

# Administrative Approval Action

Case File / Name: SUB-0023-2024 DSLC - 5401 North, Lots 26, 28, 29, 30, 32, 33 City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

**LOCATION:** This subdivision plan is within the 5401 development, master plan case

MP-2-2016. The site is located north of I-540 between Crescent Square Street and

Midtown Market Avenue, inside the city limits.

**REQUEST:** The applicant requests subdivision approval for 9 lots on a 20.74 acre site zoned

Planned Development (PD) in a two phase project in the 5401 North Master Plan. Phase 1 includes lots 26, 28, and 30. Phase 2 includes lots 29, 32, 33, 36, 37, and 41. Lot 26 is designated as Urban Core with a CX zoning designation. Lots 30, 32, 33, 36, and 37 are classified as Urban Center Zone with a CX zoning designation.

Lots 28, 29, and 41 have a Civic zoning designation.

**DESIGN** 

ADJUSTMENT(S)/

ALTERNATES, ETC: ASR-0048-2024: DSLC - Administrative Site Review [ASR]/Administrative Site

Review

FINDINGS: City Administration finds that this request, with the below conditions of

approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated October 11, 2024 by

McAdams.

# **CONDITIONS OF APPROVAL and NEXT STEPS:**

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

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

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

# General

1. Prior to SPR approval, City Council shall approve the right-of-way abandonment along Midtown Market Avenue and other applicable rights-of-way.

## Stormwater

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

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



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Ø	Stormwater Maintenance Covenant Required
V	Utility Placement Deed of Easement Required

	✓	Right of Way Deed of Easement Required
L		

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

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

# **Engineering**

- 1. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
- 2. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
- 3. A public infrastructure surety shall be provided to City of Raleigh Transportation Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

## **Stormwater**

- 4. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
- 5. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

## **Urban Forestry**



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6. A public infrastructure surety for 34 street trees (Tree Grate) and 224 street trees (Tree Lawn) shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

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

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

# **Engineering**

 A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

### **Stormwater**

2. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

## **Urban Forestry**

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 258 street trees.

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

# General

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

## **Stormwater**

- As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
- As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

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

3-Year Sunset Date: November 20, 2027 Record at least  $\frac{1}{2}$  of the land area approved.



5-Year Sunset Date: November 20, 2029

Staff Coordinator: Jeff Caines

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Record e	entire subdivision.			
I hereby o	certify this administrative decision.			
Signed:	Keegan McDonald	Date:	11/20/2024	
0.904.	Development Services Dir/Designee		,	_

Rite Review Sanning and Development Customer S	edivision Applic	ute 400   Raleigh		
	sed when submitting a Prelimin ude the plan checklist documen (traleighno.gov.			2.5). Please check the nd your preliminary
✓ Conventional Subdi	DEVELOPMENT OPTION vision Compact Deve	48 (UDO Cha kooment	pter 2) Conserva	ation Development
Cottage Court	Flag to		Frequent Tran	sit Development Option
NOTE: Subdivisions may requi	re City Council approval if locate GENERAL INFO		ic Overlay District.	
Scoping/sketch plan case num	ber(s):			
Property Address(es):5810 CRI 7740 MIC CRESCE	approval): 5401 North, Lots 2 ESCENT SQUARE ST, 5600 CRI ITOWN MARKET AVE, 5700 CRI NT SQUARE ST, & 5900 5600 C	ESCENT SQUESCENT SQUESCENT S	JARE ST, 7730 MID JARE ST, 5100 BEA DUARE ST	TOWN MARKET AVE, ROALL ST, 5500 5800
Recorded Deed PIN(s):17364 17364	98512, 1736497269, 17365 89646, 1736583642	90374, 173	6593334, 17364	38999, 1736583947,
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	PROPERTY OWNER/APPLIC	ANT/DEVEL	OPER INFORMATI	ON
ornant Property Owner(s) Na company: HUDSON 5401 CO	DMMERCIAL LV LLC Tris	e: Managino	Director	
	ORTH HILLS AVENUE SUIT			ROLINA 27609
tione #: 919.838.7207	Email: mlinden@			
	om owner. See "who can appl			
telationship to owner: Les iompany: McAdams	see or contract purchaser			Raleigh, NC 27603
tione #: 919.244.9528	Email boyette@			Raieigh, NC 27603
	agreement or contract, lease			this form.
eveloper Contact Names: Ma	athias Linden			
ompany: HUDSON 5401 CI	DMMERCIAL LV LLC Tris	e: Managing	Director	
	NORTH HILLS AVENUE SUIT			ROLINA 27609
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# **5401 NORTH**

LOTS 26, 28, 29, 30, 32, 33, 36, 37 & 41

7730 MIDTOWN MARKET AVENUE RALEIGH, NORTH CAROLINA 27616

# PRELIMINARY SUBDIVISION PLAN

CITY OF RALEIGH CASE #: SUB-0023-2024

PROJECT NUMBER: KAN23003 DATE: APRIL 18, 2024 REVISED: OCTOBER 11, 2024

OWNER	0.0TS 26, 28, 29, 30, 32, 38, 36, 37 24, 41] HUUSSON SAID COMMERCOLUL V, LIC 4350 LASSITER AT NORTH HILLS AVENUE SUITE 280 RALIDER, MORTH CARDINA ZYDDB
PARCEL PIN NUMBER:	1736498512, 1736497769, 1736590374, 1736593334, 1736488999, 1736489646, 1736583642 & 173658399
TOTAL POD AREA:	404.44 AC.
ZONING:	PDD (MP-2-2016)
CURRENT USE	VACANT
WATERSHED:	NEUSE RIVER
FLOODPLAIN/FIRM PANEL:	3700A3 1736 K, DATED LILLY 19, 2022
SITE AREA:	GOOSS STEARLE 20.74 ACRES/00.751 SF 19841-07-1994 (1994) ACRES/00.751 SF 19841-07-1994 (1994) ACRES/00.751 SF 19841-07-1994 (1994) ACRES/07-1975 (1994) ACRE
OPEN SPACE (OVERALL DEVELOPMENT)	REQUISED: 60.67 ACRES (120 OF 404.44 AC, DEVELOPMENT AREA) PROVIDED: 0 ACRES (RECQUIRED DOTA SPACE HAS BEEN PROVIDED BY MASTER DISTURDMENT UNDER SEPARATE COVER)
TREE CONSERVATION (OVERALL DEVELOPMENT)	REQUIRED: 40.44 ACRES (10% OF 404.44 AC. DEVELOPMENT AREA) PROVIDED: 0 ACRES (REQUIRED DOWN ARADIC HAS BEEN PROVIDED BY MAKTER DEVELOPMENT UNDER SEPARATE COURSE

#### SHEET INDEX

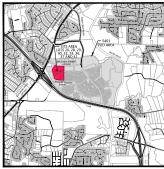
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C0.01	PROJECT NOTES
1-3	TOPOGRAHIC SURVEY
2-3	TOPOGRAHIC SURVEY
3-3	TOPOGRAHIC SURVEY
C1.00	CURRENT CONDITIONS & DEMOLITION PLAN
C2.00	SITE PLAN
C2.10	PHASING & LOT DIMENSION PLAN
C3.00	GRADING & STORM DRAINAGE PLAN
C4.00	UTILITY PLAN
C4.10	FIRE ACCESS PLAN
C8.00	SITE DETAILS
C8.01	WATER DETAILS
C8.02	STORM DRAINAGE DETAILS
C8.03	SANITARY SEWER DETAILS

TREE CONSERVATION MASTER PLAN

LANDSCAPE PLAN
LANDSCAPE NOTES AND DETAILS

Impervious Area Tracking Table						
Lot #	Lot Area (SF)	Lot Area (Ac)	Max Imperv. (SF)	Max Imperv. (Ac)	% Imperv	
Lot 26	151,464	3.48	131,774	3.03	87.0%	
Lat 28	18,125	0.42	9,063	0.21	50.0%	
Lot 30	123,722	2.84	107,638	2.47	87.0%	
Lat 29	11,787	0.27	5,894	0.14	50.0%	
Lot 32	96,856	2.22	73,611	1.69	76.0%	
Lat 33	80,558	1.85	61,224	1.41	76.0%	
Lot 36	91,158	2.09	69,280	1.59	76.0%	
Lat 37	133,837	3.07	101,716	2.34	76.0%	
Lot 41	21,693	0.50	10,847	0.25	50.0%	



VICINITY MAP
1" = 2000'



STREET, LANE, AND SIDEWALK CLOSURES OR DETOLRS: PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APRILY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.

2. A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED

 PRIOR TO THE START OF WORK, THE CUENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND EXSURE ALL PERMITS ARE

THE CITY OF RALEGH ROUBLES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SOFKWALK AND NECTO'S DOLD WITHIN PALEIGN'S JURISDICTION.

 ALL TRAFFIC CONTROL SISNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NODO! "STANDARD SPECIFICATION FOR ROLLOWAY STRUCTURES", NCOO! "ROLLOWAY STANDARD

ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPARED AND/OR PEOPLE WITH MOBILITY

ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

#### NOTES

DEVELOPMENT AND DESIGN SHALL BE IN ACCORDANCE WITH THE CONDITIONS LISTED IN THE 5401 NORTH MASTER PLAN AN
IN ANALD DEVELOPMENT INTERT SAME DIMERTIANS. 2-141

THE NINIMUM CORNER CLEARANCE FOR A DRIVEWAY FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE AND A

 WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT DISTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMING OR PARKED VEHICLES RETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND FIGHT (8) FEE



CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST S PULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR SECWARTION TO ANY EXESTING UNITIES LOCATE, CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

#### ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water seems, and/or resus, as approved in these plans, is responsible to contacting the Public Works Department of (819) 988-2409, and the Public Utilities Department of (919) 996-540 of least trenty four hours prior to beginning any of their construction.

construction, will result in the issuance of monetary fines, and requir reinstallation of any water or sewer facilities not inspected as a resu of this notification failure.

lure to call for Inspection, Install a Downstream Plug, have rmitted Plans on the Jobaite, or any other Violation of City of eigh Standards will result in a <u>Fine and Possible Exclusion</u> from ure work in the City of Roleigh. Digitally signed by jeff.caines@raleighnc.gov jeff.caines@raleighnc.gov jeff.caines@raleighnc.gov, jeff.caines@raleighnc.gov, jeff.caines@raleighnc.gov, Reason: I am approving this document Date: 2024,11,15 03:39.58.0500

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS The John R. McAdams Company, Inc. 621 Hillsborrough Street Rately, Nr. 27003 phone 919, 361, 2000 fas 119, 361, 2000 www.mcadamsoc.com www.mcadamsoc.com

#### CONTACT

DAVID BOYETTE boyette@mcadamsco.com

HUDSON CAPITAL PROPERTIES 4350 LASSITER AT NORTH HILLS AVE SUITE 280 RALEIGH, NC, 27609 MATHIAS LINDEN PHONE: 919. 838,7207

PROJECT DIRECTORY



#### REVISIONS

06, 26, 2034 REVISED PER CON 25T PSP COMMEN
 10, 31, 2034 REVISED PER CON 2ND PSP COMMEN
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# PRELIMINARY SUBDIVISION PLAN FOR:

5401 NORTH LOTS 26, 28, 29, 30, 32, 33, 36, 37 & 41 7730 MIDTOWN MARKET AVENUE RALERH, NORTH CAROLINA 27616 PROJECT NUMBER: KAN23003

#### SITE PLAN NOTES

- NON-ALLEY LOACED DRIVEWARS MAY INTERSECT A STREET NO CLOSER THAN 20 HET FROM THE INTERSECTION OF TWO STREET MORT FOR-MAN'S. THE MINIMUM COMBRE CLOSHANCE FROM CLUB LINE OF EDGE OF PAYMENT OF INTERSECTION STREETS SHALE SEAT LISEST 20 HEFF FROM THE POWER OF THANSON OF THE MANUAL OF CHARACTER, OR 20 FEFF FROM THE POWER OF THANSON OF THE MANUAL OF CHARACTER, OR 20 FEFF FROM THE POWER OF THANSON OF THE MANUAL O
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  COLLECTOR RETESECTIONS. THE FULL LEWSTH OF THE RIGHT-OF-WAY SHALL BE CLEARED AND GRADED ALDING ALL MAJOR,
  ANDOL, 48 SECRITIVE AND TROCKOGET-AND.
- WITHIN THE AREA DERINED SIGHT TRANSCES SHOWN ON THISSE PLANS, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY DISTRICTING WALL, PEACE, SIGN, FOLIAGE BERRIS, OR PARSED VEHICLES BETWEEN THE HEIGHTS OF 24 INCRES AND B FEET ABOVE THE CUBB LINE ELEVATION OF THE HEIGHTS THAN EL MAY THE CUBB LINE ELEVATION OF THE HEIGHTS THANKE WAY THE LATEST
- LLTIMAY STOP CONTROL WILL NOT BE USED AT ANY PUBLIC STREET INTERSECTION WITHOUT AN ENGINEERING STUDY TO ONDE DATA TO CITY OF BALEISH TRANSPORTATION DYNSION THAT THE MULTIWAY STOP INSTALLATION WARRANTS CAN BE ET AND ORDINANCED BY CITY COUNCIL APPROVAL.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF RALEIGH AND/OR INCOOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
- 6. ALL DIMENSIONS SHOWN ON SITE PLAN ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL MAINTAIN AN "AS-HAIL" SET OF DIAMWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCELLMENT, DRAWNINGS SHALL BE GIVEN TO THE ENGINEER LIVON COMPLETION OF THE PROJECT WITH A CONT OF THE TRANSMITTAL LETTER TO THE OWNER.
- EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THER ORIGINAL CONDITION
  AND TO THE SATISFACTION OF THE OWNER, BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
- THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPLRITINANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALXEWINGTH SERVERT ON THE PLANS.
- CONTRACTOR SHALL NOTIFY "NOSL3" [811] OR [1-800-432-4949] AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE DISTENS UTILITIES LOCATED. CONTRACTOR SHALL CONFLICT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INOSCREPACIONS TO THE ENGINEER.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE RELD VERRIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION CONTRACTOR SHALL MOTHER THE ENGINEER FLAM DOCUMENTATION FOR MOST OF MOCEDIA WITH CONSTRUCTION, FOR THE PRIOR TO MOST OF MOCEDIA WITH CONSTRUCTION, FOR THE PRIOR FLAM OF THE PRIOR FOR THE PR

- TYPICAL PAVEMENT SECTION DETAILS ARE SHOWN WITHIN THIS SET AND INTENDED TO BE A MINIMUM PAVEMENT SECTION SEQUENCED. THE CURRENT SECTIONS SHOWN, IF THE GEOTECHNICAL INDIVIDE BLOOD A HUMBER OF SECTION IS REQUIRED.
- EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WIFTING PRICE TO CREENING OR INSTALLATION, THE CONTRACTOR SHALL WAVE ANY CLAIM FOR ADDITIONAL COST BUILDING TO SUBSTITUTION OF ATTERNATE CQUIPMENT!
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO THE LATEST VERSION OF THE RALEIGH STREET DESIGNANUAL AND CONTACT PUBLIC WORKS STAFF FOR FURTHER GUIDANCE.
- 19. ALL STRANGE ASSOCIATED WITH THE PLIK IC STREET SYSTEM SHALL ADHERE TO MUTTO STANDARDS AND SPECIFICATION
- ANY TRANSIT STOP LOCATIONS SHOWN ARE PRELIMINARY ONLY. FRAIL LOCATION SHALL BE DITTERMINED ONCE THE CITY OF PALEIGH TRANSIT ROUTE HAS BEEN FINALIZED. ALL TRANSIT STOPS SHALL HAVE A 10/x30½6° (1000 PS) CONCRETE PAGE.

#### ADDITIONAL UTILITY NOTES

- ALL WATER MAINS, SERVICES AND FIRE SERVICES GREATER THAN 2° DIAMETER ARE TO BE DUCTILE IRON PIPE, 2° & SMALLER DOMESTIC SERVICES MUST BE TYPE K SOFT COPPER (WITHOUT FITTINGS) TO THE WATER METER.
- ALL STIMER MAINS SHALL BE EITHER PINC OR DUCTLE. IRON PIPE AS SHOWN ON THE PLANS. ALL PIPE MATTERAL SHALL MEET CIT OF SALEGERI STANDARES AND SPECIFICATIONS AS DEPINED IN THE LATEST ISSUE OF THE PURLIC UTILITIES HANDBOOK AND/OR HANDED DRIVE OPMINTO (BORNAME) ALDON.

- CORDANCE WITH GENERAL STATUTE 87-321(6), ALL UNDERGROUND URLITIES INSTALLED AFTER OCTOBER 1, 2014 SHALL BE RONICALLY LOCATABLE. CONTRACTOR SHALL COORDANATE DIRECTLY WITH THE CITY OF RALEISH PUBLIC UTILITIES RYMENT FOR DETAILS AND SPECIFICATIONS FOR MEETING THESE RECOMESIMENTS.
- EXISTING UTILITIES SHOWN ARE BASED ON PIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERFEY CONCITIONS PRIOR TO BEGINNING CONSTRUCTION, ANY DISOREPANCIES BETWEEN ACTUAL PIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ROMORES HAWFED STATE.
- ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY TO BE GWINED, OPERATED, AND MAINTAINED BY THE CITY OF RALEGII.
- ALL WATER AND SEWER MAINS NOT WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY TO BE PRIVATELY OWNED, OPERATED, AND MAINTAINED BY THE PROPERTY OWNER.
- CONTRACTOR SHALL NOTIF\* NICHLE 1811 OR 1-800-632-649) AT LEAST 3 FULL BUSINESS DATS PRODE TO BEGINNING CONSTRUCTION OF DECEMBER OF UNITHES LOCATED, CONTRACTOR SHALL CONTRACT AND LOCAL UTILITIES INDEPENDENT OF "INCENTING THE OWN LOCATION SURVIVES INDEPENDENT OF "INCENTING THE OWN LOCATION SURVIVES INDEPENDENT OF "INCENTING THE PROPERT ANY DISCREPANCIES TO THE ENGINEER MINERAL PROPERT OF THE OWN LOCATION SURVIVES INDEPENDENT OF "INCENTING THE PROPERT ON DISCREPANCIES TO THE ENGINEER MINERAL PROPERTY OF THE OWN LOCATION SURVIVES INDEPENDENT OF "INCENTING THE PROPERTY OF THE OWN LOCATION SURVIVES INDEPENDENT OF "INCENTING THE PROPERTY OF THE OWN LOCATION SURVIVES INDEPENDENT OF "INCENTING THE PROPERTY OF THE OWN LOCATION SURVIVES INDEPENDENT OF "INCENTING THE PROPERTY OF THE OWN LOCATION SURVIVES INDEPENDENT OF "INCENTING THE PROPERTY OF THE OWN LOCATION SURVIVES INDEPENDENT OF "INCENTING THE PROPERTY OF THE OWN LOCATION SURVIVES INDEPENDENT OF "INCENTING THE PROPERTY OF THE OWN LOCATION SURVIVES INDEPENDENT OF "INCENTING THE PROPERTY OF THE OWN LOCATION SURVIVES INDEPENDENT OF "INCENTING THE PROPERTY OF THE OWN LOCATION SURVIVES INDEPENDENT OF THE OWN LOCATION SURVIVES IN THE OWN
- 20. ALL UTILITY SLEEVES SHALL BE SCHEDULE 40 PVC AND INSTALLED WITH 2" MINIMUM COVER BOTH ENDS SHALL BE CAPPED AND NAMED.

#### RETAINING WALL NOTES

- THE RETAINING WALL ALISMMENT SHOWN ON THISE PLANS DRIVETS THE LOCATION OF THE FRONT FACE OF THE RETAINING WALL AT THE TOP OF THE WALL. HE CONTRACTOR IN BISTORNISH CREAM REQUIRING RETAINING WALLS ARE NOT LOCATED IN NN INSTRUMENT WAS A WALL OF THE CONTRACTOR OF THE NOTION OF THE NEW AND THE CONSTRUCTION DOES NOT ENGROWCH INTO ANY ADJACENT PROPRETIES DUE TO ANY BATTER OKOPPORATED IN THE DESIGN OF THE WALLS.
- RETAINING WALLS ARE TO BE DESIGN BUILD PROJECTS BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FINAL CONSTRUCTION DRAWINGS FROM A REGISTERED ENGINEER AND GAIN ALL REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE RETAINING WALLS.
- RETAINING WALLS SHALL BE ASSUMED TO BE BACKFILLED WITH OFF-SITE BORROW MATERIAL OR PROCESSED FILL, URLESS THE CONTRACTOR CAN PROVIDE TO THE OWNER WITH CONFIRMATION FROM THE GEOTECHNICAL ENGINEER AND THE RETAINING WALL DESIGNER. THAT ENGINE Y WANDLARE FOR MISTIS SOILS CAN BE LISSO.
- THE TOP AND BOTTOM OF WALL ELEVATIONS SHOWN ON THESE PLANS IDENTIFY FINISHED GRADE ELEVATIONS ONLY. THE EXTENT THAT THE RETAINING WALL WILL SE EXTENDED BELOW GRADE TO THE FOODING OR ABOVE GRADE TO THE TOP OF THE CAPRILOX COURSES SHALL BE EXPIRTIED ON THE RETAINING WALL CONSTRUCTION DRIVINGS.
- ALL RETAINING WALLS OVER 30" HIGH SHALL HAVE A SAFETY FENCE (DESIGN BY OTHERS).
- AMY PART OF ANY RETAINING WALL THAT EXTENDS INTO THE RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT AGREEMENT ENCROACHMENT AGREEMENTS FOR RETAINING WALLS SHALL BE APPROVED PRIOR TO CONSTRUCTION DRAWING APPROVAL. ANY TIEBACK SYSTEMS FOR THE RETAINING WALLS SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAY.
- 8. STORMWATER RUN-OFF SHALL BE DIRECTED AWAY FROM RETAINING WALLS. ANY RUN-OFF FLOWING TO AND CIVER A RETAINING WALL SHALL BE SEPT TO AN ASSOLUTE MINIMUM AND ERQUIRET TO THE ATTENTION OF THE WALL DESIGN RE PROP TO THER DESIGN.
- 9. ALL WORK TO BE CONSTRUCTED IN STRICT COMPLIANCE WITHE GEOTECHNICAL REPORT.

#### PAVEMENT MARKING NOTES

- ALL PARKACENT MARKNIGS SPOKINTEN THIS PLANE FOR CITY OF BALEBIER MARKANED STREET, ARE SUBJECT TO FRAM-APPOLYA. FROM IN BUILD (100 STEED TRANSFORTER) ON DEBATIONS OF INDICAL CONTRACTES SHALL CONTRACT THAN STREET, OPERATIONS AT 918-998-9300 FOR COORDINATION AND FRAIL APPRIOUR PRIOR TO PHALEMENT OF ANY PARKAMENT MA MARKINGS WITHIN ROCOT REALT OF WARDS SHALL BE IN COMPULANCE WITH INCIDENT SHAMADES AND SPECIFICATIONS.
- ALL SISTS & PAYEMENT MARRINGS ASSOCIATED WITH THE PUBLIC STREET SYSTEM WILL REQUIRE APPROVAL BY CITY COUNCIL TO BE ORDINANCED FOR ENFORCEMENT.
- ALL PAYEMENT MARKINGS SHALL BE PLACED PER THE NODOT DIVISION 12 STANDARD DETAILS, BOYCLE LARE MARKINGS SHALL BE PLACED PER CITY OF PALEIGH STANDARD INCYCLE FACILITIES DETAILS.

#### DEMOLITION NOTES:

- N. ACCODEMCE WITH 40 CTR. FAMF EL, SUBPART M. A THORROGISH INDECTION BANK SE CONSENTED FOR STRUCKURE. THE ABSENCE PREFITCHION MOST RECORDED OF A MORTH CARDE AS ACCURATION ARREST OR INSERTION STRUCKURE. THE ABSENCE PREFITCHION MOST RECORDED OF A MORTH CARDE AS ACCURATION ARREST OR INSERTION STRUCKURE. THE ABSENCE PREFITCHION OF A MORTH CARD AND A MORTH CARD AND A MORTH CARD AND A MORTH CARD AND A STRUCKURE. A MORTH CARD AND A STRUCKURE. A MORTH CARD AND A MORTH CARD
- ALL MATERIAL TO BE DEMOLEHED SHALL BE REMOVED FROM THE SITE AND DESPOSED OF AT A PERMITTED SITE IN ACCORDANCE WITH ALL DOWL STATE AND FEDERAL LAWS.

# CITY OF RALEIGH PUBLIC UTILITIES STANDARD UTILITY NOTES (AS APPLICABLE)

- b) WHEN INSTALLING WATER A/OR SEWER MANK, THE HORIZONTAL SEPARATION RETWEEN LITERITS SHALL BE 10', IF THE SEPARATION CANNOT BE MAINTAINED OUR TO EUSTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN SEVARATE TRINGS WITH THE ELEVATION OF THE WATER MAIN AT LEGST SEY ABOVE THE TOP OF THE SEWER A MAST BE APPROVED BY THE FURBILL TURNED SHEETOR, ALLO SERVINGS ARE MESSAGED PROMI OUTSIDE OWNERFOR OUTSIDE.
- c) WHERE IT IS INFOCURE TO COSTAIN PROPER SEPARATION, OR ANYTHE A SANITARY SERVITE PASSES OVER A WATERMANN, OR MATERIALS OR STRE. ENCASEMENT EXTENDED 30' ON EACH SIDE OF CHOISENIG MUST BE SPECIFED & INSTALLED TO WATERMAR SEPECIACION.
- d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLE DIP MATERIAL IS SPECIALD FOR SANITARY SEWER.
- 1) ALL OTHER UNDERSHOUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMERICAD PLAN 6/OR PROFILE BY THE CITY OF RALIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN CONTRIUGUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. JAM NECESSARY SERVICE INTERBUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS, 4.0' MINIMUM COVER IS REQUIRED ON ALL BRIDE MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXSTING WATER & SIVIET SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNIES OFFICIATION OF RESPONSIVE OF A SITE UNIES OFFICIAL THIS INCLUDES ABANDON OF THE AT TAKEN & SERVICE OF POWER OWN OF SESSION OF PER CONTROL DISTRIBUTION OF THE CONTROL OF SERVICE OF THE CONTROL OF THE
- INSTALL 3/4" COPPER" WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2"X" WATERLINE EASEMENT IMMEDIATELY ADJUGNT. NOTITE IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE AGGINGDATE FLOW IS PRESSURE.
- . INSTALL 4" PVC" SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- 24. RESIDENT BEDUCKNO VALUES AND REGISTED ON ALL WITTE SERVICE EXCEPTION &PPS, WHITE MARKING FERVELS ARE SHARING A BUILDING RESIDENCE ON A FORWARD FAIR PRINCIPLE OF DESTRUCTION FOR THE BUILDING OFFI THE MARKING FOR A BUILDING WITTER FAIR PROTECTION OF THE BUILDING WITTER FAIR PROTECTION OF THE MARKING WITTER FAIR WITTER FAIR PROTECTION OF THE MARKING WITTER FAIR WITTER FAIR WITTER FAIR WITTER FAIR WITTER FAIR WITT
- ALL ENVIRORMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM INCOMIC, USAGE 8/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND 8/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- I. INCOOT / RALLBOAD ENCROACHMENT AGRIEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTERSIONS & SERVICE TAPS) WITHIN STATE OR RAILBOAD ROW PRIOR TO CONSTRUCTION.
- SENSET LANGE WITH STATE OF REMANDAGE AND THE AREA OF A SENSET AND THE A REQUIREMENTS. THE OPPICES SHALL MEET AMERICAN SOCIETY OF SANDAY REMOVEBERGY OR SECURITY AND SOCIETY OF THE OPPICES SHALL BE SHALL BE RESTALLED AND TESTED DOTH INTERNAL AND PRISONEL TESTED SHALL AND CANDIDATE WHITH THE MANUFACTURERS RECOMMEDIATIONS OF THE COCK.
  COSSCIONACTION CONTROL PROCESSAY, WHICH ISTS IS MORE STREETED. CONTROL TOWNER WHITEY AT (1919) 999-9223 OR IDMINERATIVE PROJECTION. AND REMOVED HER CONTROL TOWNER WHITEY AT (1919) 999-9223 OR IDMINERATIVE PROJECTION.

#### GRADING NOTES

- CICLIANTONAL SAFETY AGAINFACH ADDINANTSHIDN (CORAL) STANDARDS FOR EXCANATIONS, FIRM, BULL SOFFR AGT 1926, SUPPORT \*\* APRILS TO ALL LOCAVATIONS COCCEINON FIRM (19) FET IN DEFIN EXCANATION SCIENCING INTERTY EXPORTED IN DEPTH REQUIRES THE DESIGN OF A TRENAL SAFETY SYSTEM BY A REGISTERED PROPESSIONAL ENGINEER, PROVIDED BY CONTRACTOR BESPROMBLE FOR EXCANATION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PALEIGH AND/OR NODOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
- CONTRACTOR SHALL NOTIFY "NCBII" (BIS) OR (I-800-682-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR DICAMATION TO HAVE EXSTRING UITHINES LOCATED. CONTRACTOR SHALL CONTRACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATION SERVICES INDEPENDENT OF "NCBLII". REPORT ANY POSSEPPANNISTS TO THE ENGREDIA.
- PEROR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFIDENCE WITH THE CITY OF RALIGIES STORMWATER AND EXCEPTING CONTROL DEPARTMENT, THE INGINEER AND A REPRESENTATIVE OF THE CHARGE.
- CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. TIMING OF REMOVAL SHALL BE COORDINATED WITH THE EROSION CONTROL INSPECTOR.
- EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A RELD SURVEY AND THE BEST AVAILABLE RECORD DRAWNING. THE CONTRACTOR SHALL VEREY FILL CONDITIONS 9FOR TO BEGINNING RELATED CONSTITUCION, ANY CONDITIONICIES SHALL BE RESPONTED TO THE CHRISTIES TO REMOVE THE CONTRACTOR.
- SOE, UNDER BUILDINGS, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H-V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTEC-INICAL ENGINEER. 9. ALL WORK TO BE CONSTRUCTED IN STRICT COMPLIANCE WITHE GEOTECHNICAL REPORT.

#### CONSTRUCTION NOTES

- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MARKER WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCO DIAGST CLIRISON FERTION.
- PRIOR TO THE START OF WORK, A PRE-CONSTRUCTION MEETING NUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALI TRANSPORTATION FELD SERVICES STAFF, CONTACT ENGINEERING RESPECTIONS AT 919-996-2409 TO SET UP THE MEETING.
- THE CONTRACTOR SHALL NOT COMPLETELY CLOSE BUFFALOR ROAD AND PORESTVILLE ROAD TO TRAFFIC CURING CONSTRUCTION.
- THE CONTRACTOR SHALL GREAT A REGISTER AWY ORSTRUCTION PROMETOR ANY WORK WHICH REQUIRES THE TEMPORARY COLORADE OF A REGISTER AND A REGISTER OF A REGISTER OF
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
- THE CONTRACTOR SHALL BEPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS BITTLE CONCETION.
- THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.

#### STORM DRAINAGE NOTES

- ALL STORM DRANGE PIES SHOWN SHALL BE EINFORCED CONCRETE ROTY INNIBITION CASE IN IMPLESS MOTED OTHERWISE. CONTRACTOR TO COMMAND WITH THE RECORD CONTRACTOR TO STORM CONTRACTOR TO STORM CONTRACTOR TO STUDIES OF STORM SHALL CONTRACTOR TO STUDIES CONTRACTOR TO STUDIES. THE STORM SHALL CONTRACTOR TO STUDIES CASES OF PIPE BASED ON DEPTH OF PIPE AND RECIDING PROVIDED PIRE THE AMPLIFICATION OF THE THE AMERICAN CONTRACTOR CO
- ALL STORM DRAINING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS
- ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH. 4 ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL
- ALL PIPE ICENTS SHALL BE MADE WITH PREFORMED ICENT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION IN-198 FOR TYPE BIRDIBLE PLASTIC GASRETS UNLESS OTHERWISE NOTED.
- 6. THE INTORIOR SURFACES OF ALL STORM DRAPAGE STRUCTURES SHALL BE POINTED UP AND SMOOTHED TO AN ACCEPTABLE STRAIGNER, USING MOREAM MIXED TO MANUFACTURER'S SPECIFICATIONS.
- ALL BACEFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM BOOTS, VIGGITATION MATTER, WASTE CONSTRUCTION MATERIAL OR
  OTHER GREECHOWARE MATERIAL SAD MATERIAL SHALL BE CANABLE OF BINGS COMPACTED BY MECHANICAL MEMOR AND SHALL
  HAVE NO TENDENCY TO FLOW OR REHAVE IN A PRACTIC MARKEN GROWN THE TENDAMPS GROWN SO REPORT BY REAL
  HAVE NOT DESCRIPT OF THE OWNER OF REMAY IN A PARTIC PRAMPINE FOR THE TRAMPS GROWN SO REPORT BY REAL
  HAVE NOT DESCRIPT OF THE OWNER OF REMAY IN A PARTIC PRAMPINE FOR THE TRAMPS GROWN SO REPORT BY REAL
  HAVE NOT DESCRIPT.
- MATERIALS DEEMED BY THE DWINER'S REPRESENTATIVE OR GEOTECH AS UNSUITABLE POR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
- IO. UNDER NO CIRCUNISTANCES SHALL WATER BE ALLOWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.
- 11 ALL CONCRETE BUT AND RESCAST STORM STRUCTURES SHALL MEET NOTICE STANDARDS BY MANUFACTURED CONTRACTOR SHALL BE RESPONSIBLE FOR CHEORING ALL PIPE AND STRUCTURES FOR CRACKS OR BREAKS, PRIOR TO INSTALLATION.
  ANY DAMAINGED TEXAS SHALL NOT BE INSTALLED.
- 13. "DVOCK-OUT" BOXES OR HOPE PIPE SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAYS UNLESS APPROVED IN WHITING BY CITT OF PALEGESTOR/MATER DEPARTMENT.

#### ROAD WIDENING DEMOLITION NOTES

- ALL WASTE MATERIAL GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DEPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE MULES AND REGULATIONS.
- PRIOR TO DEMOUSHING EXISTING STRUCTURES, MAKE AN INSPECTION FOR ANY HAZARDOUS MATERIALS. CONTACT ENGINEER INMIGURATLY IF ANY HAZARDOUS MATERIALS ARE DISCOVERIO. CAP AND SEMANCE UTILITY SERVICES, FUEL TAXES AND SEPTIC SYSTEMS. ALL WORST TO BE PRIORIMED IN ACCOMMENCE WITH A PURICIAL PERIORAL, STRUCK AND DOOM, REDULATOR.
- VERIEY ALL ILLUSTRATED ENOWIN UNDERGROUND ELEMENTS. NOTIFY THE ENGINEER IMMEDIATELY IF UNKNOWN ELEMENTS ARE DISCOVERED THAT WOULD NECESSITATE MODIFICATION TO THE PROPOSED DESIGN.
- PROTECT ALL ADJACENT PROPERTIES, THE GENERAL PUBLIC AND ALL OF THE OWNER'S FACILITIES. SHOULD DAMAGES OCCUR, REPAIR IMMEDIATELY AS DIRECTED BY THE INNOVERSE, TO THE OWNER'S SATISFACTION.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE LOCAL STATE AND OSHA REGULATIONS
- ALL DISTING VALUES, MANHOLES, STORM DRAWN STRUCTURES, CLEANOUTS, ETC. NOT DESIGNATED TO BE REMOVED SHALL BE ADJUSTED AS REDED TO MATCH FINISH GRADE. ALL PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAW CLIT TO PROVIDE A STRAIGHT AND UNFORM XINT FO PAVIMENT, SIGNALL, OR CLIPS AND CLITTE, ITC. AND EXEMING PAVIMENT, SECONDAY, CLIPS AND CLITTE, ITC. MATCH BIES CONSTRUCTION CONCRETAINS WHITEHER OR NOT SHEWN OF DIT FOR UNIVERSIT DRE REMOVED.
- ALL DIMENSIONS AND GRADES SHOPEN, OHE PLAN SHALL BE FIND SHEED FOR THE CONTRACTOR OF THE PLAN SHALL BE FIND SHEED FOR THE CONTRACTOR FOR TO CONSTRUCTION, CONTRACTOR SHALL MOTIFS THE CONSIST ANY DESCRIPTION, CONTRACTOR SHALL MOTIFS THE CONSIST ANY DESCRIPTION, CONTRACTOR SHALL MOTIFS THE CONTRACTOR SHOWS ANY WORK FOR EXCESSION FOR CONTRACTOR SHOWS ANY WORK FOR EACH OF THE CONTRACTOR SHOWS AND THE CONTRACTOR SHOWS ANY WORK FOR THE CONTRACTOR SHOWS AND THE CONTRACTOR SHOWS ANY WORK FOR THE CONTRACTOR SHOWS A
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS. BONDS AND APPROVED ENGROACHMENT PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING.
- 11. CONTRACTOR SHALL COORDINATE ALL UTILITY RELOCATIONS WITH THE SUBJECT UTILITY OWNER.

#### TYPICAL SECTION NOTES:

- PAVEMENT SECTIONS SHOWN ARE CITY OF BALEIGH MINIBULM STANDARDS. CONTRACTION TO VEHILY PAVEMENT SECTIONS WITH THE GEOTECHNICAL REPORT, IF PAVEMENT SECTIONS IN THE GEOTECHNICAL REPORT DIFFER FROM THE CITY OF BALEIGH STANDARDS, CONTRACTION TO USE THE GREATER SECTION OF THE TWO.
- SIDEWALK SHOWN ON TYPICAL SECTIONS SHOULD REFER TO SIDEWALK DETAILS A, B & C POR FINAL SIDEWALK CONFIGURATION WHICH IS BASED ON BUILDING TYPE AND LAND USE.
- 3. STREETYARD TREES FINAL CONFIGURATION OF TREE GRATES/WELLS OR OPEN LAWN WILL BE DICTATED BY BUILDING TYPE AND



TYPICAL SECTION

FORSYTH PARK STREET

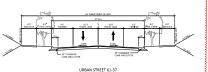
URBAN STREET 61-37

TYPICAL SECTION
BEARDALL STREET

t URBAN STREET 61-37

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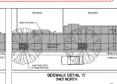
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SERVICES OF AND
SERVICE COURSE 25° SYMB
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15° DRIVE TO STORMON LIFE.













LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED, CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF 'NO811'. REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NODOT STANDAR SPECIFICATIONS AND DETAILS.



**MCADAMS** Suite 500 Raleigh, NC 27603 phone 919. 361. 5000 fax 919. 361. 2269 inse number: C-0293, C-187

CLIENT

HUDSON CAPITAL PROPERTIES 4350 LASSITER AT NORTH HILLS AVE SUITE 280 RALEIGH, NC, 27609 PHONE: 919, 838,7207

41 Ø 5 26, 28, 29, 30, 32, 33, 36, 37 & PRELIMINARY SUBDIVISION PLAN 7730 MIDTOWN MARKET AVENUE MALEGH, NORTH CAROLUMS 7518 LOTS



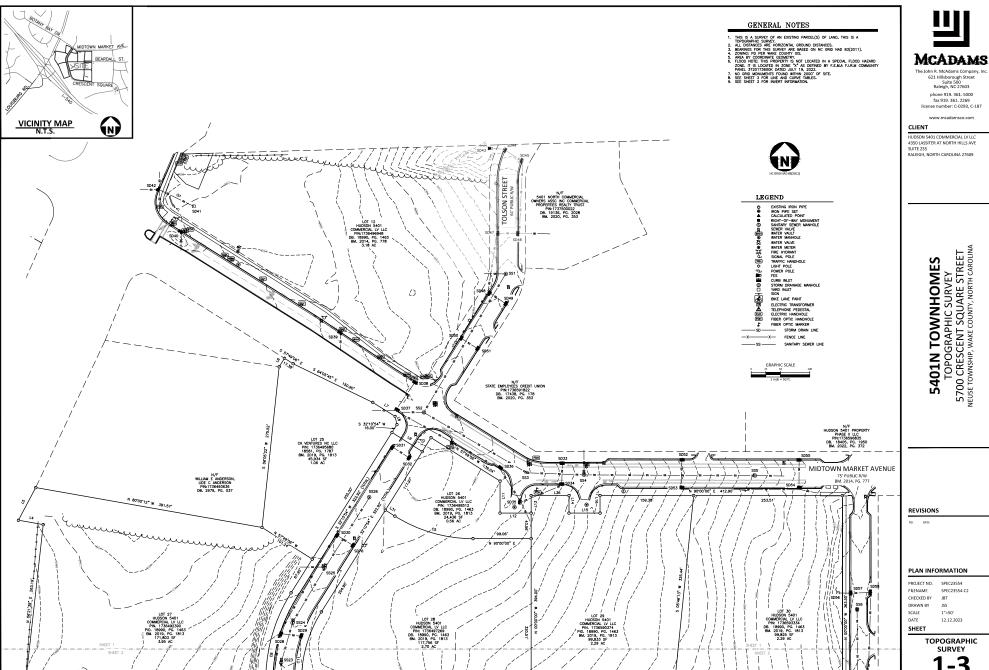
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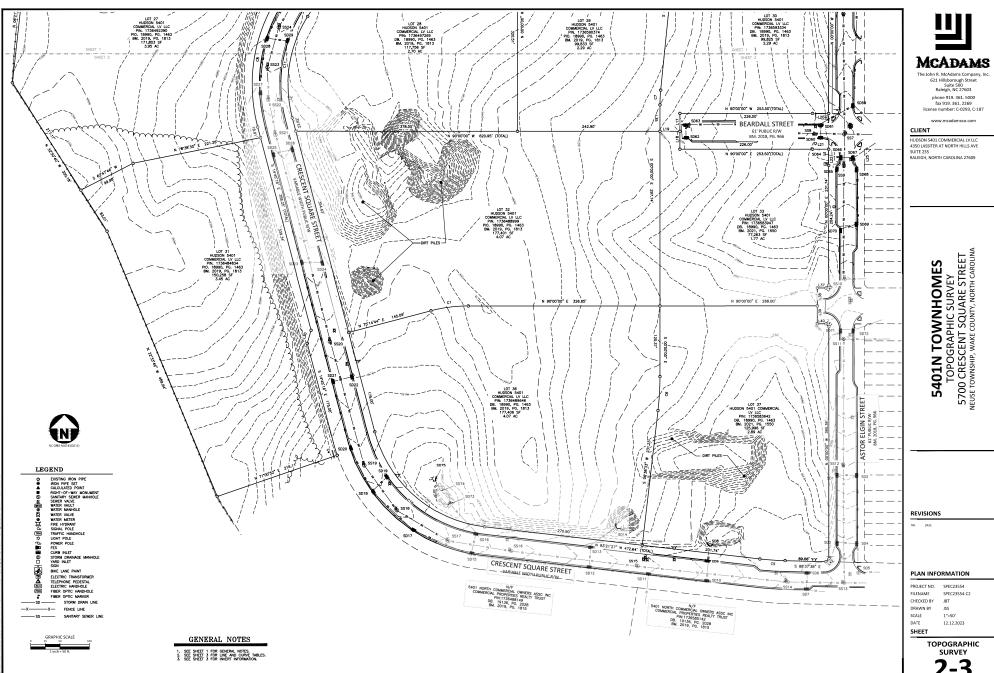
PLAN INFORMATION

PROJECT NO. KAN23003 KAN23003-PSI IR-N1 DRAWN BY SCALE 04. 18. 2024

SHEET

PROJECT NOTES C0.01





2-3

#### GENERAL NOTES

1. SEE SHEET 1 FOR GENERAL NOTES.

SD1 TOP=264.42" INV OUT(E)=257.95" 15"RCP SD2 TOP=264.46 INV IN(W)=257.23 15 RCP INV OUT(S)=256.90 15 RCP SD28 TOP=280.99'
INV IN(E)=275.67' 15"RCP
INV IN(NE)=275.06' 18"RCP
INV OUT(S)=274.82' 30"RCP SD3 TOP=259.93' INV OUT(E)=253.19' 15"RCP SD29 TOP=281.09' INV OUT(W)=276.47' 15"RCP SD4 TOP=259.78" INV IN(N)=252.95" 15"RCP INV IN(W)=252.92" 15"RCP INV OUT(S)=252.87" 15"RCP SD30 TOP=283.62' INV IN(NE)=279.27' 15"RCP INV IN(E)=279.39' 15"RCP INV OUT(SW)=279.26' 18"RCP SD5 TOP=258.33' INV IN(N)=251.43' 15"RCP INV OUT(E)=251.31' 15"RCP SD31 TOP=286.00" INV IN(SE)=281.55" 15"RCP INV OUT(SW)=281.48" 15"RCP SD6 TOP=259.92" INV OUT(S)=255.46" 15"RCP SD32 TOP=285.49' INV OUT(NW)=281.84' 15"RCP SD7 TOP=259.69" INV IN(N)=255.04" 15"RCP INV OUT(E)=254.95" 15"RCP SD33 TOP=281.03 INV OUT(S)=277.45 15 RCP SD8 36\*RCP INV IN(N)=257.37\* SD34 TOP=281.10' INV IN(N)=277.22' 15"RCP INV OUT(SW)=277.01' 15"RCP SD9 TOP=262.07 INV IN(N)=257.00 36 RCP INV OUT(S)=256.97 36 RCP SD35 TOP=283.39'
INV IN(NE)=276.44' 15"RCP
INV IN(NW)=276.36' 24"RCP
INV OUT(SE)=276.33' 24"RCP SD10 TOP=262.10' INV IN(N)=256.86' 36"RCP INV OUT(W)=256.59' 36"RCP SD36 TOP=284.57 INV IN(NW)=276.82 24 RCP INV OUT(SE)=276.74 24 RCP SD11 TOP=263.46' INV IN(W)=255.86' 42"RCP INV IN(E)=255.55' 36"RCP INV OUT(S)=255.26' 42"RCP SD37 TOP=287.28' INV IN(NE)=281.80' 15'RCP INV IN(W)=280.33' 18'RCP INV OUT(SE)=278.63' 24'RCP SD12 TOP=264.86' INV IN(N)=257.72' 42"RCP INV IN(W)=257.48' 42"RCP INV OUT(E)=257.31' 42"RCP SD38 TOP=282.61' INV OUT(SW)=282.61' 15\*RCP SD39 TOP=288.86' INV OUT(S)=284.77' 15"RCP SD14 42"RCP INV IN(NE)=258.67" SD40 TOP=289.73' INV OUT(S)=286.12' 15"RCP SD15 TOP=267.64' INV IN(N)=261.00' 18"RCP INV IN(NW)=259.65' 42"RCP INV OUT(E)=259.35' 42"RCP SD41 TOP=290.38' INV OUT(NW)=286.58' 18"RCP SD42 TOP=288.50' INV IN(SE)=284.65' 18\*RCP INV IN(S)=282.48' 15\*RCP INV IN(N)=282.55' 15\*RCP INV OUT(W)=282.44' 18\*RCP SD17 TOP=268.94' INV IN(NW)=260.52' 42"RCP INV OUT(SE)=260.49' 42"RCP SD43 24"FES INV IN(W)=272.72" SD44 TOP=275.79 INV IN(W)=270.94 24 RCP INV OUT(SE)=268.23 24 RCP SD18 TOP=270.19'
INV IN(NE)=264.25' 15"RCP
INV IN(NW)=261.26' 42"RCP
INV OUT(SE)=261.22' 42"RCP SD45 TOP=276.18' INV IN(NW)=267.65' 24"RCP INV OUT(S)=267.11' 24"RCP SD19 TOP=270.30' INV OUT(SW)=265.21' 15\*RCP SD46 TOP=281.51' INV IN(W)=271.05' 24"RCP INV IN(N)=266.16' 24"RCP INV OUT(E)=265.08' 36"RCP SD20 TOP=271.27' INV IN(NW)=262.44' 42"RCP INV OUT(SE)=262.21' 42"RCP SD21 TOP=272.88' INV IN(NE)=265.53' 30"RCP INV IN(N)=264.80' 36"RCP INV OUT(SE)=264.36' 42"RCP SD47 TOP=280.71' INV IN(S)=274.37' 24"RCP INV OUT(E)=271.74' 24"RCP SD48 TOP=283.02'
INV IN(SW)=277.81' 24"RCP
INV IN(SE)=278.75' 15"RCP
INV OUT(N)=277.80' 24"RCP SD22 TOP=272.89' INV OUT(W)=265.33' 30"RCP SD23 TOP=275.84'
INV IN(E)=270.40' 15"RCP
INV IN(N)=269.42' 36"RCP
INV OUT(S)=269.36' 36"RCP SD49 TOP=283.25' INV OUT(NW)=279.50' 15"RCP SD50 TOP=284.71 INV IN(SE)=279.90 15 RCP INV OUT(NE)=279.18 24 RCP SD24 TOP=275.73' INV OUT(W)=270.95' 15"RCP

SD25 TOP=278.35' INV IN(E)=273.29' 15"RCP INV IN(N)=272.39' 30"RCP INV OUT(S)=272.15' 36"RCP

SD26 TOP=278.40' INV OUT(W)=273.69' 15"RCP

SS1 TOP=282.49' INV IN(W)=274.36' 8"HDPE INV OUT(SW)=273.98' 8"HDPE SS2 TOP=286.77'
INV IN(W)=274.42' 8"HDPE
INV IN(NE)=272.42' 8"HDPE
INV OUT(SE)=272.35' 8"HDPE SS15 TOP=263.59' INV IN(W)=251.47' 8"HDPE INV OUT(E)=251.45' 8"HDPE SS16 TOP=266.57\* INV IN(W)=257.00\* 8\*HDPE INV OUT(E)=256.98\* 8\*HDPE SS3 TOP=283.19' INV IN(NW)=270.98' 8"HDPE INV OUT(E)=270.89' 8"HDPE SS17 TOP=268,03' INV IN(NW)=257.95' 8"HDPE INV OUT(E)=257.93' 8"HDPE SS4 TOP=279.29'
INV IN(W)=267.25' 8"HDPE
INV IN(N)=270.44' 6"PVC
INV OUT(E)=267.00' 8"HDPE SS18 TOP=269.33' INV IN(NW)=259.98' 8"HDPE INV OUT(SE)=259.96' 8"HDPE SS19 TOP=270.72' INV IN(N)=260.88' 8"HDPE INV OUT(SE)=260.85' 8"HDPE SS6 TOP=256.42' INV OUT(S)=249.20' 8"HDPE SS20 TOP=273.59' INV IN(N)=262.48' 8"HDPE INV OUT(S)=262.44' 8"HDPE SS7 TOP=260.40'
INV IN(S)=248.54' 8"HDPE
INV IN(W)=247.71' 8"HDPE
INV IN(N)=247.88' 8"HDPE
INV OUT(E)=247.64' 8"HDPE SS21 TOP=278.63' INV IN(N)=270.46' 8"HDPE INV OUT(S)=270.44' 8"HDPE SSB TOP=261.75' INV IN(W)=250.46' 8"HDPE INV OUT(E)=250.42' 8"HDPE SS22 TOP=279.43' INV IN(N)=271.35' 8"HDPE INV OUT(S)=271.32' 8"HDPE SS9 TOP=260.60' INV IN(S)=251.35' 8"HDPE INV OUT(N)=249.60' 8"HDPE SS23 TOP=280.18' INV IN(N)=272.03' 8"HDPE INV OUT(S)=272.01' 8"HDPE SS10 TOP=266.10' INV IN(E)=255.66' 8"HDPE INV OUT(N)=255.42' 8"HDPE SS24 TOP=281.12' INV IN(NE)=272.95' 8"HDPE INV OUT(S)=272.91' 8"HDPE SS11 TOP=269.09' INV IN(E)=263.05' 8'HDPE INV OUT(S)=262.81 8'HDPE SS25 TOP=282.66' INV IN(W)=274.67' 6"HDPE INV IN(NE)=274.58' 8"HDPE INV OUT(SW)=274.52' 8"HDPE SS12 TOP=265.05' INV IN(N)=256.77' 8"HDPE INV OUT(S)=254.26' 8"HDPE SS26 TOP=284.63' INV OUT(SW)=278.13' 8"HDPE SS13 TOP=258.71'
INV IN(N)=247.01' 8"HDPE
INV IN(W)=246.79' 8"HDPE
INV OUT(E)=246.71' 8"HDPE

SD52 TOP=272.21" INV OUT(S)=267.65" 15"RCP

SD53 TOP=272.16\* INV IN(N)=266.54\* 15\*RCP INV OUT(E)=264.66\* 30\*RCP

SD54 TOP=263.57° INV IN(W)=256.88° 30°RCP INV IN(N)=257.79° 15°RCP INV OUT(E)=255.09° 36°RCP

SD55 TOP=263.77" INV OUT(S)=259.77" 15"RCP

SD57 TOP=256.25" INV IN(W)=248.59" 24"RCP INV OUT(E)=248.53" 24"RCP

SD58 TOP=256.21' INV IN(W)=248.04' 24"RCP INV OUT(S)=247.89' 24"RCP

SD59 TOP=259.71 INV IN(SW)=251.21' 24"RCP INV IN(N)=246.66' 24"RCP INV OUT(SE)=246.16' 30"RCP

SD60 TOP=261.74" INV OUT(N)=254.04" 24"RCP

SD61 TOP=261.60 INV IN(W)=252.22' 24"RCP INV IN(S)=252.15' 24"RCP INV OUT(NE)=251.85' 24"RCP

SD62 TOP=267.84" INV OUT(N)=261.72" 24"RCP

SD63 TOP=267.77\* INV IN(S)=261.35\* 24\*RCP INV OUT(E)=259.91\* 24\*RCP

SD64 TOP=260.50° INV OUT(E)=253.06' 24"RCP

SD65 TOP=260.85" INV OUT(N)=255.29" 15"RCP

SD66 TOP=260.75' INV IN(W)=252.35' 24"RCP INV IN(S)=254.78' 15"RCP INV OUT(E)=252.32' 24"RCP

SD67 TOP=260.69\* INV IN(S)=254.67\* 15\*RCP INV IN(W)=251.85\* 24\*RCP INV OUT(NE)=251.59\* 24\*RCP

SD68 TOP=261.04" INV IN(S)=255.48" 15"RCP INV OUT(N)=255.40" 15"RCP

SD69 TOP=263.14" INV IN(W)=256.50" 15"RCP INV OUT(N)=256.31" 15"RCP

SD70 TOP=263.55" INV OUT(E)=256.90" 15"RCP

SD71 TOP=269.01" INV OUT(E)=265.06' 15\*RCP

SD72 TOP=269.09\* INV IN(W)=264.77\* 15\*RCP INV OUT(NE)=264.55\* 15\*RCP

SD76 TOP=283.90" INV OUT(W)=280.05' 15"RCP

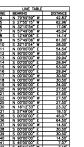
SD73 24 RCP INV IN(NW)=262.28

SD75 15\*CPP INV IN(NW)=265.99\*

SD51 TOP=284.79' INV OUT(NW)=280.48' 15"RCP

SD74 15 CPP INV OUT(SE)=262.98

SD56 TOP=255.34' FULL OF DEBRIS





# MCADAMS

The John R. McAdams Company, Inc. 621 Hillsborough Street Suite 500 Raleigh, NC 27603 phone 919, 361, 5000 fax 919. 361. 2269 license number: C-0293, C-187

#### CLIENT

HUDSON 5401 COMMERCIAL LV LLC 4350 LASSITER AT NORTH HILLS AVE SUITE 235 RALEIGH, NORTH CAROLINA 27609

5401N TOWNHOMES
TOPOGRAPHIC SURVEY
5700 CRESCENT SQUARE STREET
NEUSE TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

#### REVISIONS

#### PLAN INFORMATION

PROJECT NO.

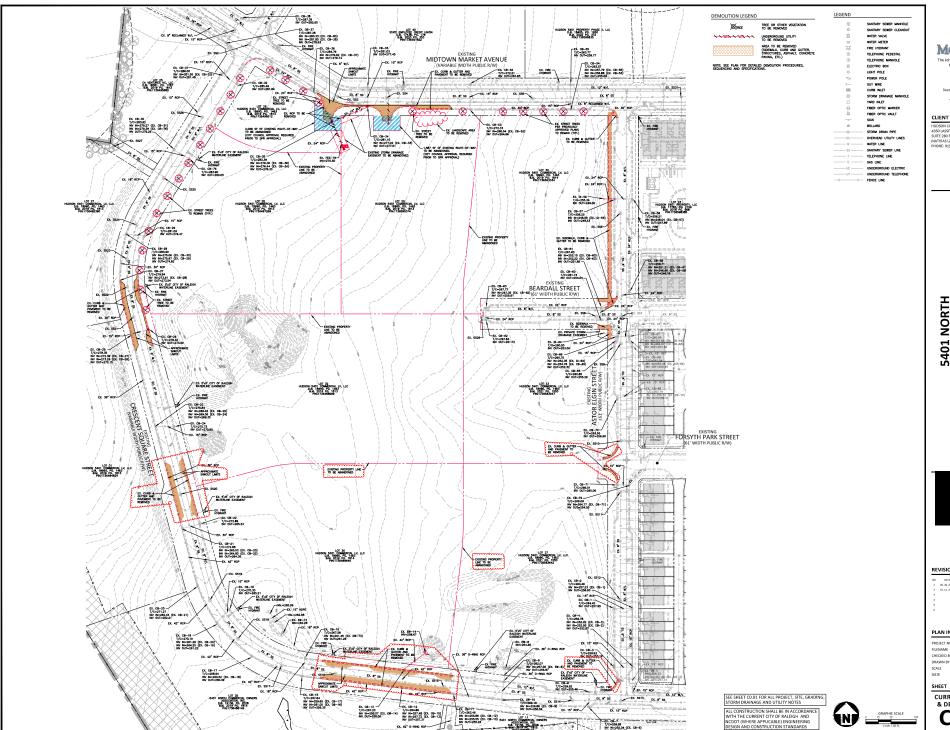
CHECKED BY IRT DRAWN BY SCALE DATE

12.12.2023 SHEET

SPEC23554

TOPOGRAPHIC

SURVEY



**MCADAMS** The John R. McAdams Company, Inc 621 Hillisborough Street Suite 500 Raleigh, NC 27603 phone 919, 361, 5000 fax 919, 361, 2269 license number: C-0293, C-187

HUDSON CAPITAL PROPERTIES 4350 LASSITER AT NORTH HILLS AVE SUITE 280 RALEIGH, NC, 27609 MATHIAS LINDEN PHONE: 919. 838.7207

41

Ø 5401 NORTH
LOTS 26, 28, 29, 30, 32, 33, 36, 37 & PRELIMINARY SUBDIVISION PLAN 7730 MIDTOWN MARKET AVENUE MALEICH, NORTH CAROLUATSISS GITT OF PARIENT CAROLUATSISS

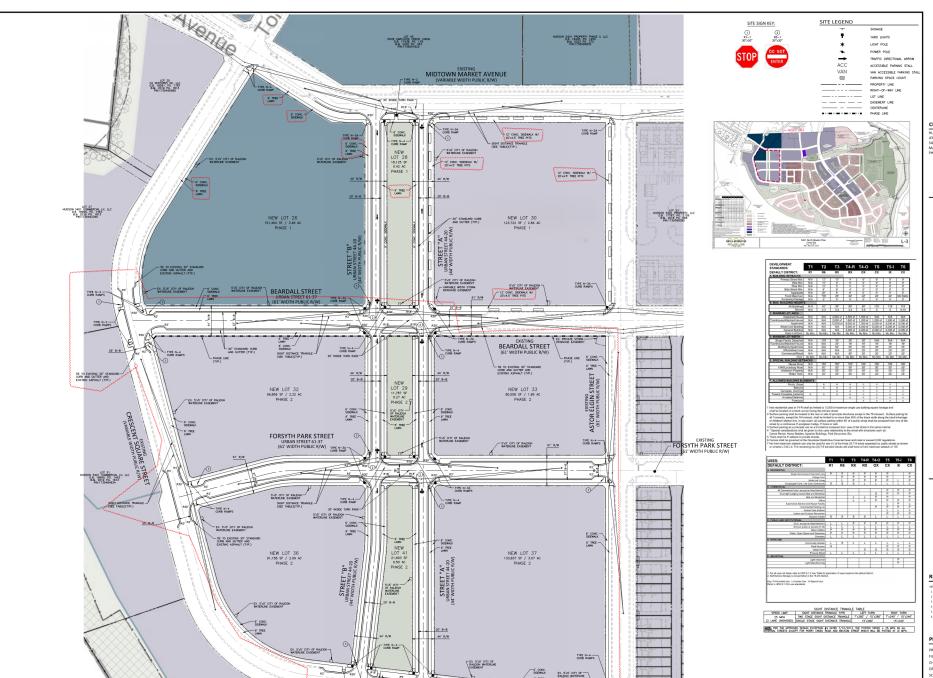


REVISIONS

PLAN INFORMATION

PROJECT NO. KAN23003 DRAWN BY

CURRENT CONDITIONS & DEMOLITION PLAN C1.00



LOT 35 NORTH COMMERCIAL OW ASSOCIATION, INC. D.B. 19136, PG. 2028 B.M. 2019 PG. 1814 PR: 1736488149

**MCADAMS** 

621 Hillsborough Street Suite 500 Raleigh, NC 27603 phone 919. 361. 5000 fax 919. 361. 2269 ense number: C-0293, C-187

HUDSON CAPITAL PROPERTIES 4350 LASSITER AT NORTH HILLS AVE SUITE 280 RALEIGH, NC, 27609 MATHIAS LINDEN PHONE: 919. 838.7207

ø 5 26, 28, 29, 30, 32, 33, 36, 37 & PRELIMINARY SUBDIVISION PLAN 7730 MIDTOWN MARKET AVENUE MALEICH, NORTH CAROLINATS GITTY OF PARIENT CAROLINATES GITTY OF PARIENT CAROLINATES LOTS



REVISIONS

PLAN INFORMATION

PROJECT NO. FILENAME

DRAWN BY SCALE

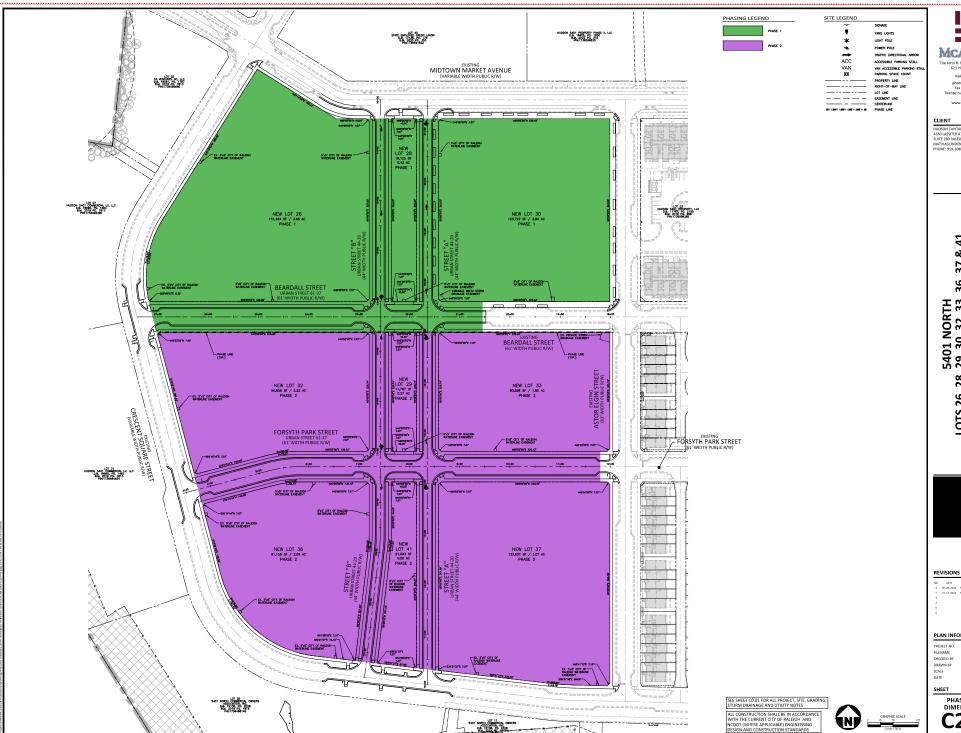
SHEET

SEE SHEET CO.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH AND

SITE PLAN

C2.00



**MCADAMS** The John R. McAdams Company, I.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919, 361, 5000
fax 919, 361, 2269
license number: C-0293, C-187

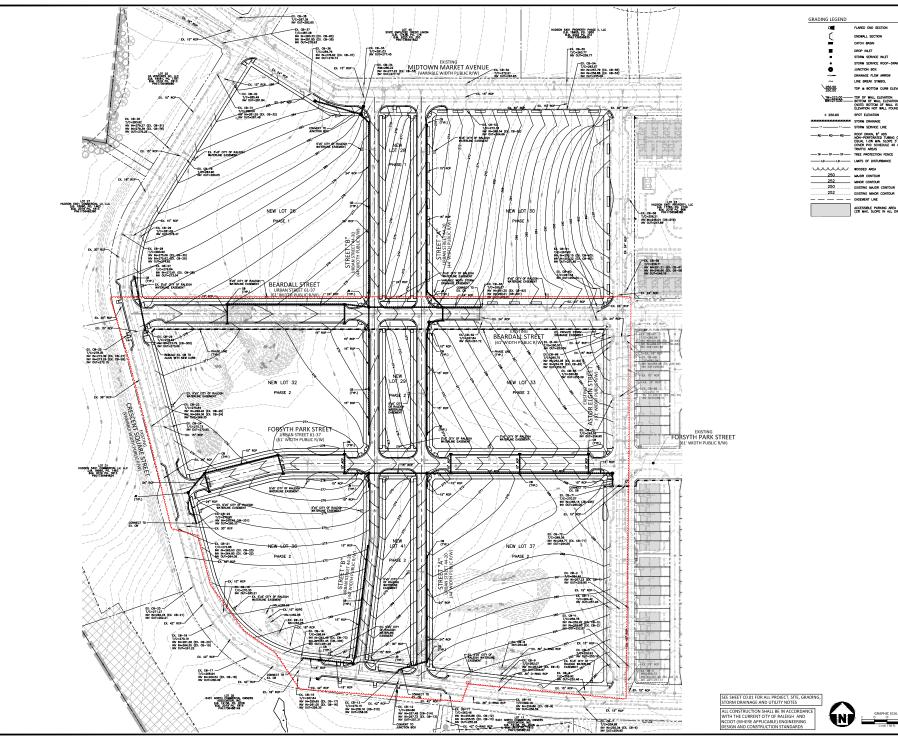
HUDSON CAPITAL PROPERTIES 4350 LASSITER AT NORTH HILLS AVE SUITE 280 RALEIGH, NC, 27609 MATHIAS LINDEN PHONE: 919. 838.7207

41 Ø 5401 NORTH
LOTS 26, 28, 29, 30, 32, 33, 36, 37 & PRELIMINARY SUBDIVISION PLAN
7730 MIDTOWN MARKET AVENUE
RALEIGH, NORTH CARGUNA.75616
CITY OF RALEIGH COSE # SUB-0023-2024

PLAN INFORMATION

PROJECT NO. KAN23003 DMB CNS 1" = 50' DRAWN BY

PHASING & LOT DIMENSION PLAN



**MCADAMS** The John R. McAdams Company, Inc 621 Hillsborough Street Suits 500 Raleigh, NC 27603 phone 919, 361, 5000 fax 919, 361, 2269 license number: C-0293, C-187

JUNCTION BOX DRAINAGE FLOW ARROW LINE BREAK SYMBOL TOP & BOTTOM CURB ELEVATIONS

TW=223.00 TOP OF WALL ELEVATION
BW-213.00 BOTTOM OF WALL ELEVATION
(NOTE: BOTTOM OF WALL IS GROUNE
ELEVATION NOT WALL FOUNDATION)

STORM DRAINAGE | RD | RD | RD | ROOF DRAIN, 8" AIS | ROOF DRAIN, 8" AIS | ROOF DRAIN | ROOF S" MIN. | COVER PIC SCHEDULE 40 IN | TRAFFIC AREAS | TP | TP | TP | TREE PROTECTION FENCE

-LD- LIMITS OF DISTURBANCE

250 MAJOR CONTOUR 

ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)

HUDSON CAPITAL PROPERTIES 4350 LASSITER AT NORTH HILLS AVE SUITE 280 RALEIGH, NC, 27609 MATHIAS LINDEN PHONE: 919. 838.7207

41 Ø 5 26, 28, 29, 30, 32, 33, 36, 37 & PRELIMINARY SUBDIVISION PLAN 7730 MIDTOWN MARKET AVENUE MALEICH, NORTH CAROLUM 27618 LOTS



#### REVISIONS

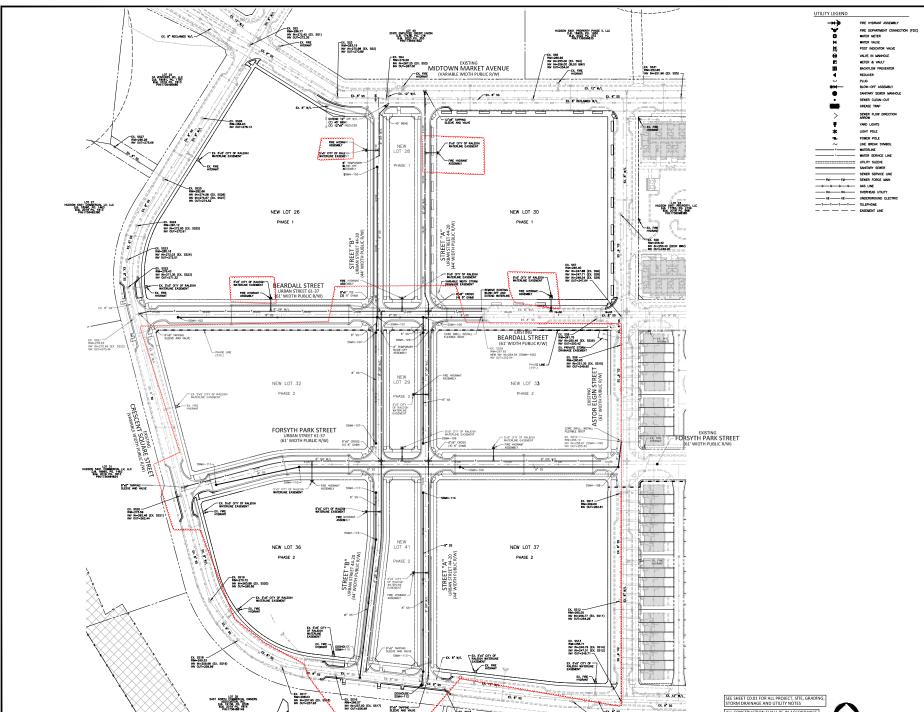
#### PLAN INFORMATION

PROJECT NO. KAN23003 DMB DRAWN BY SCALE

SHEET

NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

**GRADING & STORM** DRAINAGE PLAN C3.00



EX. 5515 694-983.59 WY NESS-147 (SSWH-112) 5401 NORM CONTROL OF 0.000001006, AC. 00 0.00001006, AC. 00 0.0000106, AC. 00 0.00000106, AC. 00 0.0000106, AC. 00 0.00000

**MCADAMS** The John R. McAdams Company, Inc 621 Hillsborough Street Suito S00 Raleigh, NC 27603 phone 919, 361, 5000 fax 919, 361, 2269 license number: C-0293, C-187

CLIENT HUDSON CAPITAL PROPERTIES 4350 LASSITER AT NORTH HILLS AVE SUITE 280 RALEIGH, NC, 27609 MATHIAS LINDEN PHONE: 919. 838.7207

41

Ø 5401 NORTH
LOTS 26, 28, 29, 30, 32, 33, 36, 37 & PRELIMINARY SUBDIVISION PLAN 7730 MIDTOWN MARKET AVENUE MALEICH, NORTH CAROLUATSISS GITT OF PARIENT CAROLUATSISS



REVISIONS

PLAN INFORMATION

PROJECT NO. KAN23003 DRAWN BY SCALE

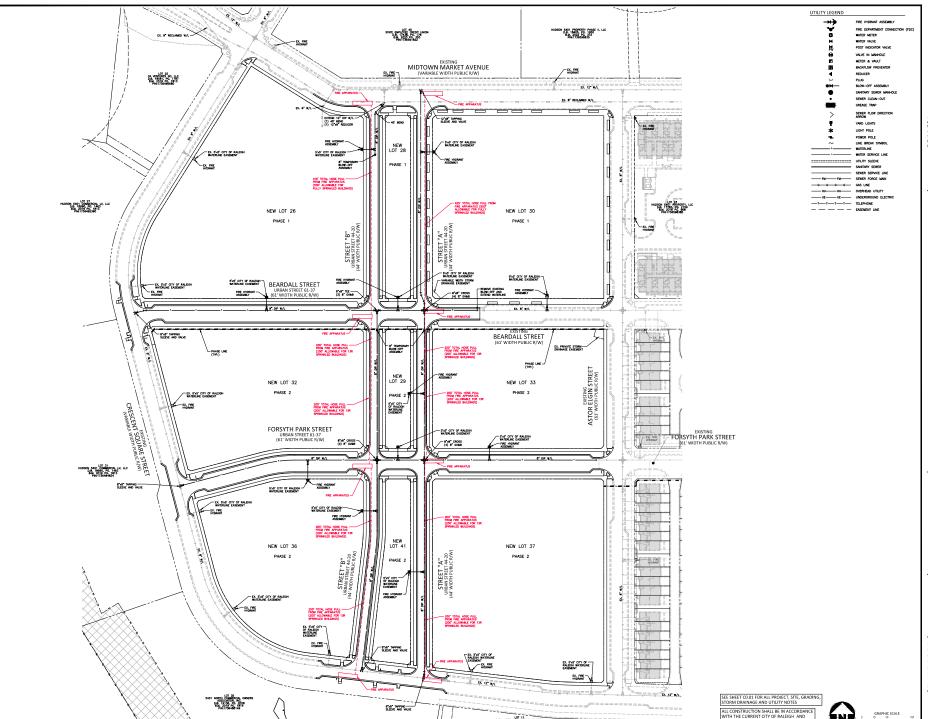
SHEET

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH AND

NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

UTILITY PLAN

C4.00





**MCADAMS** The John R. McAdams Company, Inc 621 Hillsborough Street Suito S00 Raleigh, NC 27603 phone 919, 361, 5000 fax 919, 361, 2269 license number: C-0293, C-187

CLIENT

HUDSON CAPITAL PROPERTIES 4350 LASSITER AT NORTH HILLS AVE SUITE 280 RALEIGH, NC, 27609 MATHIAS LINDEN PHONE: 919. 838.7207

41 Ø 5401 NORTH
LOTS 26, 28, 29, 30, 32, 33, 36, 37 & PRELIMINARY SUBDIVISION PLAN 7730 MIDTOWN MARKET AVENUE MALEICH, NORTH CAROLUATSISS GITT OF PARIENT CAROLUATSISS



#### REVISIONS

#### PLAN INFORMATION

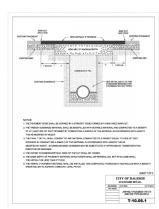
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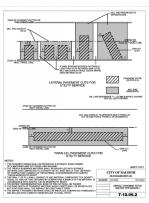
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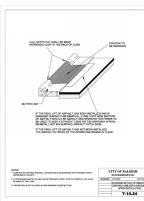
NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

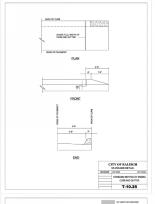
FIRE ACCESS PLAN

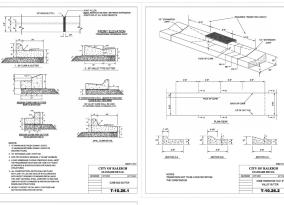
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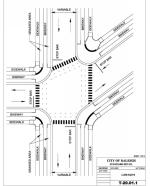


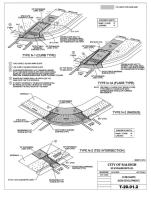


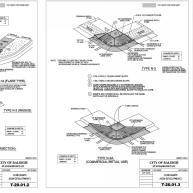
SEE SHEET CO.01 FOR ALL PROJECT, SITE, GRADING,

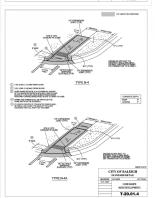
STORM DRAINAGE AND UTILITY NOTES ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH AND

NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS













**MCADAMS** The John R. McAdams Company, Inc 621 Hillsborough Street Sults 500 Raleigh, NC 27603 phone 919. 361. 5000 fax 919. 361. 2269 license number: C-0293, C-187

HUDSON CAPITAL PROPERTIES 4350 LASSITER AT NORTH HILLS AVE SUITE 280 RALEIGH, NC, 27609 MATHIAS LINDEN PHONE: 919. 838.7207

41 Ø 5401 NORTH
LOTS 26, 28, 29, 30, 32, 33, 36, 37 & PRELIMINARY SUBDIVISION PLAN 7730 MIDTOWN MARKET AVENUE MALEICH, NORTH CAROLUATSISS GITT OF PARIENT CAROLUATSISS



#### REVISIONS

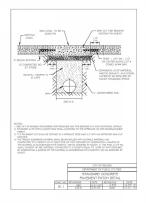
#### PLAN INFORMATION

PROJECT NO. KAN23003 FILENAME DMB CNS N/A DRAWN BY SCALE

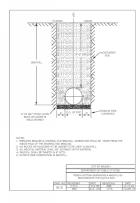
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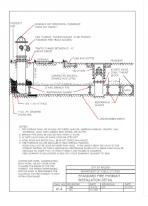
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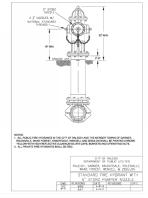
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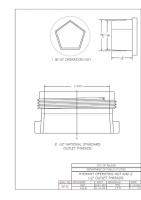


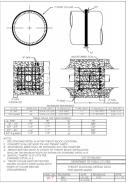




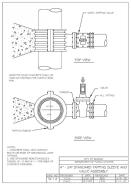


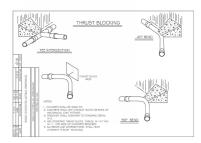


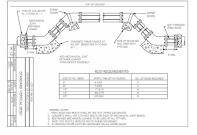












SEE SHEET CO.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

MCADAMS
The John R. McAdems Company, Inc.
621 Introduction of Overet
Religh, NC 27603
Pales ph, NC 27603
Inc. 913, 361, 2500
Inc. 913, 361, 2500
Inc. 914, 361, 2510
Inc. 915, 361, 2510

www.mcadamsco.c

....

HUDSON CAPITAL PROPERTIES
4350 LASSITER AT NORTH HILLS AVE
SUITE 280 RALEIGH, NC, 27609
MATHIAS LINDEN
PHONE: 919, 838.7207

5401 NORTH
LOTS 26, 28, 29, 30, 32, 33, 36, 37 & 41
PRELIMINARY SUBDIVISION PLAN
7730 MIDDOWN MARKET AVENUE
RALEGH NORTH CARDINA 75616
CITY OF RALEGH CASE # SUB-0023-2024



### REVISIONS

MO. DATE
1 06:36 3224 REVERSO PER COR 15F PSP COMMENTS
2 10:11:3524 REVERSO PER COR 350 PSP COMMENTS
3
4
5

#### PLAN INFORMATION

 PROJECT NO.
 KAN23003

 FILENAME
 KAN23003-PSUB-D1

 CHECKED BY
 DMB

 DRAWN BY
 CNS

 SCALE
 N/A

 DATE
 04.18.2024

SHEET

C8.01

NOTES:

1. ALL MONHOLE PROMES SHALL SE DOMESTICALLY CAST.

2. FRANCI SHALL SE A MINAMAN MUSISHT OF 162 LES INTERN.
PULL. OS DAVIN MAN DE SUB-MINE MODIONETO.

3. COMES SHALL MENAMAN MUSIC 128 LES.

WINDERS SHALL MENAMAN DE 172 LES.

 ALL WINNING FRANCS OUTSIDE OF FINANCE SURFACE SHALL B NOLTSID TO THE COMP. SECTION OR RING WITH A WINNAM OF 4 BOLTS PER FRANCE. CITY OF RALEIGH
STANDARD DITAIL.

NYSION ON SIDE NOT STANDARD STORM
EMBELCOURT
SWEAT A 10

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CITY OF RALEIGH
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The John R. McAdams Company, Inc. 621 Hillsborough Street Suite Raleign, Nc 27603 phone 919, 361, 5000 fax 919, 361, 2269 license number: C-0293, C-187

www.mcadamsco.cor

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4350 LASSITER AT NORTH HILLS AVE
SUITE 280 RALEIGH, NC, 27609
MATHIAS LINDEN
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5401 NORTH
LOTS 26, 28, 29, 30, 32, 33, 36, 37 & 41
PRELIMINARY SUBDIVISION PLAN
7730 MIDDOWN MARKET AVENUE
RALEGH NORTH CARDINA 75616
CITY OF RALEGH CASE # SUB-0023-2024



# REVISIONS

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#### PLAN INFORMATION

 PROJECT NO.
 KANZ3003

 FILENAME
 KANZ3003-PSUB-D

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 N/A

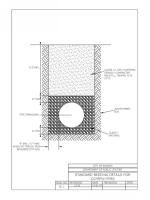
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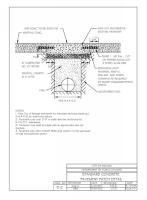
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STORM DRAINAGE DETAILS C8.02

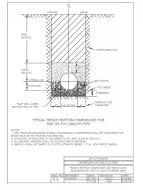
SEE SHEET CO.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

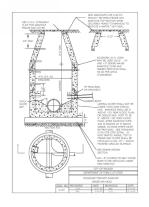


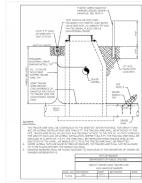


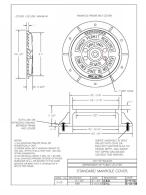


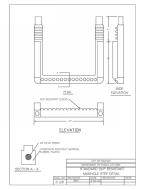


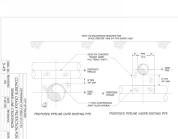
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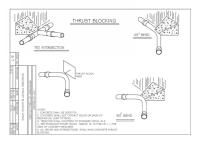












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# McAdams

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7730 MIDTOWN MARKET AVENUE
RALEGH, NORTH CAREL SUB-0023-2024



#### REVISIONS

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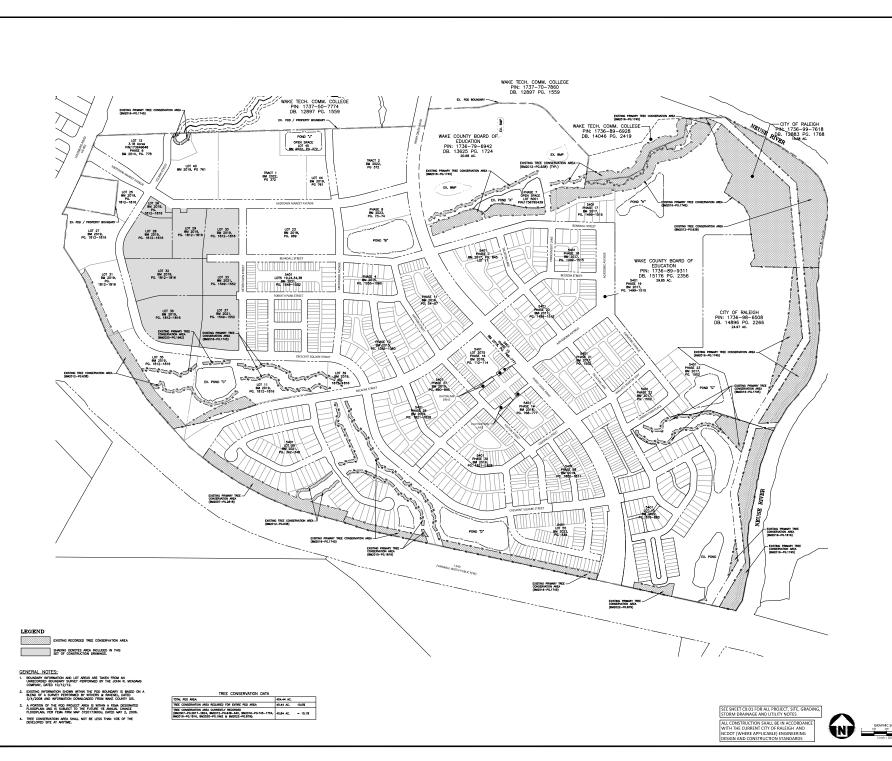
#### PLAN INFORMATION

PROJECT NO. KAN23003
FILENAME KAN23003-PSUBCHECKED BY DMB
DRAWN BY CNS
SCALE N/A
DATE 04.18.2024

SHEET

SANITARY SEWER DETAILS

C8.03





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#### CLIENT

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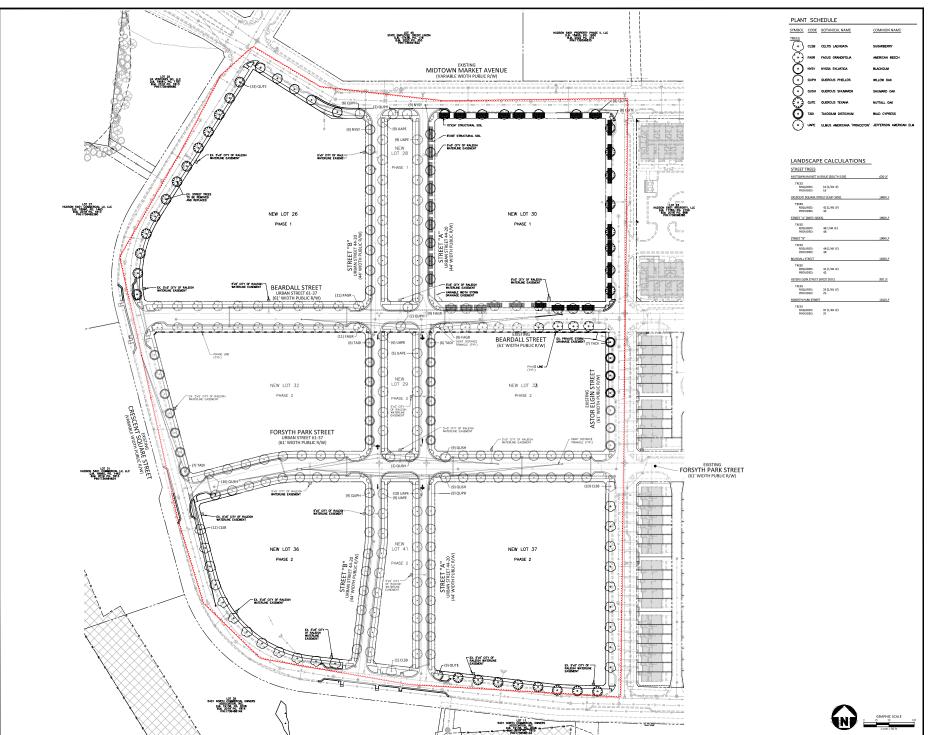
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#### REVISIONS

#### PLAN INFORMATION

PROJECT NO. FILENAME KAN23003-PSUB-TCI CHECKED BY DRAWN BY SCALE 1" = 200" DATE 04. 18. 2024

TREE CONSERVATION MASTER PLAN C10.00





IENT

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PRELIMINARY SUBDIVISION PLAN
7730 MIDTOWN MARKET AVENUE
CITY OF PALEIGH CASE SUPPORT-2001

REVISIONS

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PLAN INFORMATION

PROJECT NO. KAN23003
FILENAME KAN23003-PSUB-LS1
CHECKED BY DRAWN BY SCALE 1" = 50'
DATE 04.18.2024

SHEET

LANDSCAPE PLAN

L5.00

#### LANDSCAPE NOTES

- L. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT APPLICABLE CITY OF RALEIGH AND THE STATE OF NC STANDARDS AND SPECIFICATIONS.
- 2. CONTRACTOR IS RESPONSIBLE FOR INSPECTING THE SITE BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME CANADIA MATERIAL THE DISTRIBUTION OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF T
- CONTRACTOR IS RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES, NEW AND PRIOR EXISTING, BEFORE BEGINNING LANDSCAPE INSTALLATION. DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S DIPPONE.
- THE LANDSCAPE PLAN IS FOR PLAYTING PURPOSES ONLY, FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO AGRIFFICTURES, STE., GRADING DOMAINGS, ETC.

- 6. VEHIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, DISCREPANCIES BIT WEIN THE PLANT SCHEDULE AND LANDSCAPE PLAN SHALL BE REQUIRET TO THE ATTENTION OF THE LANDSCAPE.
- CONTRACTOR IS RESPONSIBLE FOR VEHICING THAT PLANT MATERIAL IS AVAILABLE AS SPECIFIC WHEN BID/PROPOSAL IS SUBMITTED AND RESERVING / SECURING PLANT MATERIAL AS NECESSARY TO MEET THE REQUIREMENTS OF THE LANGSCAPE PLAN.
- PLANTS TO MEET MYRIMM REQUIREMENTS AS SPECIFED IN THE PLANT SCHEDULE. BOOT TYPE MAY BE FREELY SUBSTITUTED FOR BULLED
  AND REPLAYED OR CONTRABIL GROWN THEEL, WITH OTHER SPECIAL/CHOICE SEMANING UNCLUMEDS. OTHER DISMOSE OR
  SASTITUTION SIGNAL AS APPROVED BY THE JUNGSCOOL AND CHIEF TO MED GOVERNOR JUNGSCOOL OFFICE OF DOCUMENT OF PLANT
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- DEVIATION FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS OR REVISIONS WITHOUT APPROVAL.
- 10. CONTRACTOR TO COORDINATE WITH LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULICH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
- 11. CONTRACTOR SHALL VERIFY CONDITIONS AND ELEVATIONS OF EXISTING TREES TO REMAIN ADMICENT TO OR WITHIN LIMITS OF DISTURBANCE
  PRIOR TO INSTALLATION OF NEW PLANT MATERIAL CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE TESTING, AMENDING AND SPREADING OF TOPSOL PRIOR TO PLANT INSTALLATION, SUPPLEMENTING WITH AMENDMENTS TO ADJUST PH AND FEITLITY AS INCLESSARY BASED ON THE TEST RESULTS.
- 13. TOPSOIL SHALL BE FIRE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLAG, CINDERS, STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH, OR OTHER OTTEMBOAS MATERIAL.
- 14. CONTRACTOR SHALL PREPARE PLANTING BEDS BY TELING SOE, TO A 12" DEPTH PRIOR TO INSTALLING PLANT MATERIAL CONTRACTOR SHALL ENGRE THAT SHALLOW BEDROCK WILL NOT IMPIBIT THE ROOT GROWTH OF PLANT MATERIAL PLANTING BEDS SHALL NOT BE BACKFILLED WITH ANY MATERIAL OTHER THAN AMERICES OR BURGHTED PLANTING SCIL.
- 15. APPLY SCIL AMENDMENTS AND PERITLICES AS REQUIRED BY THE SCIL TEST RESILTS TO ACHEVE A HEALTHY GROWING MEDIA AND MIX THOROGORIGHY WITH O'TO A HOLIES OF SCIL. SPEAD PLANTING SCIL MIX TO A DEPTH OF ENCHES BUT NOT LESS THAN RECIPIERT TO MEET FINISH GRADES AFTER NATURAL STETLINISHT. ON DOTS PREAD IF PLANTING SCIL OR SUBJECT, SE FROSTE, MIDDLY OR DESCRIPTLY WITH
- 16. IF IMPORTED TOPSQLLS REQUIRED, THE SUBSPADE SHALL RE SCARIFED ON TILLED TO A DEPTH OF AT LEAST IN PULLED TO ME THE OFFICE OF THE TOPSQLLS RECUIRED, THE SUBSPADE SHALL RESCARIFED ON TILLED TO A DEPTH OF AT LEAST IN PULLED TO INTEGRATE THE SUBSPACE OF THE OFFICE SHALL RETURN TO A STREAM THE THE STREAM THE THE STREAM THE THE STREAM THE THE STREAM TH

- 18. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN PLANTING AREAS.
- 19. AFTER TREE PLANTING HOLES HAVE BEEN DUG AND PRIOR TO INSTALLATION OF TREES, CONTRACTOR TO CONFIRM THAT WATER DRAINS OUT OF THE SOLL, USE LOWERED PLANTING HOLE DEPTH AND INSTALL ALTERNATIVE DRAINAGE AND AERATION SYSTEMS AS REQUIRED.
- 20. PIERFORM PERCOLATION TEST FOR EACH TREE HT. PROVIDE GRAVEL SUMP FEITH FAHRIC IS VENT HIFE F DRAINAGE DOES NOT OCCUR WITHIN 24 HOURS. INCLUDE ALL SUMPS IN BASE RID. SHOULD SUMPS NOT BE NECESSARY AFTER PERCOLATION TEST, PROVIDE CHANGE ORDER DEGULT TO GWINER.
- 21. IF PLANTING HOLES ARE DUG WITH A LARGE ALGER, BREAK DOWN THE SIDES OF THE HOLE WITH A SHOVEL TO ELIMINATE GLAZING AND TO ORGANE THE SPECIFIED SIDE SLOPE ON THE INSIDE OF THE PLANTING HOLE.
- 22. CONTRACTOR SHALL KEEP AREAS OF WORK CLEAN, NEAT, AND ORDERLY. PAYED SURFACES ARE TO BE CLEANED OF SOIL AND DEBRIS AT THE CLOSE OF FACH WORKDAY.
- 22 LANDSCAPE MATERIAL SHALL RE WELL FORMED, VISORIDUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFICA AND SHALL BE FREE FROM DAMAGE, INSECT, AND DISEASES, MATERIAL SHALL DOLLAL OR SUPPOSE OF CUMULTY AS DIRECTOR THE CURRENT ISSU OF "AMERICAN TAXABAND FOR INTERPRET STOCK" A TRUBBLED BY THE MATERIAL PROPERTIES AND SHAPE A LANDSCAPE.
- 24: PLANT MATERIAL IS TO BE WELL POOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS, DEPOCHT PLANT MATERIAL SHALL BE REJECTED BY THE LANDSCAPE ARCHITECT.
- 22. CERTAMER GROWN STOCK SHALL HAVE BEEN GROWN HA CONTINUED LINKS ENQUENT FOR THE REOT SYSTEM TO HAVE SENTENCES.
  SIGNIFICATION TO HEAD THE SOST DEFENDED HER BREWN, BIT OF O SHORE AS TO MANNE ACCORATION EXCORATION EXCHANGES TOOK SHAME.
  HAVE A WELL-STABLES-BO NOT SYSTEM RELATION THE SIDES OF THE CONTINUES TO MAINTAIN A FRIM BALL BUT SHALL NOT HAVE
  EXCESSIVE SOOT GROWN THINKING, LINKS THE MEMORY THE CONTINUES.
- 22. DELITE EXTENDE FAMES AFTER PERMATTICES FOR PLAYING HAVE SEEN COMPLETED AND INSTALL MANEDIATES. IMMEDIATES, MANEDIATES, MAN

- 29. AND THE F ANATHER CHAIL OCCULA WITHER SCHOL FEITHER. THENESSE AREAS INSULATION FOR THE PLAN ST. CONTRICTOR SHALL STADE.

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- 31. PROPOSED TREES TO BE PLANTED A MINIMUM 20 FEET FROM LIGHT POLES AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
- 32. PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM FIRE HYDRANTS AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRAN
- 33. CONTRACTOR SHALL LAY OUT ON THE GROUND SHRUBS, ORNAMENTAL GRASSES, AND GROUNDCOVERS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR SHALL ANTICIPATE THAT SOME BEARLANGEMENT OF MATERIAL WILL OCCUR.
- 34. SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
- 35. ALL TITLE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3 INCHES AND WITH A MINIMUM 2.5 FOOT RADILS FROM BASE OF TITLE OR TO DRIPLINE. MULCH SHALL NOT COVER THE POOT PLANE.
- 36. MUICH SHALL BE OBGANK, FREE OF TRASH, AND MAINTAINED WEED FREE. MUICH SHALL BE APPUED INMEDIATELY AFTER COMPLETION OF PLANTING OPERATIONS.
- 38. PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. CONTRUCTOR WILL SEPLACE FLANT MATERIAL WHICH REMAINS LINEALTHY BEFORE THE EXPRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF 50 CIRECTED BY THE OWNER'S REPRESENTATIVE OR LANGSCAPE ACCURITED.
- 29. CONTRACTOR IS RESPONSIBLE FOR WATERING PLANTED AREAS THROUGHOUT THE WARRANTY PERIOD TO ENSURE PLANT ESTABLISHMENT
- 40. REPAIR OR REPLACE, IN A MANNER APPROVED BY OWNER'S REPRESENTATIVE, NEW TREES AND OTHER PLANTS THAT ARE DAMAGED AFTER INSTALLATION BY CONSTRUCTION OPERATIONS.
- 41. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MONITOR THE PROJECT DURING THE GUARANTEE PERIOD AND INFORM THE OWNER IF PROBLEMS DEVELOP WITH THE PLANT MATERIAL. CONTRACTOR SHALL REMOVE DEAD AND UNHEALTHY PLANT MATERIAL AND IMMEDIATELY REFLACE AT THE CONTRACTORS DEVELOP.
- 42 CONTRACTOR SHALL REMOVE CLOS AND STAKES AT END OF WARRANTY DEBIOD OR ESTABLISHMENT
- 43. LANDSCAPE WORK SHALL INCLUDE THE FURINGHING, INSTALLATION, AND WARRANTY OF ALL PLANTING MATERIALS WITHIN THE PROJECT AREA.
- 45. ALL PLANTINGS WITHIN THE SIGHT DISTANCE TRIANGLES MUST BE 20 INCHES OR LISS IN HEIGHT OR MUST BE LIMBED UP TO PROVIDE BY FROM THE LOWEST LIMBS TO THE CURB UNE ELEVATION OR THE NEAREST TRAVEL WAY IF NO CURBING ENSTS

PLANT SCHEDULE

SYMBOL CODE QTY BOTANICAL NAME

+ CLSB 23 CELTIS LAEVIGATA

NYSY 18 NYSSA SYLVATICA

 QUPH 36 QUERCUS PHELLOS WILLOW OAK 3" MIN 10" MIN QUSH 36 QUERCUS SHUMARDI SHUMARD OAK 3" MIN 10" MIN QUITE 30 QUERCUS TEXANA

COMMON NAME

BLACKGUM

CAL HEIGHT

3" MIN 10" MIN

3" MIN 10" MIN

-MULCH 3" DEEP MAX, AND 3" MIN, FROM THE BASE OF THE TREE NOTE: SEE TREE
PLANTING DETAIL PLANTING SOIL 4" DIAMETER PVC PIPE WRAPPED IN FABRIC LOCATED IN THE LOWEST POINT AND CONNECTED TO THE STORM DRAINAGE SYSTEM WHERE APPLICABLE SECTION ANTER PROPER PLAN MART EL DORGUPO TO DORGINE THAT.

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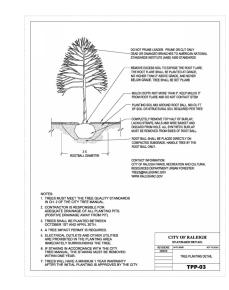
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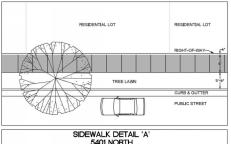
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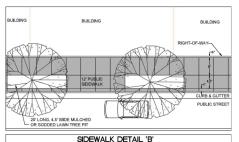
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5 26, 28, 29, 30, 32, 33, 36, 37 & PRELIMINARY SUBDIVISION PLAN 7730 MIDTOWN MARKET AVENUE MALEGH, NORTH CAROLUMS 7518

#### REVISIONS

#### PLAN INFORMATION

SHEET

PROJECT NO. KAN23003 KAN23003-PSUB-LS1 DRAWN BY SCALE AS INDICATED

LANDSCAPE NOTES AND DETAILS L5.01