



Administrative Approval Action

Case File / Name: SUB-0024-2021
DSLCL- Cavastead

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the east side of Rock Quarry Road, north of Whitfield Road at 4520 Whitfield Rd. This site is outside the city limits.

REQUEST: Development of a 36.09 acre tract zoned R-6-CU with 0.10 acres of right-of-way dedication, leaving a net area of 29.89 ac. The proposed development includes 3 phases, and contains a total of 205 building lots and 7 common area open lots. Phase 1 contains 18.23 acres and includes 34 lots for detached single-family dwellings, 64 townhome lots and 5 HOA Maintained Open Lots. Phase 2 contains 9.77 acres and includes 73 proposed townhome lots and 1 HOA Maintained Open Lot. Phase 3 contains 8.09 acres and includes 34 lots for detached single-family dwellings and 1 HOA Maintained Open Lot.

Z-3-07 - Conditional Use Rezoning.

Note this approval document was modified on 10/4/22 to remove a condition of approval requiring a legal document for the greenway easement to be dedicated to the City of Raleigh.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:**

SPR-0002-2022: DSLCL - Site Permitting Review/Major [Signature Set]

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 November 12, 2021 by Swift Partners PLLC.

CONDITIONS OF APPROVAL and NEXT STEPS:

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

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

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

General

1. The full improvements shall be shown at the intersection of Rock Quarry Road and Auburn Knightdale. As currently shown the left turn lane onto Auburn Knightdale Road needs to meet the full storage and taper requirements.
2. Revise the phase line location between Lots 113-116, as shown on the preliminary subdivision plan set SUB-0024-2021, on all SPR plans set sheets and plat recordings, to comply with the required density phase requirements per UDO Section 2.2.3.A and UDO Section 10.2.6.E.6.d.
3. Revise the density phasing data information, for both Phase 1 & 2, on all data tables in addition to the shown phase lines for Lots 113-116 on the Site Permit Review plans and plat recordings.



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Engineering

4. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

Public Utilities

5. A deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.
6. A plat shall be recorded for all necessary offsite right-of-way to accommodate future waterline construction.

Stormwater

7. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
8. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
9. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

Urban Forestry

10. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
11. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

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

<input checked="" type="checkbox"/>	Slope Easement Required
<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required

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

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

General



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1. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
2. The greenway easement as shown on the preliminary plan shall be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway.
3. Provide documentation indicating a Property Owner's Association has been established for the subject development.
4. A TCE (temporary construction easement) is shown on the plans as part of the connection to Captain Falls Ct. The location and dimensioning will be further clarified at SPR and the dimensions shown with an approved SPR for a TCE will be shown on a plat for recording.
5. Note the revised phase line and density calculations between Phases 1 and 2, for lots 113-116, as shown on the Site Permit Review plan sheets on the recording plats.

Engineering

6. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
7. 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.
8. A sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry and shown on a plat approved for recordation.
9. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
10. A public infrastructure surety for 196 street trees 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.
11. A Slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

Public Utilities



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12. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.
13. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

14. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
15. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
16. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
17. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

Urban Forestry

18. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 3.34 acres of tree conservation area.

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

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

General

1. Comply with all conditions of Z-3-07

Public Utilities

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

Urban Forestry



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3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 61 street trees along Street A, 40 street trees along Street B, 22 street trees along Street C, 28 street trees along Captain Falls Drive, 45 street trees along Street D, .
4. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

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

General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

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: April 7, 2025
Record at least 1/2 of the land area approved.

5-Year Sunset Date: April 7, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed: _____ *Daniel L. Stegall* _____ Date: 12/09/2021
Development Services Dir/Designee

Staff Coordinator: **Jermont Purifoy**



SURVEY LEGEND:

- ▲ SURVEY CONTROL POINT
- ◻ EXISTING MONUMENT
- ◻ EXISTING CONCRETE MONUMENT
- ◻ COMBINED POINT
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- SANITARY FORCE MAIN VALVE
- HYDRANT
- WATER VALVE
- WATER METER
- WATER MANHOLE
- WATER VAULT
- WELL
- GAS VALVE
- GAS METERS
- TELEPHONE MANHOLE
- TELEPHONE PRESTAL
- TV MANHOLE
- TV MANHOLE
- CITY
- TWP
- FIBER OPTIC: JUNCTION POST
- FIBER OPTIC: BOX
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC BOX
- UTILITY POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- MANHOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POST
- MONITORING WIRE
- BORING LOCATION
- BOLLARD
- SIGN
- FF: 1'-10" FINISHED FLOOR ELEVATION
- DECEADUOUS TREE
- EVERGREEN TREE
- BUSH
- WINE FENCE
- CHAIN LINK FENCE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- OVERHEAD LINES
- UNDERGROUND WIRE
- UNKNOWN DESTINATION
- CONCRETE SURFACE
- WETLAND
- DP DUCTILE IRON PIPE
- PVC POLYETHYLENE GLYCOL PIPE
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- CB CATCH BASIN

TREE LEGEND:

- AMERICAN HOLLY
 - EASTERN RED CEDAR
 - CREME MYRTLE
 - BOTTLE BRUSH PALM
 - EASTERN PINKDOG
 - LIGULOLLY PINE
 - RED OAK
- EXAMPLE: 100R = 10" RED OAK

NOTES:

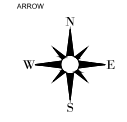
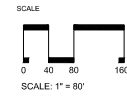
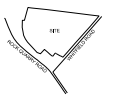
1. SEE SHEET C1.0 FOR GENERAL AND EXISTING CONDITIONS NOTES.



FIRM LICENSE: P-2187

No.	Date	Description
1	11/12/2020	CONCRETE MONUMENT
2	11/12/2020	COMBINED POINT
3	11/12/2020	ALUMINUM CORNER MARKER
4	11/12/2020	WOOD SIGN

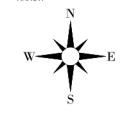
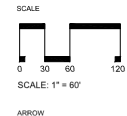
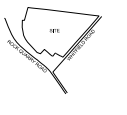
VICINITY



PRELIMINARY - DO NOT USE FOR CONSTRUCTION

No.	Date	Description
1		ISSUED FOR PERMITS
2		FOR RECORD COMMENTS
3		FOR RECORD COMMENTS
4		FOR RECORD COMMENTS

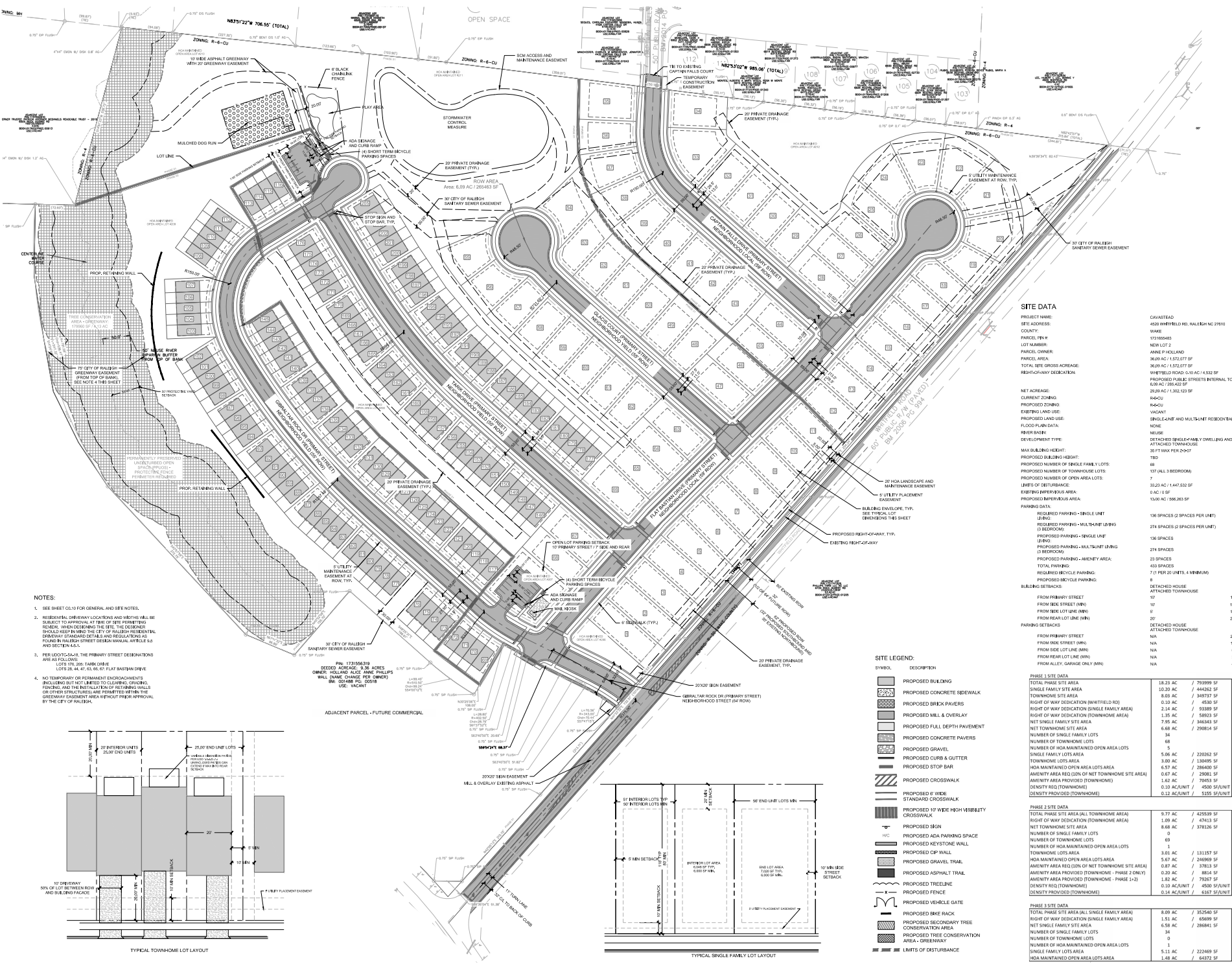
VICINITY



SCALE: 1" = 60'

SHEET TITLE
SITE PLAN

SHEET NO.
C3.00



SITE DATA

PROJECT NAME:	CAVATSEAD
SITE ADDRESS:	4500 WHITFIELD RD. HALEHURH NC 27616
COUNTY:	WAKE
PARCEL PIN #:	173180483
LOT NUMBER:	NEW LOT 2
PARCEL OWNER:	ANNE F. HOLLAND
PARCEL AREA:	36.28 AC / 1,572,077 SF
TOTAL SITE GROSS ACREAGE:	36.28 AC / 1,572,077 SF
NET ACREAGE:	36.28 AC / 1,572,077 SF
CURRENT ZONING:	R4C(2)
PROPOSED ZONING:	R4C(2)
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	SINGLE-FAMILY AND MULTIFAMILY RESIDENTIAL
FLOOD PLAIN DATA:	NONE
REVER BASH:	DETACHED SINGLE-FAMILY DWELLING AND ATTACHED TOWNHOUSE
DEVELOPMENT TYPE:	35 FT MAX PER 2-3-07
MAX BUILDING HEIGHT:	12
PROPOSED BUILDING HEIGHT:	12
PROPOSED NUMBER OF SINGLE FAMILY LOTS:	137 (ALL 3 BEDROOM)
PROPOSED NUMBER OF TOWNHOUSE LOTS:	7
PROPOSED NUMBER OF OPEN AREA LOTS:	32.23 AC / 1,447,532 SF
LIMITS OF DISTURBANCE:	0 AC / 0 SF
PROPOSED MULTIFAMILY AREA:	15.90 AC / 686,263 SF
PROPOSED PARKING - SINGLE UNIT (2) BEDROOM:	136 SPACES (2 SPACES PER UNIT)
PROPOSED PARKING - MULTIFAMILY LIVING (2) BEDROOM:	274 SPACES (2 SPACES PER UNIT)
PROPOSED PARKING - SINGLE UNIT (3) BEDROOM:	136 SPACES
PROPOSED PARKING - MULTIFAMILY LIVING (3) BEDROOM:	274 SPACES
PROPOSED PARKING - AMENITY AREA (2) BEDROOM:	23 SPACES
PROPOSED PARKING - AMENITY AREA (3) BEDROOM:	433 SPACES
TOTAL PARKING:	7 (1 PER UNIT, 6 AMENITY)
PROPOSED BICYCLE PARKING:	7
PROPOSED BICYCLE PARKING:	7
BUILDING SETBACKS:	DETACHED HOUSE ATTACHED TOWNHOUSE
FROM PRIMARY STREET:	10'
FROM REAR STREET (MIN):	10'
FROM REAR LOT LINE (MIN):	5'
FROM REAR LOT LINE (MAX):	20'
FROM REAR ALLEY (GARAGE ONLY (MIN):	10'
FROM REAR ALLEY (GARAGE ONLY (MAX):	20'
FROM REAR LOT LINE (MIN):	NA
FROM REAR LOT LINE (MAX):	NA
FROM REAR ALLEY (GARAGE ONLY (MIN):	NA
FROM REAR ALLEY (GARAGE ONLY (MAX):	NA

SITE LEGEND:

SYMBOL	DESCRIPTION
[Pattern]	PROPOSED BUILDING
[Pattern]	PROPOSED CONCRETE SIDEWALK
[Pattern]	PROPOSED BRICK PAVERS
[Pattern]	PROPOSED MILL & OVERLAY
[Pattern]	PROPOSED FULL DEPTH PAVEMENT
[Pattern]	PROPOSED CONCRETE PAVERS
[Pattern]	PROPOSED GRAVEL
[Pattern]	PROPOSED CURB & GUTTER
[Pattern]	PROPOSED STOP BAR
[Pattern]	PROPOSED CROSSWALK
[Pattern]	PROPOSED 6" WIDE STANDARD CROSSWALK
[Pattern]	PROPOSED 10" WIDE HIGH VISIBILITY CROSSWALK
[Pattern]	PROPOSED SIGN
[Pattern]	PROPOSED ADA PARKING SPACE
[Pattern]	PROPOSED KEYSTONE WALL
[Pattern]	PROPOSED CIP WALK
[Pattern]	PROPOSED ASPHALT TRAIL
[Pattern]	PROPOSED ASPHALT TRAIL
[Pattern]	PROPOSED TREELINE
[Pattern]	PROPOSED FENCE
[Pattern]	PROPOSED VEHICLE GATE
[Pattern]	PROPOSED BME RACK
[Pattern]	PROPOSED SECONDARY TREE CONSERVATION AREA
[Pattern]	PROPOSED TREE CONSERVATION AREA - GREENWAY
[Pattern]	LIMITS OF DISTURBANCE

PHASE 1 SITE DATA

TOTAL PHASE 1 SITE AREA	18.21 AC	/	793999 SF
SINGLE FAMILY SITE AREA	10.20 AC	/	444262 SF
TOWNHOUSE SITE AREA	8.01 AC	/	349732 SF
RIGHT OF WAY DEDICATION (WHITFIELD RD)	0.10 AC	/	4300 SF
RIGHT OF WAY DEDICATION (SINGLE FAMILY AREA)	2.14 AC	/	93389 SF
RIGHT OF WAY DEDICATION (TOWNHOUSE AREA)	1.35 AC	/	58923 SF
NET SINGLE FAMILY SITE AREA	7.95 AC	/	346434 SF
NET TOWNHOUSE SITE AREA	6.68 AC	/	290814 SF
NUMBER OF SINGLE FAMILY LOTS	68		
NUMBER OF TOWNHOUSE LOTS	1		
NUMBER OF HOA MAINTAINED OPEN AREA LOTS	5.96 AC	/	220282 SF
SINGLE FAMILY LOTS AREA	3.00 AC	/	130495 SF
HOA MAINTAINED OPEN AREA LOTS AREA	6.57 AC	/	286400 SF
AMENITY AREA (20% OF NET TOWNHOUSE SITE AREA)	0.67 AC	/	29081 SF
AMENITY AREA PROVIDED (TOWNHOUSE)	1.62 AC	/	70453 SF
DENSITY (NET TOWNHOUSE)	0.12 AC/UNIT	/	4500 SF/UNIT
DENSITY PROVIDED (TOWNHOUSE)	0.12 AC/UNIT	/	5155 SF/UNIT

PHASE 2 SITE DATA

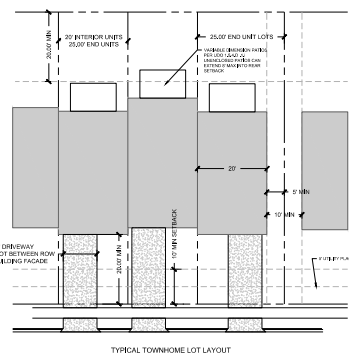
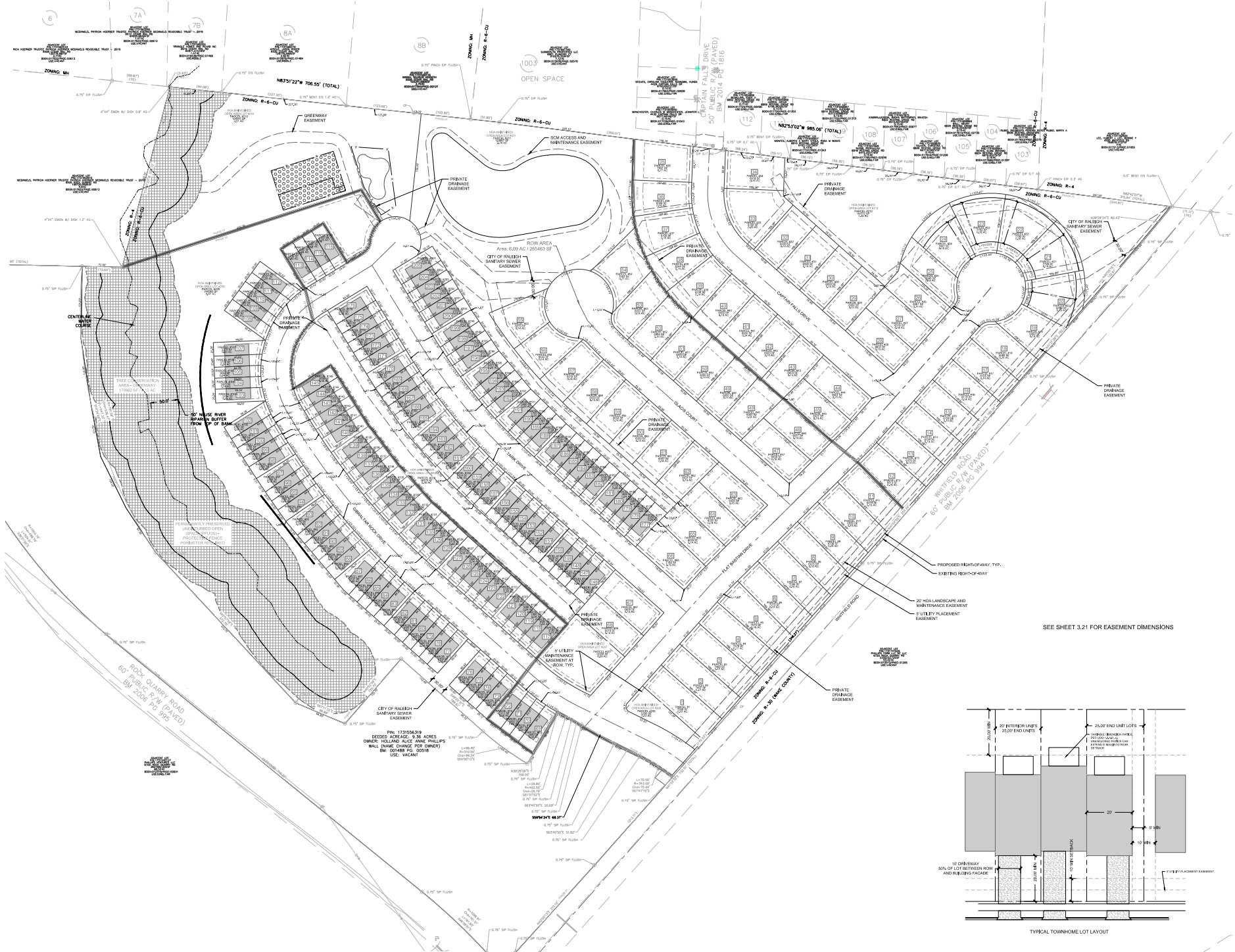
TOTAL PHASE 2 SITE AREA (ALL TOWNHOUSE AREA)	9.77 AC	/	425519 SF
RIGHT OF WAY DEDICATION (TOWNHOUSE AREA)	1.08 AC	/	47413 SF
NET TOWNHOUSE SITE AREA	8.68 AC	/	378106 SF
NUMBER OF SINGLE FAMILY LOTS	0		
NUMBER OF TOWNHOUSE LOTS	68		
NUMBER OF HOA MAINTAINED OPEN AREA LOTS	1		
TOWNHOUSE LOTS AREA	3.01 AC	/	131157 SF
HOA MAINTAINED OPEN AREA LOTS AREA	5.67 AC	/	246959 SF
AMENITY AREA (20% OF NET TOWNHOUSE SITE AREA)	0.87 AC	/	37813 SF
AMENITY AREA PROVIDED (TOWNHOUSE)	0.20 AC	/	8854 SF
DENSITY AREA PROVIDED (TOWNHOUSE - PHASE 1+2)	1.82 AC/UNIT	/	77927 SF
DENSITY PROVIDED (TOWNHOUSE)	0.14 AC/UNIT	/	6367 SF/UNIT

PHASE 3 SITE DATA

TOTAL PHASE 3 SITE AREA (ALL SINGLE FAMILY AREA)	8.09 AC	/	352550 SF
RIGHT OF WAY DEDICATION (SINGLE FAMILY AREA)	1.51 AC	/	65699 SF
NET SINGLE FAMILY SITE AREA	6.58 AC	/	286841 SF
NUMBER OF SINGLE FAMILY LOTS	31		
NUMBER OF TOWNHOUSE LOTS	0		
NUMBER OF HOA MAINTAINED OPEN AREA LOTS	0		
SINGLE FAMILY LOTS AREA	5.13 AC	/	222469 SF
HOA MAINTAINED OPEN AREA LOTS AREA	1.48 AC	/	64372 SF

NOTES:

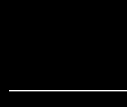
- SEE SHEET C0.10 FOR GENERAL AND SITE NOTES.
- RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECT TO APPROVAL BY THE CITY OF HALEHURH. REVIEW WHEN DESIGNING THE SITE. THE DESIGNER SHALL KEEP IN MIND THE CITY OF HALEHURH RESIDENTIAL DRIVEWAY STANDARD DETAILS AND REGULATIONS AS FOUND IN HALEHURH STREET DESIGN MANUAL ARTICLES 4 AND SECTION 4.5.1.
- SEE LOCAL/STATE TANK BARGE ARE AS FOLLOWS:
LOTS 28, 44, 47, 61, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 459, 461, 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SEE SHEET 3.21 FOR EASEMENT DIMENSIONS

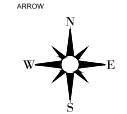
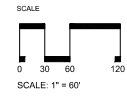
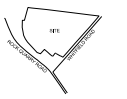


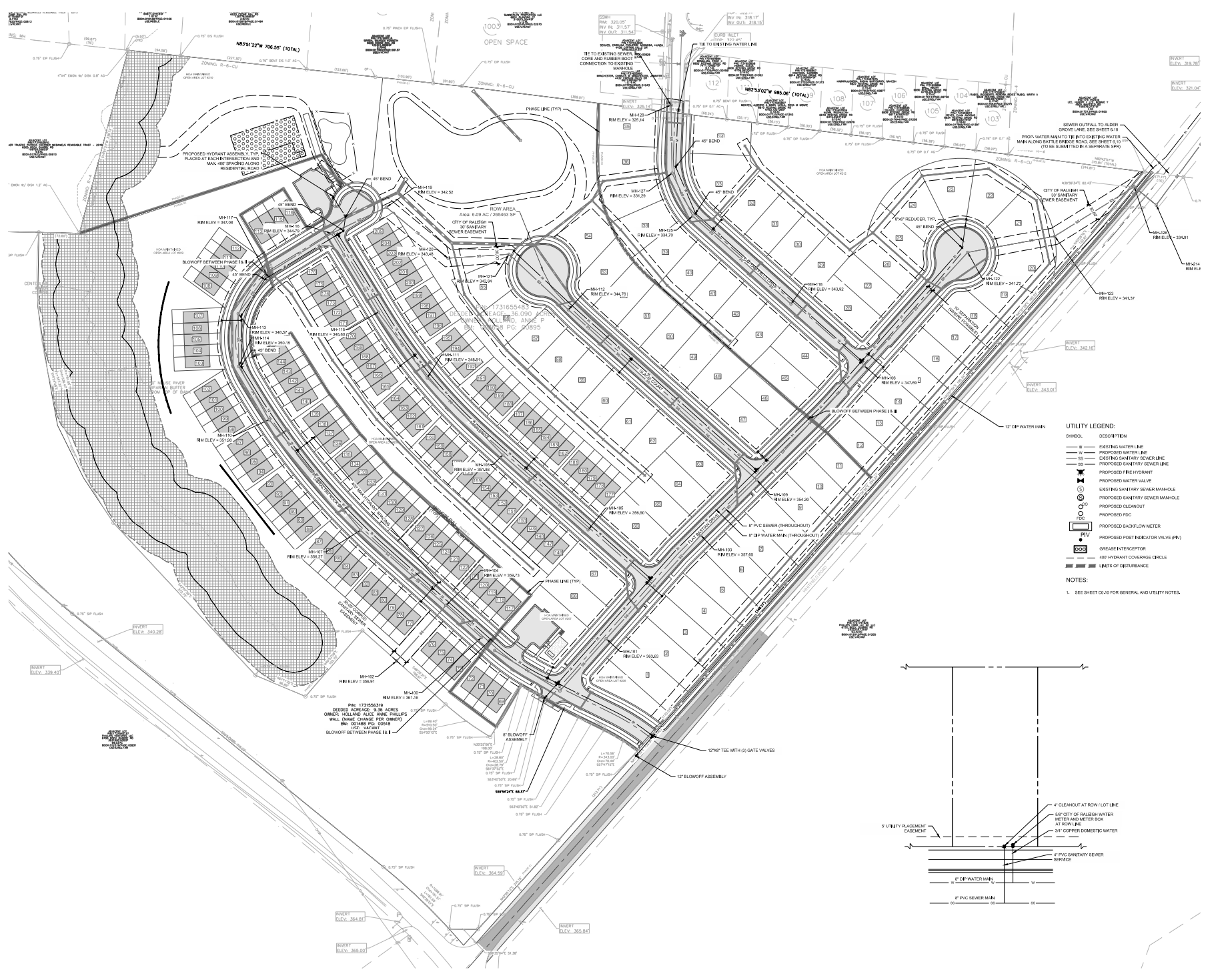
PRELIMINARY - DO NOT USE FOR CONSTRUCTION



No.	Date	Description
1	11/15/2020	ISSUED FOR PERMITS
2	11/15/2020	REVISED FOR PERMITS
3	11/15/2020	REVISED FOR PERMITS
4	11/15/2020	REVISED FOR PERMITS
5	11/15/2020	REVISED FOR PERMITS
6	11/15/2020	REVISED FOR PERMITS
7	11/15/2020	REVISED FOR PERMITS
8	11/15/2020	REVISED FOR PERMITS
9	11/15/2020	REVISED FOR PERMITS
10	11/15/2020	REVISED FOR PERMITS

VICINITY

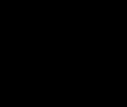




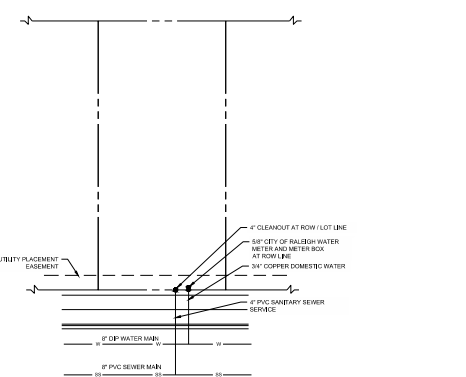
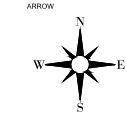
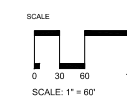
- UTILITY LEGEND:**
- SYMBOL DESCRIPTION
- EXISTING WATER LINE
 - PROPOSED WATER LINE
 - EXISTING SANITARY SEWER LINE
 - PROPOSED SANITARY SEWER LINE
 - PROPOSED FIRE HYDRANT
 - PROPOSED WATER VALVE
 - EXISTING SANITARY SEWER MANHOLE
 - PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED CLEANOUT
 - PROPOSED FDC
 - PROPOSED BACKFLOW METER
 - PROPOSED POST INDICATOR VALVE (PIV)
 - GREASE INTERCEPTOR
 - 40' HYDRANT COVERAGE CIRCLE
 - 15' RIPS OF PERFORMANCE
- NOTES:**
- SEE SHEET C6.10 FOR GENERAL AND UTILITY NOTES.



PRELIMINARY - DO NOT USE FOR CONSTRUCTION



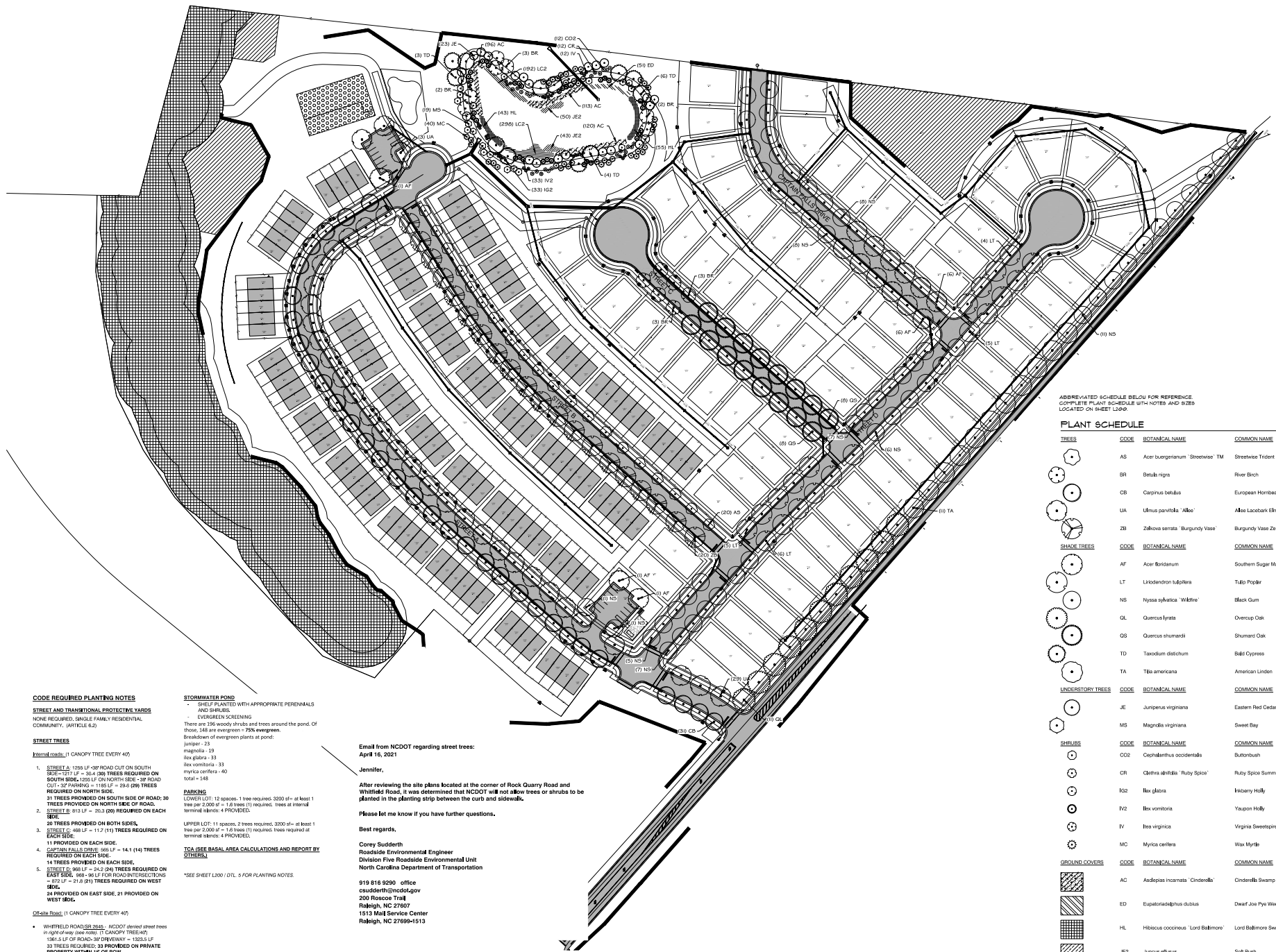
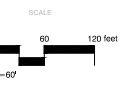
No.	Date	Description
1		ISSUED FOR PERMITS
2		FOR RECORD COMMENTS
3		FOR RECORD COMMENTS





NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	04/16/2021
2	ISSUED FOR PERMITS	04/16/2021
3	ISSUED FOR PERMITS	04/16/2021
4	ISSUED FOR PERMITS	04/16/2021
5	ISSUED FOR PERMITS	04/16/2021
6	ISSUED FOR PERMITS	04/16/2021
7	ISSUED FOR PERMITS	04/16/2021
8	ISSUED FOR PERMITS	04/16/2021
9	ISSUED FOR PERMITS	04/16/2021
10	ISSUED FOR PERMITS	04/16/2021

VICINITY



ABBREVIATED SCHEDULE BELOW FOR REFERENCE. COMPLETE PLANT SCHEDULE WITH NOTES AND SIZES LOCATED ON SHEET L-100P.

TREES	CODE	BOTANICAL NAME	COMMON NAME
	AS	Acer buergerianum 'Streetwise'™	Streetwise Trident Maple
	BR	Betula nigra	River Birch
	CB	Carpinus betulus	European Hornbeam
	UA	Ulmus parviflora 'Alba'	Alba Lacebark Elm
	ZB	Zelkova serrata 'Burgundy Vase'	Burgundy Vase Zelkova
	AF	Acer floridanum	Southern Sugar Maple
	LT	Liquidambar styraciflua	Tulio Poplar
	NS	Nyssa sylvatica 'Willow'	Black Gum
	OL	Quercus lyrata	Overcup Oak
	OS	Quercus shumardi	Shumard Oak
	TD	Taxodium distichum	Bald Cypress
	TA	Tilia americana	American Linden
	JE	Juniperus virginiana	Eastern Red Cedar
	MS	Magnolia virginiana	Sweet Bay
	CR	Quercus alifolia 'Ruby Spice'	Ruby Spice Summerset
	IGZ	Ilex glabra	Boxwood Holly
	IV	Ilex vomitoria	Yaupon Holly
	MC	Myrica cerifera	Wax Myrtle
	AC	Aspidistra incornata 'Cinderella'	Cinderella Swamp Milkweed
	ED	Eupatoriadelphus dubius	Deaf Joe Fly Weed
	HL	Hibiscus coccineus 'Lord Baltimore'	Lord Baltimore Swamp Milkw
	JE2	Juncus effusus	Soft Rush
	LCC	Lobelia cardinalis 'Compliment Red'	Cardinal Flower

CODE REQUIRED PLANTING NOTES

STREET AND TRANSITIONAL PROTECTIVE YARDS
NONE REQUIRED, SINGLE FAMILY RESIDENTIAL COMMUNITY. (ARTICLE 6.2)

STREET TREES

Internal Road: (1) CANOPY TREE EVERY 40'

1. **STREET A:** 1755 LF 30' ROAD CUT ON SOUTH SIDE = 171 LF = 30 x 30 TREES REQUIRED ON SOUTH SIDE, 1255 LF ON NORTH SIDE = 30' ROAD CUT = 30' FINISH = 1185 LF = 30 x 30 TREES REQUIRED ON NORTH SIDE.

2. **STREET B:** 813 LF = 20.3 (20) TREES REQUIRED ON EACH SIDE.

3. **STREET C:** 684 LF = 17.1 (17) TREES REQUIRED ON EACH SIDE.

4. **STREET D:** 969 LF = 24.2 (24) TREES REQUIRED ON EAST SIDE, 969 LF FOR ROAD INTERSECTIONS = 872 LF = 21.8 (21) TREES REQUIRED ON WEST SIDE.

5. **Off-site Road:** (1) CANOPY TREE EVERY 40'

6. **WHITFIELD ROAD/ISS 2645:** NCDOT defined street trees 30' high x 4" dbh (over 1000) (1) CANOPY TREE/HRF 136.6 LF OF ROAD = 30' DRIVEWAY = 132.5 LF 33 TREES REQUIRED; 33 PROVIDED ON PRIVATE PROPERTY WITHIN 15' OF ROW.

STORMWATER POND

SHELTER PLANTED WITH APPROPRIATE PERENNIALS AND SHRUBS.
EVERGREEN SCREENING
There are 136 woody shrubs and trees around the pond. Of those, 148 are overgreen = 72% evergreen.
Breakdown of evergreen plants at pond:
Juniper - 23
magnolia - 19
Ilex glabra - 33
Ilex vomitoria - 3
myrica cerifera - 40
total = 148

PARKING

LOWER LOT: 12 spaces, 1 tree required, 3000 sq-ft at least 1 tree per 2,000 sq-ft = 1.8 trees (1) required, trees at internal terminal islands: 4 PROVIDED.

UPPER LOT: 11 spaces, 2 trees required, 3000 sq-ft at least 1 tree per 2,000 sq-ft = 1.8 trees (1) required, trees at internal terminal islands: 4 PROVIDED.

TCA (SEE BASAL AREA CALCULATIONS AND REPORT BY OTHERS)

*SEE SHEET L-100P DTL 5 FOR PLANTING NOTES

Email from NCDOT regarding street trees:
April 16, 2021
Jennifer,

After reviewing the site plans located at the corner of Rock Quarry Road and Whitfield Road, it was determined that NCDOT will not allow trees or shrubs to be planted in the planting strip between the curb and sidewalk.

Please let me know if you have further questions.

Best regards,
Corey Sudderth
Roadside Environmental Engineer
Division Five Roadside Environmental Unit
North Carolina Department of Transportation

919 816 9290 office
csudderth@ncdot.gov
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