



Administrative Approval Action

Case File / Name: SUB-0029-2023
DSLC - ROCK QUARRY ROAD SOUTH

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

LOCATION: This 37.8 acre tract zoned CX-5 CU and RX-3 CU is located on the northeast corner of the intersection of Rock Quarry and Whitfield Roads at 4535 Whitfield Road. The proposed development includes all of Parcel 3 and portions of Parcel 1 and Parcel 2 as shown in BM 2023 page 1094. A recombination of those parcels to create the proposed development area is proposed.

REQUEST: This is a conventional townhome subdivision consisting of 256 townhome lots and 12 HOA/Community lots (#500-511) for a total of 268 lots.

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

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated November 15, 2023 by Gander Development.

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. Pending approval of COR solid waste - Please contact solid waste for review comments and if acceptability by COR solid waste. Provide confirmation, (email, note, etc) that COR Solid waste is in agreement with your proposed plan along with your next submittal. Solid waste contact - E-mail: swscodecompliance@raleighnc.gov, Phone #: 919-996-3245
2. See sheet C3.00 - For future permitting please mark or note the town home footprint detail "FOR REFERENCE ONLY".
3. Additional review of the pedestrian crossings, markings and signage plans will be fully reviewed.
4. The type of multiuse path - concrete or asphalt - will be determined at SPR review and tied to the approval and encroachment agreement.
5. The set up for stub streets to extend connectivity will be confirmed.
6. The proposed recombination establishing the townhome parent tract and two adjacent lots outside of this townhome subdivision, case RCMP-0244-2023, is to be recorded (see sheet C1.01).



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7. All required street trees must meet the design and installation requirements of Sec. 7.2.7. including street trees on site as shown along Whitfield Road. See 7.2.7, the minimum caliper for streetscape trees = 3".

Engineering

8. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.
9. 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.

Public Utilities

10. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

Stormwater

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

Urban Forestry

14. 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).
15. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

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

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required

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



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

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

General

1. Provide documentation indicating a Property Owner's Association has been established for the subject development.
2. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
3. A note shall be placed on all subdivision maps for recording which states "All common area/open area lots are to be owned and maintained by the homeowners' association."

Engineering

4. 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.
5. 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)
6. A fee-in-lieu for improvements that do not fully extend to the property line as defined during SPR is paid to the City of Raleigh (UDO 8.1.10).
7. A slope easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)



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8. 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)
9. 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.

Public Utilities

10. Site Permit Review plans (SPR) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

11. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
12. 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).
13. 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).
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. 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).
16. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

Urban Forestry

17. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 3.288 acres of tree conservation area.



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18. A public infrastructure surety for the 230 required street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

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

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

Public Utilities

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

Stormwater

2. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)

Urban Forestry

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 60 street trees along Road A, 70 street trees along Road B, 74 street trees along Road C, 26 street trees along Gibraltar Rock Dr and 38 street trees along Whitfield Rd.
4. A public infrastructure surety for the 230 required street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

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. All street lights and street signs required as part of the development approval are installed.
3. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

Stormwater

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



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5. 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: December 20, 2026
Record at least ½ of the land area approved.

5-Year Sunset Date: December 20, 2028
Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 12/20/2023
Development Services Dir/Designee
Staff Coordinator: Michael Walters

SUBMITTED ON 04.28.2023
REVISED ON 07.21.2023
REVISED ON 09.07.2023
REVISED ON 11.15.2023

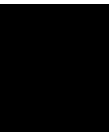
SHEET LIST	
SHEET #	SHEET NAME
C2.00	COVER SHEET
C2.01	GENERAL NOTES
C1.00	EXISTING CONDITIONS PLAN
C1.01	PRELIMINARY RECOMENDATION FLAT
C2.00	DEMOLITION PLAN
C3.00	SITE PLAN
C3.10	SUBDIVISION PLAN
C3.11	AMENITY AREA PLAN
C3.12	TCA PLAN
C3.13	TRANSPORTATION PLAN
C3.20	BIORIGADE & PAVEMENT MARKINGS PLAN
C5.00	GRADING & STORM DRAINAGE PLAN
C5.10	SCM DETAIL SHEET
C5.15	UTILITIES PLAN
06.20	FIRE PROTECTION PLAN
06.00	SITE DETAILS
L1.00	PLANTING PLAN
L2.00	PLANTING DETAILS



SWIFT
PARTNERS



24 S. DAWSON STREET
RALEIGH NC 27601
FIRM LICENSE: P-2187

[illegible]

COVER SHEET

CHECKED BY: LAP
DRAWN BY: LFP
PROJECT: ROCK QUARRY ROAD SOUTH

SHEET NO.

C0.00

ZONING CONDITIONS (Z-2-22)

CX-3-CU

1. IN ADDITION TO THOSE OTHERWISE PROHIBITED BY THE UOD, THE FOLLOWING USES ARE PROHIBITED: ADULT ESTABLISHMENT, CEMETERY, DETENTION CENTER, JAIL, PRISON, VEHICLE FUEL SALES, VEHICLE SERVICE, COLLEGE, COMMUNITY COLLEGE, UNIVERSITY, SCHOOL, PUBLIC OR PRIVATE (K-12).
THE PROPOSED USE IS TOWNHOUSE.

2. THE TOTAL NUMBER OF RESIDENTIAL UNITS SHALL NOT EXCEED 400.
THERE ARE NO RESIDENTIAL UNITS BEING PROPOSED WITHIN THIS PORTION OF THE PARCEL
- RX-3-CU

1. THE

- CONDITION FOR ENTIRE PROPERTY:

1. AT LEAST ONE (1) CONSTRUCTED

GENERAL NOTES

- [illegible]

SOLID WASTE:

1. SOLID WASTE TO BE HANDLED VIA ROLL OUT CART. CARTS ARE TO BE STORED IN GARAGES AND ROLLED OUT TO CURB ALONG PROPERTY FRONTAGE OF PUBLIC STREET. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPED) NOTES:

1. PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT UNDER THE CITY OF DENVER, COLORADO, STREET CLOSURE PERMIT REGULATIONS.
2. THE STREET, LANE, SIDEWALK, CLOSURE PERMIT BE SUBMITTED FOR ANY CLOSURE ON CITY STREETS AND ALL NEIGHBOR STREETS WITHIN RAILBORO'S JURISDICTION.
3. A PERMIT REQUEST WITHIN A TYPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGHOUT THE CITY OF COLORADO AND MUST BE APPROVED BY THE CITY OF COLORADO.
4. PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF COLORADO AND THE CITY OF DENVER TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN AND ENSURE ALL PERMITS ARE ISSUED.
5. ALL TYPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS INCLUDING BUT NOT LIMITED TO:
 - 5.1. MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD)
 - 5.2. FEDERAL AASHTO ROAD DESIGN AND STANDARD SPECIFICATIONS
 - 5.3. AMERICAN SAFETY COUNCIL ACTA REQUIREMENTS
 - 5.4. FEDERAL SAFETY DESIGN REQUIREMENTS
6. ALL PUBLIC DEDICATED AREAS MUST BE ACCESSIBLE TO PEDESTRIANS WHOSE VEHICLES, BICYCLES AND OTHERS ARE CONCERNED. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION MUST BE RECORDED AND MAINTAINED THROUGHOUT THE PROJECT.
7. ALL ACCESSIBILITY GUIDELINES PROVIDED, THE TWO ASISTORS FOR ACCESSIBLE DESIGN AND THE MANUAL OF UNIFORM TRAFFIC CONTROL (MUTCD) SHALL BE FOLLOWED.
8. PERMITS MUST BE AVAILABLE AND VISIBLE ON BOARDING THE OPERATION.

VICINITY MAP

SCALE 1" = 400'

SITE DATA

PROJECT NAME:	ROCK QUARRY ROAD, RAILVIEW
SITE ADDRESS:	4535 WHITFIELD RD, SOUTH GLD 27910
COUNTY:	WAKE
PARCEL, PIN #:	173179455
LOT NUMBER:	NELN LOT 2
PARCEL OWNER:	CARLISLE ROTH LLC
TOTAL SITE GROSS ACRES:	37.81 AC, 1.646,941 SF
RELY-COMMUNITY DEVELOPMENT	37.81 AC, 1.646,941 SF
	TOTAL, REBUILT AREA: 7.84 AC / 332,807 SF
	WHITFIELD ROAD, 0.15 AC, 6,649 SF
	PROPOSED PUBLIC UTILITY TIE-INS TO FORMAL: 7.49 AC / 326,451 SF
	30.37 AC / 1,314,003 SF
	CHUCKLE ALONG ROAD, 0.94 AC / 40,714 AC
	CHUCKLE & RIVACU
	VACANT
	TOWNHOUSE
	NONE
	NEUSE
	ATTACHED TOWNHOUSE
	90'
	TRIED
	208' (ALL 3 BEDROOM)
	11
	35.85 AC / 1,531,170 SF
	0 AC / 0 SF
	146.82 AC / 637,209 SF
	3,037 AC / 131,403 SF
	3,381 AC / 147,275 (15.84N)
	3,257 AC / 131,403 SF
	3,268 AC / 139,259 SF

PARKING DATA

REQUIRED PARKING - MULTIFAMILY LIVING (BEDROOM)	NO MAXIMUM
REQUIRED PARKING - MULTIFAMILY LIVING (BEDROOM)	52 SPACES
PROPOSED PARKING - JENNIFER AREA	37 SPACES
TOTAL PARKING	549 SPACES
REQUIRED BICYCLE PARKING	16 SPACES (20' BY 20' LOTS, 4 MINIMUM)
PROPOSED BICYCLE PARKING	14
BUILDING NETWORKS	ATTACHED TOWNHOUSE
FROM PRIMARY STREET	10'
FROM SIDE STREET (N/A)	10'
FROM REAR (OT LINE (N/A)	20'
PARKING NETWORKS	ATTACHED TOWNHOUSE
FROM PRIMARY STREET	20'
FROM SIDE STREET (N/A)	10'
FROM SIDE OT LINE (N/A)	0'
FROM REAR (N/A OT LINE (N/A)	0'
FROM ALLEY, GARAGE ONLY (N/A)	4'

TRIP GENERATION ESTIMATE

LAND USE (ITE CODE)	INTENSITY	DAILY TRAFFIC (VPD)	AM		PM	
			ENTER (VPD)	EXIT (VPD)	ENTER (VPD)	EXIT (VPD)
MULTIFAMILY HOUSING LOW DENSITY (200)	256 UNITS	1661	28	93	93	



SWIFT PARTNERS PLLC
414 FAYETTEVILLE ST
RALEIGH, NC 27601

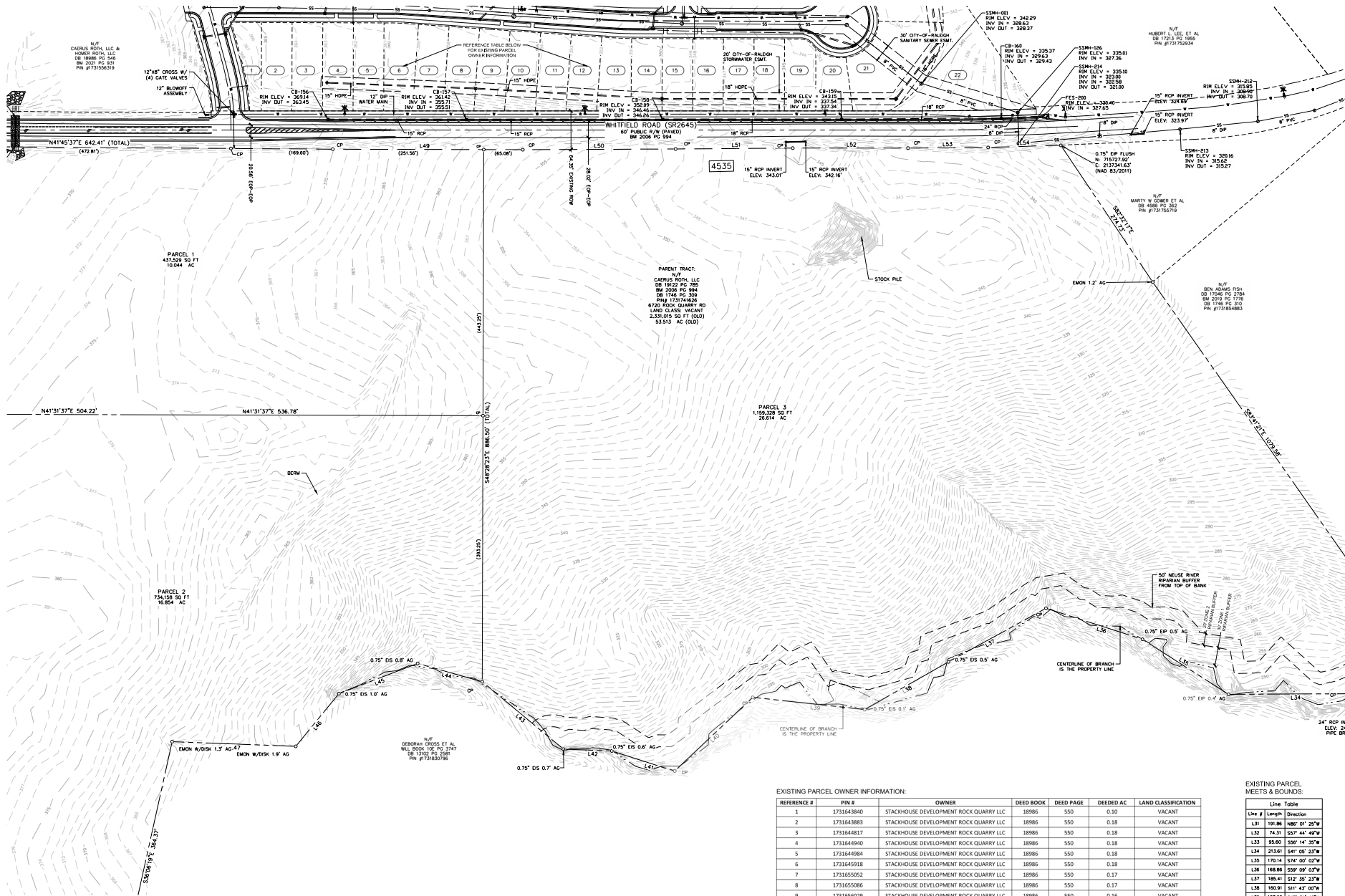
LUKE PERKINS
828-735-1962
LUKE.PERKINS@SWIFT-PARTNERS.COM

DATE: _____
CHECKED: _____
DRAWN: _____
PROJECT: _____
NO. _____

DATE: 11-15-2023
CHECKED BY: LAF
DRAWN BY: LFP
PROJECT: ROCK QUARRY ROAD SOUTH
PROJECT #: C202507

SHEET TITLE:
GENERAL NOTES

SHEET NO.
C0.01



NOTES:

- SEE SHEET C1.00 FOR GENERAL AND EXISTING CONDITIONS NOTES.
- CONTRACTOR TO FIELD VERIFY ALL UTILITY LOCATIONS AND DEPT.

EXISTING PARCEL OWNER INFORMATION:

REFERENCE #	PIN #	OWNER	DEED BOOK	DEED PAGE	DEEDED AC	LAND CLASSIFICATION
1	1731643840	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	18986	550	0.10	VACANT
2	1731643883	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	18986	550	0.18	VACANT
3	1731644817	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	18986	550	0.18	VACANT
4	1731644940	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	18986	550	0.18	VACANT
5	1731644984	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	18986	550	0.18	VACANT
6	1731645918	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	18986	550	0.18	VACANT
7	1731650502	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	18986	550	0.17	VACANT
8	1731650586	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	18986	550	0.17	VACANT
9	1731654029	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	18986	550	0.16	VACANT
10	1731656153	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	18986	550	0.16	VACANT
11	1731656197	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	18986	550	0.16	VACANT
12	1731657220	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	18986	550	0.15	VACANT
13	TBD	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	TBD	TBD	0.15	VACANT
14	TBD	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	TBD	TBD	0.14	VACANT
15	TBD	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	TBD	TBD	0.14	VACANT
16	TBD	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	TBD	TBD	0.14	VACANT
17	TBD	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	TBD	TBD	0.14	VACANT
18	TBD	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	TBD	TBD	0.14	VACANT
19	TBD	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	TBD	TBD	0.14	VACANT
20	TBD	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	TBD	TBD	0.12	VACANT
21	TBD	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	TBD	TBD	0.21	VACANT
22	TBD	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	TBD	TBD	1.48	VACANT

EXISTING PARCEL MEETS & BOUNDS.

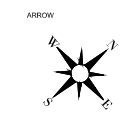
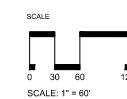
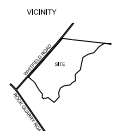
Line #	Length	Direction
L31	191.06	N86° 07' 25" W
L32	74.31	S57° 44' 49" W
L33	95.60	S58° 14' 35" W
L34	215.61	S47° 05' 27" W
L35	170.14	S74° 00' 02" W
L36	168.86	S59° 09' 03" W
L37	185.41	S12° 35' 23" W
L38	160.91	S11° 43' 07" W
L39	187.68	S47° 34' 47" W
L40	176.73	S05° 36' 37" W
L41	109.80	S59° 11' 07" W
L42	80.65	S43° 30' 47" W
L43	175.71	S81° 04' 03" W
L44	114.82	S57° 12' 57" W
L45	140.51	S22° 24' 14" W
L46	113.53	S09° 20' 07" W
L47	206.07	S43° 35' 20" W
L48	58.38	N03° 07' 22" E
L49	354.64	N47° 31' 37" E
L50	254.05	N47° 04' 03" E
L51	195.20	N40° 57' 04" E
L52	192.05	N47° 21' 28" E
L53	133.49	N40° 55' 16" E
L54	120.95	N39° 32' 14" E

SWIFT PARTNERS



424 S. DAWSON STREET
RALEIGH NC 27601
FIRM LICENSE: P-2187

No.	Date	Description
1	11/13/2023	DATE OF PRELIMINARY PLAN
2	11/13/2023	DATE OF PRELIMINARY PLAN
3	11/13/2023	DATE OF PRELIMINARY PLAN
4	11/13/2023	DATE OF PRELIMINARY PLAN
5	11/13/2023	DATE OF PRELIMINARY PLAN
6	11/13/2023	DATE OF PRELIMINARY PLAN
7	11/13/2023	DATE OF PRELIMINARY PLAN
8	11/13/2023	DATE OF PRELIMINARY PLAN
9	11/13/2023	DATE OF PRELIMINARY PLAN
10	11/13/2023	DATE OF PRELIMINARY PLAN
11	11/13/2023	DATE OF PRELIMINARY PLAN
12	11/13/2023	DATE OF PRELIMINARY PLAN
13	11/13/2023	DATE OF PRELIMINARY PLAN
14	11/13/2023	DATE OF PRELIMINARY PLAN
15	11/13/2023	DATE OF PRELIMINARY PLAN
16	11/13/2023	DATE OF PRELIMINARY PLAN
17	11/13/2023	DATE OF PRELIMINARY PLAN
18	11/13/2023	DATE OF PRELIMINARY PLAN
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24	11/13/2023	DATE OF PRELIMINARY PLAN
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26	11/13/2023	DATE OF PRELIMINARY PLAN
27	11/13/2023	DATE OF PRELIMINARY PLAN
28	11/13/2023	DATE OF PRELIMINARY PLAN
29	11/13/2023	DATE OF PRELIMINARY PLAN
30	11/13/2023	DATE OF PRELIMINARY PLAN
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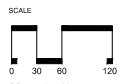


EXISTING CONDITIONS PLAN
C1.00

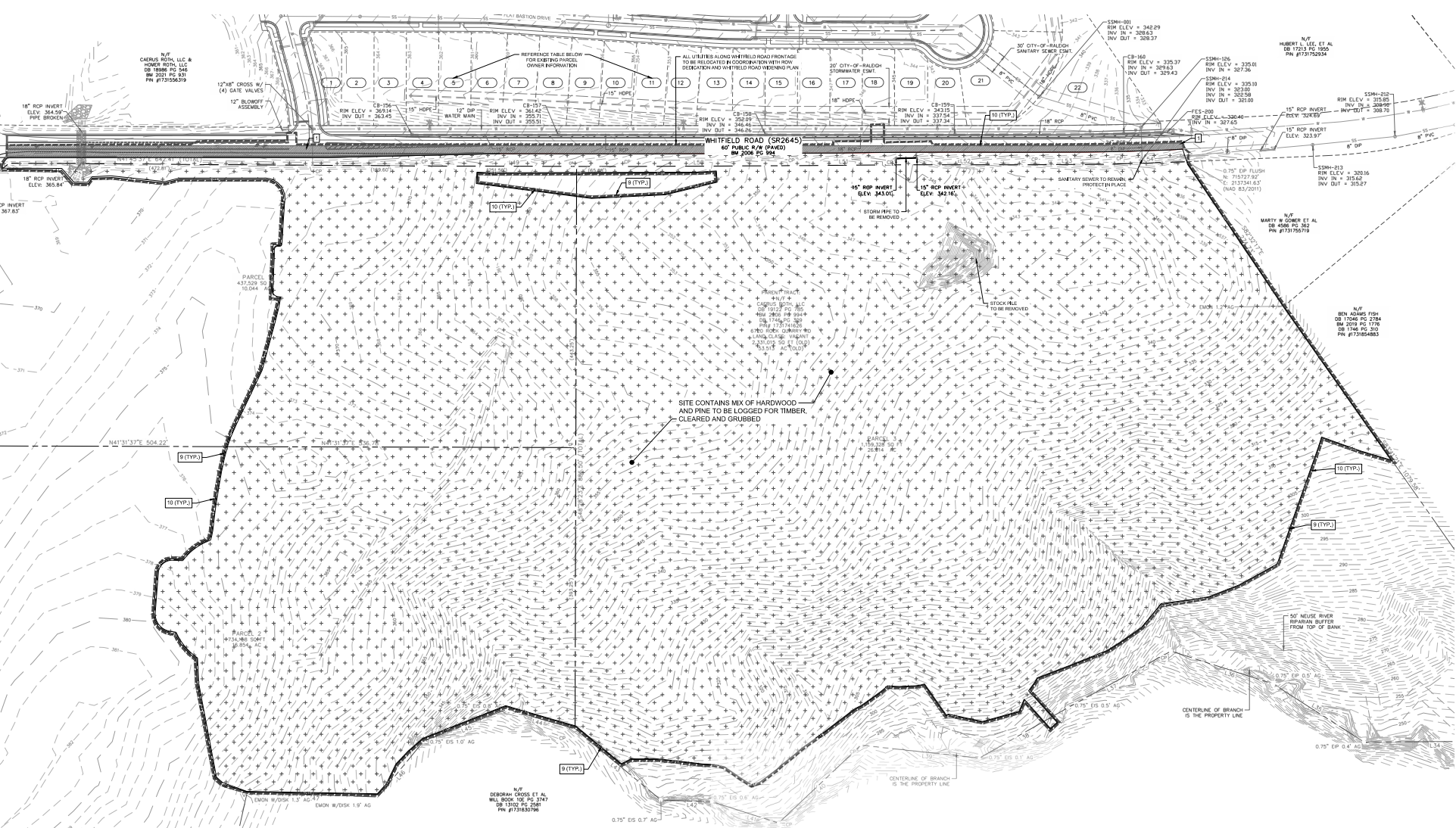


No.	Date	Description
1	04/04/2020	PRELIMINARY DEMOLITION PLAN
2	04/04/2020	FOR REVIEW AND COMMENT
3	04/04/2020	FOR REVIEW AND COMMENT
4	04/04/2020	FOR REVIEW AND COMMENT

VICINITY



ARROW



EXISTING PARCEL OWNER INFORMATION:

REFERENCE #	PIN #	OWNER	DEED BOOK	DEED PAGE	DEEDED AC	LAND CLASSIFICATION
1	1731643840	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	18986	550	0.10	VACANT
2	1731643883	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	18986	550	0.18	VACANT
3	1731644817	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	18986	550	0.18	VACANT
4	1731644940	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	18986	550	0.18	VACANT
5	1731644984	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	18986	550	0.18	VACANT
6	1731645918	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	18986	550	0.18	VACANT
7	1731650502	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	18986	550	0.17	VACANT
8	1731650806	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	18986	550	0.17	VACANT
9	1731656029	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	18986	550	0.16	VACANT
10	1731656153	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	18986	550	0.16	VACANT
11	1731656197	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	18986	550	0.16	VACANT
12	1731657220	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	18986	550	0.15	VACANT
13	TBD	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	TBD	TBD	0.15	VACANT
14	TBD	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	TBD	TBD	0.14	VACANT
15	TBD	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	TBD	TBD	0.14	VACANT
16	TBD	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	TBD	TBD	0.14	VACANT
17	TBD	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	TBD	TBD	0.14	VACANT
18	TBD	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	TBD	TBD	0.14	VACANT
19	TBD	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	TBD	TBD	0.14	VACANT
20	TBD	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	TBD	TBD	0.12	VACANT
21	TBD	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	TBD	TBD	0.21	VACANT
22	TBD	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	TBD	TBD	1.48	VACANT

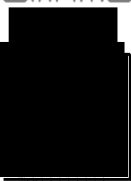
EXISTING PARCEL MEETS & BOUNDS:

Line #	Length	Direction
L31	191.86	N88° 01' 25" W
L32	74.31	S57° 44' 49" W
L33	95.60	S58° 14' 20" W
L34	21.50	S47° 55' 27" W
L35	170.14	S74° 00' 03" W
L36	168.86	S59° 00' 03" W
L37	185.41	S12° 35' 23" W
L38	160.91	S11° 47' 07" W
L39	187.68	S47° 34' 40" W
L40	176.73	S07° 30' 37" W
L41	109.80	S59° 11' 07" W
L42	80.65	S43° 30' 47" W
L43	175.71	S81° 04' 03" W
L44	111.82	S57° 12' 07" W
L45	140.51	S22° 24' 14" W
L46	113.53	S09° 20' 07" W
L47	206.07	S43° 35' 20" W
L48	58.38	N02° 07' 22" E
L49	316.64	N40° 31' 37" E
L50	254.05	N40° 04' 03" E
L51	195.20	N40° 57' 04" E
L52	192.05	N41° 21' 38" E
L53	133.49	N40° 55' 16" E

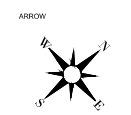
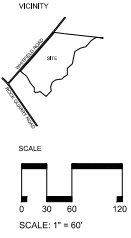
- NOTES:
1. SITE SHEET C2.10 FOR GENERAL AND DEMOLITION NOTES.
 2. CONTRACTOR TO FIELD VERIFY ALL UTILITY LOCATION AND DEPT.
 3. THERE ARE NO EXISTING TREES IN THE RIGHT-OF-WAY.

DEMOLITION LEGEND:

KEY	SYMBOL	DESCRIPTION
1	[Pattern]	MILL & OVERLAY ASPHALT
2	[Pattern]	REMOVE GRAVEL
3	[Pattern]	REMOVE CONCRETE
4	[Pattern]	REMOVE RIPRAP
5	[Pattern]	CLEARING AND GRUBBING
6	[Pattern]	REMOVE WATER LINE
7	[Pattern]	REMOVE SANITARY SEWER LINE
8	[Pattern]	REMOVE STORM DRAINAGE
9	[Pattern]	TREE PROTECTION FENCE
10	[Pattern]	LIMITS OF DISTURBANCE
11	[Pattern]	COORDINATE LIGHT POLE REMOVAL
12	[Pattern]	REMOVE TREE
13	[Pattern]	REMOVE TREELINE
14	[Pattern]	REMOVE CURB & GUTTER
15	[Pattern]	REMOVE SIGN

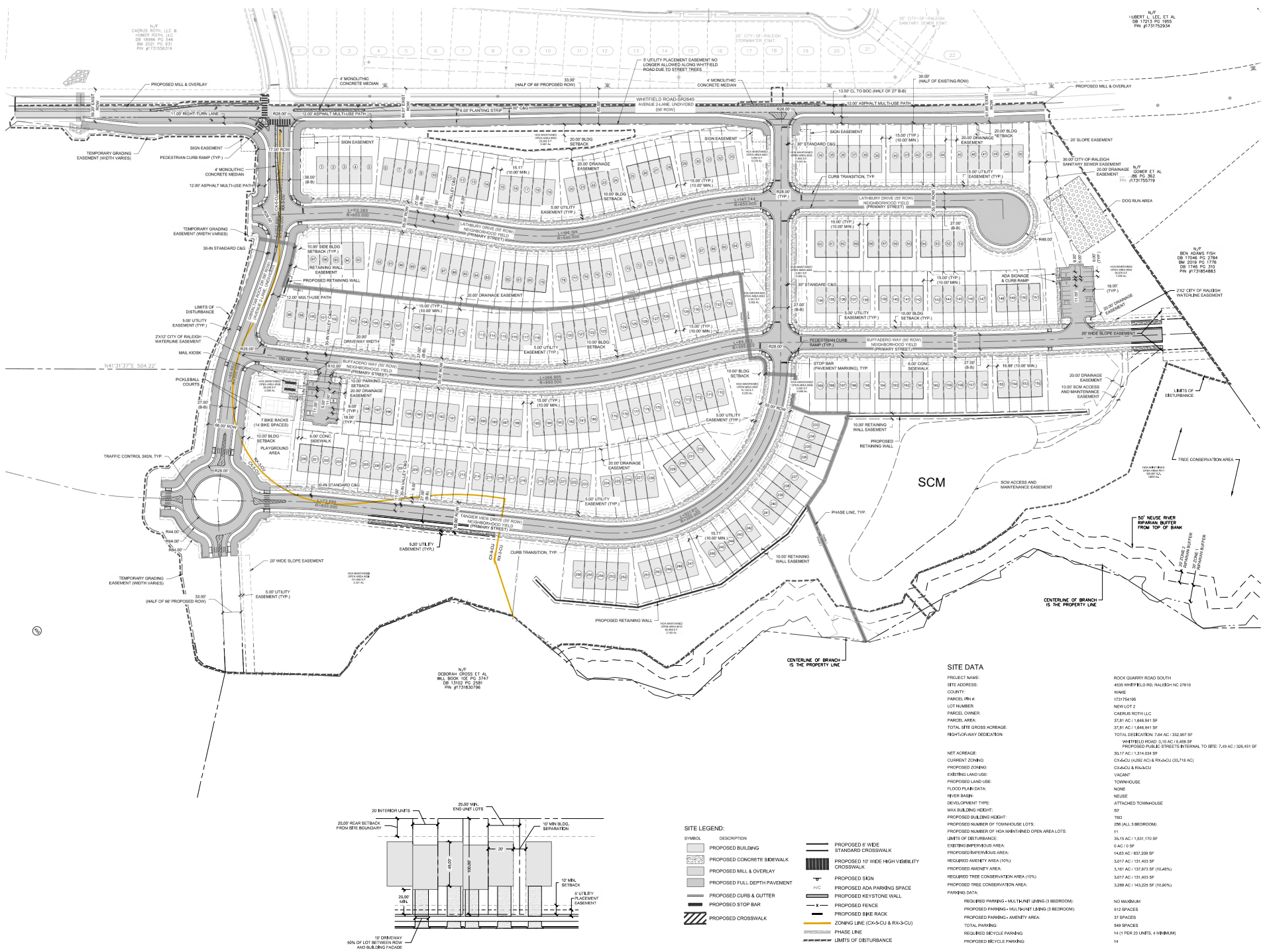


No.	Description
1	PROPOSED SIDEWALK
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100	PROPOSED SIDEWALK



DATE: 11/13/2023
DRAWN BY: LAF
CHECKED BY: LAF
PROJECT: C3.00

SHEET TITLE
SITE PLAN
SHEET NO.
C3.00

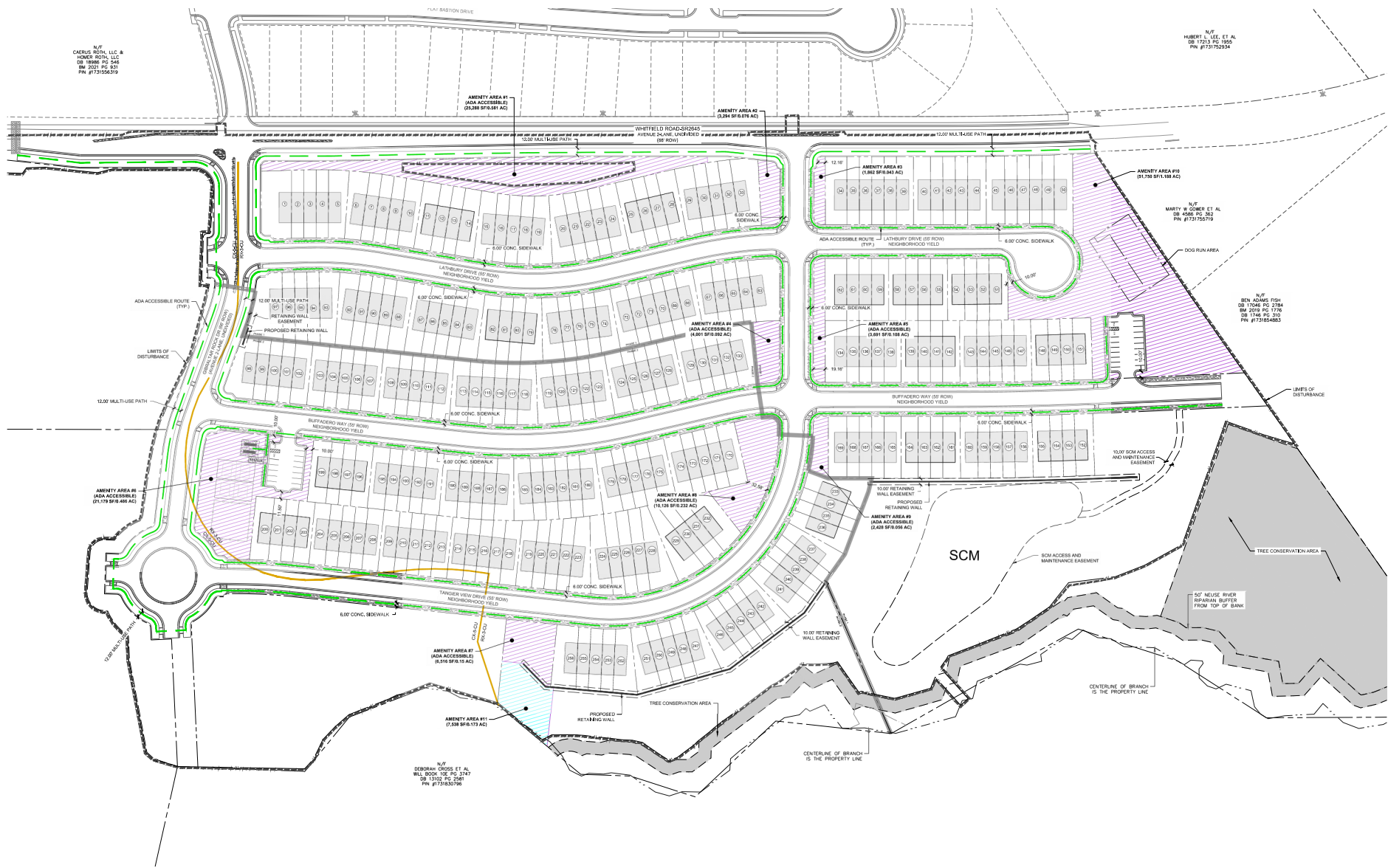


SITE LEGEND:

SYMBOL	DESCRIPTION
[Solid Grey]	PROPOSED BUILDING
[Dashed Grey]	PROPOSED CONCRETE SIDEWALK
[Stippled Grey]	PROPOSED MILL & OVERLAY
[Diagonal Lines]	PROPOSED FULL DEPTH PAVEMENT
[Thick Solid Line]	PROPOSED CURB & GUTTER
[Thin Solid Line]	PROPOSED STOP BAR
[Cross-hatched Grey]	PROPOSED CROSSWALK
[Thin Solid Line]	PROPOSED 1' WIDE STANDARD CROSSWALK
[Thick Solid Line]	PROPOSED 1' WIDE HIGH VISIBILITY CROSSWALK
[Thin Solid Line]	PROPOSED SLOPE
[Thin Solid Line]	PROPOSED ADA PARKING SPACE
[Thin Solid Line]	PROPOSED RETAINING WALL
[Thin Solid Line]	PROPOSED FENCE
[Thin Solid Line]	PROPOSED BIKE RACK
[Thin Solid Line]	ZONING LINE (C3-S-CU & R3-S-CU)
[Thin Solid Line]	PHASE LINE
[Thin Solid Line]	LIMITS OF DISTURBANCE

SITE DATA

PROJECT NAME:	ROCK QUARRY ROAD SOUTH
PROJECT ADDRESS:	4038 WHITFIELD RD. RALEIGH NC 27610
COUNTY:	WAKE
PARCEL ID#:	1731784195
LOT NUMBER:	NEW LOT 2
PARCEL OWNER:	GABRIEL ROTH LLC
PARCEL AREA:	37.81 AC / 1,648,941 SF
TOTAL SITE CROSS-ACREAGE:	37.81 AC / 1,648,941 SF
TOTAL DEED CROSS-ACREAGE:	37.81 AC / 1,648,941 SF
RIGHT-OF-WAY DEDICATION:	37.81 AC / 1,648,941 SF
NET ACREAGE:	37.81 AC / 1,648,941 SF
CURRENT ZONING:	C3-S-CU (SINGLE-FAMILY RESIDENTIAL)
PROPOSED ZONING:	C3-S-CU (SINGLE-FAMILY RESIDENTIAL)
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWNHOUSE
FLOOD PLAIN DATA:	NONE
REVER BASIN:	NONE
DEVELOPMENT TYPE:	ATTACHED TOWNHOUSE
MAX BUILDING HEIGHT:	10' (ALL 3 BEDROOM)
PROPOSED BUILDING HEIGHT:	10' (ALL 3 BEDROOM)
PROPOSED NUMBER OF HOA UNBUILT OPEN AREA LOTS:	11
LIMITS OF DISTURBANCE:	35.11 AC / 1,514,034 SF
EXISTING IMPERVIOUS AREA:	5,421 SQ. FT.
PROPOSED IMPERVIOUS AREA:	14,515 AC / 631,229 SF
REQUIRED AMENITY AREA (10%):	3,611 AC / 157,403 SF
PROPOSED AMENITY AREA:	3,181 AC / 137,873 SF (10.48%)
REQUIRED TREE CONSERVATION AREA (10%):	3,611 AC / 157,403 SF
PROPOSED TREE CONSERVATION AREA:	3,389 AC / 147,222 SF (10.26%)
PARKING DATA:	
REQUIRED PARKING - MULTIFAMILY (3 BEDROOM):	NO MAXIMUM
PROPOSED PARKING - MULTIFAMILY (3 BEDROOM):	512 SPACES
PROPOSED PARKING - AMENITY AREA:	37 SPACES
TOTAL PARKING:	549 SPACES
REQUIRED BIKE PARKING:	14 (1 PER 20 UNITS, 4 MINIMUM)
PROPOSED BIKE PARKING:	14



N/F
CHENUS ROTH, LLC &
HOMER ROTH, LLC
DB 1806P PG 246
BM 2021 PG 501
PN #1731556319

N/F
HUBERT L. LEE, ET AL
DB 1723 PG 160
PN #1731752554

N/F
MARTY W. COWEN ET AL
DB 1406 PG 362
PN #1731755719

N/F
BEN ADAMS FISH
DB 17046 PG 2794
BM 2019 PG 1719
DB 1746 PG 310
PN #1731614663

N/F
DEBORAH CHODS, ET AL
WILLIAM ROTH, LLC &
DB 13103 PG 2481
PN #1731635196

AMENITY AREA CALCULATIONS		
AMENITY AREA	AREA (SF)	PERCENTAGE (%)
SITE AREA (GROSS)	1,646,941	
SITE AREA (NET)	1,314,634	
TOTAL AMENITY AREA REQUIRED	131,403	10.00%
ADA ACCESSIBLE AMENITY AREA PROVIDED		
AREA A1	23,380	
AREA A2	3,234	
AREA A3	1,662	
AREA A4	4,097	
AREA A5	3,691	
AREA A6	21,179	
AREA A7	4,516	
AREA A8	10,126	
AREA A9	2,428	
AREA A10	51,760	
AMENITY AREA PROVIDED		
AREA A11	7,038	
TOTAL AMENITY AREA PROVIDED	137,873	10.49%

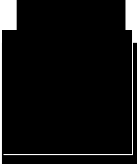
AMENITY AREA LEGEND:

- LIMITS OF DISTURBANCE
- ZONING LINE (CA-6-CU & RA-2-CU)
- TREE PROTECTION FENCE
- TP
- ADA ACCESSIBLE ROUTE
- ADA ACCESSIBLE AMENITY AREA
- AMENITY AREA

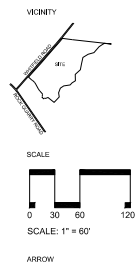
AMENITY AREA NOTES:

1. AMENITY AREAS MEET THE REQUIRED 10% OF THE TOTAL AREA.
2. AT LEAST 50% OF THE AMENITY AREA SPACE IS ADA ACCESSIBLE.

SWIFT
PARTNERS



No.	Date	Description
1	10/1/2020	1.00 PRELIMINARY
2	10/1/2020	2.00 PRELIMINARY
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97	10/1/2020	97.00 PRELIMINARY
98	10/1/2020	98.00 PRELIMINARY
99	10/1/2020	99.00 PRELIMINARY
100	10/1/2020	100.00 PRELIMINARY



DATE: 11/10/2020
DRAWN BY: LAF
CHECKED BY: JAC
PROJECT: C3.11
SHEET TITLE:
AMENITY AREA PLAN

SHEET NO.
C3.11



TREE CONSERVATION AREA CALCULATIONS		
AMENITY AREA	AREA (SF)	PERCENTAGE (%)
SITE AREA (GROSS)	1,646,941	
SITE AREA (NET)	1,314,034	
TREE CONSERVATION AREA REQUIRED	131,403	10.0%
TREE CONSERVATION AREA PROVIDED		
PRIMARY	34,935	
SECONDARY	106,590	
TOTAL TREE CONSERVATION AREA PROVIDED	141,525	10.8%

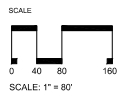
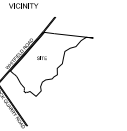
TREE CONSERVATION AREA LEGEND:	
SYMBOL	DESCRIPTION
	PRIMARY TREE CONSERVATION AREA
	SECONDARY TREE CONSERVATION AREA
	LIMITS OF DISTURBANCE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	TREE PROTECTION FENCE

TREE CONSERVATION AREA NOTE:
1. TREE CONSERVATION AREA MEETS THE REQUIRED 10% OF THE TOTAL AREA.

SWIFT
PARTNERS



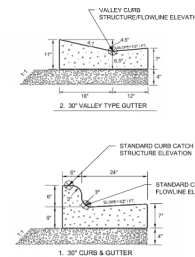
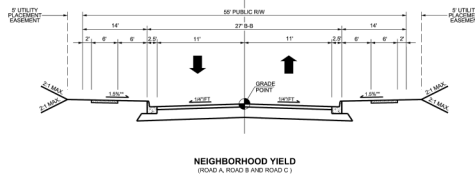
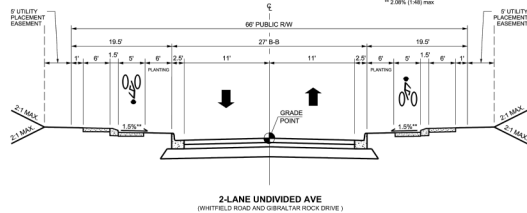
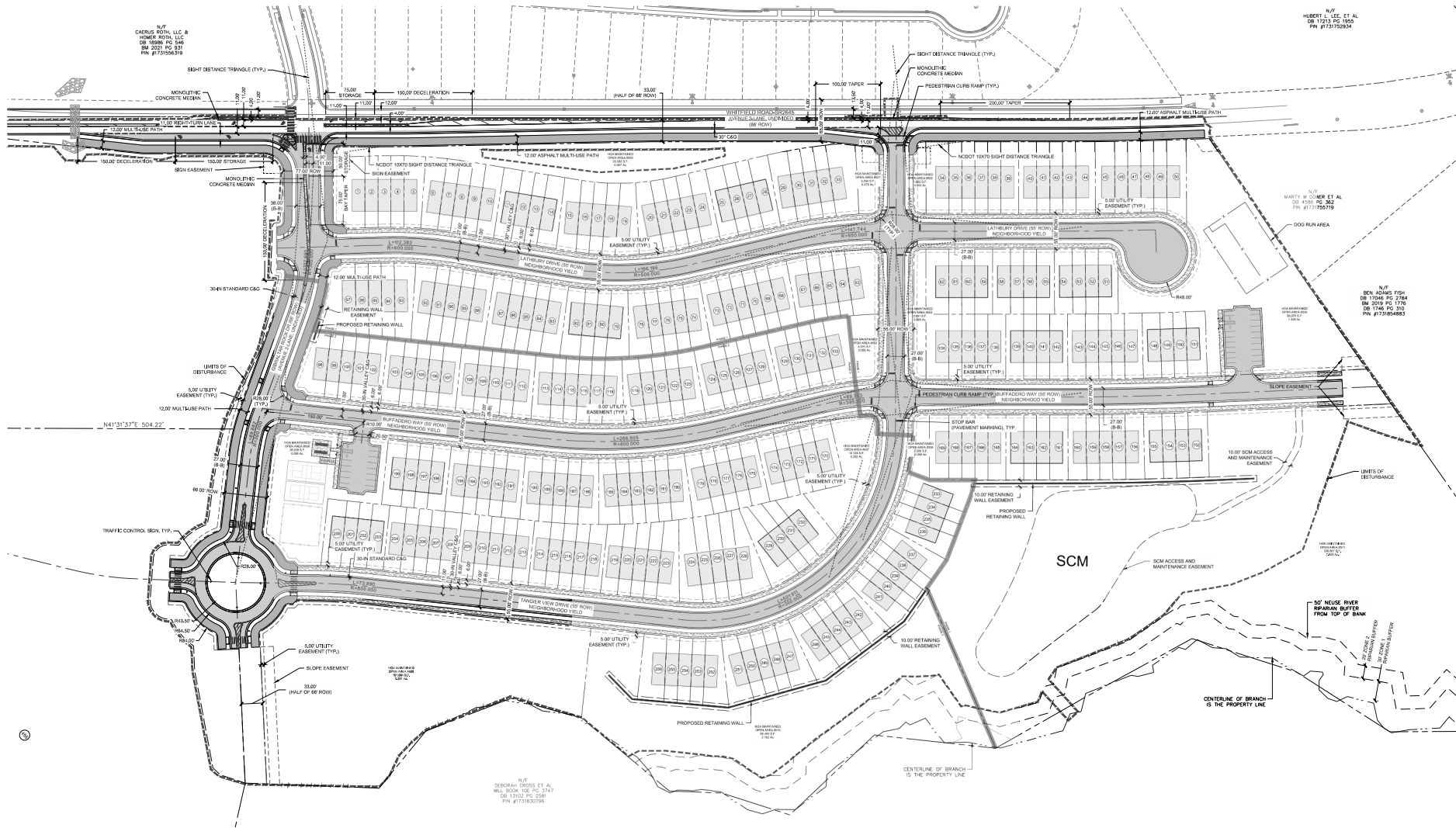
No.	Date	Description
1	11/15/2024	DATE: 11/15/2024
2	11/15/2024	DESIGNED BY: J. L. BROWN
3	11/15/2024	CHECKED BY: J. L. BROWN
4	11/15/2024	APPROVED BY: J. L. BROWN
5	11/15/2024	PROJECT: C3.12



DATE: 11/15/2024
DRAWN BY: J. L. BROWN
CHECKED BY: J. L. BROWN
APPROVED BY: J. L. BROWN
PROJECT: C3.12

SHEET NO.
TCA PLAN

C3.12



Speed limit (mph)	Minimum Intersection Sight Distance (ft)							
	2 Lane Undivided		3 Lane Undivided or 2 Lane Divided w/ 12' median		4 Lane Undivided		5 Lane Undivided or 4 Lane Divided w/ 12' median	
	LEFT TURN	RIGHT TURN	LEFT TURN	RIGHT TURN	LEFT TURN	RIGHT TURN	LEFT TURN	RIGHT TURN
20	230	250	240	260	250	270	270	290
25	280	280	300	240	320	240	340	240
30	340	290	280	290	380	290	400	290
35	390	340	420	340	440	340	470	340
40	450	390	480	390	500	390	530	390
45	500	450	530	450	570	450	600	450
50	550	480	590	480	630	480	670	480
55	610	530	650	530	690	530	730	530

SITE LEGEND:

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
[Symbol]	PROPOSED BUILDING	[Symbol]	PROPOSED 6' WIDE STANDARD CROSSWALK
[Symbol]	PROPOSED CONCRETE SIDEWALK	[Symbol]	PROPOSED 10' WIDE HIGH VISIBILITY CROSSWALK
[Symbol]	PROPOSED MILL & OVERLAY	[Symbol]	PROPOSED SIGN
[Symbol]	PROPOSED FULL DEPTH PAVEMENT	[Symbol]	PROPOSED ADA PARKING SPACE
[Symbol]	PROPOSED CURB & GUTTER	[Symbol]	PROPOSED KEYSTONE WALL
[Symbol]	PROPOSED STOP BAR	[Symbol]	PROPOSED FENCE
[Symbol]	PROPOSED CROSSWALK	[Symbol]	PROPOSED BIKE RACK
		[Symbol]	ZONING LINE (CK-A-CU & RK-3-CU)
		[Symbol]	LIMITS OF DISTURBANCE

SWIFT PARTNERS

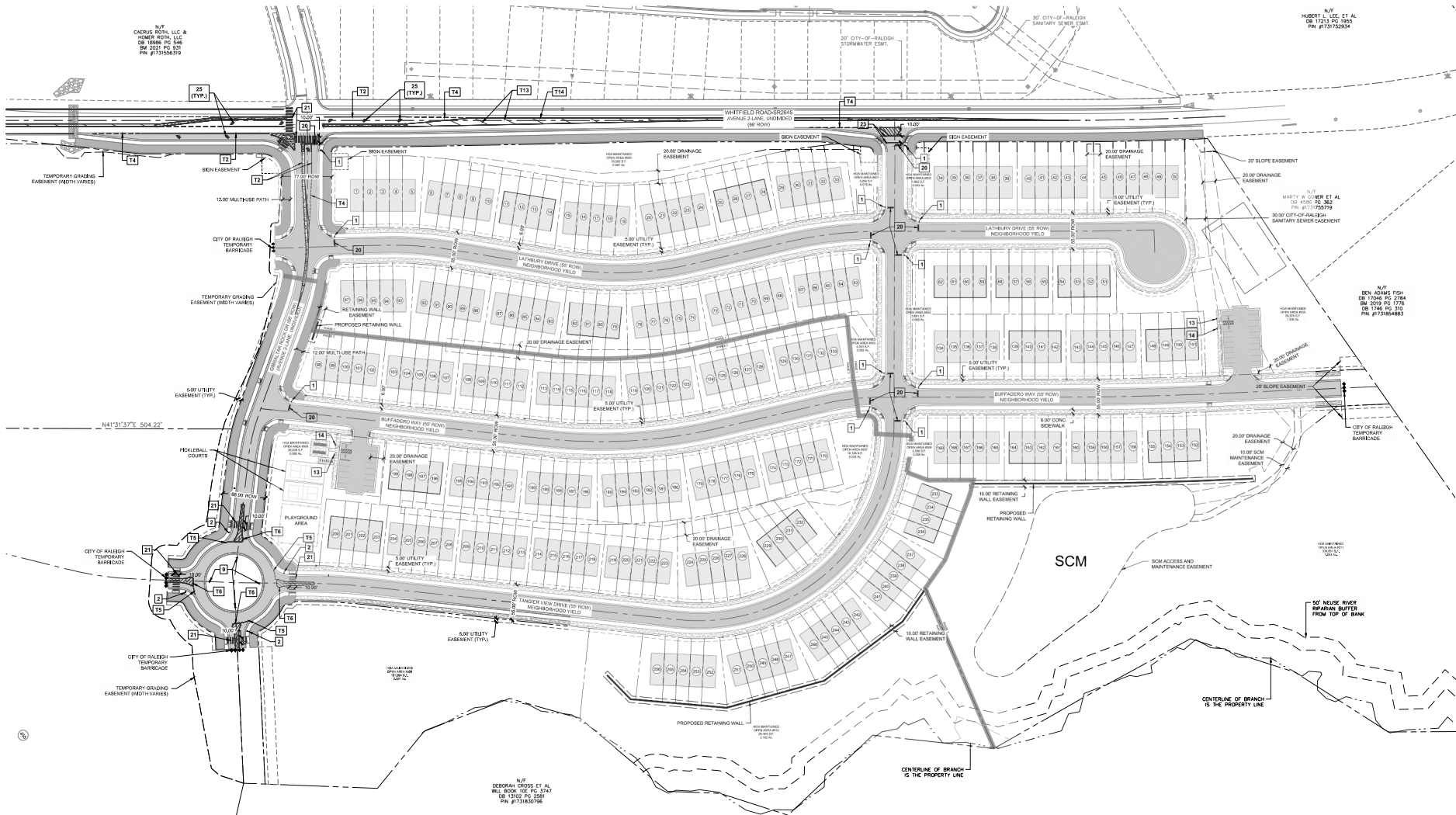
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 99 11/15/2023
 100 11/15/2023

VICINITY
 SCALE
 0 30 60 120
 SCALE: 1" = 60'
 ARROW

DATE: 11/15/2023
 DRAWN BY: LAF
 CHECKED BY: LAF
 PROJECT: C3.13

TRANSPORTATION PLAN

C3.13



NCDOT MARKINGS

11	WHITE EDGELINE (4" 90 MIL)
12	WHITE SOLID LANE LINE (4" 90 MIL)
14	3 FT. - 9 FT. SP WHITE MINI SKIP (4" 90 MIL)
15	3 FT SP WHITE MINI SKIP (8" OR 12" 90 MIL)
16	WHITE GORE LINE
113	YELLOW DOUBLE CENTER (4" 90 MIL)
114	YELLOW DIAGONAL (8" 90 MIL)
115	3 FT. - 9 FT SP YELLOW MINI SKIP (4" 90 MIL)
116	YELLOW SOLID LANE LINE (4" 90 MIL)

TRAFFIC SYMBOL & PAVEMENT MARKINGS LEGEND

20	PROPOSED STOP BAR	
21	PROPOSED 4-ASSEMBLY CROSSWALK	
22	PROPOSED CROSSWALK (8" 5' 8" 8")	
24	TRAFFIC FLOW ARROW (NCDOT 1205.08)	
26	LEFT OR RIGHT TURN LANE MARKING (NCDOT 1205.08)	
27	PROPOSED BIKELANE SHARROW	

NOTES:

- SEE SHEET C201 FOR GENERAL AND SITE NOTES.
- SEE SHEET C201 FOR BRIDGE, STRIPING AND PAVING MARKING NOTES.

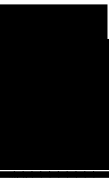
SIGNAGE LEGEND

KEY TAG	DESCRIPTION	MUTCD #	SIGN
1	STOP 36"x36"	R1-1	
2	YIELD 36"x36"x36"	R1-2	
3	YIELD HERE FOR PEDESTRIANS 36"x36"	R1-6	
4	STOP HERE FOR PEDESTRIANS 36"x36"	R1-6.0	
5	SPEED LIMIT 24"x36"	R2-1	
6	DO NOT ENTER 36"x36"	R5-1	
7	WRONG WAY 36"x24"	R2-4.8	
8	ONE WAY 36"x12"	R5-1	

SIGNAGE LEGEND

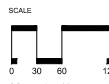
KEY TAG	DESCRIPTION	MUTCD #	SIGN
9	ROUNDABOUT CIRCULATION (2 CHEVRONS) 36"x36"	R6-4	
10	ROUNDABOUT CIRCULATION (3 CHEVRONS) 48"x36"	R6-4a	
11	ROUNDABOUT CIRCULATION (4 CHEVRONS) 60"x36"	R6-4b	
12	ROUNDABOUT CIRCULATION (PLAQUE) 36"x36"	R6-5P	
13	PARKING RESTRICTION "RESERVED FOR PERSON WITH DISABILITY" 12"x18"	R7-8	
14	PARKING RESTRICTION "RESERVED FOR PERSON WITH DISABILITY" 12"x18" VAN ACCESSIBLE 36"x36"	R7-7 R7-8P	

SWIFT
PARTNERS



No.	Date	Description
1	11/13/2025	DATE: 11/13/2025
2	11/13/2025	DRAWN BY: LAF
3	11/13/2025	CHECKED BY: J. B. BROWN
4	11/13/2025	PROJECT # C20200

VICINITY



ARROW

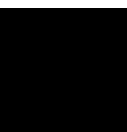


SHEET 1111
SIGNAGE & PAVEMENT
MARKINGS PLAN

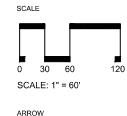
C3.20



424 S. DAWSON STREET
RALEIGH, NC 27601
FIRM LICENSE: P-2187

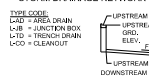


No.	Date	Description
1	04/11/21	DESIGN
2	04/11/21	REVISION
3	04/11/21	REVISION
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6	04/11/21	REVISION
7	04/11/21	REVISION
8	04/11/21	REVISION
9	04/11/21	REVISION
10	04/11/21	REVISION



GRADING LEGEND:	
SYMBOL	DESCRIPTION
	LIMITS OF DISTURBANCE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED STORM DRAINAGE
	PROPOSED JUNCTION BOX
	CITY OF RALEIGH CONVERSION STYLE CATCH BASIN 30X10X13
	STANDARD CITY OF RALEIGH CATCH BASIN
	OPEN THROAT AREA DRAIN
	STANDARD CITY OF RALEIGH DROP INLET
	RIRAP DESCRIPTION
	FLOW DIRECTION
	PROPOSED ELEVATION
	TOP/BOTTOM OF CURB
	TOP/BOTTOM OF WALL
	TOP/BOTTOM OF SLAB
	BOTTOM OF PAD
	BUILDING PAD

STORM DRAINAGE NETWORK



NOTES:

- STRUCTURES WITHIN 100' OF RIGHT-OF-WAY SHALL BE TO NCDDOT STANDARDS.
- STRUCTURES NOT WITHIN 100' OF RIGHT-OF-WAY SHALL EITHER ALL BE TO NCDDOT STANDARDS OR SHALL ALL BE TO LOCAL JURISDICTIONAL STANDARDS.
- ALL STORM PIPES TO BE CLASS B RCP UNLESS OTHERWISE NOTED.

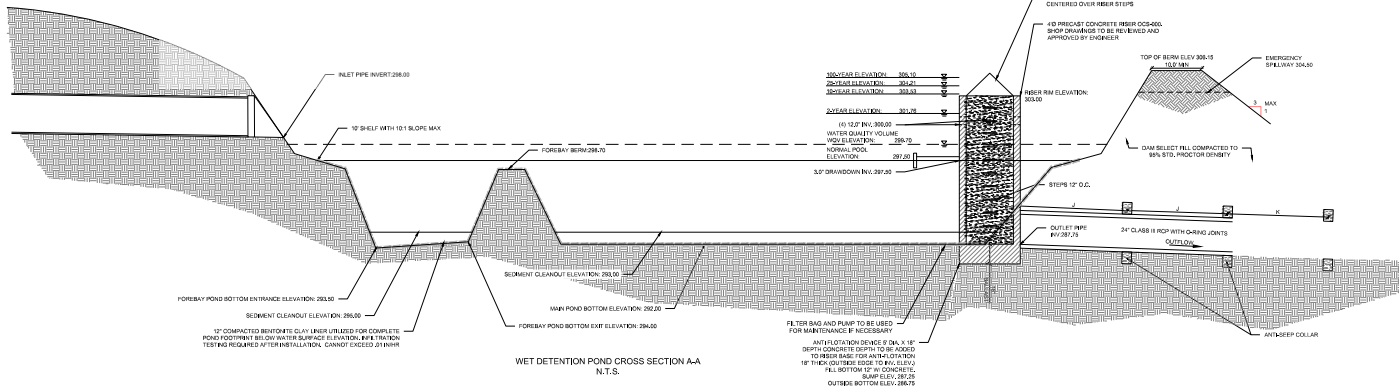
IMPERVIOUS CALCULATION

EXISTING IMPERVIOUS AREA:
PROPOSED IMPERVIOUS AREA:

9 AC @ 0.87
14.63 AC @ 0.87 208 SF

TYPE CODE:
AD = AREA DRAIN
PES = PLANNED END
SECTION
RI = RIPRAP
VI = YARD INLET
CB = CATCH BASIN
CI = CURB INLET
CD = CLEARDOT
TD = TRENCH DRAIN

DATE: 11.10.2020
DRAWN BY: LAF
CHECKED BY: JLM
PROJECT # C50020



7. PRECAST STRUCTURES SHALL CONFORM TO LATEST ASTM C413 REQUIREMENTS FOR PRECAST CONCRETE CURB AND WASTE WATER DRAIN.
8. CONCRETE FINISH FROM C05001 TO F05001 SHALL HAVE CHAIRING SLAB EXTERNAL SLOPE JOINT STOP JOINTS AT JOINTS.
9. SAVING: CONTRACTOR TO BE RESPONSIBLE FOR PROVIDING ALL THE CONNECTOR MEETING ASTM C413 (ALL DOWELS, PRODUCTS, TOLLYMON, P&I).
10. SHOP DRAWINGS MUST BE SUBMITTED AND APPROVED BY THE ENGINEER BEFORE CONSTRUCTION.
11. GEOTECHNICAL ENGINEER SHALL MONITOR DAM AND OUTLET STRUCTURE INSTALLATION, ALL FILL AREAS SHALL BE COMPACTED TO 95% OF OPTIMUM S&P, ALL FILL SHALL BE PROPERLY GRADED OTHERWISE DETRACTED BY GEOTECHNICAL ENGINEER.
12. DRAINAGE AREA MUST BE ESTABLISHED THERE IS NO SURVEYATION TO BE DONE FOR DRAINAGE CONSTRUCTION.
13. PRIOR TO FILL, CERTIFICATE OF OCCUPANCY, BURNSTON SEATED (SLIP) DRAINAGE OF WATER QUALITY LAB AND OUTLET.
14. CONTRACTOR TO BE RESPONSIBLE FOR PROVIDING FOR APPROVAL AND WET PLOT TO PASS INSPECTION.
15. PER NEED MAXIMUM INTERIOR SLOPE SHALL BE NO STEEPER THAN 3:1.

TEMPORARY DOOL
PERMANENT DOOL
6" PVC TEE FITTING
6" CAP WITH
3/4" WATER QUALITY
ORIFICE
6" THREADED PLUG
STRUCTURE
TRASH RACK
41/2" ID BORE, 30.00' FT
DRAWNDOWN INV. 287.00'
4" Ø ORIFICE
3" Ø OUTLET PIPE
DRAINEL INV. 287.75'
RESIN PIPE
PVC PIPE

WATER QUALITY ORIFICE DETAIL

SCAFF STRUCTURE
STEPS
OUTLET PIPE
PLAN
SECTION A-A

[illegible]

SYMBOL	DESCRIPTION
	LIMITS OF DEFINITION
	PROPOSED MAIN
	EXISTING MAIN
	PROPOSED SEWER
	PROPOSED JUNCTION
	PROPOSED CATCHMENT
	PROPOSED AREA
	R/W MAP OFFSET
	FLOW DIRECTION
	PROPOSED ELEVATION
	TOP/BOTTOM
	TOP/BOTTOM

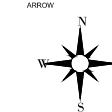
NOTES:
1. SEE SHEET C0.10 FOR GENERAL AND GRADING NOTES.

SWIFT
PARTNERS

[illegible]

0 15 30

SCALE: 1" = 30'



DATE: 11.15.2023
CHECKED BY: LAP
DRAWN BY: LAP
PROJECT: ROCK QUARRY ROAD SOUTH
PROJECT #: C202307

SHEET NO. **C5.10**

SHEET TITLE
SCM DETAIL SHEET

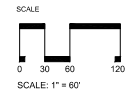


424 S. DARRISON STREET
RALEIGH NC 27601
FIRM LICENSE: P-2187



No.	Date	Description
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100	11/11/2025	DATE: 11/11/2025

VICINITY



SCALE: 1" = 60'



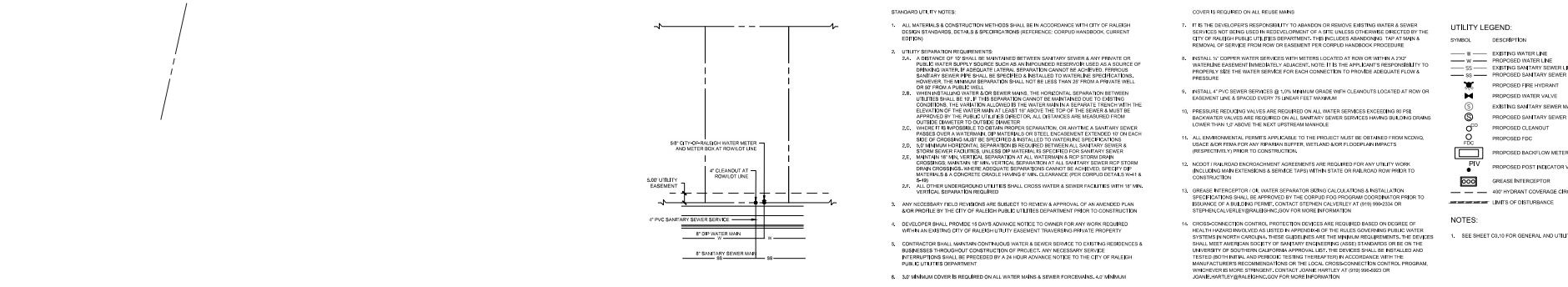
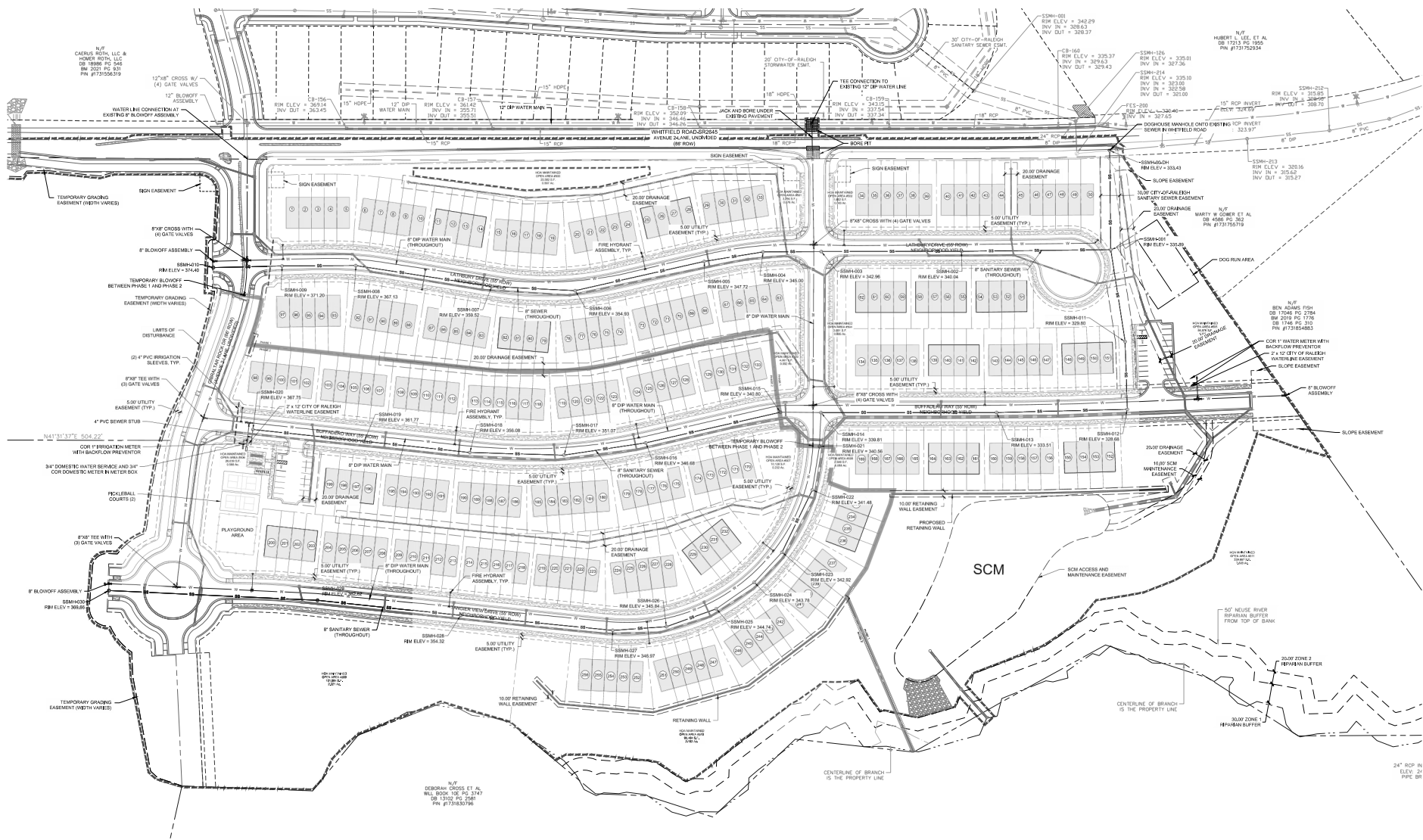
ARROW



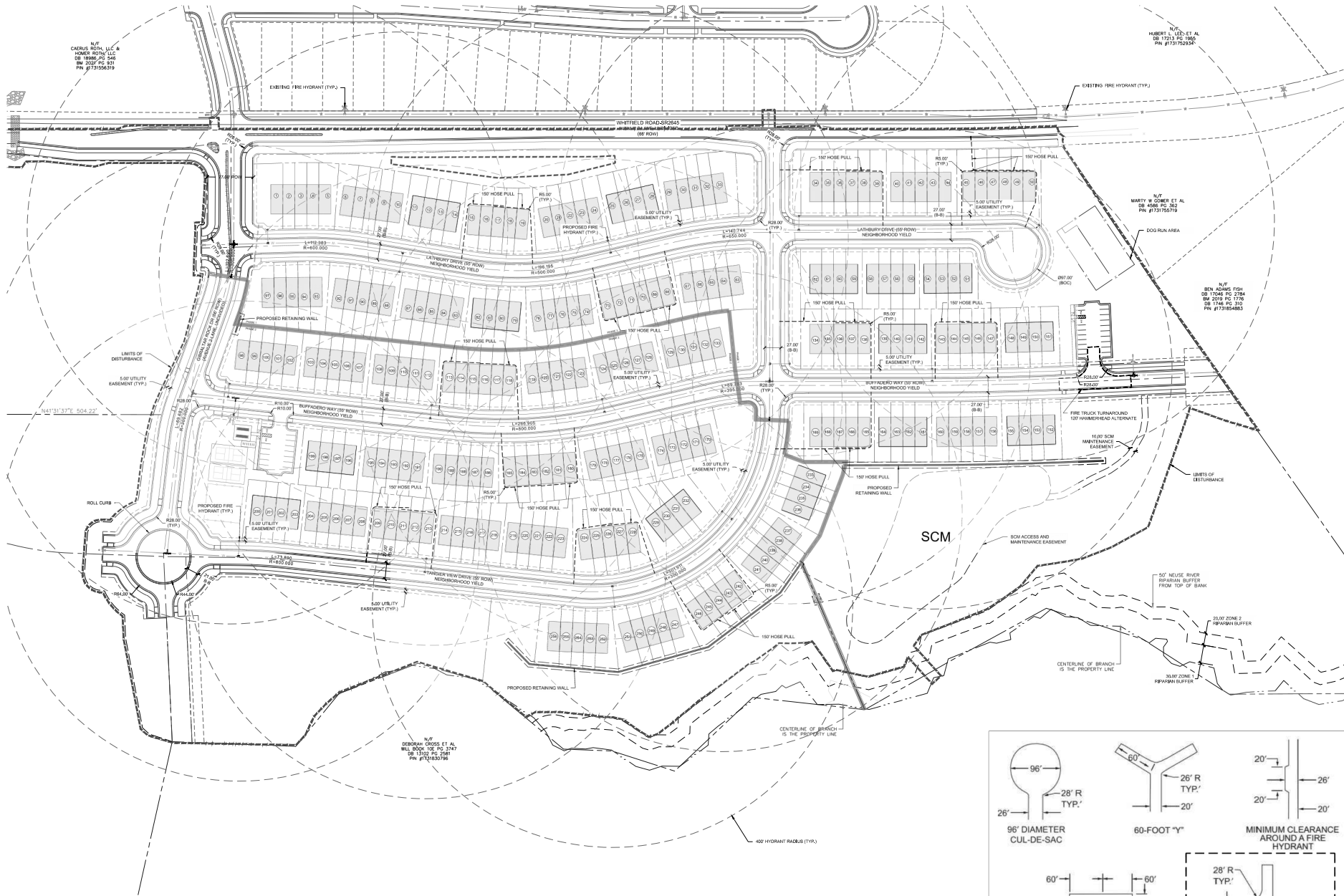
DATE: 11/11/2025
DRAWN BY: LAF
CHECKED BY: JMC
PROJECT: C6.00

SHEET NO.

C6.00



- STANDARD UTILITY NOTES:**
1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORP. HANDBOOK, CURRENT EDITION).
 2. **UTILITY SEPARATION REQUIREMENTS:**
 - a. A SEPARATION OF 12" SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN UNPROTECTED RESERVOIR OR USES AS A SOURCE OF SANITARY SEWER PIPES SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. CONSIDER THE WATER MAIN AT LEAST 12" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITY DEPARTMENT. ALL UTILITY LINES ARE MAINTAINED FROM OUTSIDE DRAINAGE TO THE MAIN AT LEAST 12" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITY DEPARTMENT.
 - b. UNPROTECTED LAND WATER & SEWER LINES: THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 12". IF THE SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE MINIMUM ALLOWED IN THE WATER MAIN & SEWER LINES WITH THE ELEVATION OF THE WATER MAIN AT LEAST 12" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITY DEPARTMENT. ALL UTILITY LINES ARE MAINTAINED FROM OUTSIDE DRAINAGE TO THE MAIN AT LEAST 12" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITY DEPARTMENT.
 - c. VERTICAL SEPARATION: VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN SANITARY SEWER LINES & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN UNPROTECTED RESERVOIR OR USES AS A SOURCE OF SANITARY SEWER PIPES SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. CONSIDER THE WATER MAIN AT LEAST 12" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITY DEPARTMENT.
 - d. VERTICAL SEPARATION: VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN SANITARY SEWER LINES & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN UNPROTECTED RESERVOIR OR USES AS A SOURCE OF SANITARY SEWER PIPES SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. CONSIDER THE WATER MAIN AT LEAST 12" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITY DEPARTMENT.
 - e. VERTICAL SEPARATION: VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN SANITARY SEWER LINES & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN UNPROTECTED RESERVOIR OR USES AS A SOURCE OF SANITARY SEWER PIPES SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. CONSIDER THE WATER MAIN AT LEAST 12" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITY DEPARTMENT.
 3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN ADVANCED PLAN ROOM PROVIDED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
 4. DEVELOPER SHALL PROVIDE 15 DAYS ADVANCE NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVELING PRIVATE PROPERTY.
 5. CONTINUOUS SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
 6. 32" MINIMUM COVER BE REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 42" MINIMUM COVER BE REQUIRED ON ALL SEWER FORCE MAINS.
- COVER BE REQUIRED ON ALL REUSE MAINS**
7. IF THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN DEVELOPMENT OF A SITE (UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT), THE INCLUDES ABANDONING, TOP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORP. HANDBOOK PROCEDURE.
 8. INSTALL CORNER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A P.V.C. WATERLINE EASEMENT IMMEDIATELY ADJACENT TO THE SITE. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SEE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
 9. INSTALL 4" P.V.C. SEWER SERVICES @ 1/2" MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75' UNLESS FIELD VARIATION.
 10. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWERS EXCEEDING 80 PSI UNLESS LOWER THAN 12" ABOVE THE NEXT UPSTREAM MANHOLE.
 11. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDDC, LOCAL AGENCIES FOR ANY PERMIT BUFFER, WETLAND AND COASTAL IMPACTS, RESPECTIVELY PRIOR TO CONSTRUCTION.
 12. NCDDC FLOOD BACKDRACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK INCLUDING MAIN EXTENSION & SERVICE TAPS WITH STATE OF N.C. ROAD ROW PRIOR TO CONSTRUCTION.
 13. GREASE INTERCEPTOR (G.I.) WATER SEPARATOR SONG CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORP. HANDBOOK PROGRAM COORDINATOR PRIOR TO SUBMITTAL OF A BUILDING PERMIT. CONTACT STEPHEN CALVERTLEY AT (919) 984-2034 OR STEPHEN.CALVERTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
 14. CROSS-CONNECTION CONTROL, PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX 4 OF THE RULES GOVERNING PUBLIC WATER UTILITIES IN NORTH CAROLINA. THESE SUPPLIES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET THE REQUIREMENTS OF THE SANITARY ENGINEERING CODES ENFORCED OR BE ON THE UNIVERSITY OF NORTH CAROLINA APPROVAL LIST. THE DEVICES SHALL BE RETAIL GRADE AND TESTED BOTH PERMANENT AND PERFORM TESTS THEREON IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM. CONTACT STEPHEN CALVERTLEY AT (919) 984-2034 OR JOHNNIE.MARTIN@RALEIGHNC.GOV FOR MORE INFORMATION.
- 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 |
| — | 400" HYDRANT COVERAGE CIRCLE |
| — | LIMITS OF DISTURBANCE |
- NOTES:**
1. SEE SHEET C6.019 FOR GENERAL AND UTILITY NOTES.



N/F
CHENING ROTH, LLC
DB 18866 PG 246
BN 2023 PG 501
PN #731566319

HUBERT L. LEE ET AL
DB 1725 PG 362
BN #731752550

N/F
MARTY W. GOMER ET AL
DB 1406 PG 382
BN #731755719

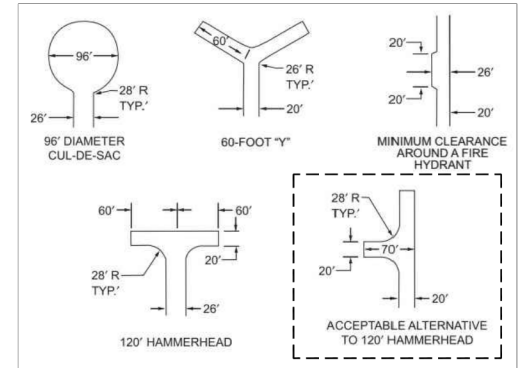
N/F
BEN HODGES FISH
DB 17546 PG 2794
BN 2018 PG 1776
DB 1744 PG 310
PN #731614663

N/F
DEBORAH CHODS ET AL
DB 15102 PG 246
BN #731551796

UTILITY LEGEND:

SYMBOL	DESCRIPTION
	EXISTING WATER LINE
	PROPOSED WATER LINE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	60' HYDRANT COVERAGE CIRCLE
	LIMITS OF DISTURBANCE

NOTES:
1. SEE SHEET CD.10 FOR GENERAL AND UTILITY NOTES.



DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND (APPENDIX D)

SWIFT PARTNERS

No. Date Description
 1 11/13/2023 CD.10 FOR GENERAL AND UTILITY NOTES
 2 11/13/2023 CD.10 FOR GENERAL AND UTILITY NOTES
 3 11/13/2023 CD.10 FOR GENERAL AND UTILITY NOTES
 4 11/13/2023 CD.10 FOR GENERAL AND UTILITY NOTES

VICINITY

SCALE

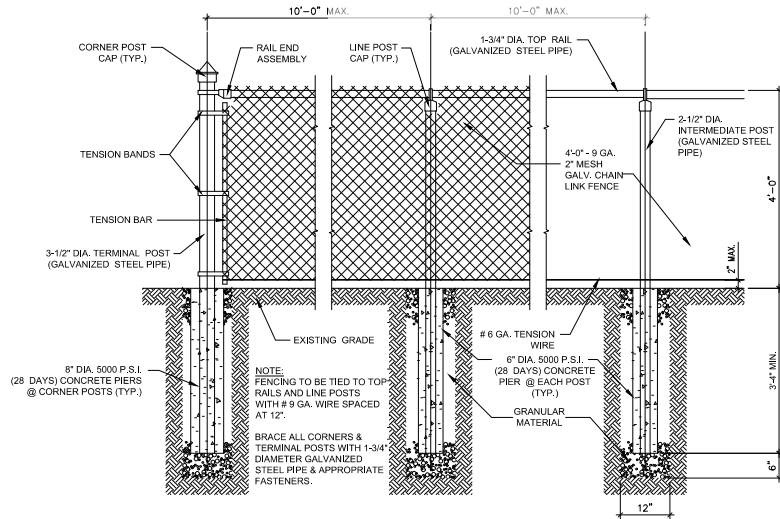
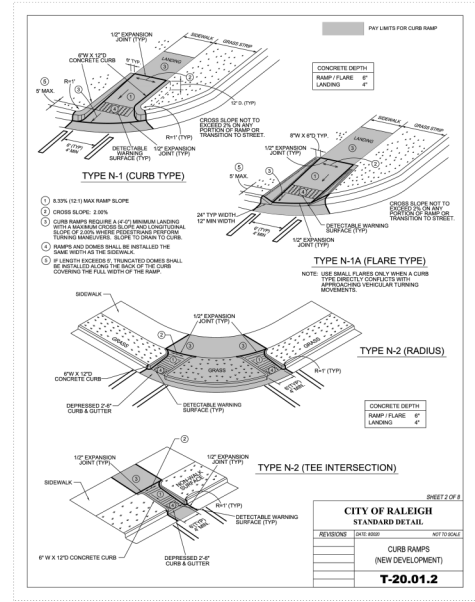
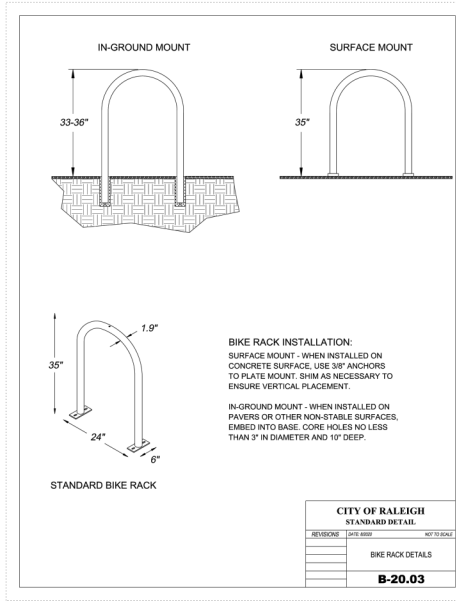
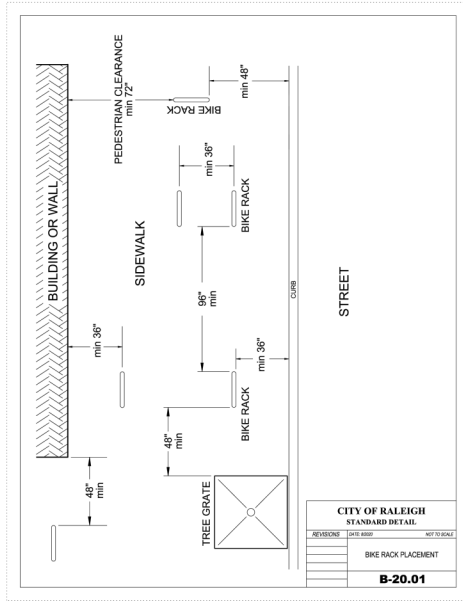
 SCALE: 1" = 60'

ARROW

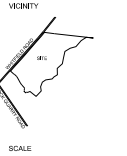
SHEET TITLE
 FIRE PROTECTION PLAN

DATE: 11/13/2023
 DRAWN BY: LAF
 CHECKED BY: LAF
 PROJECT # C62020

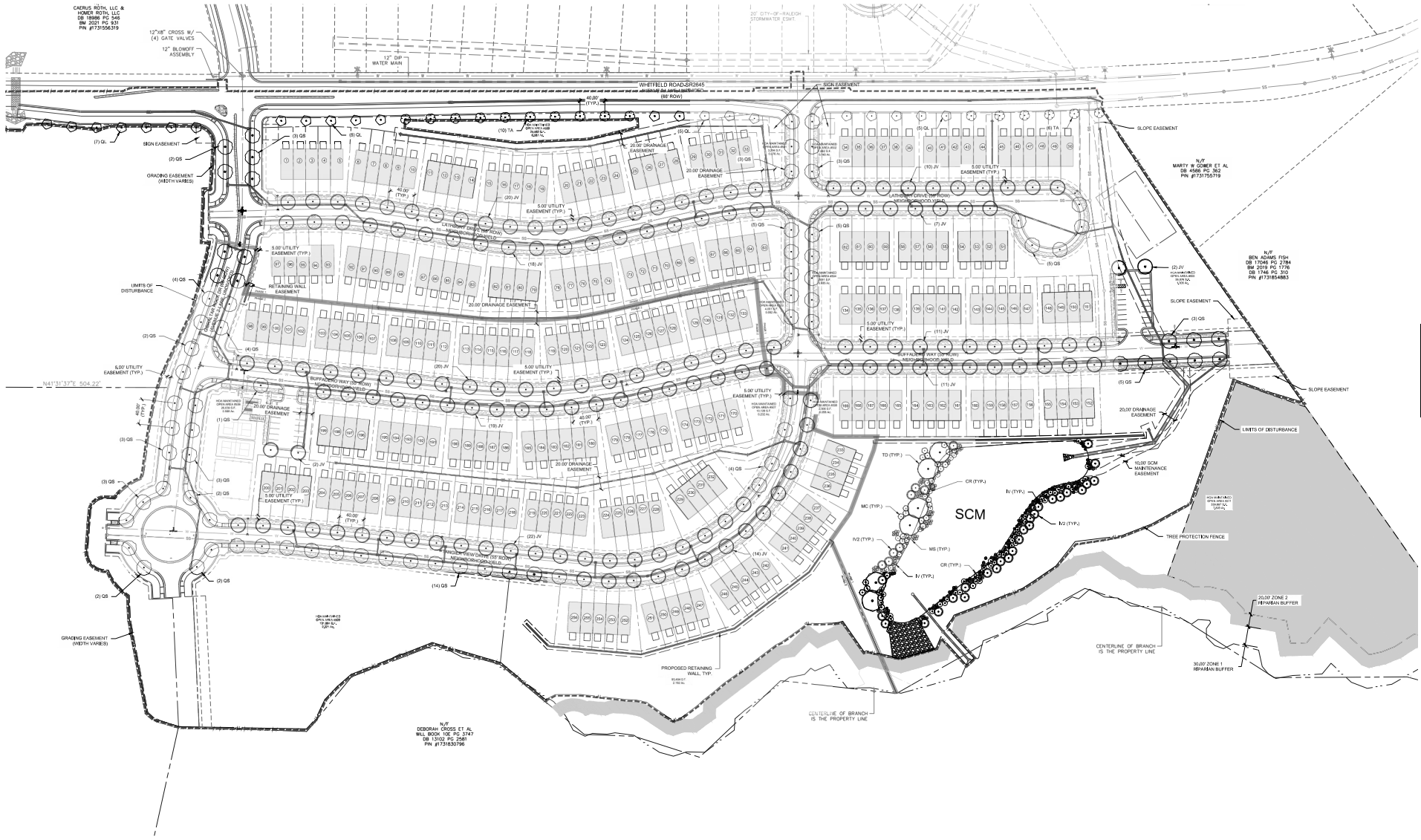
SHEET NO.
 C6.20



No.	Date	Description
1	11/13/2020	DATE: 11/13/2020
2	11/13/2020	DATE: 11/13/2020
3	11/13/2020	DATE: 11/13/2020
4	11/13/2020	DATE: 11/13/2020
5	11/13/2020	DATE: 11/13/2020
6	11/13/2020	DATE: 11/13/2020
7	11/13/2020	DATE: 11/13/2020
8	11/13/2020	DATE: 11/13/2020
9	11/13/2020	DATE: 11/13/2020
10	11/13/2020	DATE: 11/13/2020



ARROW



LANDSCAPING REQUIREMENTS:

LATHURRY DRIVE (NEIGHBORHOOD YIELD)
REQUIREMENT: 1 MEDIUM OR LARGE TREE PER 40 LF + (150' - 100' CUT) LF + 40 LF = 36 TREES REQUIRED ON EACH SIDE (X 2 = 60 TREES REQUIRED)

PROVIDED: 60 TREES PROVIDED

BUFFALO WAY (NEIGHBORHOOD YIELD)

REQUIREMENT: 1 MEDIUM OR LARGE TREE PER 40 LF + (160' - 200' CUT) LF + 40 LF = 36 TREES REQUIRED ON EACH SIDE (X 2 = 72 TREES REQUIRED)

PROVIDED: 70 TREES PROVIDED

TANGIER VIEW DRIVE (NEIGHBORHOOD YIELD)

REQUIREMENT: 1 MEDIUM OR LARGE TREE PER 40 LF + (170' - 180' CUT) LF + 40 LF = 37 TREES REQUIRED ON EACH SIDE (X 2 = 74 TREES REQUIRED)

PROVIDED: 74 TREES PROVIDED

CEBRALTA ROCK DRIVE (AVENUE 2 LANE UNDEVELOPED)

REQUIREMENT: 1 MEDIUM OR LARGE TREE PER 40 LF + (170' - 200' CUT) LF + 40 LF = 33 TREES REQUIRED ON EACH SIDE (X 2 = 66 TREES REQUIRED)

PROVIDED: 36 TREES PROVIDED

WHITFIELD ROAD (AVENUE 2 LANE UNDEVELOPED)

REQUIREMENT: 1 MEDIUM OR LARGE TREE PER 40 LF + (170' - 200' CUT) LF + 40 LF = 36 TREES REQUIRED (ONE SIDE)

PROVIDED: 36 TREES PROVIDED ON PRIVATE PROPERTY WITHIN 15' OF ROW - PLANTINGS IN ROW DENIED BY NCDOT

PLANT SCHEDULE

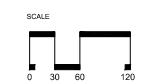
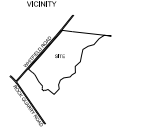
TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	OS	Quercus spp.	Oaks	3" Cal.	B&B	78	Matching
	JV	Juniperus virginiana	Eastern Red Cedar	3" Cal.	B&B	156	
	TD	Taxodium distichum	Bald Cypress	1.5" Cal.	B&B	6	
	OL	Quercus lyrata	Overcup Oak	1.5" Cal.	Pot	22	Matching
	TA	Tilia americana	American Linden	1.5" Cal.	Pot	16	Matching
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	MC	Myrica Cerifera	Wax Myrtle	5 gal.	Pot	28	
	CR	Clethra alnifolia 'Ruby Spice'	Ruby Spice Summersweet	3 gal.	Pot	68	
	MS	Magnolia Virginiana	Sweet Bay	1.5 gal.	Pot	114	
	IV	Itea Virginica	Virginia Sweetspire	3 gal.	Pot	112	
	IV2	Ilex vomitoria	Yaupon Holly	3 gal.	Pot	35	

SWIFT
PARTNERS

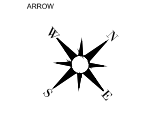


No.	Date	Description
1	11/11/2022	DATE: 11/11/2022
2	11/11/2022	DRAWN BY: LAF
3	11/11/2022	CHECKED BY: JAC
4	11/11/2022	PROJECT: L1.00

VICINITY



ARROW

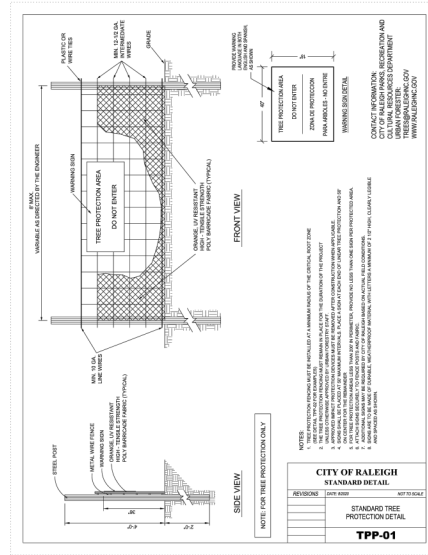
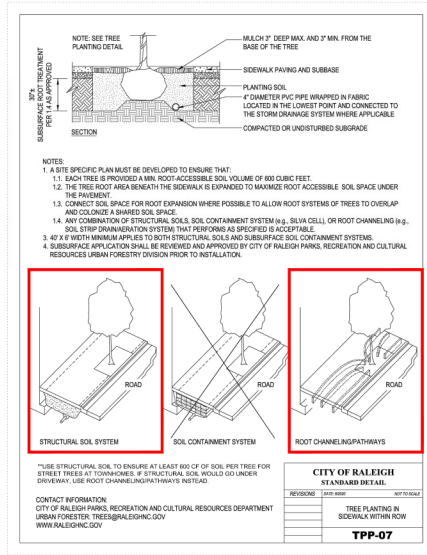


DATE: 11/11/2022
DRAWN BY: LAF
CHECKED BY: JAC
PROJECT: L1.00
SHEET NO.
PLANTING PLAN
L1.00

No.	Date	Description
1	11/10/2020	REVISION 1: ADD COMMENTS FOR NEW DETAIL.
2	11/10/2020	REVISION 2: ADD COMMENTS FOR NEW DETAIL.
3	11/10/2020	REVISION 3: ADD COMMENTS FOR NEW DETAIL.
4	11/10/2020	REVISION 4: ADD COMMENTS FOR NEW DETAIL.
5	11/10/2020	REVISION 5: ADD COMMENTS FOR NEW DETAIL.
6	11/10/2020	REVISION 6: ADD COMMENTS FOR NEW DETAIL.
7	11/10/2020	REVISION 7: ADD COMMENTS FOR NEW DETAIL.
8	11/10/2020	REVISION 8: ADD COMMENTS FOR NEW DETAIL.
9	11/10/2020	REVISION 9: ADD COMMENTS FOR NEW DETAIL.
10	11/10/2020	REVISION 10: ADD COMMENTS FOR NEW DETAIL.



ARROW



- PLANTING NOTES:**
- DO NOT STAKE TREES UNLESS SPECIFIED BY LANDSCAPE ARCHITECT. STAKING IS REQUIRED FOR TREES PLANTED ON SLOPES.
 - WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL SHIELD SHARED ROOT SPACE, TIE IN SOIL AMENDMENTS TO A DEPTH OF 4" OVER THE ENTIRE AREA.
 - FOR CONTAINER GROWN TREES, USE FRAGERS OR SMALL HAND TOOLS TO CUT THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL AWAY ANY ROOTS CIRCUMFERENCE OF THE CONTAINER.
 - FOR FIELD GROWN TREES, CUT BURLAP, ROPE AND WIRE BASKET AWAY FROM TOP AND SIDES OF ROOT BALL.
 - THROW AWAY FROM THE TREE ROOT BALL AND ALONGSIDE PREPARED SOIL, SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
 - THE PLANTING PROCESS BY SHAW FOR DECIDUOUS AND EVERGREEN TREES.
 - DO NOT WRAP TRUNK, MARK NORTH SIDE OF TREE IN THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.
 - WIDTH OF PLANTING HOLE IS 3X ROOT BALL AT THE SURFACE, SLOPING TO 2X THE ROOT BALL DIAMETER AT THE DEPTH OF THE ROOT BALL.
 - BEFORE PLANTING, ADD 3/4" OF WELL COMPOSTED LEAVES, RECYCLED YARD WASTE OR OTHER COMPOST AND TIE INTO TOP OF PREPARED SOIL, ADD COMPOST AT 20% BY VOLUME TO BACKFILL.
 - PERFORM PERCOLATION TEST FOR EACH TREE 1" TO 2" BELOW THE PLANTING HOLE. IF THE SOIL, PROVIDE DRILL, SWAMP PUMP, 1/2" HOSE, & 1" PUMP. IF DRILLING DOES NOT OCCUR WITHIN 24 HOURS, INCLUDE ALL SHAW IN BASE BID, SHOULD BUREAU NOT BE NECESSARY AFTER PERCOLATION TEST. PROVIDE CHANGE ORDER DEDUCT TO OWNER.
 - IF PLANTING HOLE IS DUG WITH A LARGE AUGER BRIDGING DOWN THE SIDES WITH A BROWL, CONSIDERATE BRIDGING AND CREATE THE PREFERRED SLOPING SIDE.
 - TREES SHALL HAVE BRIDGE LEADERS. TREES WITH 2 LEADERS WILL BE REJECTED.
 - DO NOT PLACE MULCH IN CONTACT WITH TRUNK.
 - PROVIDE GATOR BAGS FOR ALL TREES WHERE IRRIGATION IS NOT PROVIDED.
 - ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, TPSS.
 - STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

