

# Preliminary Subdivision Application

## Site Review

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



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

DEVELOPMENT OPTIONS (UDO Chapter 2)		
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot	<input type="checkbox"/> Frequent Transit Development Option

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

### GENERAL INFORMATION

Scoping/sketch plan case number(s):				
Development name (subject to approval): ROCK QUARRY ROAD SOUTH				
Property Address(es): 4535 WHITFIELD RD, 6701 & 6721 ROCK QUARRY RD, RALEIGH NC 27610				
Recorded Deed PIN(s): 1731754195, 1731645458, and 1731648090				
<b>Building type(s):</b>	<input type="checkbox"/> Detached House	<input type="checkbox"/> Attached House	<input checked="" type="checkbox"/> Townhouse	<input type="checkbox"/> Apartment
<input type="checkbox"/> General Building	<input type="checkbox"/> Mixed Use Building	<input type="checkbox"/> Civic Building	<input type="checkbox"/> Open Lot	<input type="checkbox"/> Tiny House

### CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION

<b>Current Property Owner(s) Names:</b> CAERUS ROTH LLC	
Company: CAERUS ROTH LLC	Title: CHRIS JUDY, MANAGER
Address: 4700 FALLS OF NEUSE RD, SUITE 400, RALEIGH, NC 27609	
Phone #: 919-534-1230	Email: CHRIS.JUDY@TJTPA.COM
<b>Applicant Name (If different from owner. See "who can apply" in instructions):</b> ROBERT SHUNK	
Relationship to owner:	<input type="checkbox"/> Lessee or contract purchaser <input checked="" type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder
Company: STACKHOUSE DEVELOPMENT	Address: 2310 S MIAMI BOULEVARD, SUITE 238, DURHAM NC
Phone #: 919-308-2123	Email: ROBERT@GANDERDEV.COM

**NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.**

<b>Developer Contact Names:</b> ROBERT C. SHUNK, Jr.	
Company: GANDER DEVELOPMENT	Title: DIRECTOR OF ENTITLEMENTS
Address: 2310 S MIAMI BOULEVARD, SUITE 238, DURHAM NC 27703	
Phone #: 919-308-2123	Email: ROBERT@GANDERDEV.COM

**DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION**

Gross site acreage: 35.35			
Zoning districts (if more than one, provide acreage of each): CX-5-CU (1.689 AC), RX-3-CU (33.499 AC)			
Overlay district(s): N/A	Inside City Limits?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: N/A
Conditional Use District (CUD) Case # Z-2-22	Board of Adjustment Case # BOA-	Design Alternate Case # DA-	

**STORMWATER INFORMATION**

Imperious Area on Parcel(s): Existing (sf) <u>0</u> Proposed total (sf) <u>613,115</u>	Impervious Area for Compliance (includes right-of-way): Existing (sf) <u>24,131</u> Proposed total (sf) <u>648,420</u>
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**NUMBER OF LOTS AND DENSITY**

# of Detached House Lots: 0	# of Attached House Lots: 0	# of Townhouse Lots: 280
# of Tiny House Lots: 0	# of Open Lots: 9	# of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Lots: 289	Total # Dwelling Units: 280	
# of bedroom units (if known): 1br _____ 2br _____ 3br <sup>280</sup> _____ 4br _____		
Proposed density for each zoning district (UDO 1.5.2.F): N/A		

**APPLICANT SIGNATURE BLOCK**

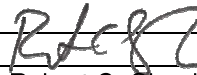
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Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made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

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

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

Signature: 	Date: 06/14/2024
Printed Name: Robert C. Shunk, Jr.	
Signature:	Date:
Printed Name:	



# ROCK QUARRY ROAD SOUTH

4535 WHITFIELD RD, RALEIGH NC 27610

## CITY OF RALEIGH PRELIMINARY SUBDIVISION ## SUBMITTAL

SUBMITTED ON 02.22.2024  
REVISED ON 06.18.2024

SHEET #	SHEET NAME
C0.00	COVER SHEET
C0.01	GENERAL NOTES
C1.00	EXISTING CONDITIONS PLAN
C1.01	PRELIMINARY RECOMBINATION PLAT
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	SIGNAGE & PAVEMENT MARKINGS PLAN
C5.00	GRADING & STORM DRAINAGE PLAN
C5.10	SCM DETAIL SHEET
C6.00	UTILITIES PLAN
C6.20	FIRE PROTECTION PLAN
C8.00	PHASING PLAN
C9.00	SITE DETAILS
C9.01	SITE DETAILS
L1.00	PLANTING PLAN
L2.00	PLANTING DETAILS



VICINITY MAP  
SCALE 1" = 400'

### ZONING CONDITIONS (Z-2-22)

- CX-5-CU
- IN ADDITION TO THOSE OTHERWISE PROHIBITED BY THE UDO, 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.
  - 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
- THE TOTAL NUMBER OF RESIDENTIAL UNITS SHALL NOT EXCEED 300. THERE ARE 290 RESIDENTIAL UNITS BEING PROPOSED.
- CONDITION FOR ENTIRE PROPERTY:
- AT LEAST ONE (1) CONSTRUCTED WETLAND WILL BE INCORPORATED AS PART OF THE OVERALL STORMWATER MANAGEMENT PLAN FOR THE PROPERTY INCLUDED IN THIS ZONING. WETLAND TO BE CONSTRUCTED DURING FUTURE DEVELOPMENT AS PART OF THE OVERALL STORMWATER MANAGEMENT PLAN.

### GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION, DEPARTMENT OF INSURANCE, NCDEM, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND FACILITY OWNERS (PER NC STATUTE) NO LESS THAN 3 BUSINESS DAYS AND NO MORE THAN 12 WORKING DAYS PRIOR TO BEGINNING DEMOLITION, EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. NO EXCAVATION OR DEMOLITION SHALL BE STARTED WITHOUT ALL UTILITIES BEING LOCATED.
- ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT, VALVE AND MANHOLE CHANGES, AND HARDSCAPE OR LANDSCAPE CHANGES. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
- IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (85,000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.
- RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECT TO APPROVAL AT TIME OF SITE PERMITTING REVIEW. WHEN DESIGNING THE SITE, THE DESIGNER SHOULD KEEP IN MIND THE CITY OF RALEIGH RESIDENTIAL DRIVEWAY STANDARD DETAILS AND REGULATIONS AS FOUND IN RALEIGH STREET DESIGN MANUAL ARTICLE 9.5 AND SECTION 4.6.1.
- PER UDO/TC-SA-18, THE PRIMARY STREET DESIGNATIONS ARE AS FOLLOWS:  
LOTS 1, 63, 97: LATHBURY DRIVE  
LOTS 98, HOA LOT 505: BUFFADERO WAY

### SOLID WASTE:

- FOR LOTS 1-108, LOTS 149-192, AND LOTS 227-290, SOLID WASTE AND RECYCLING TO BE HANDLED VIA ROLL OUT CART BY A PRIVATE HAULER. 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.
- FOR LOTS 109-148 AND LOTS 193-226, SOLID WASTE AND RECYCLING TO BE HANDLED VIA DUMPSTERS BY A PRIVATE HAULER. 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:

- 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 WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- THE STREET LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCDOT STREETS WITHIN RALEIGH'S JURISDICTION.
- A PERMIT REQUEST WITH A TCPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- ALL TCPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
  - MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);
  - PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);
  - AMERICAN DISABILITY ACT (ADA) REQUIREMENTS;
  - RALEIGH STREET DESIGN MANUAL (RSDM).
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

### SITE DATA

PROJECT NAME:	ROCK QUARRY ROAD SOUTH
SITE ADDRESS:	4535 WHITFIELD RD, RALEIGH NC 27610
COUNTY:	WAKE
PARCEL PIN #:	1731754195
LOT NUMBER:	NEW LOT 2
PARCEL OWNER:	CAERUS ROTH LLC
PARCEL AREA:	35.35 AC / 1,539,827 SF
TOTAL SITE GROSS ACREAGE:	35.352 AC / 1,539,936 SF
RIGHT-OF-WAY DEDICATION:	TOTAL DEDICATION: 6.243 AC / 271,948 SF WHITFIELD ROAD: 3.222 AC / 3,676 SF PUBLIC STREETS INTERNAL TO SITE: 6.021 AC / 262,270 SF
NET ACREAGE:	29.109 AC / 1,267,990 SF
CURRENT ZONING:	CX-5-CU (1.689 AC) & RX-3-CU (33.499 AC)
PROPOSED ZONING:	VACANT
EXISTING LAND USE:	TOWNHOUSE
PROPOSED LAND USE:	NONE
FLOOD PLAIN DATA:	NEUSE
RIVER BASIN:	ATTACHED TOWNHOUSE
DEVELOPMENT TYPE:	50'
MAX BUILDING HEIGHT:	780 (ALL 3 BEDROOM)
PROPOSED BUILDING HEIGHT:	9
PROPOSED NUMBER OF TOWNHOUSE LOTS:	32.83 AC / 1,430,077 SF
LIMITS OF DISTURBANCE:	0 AC / 0 SF
EXISTING IMPERVIOUS AREA:	0.55 AC / 24,131 SF
ON PARCEL:	14.075 AC / 613,115 SF
FOR COMPLIANCE (INCLUDING ROW):	14.885 AC / 648,420 SF
REQUIRED AMENITY AREA:	2.91 AC / 126,799 SF (10.00%)
PROPOSED AMENITY AREA:	3.10 AC / 134,891 SF (10.64%)
REQUIRED TREE CONSERVATION AREA:	2.91 AC / 126,799 SF (10.00%)
PROPOSED TREE CONSERVATION AREA:	3.29 AC / 143,225 SF (11.30%)
PARKING DATA:	
REQUIRED PARKING - MULTI-UNIT LIVING (3 BEDROOM):	NO MAXIMUM
PROPOSED PARKING - MULTI-UNIT LIVING (3 BEDROOM):	560 SPACES
PROPOSED PARKING - AMENITY AREA (3 BEDROOM):	27 SPACES
TOTAL PARKING:	587 SPACES
REQUIRED BICYCLE PARKING:	15 (1 PER 20 UNITS, 4 MINIMUM)
PROPOSED BICYCLE PARKING:	16
BUILDING SETBACKS:	ATTACHED TOWNHOUSE
FROM PRIMARY STREET:	10'
FROM SIDE STREET (MIN):	10'
FROM REAR LOT LINE (MIN):	20'
PARKING SETBACKS:	ATTACHED TOWNHOUSE
FROM PRIMARY STREET:	20'
FROM SIDE STREET (MIN):	10'
FROM SIDE LOT LINE (MIN):	0'
FROM REAR LOT LINE (MIN):	3'
FROM ALLEY, GARAGE ONLY (MIN):	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 RISE (220)	280 UNITS	2035	32	102	102	58

### Preliminary Subdivision Application

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Signature:	<i>R. Shunk</i>
Printed Name:	Robert C. Shunk, Jr.
Date:	06/14/2024
Signature:	
Printed Name:	
Date:	

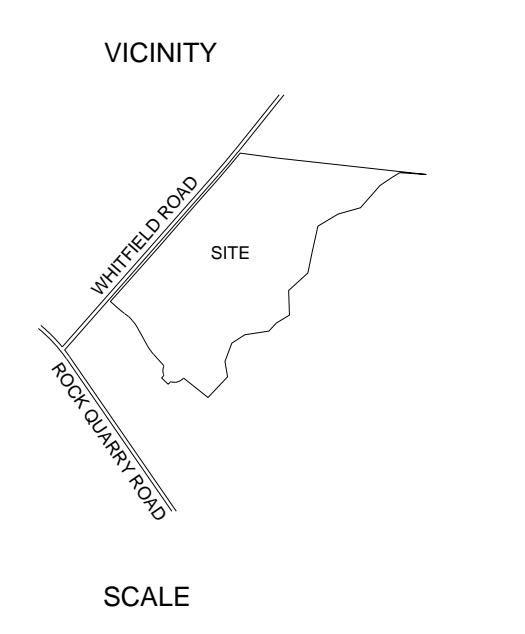


424 S. DAWSON STREET  
RALEIGH NC 27601  
FIRM LICENSE: P-2187

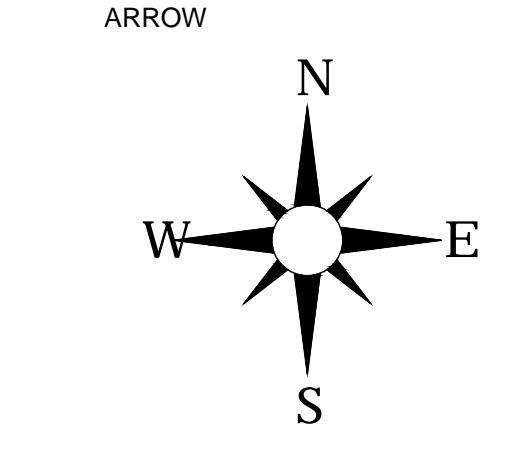


ISSUED FOR REVIEW  
NOT FOR CONSTRUCTION

No.	Date	Description
1	07.21.2023	COOR. 1ST REVIEW COMMENTS
2	09.07.2023	COOR. 2ND REVIEW COMMENTS
3	11.05.2023	COOR. 3RD REVIEW COMMENTS
4	11.14.2023	COOR. 4TH REVIEW COMMENTS
5	06.18.2024	COOR. REVIEW COMMENTS



SCALE



Luke Perkins | Founder  
Swift Partners PLLC  
E: luke.perkins@swift-partners.com | W: www.swift-partners.com  
M: +1 8287351862 | W: +1 8287351862



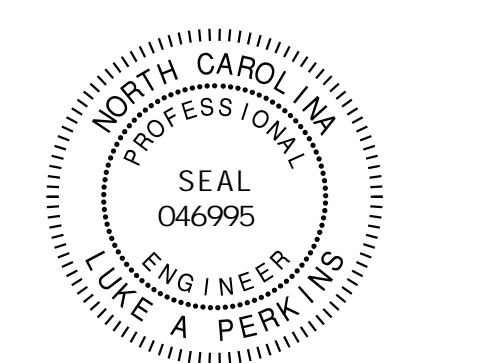
SHEET NO.  
C0.00

COVER SHEET





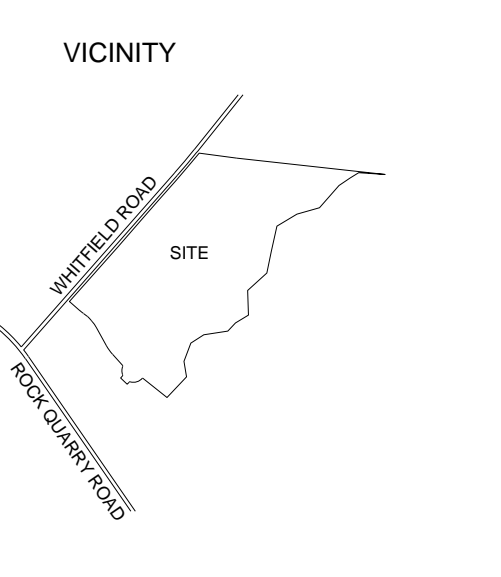
424 S. DAWSON STREET  
RALEIGH NC 27601  
FIRM LICENSE: P-2187



ISSUED FOR REVIEW  
NOT FOR CONSTRUCTION

Table with 2 columns: No., Description. Rows 1-6 detailing review dates and comments.

LANDSCAPE NOTES:



SCALE



ARROW

- 1. VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES OR INACCURACIES IN THE PLANS TO THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
2. LANDSCAPE WORK SHALL INCLUDE THE FURNISHING, INSTALLATION, AND WARRANTY OF ALL PLANTING MATERIALS WITHIN THE PROJECT AREA.
3. THE LANDSCAPE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL EXISTING AND NEW UNDERGROUND UTILITIES PRIOR TO EXCAVATION FOR PLANTING. DAMAGES TO UTILITIES CAUSED BY THE LANDSCAPE OPERATION SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
4. LANDSCAPING SHALL REMAIN CLEAR FROM ANY FIRE HYDRANTS ON THE SITE.
5. ALL TREES TO BE A MINIMUM OF 2" IN CALIPER AND MUST MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
6. TREE PROTECTION NOTE: TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY DEMOLITION, LAND DISTURBANCE OR ISSUANCE OF A GRADING PERMIT AND SHALL INCLUDE WARNING SIGNS POSTED IN BOTH ENGLISH AND SPANISH AS FOLLOWS: 'NO TRESPASSING/TREE PROTECTION AREA/PROHIBIDO ENTRAR / ZONA PROTECTORA PARA LOS ARBOLES.'
7. PROTECTION OF EXISTING VEGETATION: AT THE START OF GRADING INVOLVING THE LOWERING OF EXISTING GRADE AROUND A TREE OR STRIPPING OF TOPSOIL, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAFE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTHEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE. NO STORAGE OF MATERIALS, FULL OR EQUIPMENT AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA.
8. ROOT ZONE PROTECTION AREA: VARIES BASED ON LOCAL JURISDICTION HAVING AUTHORITY. CONTRACTOR SHALL COMPLY WITH LOCAL JURISDICTIONAL REQUIREMENTS. NO DISTURBANCE ALLOWED WITHIN THIS AREA. AREA MUST BE PROTECTED WITH BOTH TREE PROTECTION FENCING AND WARNING SIGNS.
9. SEED BED PREPARATION: ALL AREAS TO BE SEEDED ARE TO RECEIVE A MINIMUM OF 2" OF APPROVED TOPSOIL. ALL DEBRIS, ROCKS, ETC. LARGER THAN 6" ARE TO BE REMOVED. ALL LARGE CONCENTRATIONS OF GRAVEL & DEBRIS REGARDLESS OF SIZE ARE TO BE REMOVED PRIOR TO SEEDING OR PLANTING.
10. ALL PLANT BED AREAS ARE TO RECEIVE A MINIMUM OF 6" OF APPROVED TOPSOIL.
11. SOIL SHOULD BE TESTED AND AMENDED WITH LIME AND FERTILIZER FOR HARDWOOD TREES ACCORDING TO NCDA PROCEDURES. SCARIFY PLANT PIT WALLS. CONSULT LANDSCAPE ARCHITECT FOR ALTERNATE COMPLIANCE.
12. SHREDDED HARDWOOD MULCH 3" DEEP EXCEPT AT CROWN OF PLANT UNLESS OTHERWISE NOTED. FLARE AT CROWN SHOULD BE REVEALED. BACKFILL CONSISTS OF THOROUGHLY BROKEN UP NATIVE SOIL. TOTAL VOLUME OF BACKFILL SHOULD BE AMENDED WITH UP TO ONE THIRD PINE BARK MULCH. PIECES SHOULD BE NO LARGER THAN WHAT PASSES THROUGH A ONE INCH SCREEN. IF ADDITIONAL SOIL IS REQUIRED FOR BACKFILL DUE TO DETRIMENTAL SUBSOIL DRAINAGE CONDITIONS, USE SOIL SIMILAR TO EXISTING NATIVE SOIL. ADDITIONAL SOIL TO BE APPROVED BY LANDSCAPE ARCHITECT. MAXIMUM SAILOR HEIGHT IS 6 INCHES.
13. TOP OF ROOTBALL TO BE RAISED 2-3 INCHES ABOVE EXISTING GRADE.
14. FOR B&B PLANTS, NATURAL FIBER BURLAP SHOULD BE TURNED DOWN BY 1/3 TOTAL HEIGHT OF ROOT BALL. PLASTIC FIBER BURLAP AND WIRE BASKETS SHOULD BE REMOVED TO 2/3 OF TOTAL HEIGHT OF ROOT BALL.
15. CONTRACTOR IS RESPONSIBLE FOR KEEPING THE TREE UPRIGHT AND PLUMB THROUGHOUT THE WARRANTY PERIOD. IF STABILIZATION IS NECESSARY SEE STAKING IN TREE DETAIL. ORANGE FLAGGING TAPE SHOULD BE ATTACHED TO SUPPORT WIRE. STAKING SHOULD BE REMOVED BY CONTRACTOR AT END OF ONE YEAR WARRANTY PERIOD OR AS DIRECTED BY GROUNDS MANAGEMENT.
16. USE STANDARD 'GATOR' BAGS FOR WATERING TREES IN AREAS NOT UNDER IRRIGATION. INCORPORATE TERRA-SORB (OR EQUAL) AS PER MANUFACTURERS RECOMMENDATIONS, FOR AREAS NOT UNDER IRRIGATION.
17. USE 'BIO-BARRIER' OR EQUIVALENT ACCORDING TO MANUFACTURER'S RECOMMENDATION FOR TREES THAT WILL BE PLANTED WITHIN 10' OF PAVEMENT.
18. LANDSCAPING/C.O. STANDARDS NOTE: ALL LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF COMPLIANCE.

DATE: 06/18/2024  
DRAWN BY: JEP  
PROJECT: ROCK QUARRY ROAD SOUTH  
SHEET TITLE  
GENERAL NOTES  
SHEET NO. C0.01

GENERAL NOTES:

- 1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION DEPARTMENT OF INSURANCE AND OTHER APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
2. EXISTING SURVEY INFORMATION INCLUDING TOPOGRAPHIC INFORMATION PROVIDED BY SWIFT PARTNERS, UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND FACILITY OWNERS (PER NC STATUTE) NO LESS THAN 3 BUSINESS DAYS AND NO MORE THAN 12 WORKING DAYS PRIOR TO BEGINNING DEMOLITION, EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. NO EXCAVATION OR DEMOLITION SHALL BE STARTED WITHOUT ALL UTILITIES BEING LOCATED.
4. ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
5. EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
7. THE CONTRACTOR SHALL MAINTAIN 'AS-BUILT' DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONNECTION, VALVE AND MANHOLE CHANGES, AND HARDSCAPE OR LANDSCAPE CHANGES. DRAWINGS SHALL BE TYPED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
8. IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
11. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
12. ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (85,000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.

EXISTING CONDITION NOTES:

- 1. THIS SURVEY MAP IS INTENDED TO REPRESENT THE EXISTING CONDITIONS/TOPOGRAPHY ON A PORTION OF THE PROPERTY AND ALL ENCUMBRANCES UPON THE PROPERTY MAY NOT BE SHOWN.
2. HORIZONTAL DATUM IS NAD 83-2011 AND VERTICAL DATUM IS NAVD88.
3. THIS DRAWING DOES NOT CONFORM TO N.C. 0547-30 AND THEREFORE IS NOT FOR RECORDATION.
4. UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND VISIBLE EVIDENCE AND UTILITY DESIGNATION/ MARKING SERVICES PERFORMED BY STEWART INC. AND THE AVAILABLE RECORD INFORMATION. CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
5. SURVEY INFORMATION COLLECTED BY NEWCOMB LAND SURVEYORS PLLC
6. TREES SHOWN HEREON MAY NOT REPRESENT ALL VEGETATION ON THE SUBJECT PROPERTY.
7. NO WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL SHOWN.

DEMOLITION NOTES:

- 1. THE CONTRACTOR SHALL REMOVE CONCRETE (WHERE REQUIRED) TO THE FIRST COLD JOINT OR SAW CUT TO OBTAIN A CLEAN EDGE.
2. THE CONTRACTOR SHALL SAWCUT EXISTING ASPHALT (WHERE REQUIRED) TO OBTAIN A CLEAN EDGE.
3. CLEANOUTS AND WATER VALVES LOCATED IN AREAS OF DEMOLITION OR SUBSEQUENT CONSTRUCTION SHALL BE PROTECTED FROM DAMAGE AND RAISED TO BE FLUSH WITH NEW GRADE.
4. ANY UTILITY SERVICES SHOWN TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER. CONTRACTOR IS RESPONSIBLE FOR APPROPRIATE SEQUENCING OF UTILITY DEMOLITION WITH THE RESPECTIVE UTILITY AGENCIES.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO BEGINNING DEMOLITION OPERATIONS. NOTIFY (NORTH CAROLINA ONE CALL) TELEPHONE: 1-800-552-4000 AT LEAST 48 HOURS PRIOR TO START OF DEMOLITION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF 'NORTH CAROLINA ONE CALL.'
6. CLEAN SOILS SHALL BE ISSUANCE OF A BUILDING CERTIFICATE OF OCCUPANCY THE CONTRACTOR SHALL PROVIDE THE OWNER WITH THE VIDEO INSPECTION OF THE STORM SEWER SYSTEM. (BOTH PUBLIC AND PRIVATE). THIS SUBMITTAL MAY NEED TO BE REVIEWED AND ACCEPTED BY THE LOCAL JURISDICTION PRIOR TO THE ISSUANCE OF THE BUILDING CO.
7. REFER TO THE EROSION CONTROL DETAILS SHEET FOR THE SEQUENCE OF CONSTRUCTION
8. INTERIM GRADING SHALL BE PROVIDED THAT ENSURES THE PROTECTION OF STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, AND WASHOUT.
9. INTERIM GRADING SHALL BE PROVIDED TO DIRECT WATER AWAY FROM BUILDINGS AND PREVENT FLOODING.
10. THE ROOF LEADERS WHERE POSSIBLE TO UNDERGROUND STORM SYSTEM. CONTRACTOR TO FIELD VERIFY LOCATE AND INSTALL WHERE POSSIBLE OR AS SHOWN ON PLANS. WHERE ROOF LEADERS DAYLIGHT AT GRADE A SPLASH BLOCK APPROVED BY THE OWNER'S REPRESENTATIVE SHALL BE INSTALLED.
11. MAXIMUM SLOPE ACROSS ANY HANDICAPPED PARKING SPACE AND AISLE SHALL NOT EXCEED 2% IN ANY DIRECTION.
12. PROPOSED CONTOURS ARE APPROXIMATE. SPOT ELEVATIONS AND ROADWAY PROFILES SHALL BE USED IN CASE OF DISCREPANCY.
13. PLACE BACKFILL AND FILL MATERIALS IN LAYER NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT. AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS. PLACE BACKFILL AND FILL MATERIALS EVENLY ON ALL SIDES TO REQUIRED ELEVATIONS, AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE. COMPACT SOIL TO NOT LESS THAN 98 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 998 FOR EACH LAYER OF BACKFILL OR FILL MATERIAL FOR THE FINAL TWO FEET.
14. SITE GRADING IMMEDIATELY ADJACENT TO FOUNDATION OF BUILDING SHALL SLOPE NOT LESS THAN 1/20 AWAY FOR MINIMUM DISTANCE OF 10 FEET. ALTERNATIVE METHOD SHALL BE PROVIDED TO DIVERT WATER AWAY FROM FOUNDATION VIA SWALES SLOPED AT A MINIMUM OF 2% OR IMPERVIOUS SURFACES SLOPED AWAY A MINIMUM OF 2% AWAY FROM BUILDING.
15. CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF EXISTING MANHOLES, METERS, VALVES, ETC. AS REQUIRED TO MEET NEW FINISHED GRADES.
16. CONTRACTOR SHALL ADJUST RIM GRADES TO ASSURE POSITIVE STORMWATER FLOW TO KEEP WATER FROM POOLING ALONG CURBS AND WALLS.
17. TOP OF WALL ELEVATIONS INDICATE THE ELEVATION AT THE TOP OF THE CAP, UNLESS OTHERWISE NOTED.
18. BOTTOM OF WALL ELEVATIONS INDICATE THE ELEVATION OF THE FINISHED GRADE.

SITE NOTES:

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE CONSTRUCTION LAYOUT AREA, PERIMETER FENCE, AND ASSOCIATED GATES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE REMOVAL OF THE CONSTRUCTION LAYOUT AREA PERIMETER FENCE AND ASSOCIATED GATES AT THE COMPLETION OF THE PROJECT.
2. THE CONTRACTOR SHALL REFERENCE THE DESIGN PLANS FOR DIMENSIONS, JOINT LOCATIONS, AND INLAY SPECIFICATIONS NEAR BUILDINGS AND IN COURTYARDS. CONTRACTOR SHALL PROVIDE JOINTS IN WALKWAYS AND HARDSCAPE PER DETAILS OR AS INDICATED ON LANDSCAPE/HARDSCAPE PLAN SHEETS.
3. ALL CONSTRUCTION TRAFFIC SHALL ENTER SITE FROM WHITEFIELD ROAD UNLESS OTHERWISE APPROVED IN WRITING FROM THE OWNER'S REPRESENTATIVE FOR AN ALTERNATE POINT OF ACCESS.
4. REFER TO ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
5. ALL DIMENSIONS ARE IN DECIMAL FEET TO OUTSIDE FACE OF BUILDINGS, TO CENTERLINES, AND/OR FACE OF CURB UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION.
7. ALL WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE FROM DRAWINGS.
8. ALL UTILITIES WITH SURFACE ACCESS SHALL BE LOCATED WITHIN THE PAVING PATTERN AND SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. REFER TO LAYOUT DRAWINGS.
9. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
10. ALIGN ALL JOINTS, CORNERS, AND EDGES AS SHOWN
11. CONTRACTOR SHALL REFER TO AND COORDINATE WITH ARCHITECTURAL, STRUCTURAL, AND MEP DRAWINGS AT ALL TIMES PRIOR TO AND DURING CONSTRUCTION.
12. ALL CURB TAPERS ARE SIX (6) FEET LONG UNLESS OTHERWISE SHOWN ON PLAN.
13. WHERE NEW SIDEWALK ADJOINS EXISTING WALK, PROVIDE EXPANSION JOINT BY DRILLING INTO THE FACE OF THE EXISTING WALK FOR PLACEMENT OF DOWELS. THE NEW SIDEWALKS INTO NEAREST EXISTING PAVEMENT JOINT, MATCH WIDTH OF EXISTING WALKWAY.
14. WHERE SIDEWALK OR WALKWAYS ARE ADJACENT TO PARKING SPACES THE WALKWAY SHALL BE A MINIMUM 6.5' WIDE AS MEASURED FROM FACE OF CURB.
15. MAXIMUM RUNNING SLOPE FOR WALKING SURFACES CANNOT BE GREATER THAN 1/20 AND CROSS SLOPES CANNOT BE GREATER THAN 1/48. HANDICAP SPACES SURFACE SLOPES SHALL NOT EXCEED 1/48 IN ALL DIRECTIONS.
16. SIGHT TRIANGLES - NOTHING OVER 30" HIGH SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLES.
17. THE SITE SHALL BE FULLY STABILIZED (90% COVERAGE) PRIOR TO ISSUANCE OF A BUILDING CERTIFICATE OF OCCUPANCY OR PROJECT APPROVAL.
18. HANDICAP RAMPS SHALL BE INSTALLED PER LATEST EDITION OF THE NC BUILDING CODE AND ANSI 117.11 WITH DETECTABLE WARNING DOMES WITH A COLOR CONTRAST OF 70% MINIMUM. SEE DETAILS AND GRADING SPOT ELEVATIONS. IF THE EXISTING CONDITIONS PRECLUDE THE ABILITY TO PROVIDE THE MAXIMUM SLOPE 1/12 FOR 6 FEET OR A MAXIMUM CROSS SLOPE OF 1/48 AND A 36" MINIMUM LANDING, THE CONTRACTOR SHALL NOTIFY ENGINEER OR OWNER REPRESENTATIVE PRIOR TO INSTALLATION.
19. THE TESTING AGENCY SHALL BE RESPONSIBLE FOR PROVIDING THE ASPHALT AND CONTRACTOR CERTIFICATION MEMO TO NCDDOT FOR ALL ROADWAY IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY.

GRADING AND STORM DRAINAGE NOTES:

- 1. CONTRACTOR SHALL REPORT ANY GRADE DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
2. THE MAXIMUM SLOPE ALONG ANY HANDICAP ACCESSIBLE PATHWAY SHALL NOT EXCEED 5.0% AND SHALL NOT EXCEED A 2.0% CROSS SLOPE. HANDICAP RAMPS INDICATED ON PLANS SHALL BE A MAXIMUM OF 1/12 SLOPES WITH A MAXIMUM RISE OF 30" BETWEEN LANDINGS. NON-CURB CUT RAMPS SHALL HAVE HANDRAILS AND GUARDS PER DETAILS WITH 5' LANDINGS AT THE BOTTOM AND TOP OF RAMP.
3. ALL PROPOSED ELEVATIONS SHOWN ARE EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE SPECIFIED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL NEWLY CONSTRUCTED STORM DRAINAGE IMPROVEMENTS AND RECEIVING STORM DRAINAGE SYSTEMS REMAIN CLEAN OF SEDIMENT AND DEBRIS. PRIOR TO OWNER ACCEPTANCE OF SYSTEM, THE CONTRACTOR SHALL COORDINATE AND PROVIDE A VISUAL OBSERVATION VIDEO OF ALL STORM DRAINAGE IMPROVEMENTS 12' AND LARGER. THE VISUAL OBSERVATION SHALL BE PERFORMED IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL PROVIDE TWO (2) DVD COPIES OF THE ENTIRE DRAINAGE VISUAL OBSERVATION.
5. PRIOR TO ISSUANCE OF A BUILDING CERTIFICATE OF OCCUPANCY THE CONTRACTOR SHALL PROVIDE THE OWNER WITH THE VIDEO INSPECTION OF THE STORM SEWER SYSTEM. (BOTH PUBLIC AND PRIVATE). THIS SUBMITTAL MAY NEED TO BE REVIEWED AND ACCEPTED BY THE LOCAL JURISDICTION PRIOR TO THE ISSUANCE OF THE BUILDING CO.
6. REFER TO THE EROSION CONTROL DETAILS SHEET FOR THE SEQUENCE OF CONSTRUCTION
7. INTERIM GRADING SHALL BE PROVIDED THAT ENSURES THE PROTECTION OF STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, AND WASHOUT.
8. INTERIM GRADING SHALL BE PROVIDED TO DIRECT WATER AWAY FROM BUILDINGS AND PREVENT FLOODING.
9. THE ROOF LEADERS WHERE POSSIBLE TO UNDERGROUND STORM SYSTEM. CONTRACTOR TO FIELD VERIFY LOCATE AND INSTALL WHERE POSSIBLE OR AS SHOWN ON PLANS. WHERE ROOF LEADERS DAYLIGHT AT GRADE A SPLASH BLOCK APPROVED BY THE OWNER'S REPRESENTATIVE SHALL BE INSTALLED.
10. MAXIMUM SLOPE ACROSS ANY HANDICAPPED PARKING SPACE AND AISLE SHALL NOT EXCEED 2% IN ANY DIRECTION.
11. PROPOSED CONTOURS ARE APPROXIMATE. SPOT ELEVATIONS AND ROADWAY PROFILES SHALL BE USED IN CASE OF DISCREPANCY.
12. PLACE BACKFILL AND FILL MATERIALS IN LAYER NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT. AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS. PLACE BACKFILL AND FILL MATERIALS EVENLY ON ALL SIDES TO REQUIRED ELEVATIONS, AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE. COMPACT SOIL TO NOT LESS THAN 98 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 998 FOR EACH LAYER OF BACKFILL OR FILL MATERIAL FOR THE FINAL TWO FEET.
13. SITE GRADING IMMEDIATELY ADJACENT TO FOUNDATION OF BUILDING SHALL SLOPE NOT LESS THAN 1/20 AWAY FOR MINIMUM DISTANCE OF 10 FEET. ALTERNATIVE METHOD SHALL BE PROVIDED TO DIVERT WATER AWAY FROM FOUNDATION VIA SWALES SLOPED AT A MINIMUM OF 2% OR IMPERVIOUS SURFACES SLOPED AWAY A MINIMUM OF 2% AWAY FROM BUILDING.
14. CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF EXISTING MANHOLES, METERS, VALVES, ETC. AS REQUIRED TO MEET NEW FINISHED GRADES.
15. CONTRACTOR SHALL ADJUST RIM GRADES TO ASSURE POSITIVE STORMWATER FLOW TO KEEP WATER FROM POOLING ALONG CURBS AND WALLS.
16. TOP OF WALL ELEVATIONS INDICATE THE ELEVATION AT THE TOP OF THE CAP, UNLESS OTHERWISE NOTED.
17. BOTTOM OF WALL ELEVATIONS INDICATE THE ELEVATION OF THE FINISHED GRADE.

UTILITY NOTES:

- 1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS
A. A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
B. WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
C. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT ACCESS 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
D. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
E. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE GRADE HAVING 8" MIN. CLEARANCE. (PER CORPUD DETAILS W-41 & S-49)
F. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY
5. CONTRACTOR 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. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
7. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE
8. INSTALL 1/2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE
9. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
10. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
11. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDDW, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION
12. NCDDOT /RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
13. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW CROSS-CONNECTION COORDINATOR PRIOR TO ISSUANCE OF A LIC / BLOS PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION
14. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED BOTH INITIAL AND PERIODIC TESTING THEREAFTER IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FROM THE RW CROSS-CONNECTION COORDINATOR FOR EACH DEVICE PRIOR TO ISSUANCE OF A LIC / BLOS PERMIT. CONTACT (919) 996-5923 OR CROSS CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION
15. NOTICE FOR PROJECTS WITH REPLACED OR OVERSIZED MAINS: IF THE CITY'S REIMBURSEMENT FOR AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT PROJECT IS \$250,000 OR GREATER - THE PROJECT MUST BE PUBLICLY BID

SEWER NOTES:

- 1. SANITARY SEWER CLEANOUTS LOCATED IN PAVEMENT AREAS SHALL BE HEAVY DUTY TRAFFIC BEARING CASTINGS.
2. UNLESS OTHERWISE NOTED, ALL SANITARY SEWER MANHOLES ARE 6 DIA.
3. MANHOLES LOCATED IN PAVEMENT, CONCRETE OR OTHER TRAFFIC AREAS SHALL BE SET AT GRADE. MANHOLES LOCATED IN OTHER AREAS (I.E. GRASS OR WOODED AREAS) SHALL HAVE THEIR RIMS RAISED SIX INCHES ABOVE THE SURROUNDING GRADE. MANHOLES SUBJECT TO POSSIBLE WATER INFILTRATION SHALL HAVE WATER TIGHT, BOLTED LIDS.
4. MINIMUM REQUIRED SLOPES FOR SEWER SERVICES:
4" SEWER SERVICE - 2.00% SLOPE
6" SEWER SERVICE - 1.00% SLOPE
8" SEWER SERVICE - 0.50% SLOPE
5. UNLESS OTHERWISE NOTED, LOCATE SANITARY SERVICE CLEANOUTS AT ALL HORIZONTAL OR VERTICAL CHANGES IN DIRECTION. MAXIMUM SPACING BETWEEN CLEANOUTS SHALL BE 75 FEET.
6. SEWER LINES LESS THAN 3 FEET OF COVER SHALL BE CLASS 50 DUCTILE IRON PIPE. SEWER LINES WITH GREATER THAN 3 FEET OF COVER SHALL BE AS NOTED BELOW:
4" SEWER SERVICE - SCH 80
6" SEWER SERVICE - SCH 80
8" SEWER SERVICE - SDR-35
7. SEWER LINES UNDER CONSTRUCTION SHALL BE PROTECTED FROM DIRT, DEBRIS OR OTHER CONTAMINANTS ENTERING THE NEW SYSTEM. A MECHANICAL PLUG SHALL BE UTILIZED BOTH IMMEDIATELY UPSTREAM OF THE NEW CONSTRUCTION AND AT THE FIRST MANHOLE DOWNSTREAM IN THE EXISTING SYSTEM. EXISTING STRUCTURES, PIPING AND APPURTENANCES SHALL BE PROTECTED FROM ANY INFLOW OF WATER, DIRT OR DEBRIS DUE TO NEW CONSTRUCTION CONNECTING TO OR IN THE VICINITY OF THE EXISTING SYSTEM. CONTRACTOR TO REMOVE DEBRIS AND PLUG PRIOR TO OCCUPANCY.
8. ALL MANHOLES COVERS SHALL BE PAINTED TO LOCAL JURISDICTIONAL REQUIREMENTS.

WATER NOTES:

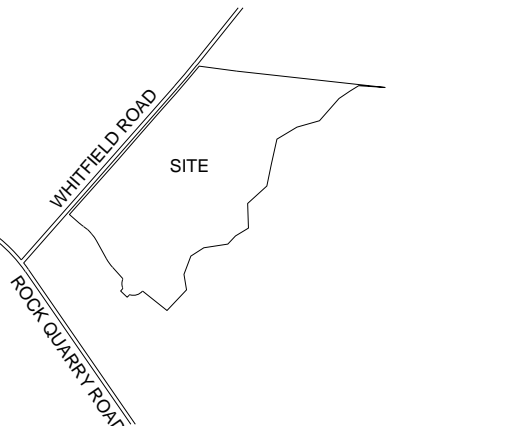
- 1. AS INDICATED, ALL WATERLINES SHALL BE DUCTILE IRON PIPE MEETING THE REQUIREMENTS OF ANSI-AWWA C151 PRESSURE CLASS 350 OR SOFT COPPER TYPE K PIPE PER ASTM 888. IF PVC WATERLINE IS INDICATED ON THE PLANS IT SHALL MEET THE REQUIREMENTS OF AWWA C-900, CLASS 200.
2. ALL WATERLINES SHALL HAVE A MINIMUM OF 3.5 FEET OF COVER.
3. TESTING NOTES:
PRESSURE LEAKAGE SHALL NOT EXCEED THE MAXIMUM ALLOWABLE LEAKAGE SPECIFIED IN AWWA C 600. MINIMUM TEST PRESSURE SHALL BE 150 PSI FOR DOMESTIC AND 200 PSI FOR FIRE PROTECTION. BACTERIOLOGICAL TESTING SHALL BE PERFORMED AS FOLLOWS:
TWO SAMPLES FOR BACTERIOLOGICAL SAMPLING SHALL BE COLLECTED AT LEAST 24 HOURS APART. IF CONTAMINATION IS INDICATED, THEN THE DISINFECTION PROCEDURE AND TESTING SHALL BE REPEATED UNTIL SATISFACTORY RESULTS ARE OBTAINED.
4. THE CHLORINE IN HEAVILY CHLORINATED WATER FLUSHED FROM MAINS NEEDS TO BE NEUTRALIZED BEFORE DISCHARGE. CONTRACTORS SHALL NEUTRALIZE HEAVILY CHLORINATED WATER FLUSHED FROM MAINS PRIOR TO DISCHARGE OR TRANSPORT ALL HEAVILY CHLORINATED WATER OFFSITE FOR PROPER DISPOSAL.
5. PAINT VALVE COVERS, FIRE HYDRANTS AND OTHER WATER APPARATUS TO MEET THE LOCAL JURISDICTIONAL REQUIREMENTS.



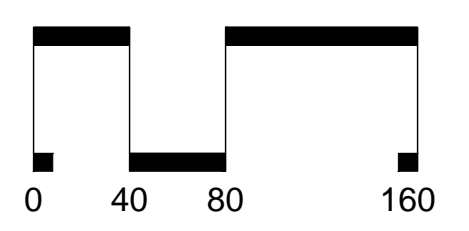


No.	Date	Description
1.	07.21.2023	CON. 1ST REVIEW COMMENTS
2.	09.07.2023	CON. 2ND REVIEW COMMENTS
3.	11.05.2023	CON. 3RD REVIEW COMMENTS
4.	12.14.2023	CON. 4TH REVIEW COMMENTS
5.	06.18.2024	CON. 5TH REVIEW COMMENTS

VICINITY

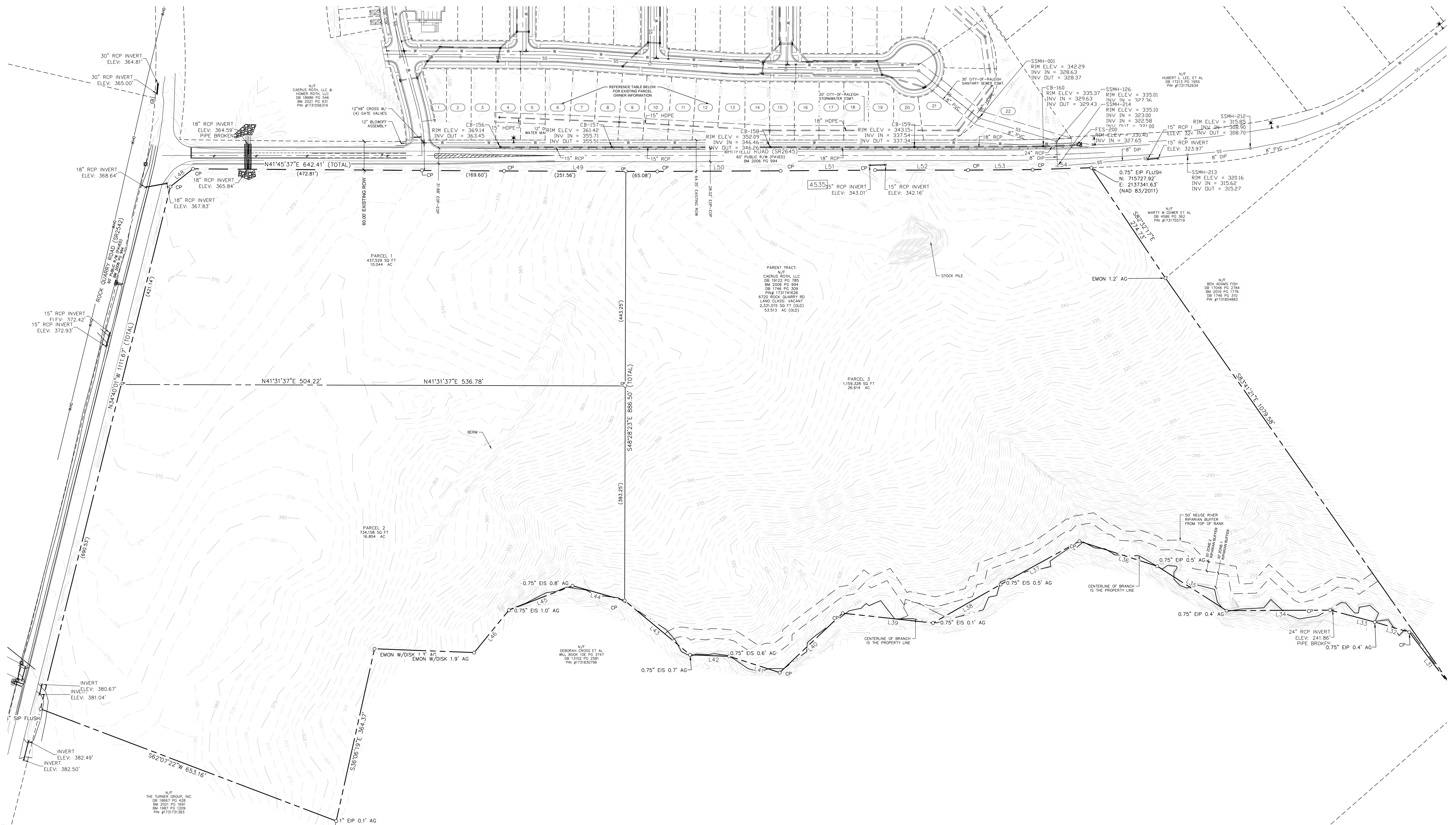
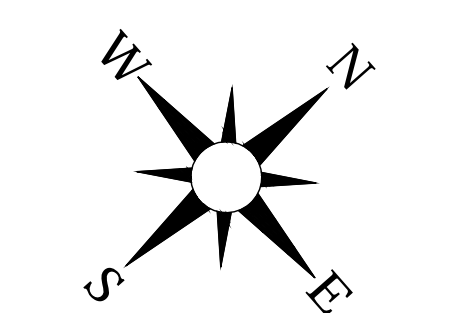


SCALE



SCALE: 1" = 80'

ARROW



**NOTES:**  
 1. SEE SHEET C3.10 FOR GENERAL AND EXISTING CONDITIONS NOTES.  
 2. CONTRACTOR TO FIELD VERIFY ALL UTILITY LOCATION AND SIZE.

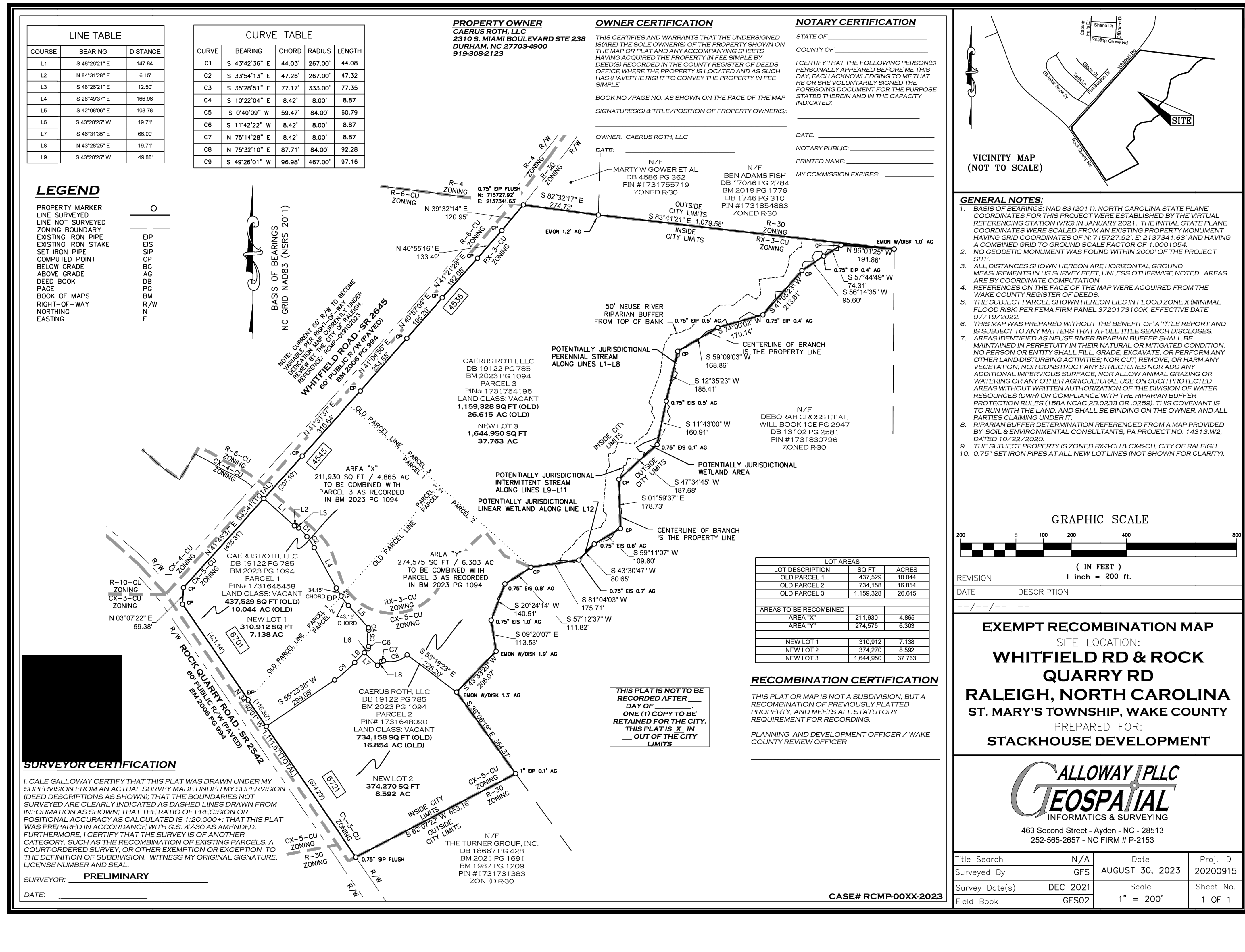
EXISTING PARCEL OWNER INFORMATION:

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	1731644918	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	18986	550	0.18	VACANT
7	1731655052	STACKHOUSE DEVELOPMENT ROCK QUARRY LLC	18986	550	0.17	VACANT
8	1731655086	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:

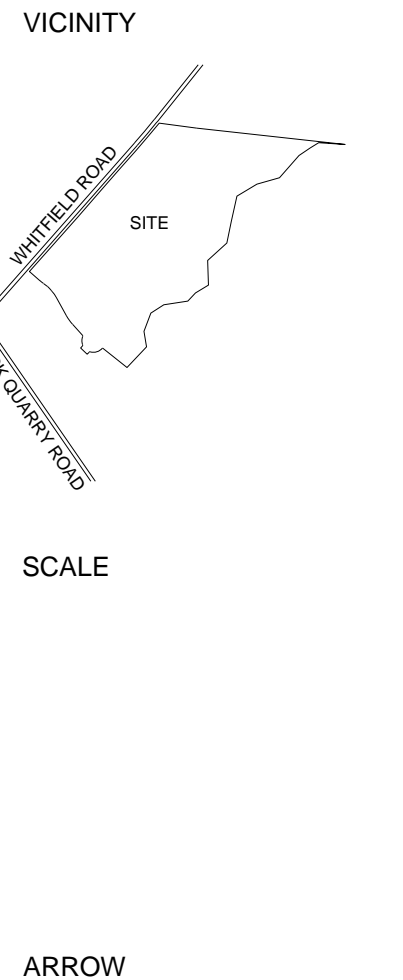
Line #	Length	Direction
L31	191.86	N86° 01' 25"W
L32	74.31	S57° 44' 49"W
L33	95.60	S56° 14' 35"W
L34	213.61	S41° 05' 23"W
L35	170.14	S74° 00' 02"W
L36	168.86	S59° 09' 03"W
L37	185.41	S12° 35' 23"W
L38	160.91	S11° 43' 00"W
L39	187.68	S47° 34' 45"W
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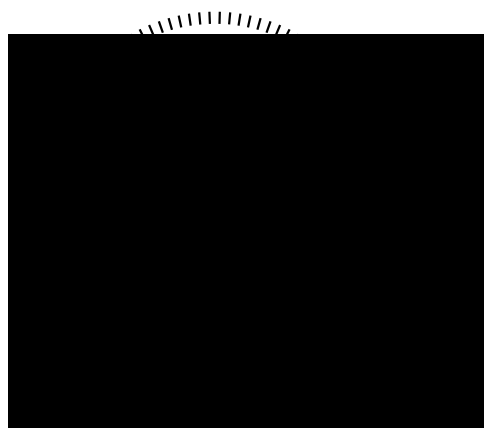


**REVISION**

No.	Date	Description
1	07.21.2023	COOR. 1ST REVIEW COMMENTS.
2	09.07.2023	COOR. 2ND REVIEW COMMENTS.
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5	06.18.2024	COOR. 5TH REVIEW COMMENTS.

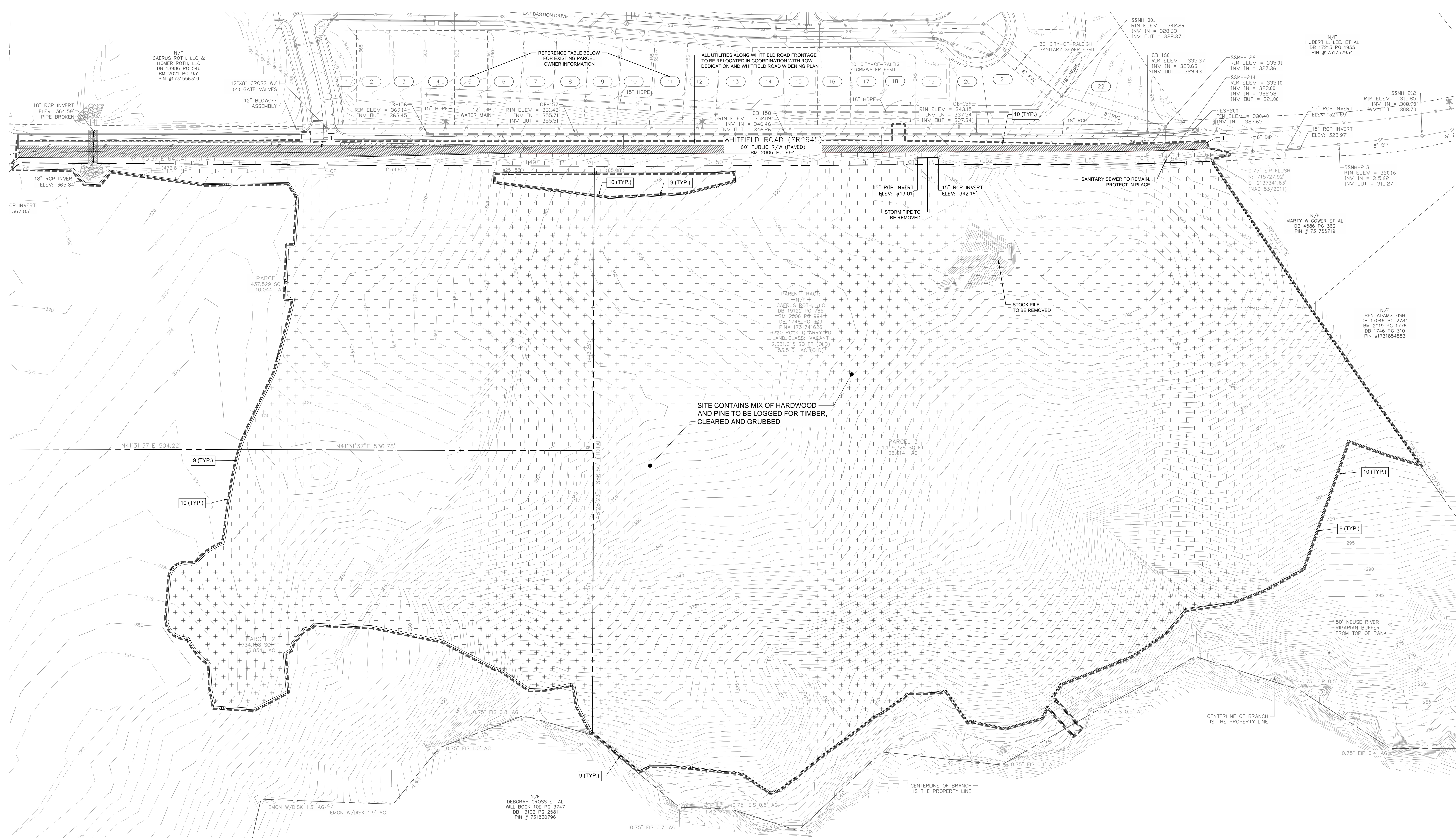
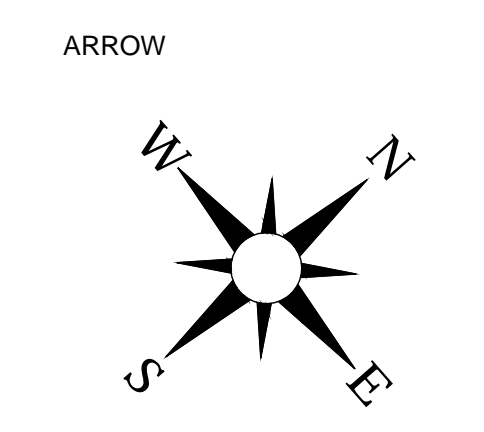
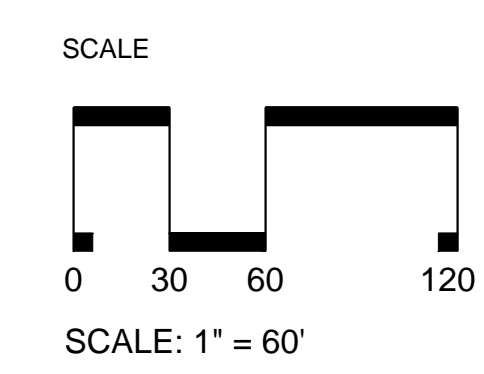
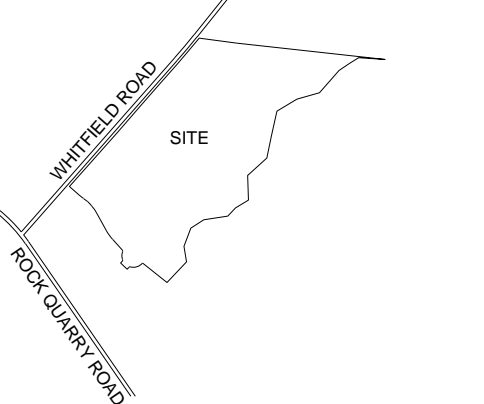






No.	Date	Description
1	07.21.2023	CDR 1ST REVIEW COMMENTS
2	09.07.2023	CDR 2ND REVIEW COMMENTS
3	10.15.2023	CDR 3RD REVIEW COMMENTS
4	11.15.2023	CDR 4TH REVIEW COMMENTS
5	06.18.2024	CDR REVIEW COMMENTS

VICINITY



**DEMOLITION LEGEND:**

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

T 10.10 FOR GENERAL AND IN NOTES.  
FOR TO FIELD VERIFY ALL UTILITY AND SIZE.  
E NO EXISTING TREES IN THE WAY.

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N/F  
CAERUS ROTH, LLC &  
HOMER ROTH, LLC  
DB 18986 PG 548  
BM 2021 PG 931  
PIN #1731596319

N/F  
HUBERT L. LEE, ET AL  
DB 17213 PG 1905  
PIN #1731752934

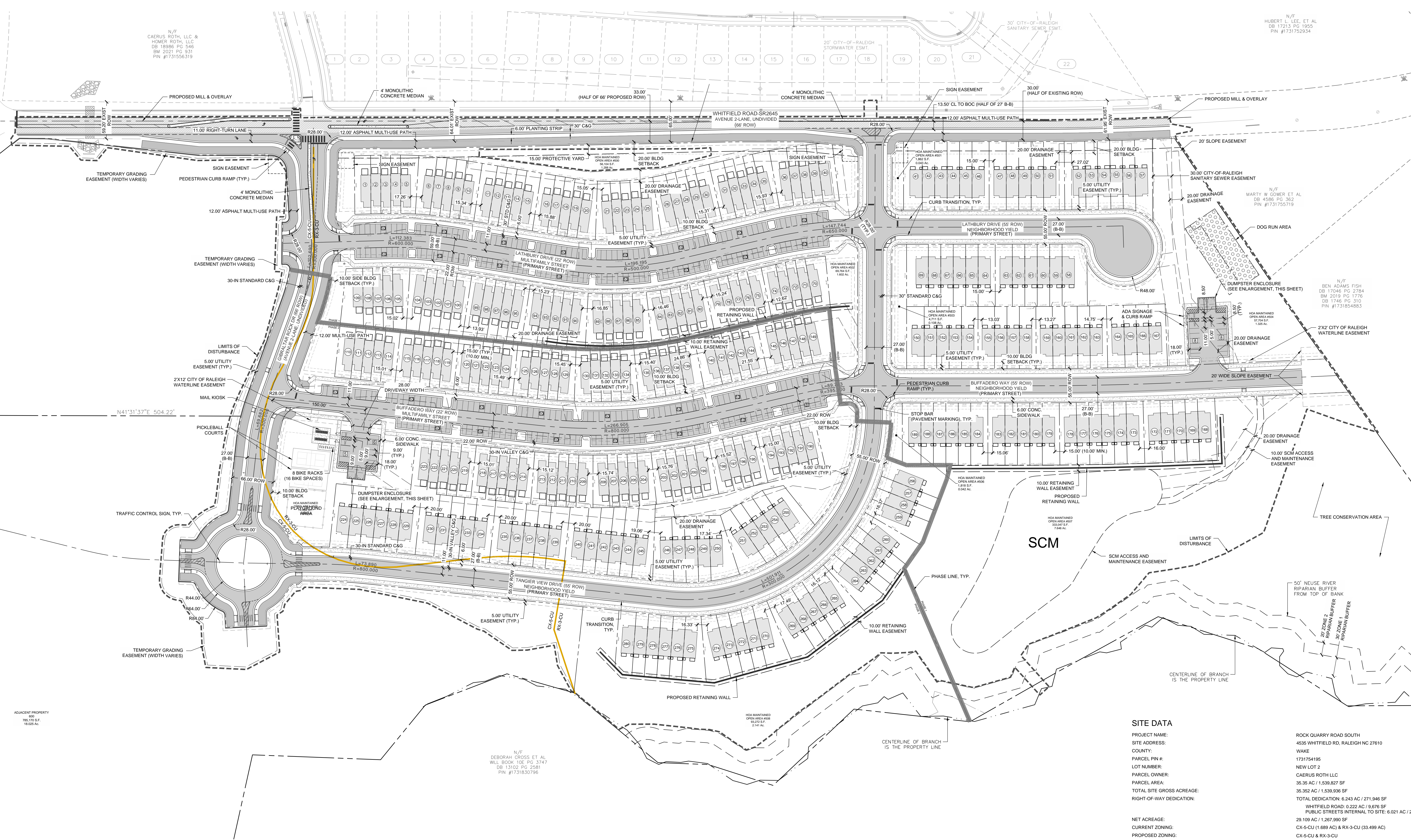
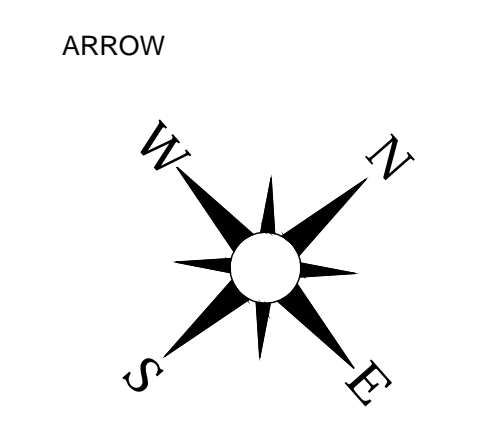
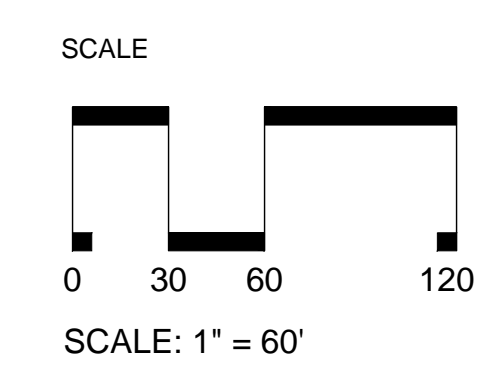
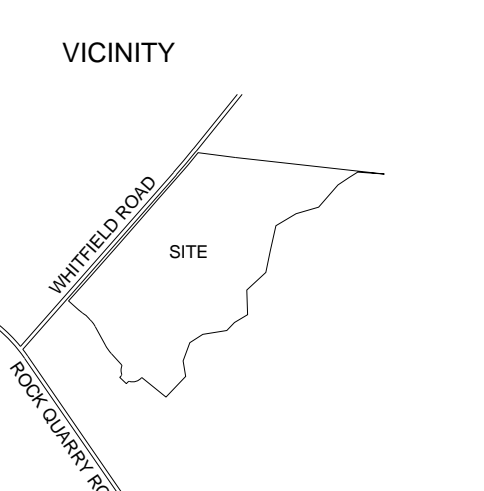
SWIFT  
PARTNER



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

NOT FOR CONSTRUCTION

No.	Date	Description
1	07/21/2023	COB. 1ST REVIEW COMMENTS
2	09/07/2023	COB. 2ND REVIEW COMMENTS
3	10/13/2023	COB. 3RD REVIEW COMMENTS
4	12/13/2023	COB. 4TH REVIEW COMMENTS
5	06/18/2024	COB. REVIEW COMMENTS



ADJACENT PROPERTY  
600  
785.00 S.F.  
16.025 AC.

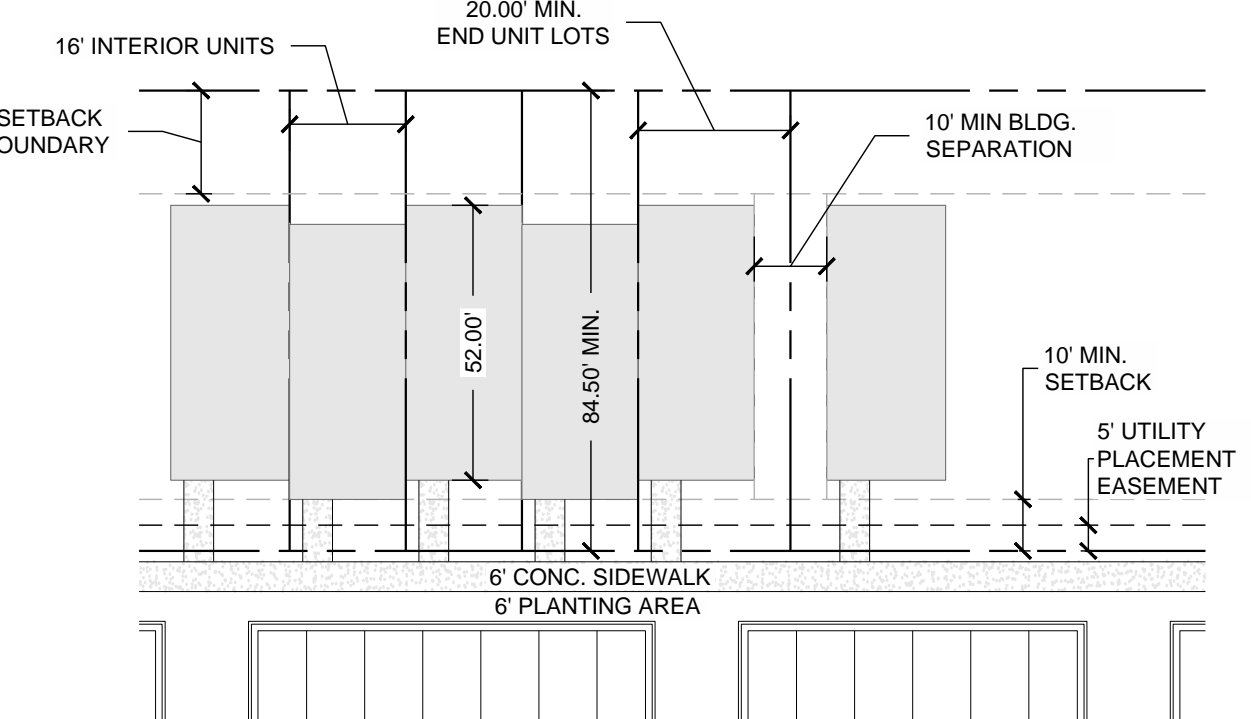
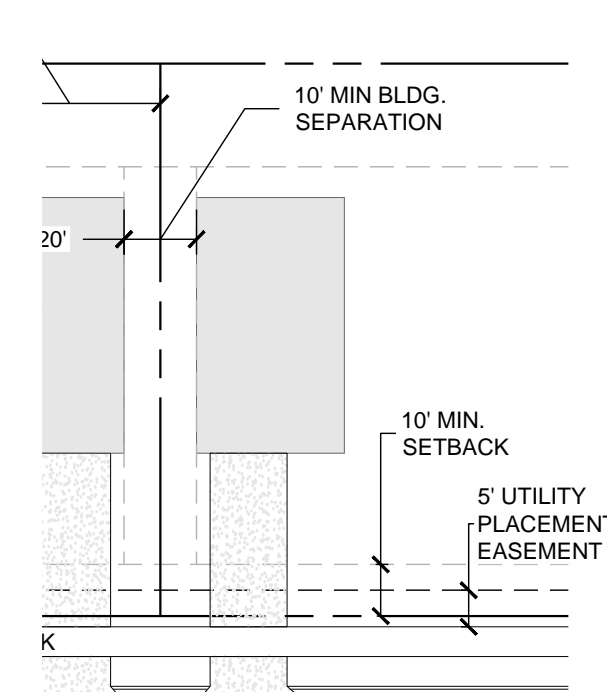
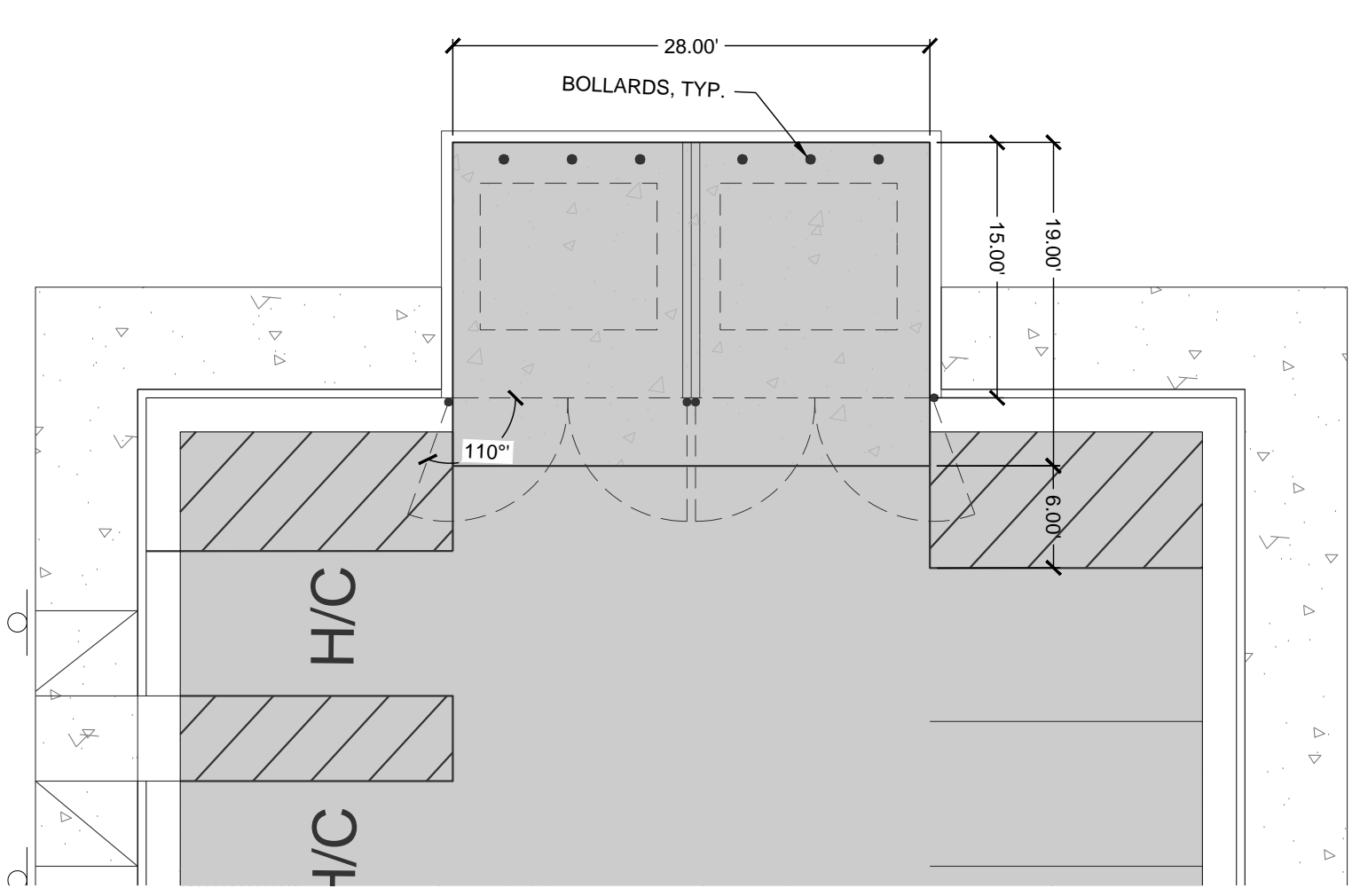
N/F  
DEBORAH CROSS ET AL  
WILL BOOK 106 PG 3747  
DB 13102 PG 2581  
PIN #1731830796

**SITE LEGEND:**

SYMBOL	DESCRIPTION
[Solid Grey]	PROPOSED BUILDING
[Hatched]	PROPOSED CONCRETE SIDEWALK
[Diagonal Lines]	PROPOSED MILL & OVERLAY
[Dotted]	PROPOSED FULL DEPTH PAVEMENT
[Thin Line]	PROPOSED CURB & GUTTER
[Thick Line]	PROPOSED STOP BAR
[Zebra Stripes]	PROPOSED CROSSWALK
[Thin Solid Line]	PROPOSED 6' WIDE STANDARD CROSSWALK
[Thick Solid Line]	PROPOSED 10' WIDE HIGH VISIBILITY CROSSWALK
[Circle]	PROPOSED SIGN
[Hatched]	PROPOSED ADA PARKING SPACE
[Dotted]	PROPOSED KEYSTONE WALL
[X Pattern]	PROPOSED FENCE
[Wavy Line]	PROPOSED BIKE RACK
[Yellow Line]	ZONING LINE (CX-5-CU & RX-3-CU)
[Dashed Line]	PHASE LINE
[Dotted Line]	LIMITS OF DISTURBANCE

**SITE DATA**

PROJECT NAME:	ROCK QUARRY ROAD SOUTH
SITE ADDRESS:	4535 WHITFIELD RD, RALEIGH NC 27610
COUNTY:	WAKE
PARCEL PIN #:	1731754195
LOT NUMBER:	NEW LOT 2
PARCEL OWNER:	CAERUS ROTH LLC
PARCEL AREA:	35.35 AC / 1,539,936 SF
TOTAL SITE GROSS ACREAGE:	35.352 AC / 1,539,936 SF
RIGHT-OF-WAY DEDICATION:	TOTAL DEDICATION: 6.243 AC / 271,846 SF WHITFIELD ROAD: 3.222 AC / 9,676 SF PUBLIC STREETS INTERNAL TO SITE: 6.021 AC / 262,270 SF
NET ACREAGE:	29.109 AC / 1,267,990 SF
CURRENT ZONING:	CX-5-CU (1.688 AC) & RX-3-CU (33.498 AC)
PROPOSED ZONING:	CX-5-CU & RX-3-CU
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWNHOUSE
FLOOD PLAIN DATA:	NONE
RIVER BASIN:	NEUSE
DEVELOPMENT TYPE:	ATTACHED TOWNHOUSE
MAX BUILDING HEIGHT:	50'
PROPOSED BUILDING HEIGHT:	TBD
PROPOSED NUMBER OF TOWNHOUSE LOTS:	280 (ALL 3 BEDROOM)
PROPOSED NUMBER OF HOA MAINTAINED OPEN AREA LOTS:	9
LIMITS OF DISTURBANCE:	32.83 AC / 1,430,077 SF
EXISTING IMPERVIOUS AREA:	0 AC / 0 SF
ON PARCEL:	0.55 AC / 24,131 SF
FOR COMPLIANCE (INCLUDING ROW):	14.075 AC / 613,115 SF
PROPOSED IMPERVIOUS AREA:	14.885 AC / 648,420 SF
ON PARCEL:	2.91 AC / 126,799 SF (10.00%)
FOR COMPLIANCE (INCLUDING ROW):	3.10 AC / 134,881 SF (10.64%)
REQUIRED AMENITY AREA:	2.91 AC / 126,799 SF (10.00%)
PROPOSED AMENITY AREA:	3.29 AC / 143,225 SF (11.30%)
REQUIRED TREE CONSERVATION AREA:	
PROPOSED TREE CONSERVATION AREA:	
PARKING DATA:	
REQUIRED PARKING - MULTI-UNIT LIVING (3 BEDROOM):	NO MAXIMUM
PROPOSED PARKING - MULTI-UNIT LIVING (3 BEDROOM):	560 SPACES
REQUIRED PARKING - AMENITY AREA:	27 SPACES
TOTAL PARKING:	587 SPACES
REQUIRED BIKE PARKING:	15 (1 PER 20 UNITS, 4 MINIMUM)
PROPOSED BIKE PARKING:	16



LOT DETAIL (ONLY)

MULTIFAMILY LOT DETAIL (FOR REFERENCE ONLY)

DATE: 06/18/2024  
DRAWN BY: JLP  
PROJECT: ROCK QUARRY ROAD SOUTH  
PROJECT #: C202307

SHEET TITLE  
**SITE PLAN**

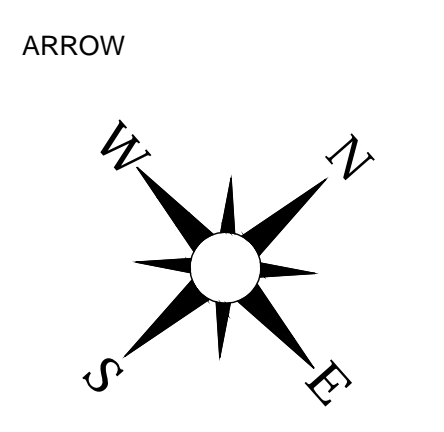
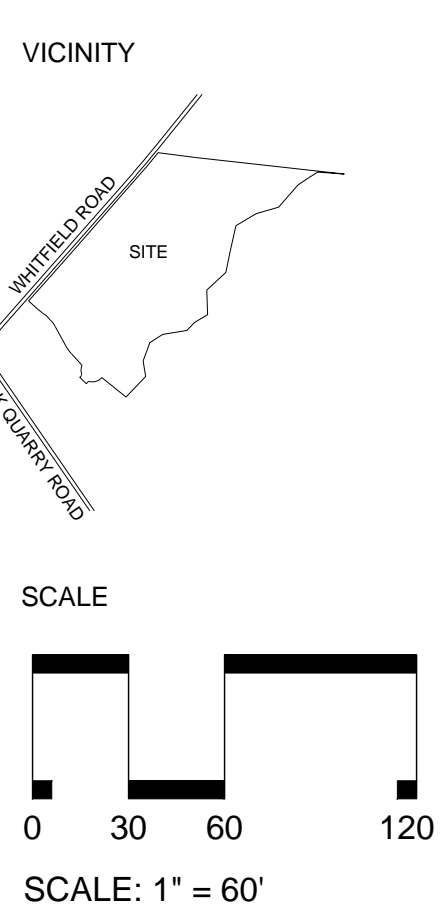
SHEET NO.  
**C3.00**





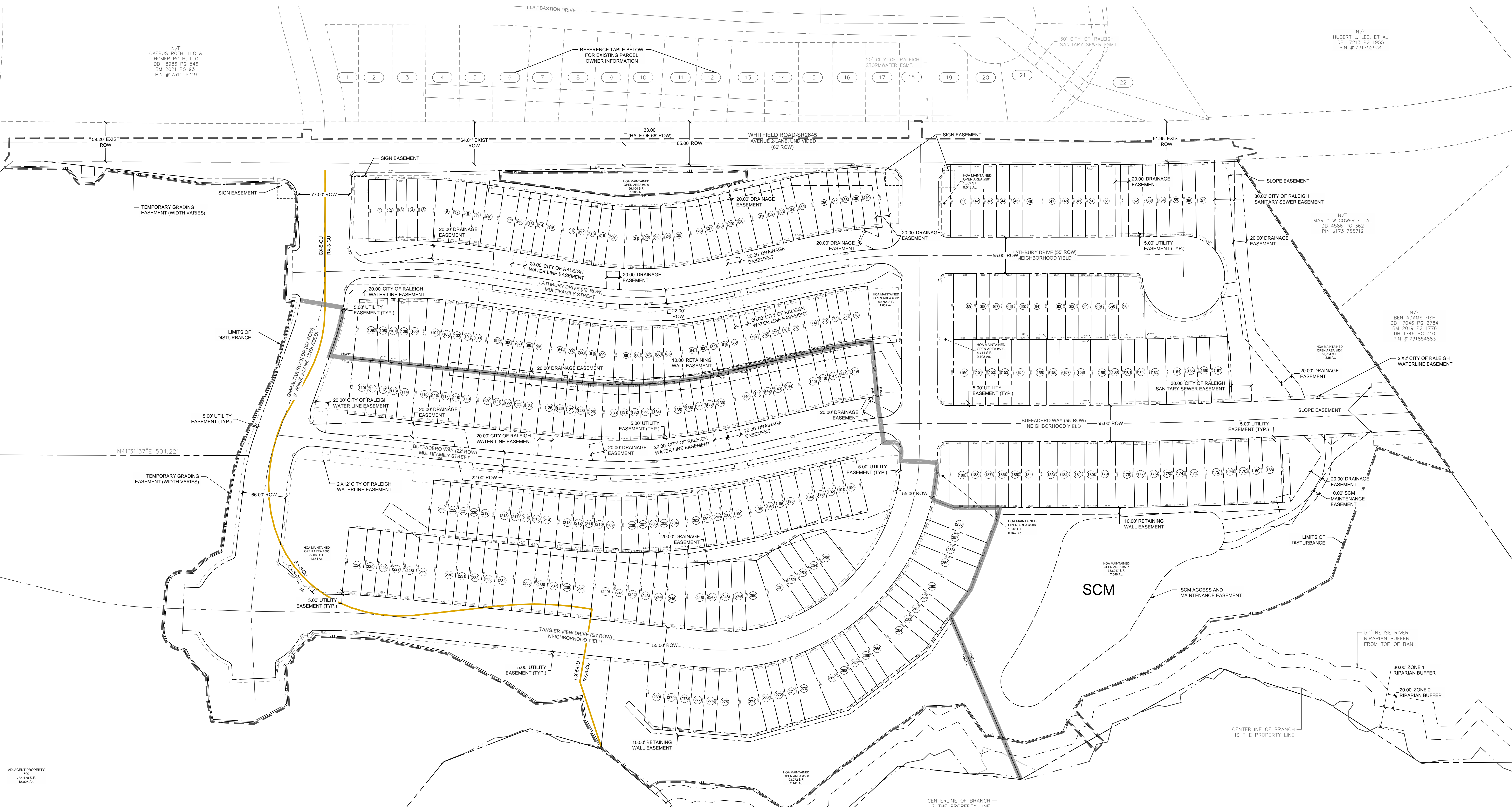
424 S. DAWSON STREET  
RALEIGH NC 27617  
FIRM LICENSE: P-2187

No.	Date	Description
1	07.21.2023	COB. 1ST REVIEW COMMENTS.
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5	06.18.2024	COB. REVIEW COMMENTS.



DATE: 06.18.2024  
DRAWN BY: JBP  
PROJECT: ROCK QUARRY ROAD SOUTH  
PROJECT #: C202307

SHEET TITLE  
**SUBDIVISION PLAN**  
SHEET NO.  
**C3.10**



PROPOSED PARCEL INFORMATION:

PARCEL DATA			PARCEL DATA			PARCEL DATA			PARCEL DATA			PARCEL DATA			PARCEL DATA			PARCEL DATA			PARCEL DATA			PARCEL DATA					
PARCEL #	AREA (SF)	AREA (AC)	PARCEL #	AREA (SF)	AREA (AC)	PARCEL #	AREA (SF)	AREA (AC)	PARCEL #	AREA (SF)	AREA (AC)	PARCEL #	AREA (SF)	AREA (AC)	PARCEL #	AREA (SF)	AREA (AC)	PARCEL #	AREA (SF)	AREA (AC)	PARCEL #	AREA (SF)	AREA (AC)	PARCEL #	AREA (SF)	AREA (AC)	PARCEL #	AREA (SF)	AREA (AC)
1	2,445	0.06	31	2,223	0.05	61	2,000	0.05	91	1,482	0.03	121	1,362	0.03	151	2,000	0.05	181	2,000	0.05	211	1,352	0.03	241	2,109	0.05	271	2,026	0.05
2	1,504	0.03	32	1,504	0.03	62	2,000	0.05	92	1,473	0.03	122	1,362	0.03	152	2,000	0.05	182	2,000	0.05	212	1,352	0.03	242	2,156	0.05	272	2,029	0.05
3	1,504	0.03	33	1,504	0.03	63	2,751	0.06	93	1,487	0.03	123	1,352	0.03	153	2,000	0.05	183	2,752	0.06	213	2,037	0.05	243	2,213	0.05	273	2,057	0.05
4	1,504	0.03	34	1,504	0.03	64	2,751	0.06	94	2,259	0.05	124	1,996	0.05	154	2,652	0.06	184	2,752	0.06	214	2,035	0.05	244	2,278	0.05	274	2,421	0.08
5	2,487	0.06	35	2,387	0.05	65	2,000	0.05	95	2,294	0.05	125	1,996	0.05	155	2,652	0.06	185	2,000	0.05	215	1,352	0.03	245	3,529	0.08	275	3,292	0.08
6	2,489	0.06	36	2,389	0.05	66	2,000	0.05	96	1,548	0.04	126	1,362	0.03	156	2,000	0.05	186	2,000	0.05	216	1,352	0.03	246	3,129	0.07	276	2,907	0.05
7	1,504	0.03	37	1,504	0.03	67	2,000	0.05	97	1,563	0.04	127	1,362	0.03	157	2,000	0.05	187	2,000	0.05	217	1,352	0.03	247	2,112	0.05	277	1,999	0.05
8	1,504	0.03	38	1,504	0.03	68	2,000	0.05	98	1,578	0.04	128	1,362	0.03	158	2,672	0.06	188	2,000	0.05	218	1,986	0.05	248	2,129	0.05	278	2,005	0.05
9	1,504	0.03	39	1,504	0.03	69	3,499	0.08	99	2,306	0.05	129	2,116	0.05	159	2,671	0.06	189	2,991	0.07	219	1,986	0.05	249	2,116	0.05	279	2,012	0.05
10	2,274	0.05	40	2,412	0.06	70	2,487	0.06	100	2,337	0.05	130	2,117	0.05	160	1,999	0.05	190	2,035	0.05	220	1,352	0.03	250	3,328	0.08	280	2,754	0.06
11	2,273	0.05	41	3,303	0.06	71	1,344	0.03	101	1,636	0.04	131	1,352	0.03	161	1,999	0.05	191	1,352	0.03	221	1,352	0.03	251	3,325	0.08			
12	1,504	0.03	42	2,202	0.05	72	1,344	0.03	102	1,648	0.04	132	1,362	0.03	162	1,999	0.05	192	1,352	0.03	222	1,352	0.03	252	2,089	0.05			
13	1,504	0.03	43	2,202	0.05	73	1,345	0.03	103	1,654	0.04	133	1,352	0.03	163	2,751	0.06	193	1,353	0.03	223	2,197	0.05	253	2,080	0.05			
14	1,504	0.03	44	2,202	0.05	74	1,913	0.04	104	2,506	0.06	134	2,130	0.05	164	2,751	0.06	194	1,985	0.05	224	2,858	0.07	254	2,941	0.05			
15	2,223	0.05	45	2,201	0.05	75	1,911	0.04	105	2,476	0.06	135	2,130	0.05	165	1,999	0.05	195	1,985	0.05	225	2,009	0.05	255	3,240	0.07			
16	2,224	0.05	46	3,029	0.07	76	1,344	0.03	106	1,597	0.04	136	1,352	0.03	166	1,999	0.05	196	1,352	0.03	226	2,001	0.05	256	4,035	0.09			
17	1,504	0.03	47	3,028	0.07	77	1,344	0.03	107	1,563	0.04	137	1,352	0.03	167	2,771	0.06	197	1,352	0.03	227	2,000	0.05	257	1,996	0.05			
18	1,504	0.03	48	2,200	0.05	78	1,344	0.03	108	1,529	0.04	138	1,362	0.03	168	2,797	0.06	198	2,061	0.05	228	2,000	0.05	258	2,002	0.05			
19	1,504	0.03	49	2,200	0.05	79	2,013	0.05	109	2,963	0.07	139	2,963	0.06	169	2,000	0.05	199	2,063	0.05	229	3,000	0.07	259	3,269	0.08			
20	2,360	0.05	50	2,200	0.05	80	2,014	0.05	110	2,197	0.05	140	2,460	0.06	170	2,000	0.05	200	1,352	0.03	230	3,000	0.07	260	3,264	0.07			
21	2,366	0.05	51	3,696	0.08	81	1,345	0.03	111	1,352	0.03	141	1,352	0.03	171	2,000	0.05	201	1,352	0.03	231	2,000	0.05	261	2,028	0.05			
22	1,505	0.03	52	3,696	0.08	82	1,349	0.03	112	1,352	0.03	142	1,352	0.03	172	2,783	0.06	202	1,352	0.03	232	2,000	0.05	262	2,042	0.05			
23	1,504	0.03	53	2,200	0.05	83	1,356	0.03	113	1,352	0.03	143	1,352	0.03	173	2,783	0.06	203	2,115	0.05	233	2,000	0.05	263	2,080	0.05			
24	1,505	0.03	54	2,200	0.05	84	2,236	0.05	114	1,986	0.05	144	2,278	0.05	174	2,000	0.05	204	2,115	0.05	234	3,000	0.07	264	3,384	0.08			
25	2,331	0.05	55	2,200	0.05	85	2,263	0.05	115	1,987	0.05	145	2,278	0.05	175	2,000	0.05	205	1,352	0.03	235	3,000	0.07	265	3,257	0.07			
26	2,323	0.05	56	2,227	0.05	86	1,393	0.03	116	1,352	0.03	146	1,352	0.03	176	2,000	0.05	206	1,352	0.03	236	2,000	0.05	266	2,026	0.05			
27	1,504	0.03	57	3,371	0.08	87	1,402	0.03	117	1,352	0.03	147	1,352	0.03	177	2,000	0.05	207	1,352	0.03	237	2,000	0.05	267	2,047	0.05			
28	1,504	0.03	58	3,369	0.08	88	1,412	0.03	118	1,352	0.03	148	1,352	0.03	178	2,776	0.06	208	2,114	0.05	238	2,005	0.05	268	2,092	0.05			
29	1,504	0.03	59	2,201	0.05	89	2,264	0.05	119	1,986	0.05	149	3,495	0.08	179	2,776	0.06	209	2,114	0.05	239	3,034	0.07	269	3,560	0.08			
30	2,223	0.05	60	2,000	0.05	90	2,400	0.06	120	1,986	0.05	150	2,823	0.06	180	2,000	0.05	210	1,352	0.03	240	3,092	0.07	270	3,386	0.08			

PARCEL #	AREA (SF)	AREA (AC)
1	2,445	0.06
2	1,504	0.03
3	1,504	0.03
4	1,504	0.03
5	2,487	0.06
6	2,489	0.06
7	1,504	0.03
8	1,504	0.03
9	1,504	0.03
10	2,274	0.05
11	2,273	0.05
12	1,504	0.03
13	1,504	0.03
14	1,504	0.03
15	2,223	0.05
16	2,224	0.05
17	1,504	0.03
18	1,504	0.03
19	1,504	0.03
20	2,360	0.05
21	2,366	0.05
22	1,505	0.03
23	1,504	0.03
24	1,505	0.03
25	2,331	0.05
26	2,323	0.05
27	1,504	0.03
28	1,504	0.03
29	1,504	0.03
30	2,223	0.05

Line #	Length	Direction
L31	191.86	N86° 01' 25"W
L32	74.31	S57° 44' 49"W
L33	95.60	S56° 14' 35"W
L34	213.61	S41° 05' 23"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' 00"W
L39	187.68	S47° 34' 45"W
L40	178.73	S01° 59' 37"E
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' 37"W
L45	140.51	S20° 24' 14"W
L46	113.53	S09° 20' 07"E
L47	206.07	S43° 33' 20"W
L48	59.38	N03° 07' 22"E
L49	316.64	N41° 31' 37"E
L50	254.55	N41° 04' 55"E
L51	195.20	N40° 57' 04"E
L52	192.05	N41° 21' 28"E
L53	133.49	N40° 55' 16"E
L54	120.95	N39° 32' 14"E

ADJACENT PROPERTY  
600  
786,176 S.F.  
18.00 AC.

N/F  
CAERUS ROTH, LLC &  
HOMER ROTH, LLC  
DB 18289; PG 546  
BM 2021 PG 931  
PIN #1731556319

REFERENCE TABLE BELOW  
FOR EXISTING PARCEL  
OWNER INFORMATION

20' CITY-OF-RALEIGH  
STORMWATER ESMT.

30' CITY-OF-RALEIGH  
SANITARY SEWER ESMT.

N/F  
HUBERT L. LEE, ET AL  
DB 17213 PG 1955  
PIN #1731752934

N/F  
MARTY W. COWER, ET AL  
DB 4396 PG 362  
PIN #1731755719

N/F  
BEN ADAMS FISH  
DB 17046 PG 2784  
BM 2019 PG 1776  
DB 1746 PG 310  
PIN #1731854883

N/F  
DEBORAH CROSS ET AL  
WILL BOOK 105 PG 3747  
DB 13102 PG 2581  
PIN #1731830796



N/F  
CAERUS ROTH, LLC &  
HOMER ROTH, LLC  
DB 18286 PG 246  
BM 2021 PG 931  
PIN #1731556319

N/F  
HUBERT L. LEE, ET AL  
DB 17213 PG 1955  
PIN #1731752934

SWIFT  
PARTNE

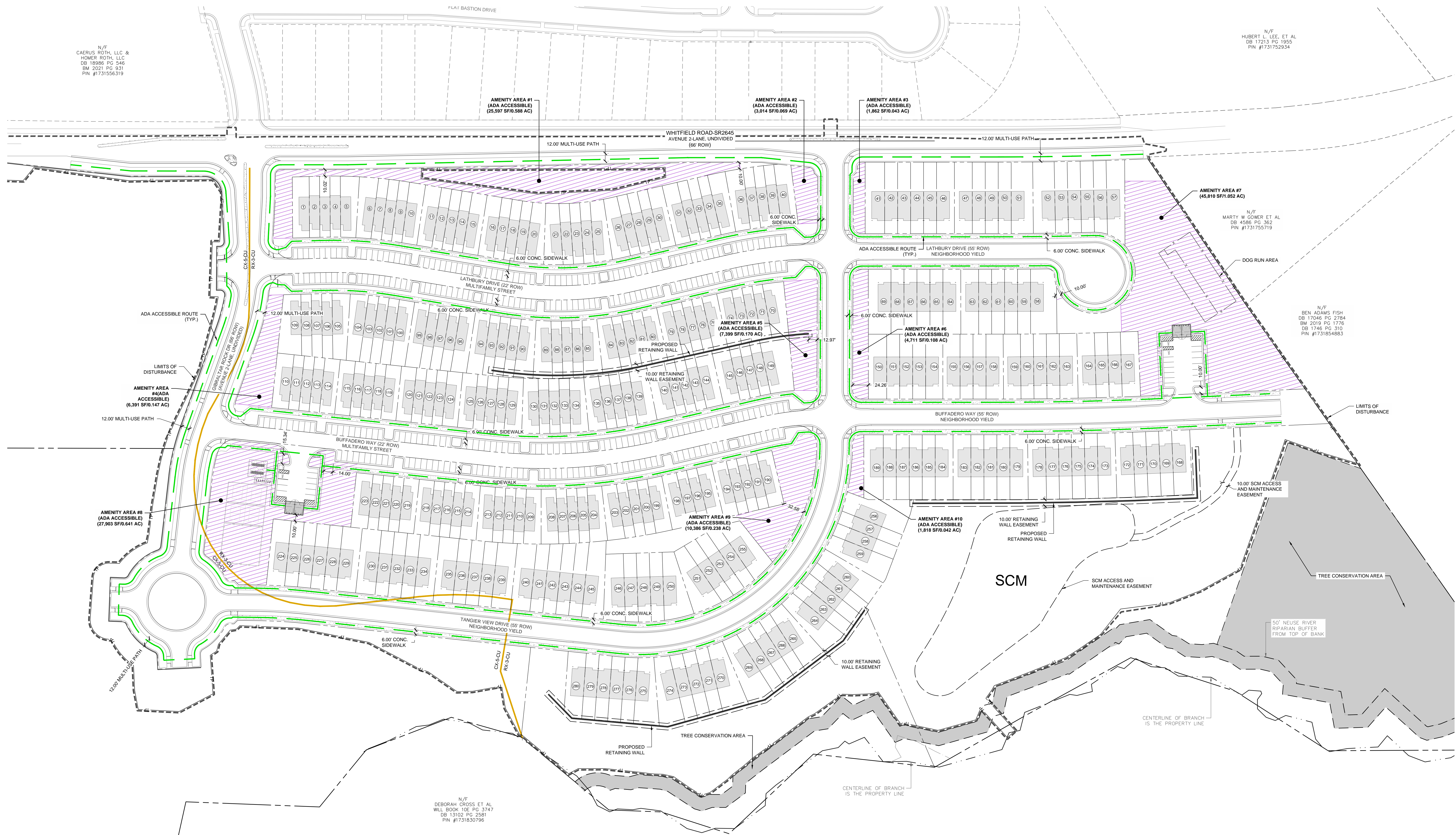
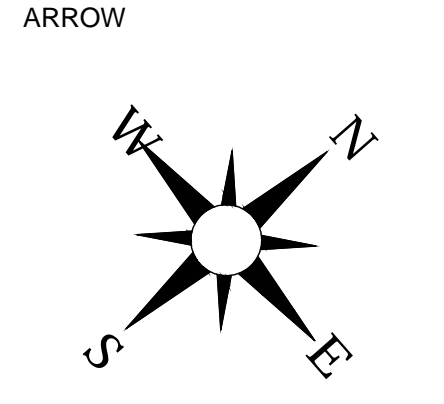
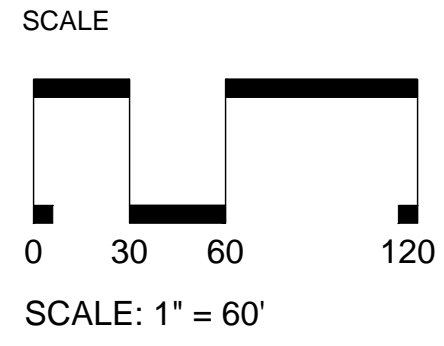
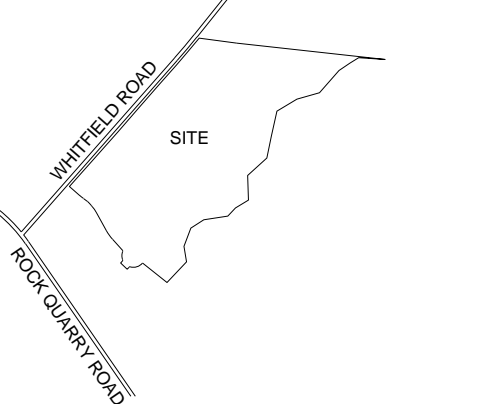


424 S. DAWSON STREET  
RALEIGH NC 27601  
FIRM LICENSE: P-2187

ISSUED FOR REVIEW  
NOT FOR CONSTRUCTION

No.	Date	Description
1.	07.21.2023	COB. 1ST REVIEW COMMENTS
2.	09.07.2023	COB. 2ND REVIEW COMMENTS
3.	11.05.2023	COB. 3RD REVIEW COMMENTS
4.	06.18.2024	COB. 4TH REVIEW COMMENTS
5.		COB. 5TH REVIEW COMMENTS

VICINITY



N/F  
DEBORAH CROSS ET AL  
WILL BOOK 10E PG 3747  
DB 13102 PG 2581  
PIN #1731830796

N/F  
DEBORAH CROSS ET AL  
WILL BOOK 10E PG 3747  
DB 13102 PG 2581  
PIN #1731830796

AMENITY AREA CALCULATIONS		
AMENITY AREA	AREA (SF)	PERCENTAGE (%)
SITE AREA (GROSS)	1,539,936	
SITE AREA (NET)	1,267,990	
TOTAL AMENITY AREA REQUIRED	126,799	10.00%
ADA ACCESSIBLE AMENITY AREA PROVIDED		
AREA #1	25,597	
AREA #2	3,014	
AREA #3	1,862	
AREA #4	6,391	
AREA #5	7,399	
AREA #6	4,711	
AREA #7	45,810	
AREA #8	27,903	
AREA #9	10,386	
AREA #10	1,818	
TOTAL AMENITY AREA PROVIDED	134,891	10.64%

- AMENITY AREA LEGEND:
- LIMITS OF DISTURBANCE
  - ZONING LINE (CX-5-CU & RX-3-CU)
  - TP --- TREE PROTECTION FENCE
  - 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.

DATE: 06.18.2024  
DRAWN BY: JLP  
PROJECT: ROCK QUARRY ROAD SOUTH  
PROJECT #: C202307  
SHEET TITLE  
AMENITY AREA PLAN

SHEET NO.  
C3.11



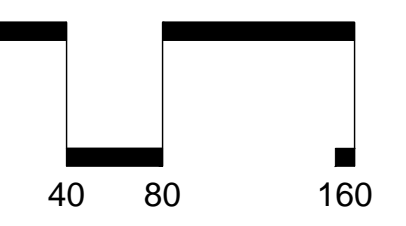


No.	Date	Description
1.	07.21.2023	COB. 1ST REVIEW COMMENTS.
2.	09.07.2023	COB. 2ND REVIEW COMMENTS.
3.	11.15.2023	COB. 3RD REVIEW COMMENTS.
4.	03.14.2024	COB. 4TH REVIEW COMMENTS.
5.	06.18.2024	COB. 5TH REVIEW COMMENTS.

VICINITY

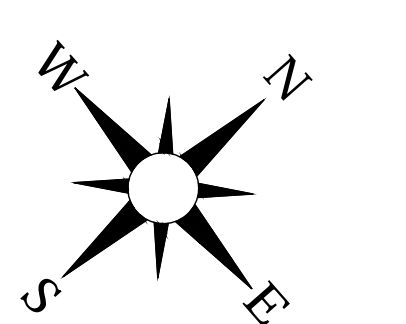


SCALE



SCALE: 1" = 80'

ARROW



AMENITY AREA	AREA (SF)	PERCENTAGE (%)
SITE AREA (GROSS)	1,539,936	
SITE AREA (NET)	1,267,990	
TREE CONSERVATION AREA REQUIRED	126,799	10.00%
TREE CONSERVATION AREA PROVIDED		
PRIMARY	34,935	
SECONDARY	108,290	
TOTAL TREE CONSERVATION AREA PROVIDED	143,225	11.30%

TREE CONSERVATION AREA LEGEND:

- SYMBOL DESCRIPTION
- PRIMARY TREE CONSERVATION AREA
- SECONDARY TREE CONSERVATION AREA
- LIMITS OF DISTURBANCE
- 200' PROPOSED MAJOR CONTOUR
- 200' PROPOSED MINOR CONTOUR
- 200' EXISTING MAJOR CONTOUR
- 200' EXISTING MINOR CONTOUR
- TP TREE PROTECTION FENCE

TREE CONSERVATION AREA NOTE:

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

ADJACENT PROPERTY  
600  
781,170 S.F.  
18,029 AC.

N/E  
DEBORAH CROSS ET AL  
WELL BOOK 106 PG. 3747  
SQ. 13102 PG. 508  
PIN #1731830796

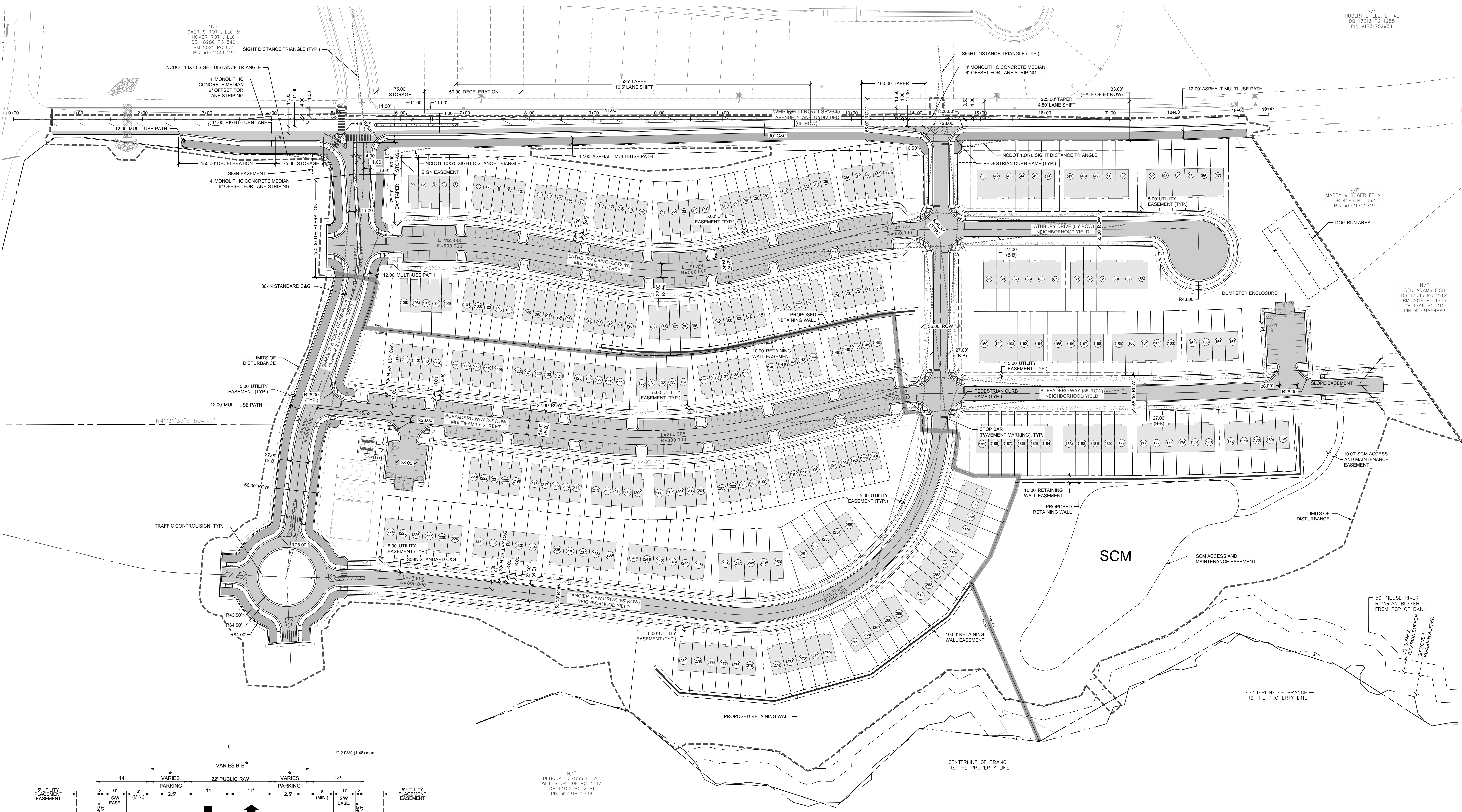
N/E  
HUBERT L. LEE, ET AL  
DB. 17213 PG. 1935  
PIN #1731762634

N/E  
MARTY W. GOWER ET AL  
DB. 4586 PG. 362  
PIN #1731755719

N/E  
BEN ADAMS FISH  
DB. 17085 PG. 2774  
DB. 2016 PG. 1774  
DB. 1746 PG. 310  
PIN #1731854883

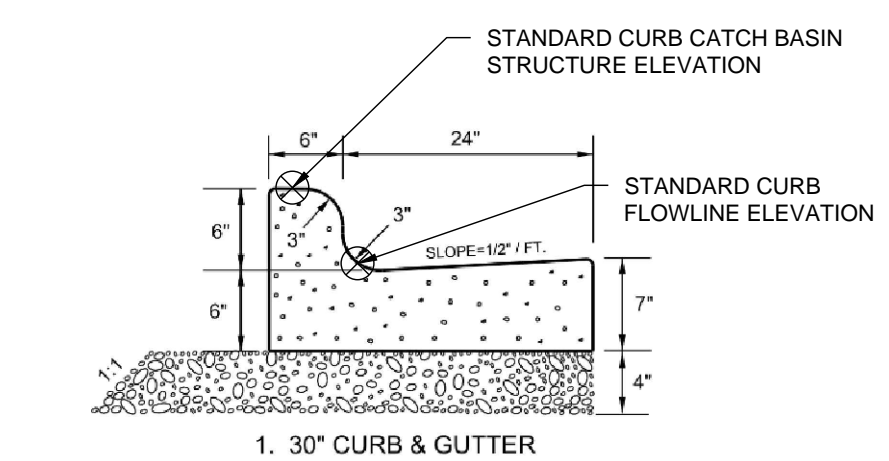
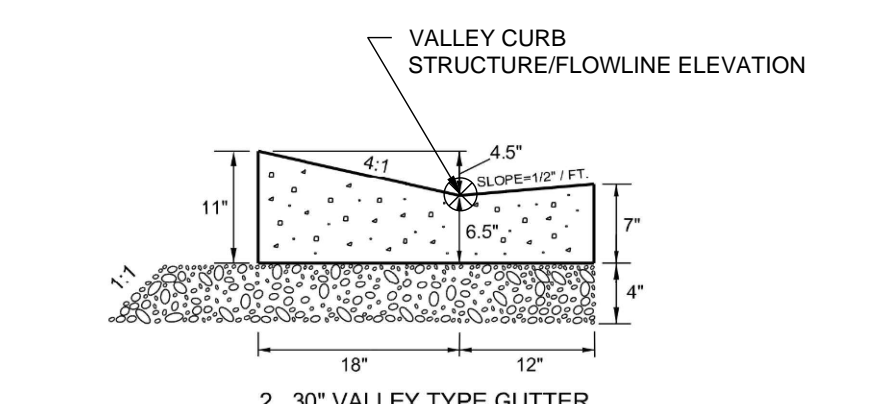
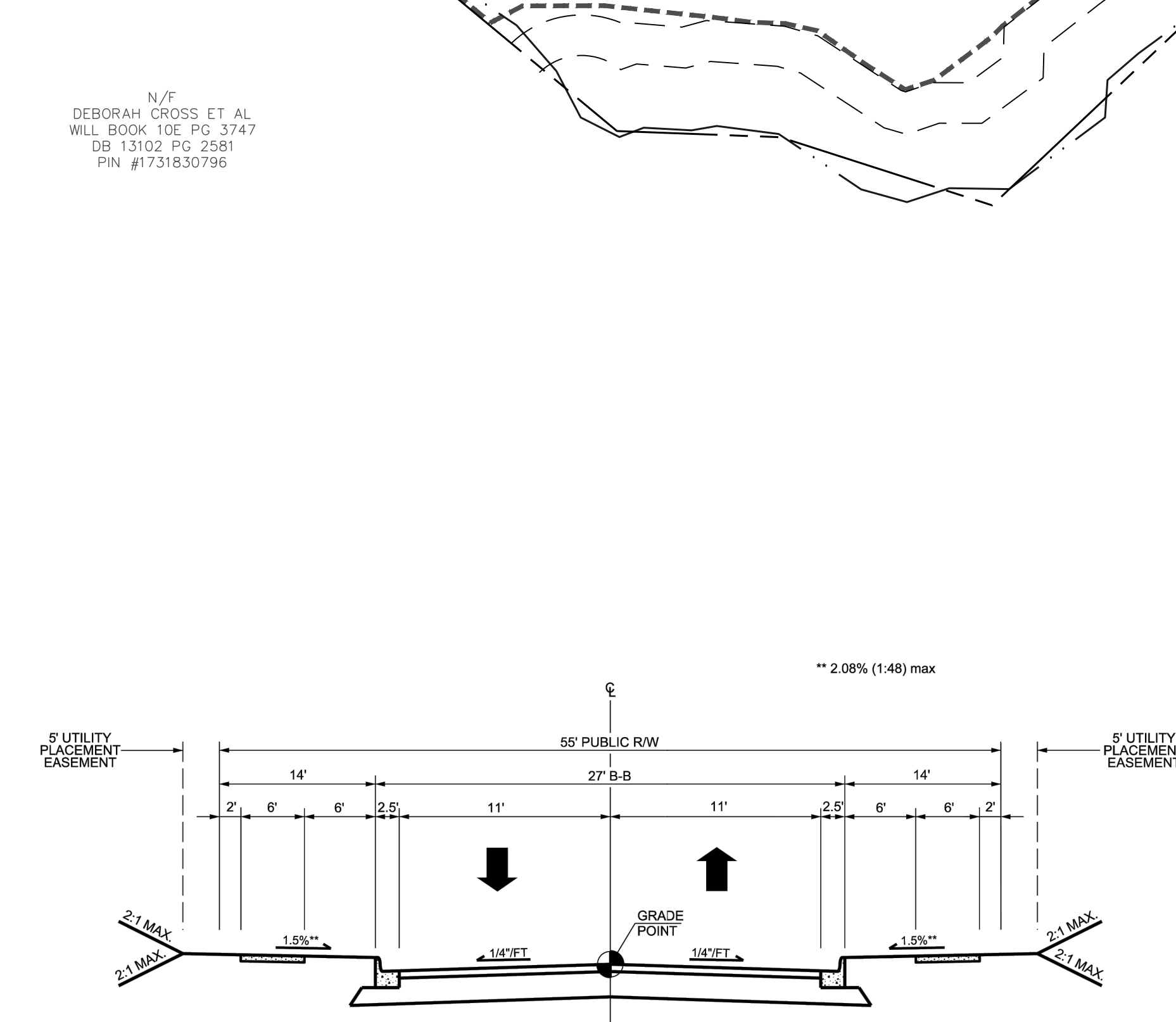
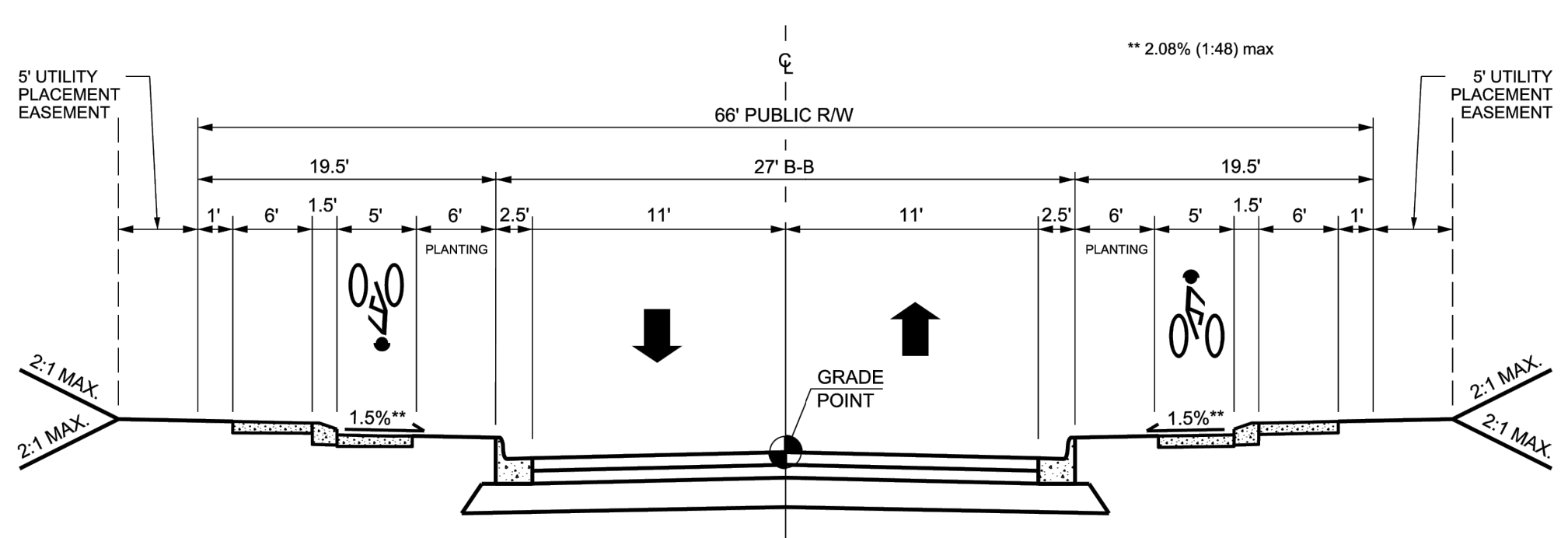
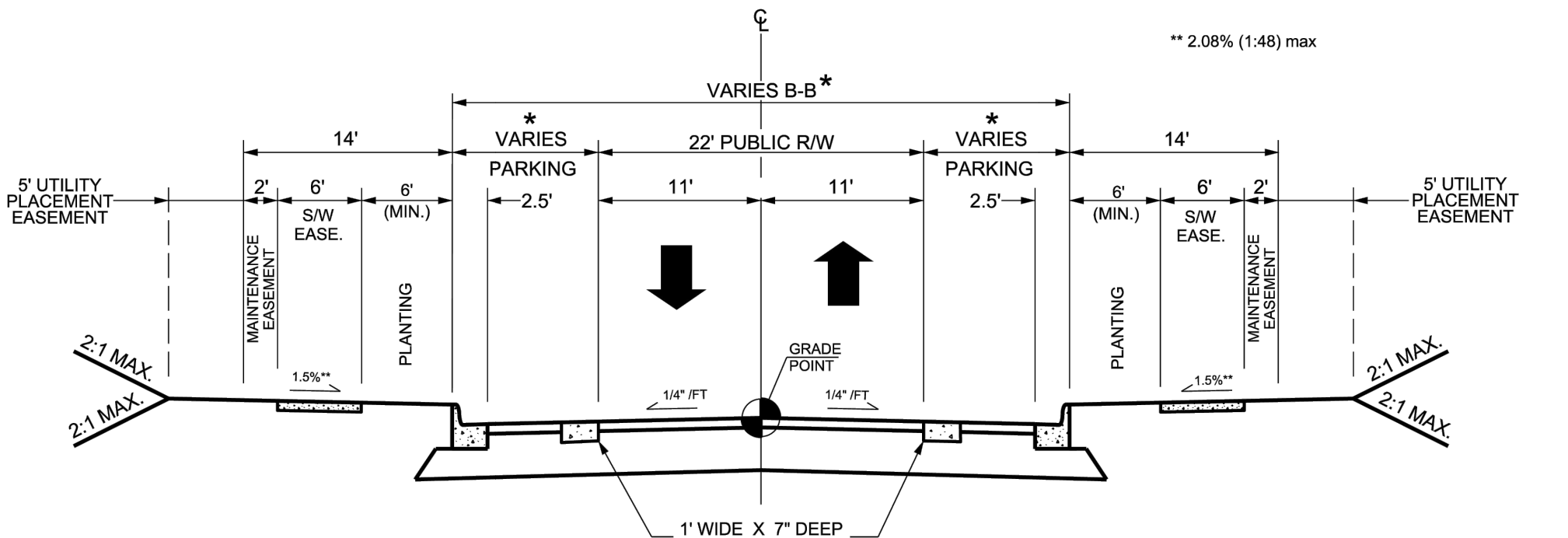
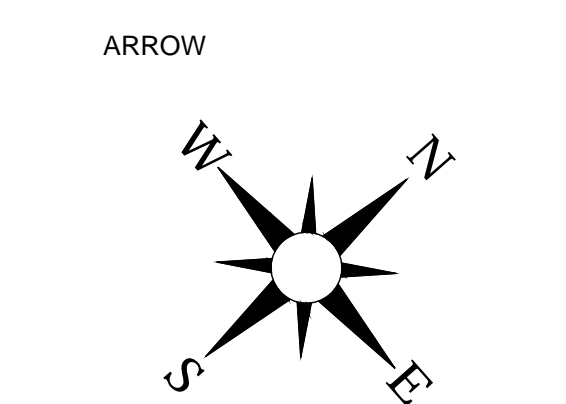
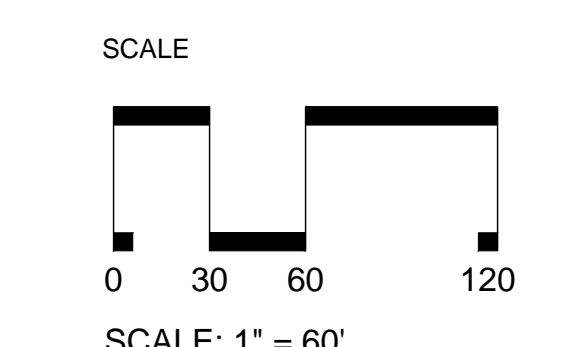
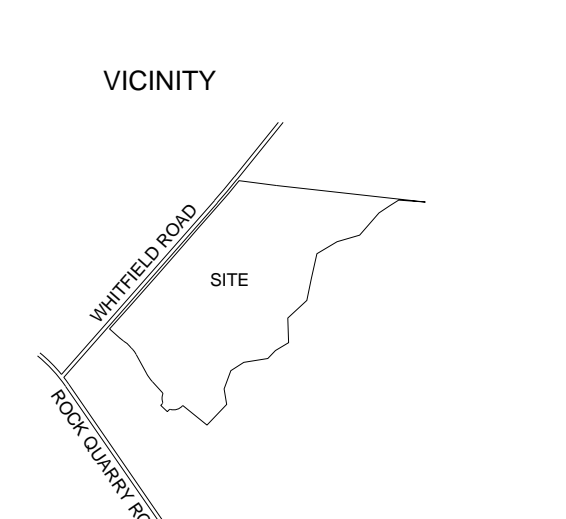
N/E  
CADRUS ROTH, LLC &  
HOWER ROTH, LLC  
DB. 1888 PG. 346  
IM. 2021 PG. 831  
PIN #1731506319





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

No.	Date	Description
1	07.21.2023	COB. 1ST REVIEW COMMENTS
2	09.07.2023	COB. 2ND REVIEW COMMENTS
3	10.15.2023	COB. 3RD REVIEW COMMENTS
4	12.13.2023	COB. 4TH REVIEW COMMENTS
5	06.18.2024	COB. REVIEW COMMENTS



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	200	240	200	250	200	270	200
25	280	240	300	240	320	240	340	240
30	340	290	360	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	430	530	430	570	430	600	430
50	550	480	590	480	630	480	670	480
55	610	530	650	530	690	530	730	530

**SITE LEGEND:**

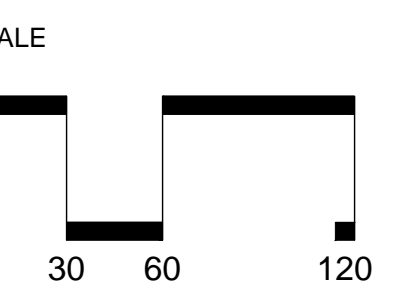
	PROPOSED BUILDING		PROPOSED 6' WIDE STANDARD CROSSWALK
	PROPOSED CONCRETE SIDEWALK		PROPOSED 10' WIDE HIGH VISIBILITY CROSSWALK
	PROPOSED MILL & OVERLAY		PROPOSED SIGN
	PROPOSED FULL DEPTH PAVEMENT		PROPOSED ADA PARKING SPACE
	PROPOSED CURB & GUTTER		PROPOSED KEYSTONE WALL
	PROPOSED STOP BAR		PROPOSED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



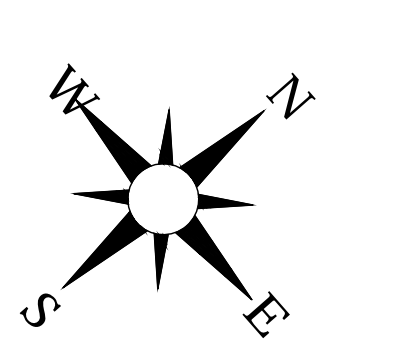


No.	Date	Description
1	07.21.2023	COB. 1ST REVIEW COMMENT
2	09.07.2023	COB. 2ND REVIEW COMMENT
3	11.15.2023	COB. 3RD REVIEW COMMENT
4	12.13.2023	COB. 4TH REVIEW COMMENT
5	06.18.2024	COB. REVIEW COMMENTS

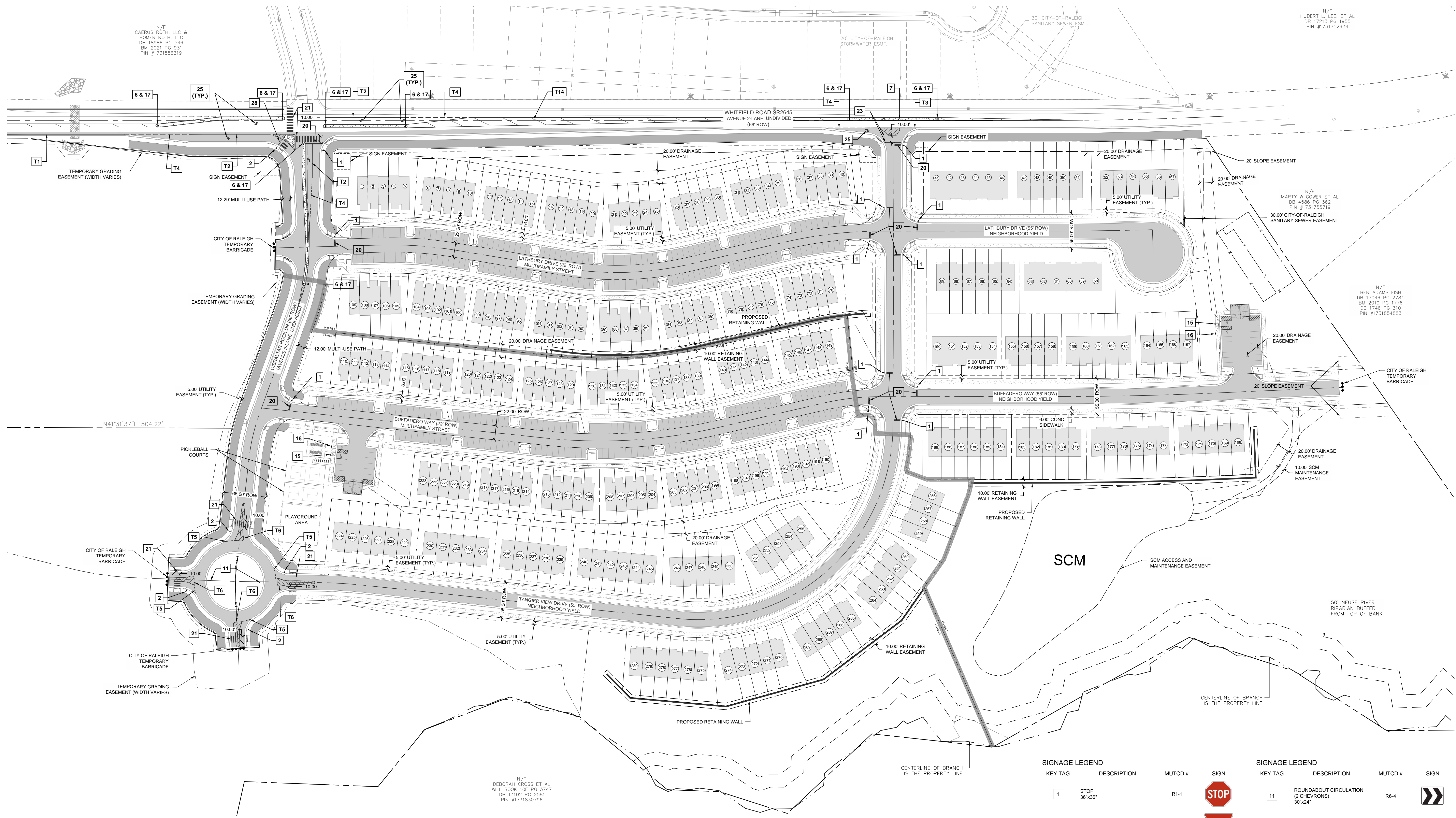
VICINITY



ARROW



DATE: 06.18.2024  
DRAWN BY: JLP  
PROJECT: ROCK QUARRY ROAD SOUTH  
PROJECT #: C202307  
SHEET TITLE  
SIGNAGE & PAVEMENT  
MARKINGS PLAN  
SHEET NO.  
C3.20



NCDOT MARKINGS

T1	WHITE EDGELINE (4", 90 MIL)
T2	WHITE SOLID LANE LINE (4" 90 MIL)
T3	2 FT. - 6 FT. SP WHITE MINI SKIP (4" 90 MIL)
T4	3 FT. - 9 FT. SP WHITE MINI SKIP (4" 90 MIL)
T5	3 FT SP WHITE MINI SKIP (8" OR 12" 90 MIL)
T6	WHITE GORE LINE
T13	YELLOW DOUBLE CENTER (4", 90 MIL)
T14	YELLOW DIAGONAL (12" 90 MIL)
T15	3 FT. - 9 FT SP YELLOW MINI SKIP (4" 90 MIL)
T16	YELLOW SOLID LINE (4" 90 MIL)

TRAFFIC SYMBOL & PAVEMENT MARKINGS LEGEND

20	PROPOSED STOP BAR	
21	PROPOSED HI-VISIBILITY CROSSWALK	
23	PROPOSED CROSSWALK (8" STRIP)	
24	TRAFFIC FLOW ARROW (NCDOT 1205.08)	
25	LEFT OR RIGHT TURN LANE MARKING (NCDOT 1205.08)	
26	TRAFFIC FLOW ARROW WITH LEFT OR RIGHT (NCDOT 1205.08)	
27	PROPOSED BIKE LANE SHARROW	
28	PROPOSED YIELD LINE	

NOTES:  
1. SEE SHEET C0.01 FOR GENERAL AND SITE NOTES.  
2. SEE SHEET C0.01 FOR SIGNAGE, STRIPING AND PAVING MARKING NOTES.

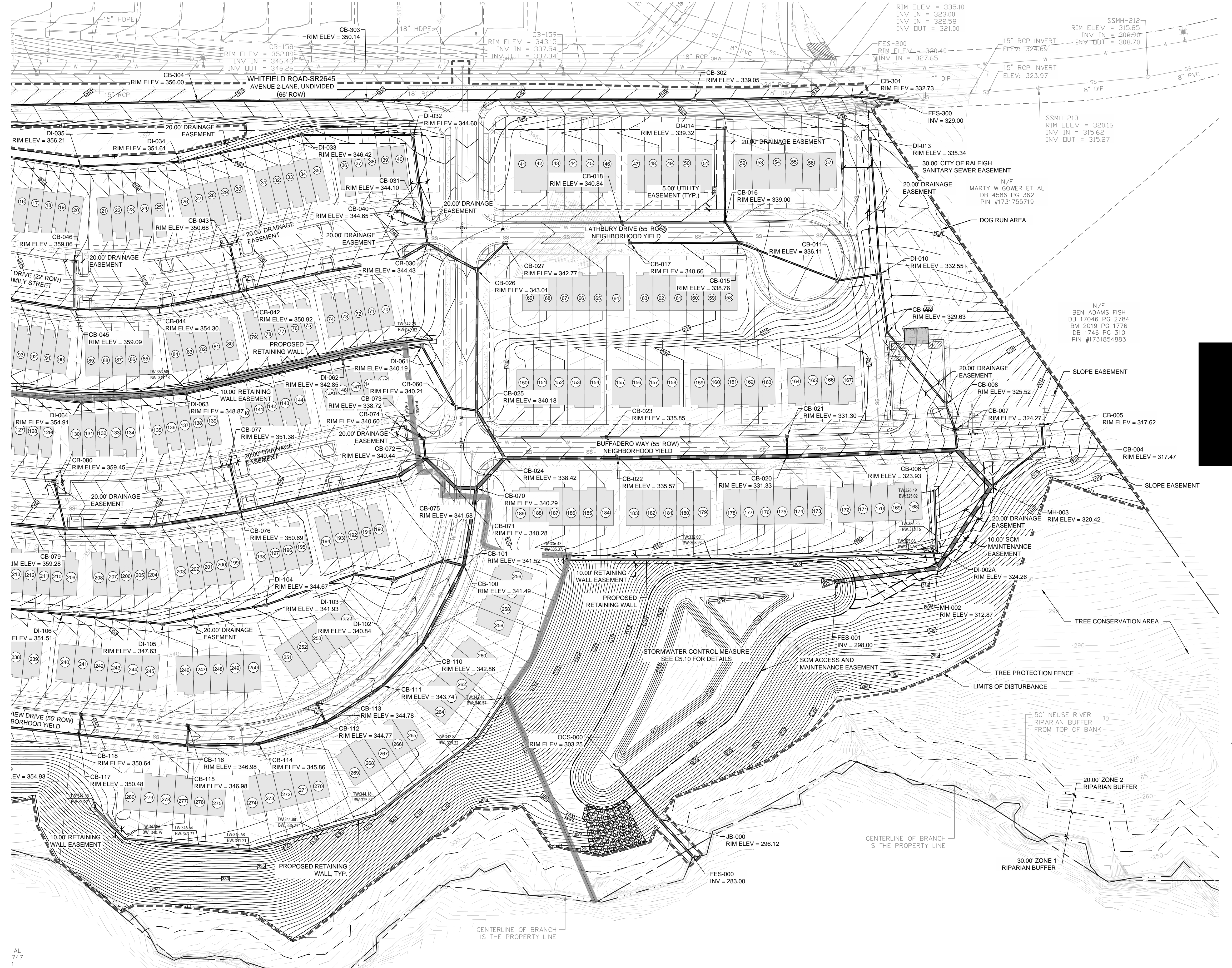
SIGNAGE LEGEND

KEY TAG	DESCRIPTION	MUTCD #	SIGN
1	STOP 36"x36"	R1-1	
2	YIELD 30"x30"x30"	R1-2	
3	YIELD HERE FOR PEDESTRIANS 36"x36"	R1-5	
4	STOP HERE FOR PEDESTRIANS 36"x36"	R1-5b	
5	SPEED LIMIT 24"x30"	R2-1	
6	KEEP RIGHT	R4-7	
7	KEEP RIGHT	R4-7a	
8	DO NOT ENTER 30"x30"	R5-1	
9	WRONG WAY 36"x24"	R5-1a	
10	ONE WAY 36"x12"	R6-1	

SIGNAGE LEGEND

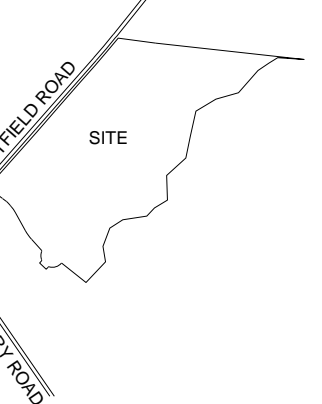
KEY TAG	DESCRIPTION	MUTCD #	SIGN
11	ROUNDABOUT CIRCULATION (2 CHEVRONS) 30"x24"	R6-4	
12	ROUNDABOUT CIRCULATION (3 CHEVRONS) 48"x24"	R6-4a	
13	ROUNDABOUT CIRCULATION (4 CHEVRONS) 60"x24"	R6-4b	
14	ROUNDABOUT CIRCULATION (PLAQUE) 30"x30"	R6-5P	
15	PARKING RESTRICTION "RESERVED FOR PERSON WITH DISABILITY" 12"x18"	R7-8	
16	PARKING RESTRICTION "RESERVED FOR PERSON WITH DISABILITY" 12"x18" VAN ACCESSIBLE 12"x9"	R7-7 R7-8P	
17	TYPE 1 OBJECT MARKERS (OBSTRUCTIONS WITHIN THE ROADWAY)	OM1-3	



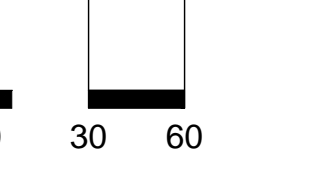


No.	Date	Description
1.	07.21.2023	CDR, 1ST REVIEW COMMENTS
2.	09.07.2023	CDR, 2ND REVIEW COMMENTS
3.	12.15.2023	CDR, 3RD REVIEW COMMENTS
4.	03.14.2024	CDR, 4TH REVIEW COMMENTS
5.	06.18.2024	CDR, REVIEW COMMENTS

VICINITY

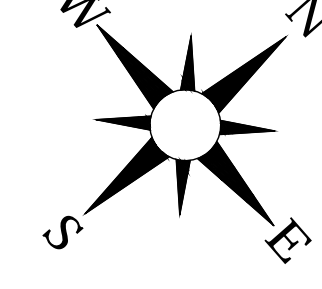


SCALE



SCALE: 1" = 60'

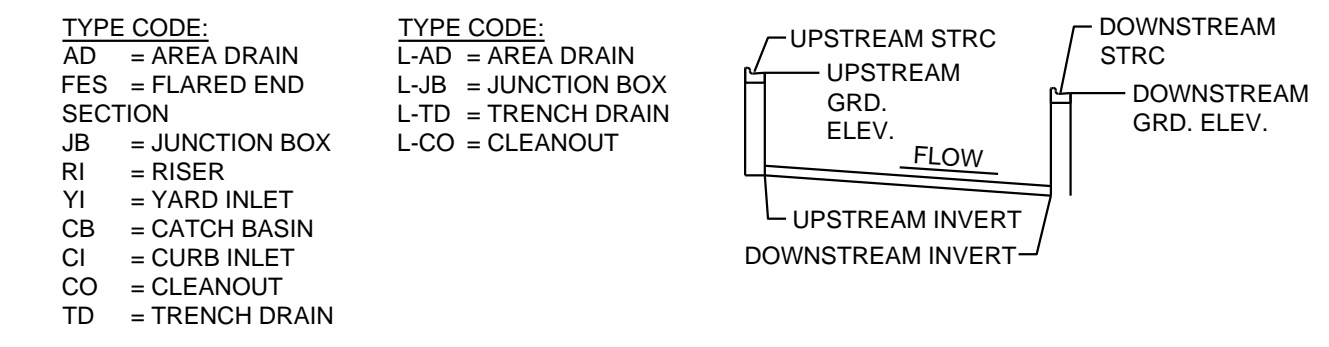
ARROW



**GRADING LEGEND:**

SYMBOL	DESCRIPTION
--- 200 ---	LIMITS OF DISTURBANCE
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED STORM DRAINAGE
(D)	PROPOSED JUNCTION BOX
(C)	CITY OF RALEIGH CONVERSION STYLE CATCH BASIN SW10.13
(S)	STANDARD CITY OF RALEIGH CATCH BASIN
(O)	OPEN THROAT AREA DRAIN
(I)	STANDARD CITY OF RALEIGH DROP INLET
(D)	RIPRAP DISSIPATOR
→	FLOW DIRECTION
44.50	PROPOSED ELEVATION
TC 44.50	TOP/BOTTOM OF CURB
BC 44.00	TOP/BOTTOM OF WALL
TW 46.00	BUILDING PAD
BW 44.00	TOP OF SLAB
TOS	TOP OF SLAB
BP	BOTTOM OF PAD

**IMPERVIOUS CALCULATION**  
EXISTING IMPERVIOUS AREA: 0 AC / 0 SF  
PROPOSED IMPERVIOUS AREA: 14.14 AC / 615,309 SF



- NOTES:**
- STRUCTURES WITHIN NCDOT RIGHT-OF-WAY SHALL BE TO NCDOT STANDARDS.
  - STRUCTURES NOT WITHIN RIGHT OF WAY SHALL EITHER ALL BE TO NCDOT STANDARDS OR SHALL ALL BE TO LOCAL JURISDICTIONAL STANDARDS.
  - ALL STORM PIPES TO BE CLASS III RCP UNLESS OTHERWISE NOTED.

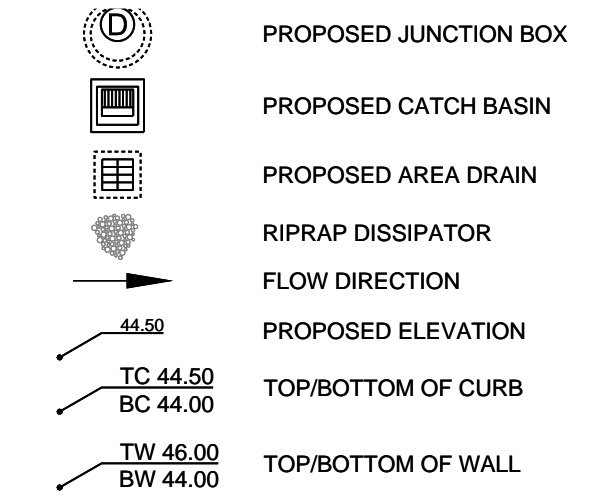
DATE: 06.18.2024  
DRAWN BY: JLP  
PROJECT: ROCK QUARRY ROAD SOUTH  
PROJECT #: C202307  
SHEET TITLE: GRADING & STORM DRAINAGE PLAN  
SHEET NO.:

C5.00





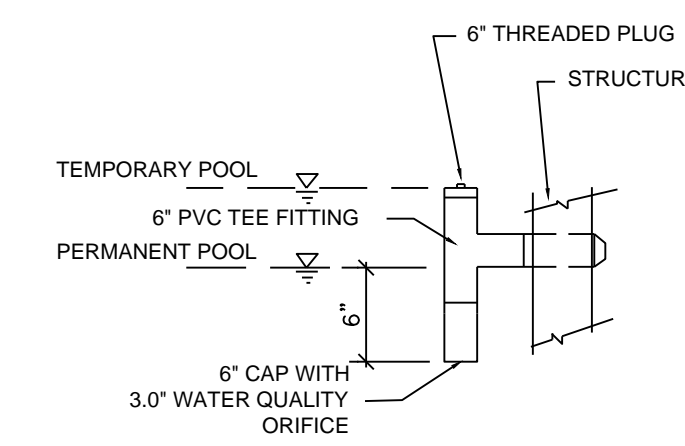
- CONNECTOR MEETING ASTM C-1478 (A-LOK PRODUCTS, TULLYTOWN, PA).
- SHOP DRAWINGS MUST BE SUBMITTED AND APPROVED BY THE ENGINEER BEFORE CONSTRUCTION.
- GEOTECHNICAL ENGINEER SHALL MONITOR DAM AND OUTLET STRUCTURE INSTALLATION. ALL FILL AREAS SHALL BE COMPACTED TO 95% OF THE MATERIALS MAXIMUM DRY DENSITY UNLESS OTHERWISE DICTATED BY GEOTECHNICAL ENGINEER.
- DRAINAGE AREA MUST BE STABILIZED PRIOR TO INSTALLATION PERMANENT STORMWATER CONTROL MEASURE.
- PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, SURVEYOR SEALED AS-BUILT DRAWINGS OF WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL AND WET POND TO PASS INSPECTION.
- PER NCDOT MANUAL, INTERIOR SLOPES MAY BE NO STEEPER THAN 3:1.



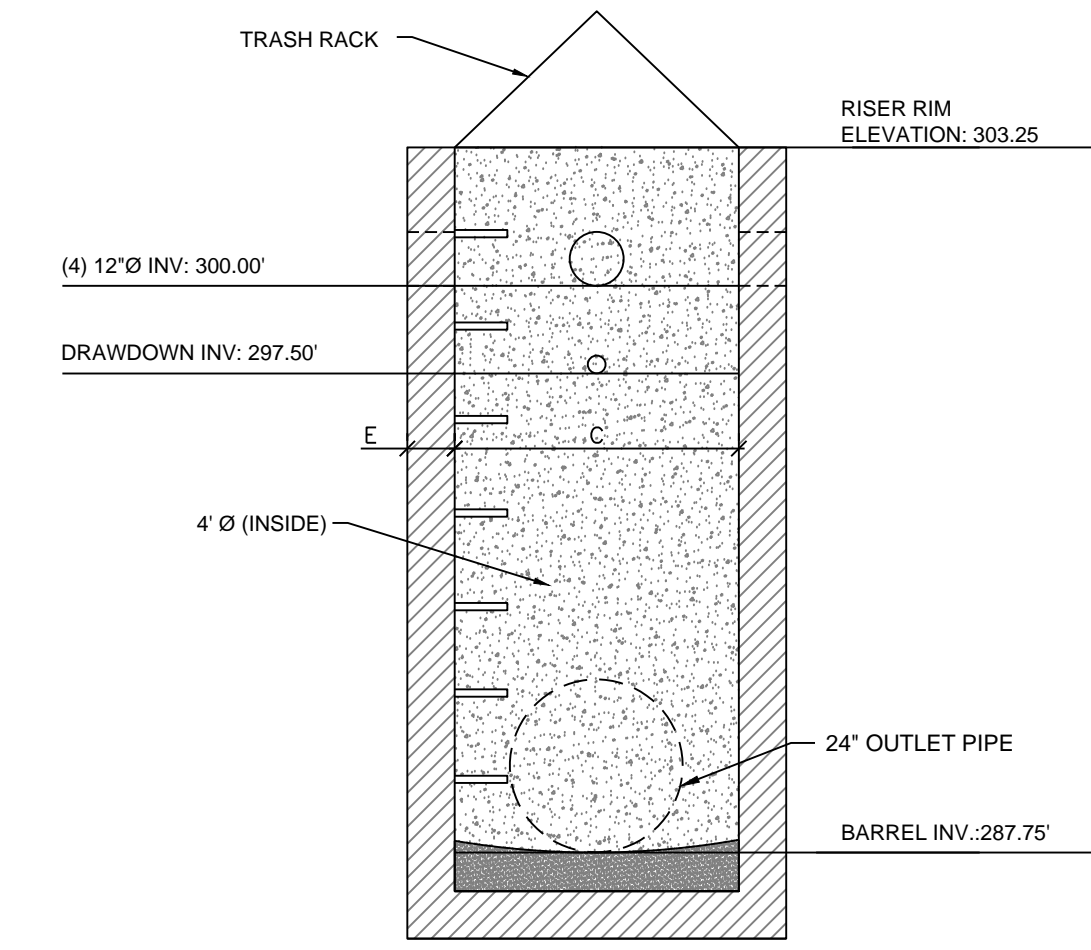
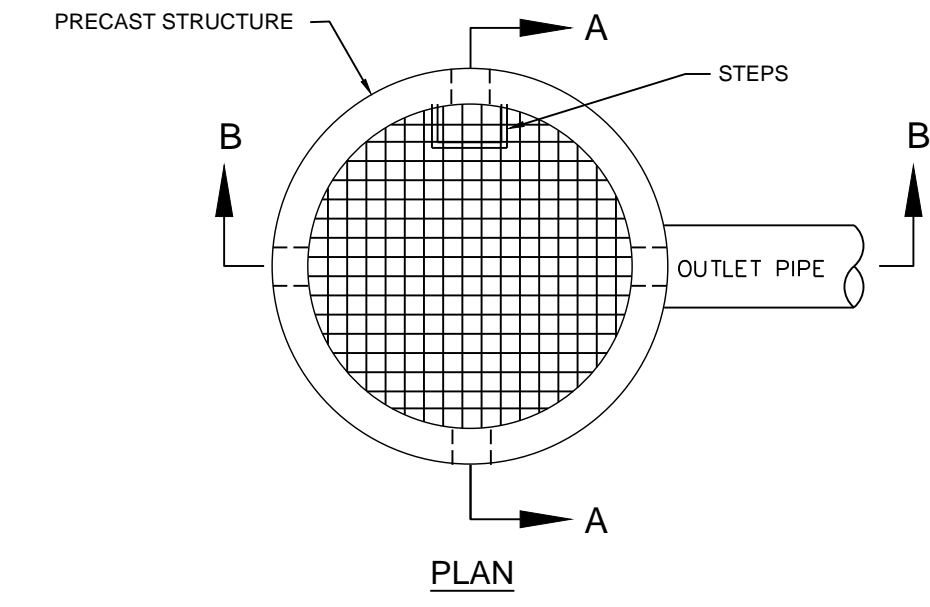
NOTES:  
1. SEE SHEET C0.10 FOR GENERAL AND GRADING NOTES.

**DIMENSION CHART**

DESCRIPTION	DIMENSION
Inside Dimension of Outlet Structure (ft) (Circular)	4'ø
Width of Outlet Structure Walls (in)	6.00
Outlet Pipe Diameter (in)	24.00
Emergency Weir Width (ft)	40.00
Anti-seep Collar Length and Width (ft)	7.00
Clearance between Outlet Structure and Anti-seep Collar (ft)	10.00
Additional Anti-seep Collar Spacing Downstream (O.C.) (ft)	20.00



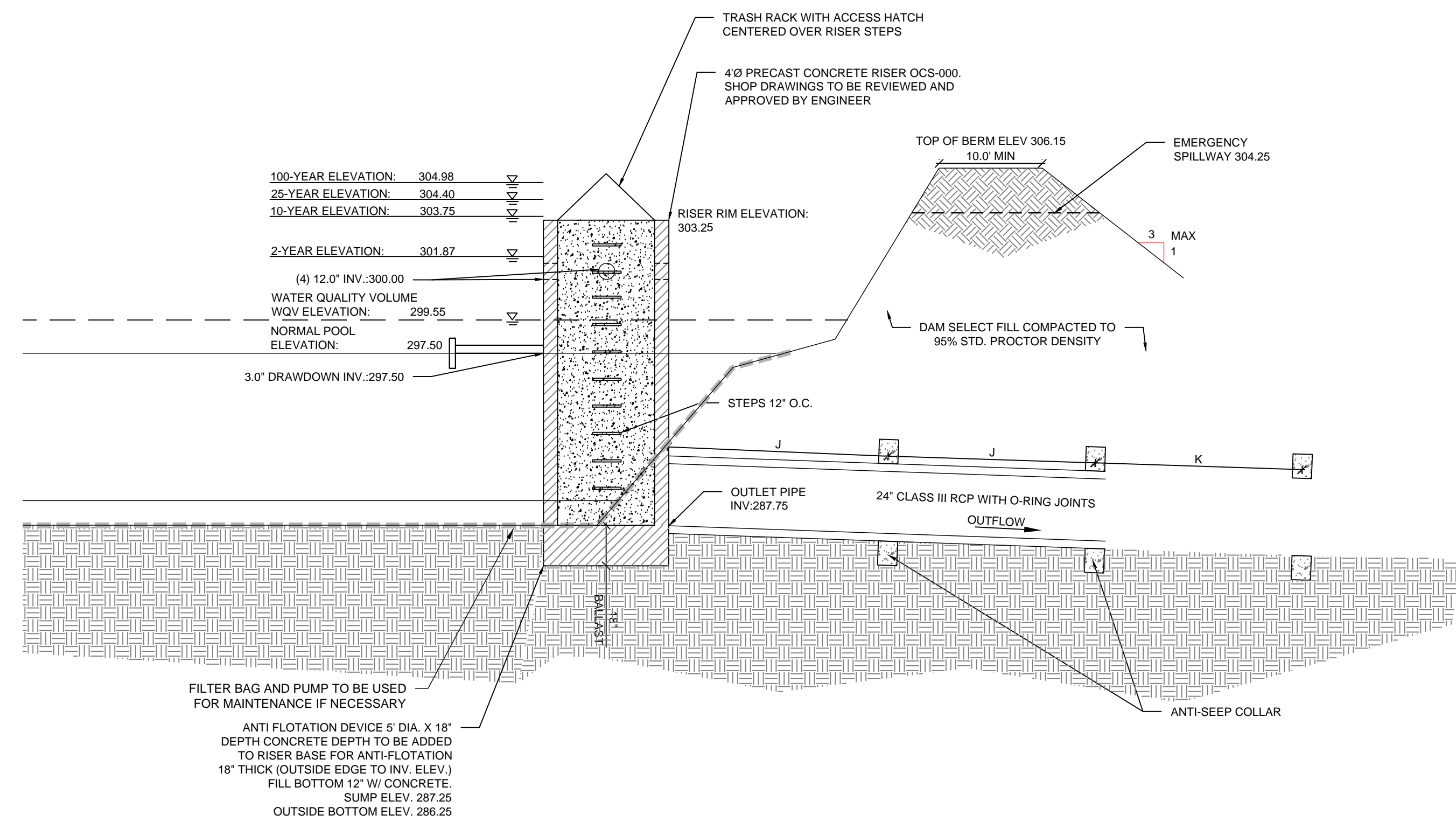
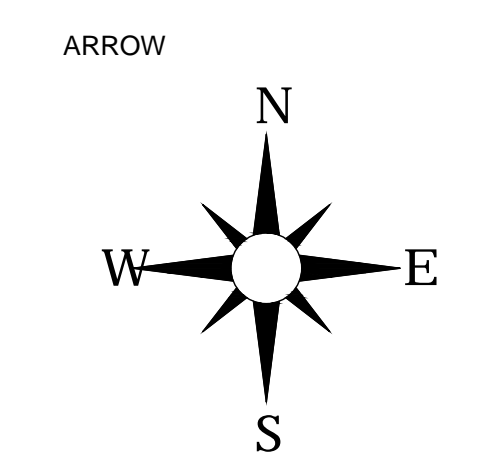
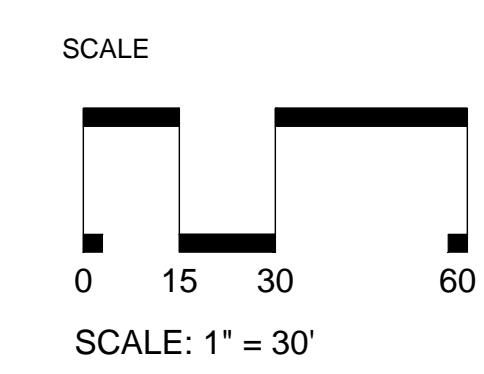
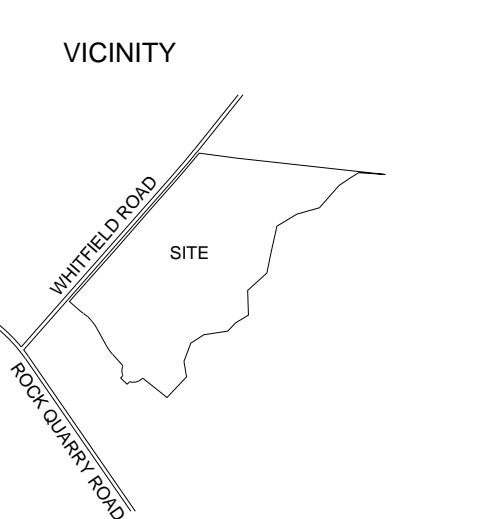
**WATER QUALITY ORIFICE DETAIL**



**BERM SOIL AND COMPACTION SPECIFICATIONS**

- ALL FILL SOILS FOR BERMDAM SECTION SHALL BE CLEAN, IMPERMEABLE MATERIAL AND COMPACTED TO AT LEAST 98% STANDARD PROCTOR MAXIMUM DRY DENSITY. AT OPTIMUM MOISTURE CONTENT. NO BLASTED MATERIALS SHALL BE USED IN THE EMBANKMENT CONSTRUCTION. SOILS SHALL NOT EXHIBIT SIGNIFICANT SHRINKSWELL OR DISPERSIVE CHARACTERISTICS. ON-SITE GEOTECHNICAL ENGINEER SHALL APPROVE THE SOILS FOR PLACEMENT WITHIN THE BERMDAM SECTION. THE GEOTECHNICAL ENGINEER SHALL ALSO SPECIFY THE METHODS TO BE USED FOR PLACEMENT OF FILL.
- IN ALL FILL AREAS OF THE BERMDAM, A SOILS COMPACTION TEST SHALL BE CONDUCTED EACH 2500 SQUARE FEET PER VERTICAL FOOT OF FILL.
- A KEY TRENCH IS TO BE PROVIDED IN ALL FILL AREAS. TRENCH TO EXTEND A MINIMUM OF FIVE FEET BELOW EXISTING GRADE. SOILS AND COMPACTION FOR KEY TRENCH SHALL MEET ALL REQUIREMENT OF #1 ABOVE.
- NO WOODY VEGETATION OF ANY TYPE MAY BE LOCATED WITHIN 7' OF THE TOE OF THE BERMDAM SLOPE.
- FILL PLACEMENT SHALL NOT EXCEED A MAXIMUM 6' LIFT. EACH LIFT SHALL BE CONTINUOUS FOR THE ENTIRE LENGTH OF EMBANKMENT. BEFORE PLACEMENT OF FILL FOR THE BERMDAM SECTION, ALL UNSUITABLE MATERIAL SHALL BE REMOVED AND THE SURFACE PROPERLY PREPARED FOR FILL PLACEMENT.
- AN ADDITIONAL FIVE PERCENT (5%) OF THE DESIGN HEIGHT OF AN EARTHEN EMBANKMENT DAM SHALL BE ADDED TO THE TOP OF DAM ELEVATION DURING FILL PLACEMENT TO NEGATE FUTURE SETTLEMENT.
- TO HELP ENSURE THE STORMWATER BMP BERMDAMS HAVE MET THE STATE DAM SAFETY REGULATIONS AND THAT THE BERMDAMS HAVE BEEN DESIGNED WITH PUBLIC HEALTH, SAFETY, AND WELFARE IN MIND THE ENGINEER'S STATEMENT OF POND AND DAM SAFETY IS REQUIRED FOR BERMDAMS PROPOSED TO BE CONSTRUCT FOR STORMWATER BUPS THAT TEMPORARILY OR PERMANENTLY STORE WATER.
- CONCRETE DAMS AND SPILLWAY STRUCTURES SHALL BE DESIGNED AND BUILT IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE'S (ACI) LATEST GUIDELINES. PARTICULAR ATTENTION SHALL BE PAID TO DESIGN AND ANALYSIS, WATER TIGHTNESS, CONCRETE QUALITY AND CONSTRUCTION PRACTICES. STRUCTURES SHALL BE DESIGNED AND CONSTRUCTED TO MAINTAIN WATER TIGHTNESS BY CONTROLLING AND LIMITING CRACKING WITH THE PROPER JOINT DESIGN AND SPACING. DOCUMENTATION IS TO BE SUBMITTED WITH POND CERTIFICATION.
- WHEN BLASTING IS USED TO REMOVE ROCK FROM THE POOL AREA, THE BLASTED AREA SHOULD BE OVER EXCAVATED TO A SUFFICIENT DEPTH BELOW FINISH GRADE AND BROUGHT BACK TO FINISH GRADE WITH IMPERVIOUS SOIL MATERIAL COMPACTED IN PLACE OR AN ALTERNATE METHOD CAN BE SUBMITTED FOR APPROVAL. DOCUMENTATION IS TO BE SUBMITTED WITH POND CERTIFICATION.

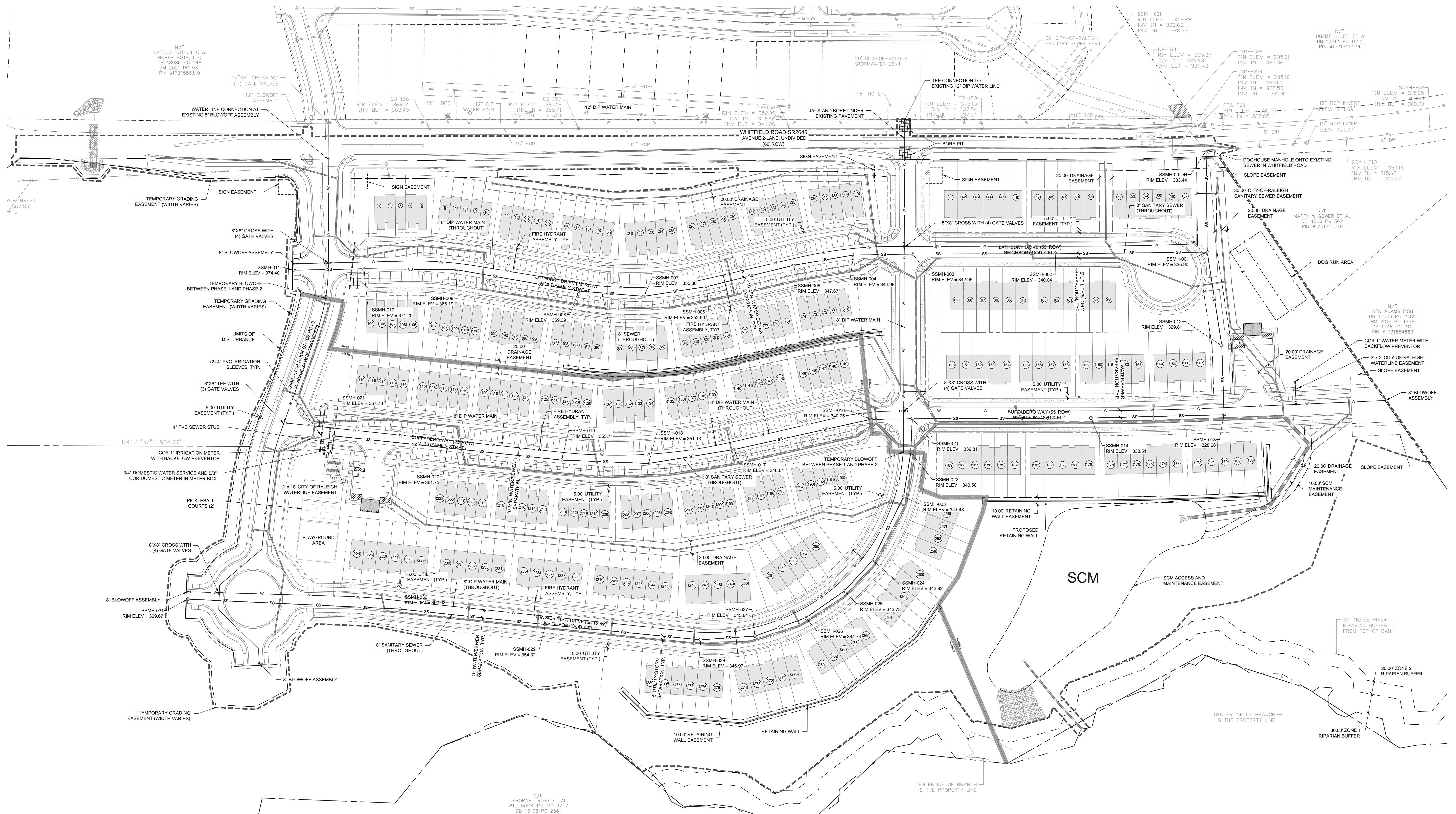
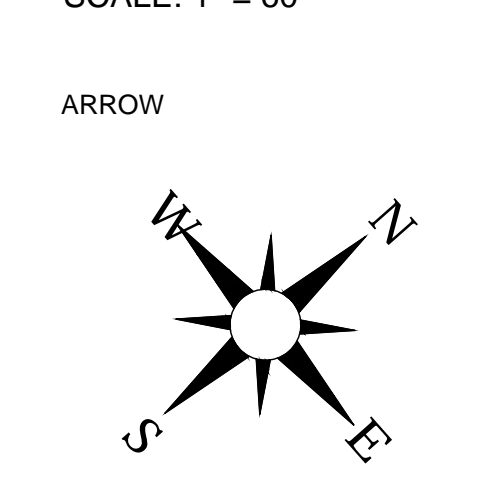
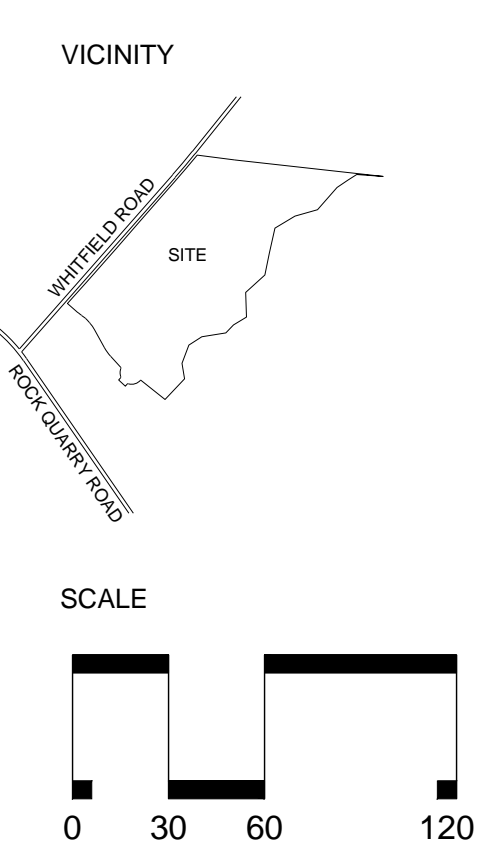
No.	Date	Description
1.	07.21.2023	CON. 1ST REVIEW COMMENTS
2.	09.07.2023	CON. 2ND REVIEW COMMENTS
3.	11.15.2023	CON. 3RD REVIEW COMMENTS
4.	12.15.2023	CON. 4TH REVIEW COMMENTS
5.	06.18.2024	CON. REVIEW COMMENTS



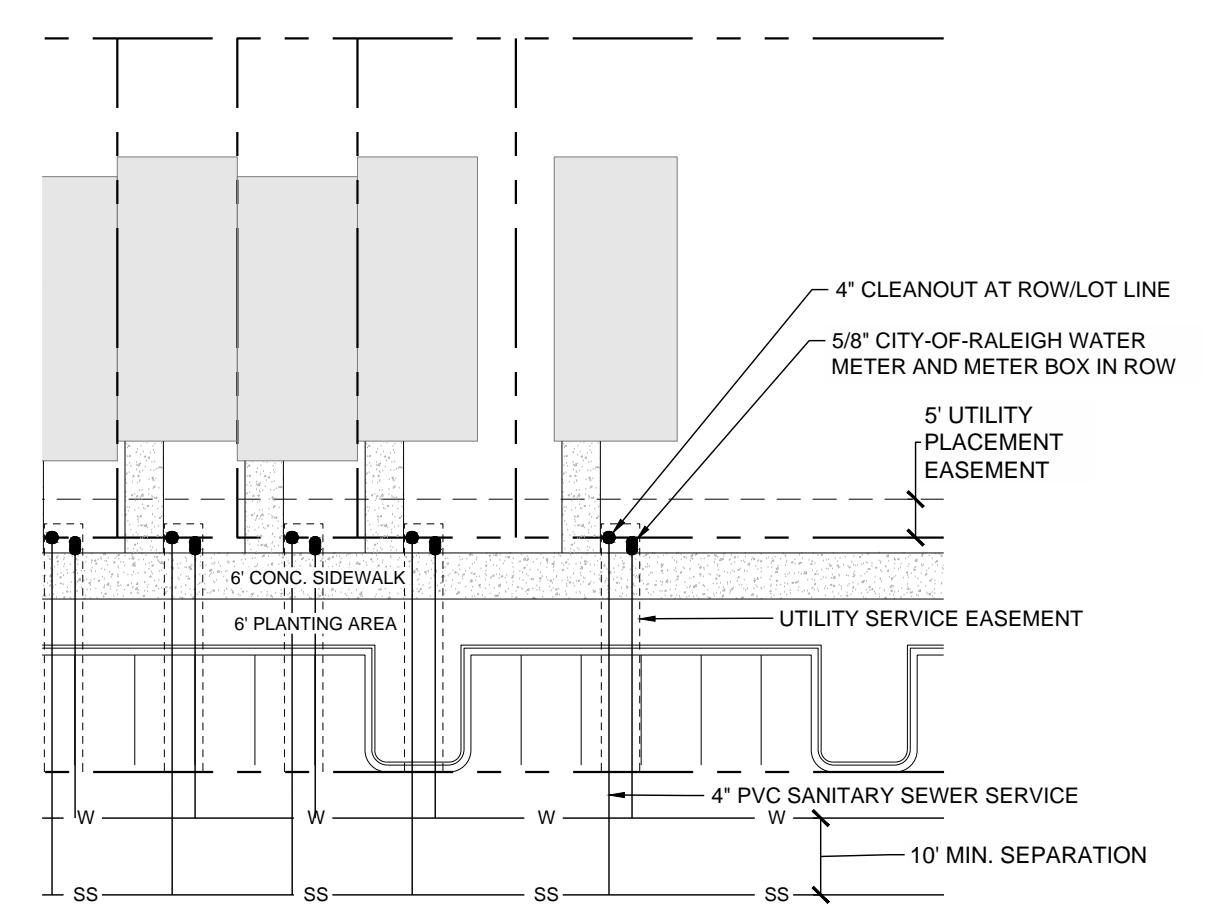




No.	Date	Description
1	07.21.2023	CON. 1ST REVIEW COMMENTS
2	09.07.2023	CON. 2ND REVIEW COMMENTS
3	10.23.2023	CON. 3RD REVIEW COMMENTS
4	12.22.2023	CON. 4TH REVIEW COMMENTS
5	06.18.2024	CON. 5TH REVIEW COMMENTS



- STANDARD UTILITY NOTES:**
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
  - UTILITY SEPARATION REQUIREMENTS:
    - A) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 90' FROM A PUBLIC WELL.
    - B) WHEN INSTALLING WATER & OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
    - C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSINGS MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
    - D) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
    - E) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS, WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 8" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
    - F) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
  - ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN & OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
  - DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
  - CONTRACTOR 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.
  - SEWER BYPASS PUMPING - A BYPASS PLAN SEALED BY AN NC PROFESSIONAL ENGINEER SHALL BE PROVIDED TO RALEIGH WATER PRIOR TO PUMPING OPERATIONS FOR APPROVAL. THE OPERATIONS AND EQUIPMENT SHALL COMPLY WITH THE PUBLIC UTILITIES HANDBOOK.
  - 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
  - IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
  - INSTALL 1/2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
  - INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75' LINEAR FEET MAXIMUM.
  - PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1' ABOVE THE NEXT UPSTREAM MANHOLE.
  - ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM MCDWQ, USACE & OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND & OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
  - NC DOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
  - GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A LIC AND/OR BUILDING PERMIT. CONTACT: (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
  - CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON THE DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA.
  - THE DEVICES SHALL MEET THE AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS AND BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST.
  - THE DEVICE AND INSTALLATION SHALL MEET THE GUIDELINES OF APPENDIX A - GUIDELINES AND REQUIREMENTS FOR THE CROSS CONNECTION PROGRAM IN RALEIGH'S SERVICE AREA.
  - THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
  - FOR PROJECTS THAT INVOLVE AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT, ANY CITY REIMBURSEMENT GREATER THAN \$250,000.00 MUST UNDERGO THE PUBLIC BIDDING PROCESS.



MULTIFAMILY UTILITY SERVICE DETAIL  
NTS (FOR REFERENCE ONLY)

**UTILITY LEGEND:**

SYMBOL	DESCRIPTION
—	EXISTING WATER LINE
- - -	PROPOSED WATER LINE
SS	EXISTING SANITARY SEWER LINE
- - - SS	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:**

- SEE SHEET C0.10 FOR GENERAL AND UTILITY NOTES.



N/F  
CAERUS ROTH, LLC &  
HOMER ROTH, LLC  
DB 18989 PG 246  
BM 2021 PG 931  
PIN #1731556319

N/E  
HUBERT L. LEE, ET AL  
DB 17213 PG 1955  
PIN #1731752934

N/F  
MARTY W GOWER ET AL  
DB 4566 PG 362  
PIN #1731755719

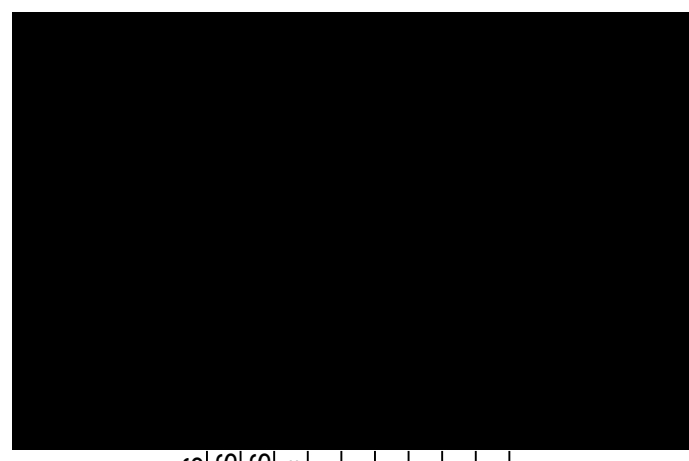
N/F  
BEN ADAMS FISH  
DB 17046 PG 2784  
BM 2019 PG 1776  
DB 17466 PG 310  
PIN #1731804883

N/F  
DEBORAH CROSS ET AL  
WILL BOOK 10E PG 3747  
DB 13102 PG 2581  
PIN #1731830796

SWIFT  
PARTNE

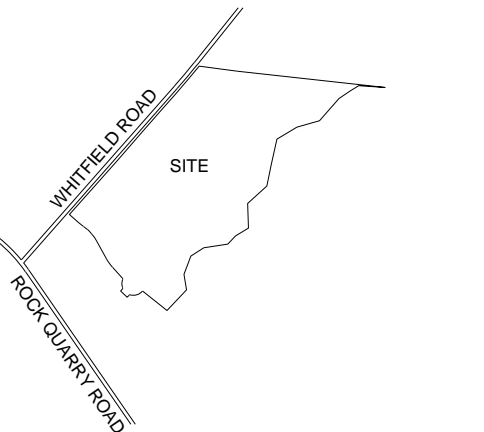


424 S. DAWSON STREET  
RALEIGH NC 27601  
FIRM LICENSE: P-2187

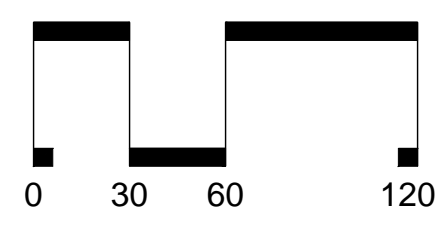


No.	Date	Description
1.	07.21.2023	COB. 1ST REVIEW COMMENTS
2.	09.07.2023	COB. 2ND REVIEW COMMENTS
3.	10.15.2023	COB. 3RD REVIEW COMMENTS
4.	12.13.2023	COB. 4TH REVIEW COMMENTS
5.	06.18.2024	COB. REVIEW COMMENTS

VICINITY

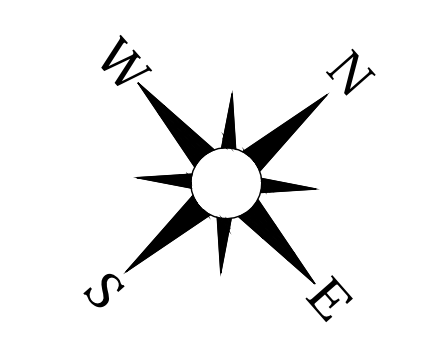


SCALE



SCALE: 1" = 60'

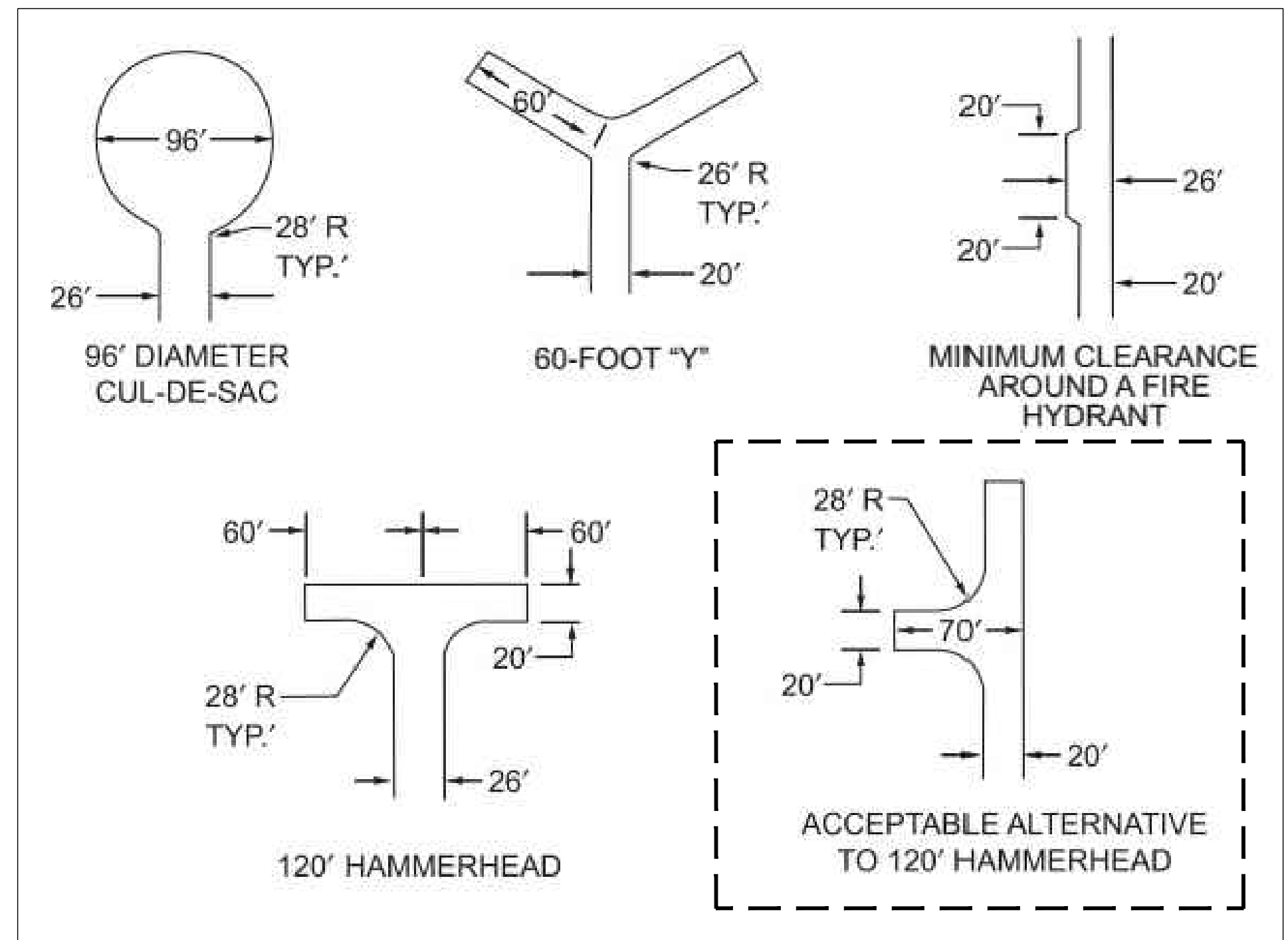
ARROW



UTILITY LEGEND:

SYMBOL	DESCRIPTION
—	EXISTING WATER LINE
- - -	PROPOSED WATER LINE
⊙	PROPOSED FIRE HYDRANT
⊗	PROPOSED WATER VALVE
○	400' HYDRANT COVERAGE CIRCLE
- - - - -	LIMITS OF DISTURBANCE

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



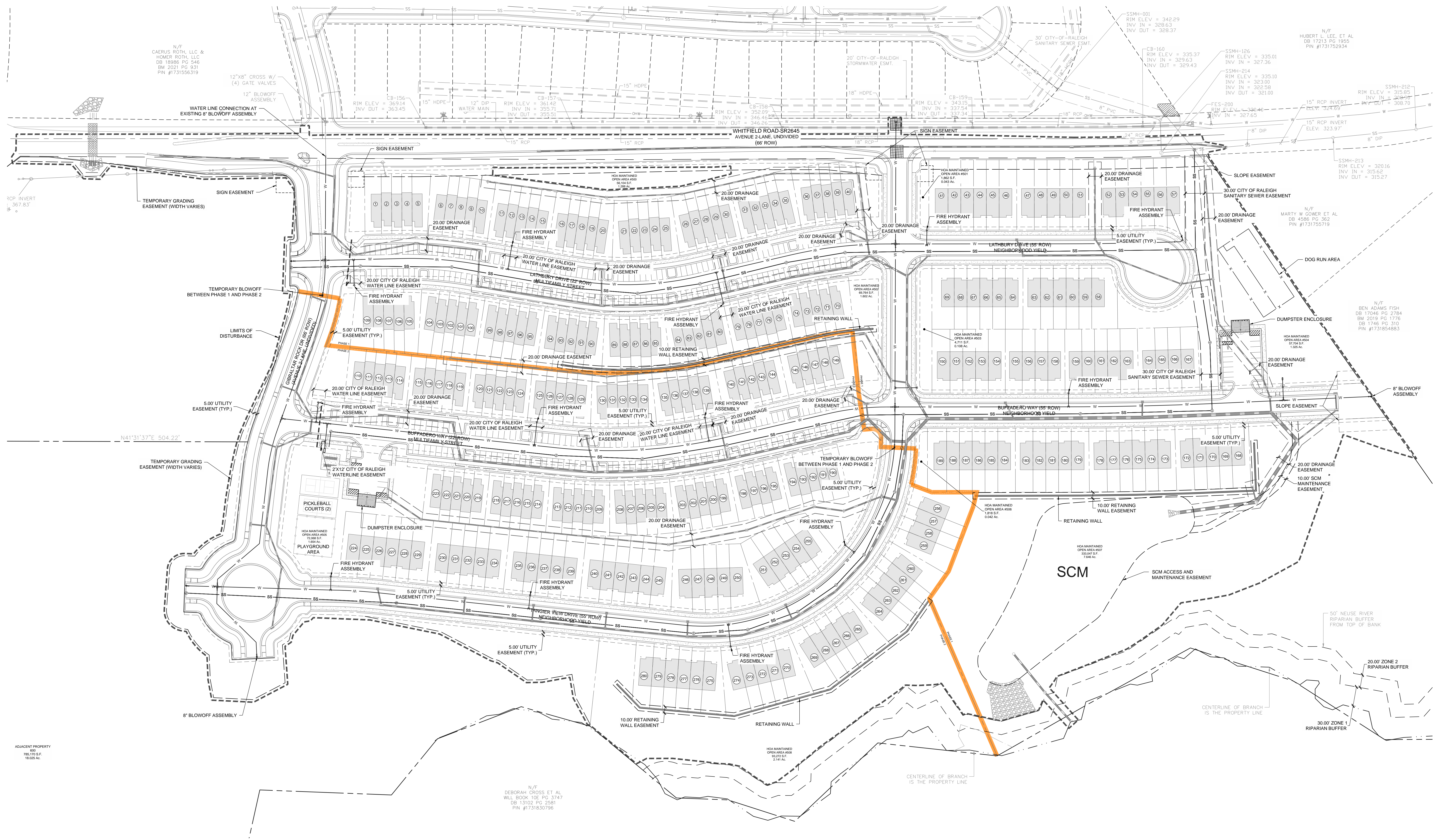
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND (APPENDIX D)

DATE: 06.18.2024  
DRAWN BY: JLP  
PROJECT: ROCK QUARRY ROAD SOUTH  
PROJECT #: C202307  
SHEET TITLE  
FIRE PROTECTION PLAN

SHEET NO.

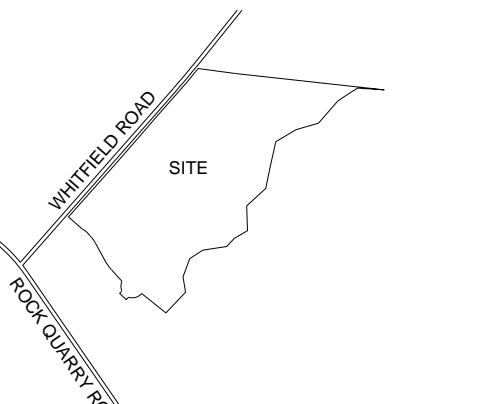
C6.20



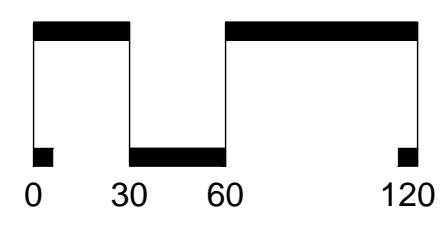


No.	Date	Description
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2.	09.07.2023	COB. 2ND REVIEW COMMENTS
3.	10.15.2023	COB. 3RD REVIEW COMMENTS
4.	12.13.2023	COB. 4TH REVIEW COMMENTS
5.	06.18.2024	COB. REVIEW COMMENTS

VICINITY

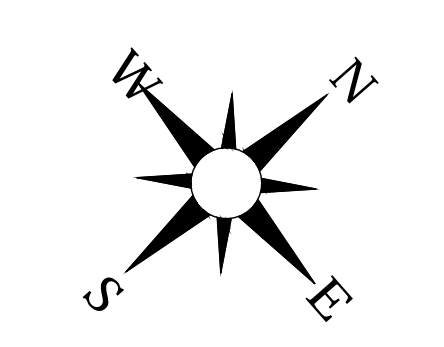


SCALE



SCALE: 1" = 60'

ARROW



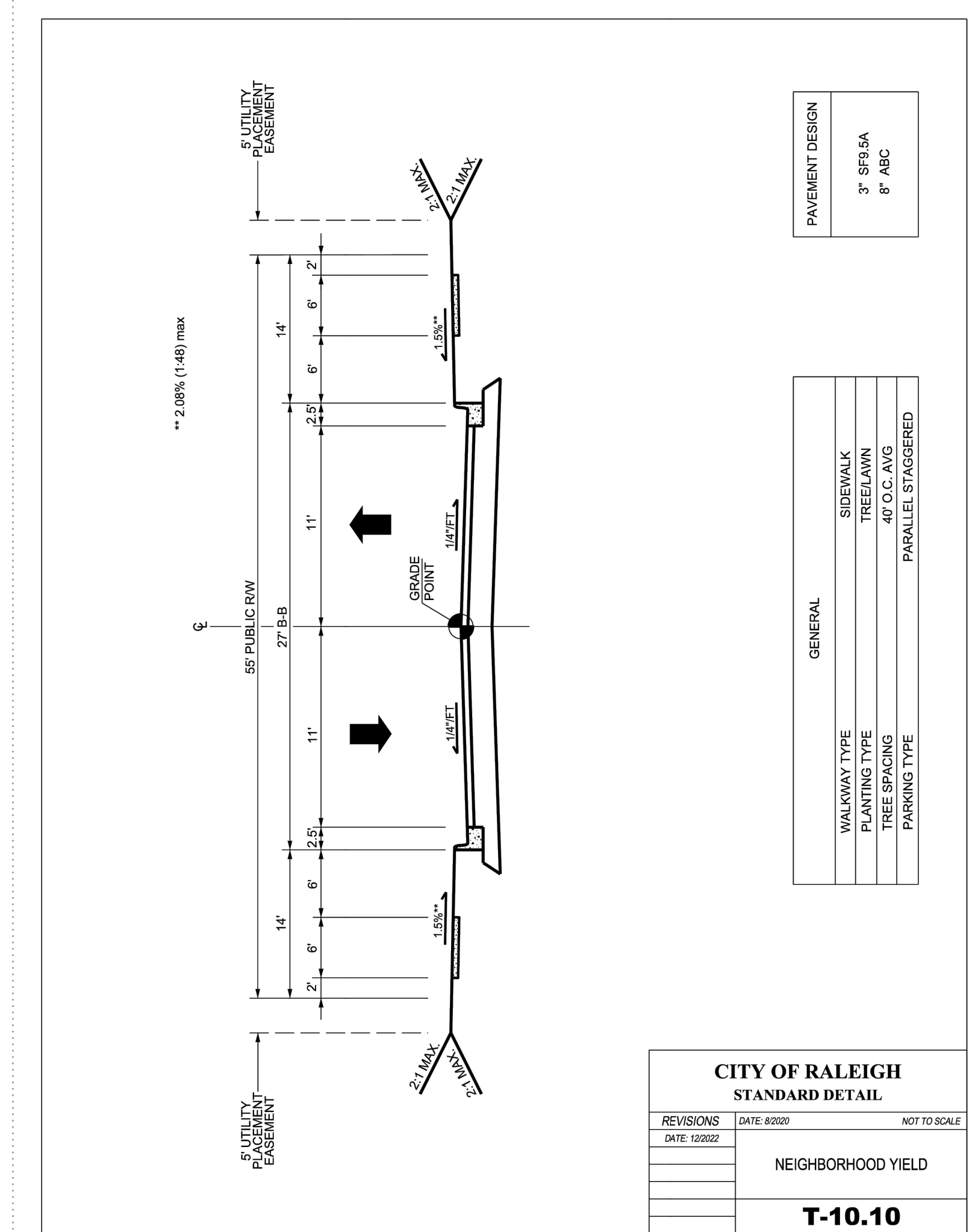
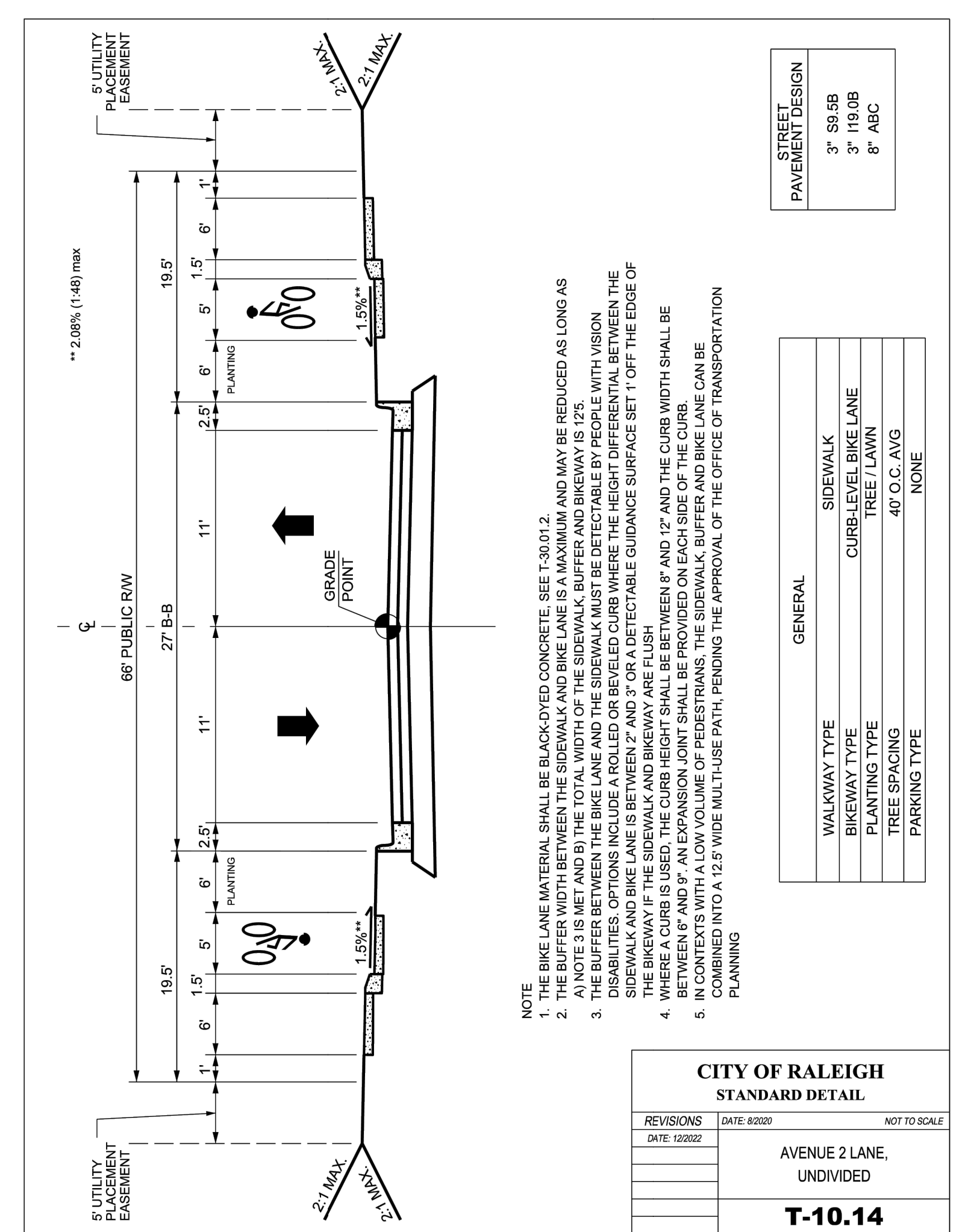
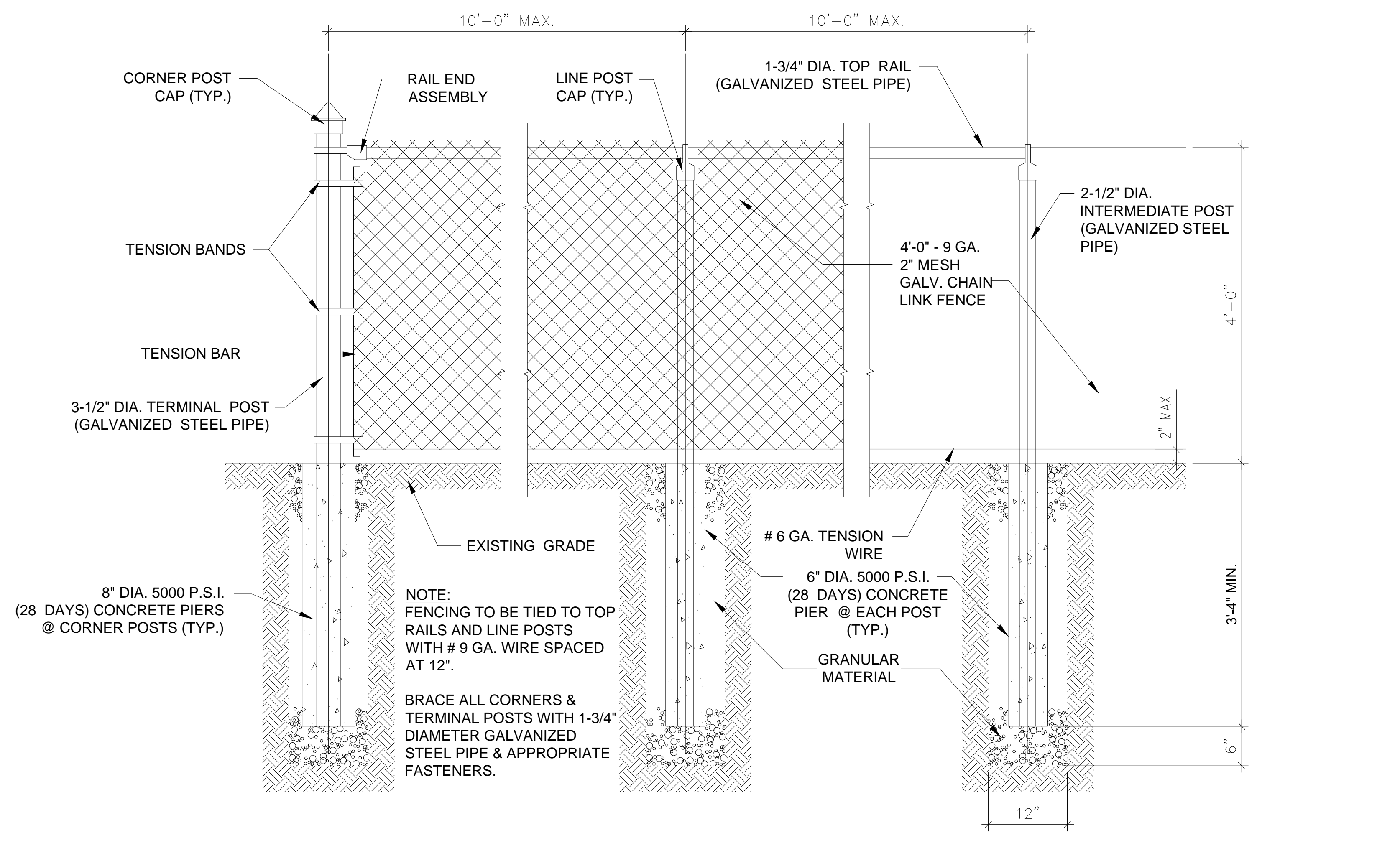
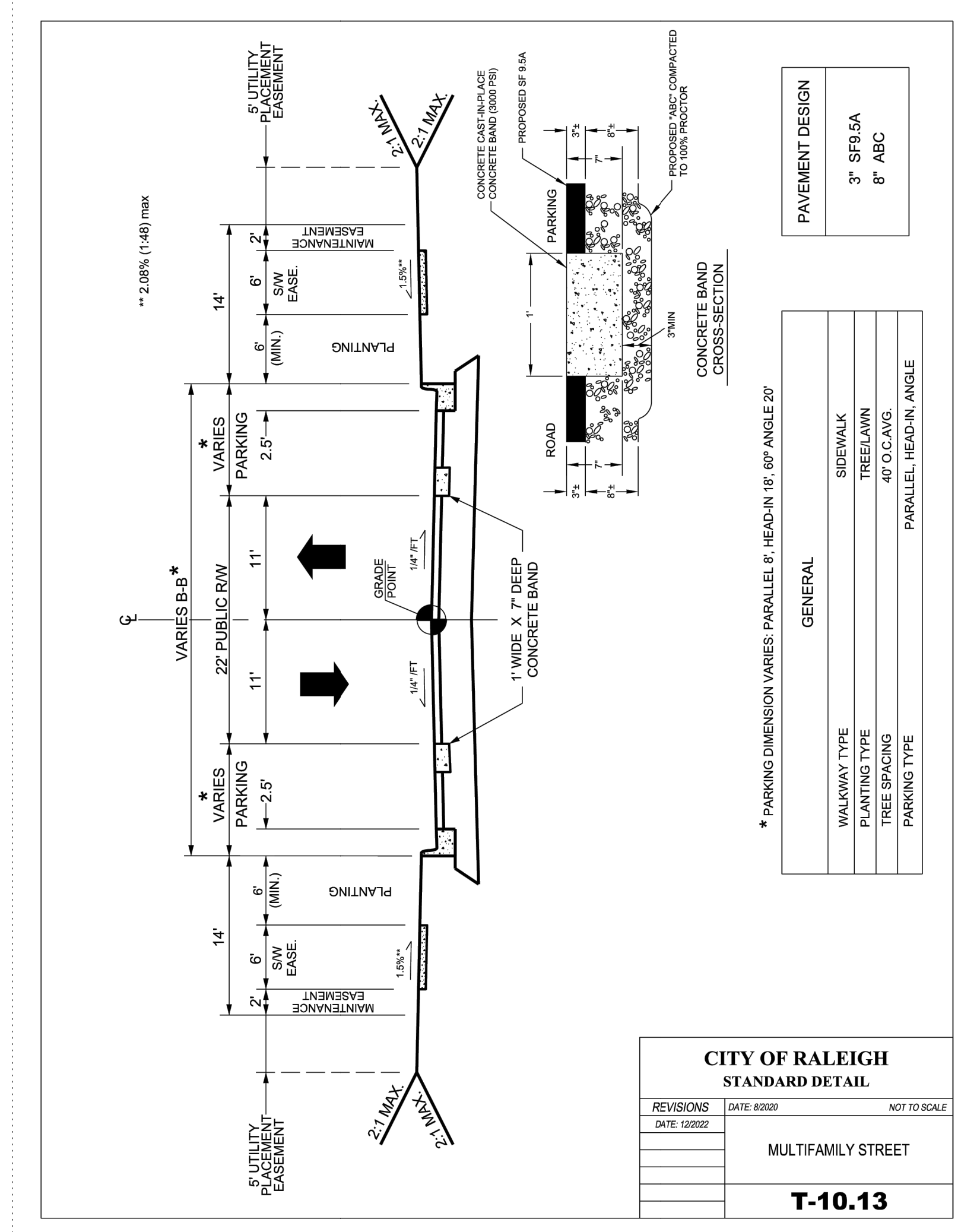
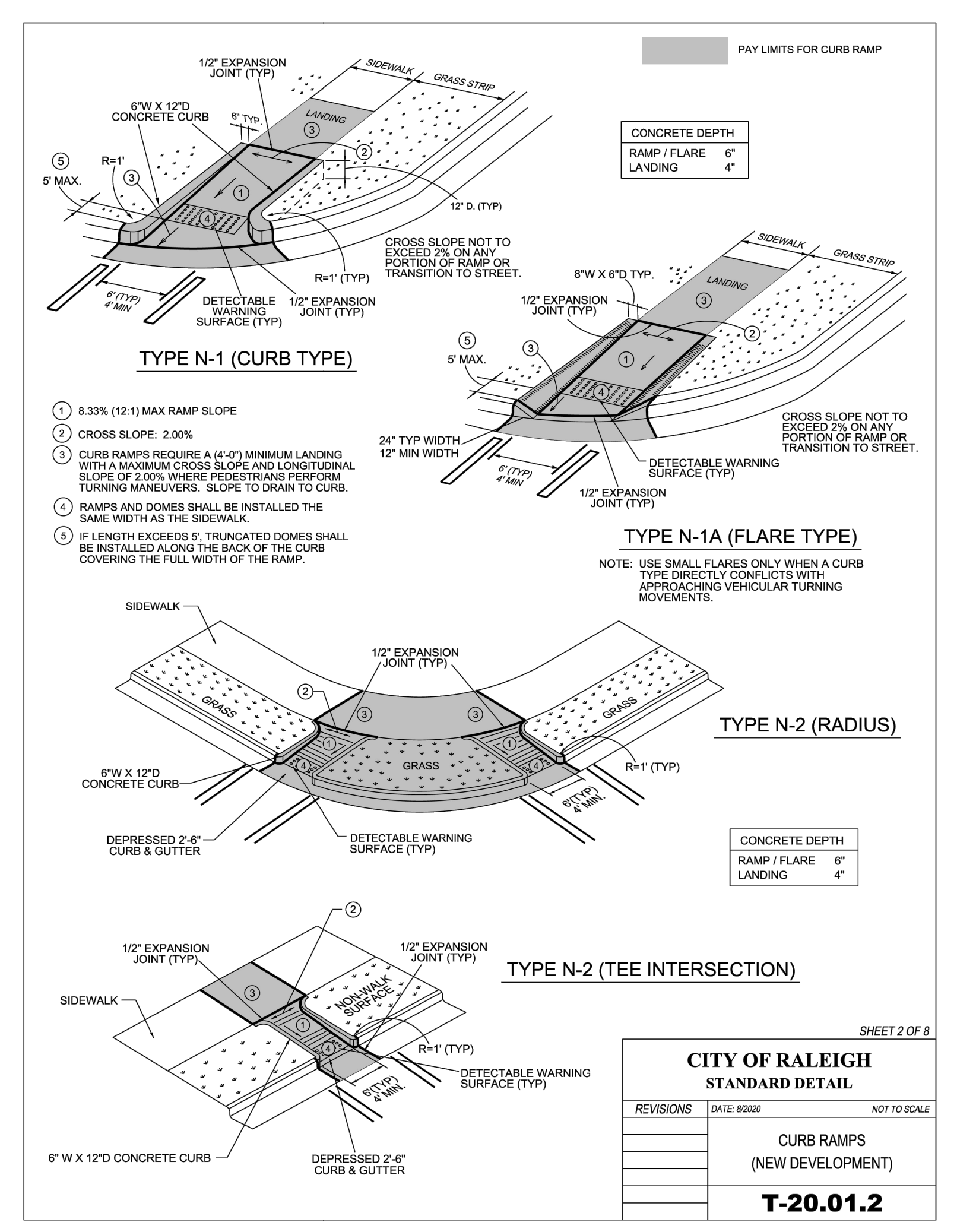
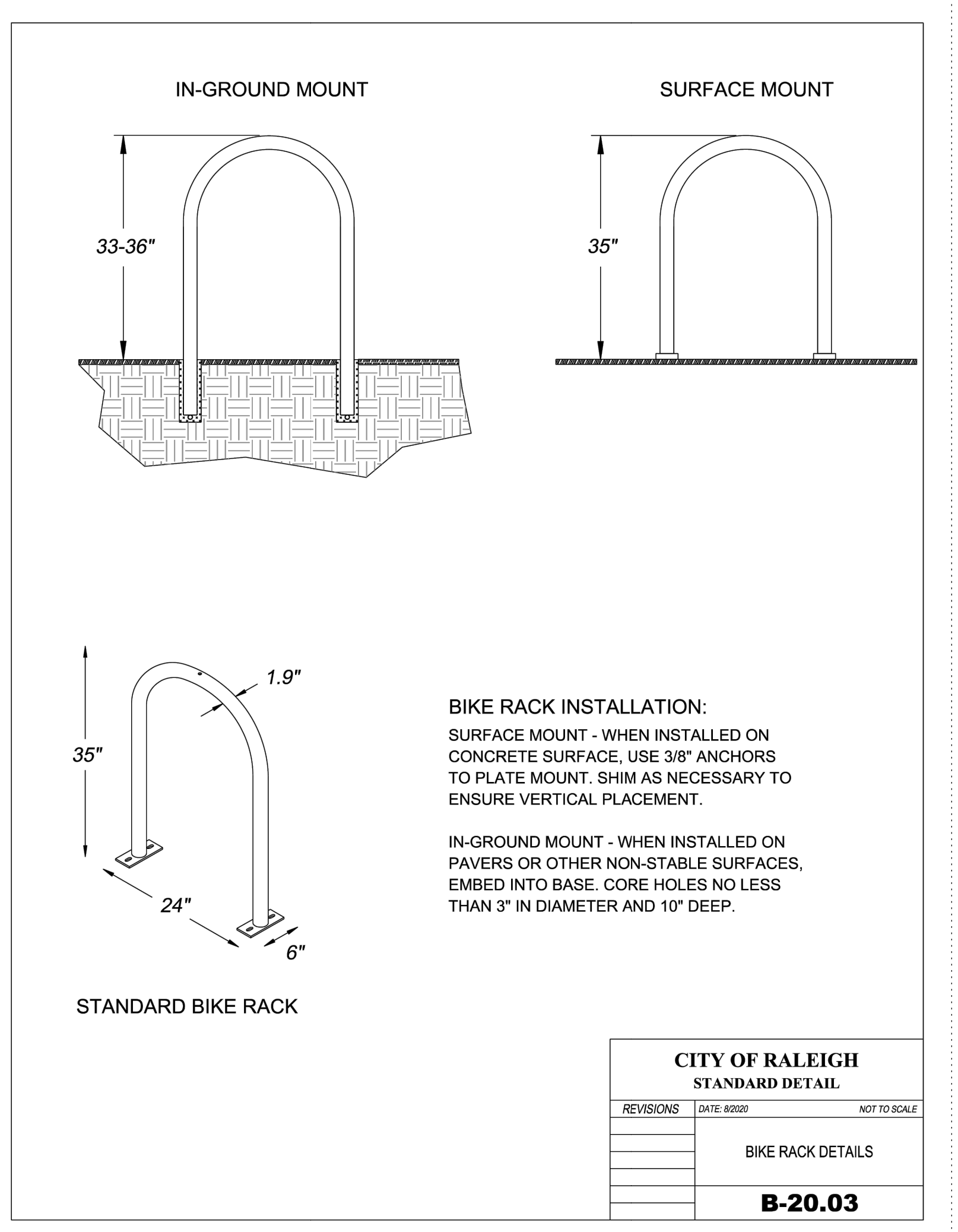
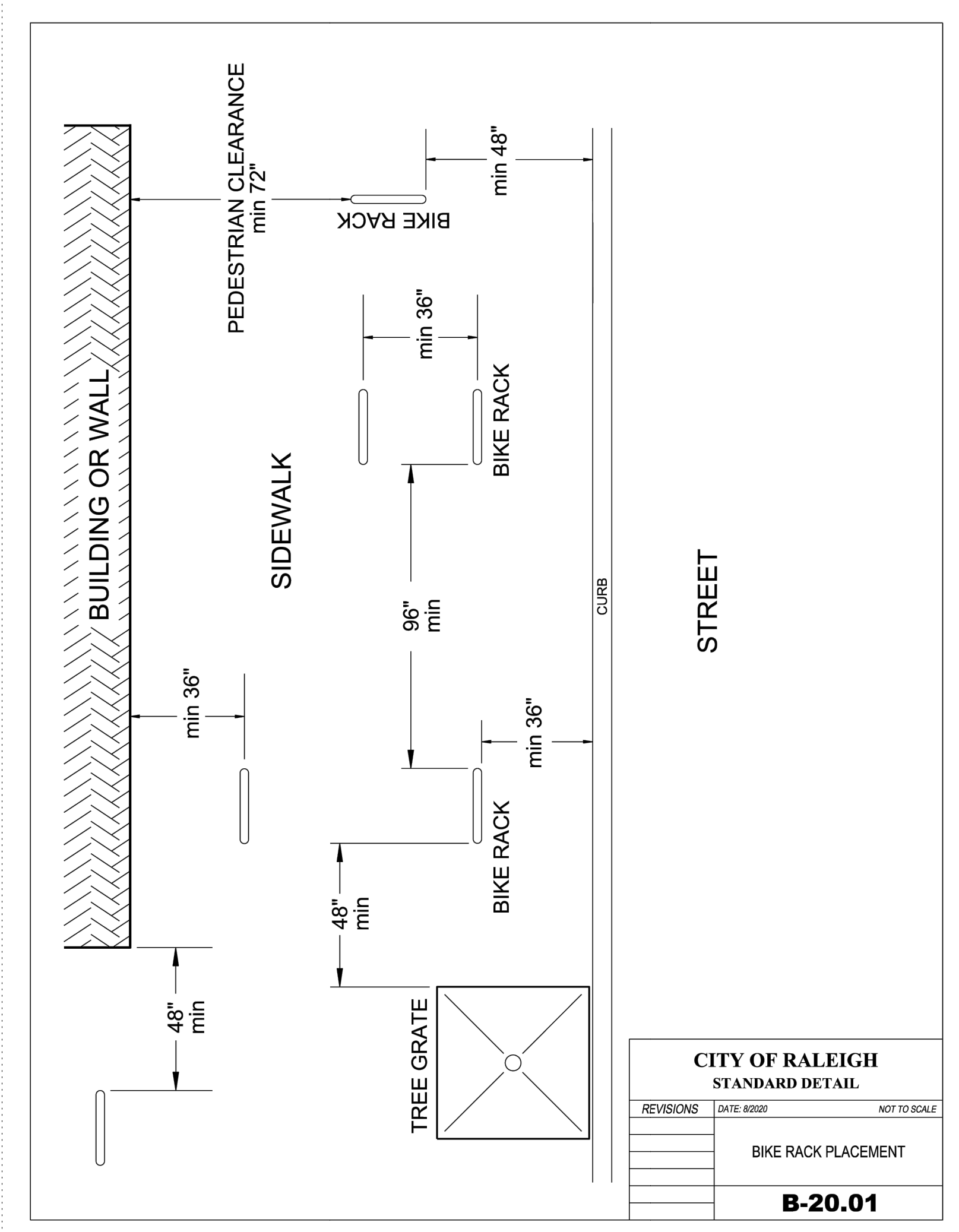
PHASE 1 SITE DATA		
GROSS SITE AREA	21.69 AC	/ 945,017 SF
RIGHT OF WAY DEDICATION (WHITFIELD RD)	0.22 AC	/ 9,676 SF
RIGHT OF WAY DEDICATION (INTERNAL PUBLIC STREET)	3.00 AC	/ 130,790 SF
NET SITE AREA	18.47 AC	/ 804,551 SF
NUMBER OF TOWNHOME LOTS	149	
NUMBER OF HOA MAINTAINED OPEN AREA LOTS	5	
TOWNHOME LOTS AREA	7.13 AC	/ 310,770 SF
HOA MAINTAINED OPEN AREA	11.34 AC	/ 493,781 SF
AMENITY AREA REQ (10%)	1.85 AC	/ 80,455 SF
AMENITY AREA PROVIDED	2.13 AC	/ 92,659 SF
DENSITY REQUIRED	0.08 AC/UNIT	/ 3,300 SF/UNIT
DENSITY PROVIDED	0.12 AC/UNIT	/ 5,400 SF/UNIT

PHASE 2 SITE DATA		
GROSS SITE AREA	13.66 AC	/ 594,919 SF
RIGHT OF WAY DEDICATION (INTERNAL PUBLIC STREET)	3.02 AC	/ 131,480 SF
NET SITE AREA	10.64 AC	/ 463,439 SF
NUMBER OF TOWNHOME LOTS	131	
NUMBER OF HOA MAINTAINED OPEN AREA LOTS	5	
TOWNHOME LOTS AREA	6.13 AC	/ 266,866 SF
HOA MAINTAINED OPEN AREA	4.51 AC	/ 196,573 SF
AMENITY AREA REQ (10%)	1.06 AC	/ 46,344 SF
AMENITY AREA PROVIDED	0.97 AC	/ 42,232 SF
DENSITY REQUIRED	0.08 AC/UNIT	/ 3,300 SF/UNIT
DENSITY PROVIDED	0.08 AC/UNIT	/ 3,538 SF/UNIT

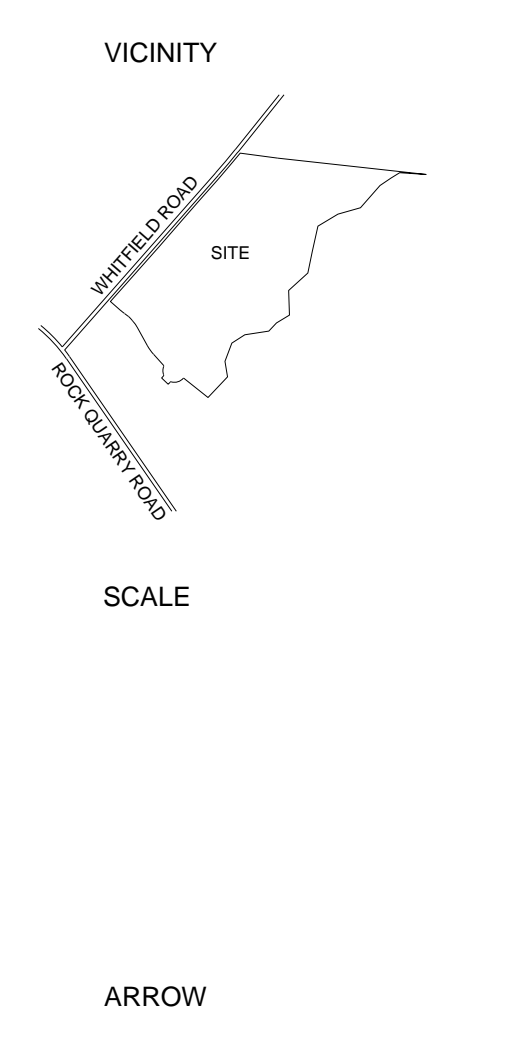
DATE: 06.18.2024  
DRAWN BY: JLP  
PROJECT: ROCK QUARRY ROAD SOUTH  
PROJECT #: C202307

PHASING PLAN





No.	Date	Description
1.	07.21.2023	CON. 1ST REVIEW COMMENTS.
2.	09.07.2023	CON. 2ND REVIEW COMMENTS.
3.	11.15.2023	CON. 3RD REVIEW COMMENTS.
4.	03.14.2024	CON. 4TH REVIEW COMMENTS.
5.	06.18.2024	CON. 5TH REVIEW COMMENTS.



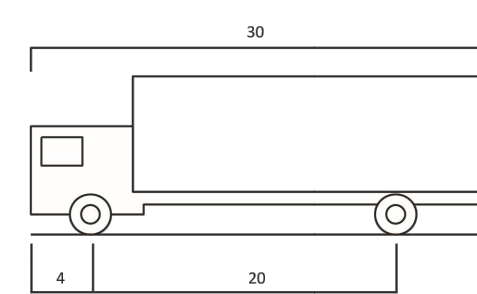
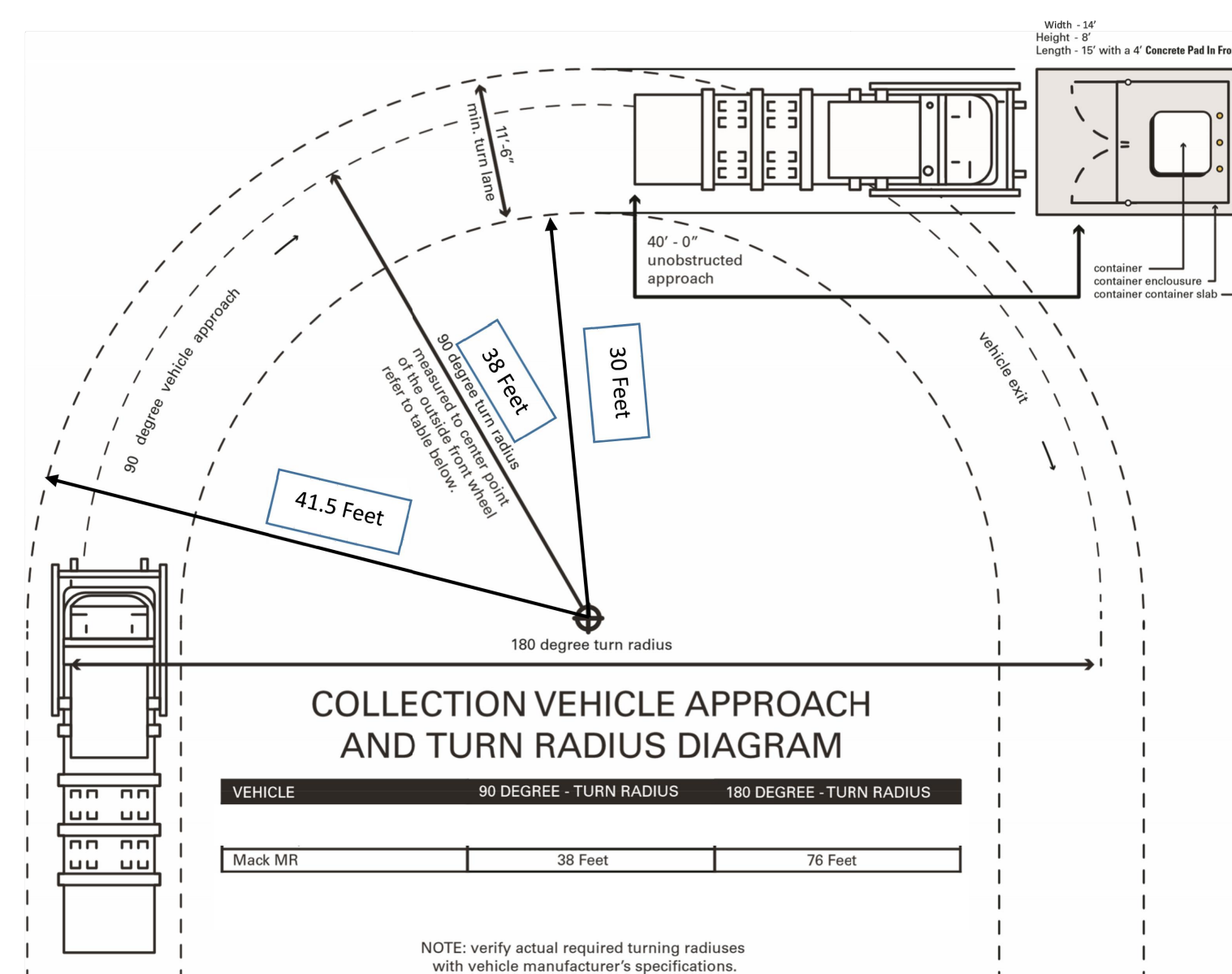
SCALE

ARROW





3301 Benson Drive, Suite 601 | Raleigh, NC 27609



SU - Single Unit Truck	
Overall Length	30.000 Ft.
Overall Width	8.000 Ft.
Overall Body Height	11.881 Ft.
Min. Body Ground Clearance	1.367 Ft.
Truck Width	8.000 Ft.
Lock-to-lock time	5.00 sec.
Max. Steering Angle (Virtual)	32.15°

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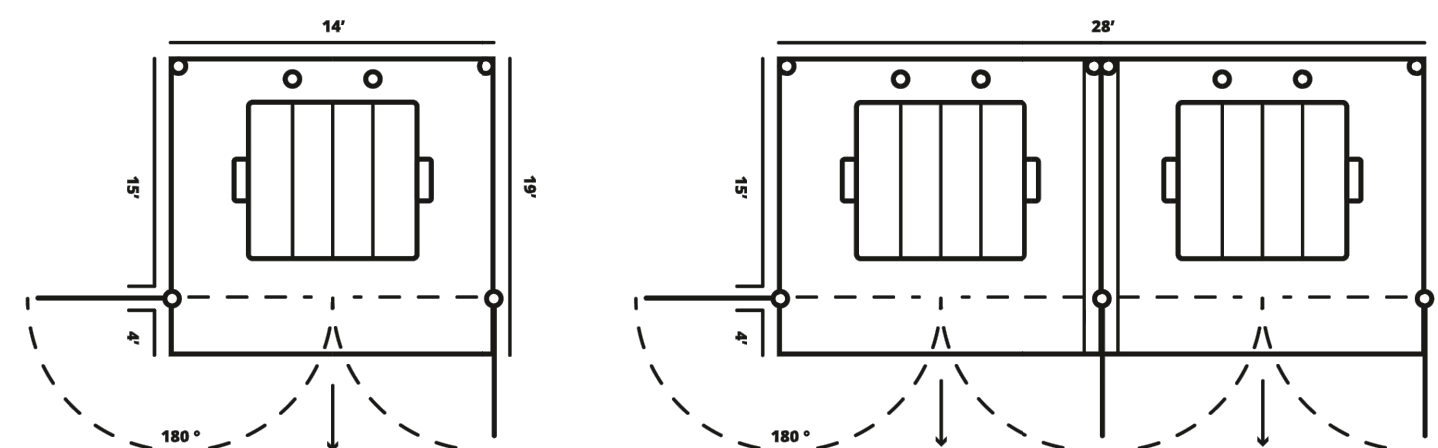
gflenv.com



### Recommendations for Front Load Corrals & Gates

#### Proper container sites:

- Access by customer, relatively close to where trash is generated
- Direct and open access by the collection vehicle
  - A minimum of sixty (60) foot approach is required
  - Evaluate the following:
    - Safety (overhead wires, limbs, drains, eaves, underground tanks)
    - Traffic Flow into, around and out of the lot (various times of day)
    - Parking areas (limit parking within six (6) feet on each side of corral)



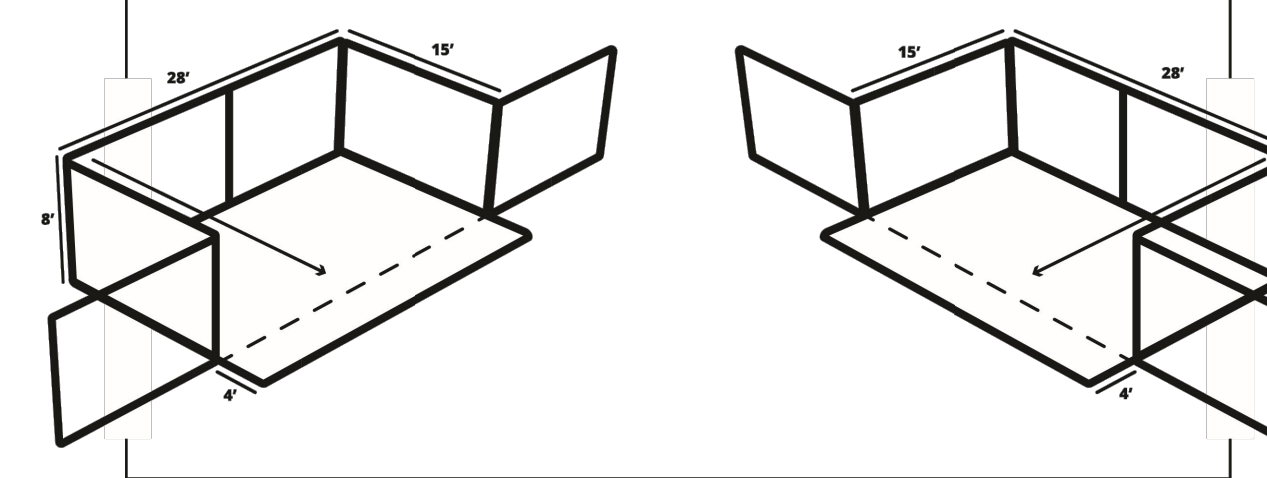
#### Pad & Corral:

- Concrete Pad
  - A minimum of fourteen (14) feet wide by nineteen (19) feet deep for a single corral, (28) feet wide for a double
  - Six (6) inch reinforced concrete (minimum of 3000 PSI), extending four (4) feet in front of the gate
  - Concrete pad and the approach must be on the same plane.
- The Corral
  - Metal fencing provides the most desirable choice
  - Wooden slats are also utilized
  - A minimum of eight (8) feet tall
- Gates
  - Three (3) to four (4) hinges recommended

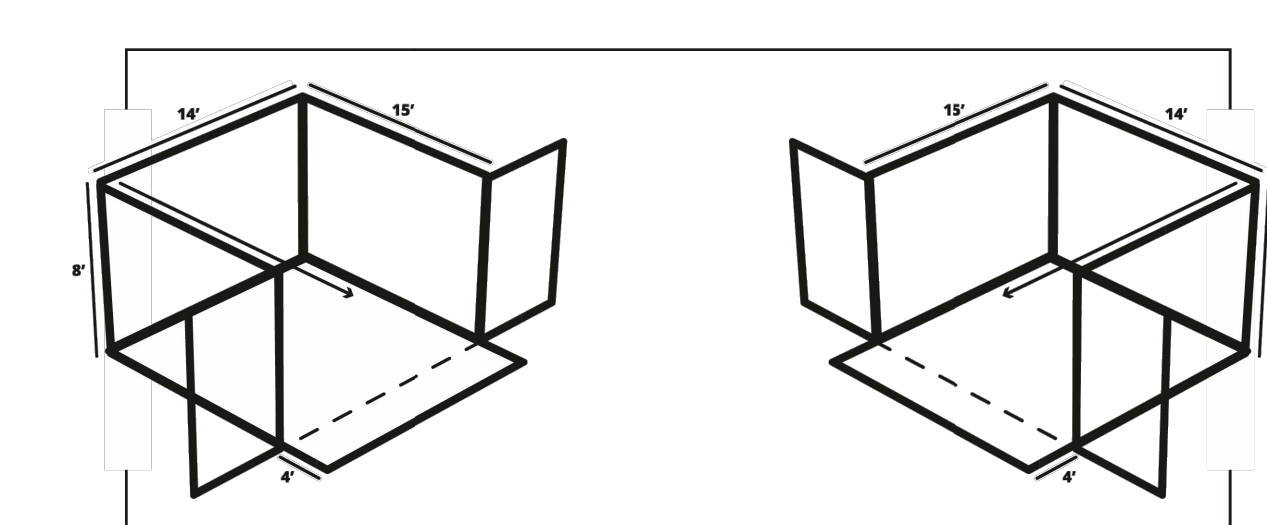
CONTINUED ON BACK

- Metal gate stabilizers (steel rods that raise and lower into a recessed hole) are needed to hold the gates open and closed. Recessed holes (reinforced with metal sleeves) are needed in the pavement.
- Soldier Posts are recommended for the back of the corral to prevent the container from being pushed into the rear of the corral. They should be high enough for the container lid to rest upon them, when open

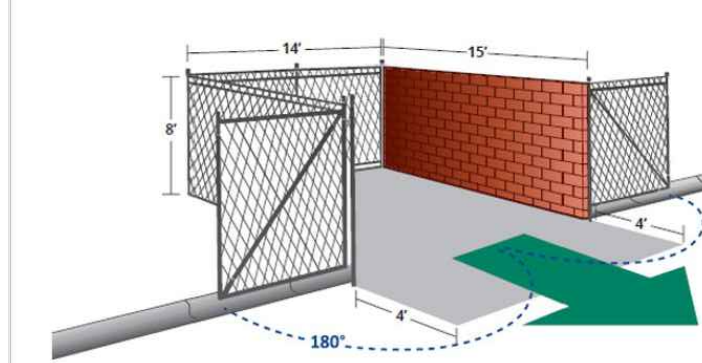
#### Double Corral Schematic



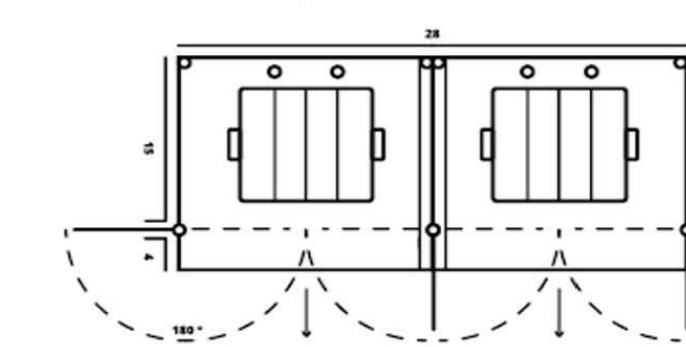
#### Single Corral Schematic



### RECOMMENDATIONS FOR FRONT LOAD CORRALS & GATES



- FRONT-END LOADER SPECIFICATIONS**
- 15' Vertical clearance at all times when approaching the container
  - 26' Minimum overhead clearance required to service the container
  - 42' Truck length, minimum approach clearance - 50'
  - 37' Turn radius for clear turning



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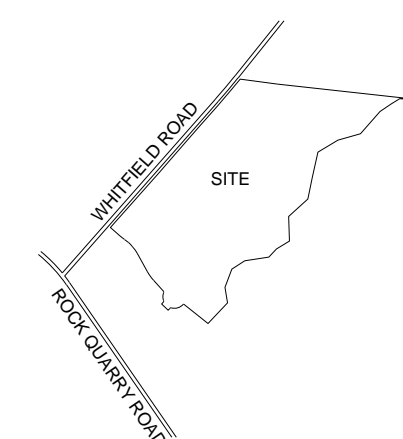
# SWIFT PARTNERS



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

No.	Date	Description
1.	07.21.2023	COR. 1ST REVIEW COMMENTS
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3.	11.15.2023	COR. 3RD REVIEW COMMENTS
4.	12.14.2023	COR. 4TH REVIEW COMMENTS
5.	06.18.2024	COR. REVIEW COMMENTS

#### VICINITY



#### SCALE

#### ARROW

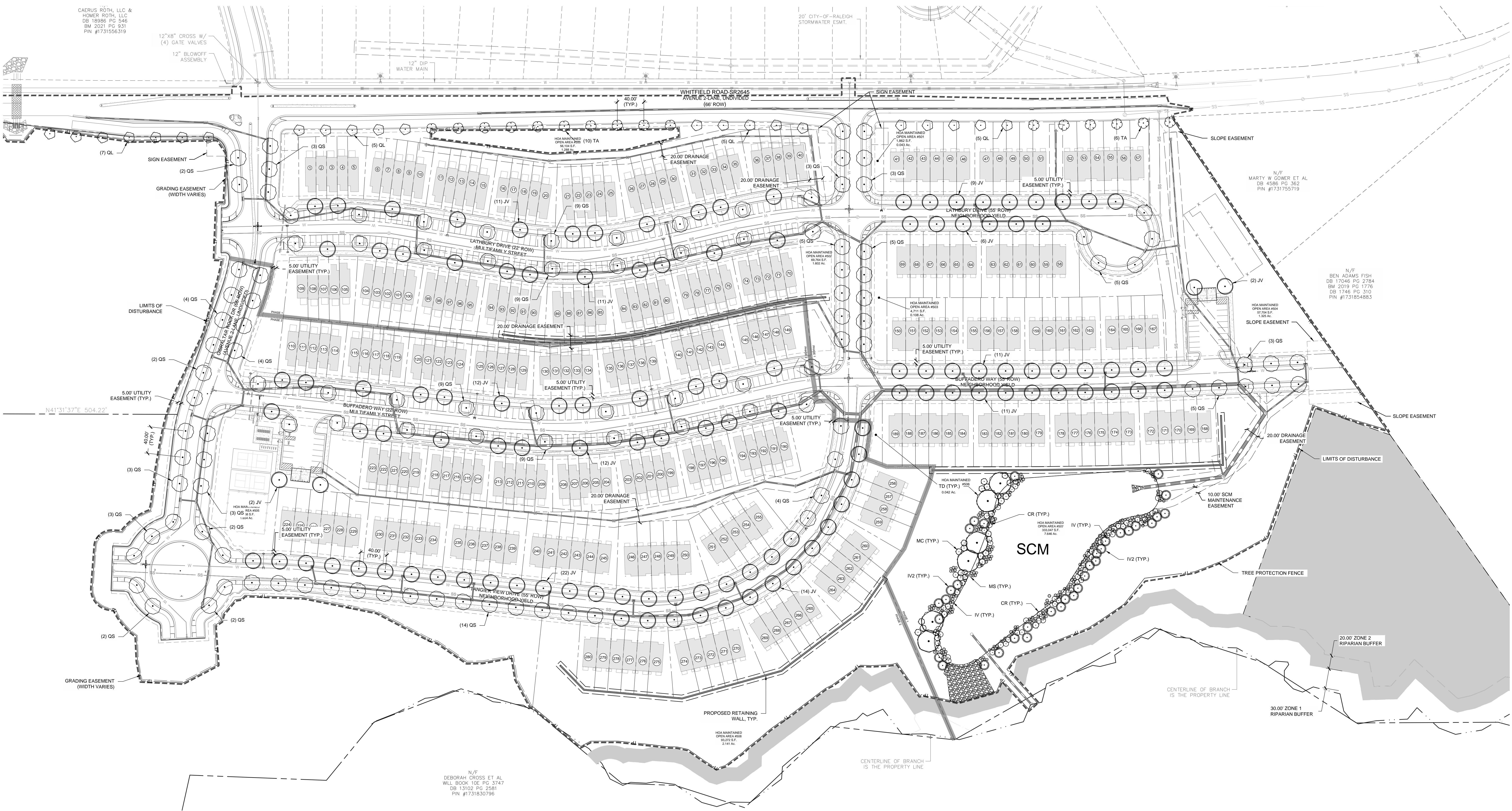
DATE: 06.18.2024  
 DRAWN BY: JLP  
 PROJECT: ROCK QUARRY ROAD SOUTH  
 PROJECT #: C202307

## SHEET TITLE

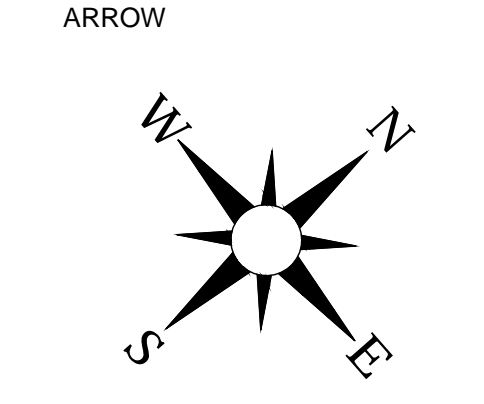
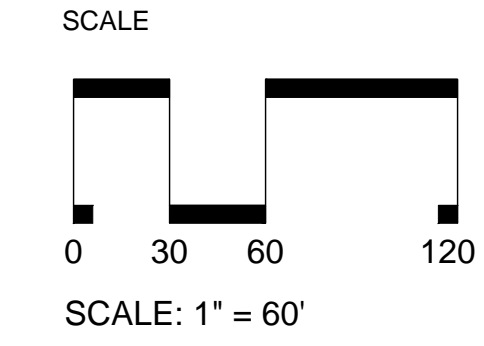
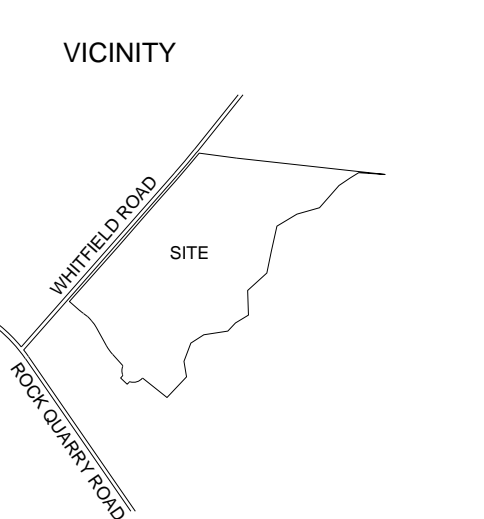
SHEET NO.

# C9.01





No.	Date	Description
1	07.21.2023	CDR 1ST REVIEW COMMENTS
2	09.07.2023	CDR 2ND REVIEW COMMENTS
3	11.15.2023	CDR 3RD REVIEW COMMENTS
4	06.18.2024	CDR 4TH REVIEW COMMENTS
5	06.18.2024	CDR 5TH REVIEW COMMENTS



**LANDSCAPING REQUIREMENTS:**

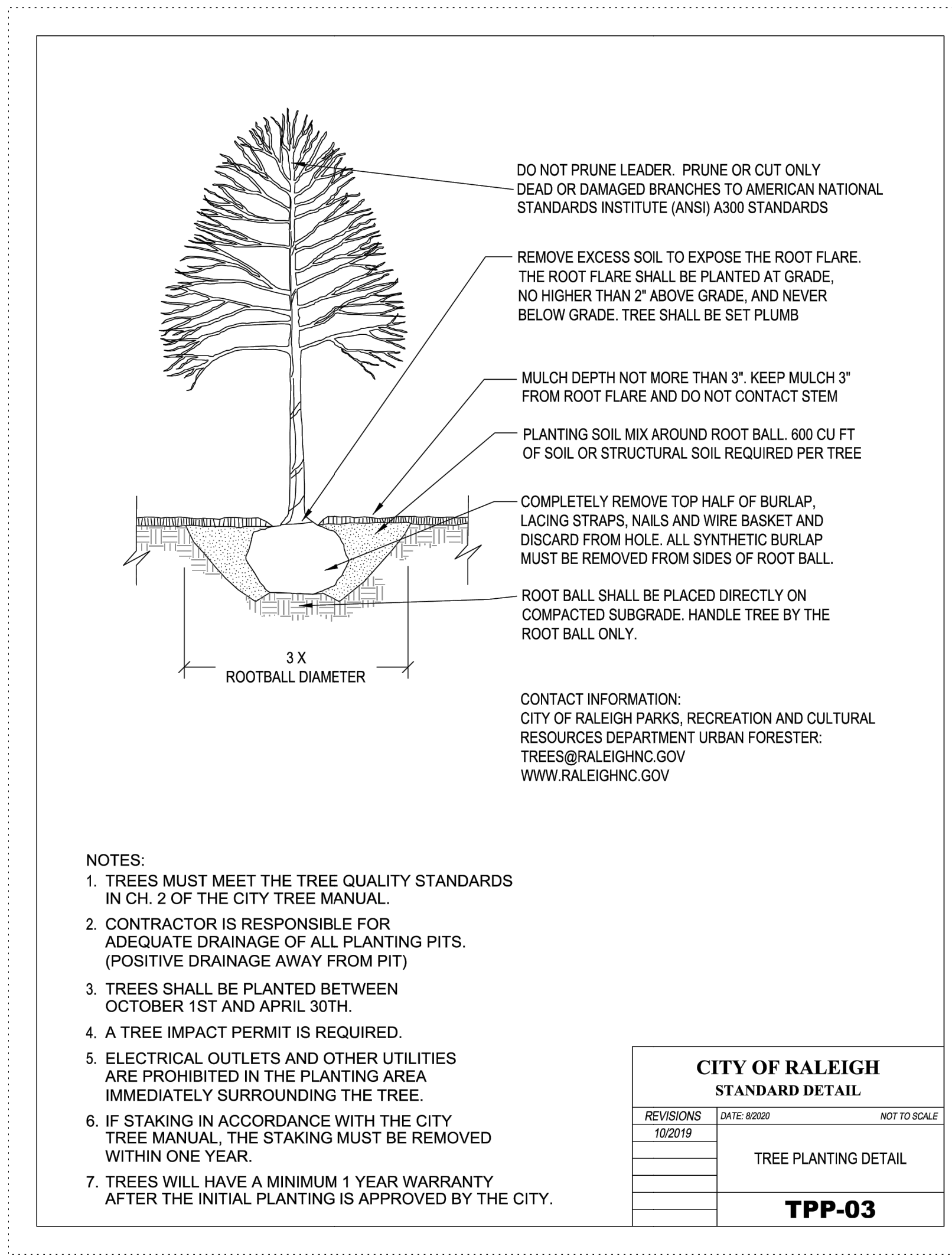
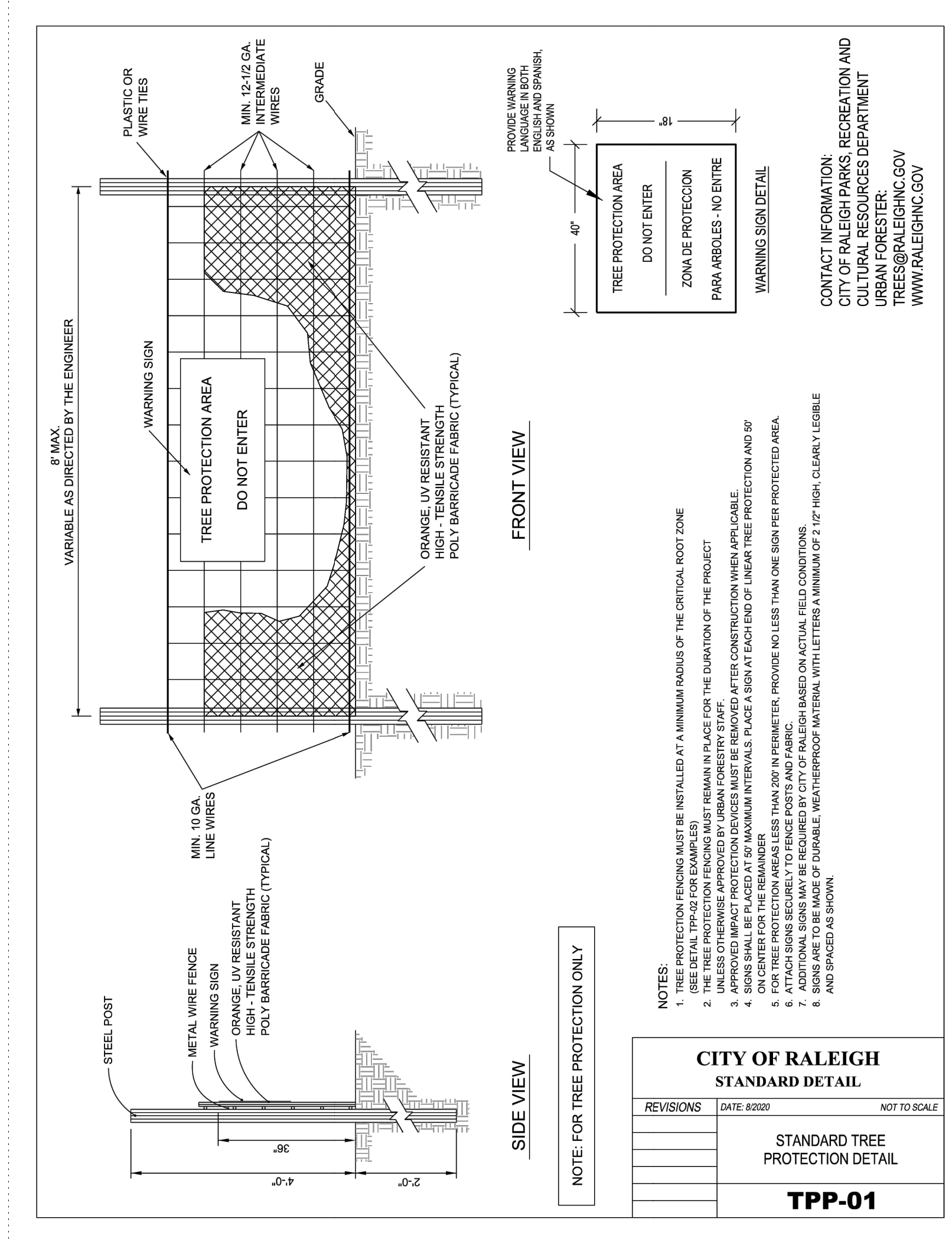
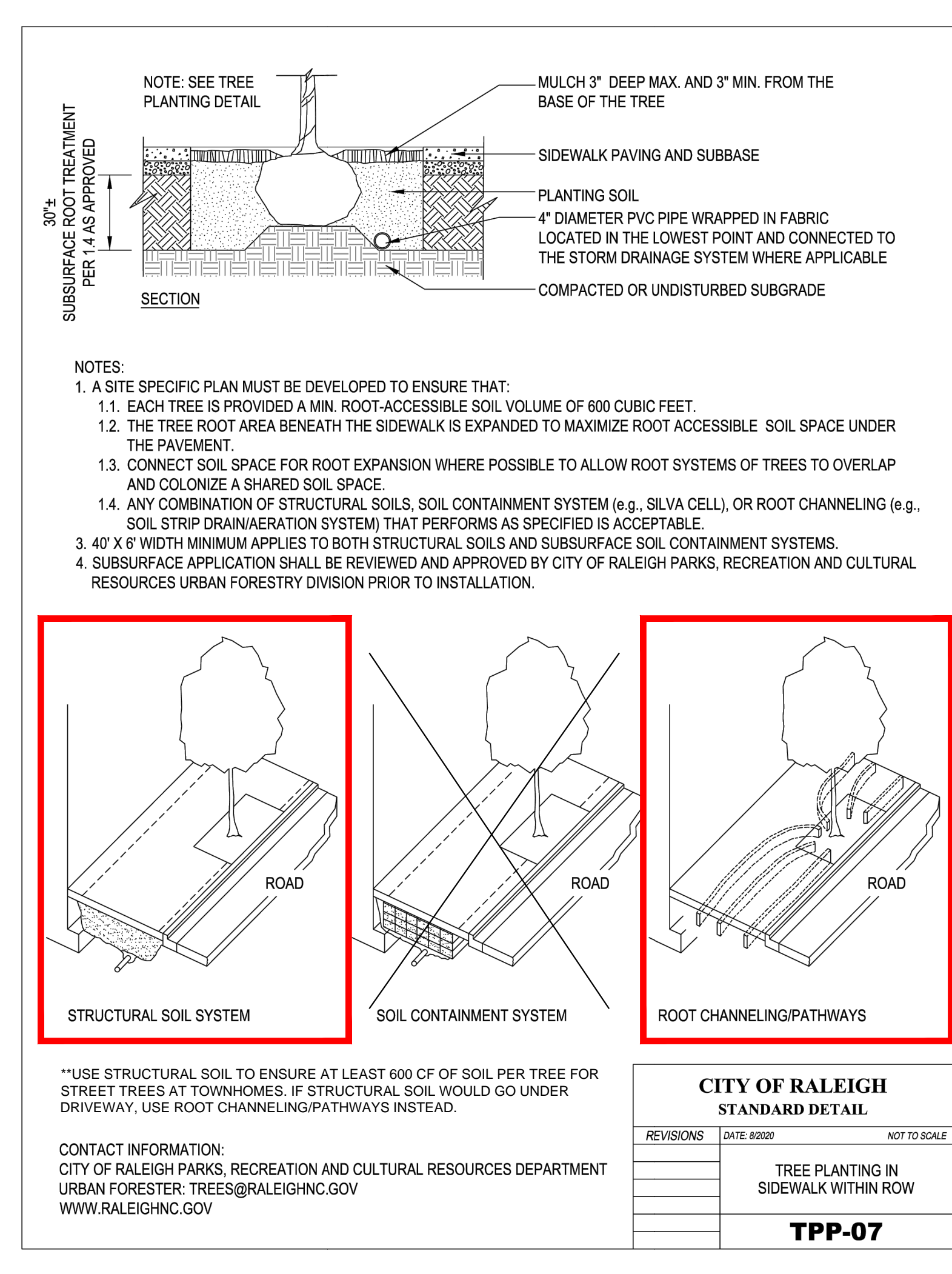
- LATHBURY DRIVE - GIBRALTAR ROCK DR TO TANGIER VIEW DR (MULTIFAMILY STREET)**  
REQUIREMENT: 1 MEDIUM OR LARGE TREE PER 40 LF = 800 LF / 40 LF = 20 TREES REQUIRED ON EACH SIDE (X 2 = 40 TREES REQUIRED)  
PROVIDED: 40 TREES PROVIDED
- LATHBURY DRIVE - NORTHEAST OF TANGIER VIEW DR (NEIGHBORHOOD YIELD)**  
REQUIREMENT: 1 MEDIUM OR LARGE TREE PER 40 LF = 400 LF / 40 LF = 10 TREES REQUIRED ON EACH SIDE (X 2 = 20 TREES REQUIRED)  
PROVIDED: 20 TREES PROVIDED
- BUFFADERO WAY - GIBRALTAR ROCK DR TO TANGIER VIEW DR (MULTIFAMILY STREET)**  
REQUIREMENT: 1 MEDIUM OR LARGE TREE PER 40 LF = (800 - 50 CUT) LF / 40 LF = TREES REQUIRED ON EACH SIDE (X 2 = 42 TREES REQUIRED)  
PROVIDED: 42 TREES PROVIDED
- BUFFADERO WAY - NORTHEAST OF TANGIER VIEW DR (NEIGHBORHOOD YIELD)**  
REQUIREMENT: 1 MEDIUM OR LARGE TREE PER 40 LF = (650 - 50 CUT) LF / 40 LF = 15 TREES REQUIRED ON EACH SIDE (X 2 = 30 TREES REQUIRED)  
PROVIDED: 30 TREES PROVIDED
- TANGIER VIEW DRIVE (NEIGHBORHOOD YIELD)**  
REQUIREMENT: 1 MEDIUM OR LARGE TREE PER 40 LF = (1745 LF - 262 CUT) / 40 LF = 37 TREES REQUIRED ON EACH SIDE (X 2 = 74 TREES REQUIRED)  
PROVIDED: 74 TREES PROVIDED
- GIBRALTAR ROCK DRIVE (AVENUE 2 LANE UNDIVIDED)**  
REQUIREMENT: 1 MEDIUM OR LARGE TREE PER 40 LF = (700 - 200 CUT) LF / 40 LF = 13 TREES REQUIRED ON EACH SIDE (X 2 = 26 TREES REQUIRED)  
PROVIDED: 26 TREES PROVIDED
- WHITFIELD ROAD (AVENUE 2 LANE UNDIVIDED)**  
REQUIREMENT: 1 MEDIUM OR LARGE TREE PER 40 LF = (1700 - 200 CUT) LF / 40 LF = 38 TREES REQUIRED (ONE SIDE)  
PROVIDED: 38 TREES PROVIDED ON PRIVATE PROPERTY WITHIN 15' OF ROW - PLANTINGS IN ROW DENIED BY NCDOT

**PLANT\_SCHEDULE**

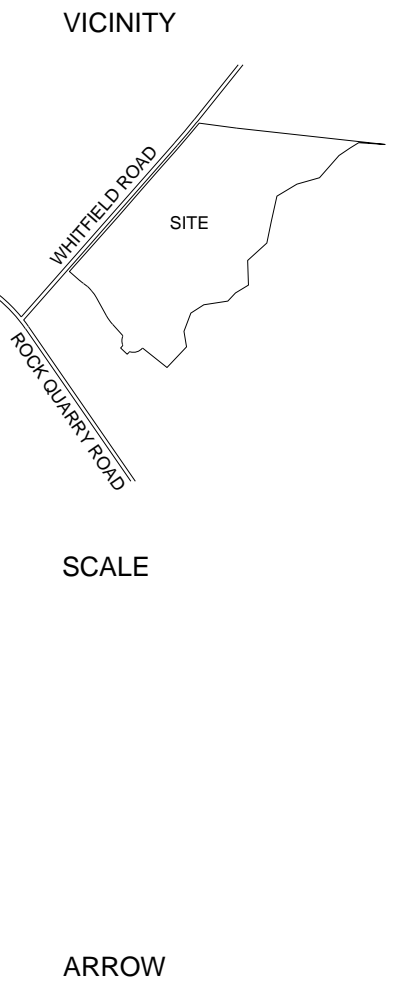
TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	OS	Quercus spp.	Oaks	3" Cal.	B&B	113	Matching
	JV	Juniperus virginiana	Eastern Red Cedar	3" Cal.	B&B	123	
	TD	Taxodium distichum	Bald Cypress	1.5" Cal.	B&B	6	
	QL	Quercus lyrata	Overcup Oak	1.5" Cal.	Pot	22	Matching
	TA	Tilia americana	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	

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No.	Date	Description
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4.	12.11.2023	COR. 4TH REVIEW COMMENTS.
5.	06.18.2024	COR. REVIEW COMMENTS.



- PLANTING NOTES:**
- DO NOT STAKE TREES EXCEPT WHERE SPECIFIED BY LANDSCAPE ARCHITECT. STAKING IS REQUIRED FOR TREES PLANTED ON SLOPES.
  - WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4-6" OVER THE ENTIRE AREA.
  - FOR CONTAINER GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
  - FOR FIELD GROWN TREES, CUT BURLAP, ROPE AND WIRE BASKET AWAY FROM TOP AND SIDES OF ROOT BALL.
  - THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
  - THE PLANTING PROCESS IS SIMILAR 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 TILL INTO TOP 6" OF PREPARED SOIL. ADD COMPOST AT 20-30% BY VOLUME TO BACKFILL.
  - PERFORM PERCOLATION TEST FOR EACH TREE PIT TO CONFIRM THAT WATER DRAINS OUT OF THE SOIL. PROVIDE GRAVEL BUMP FILTER FABRIC & VENT PIPE, IF DRAINAGE DOES NOT OCCUR WITHIN 24 HOURS. INCLUDE ALL SLUMPS IN BASE BID. SHOULD SLUMPS NOT BE NECESSARY AFTER PERCOLATION TEST, PROVIDE CHANGE ORDER DEDUCT TO OWNER.
  - IF PLANTING HOLES ARE DUG WITH A LARGE AUGER BREAKING DOWN THE SIDES WITH A SHOVEL CAN ELIMINATE GLAZING AND CREATE THE PREFERRED SLOPING SIDE.
  - TREES SHALL HAVE SINGLE 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, TPP-03.
  - STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.