

Case File / Name: SUB-0033-2024
DSLC - ROCK QUARRY ROAD SOUTH

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

LOCATION: The 35.50 acre site is located on Whitfield Road, northeast of the intersection of

Whitfield Road and Gibraltar Rock Drive; specifically identified on Wake County maps as PIN# 1731743929. It is split zoned with RX-3-CU on the northern half and

CX-5-CU on the southern half of the property.

REQUEST: The request is a conventional subdivision to develop 280 townhomes in two phases.

Each lot will front on a public street that will lead to one of two access points to Whitfield Road. Ten common area lots to be owned by a homeowner's association will be created in addition to the 280 townhome lots for a total of 290 lots. The

project will include a clubhouse and pool.

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: N/A

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

approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated October 17, 2024 by Gander

Development.

CONDITIONS OF APPROVAL and NEXT STEPS:

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

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

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

General

- 1. Show construction details for all proposed retaining walls to verify UDO compliance and provide a table identifying all the proposed retaining walls by number and include their over all height and length. Retaining walls will be permitted under separate permit.
- 2. If a lighting plan is proposed, it shall be reviewed and approved with the SPR application.
- 3. Proposed building height conformance must be verified prior to SPR approval. Show detailed building height measurements for the townhome units.
- 4. Show details for all proposed fences verifying UDO compliance. Fence permits shall be obtained under separate permit.

Engineering

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



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The multiuse path is to be shown as a concrete multiuse path with required standard detail included as well.

Public Utilities

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

Stormwater

- 8. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
- 9. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit (UDO 9.3).
- 10. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
- 11. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
- 12. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

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

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

Ŋ	Right of Way Deed of Easement Required
V	Utility Placement Deed of Easement Required

☑	Slope Easement Deed of Easement Required
☑	Stormwater Maintenance Covenant Required

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

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



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General

- 1. Provide documentation indicating a Property Owner's Association has been established for the subject development.
- The drainage easement that is shown south of lots 70-102 will be recorded as part of Phase I of the subdivision.

Engineering

- 3. A fee-in-lieu for those portions of public improvements stopping just short of property lines (to be reviewed in detail at permitting) is paid to the City of Raleigh (UDO 8.1.10).
- 4. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
- 5. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
- 6. A slope easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
- 7. A public infrastructure surety shall be provided to City of Raleigh Transportation Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

Public Utilities



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

Stormwater

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

Urban Forestry

- 13. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 3.286 acres of tree conservation area.
- 14. A public infrastructure surety for 190 street trees (26 street trees along Gibraltar Rock Drive, 74 street trees along Tangier View Drive, 30 street trees along Buffadero Way, 60 street trees along Lathbury Drive) shall be provided to City of Raleigh Transportation Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

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

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

Public Utilities

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

Stormwater

3. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).



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- Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
- The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

Urban Forestry

- 6. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
- 7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 26 street trees along Gibraltar Rock Drive, 74 street trees along Tangier View Drive, 30 street trees along Buffadero Way, 60 street trees along Lathbury Drive.

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

General

- 1. Fence permits shall be obtained under separate permit. The permit shall be obtained prior to final occupancy of the first townhome unit.
- All street lights and street signs required as part of the development approval are installed.
- 3. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
- 4. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff
- 5. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

Stormwater

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

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

3-Year Sunset Date: December 12, 2027 Record at least ½ of the land area approved.

5-Year Sunset Date: December 12, 2029

Record entire subdivision.



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I hereby certify	y this administrative decision.		
Signed:	Keegan McDonald	Date:	12/12/2024
	Development Services Dir/Designee	_	
Staff Coordin	nator: Jeff Caines		

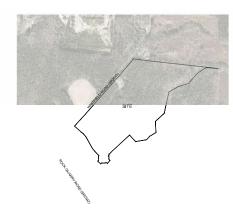
ROCK QUARRY ROAD SOUTH

4535 WHITFIELD RD, RALEIGH NC 27610

CITY OF RALEIGH PRELIMINARY SUBDIVISION SUB-0033-2024 SUBMITTAL

SUBMITTED ON 02.22.2024 REVISED ON 06.18.2024 REVISED ON 08.30.2024 REVISED ON 10.17.2024

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SITE DATA

PROJECT NAME: SITE ADDRESS: 4536 WHITFIELD RD, RALEIGH NC 27610 WAKE COUNTY: PARCEL PIN #: LOT NUMBER: PARCEL OWNER: PARCEL AREA: LOT 3 CAERUS ROTH LLC TOTAL SITE GROSS ACREAGE RIGHT-OF-WAY DEDICATION TOTAL DEDICATION: 7,04 AC / 306.817 SF WHITFELD ROAD: 0.38 AC / 18,895 SF PUBLIC STREETS INTERNAL TO SITE: 6,96 AC / 290,122 SF 28,456 AC / 1,236,596 SF NET ACREAGE:

15,29 AC / 666,054 SF

561 SPACES

16,54 AC / 720,407 SF 2,646 AC / 123,626 SF (10,00%) 2,964 AC / 129,101 SF (10,40%)

2,846 AC / 123,526 SF (10,00%

3,299 AC / 143,124 SF (11,56)

ATTACHED TOWNHOUS

EXISTING LAND USE: FLOOD PLAIN DATA RIVER BASIN: DEVELOPMENT TYPE: MAX BUILDING HEIGH PROPOSED BUILDING HEIGHT: PROPOSED NUMBER OF TOWNHOUSE LOTS: PROPOSED NUMBER OF HOA MAINTAINED OPEN AREA LOTS: 32,98 AC / 1,422,826 SF

ON PARCEL: FOR CONPLIANCE (INCLUDING ROW): PROPOSED IMPERVIOUS AREA ON PARCEL: FOR COMPLIANCE (INCLUDING BOW) REQUIRED AMENITY AREA: PROPOSED AMENITY AREA:

REQUIRED TREE CONSERVATION AREA: PROPOSED TREE CONSERVATION AREA

PROPOSED PARKING - MULTIFUNIT LIVING (3 BEDROOM) PROPOSED PARKING - AMENITY AREA:

PROPOSED BICYCLE PARKING BUILDING SETBACKS: FROM PRIMARY STREET COOM SIDE STORET MIN FROM SIDE STREET (MIN)
FROM REAR LOT LINE (MIN)
ARKING SETBACKS

FROM PRIMARY STREET FROM SIDE STREET (MIN) FROM SIDE LOT LINE (MIN)
FROM REAR LOT LINE (MIN)
FROM ALLEY, GARAGE ONLY (MIN

LAND USE (ITE CODE)	INTENSITY	DALY TRAFFIC	A	м	PM	
DAND USE (TIE CODE)	IN ENGLIT	(VPD)	ENTER (VPD)	EXIT (VPD)	ENTER (VPD)	EXIT (VPD)
MULTIFAMILY HOUSING LOW RISE (220)	280 UNITS	2035	32	102	102	





SHEET

C_{0.00}



Luke Perkins I Founder partners.com M: +1 8287351862 | W: +1 8287351862

Digitally signed by jeff.caines@raleighnc.gov Dh: E-jeff.caines@raleighnc.gov, jeff.caines@raleighnc.gov CN-jeff.caines@raleighnc.gov Reason: I am aproving this document Date: 2024.11.27 13:31:58-05'00'

ZONING CONDITIONS (Z-2-22)

GENERAL NOTES

ALL SUB-SURFACE UTILITIES DENTIFED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURFEY INFORMATION CATHERED FROM FIELD INSPECTION AND OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMEDIATE OWNERS REPRESENTATION OF ANY ISSCRIPPANGIS OR CONFLICTS.

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 PIPE

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 A

11. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THE SE PLANS.

12. ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FRE 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 PERMITTIN REVIEW, WHEN DESIGNING THE SITE, THE DESIGNER SHOULD KEEP IN MIND THE CITY OF RALEISH RESIDENT DRIVEWAY STANDARD DETAIL BY MIND REGULATIONS AS FOUND IN PALEISH STREET DESIGN MANUAL, ARTICLE &

CLID YWNO TC.
FOR LOTE 1 NO LOTE 148-187, AND LOTE 220-280, SOLID WASTE AND RECYCLING TO BE HANDLED VIA ROLL
OUT CART BY CITY OF RALEGH SOLID WASTE SERVICES. CARTS AVE TO BE STORED IN CARACES AND
ROLLED OUT TO CURS ALONG PROPERTY FRONTAGE OF PUBLIC STREET. DEVELOPERS HAVE REMEMBED AND
AVE. IN COMPLIANCE WITH THE RECURENCENTS OF 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 SIDEWAY, THE CONTRACTOR MUST AND IVEN FOR A PERMIT WITH MICHT-OF-WAY SERVICES, PLEASE DIRECT ANY QUESTIONS TO MICHTOPWAY SERVICES BRAIL SIGNOR, GOV.

THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NODOT STREETS WITHIN RALEIGH'S JURISMOTION.

6. ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOSILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING

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

GENERAL NOTES:

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE DEFIGE OF STATE CONSTRUCTION, DEPARTMENT OF INSURANCE, NODENR, AND ALL OTHER PROPLICABLE LOCAL, STATE AND FEDERAL CUDIES ALL OTHEY CONSTRUCTION SHALL COWEY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATION.
- EXISTING SURVEY INFORMATION INCLUDING TOPOGRAPHIC INFORMATION PROVIDED BY SMITT PMRITNERS, LINLESS OTHERWISE MOTECT. THE CONTRACTOR SHALL SE REPORTED IN FOR FELL SHEPFING ESTIMS CONDITIONS PRIOR IN COMMERCIATION FOR THE CONTRACTOR SHALL IMMEDIATELY MOTIFY THE CONTRACT REPRESENTANT OF ANY DISCREPANCES OR CONTLICTS.
- THE CONTRECT OF THE SET OF THE SE
- ALL SUB-BURFACE UTILITIES DENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION CATHERDS PROVIDED INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DOWNINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMODITED. MOTHLY THE OWNERS REPRESENTATION OF ANY GEOFFRANCIES OR COMPLICTS.
- EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO GRIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.

EXISTING CONDITION NOTES:

- THIS SURVEY MAP IS INTENDED TO REPRESENT THE EXISTING CONDITIONS/TO-OGRAPHY ON A PORTION OF THE PROPERTY AND ALL ENCUMBRANCES UPON THE PROPERTY MAY NOT BE SHOWN.
- . HORIZÓNTAL DATUM IS NAO 83-2011 AND VERTICAL DATUM IS NAVORII.
- 3. THIS DRAWING DOES NOT CONFORM TO N.C. GS47-90 AND THEREFORE IS NOT FOR RECORDATION.

DEMOLITION NOTES:

- THE CONTRACTOR SHALL REMOVE CONCRETE (WHERE REQUIRED) TO THE FIRST OCID JOINT OR SAW OUT TO DISTAIN A CLEAN EDGE.
- 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.
- ANY UTILITY SERVICES SHOWN TO SE REMOVED ON RELOCATED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER. CONTRACTORIS RESPONSIBLE FOR APPROPRIATE SEQUENCING OF UTILITY DEMOLITION WITH THE RESPONSIBLE FOR APPROPRIATE SEQUENCING OF UTILITY DEMOLITION WITH THE RESPONSIBLE FOR APPROPRIATE.
- CONTRACTOR IS RESPONSIBLE FOR VEREYING ALL UTILITIES PRIOR TO BEGINNING DEMOLITISM GENERATIONS. NOTIFY "NORTH CANGLINA ONE CALL TREEP-GINE FOR CASHOLINA ONE CALL TREEP-GINE EXPOSATION OF LEAST 40 FLOATED PRIOR TO STATE OF DEMOLITION TO HAVE BUSINESS OF LIBERT ON THE CONTRACTOR SHALL CONTRACT ANY LOCAL UTILITIES TO A LIBERT ONE LOCATION SHALL CONTRACT ANY LOCAL UTILITIES TO A LIBERT ONE LOCATION SHAPE SHAPE SHAPE TO A LIBERT OF LIBERT ONE LOCATION SHAPE SHAPE
- CLEAN SOLS SHALL BE UTILIZED FOR BACKFILL COMPACTION OF THESE SOLS SHALL BE PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.
- ALLITEMS DESIGNATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ALL SUBGRADE MATERIALS DIRECTLY ASSOCIATED WITH ITEMS TO BE INFAMOUS!
- ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF LEGALLY OFF SITE UNLESS OTHERWISE NOTED ON THIS PLAN.
- ALL DEMOLITION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL JURISDICTIONAL CODES OR REQUIREMENTS.
- EROSION CONTROL PERMIT SHALL BE OBTAINED AND ONSITE PRIOR TO BEGINNING DEMOLITION.

SITE NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE CONSTRUCTION LAYDOWN AREA, PERMILETER FENCE, AND ASSOCIATED CARES. THE CONTRACTOR SIMILLA JOS DE RESPONSIBLE FOR THE REMOVAL OF THE CONSTRUCTION LAYDOWN AREA PERMILETER FENCE AND ASSOCIATED GATES AT THE COMPLETION OF THE PROVECT.
- THE CONTRACTOR SHALL REFERENCE THE DESIGN PLANS FOR DIVENSIONS, JOINT LOCATIONS, AND INLAY SPECIFICATIONS NEAR BUILDINGS AND IN COURTYARDS. CONTRACTOR SHALL PROVIDE JOINTS IN WALKWAYS AND HARDSCAPE PER DETAILS OR AS INDICATED ON LANGEO/PEHANSIONED PLANS HEEDER.
- ALL CONSTRUCTION TRAFFIC SHALL ENTER SITE FROM WHITFIELD ROAD UNLESS OTHERWISE APPROVID IN WITTING FROM THE OWNER'S REPRESENTATIVE FOR AN ALL TERMATE POINT OF ACCESS.
- 4. REFER TO ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
- ALL DIMENSIONS ARE IN DECIMAL FEET TO OUTSIDE FACE OF BUILDINGS, TO CENTERLINES, ANDOR FACE OF CLIRB UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES AND REPORT ANY DISCREPANCES TO THE OWNERS REPRESENTATIVE PRIOR TO ANY CONSTRUCTION.
- 7. ALL WRITTEN DIMENSIONS SHALL PREVAIL, DO NOT SCALE FROM DRAWINGS.
- ALL UTLITIES WITH SURFACE ACCESS SHALL BE LOCATED WITHIN THE PAYING PATTERN AND SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. REPER TO LAYOUT DRIVANOS.

- 11. CONTRACTOR SHALL REFER TO AND COORDINATE WITH ARCHITECTURAL

GRADING AND STORM DRAINAGE NOTES:

- CONTRACTOR SHALL REPORT ANY GRADE DISCREPANCES TO THE OWNER'S REPRESENTATIVE PRIOR TO SEGMENT CONSTRUCTION OPERATIONS.
- THE MADIMUM SLOPE ALONG ANY HANDICAP ACCESSIBILE PATHAMY SHALL NOT EXCEDS 45% AND SHALL NOT EXCEED A 20% ORGOSS SLOPE. HANDICAP RAMPS MIDICATED ON PLANS SHALL SE AMAZIMAN OF 11% SLOPES WITH A MADIMUM RISE OF 30 SETIMENT LANGINGS. NOV-CHRIS CRIT PAMPS SHALL NAVE RAMDINALS AND CAUSES WITH A TLANS WITH ELANGINGS AT THE DISTOR AND TOP OR RAMP.
- ALL PROPOSED ELEVATIONS SHOWN ARE EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE SPECIFIED.
- A THE CONTINUOUS SHALL BE RESPONDED. FOR EMBURNIO THAT ALL NEWLY CONSTRUCTED STORM DISAMASE IMPROVEMENTS AND RECEIVED STORM DISAMASE IMPROVEMENTS AND RECEIVED STORM DISAMASE IMPROVEMENT OF CONSTRUCTION OF C
- REFER TO THE EROSION CONTROL DETAILS SHEET FOR THE SEQUENCE OF CONSTRUCTION
- INTERIM GRADING SHALL BE PROVIDED TO DIRECT WATER AWAY FROM BUILDINGS AND PREVENT PONCING.
- TIE ROOF LEADERS WHERE POSSIBLE TO UNDERGROUND STORM SYSTEM. CONTRACTOR TO FIELD VERIFY LOCATE AND INSTALL WHERE POSSIBLE OR AS

- 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 MANTAIN YS-BULLT DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPPINS PRIOR TO CONCEAUMENT, YALVE AND MANHOLE CHANGES AND HANDBOOK OR LANDSLOSS OF CHANGES, OR MANNES SHALL BE FROMED TO THE OWNER'S REPRESENTATIVE AT REQUIRED IT THE THROUGHOUT THE PROJECT FOR RECORD REPROJECT OF THROUGHOUT THE PROJECT FOR RECORD REPROJECT.
- 6. IF DEPARTURES FROM THE PROJECT DRAWNES OR SPECFECATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OS BRAILE BE SUBMITTED TO THE OWNERS REPRESENTATIVE FOR REMEM, NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPANSES WITH THE PREMISEDOR OF THE OWNERS REPRESENTATION.
- 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 ENGINEER AND/OR DWINER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- 12. ROADHWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (8,5,00) LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGIN
- 5. SURVEY INFORMATION COLLECTED BY NEWCOMB LAND SURVEYORS PLLC
- TREES SHOWN HEREON MAY NOT REPRESENT ALL VEGETATION ON THE SUBJECT PROPERTY.

- DEMOLITION AND SUBSEQUENT CONSTRUCTION OF STORM DRAINAGE PIPING SHALL BE PERPORMED IN SUCH A MANNER THAT THE OLD PIPE AND STRUCTURES REMOVED OO NOT IMPINCT ORNINAGE UPSTREAM OF THE SYSTEM, PROVISIONS SHALL BE MODE TO MARTAIN STORM WATER DRAINAGE PARTERNS DURING CONSTRUCTION.
- DEMOLITION AND SUBSEQUENT CONSTRUCTION OF UTILITIES (WATER, SEWER, ETC). SHALL BE PERFORMED IN SUCH A MANNER THAT THE OLD PIPE AND STRUCTURES REMOVED DO NOT IMPACT OR HANDLE SERVICE INFERRIPTION TO ENSITING PACILITIES TO REMAIN, PROVISIONS SHALL SE MADE TO MAINTAIN SERVICE DUBING CONSTRUCTION.

- WHERE UTLITIES ARE SHOWN TO BE "REMOVED", CONTRACTOR SHALL INCLUDE NECESSARY PLUS OR VALVES TO ENSURE UTLITY LINES TO REMAIN WILL CONTINUE TO BE IN SERVICE, COORCINATE NECESSARY SHUT DOWN AND REMOVAL WITH THE LOCAL JURISDICTION OR UTILITY OWNER.
- CONTRACTOR SHALL PROVIDE PEDESTRIAN INGRESS / EGRESS TO ALL EXISTING BUILDINGS, PARIANG LOTS, AND PATHS OF PEDESTRIAN TRAVEL THROUGHOUT THE CONSTRUCTION PERIOD

STRUCTURAL, AND MEP DRAWINGS AT ALL TIMES PRIOR TO AND DURING CONSTRUCTION.

- 12. ALL CURB TAPERS ARE SIX (8) FEET LONG UNLESS OTHERWISE SHOWN ON PLAN.
- 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.
- WHERE SIDEWALK OR WALKWAYS ARE ADJACENT TO PARKING SPACES THE WALKWAY SHALL BE A MINIMUM 6.5 WIDE AS MEASURED FROM THE FACE OF CURB.
- MAXIMUM RUNNING SLOPE FOR WALKING SURFACES CANNOT BE GREATER THAN 1:20 AND GROSS SLOPES CANNOT BE GREATER THAN 1:48. HAND/CAP SPACES SURFACE SLOPES SHALL NOT EXCEED 1:48 IN ALL DIRECTIONS.
- 18. SIGHT TRIVICLES NOTHING OVER 30" HIGH SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRANSLES.
- THE SITE SHALL BE FULLY STABILIZED (80% COVERAGE) PRIOR TO ISSUANCE OF A BUILDING CERTIFICATE OF OCCUPANCY OR PROJECT APPROVAL.
- SOLDING CERT PICAL EXPONENTIAL PROPERTIES APPROVING THE MC SULLING CODE AND AREA STREET, AN
- THE TESTING AGENCY SHALL BE RESPONSIBLE FOR PROVIDING THE ASPHALT AND CONTRACTOR CERTIFICATION MEMO TO INCOOT FOR ALL ROADWAY IMPROVEMENTS WITHIN THE PUBLIC ROHT-OF-WAY.

- 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.
- PRIORITES BOAL SE USBETT LOCKE OF MEMORITEMENT PRIORITES BOAL SE USBETT LOCKE OF MEMORITEMENT PRIORITES BY LOCKE DIFFERENCE OF MEMORITEMENT PRIORITES BY LOCKE DIFFERENCE OF MEMORITEMENT PRIORITEMENT AND LOCKE DATA OF MEMORITEMENT PRIORITEMENT AND LOCKE DIFFERENCE OF MEMORITEMENT PRIORITEMENT AND LOCKE DATA OF MEMORITEMENT PRIORITEMENT AND LOCKE DATA OF MEMORITEMENT PRIORITEMENT P
- METHOD SHALL BE PROVIDED TO DIVERT WATER AWAY FROM FOUNDATION VIA 8WALES BLOPED AT A MINIMUM OF 2N OR IMPERVIOUS SURFACES SLOPED AWAY A MINIMUM OF 2% AWAY FROM BULDING.
- CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF EXISTING MANHOLES, METERS, VALVES, ETC. AS REQUIRED TO MEET NEW FINISHED GRADES.
- CONTRACTOR SHALL SLOPE GRADES TO ASSURE POSITIVE STORMWATER FLOW TO KEEP WATER FROM POOLING ALONG CURBS AND WALLS.
- 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:

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDAMED, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EUTION)
- UILITY BENNATION IN QUINTENNIS.

 A ADDITIVED ON STANLING WHITH AND RETAINS CANTEN CEPTER & ANY
 A ADDITIVED ON STANLING WHITH AND RETAINS CANTEN CEPTER & ANY
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 HE WAS A PA SEMANTION CANNOT BE ACTIVED. OF CHINAPPO IN ICE. P. ADEQUATE LATERAL SEMANTON CANNOT BE ACTIVED. FERROLS SANITARY SEMESTREE FIRE SHALL BE SPECIFIED & INSTALLED TO WATER, INE SPECIFIED & INSTALLED TO WATER, INE SPECIFICATIONS. HOWEVER, THE MINIMAL SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 30' FROM A DELIVERY WELL.
- B. WEST NOTALLISE OWERS AND REPORT SHARES, THE PROBLEMS AND RESPONDED THE SHARES AND RESPONDED THE SHARES AND T
- C. WHERE IT IS INPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANTARY SEWER PASSES OVER A WATERWAIN, OP MATERIALS OR STEEL BECASEMENT EXTENDED 10 ON EACH SIDE OF CROSSING MUST BE SPECHED & NESTLEAD TO WATER IN SPINCH FACILIONS.
- 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEVER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
- MANTAIN 18 MIN. VERTICAL SEPARATION AT ALL WATERMAN 8 RCP STORM DRAIN GROSSINGS; HABITAIN 18 MIN. VERTICAL SIERARATION AT ALL SANTRA SEVERE 8 RCP STORM BRAIN GROSSINGS; WHISE REQUESTS PRAYATIONS CAMOUT SE ACHIEVED, SPECIFY DE MATERIALS 8 A CONNETTE CRADLE HAM 67 MIN. CLEARANGE PER CORPULD BETAILS WAS 8 5 MIN.
- F. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEVER FACEITIES WITH 10" MN, VERTICAL SEPARATION REQUIRED. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REMEW & APPROVAL OF AN AMENDED PLAN SICK PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO DAYARE FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SERVER SERVICE TO EXISTING
 RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY INTERESSARY
 SERVICE INTERNITIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE
 CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT

- SAMTARY SEMER CLEANOUTS LOCATED IN PAVEMENT AREAS SHALL BE HEAVY DUTY TRAFFIC BEARING CASTINGS.
- 2. UNLESS OTHERWISE NOTED, ALL SANITARY SEWER MANHOLES ARE 4' DIA
- MANIFICES LOCATED IN PAVEMENT, CONCRETE OR OTHER TRAFFIC AREAS SHALL BE S AT GRADE, MANHOLES LOCATED IN OTHER AREAS (E., GRASS OR WOODED AREAS) SH HAVE THEIR RIVE RASED SET NOTES ABOVE THE SURROUNDING GRADE MANHOLES SUBJECT TO POSSIBLE WATER INFILETRATION SHALL HAVE WATERTSHIT, BOLLED LIDS.
- MINIMUM REQUIRED SLOPES FOR SEWER SERVICES: 4" SEWER SERVICE 2,00% SLOPE 6" SEWER SERVICE 1,00% SLOPE 6" SEWER SERVICE 1,00% SLOPE
- UNLESS OTHERWISE NOTED, LOCATE SANTARY SERVICE CLEANOUTS AT ALL HORIZONTAL OR VERTICAL CHANGES IN DIRECTION, MAXIMUM SPACING SETWEEN CLEANOUTS SHALL BE 75 FEET.

3.0' WINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.

IT IS THE DEVELOPER'S RESPONSIBLITY TO ASAMDON OR REMOVE EXISTING WATER A SEWER SERVICES NOT SERVICED IN RESPECTORMENT OF A SITE UNLESS OTHERWISE INSECTED BY THE CITY OF REJECTIVE PROBLET LITTLES SEPARATIVES. THIS INCLUDES ASAMDONING TAP AT WAN'S RESIDUAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDOCK PROCEDING.

INSTALL MY COPPERY WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2XZ WATERLINE EASEMENT IMMEDIATELY ADJACENT, NOTE, IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ACCOUNT ILLOWS A PRESIDING.

INSTALL 4" PVC" SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM

X PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING SO PSI; BACKWATER VALVES ARE RECURRED ON ALL SANITARY SERVER SERVICES HAVING BUILDING DRAWS LOWER THAN 107 AROVE THE REXT UPSTREAM MANIQUE

. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NODWO, USACE & OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND & OR FLOODPLAIN MPACES RESPECTIVELY PRIGR TO CONSTRUCTION.

NODOT / RALEROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RALEROAD ROW PRIOR TO CONSTRUCTION

GREEN PROBLEM CONTROL PROTECTION GRADE AND REGULATED AND CONTROL PROBLEM CONTR

- SEVERELENS LANDER CONSTRUCTION IS HALL BE PROTECTED FROM DIFF, DEBIES OR OTHER CONTAMINANTS INTERIOR THE SEM SYSTEM. A MIGCHANICAL PLUG SHALL BE UTILIZED DOWNSTREAM IN THE SEXTEMPORE THE NEW CONSTRUCTION AND AT THE FIRST MANAGED DOWNSTREAM IN THE EXISTING SYSTEM. EXISTING STRUCTURES, PRING AND APPLICATIONATES SHALL BE HORDERED TO HIGH ANY AND OF MATER DESTRUCTURES SHALL BE HORDERED TO HIGH ANY ANY OF MATER DESTRUCTURES. DUE TO NEW CONSTRUCTION CONNECTING TO OR IN THE WIGHTY OF THE EXISTING SYSTEM. CONTRACTOR TO REMOVE DEBRIS AND PLUG PRIOR TO GCCUPANCY.
- 8. ALL MANHOLES COVERS SHALL BE PAINTED TO LOCAL JURISDICTIONAL REQUIREMENTS

- AS INDICATED, ALL WATERLINES SHALL BE DUCTLE FRON PIPE MEETING THE REQUIREMENTS OF ANSLAWING CIST PRESSURE CLASS 350 OR SOFT COPPER TYPE K PIPE PER ASTM 881. IF YOU WATERLINE IS INDICATED ON THE PLANS IT SHALL MEET THE RECOUREMENTS OF ANYMACTOR CLASS 250. BACTERIOLOGICAL:
 TWO SAMPLES FOR BACTERIOLOGICAL SAMPLING SHALL BE COLLECTED AT LEAST 24.
 HOURS APART, IF CONTAMINATION IS NOICATED, THEN THE DISNECTION PROCEDURE
 AND TESTING SHALL BE REPEATED UNTIL SATISFACTORY RESULTS ARE OBTAINED.
- 2. ALL WATERLINES SHALL HAVE A MINIMUM OF 3.5 FEET OF COVER.
- NOT EXCEED THE MAXMAM ALLOWARLE LEMAGE SPECIFIED IN AWAY
 TEST PRESSURE 5-MLL BC 150 PRITOR DIMESTIC AND 200 PRITOR FIRE
 5. PART YALKS COVERS, THE HYDRANTS AND OTHER WATER APPARATUS TO MEET THE
 LOCAL ARRISDITIONAL REGULERMENTS.
- THE CHLORINE IN MEANLY CHLORINATED WATER FLUSHED FROM MAINS MEEDS TO BE NEUTRALIZED BEFORE DISCHARGE. CONTRACTORS SHALL NEUTRALIZE HEAVILY CHLORINATED WATER FLUSHED FROM MAINS FRIGHT O DISCHARGE OR TRANSPORT ALL HEAVILY CHARALED WATER OFFSITE FOR PROPER DISPOSATION.

MATERIALS AND FURNISHINGS NOTES:

- ASSREVATIONS FOR SPECIFIC HARDSCAPE MATERIALS AND FURNISHINGS ARE LISTEDIN THE LEDBIN AND ARE USED IN FROUGHOUTH THE PROMATING SETS HARDSCAPE & CONTRACTOR TO SUBMIT COLOR SAMPLES AND PROVIDE MODICUPS FOR ALL CASTIN PURIS
- RIFER TO RELATED SPECIFICATION SECTION FOR SPECIFIC SUBMITTALS OF PRODUC DATA, SAMPLES, SHOP DRAWINGS, QUALITY ASSURANCE REQUIREMENTS, EXECUTION REQUIREMENTS, AND FOR FURTHER PRODUCT INFORMATION NOT INCLUDED IN THIS SCHIPLIE.

PAVING PATTERN NOTES:

- END ALL UNIT PAVING PATTERNS WITH A FULL OR HALF SIZE PAVER UNLESS OTHERWISE NOTICE. USE OVERSIZE PAVERS WHERE PATTERN ENDS ON A UNIT SMALLER THAN HALF SIZE.
- LAYOUT OF UNIT PAVING PATTERNS AND CONCRETE JOINTS AS INDICATED ON THIS PLAN. REFERENCE LAYOUT PLANS FOR FURTHER PAVING LAYOUT INFORMATION.
- 3. PAVERS ABUTTING TRUNCATED DOMES SHALL BE A CONTRASTING COLOR.
- 4. ALICN ALL TRUNCATED DOME PAVER JOINTS WITH ABUTTING PAVER JOINTS.
- PROVIDE CONTINUOUS EXPANSION JOINTS BETWEEN BACK OF CURB AND ADJOINING PAYEMENT.
- PROVIDE CONTINUOUS EXPANSION JOINT BETWEEN ALL VERTICAL SURFACES AND ADJOINING PAYMENT.

- SIGNAGE, STRIPING AND MARKING NOTES: ALL INTERNAL SIGNAGE SHALL BE COORDINATED WITH OWNER FOR ACTUAL LOCATION AT TIME OF INSTALLATION, SIGNAGE LEADING DISTO PUBLIC THOROUGHFARE SHALL BE INSTALLED AT RIGHT OF WAY PER DOT STANDARDS
- ALL PAVEMENT STRIPTING (EXCEPT NOT/DUAL PARKING BAY STRIPTING). SHALL BE THERWOPLASTIC REFLECTINE PAINT, MATERIALS AND DIVENSIONS SHALL CONFORM TO ACCOUNT STANDARDS AND SPECHELATIONS. PARKING BAY STRIPTING SHALL BY WHITE.
- CROSSWALKS SHALL BE CONSTRUCTED OF THERMOPLASTIC MATERIALS AND CONSTRUCTED IN ACCORDANCE WITH STATE DOT SPECIFICATIONS, CONTRACTOR TO INSTALL CROSSWALKS IN SUCH A MANNER THAT CROSSWALKS ARE ALIGNED BETWEEN HANDLOAPMAN WAY ACCESS POINTS OR PERSENDLULAR TO THE ROXYMAY (FORTE LAND.) ADA SYMBOLS SHOWN THESE DRAWINGS ARE FOR LOCATION PURPOSES ONLY AND NOT INTENDED TO BE PAINTED. CONTRACTOR RESPONSIBLE FOR INSTALLING ALL REQUIRED ADA SIGNAGE

LANDSCAPE NOTES:

- VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES OR INACCURACIES IN THE PLANS TO THE CANER'S REPRESENTATIVE PRIOR TO PLANTING.
- LANDSCAPE WORK SHALL INCLUDE THE FURNISHING, INSTALLATION, AND WARRANTY OF ALL PLANTING MATERIALS WITHIN THE PROJECT AREA. THE LANDSCAPE CONTRACTOR SHALL ASCERTAN THE LOCATION OF ALL EXISTING AND NEW UNDERGROUND UTILITIES PRIOR TO EXCAVATION FOR PLANTING, DAMAGES TO UTILITIES GAUSED BY THE LANDSCAPE OPERATION SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
- LANDSCAPING SHALL REMAIN CLEAR FROM ANY FIRE HYDRANTS ON THE SITE.
- ALL TREES TO BE A MINIMUM OF 2' IN CALIFER AND MUST MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
- TRIE PROTECTION NOTE: THEE PROTECTION FEINCHS MUST BE IN PLACE PRIOR TO ANY DISNOCITION, LAND CRITICIPANCE OR ISSUANCE OF A CRACING PRINT AND SHALL INCLUDE WARRANG GROW STOTE IN SOME INSERT AND SAMEMA, AS FLOWS TO TRIPPASSINGHEE PROTECTION AREA PROHISIDE CHITMAN FOOD APPOLICE LOS ARROLLES.

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 PROTECTION OF CELLS THE ARROLL AND THE EIGHT OF COMMAND AND CHARGE THE ARROLL AND THE EIGHT OF COMMAND AND CHARGE THE ARROLL AND CHARGE THE
- NO DISTURBANCE ALLOWED WITHIN THIS AREA, AREA MUST BE PROTECTED WITH BOTH TIRE PROTECTION FENCING AND WARNING BIGNS.

- 10. ALL PLANT BED AREAS ARE TO RECEIVE A MINIMUM OF 6" OF APPROVED TO PSOIL
- SOL SHOULD BE TESTED AND AMENDED WITH LIME AND FERTILIZER FOR HARDWOOD TREES ACCORDING TO NODA PROCEDURES, SCARIFY PLANT PIT WALLS, CONSULT LANGGAPE ARCHITECT FOR ALTERNATE COMPLIANCE.
- OFFICIAL PROPERTY AND A CONTROL PROPERTY AND
- 13. TOP OF ROOTBALL TO BE RAISED 2-3 INCHES ABOVE EXISTING GRADE
- FOR BMB PLANTS, NATURAL FIBER BURLAP SHOULD BE TURNED DOWN BY 10 TOTAL HEIGHT OF ROOT BALL, PLASTIC BERR BURLAP AND WIRE BASKETS SHOULD BE REMOVED TO 28'S OF TOTAL HEIGHT OF ROOT BALL.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING THE TIREE LIPITOR IT AND PLUMS THROUGHOUT THE WARRANTY PERIOD. IF STARILIZATION IS NECESSARY SETS TANKING IN THESE DETAIL, COMMON EL PACKING THE SHOULD BE ATTACHED TO SUPPORT WHELE STAKING SHOULD BE REMOVED BY CONTRACTOR AT END OF ONE YEAR WARRANTY PIPHODO OR AS DIFFICIENT BY PROPOSED SHAMMADISH. USE STANDARD "GATOR" BAGS FOR WATERING TREES IN AREAS NOT UNDER BRIGATION. INCORPORATE TERRA-SORB (OR EQUAL) AS PER MANUFACTURERS RECOMMENDATIONS, FOR ABEAS NOT LIMPS BRIGATION.
- USE "BIO-BARRIER" OR EQUIVALENT ACCORDING TO MANUFACTURER'S RECOMMENDATION FOR TREES THAT WILL BE PLANTED WITHIN 10' OF PAYEMENT.



August 20, 2024

RQRS Leah- Craig Perkins Swift Partners 424 S. Dawson St. Raleigh, NC 27601

This is a letter of support for trash and recycling services for your new project being planned for RQRS located at 4535 Whitfield Road, Raleigh NC 27610.

We have reviewed the plans and have found that GRI. Environmental will be able to safely perform all commercial was and recycling services for this property. There is approx. 27 units that will not have garages and these homes will be serviced via dumptive review in a Dumptive review in 24 dumptive review in 24 unspect or all areas which over expectation would be first there is 1 train dumptive and 1 cardioaut/insycling dumptive these would need to be serviced 2-3 times a week. Amount of service can be adjusted as needed.

The remaining homes will have garages and will be serviced via individual roll out trash and recycling carts that will be serviced by the City of Raleigh.

If the project design changes, this letter is void and a new letter must be issued. Additionally, this letter is non-transferable.

We want to visit the site during the initial phases of construction to ensure that the site will continue to be safe to service and the trash enclosure will be large enough to accommodate the volume of trash that will be produced.

We look forward to providing waste and recycling services at your new property once it has been completed.

Sincerely,
Tana Junia
Account Manager
GFL Environmental – Raleigh
(M) 919-427-2399





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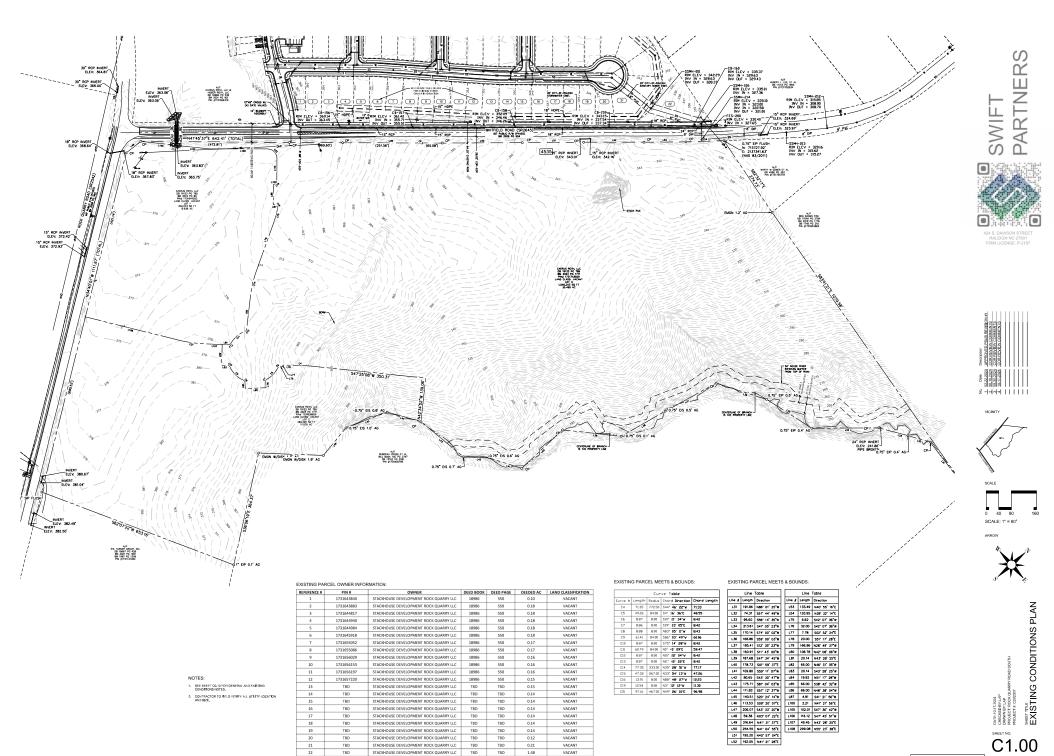




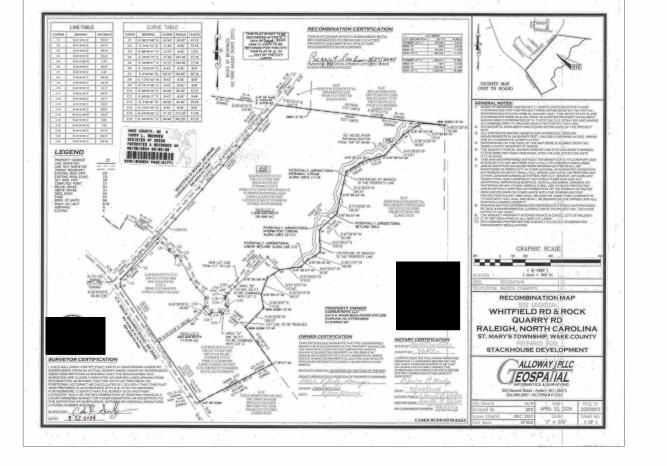
Date 02.22.2024 06.18.2024 06.15.2024 0.15.2024

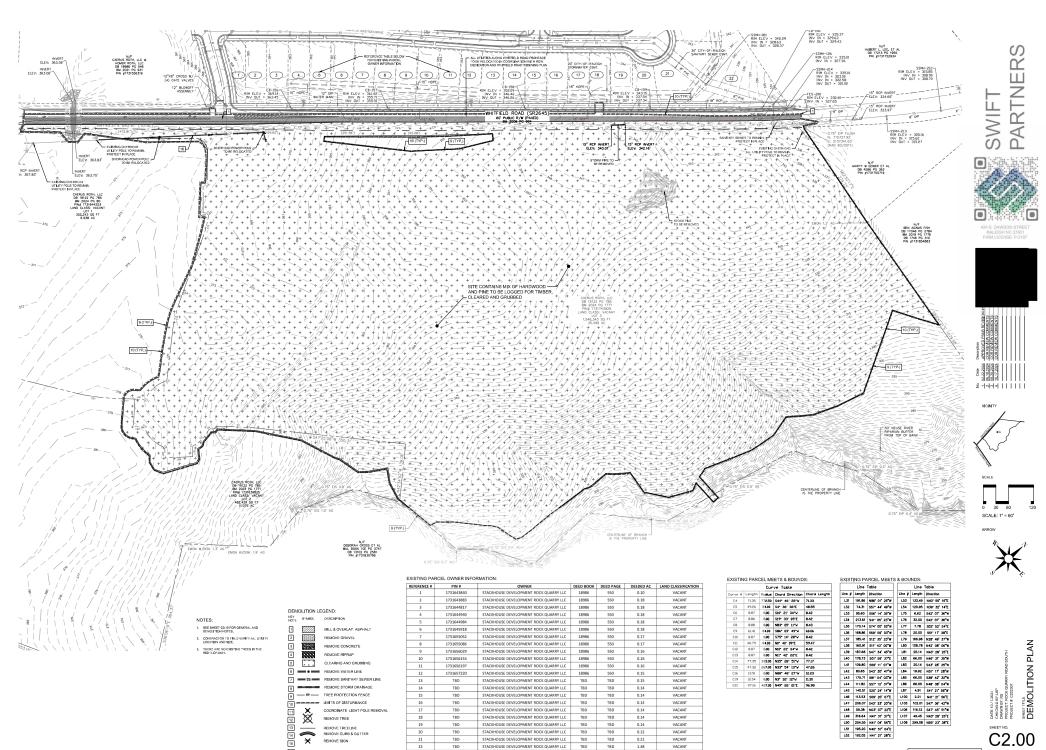
NOTES SHETTILE GENERAL

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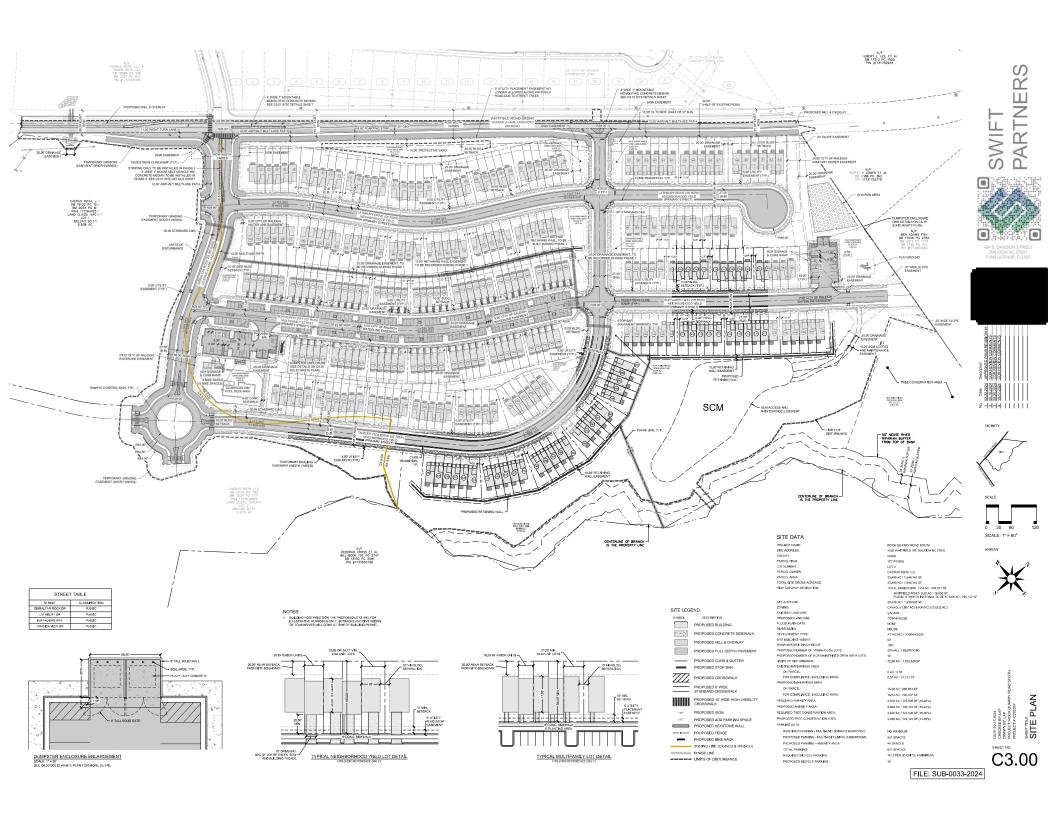




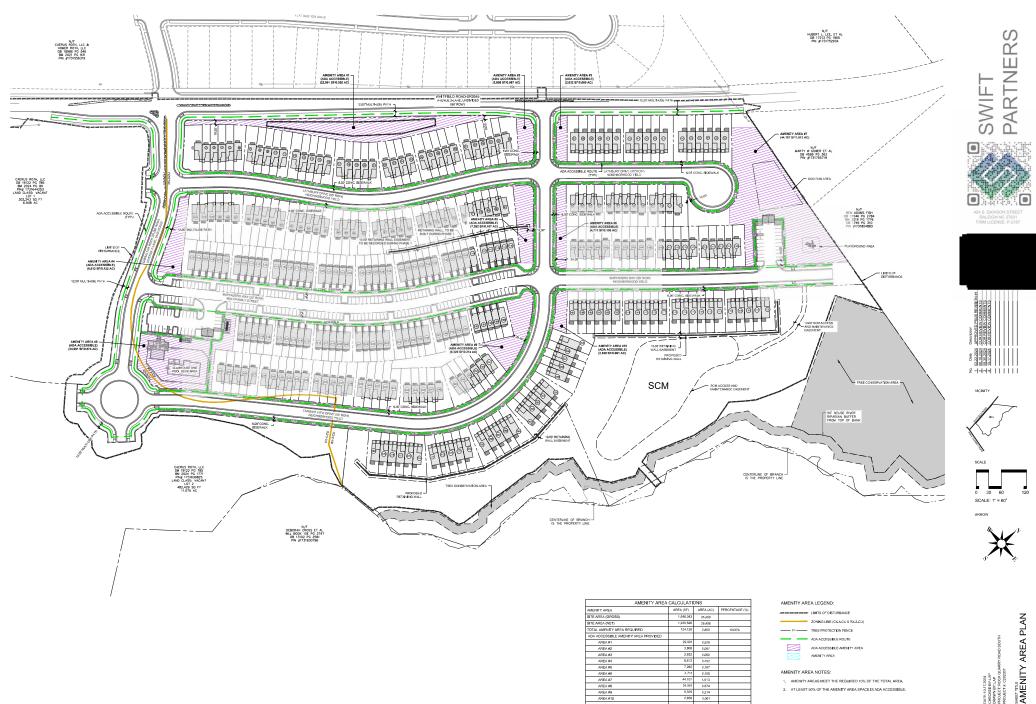




16 REMOVE OVERHEAD POWER







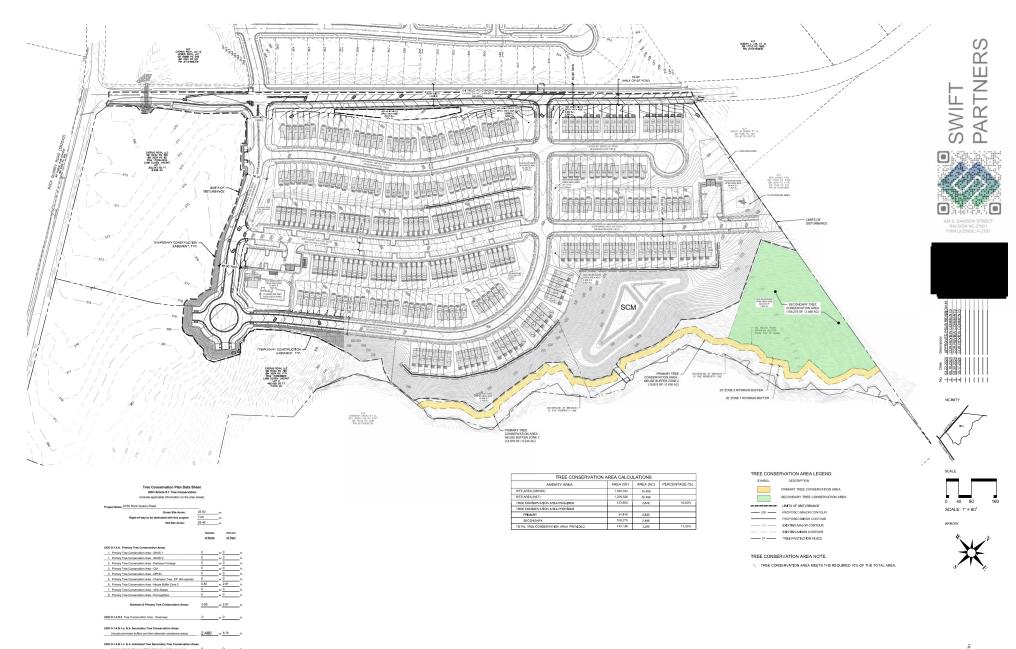
C3.11

FILE: SUB-0033-2024

2. AT LEAST 50% OF THE AMENITY AREA SPACE IS ADA ACCESSIBLE.

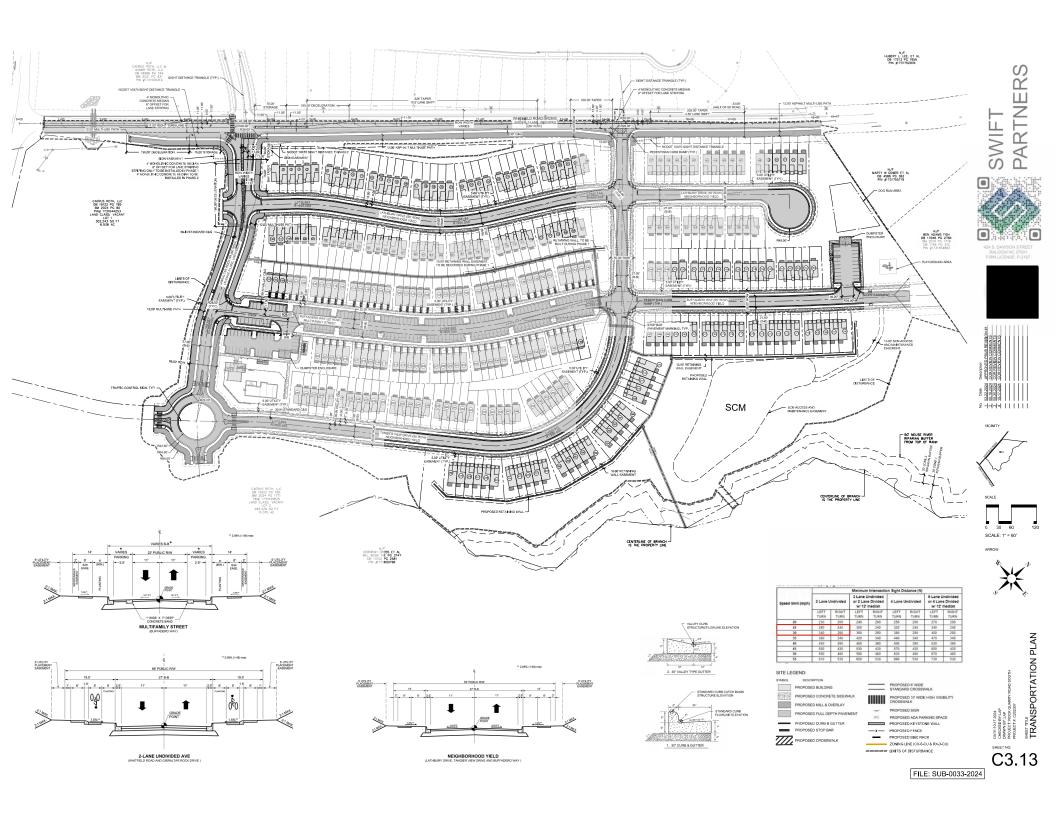
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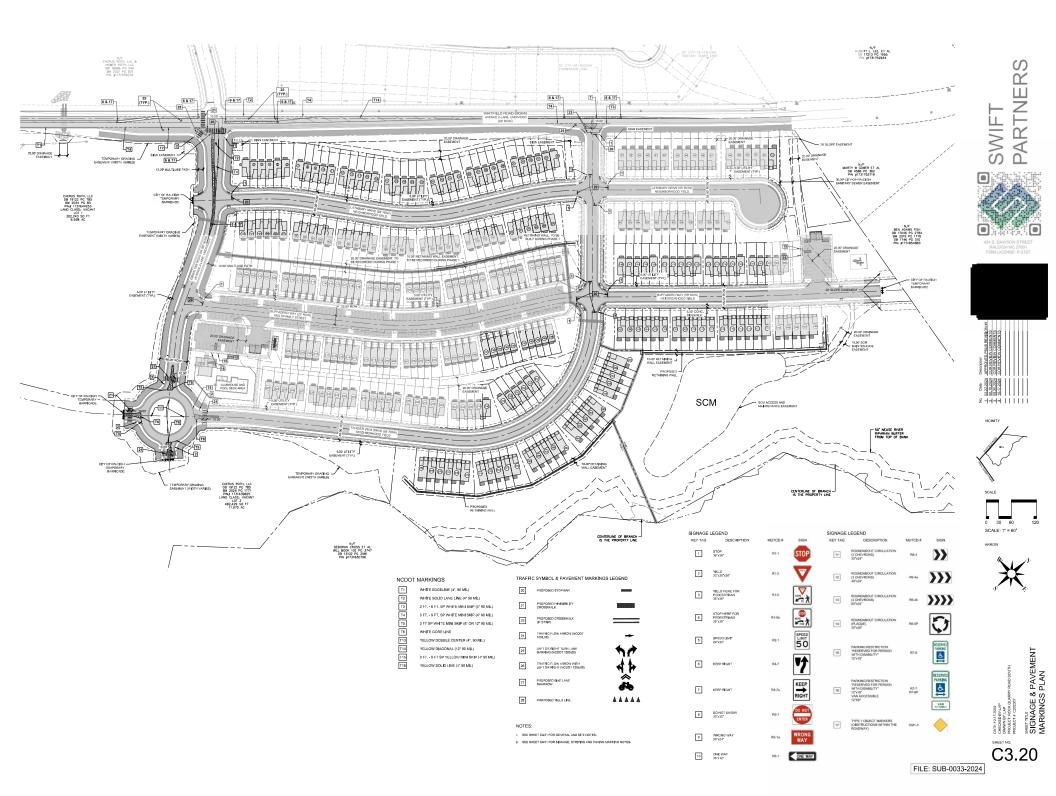
OTAL AMENITY AREA PROVIDE

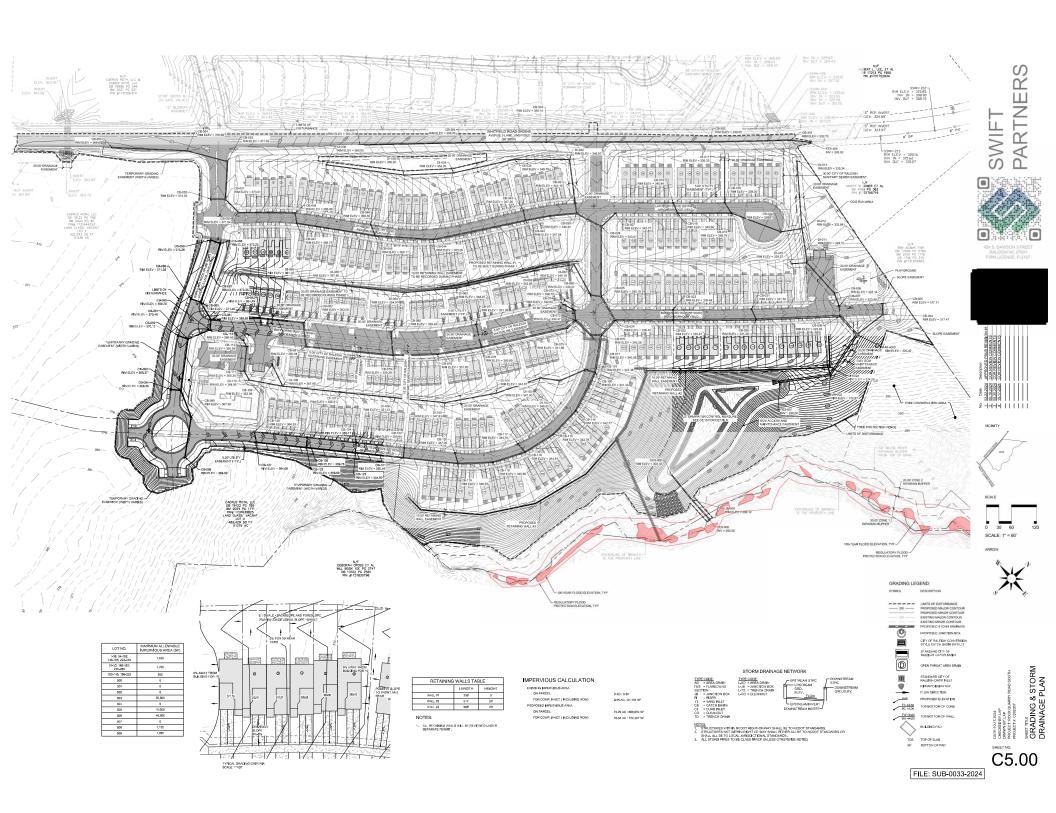


DATE OF TABLE OF TABL

C3.12







C5.10



- PRECAST STRUCTURES SHALL CONFORM TO LATEST ASTMIC HIS SPECIFOR "REINFORCED CONCRETE WATER AND WASTE WATER STRUCTURES".

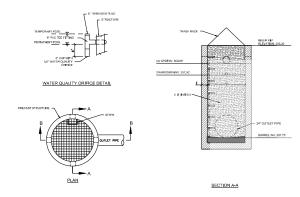
SYMBOL	DESCRIPTION
	LIMITS OF DISTURBANCE
200	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED STORM DRAINAGE
0	PROPOSED JUNCTION BOX
	PROPOSED CATCH BASIN
(III)	PROPOSED AREA DRAIN
	RIPRAP DISSIPATOR
	FLOW DIRECTION
	PROPOSED ELEVATION
1C 44.50 BC 44.00	TOPIBOTTOM OF CURB

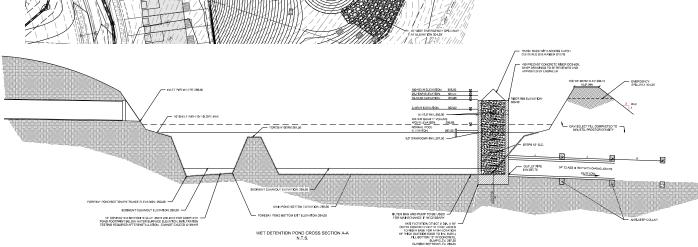
GRADING LEGEND:

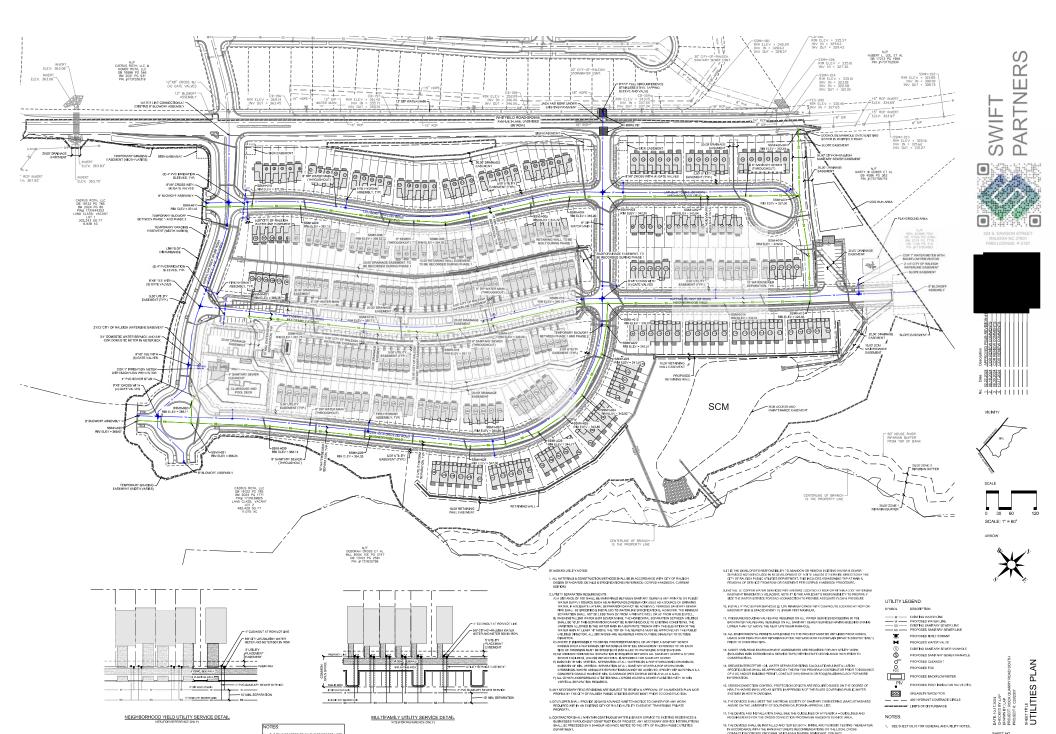
TW 46.00 TOP/BOTTOM OF WALL

DIMENSION CHART

DESCRIPTION	DMENSON
Inside Dimension of Outlet Structure (It) (Circlator)	4'0
Width of Outlet Structure Wolfs (in)	6.00
Outlet Pipe Diometer (in)	24.00
Emergency Welr Width (fi)	40.00
Anti-seep Collor Length and Width (ft)	7.00
Clearance between Outlet Structure and Anti-seep Callor (ft)	10.00
Additional Anti-seep Collor Spacing Downstream (O.C.) (ft)	20.00

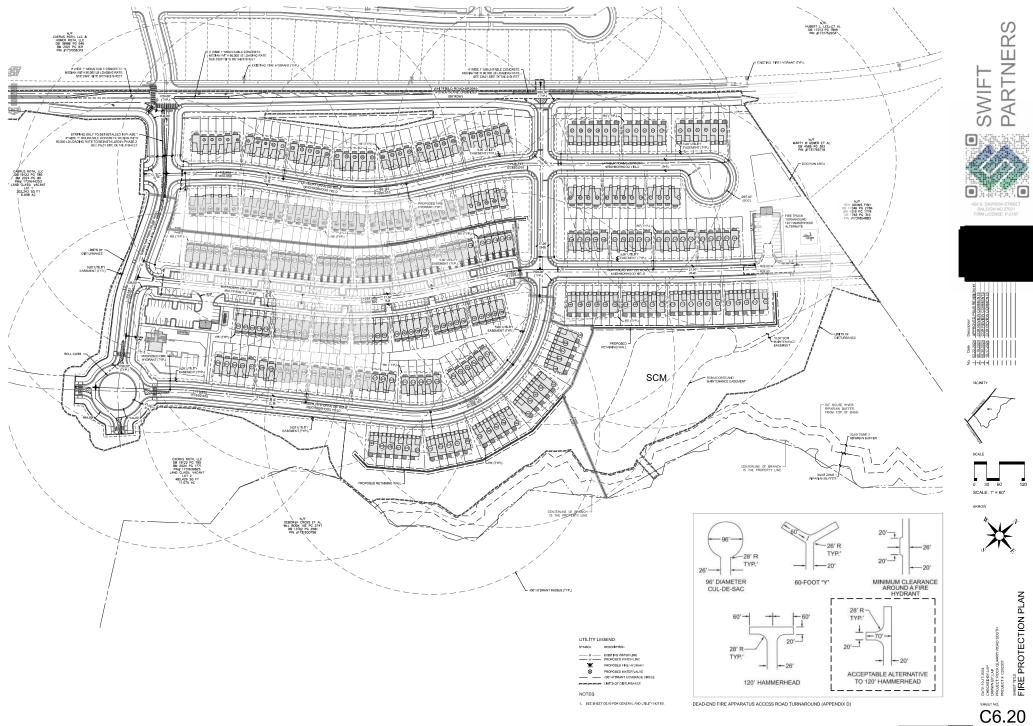


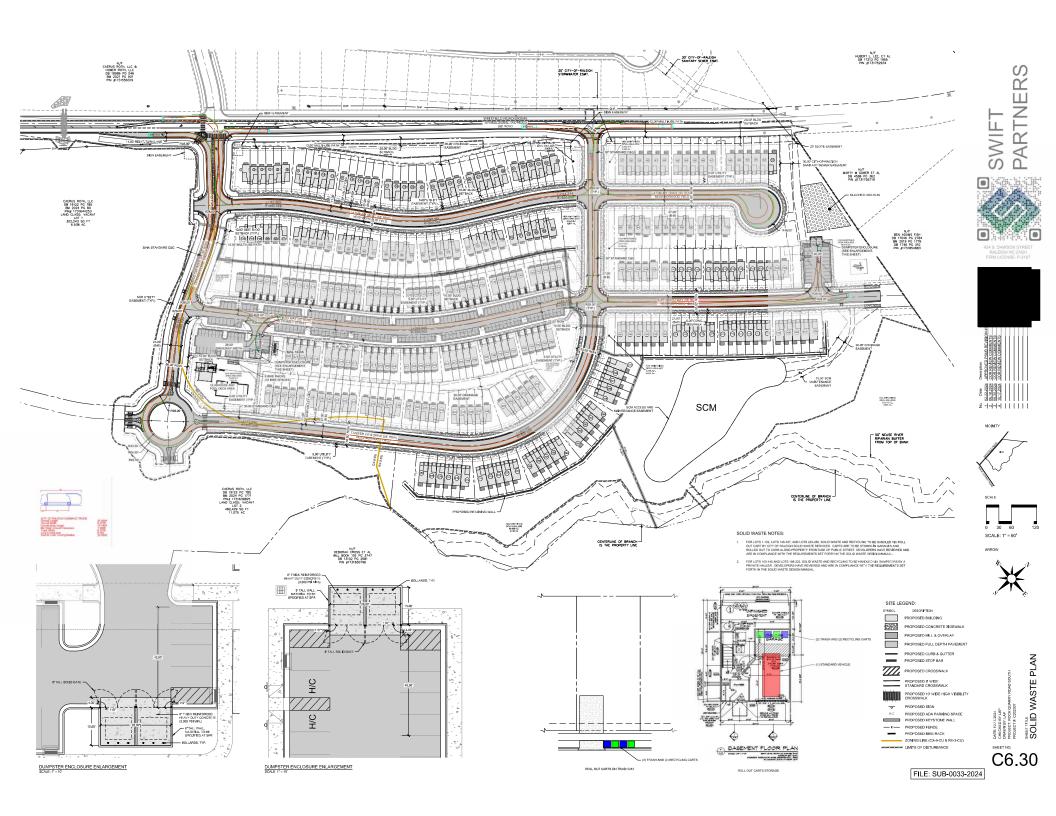


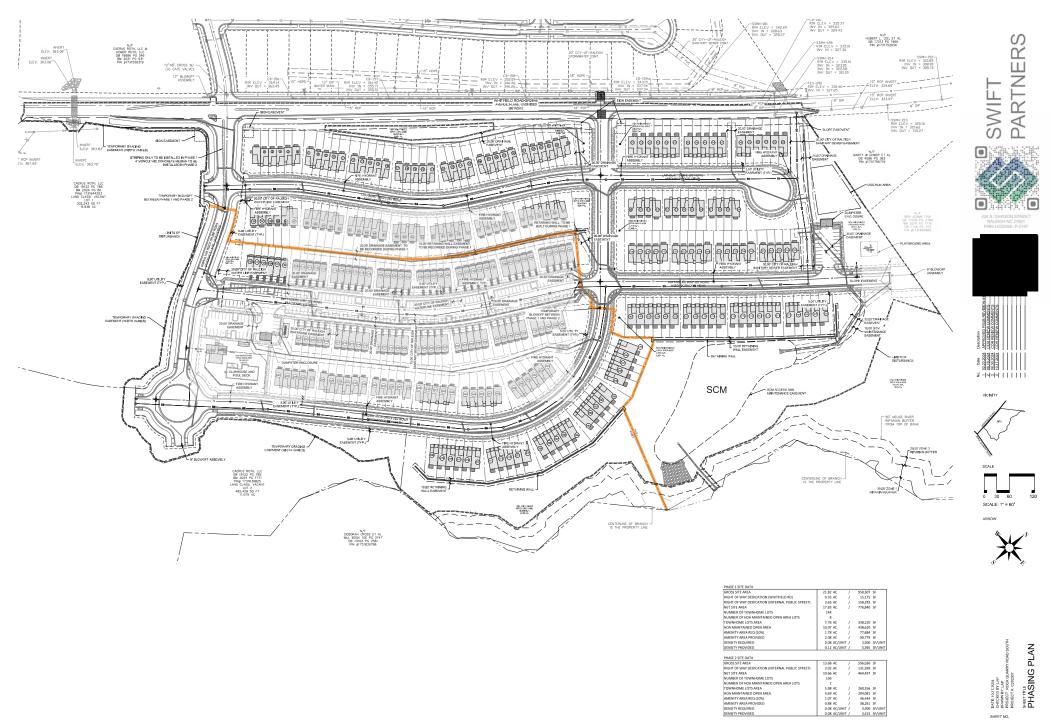


FILE: SUB-0033-2024

6. NOTICE FOR PROJECTS THAT INVOLVE AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT. ANY CITY REMOUSSEMENT GREATER THAN \$250,000.00 MUST UNDERGO THE PUBLIC BIDDING PROCESS C6.00







PHASING PLAN

C8.00

260,356 SF 204,081 SF 46,444 SF 38,261 SF 3,300 SF/UNIT 3,415 SF/UNIT



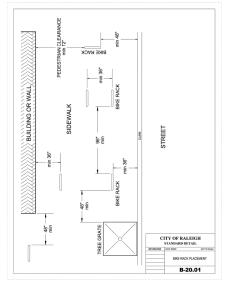


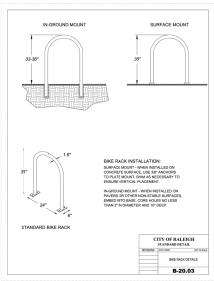


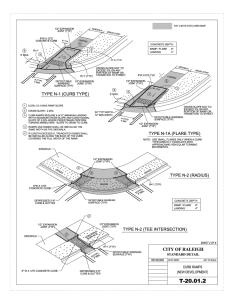


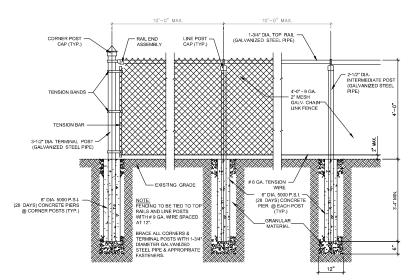












CHAIN LINK FENCE DETAIL (DOG RUN)

3" SF9.5A 8" ABC

VICINITY

SPEETITUE SITE DETAILS C9.01

CONCRETE PAVEMENT

GFL

WITH BOOKS LISS LONGING MATE PER BALLECH FIRE GEPARTMENT

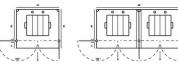
WITH \$9,000 LBS LOAGING MATE POR MALEOH FIRE

3301 Benson Drive, Suite 601 | Raeigh, NC27609

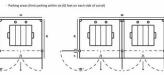
COLLECTION VEHICLE APPROACH AND TURN RADIUS DIAGRAM

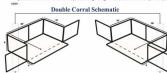


Recommendations for Front Load Corrals & Gates

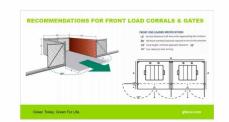


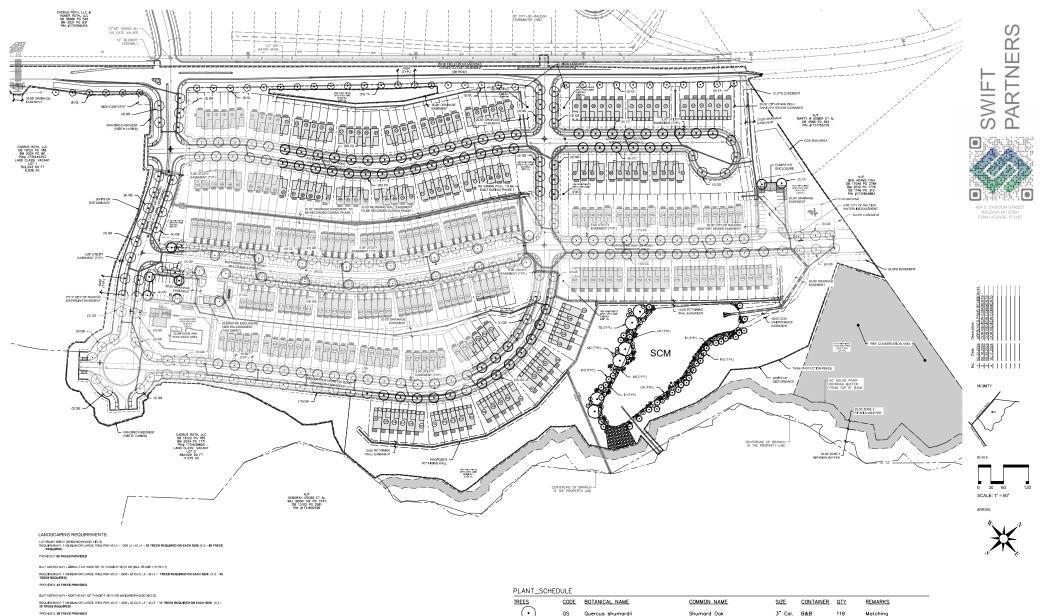












TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
(\cdot)	QS	Quercus shumardii	Shumard Oak	3" Cal.	B&B	119	Matching
$\widetilde{\mathfrak{D}}$	CC	Carpinus caroliniana	Musclewood	3" Cal.	B&B	135	
\mathbf{C}	TD	Taxodium distichum	Bald Cypress	1.5" Cal.	B&B	6	
$\widetilde{\cdot}$	QL	Quercus lyrata	Overcup Oak	3" Cal.	Pot	21	Matching
~(:)	TA	Tilia americana	American Linden	3" Cal.	Pot	16	Matching
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
0	MC	Myrica Cerifera	Wax Myrtle	5 gal.	Pot	28	
\odot	CR	Clethra alnifolia 'Ruby Spice'	Ruby Spice Summersweet	3 gal.	Pot	68	
0	MS	Magnolia Virginiana	Sweet Boy	1.5 gal.	Pot	114	
O	IV	Itea Virginica	Virginia Sweetspire	3 gal.	Pot	112	
0	IV2	llex vomitoria	Yaupon Holly	3 gal.	Pot	35	FILE

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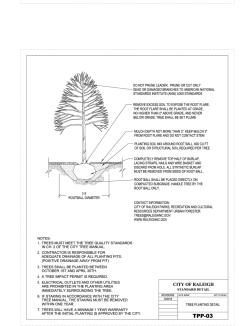
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PLANTING NOTES:

- DO NOT STAKE TREES EXCEPT WHERE SPECE ED BY LANDSCAPE ARCHITECT. STANKING 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 4.5" OVER THE ENTIRE AREA.
- FOR CONTAINER GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTING SOLT, THEN OUT OR PULL APART ANY ROOTS CINCLING THE PERMITTER OF THE CONTAINER.
- FOR FIELD GROWN TREES, CUT BURLAP, ROPE AND WIRE BASKET WWAY FROM TOP AND SIDES OF ROOT BALL.
- THOROUGHLY SOAX THE TREE ROOT BALL AND ADMOENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND RESOLUBILY 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 NURBERY 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.
- 13. DO NOT PLACE MULCH IN CONTACT WITH TRUNK.



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CITY OF RALEIGH

- - 11. IF PLANTING HOLES ARE DUG WITH A LARGE AUGER BREAKING DOWN THE SIDES WITH A SHOVEL CAN ELIMNATE GLAZING AND CREATE THE PREFERRID SLOPING SIDE.
 - 12. TREES SHALL HAVE SINGLE LEADERS. TREES WITH 2 LEADERS WILL BE REJECTED.
 - 14. PROVIDE GATOR BASS FOR ALL TREES WHERE PRISATION IS NOT PROVIDED.
 - 15. ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF PALLIGH STANDARD DETAIL, TPP-05.
 - 16. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.