



Administrative Approval Action

**Case File / Name: SUB-0035-2024
DSLCL - PEARCE PARCELS**

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

- LOCATION:** This 29.37-acre site consists of three parcels, identified as 4201, 4209 and 4217 Watkins Road, located in northeast Raleigh. The site is north of Buffalo Road, south of Mitchell Mill Road, east of Forestville Road, and west of Peebles Road. It is zoned R-6-CU. The site was annexed into the City of Raleigh on January 2, 2024.
- REQUEST:** This project proposes a 93 lot conventional, detached house subdivision with six common lots to be owned by a homeowners association. A total of 99 lots will be created. A zoning condition requires a minimum 20% of the net site area shall be designated as open area. The proposed development designates 34.4% of the net site area as open area.
- 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 December 18, 2024 by Underfoot Engineering, Incorporated.**

CONDITIONS OF APPROVAL and NEXT STEPS:

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

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

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

General

1. Prior to SPR approval, permits for retaining walls shall be issued. Based on the table on Sheet C-300, there are 13 proposed retaining walls and two of the walls are under 5 feet in height, which will require two zoning permits. Walls 5 feet or greater in height (11 walls) will be issued building permits.
2. Prior to SPR approval, plan shall show compliance with the UDO and Solid Waste Services Design Manual. Include approval from the City of Raleigh or if service will be provided by a third party, include the Will Serve Letter in the plan set.
3. Prior to SPR approval revise the site data table on the cover sheet to show all open lots and sizes, including the open area lot being created around SCM #2. Label the open area lot around SCM #2 on all plan sheets. Ensure open areas are clearly marked in accordance with the legend.
4. Per UDO Section 7.2.6, all stormwater retention ponds and detention basins shall be screened for their entire length. Each stormwater control measure (SCM) shall be landscaped in accordance with Section 7.2.6.C. Include the added plantings in the table.



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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.

Public Utilities

- 6. A Water Model in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval prior to concurrent approval.
- 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 stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
- 10. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
- 11. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

Urban Forestry

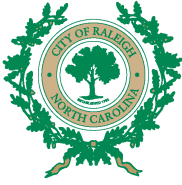
- 12. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
- 13. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

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

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

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



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

General

1. The greenway easement as shown on the preliminary plan shall be dedicated prior to, or in conjunction with, the recording of a map in any phase affected by the greenway.
2. A demolition permit shall be issued and this building permit number shown on all maps for recording.
3. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
4. Add a note on all final subdivision maps for recording that states "All open area lots will be owned and maintained by the homeowners association".
5. Prior to or in conjunction with recordation of the final subdivision map a recombination map shall be recorded to recombine the existing three parcels into one.
6. Provide documentation indicating a Property Owner's Association has been established for the subject development.

Engineering

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

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

9. 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. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
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).



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13. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).
14. 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).
15. 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

16. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 2.34 acres of tree conservation area.
17. A public infrastructure surety for 27 street trees (NCDOT), 156 street trees (COR) 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.

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

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

Engineering

1. 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)
2. 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)



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3. 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)

Public Utilities

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

Stormwater

5. 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).
6. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)
7. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

Urban Forestry

8. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 183 street trees within the public right of way.
9. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

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

General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff
3. In accordance with zoning condition 3 B of Z-13-23, or before the issuance of the first certificate of occupancy, the property owner or developer shall make a \$37,000 contribution to the City of Raleigh Fire Department to help fund a new fire station and/or fire equipment to serve the surrounding community.



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Stormwater

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

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

3-Year Sunset Date: January 30, 2028
Record at least 1/2 of the land area approved.

5-Year Sunset Date: January 30, 2030
Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Keegan McDonald* Date: 01/30/2025
Development Services Dir/Designee
Staff Coordinator: Jessica Gladwin

CONTACT INFORMATION

DEVELOPER
PULTE HOMES
1225 CRESCENT GREEN DRIVE, SUITE 250
CARY, NC 27518
CONTACT: ROB RUDLOFF
PHONE: 919.334.2185

OWNER #1
BECKY PEARCE
4336 WATKINS ROAD
RALEIGH, NC 27616
CONTACT: TRACIE HICKS
PHONE: 919.866.7392

OWNER #2
JONATHAN BARNES
4209 WATKINS ROAD
RALEIGH, NC 27616
PHONE: 336.798.1301

REFERENCES

SURVEY
MSS LAND CONSULTANTS, PC
6118 SAINT GILES STREET, SUITE E
RALEIGH, NC 27612
CONTACT: MATT HAYES
PHONE: 919.510.4464

ENVIRONMENTAL ENGINEER
TIMMONS GROUP
5410 TRINITY ROAD, SUITE 102
RALEIGH, NC 27607
PHONE: 919.866.4951

GEOTECHNICAL ENGINEER
FROELING & ROBERTSON
310 HURBERT STREET
RALEIGH, NC 27603
PHONE: 919.624.4468

LANDSCAPE ARCHITECT
UNDERFOOT ENGINEERING, INC
1149 EXECUTIVE CIRCLE, SUITE C-1, CARY, NC 27511
CONTACT: MIKE ROSELLI, PE, PLA
PHONE: 919.576.9733

REVIEW AGENCIES / UTILITY CONTACTS

PLANNING APPROVAL
CITY OF RALEIGH - PERMITS AND INSPECTIONS DEPARTMENT
ONE EXCHANGE PLAZA, SUITE 400
RALEIGH, NC 27601
PHONE: 919.996.2495

SEWER
CITY OF RALEIGH - PUBLIC UTILITIES DEPARTMENT
ONE EXCHANGE PLAZA, SUITE 420
RALEIGH, NC 27601
PHONE: 919.996.3245

ROADS - OFFSITE
NCDOT - DIVISION 5, DISTRICT 1
4009 DISTRICT DRIVE
RALEIGH, NC 27607
PHONE: 919.814.6115

WATER
CITY OF RALEIGH - PUBLIC UTILITIES DEPARTMENT
ONE EXCHANGE PLAZA, SUITE 620
RALEIGH, NC 27601
PHONE: 919.996.3245

EROSION CONTROL
CITY OF RALEIGH - ENGINEERING SERVICES DEPARTMENT
ONE EXCHANGE PLAZA, SUITE 801
RALEIGH, NC 27601
PHONE: 919.996.5575

ROADS - ON-SITE
CITY OF RALEIGH - TRANSPORTATION
222 WEST HARGETT STREET
RALEIGH, NC 27601
PHONE: 919.996.3030

SITE DATA

ADDRESSES
PARCEL IDENTIFICATION NUMBERS
REAL ESTATE ID
EXISTING PARCEL ACREAGE (TOTAL)
PARCEL 1
PARCEL 2
PARCEL 3
WATKINS ROAD R/W DEDICATION
DEVELOPMENT AREA
TOTAL PROPOSED R/W AREA
NET SITE AREA
EXISTING USE
PROPOSED USE
DEVELOPMENT OPTION
ZONING
FIRM PANEL

4201, 4209, 4217 WATKINS ROAD
1747-92-1505, 1747-82-4660, 1747-82-5389
0037074, 0013683, 0017833
29.36 AC (1,278,922 SF)
26.81 AC (1,167,844 SF)
1.93 AC (1,278,922 SF)
0.62 AC (27,002 SF)
0.24 AC (10,454 SF)
29.13 AC (1,268,903 SF)
6.68 AC (290,981 SF)
22.69 AC (988,376 SF)
RESIDENTIAL - SINGLE FAMILY
RESIDENTIAL - SINGLE FAMILY
CONVENTIONAL SUBDIVISION
R-6-CU
3720174700X (REVISED 07.19.2022)

93 DU
6120 SF (TYP. 51' X 120')
50'
51'
80'
80'
40' / 3 STORIES

3

0
2 SPACES * 93 DU = 186 SPACES
CBU PARKING LOT SPACES = 2 SPACES
TOTAL PARKING SPACES PROVIDED = 188 SPACES

10% OF NET SITE AREA = 22.69 AC * 0.1
2.27 AC (98,838 SF)

0.05 AC (2,034 SF)
2.27 AC (98,864 SF)
0.03 AC (1,091 SF)
2.34 AC (101,989 SF)

20% OF NET SITE AREA = 22.69 AC * 0.2
4.54 AC (197,675 SF)

6.85 AC (298,225 SF)
0.40 AC (17,317 SF)
0.36 AC (15,582 SF)
0.11 AC (4,969 SF)
0.09 AC (4,134 SF)
7.81 AC (340,204 SF) = 26.6% OF NET SITE AREA
26.6 > 20% MEETS Z-13-23, CONDITION #3A

116,686 SF
25,272 SF
933 LF
3,566 LF
773 LF
8
4,018 LF
93
33,480 GPD (93 * 120 GPD / 8' * 3' BR)

3.26 AC (141,958 SF)
1.19 AC (51,864 SF)
8.40 AC (365,955 SF) 93 UNITS * 3935 SF/LOT
0.07 AC (2,930 SF)
12.92 AC (562,707 SF)

44.0%

24.84 AC (1,081,948 SF)
2.09 AC (91,016 SF)
26.93 AC (1,172,964 SF)

PEARCE PARCELS PRELIMINARY SUBDIVISION PLAN UNDERFOOT PROJECT - C23054 RALEIGH CASE #SUB-0035-2024 LOCATION: 4209 WATKINS RD RALEIGH, NC 27616

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.

DEVELOPMENT OPTIONS (UDO Chapter 2)

Conventional Subdivision Compact Development Conservation Development
 Cottage Court Flag lot Frequent Transit Development Option

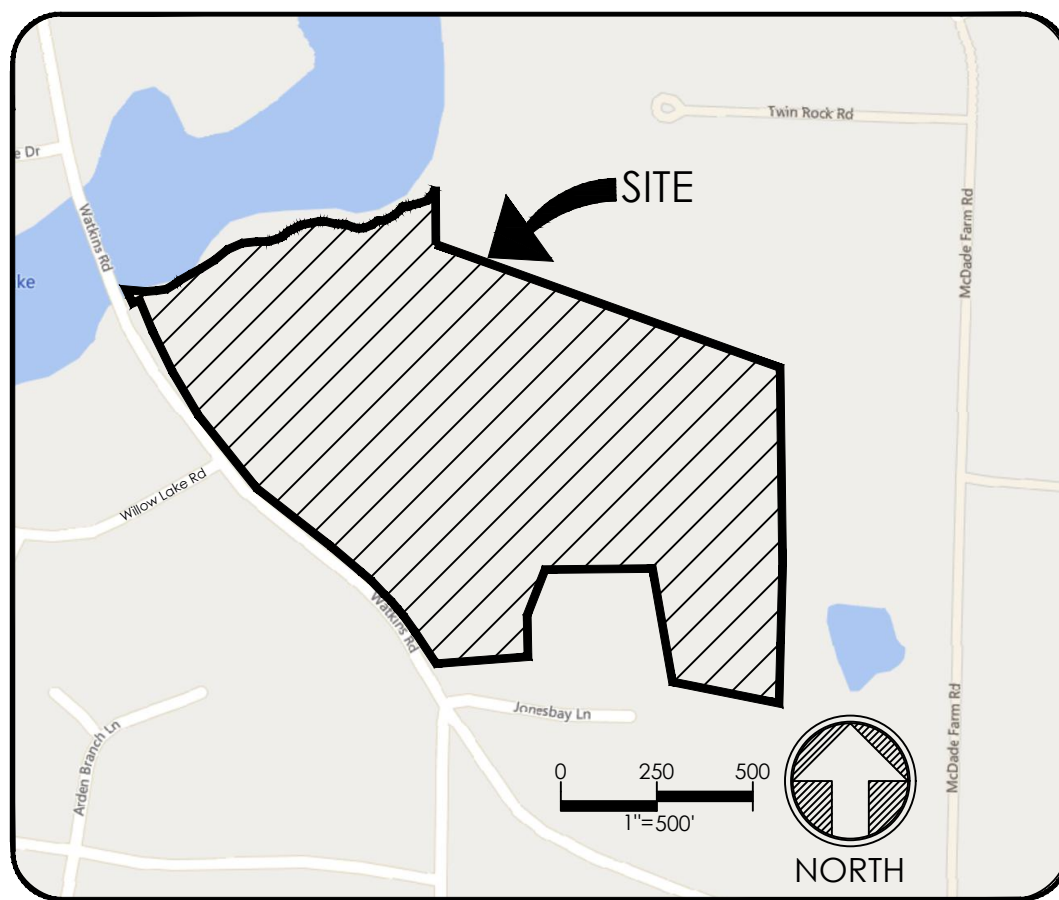
GENERAL INFORMATION

Scoping/sketch plan case number(s):
Development name (subject to approval): Pearce Parcels
Property Address(es): 4201, 4209, and 4217 Watkins Road
Recorded Deed PIN(s): 1747-92-1505, 1747-82-4660, 1747-82-5389

Building type(s): Detached House Attached House Townhouse Apartment
 General Building Mixed Use Building Civic Building Open Lot Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION

Current Property Owner(s) Name: See attached.
Company: Title:
Address:
Phone #: Email:
Applicant Name (if different from owner. See "who can apply" in Instructions):
Relationship to owner: Lessee or contract purchaser Owner's authorized agent Easement holder
Company: Pulte Home Company, LLC Address: 1225 Crescent Green Dr, Suite 250, Cary NC 27518
Phone #: 919.334.2185 Email: Chris.Raughley@PulteGroup.com
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.
Developer Contact Name: Robert Rudloff
Company: Pulte Home Company, LLC Title: Land Planning and Entitlements Manager
Address: 1225 Crescent Green Dr, Suite 250, Cary NC 27518
Phone #: 919.334.2185 Email: Robert.Rudloff@PulteGroup.com



VICINITY MAP

Z-13-23 WATKINS ROAD REZONING

1. THE FOLLOWING PRINCIPAL USES AS LISTED IN UDO SECTION 6.1.4. THAT ARE PERMITTED, LIMITED, OR SPECIAL USES IN THE R-6 DISTRICT SHALL BE PROHIBITED: (I) CEMETERY.

CEMETERY IS NOT A PROPOSED USE FOR THIS DEVELOPMENT.

2. FOR THE PURPOSE OF OBTAINING BUILDING PERMITS, THE CUMULATIVE TOTAL AM PEAK HOUR AND TOTAL PM PEAK HOUR TRIPS GENERATED ON THE PROPERTY SHALL BE NO MORE THAN THE FOLLOWING:
AM PEAK HOUR: 132 TOTAL TRIPS
PM PEAK HOUR: 143 TOTAL TRIPS.

THE PROPOSED DEVELOPMENT WILL PRODUCE LESS THAN THE MAXIMUM ALLOWABLE AM AND PM PEAK HOUR TRIPS.

3. THE FOLLOWING CONDITIONS SHALL APPLY ONLY TO A DEVELOPMENT QUALIFYING AS A SUBDIVISION OR TIER 3 SITE PLAN:
a. A MINIMUM OF TWENTY PERCENT (20%) OF THE NET SITE AREA OF THE PROPERTY SHALL BE DESIGNATED AS OPEN AREA. "OPEN AREA" AS USED IN THIS CONDITION SHALL MEAN LAND AREA: (I) LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY; (II) LOCATED OUTSIDE OF A LOT DEVELOPED WITH A RESIDENTIAL DWELLING UNIT; AND (III) OWNED IN ACCORDANCE WITH UDO SECTION 2.5.7.A, NO MORE THAN 12.5% OF THE OPEN AREA SHALL BE COVERED BY IMPERVIOUS SURFACE.
b. ON OR BEFORE THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY, THE PROPERTY OWNER OR DEVELOPER SHALL MAKE A \$37,000 CONTRIBUTION TO THE CITY OF RALEIGH FIRE DEPARTMENT TO HELP FUND A NEW FIRE STATION AND/OR FIRE EQUIPMENT TO SERVE THE SURROUNDING COMMUNITY.

THE PROPOSED DEVELOPMENT QUALIFIES AS A TIER 3 SITE PLAN. 34.4% OF THE NET SITE AREA IS DESIGNATED AS OPEN AREA. OPEN AREA IS PROPOSED TO HAVE A TOTAL IMPERVIOUS ALLOCATION OF 2,930 SF, TOTALING 0.86% OF THE TOTAL OPEN AREA. THE CONTRIBUTION TO THE COR FIRE DEPARTMENT SHALL BE MADE PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY.

PREPARED BY:

underfoot ENGINEERING
1149 EXECUTIVE CIRCLE
CARY, NC 27511
P: 919.576.9733
NCBELS # C-3847

CONTACT: LANDON M. LOVELACE
LLOVELACE@UNDERFOOTENGINEERING.COM

SHEET INDEX

#	SHEET NAME
C-000	COVER SHEET
C-100	OVERALL EXISTING CONDITIONS & DEMOLITION PLAN
C-101	EXISTING CONDITIONS & DEMOLITION PLAN (1 OF 2)
C-102	EXISTING CONDITIONS & DEMOLITION PLAN (2 OF 2)
C-200	OVERALL SUBDIVISION PLAN
C-201	SUBDIVISION PLAN (1 OF 2)
C-202	SUBDIVISION PLAN (2 OF 2)
C-300	OVERALL GRADING & DRAINAGE PLAN
C-301	GRADING & DRAINAGE PLAN (1 OF 2)
C-302	GRADING & DRAINAGE PLAN (2 OF 2)
C-400	OVERALL UTILITY & LIGHTING PLAN
C-401	UTILITY & LIGHTING PLAN (1 OF 2)
C-402	UTILITY & LIGHTING PLAN (2 OF 2)
C-500	SITE DETAILS
L-100	OVERALL LANDSCAPE PLAN
L-101	LANDSCAPE PLAN (1 OF 2)
L-102	LANDSCAPE PLAN (2 OF 2)
L-103	LANDSCAPE DETAILS
L-200	TREE CONSERVATION PLAN

SITE DATA NOTES

1. THE TOTAL DEVELOPMENT AREA IS REDUCED BY A PORTION OF THE EXISTING WATKINS ROAD R/W AND PARCEL BOUNDARIES TO BE RELOCATED. NET SITE AREA IS CALCULATED BY SUBTRACTING THE TOTAL AREA OF PROPOSED R/W FROM THE TOTAL DEVELOPMENT AREA.
2. THE EXISTING DIMENSIONS OF WATKINS ROAD ARE 60' R/W, 22' E-E, ACCORDING TO MAP T-1 OF RALEIGH'S STREET PLAN. WATKINS ROAD IS CLASSIFIED AS AN AVENUE 2-LANE, DIVIDED STREET (B1' R/W). THE ADDITIONAL R/W DEDICATION IS 10.5' ALONG THE SITES FRONTAGE OF WATKINS ROAD.

TRAFFIC CONTROL AND PEDESTRIAN PLAN NOTES

1. PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHT-OF-WAY SERVICES@RALEIGHNC.GOV.
2. THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
3. A PERMIT REQUEST WITH A TYPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
4. 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.
5. ALL TYPED 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).
6. 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).
7. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

SOLID WASTE COMPLIANCE STATEMENT

THE DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL REGARDING CONTAINERS BEING STORED IN GARAGES AND PAGE 6, SECTION A-8 OF THE DESIGN MANUAL REGARDING RESIDENTS' ABILITY TO BRING CONTAINERS TO THE POINT OF COLLECTION.

PLAN REVISIONS

#	DATE	REVISION	BY
1	2024.09.10	C.O.R. COMMENTS	FAJMK
2	2024.11.11	C.O.R. COMMENTS	ZA
3	2024.12.18	C.O.R. COMMENTS	ZA



PROJECT:

PEARCE PARCELS PRELIMINARY SUBDIVISION PLAN

4209 WATKINS ROAD
RALEIGH, NC 27616

PROJECT #: C23054
DRAWN BY: RWM/JK
REVIEWED BY: LL
1ST SUBMITTAL: 06.21.2024
SCALE: AS NOTED

PRELIMINARY
NOT FOR CONSTRUCTION

PREPARED FOR:

PULTE HOMES

PREPARED BY:

underfoot ENGINEERING
1149 EXECUTIVE CIRCLE
CARY, NC 27511
919.576.9733
NCBELS C3847 | NCBSOLA C683

SHEET:

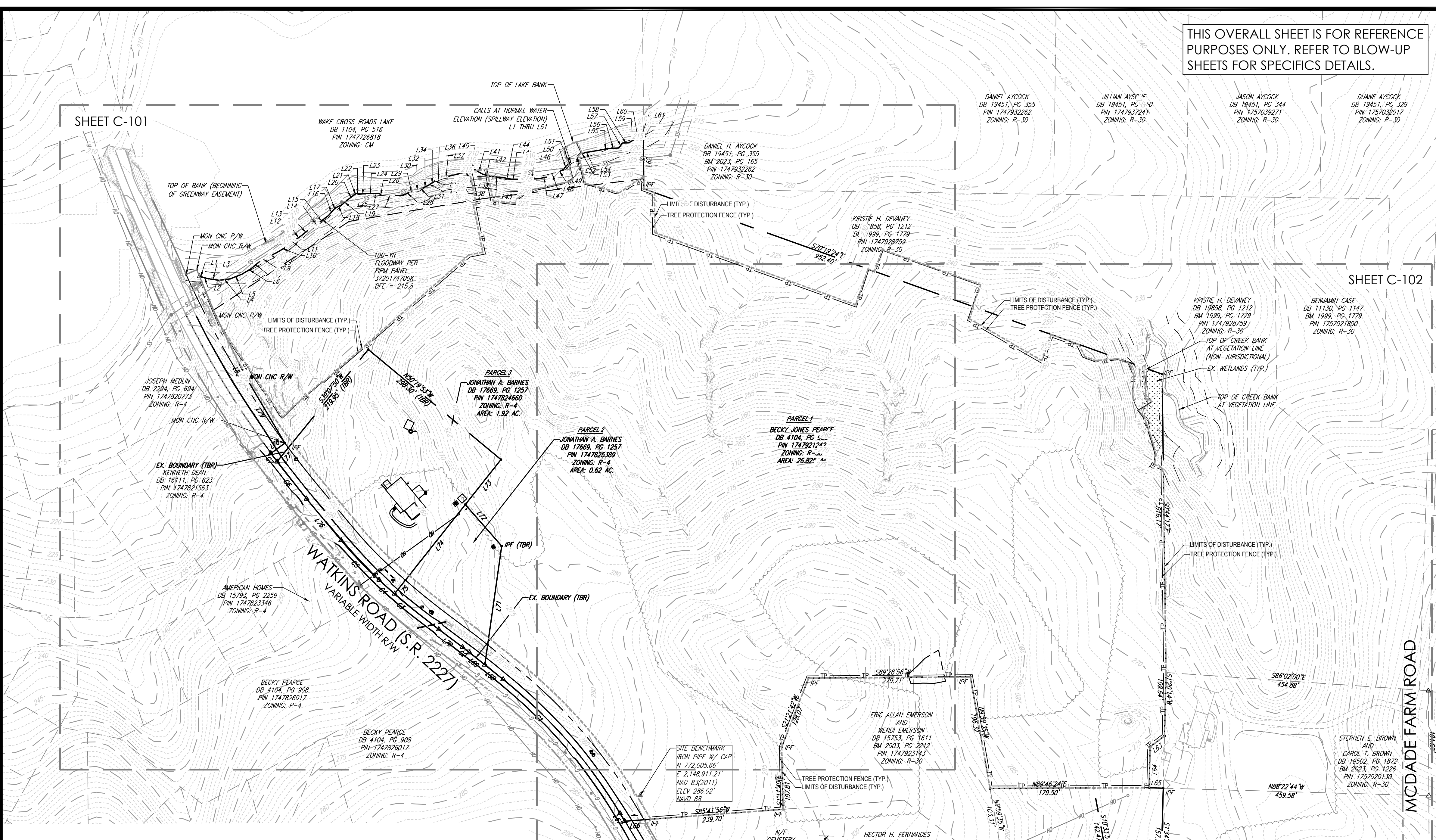
COVER SHEET

C-000

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF RECORD IN WRITING PRIOR TO STARTING CONSTRUCTION IF DISCREPANCIES ARE FOUND.

ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS IN PLACE AT TIME OF PLAN APPROVAL

X:\CIVIL\PROJECTS\2023\C23054 - PEARCE - PULTE HOMES\PRELIMINARY SUBDIVISION PLAN\C23054 - EXISTING COND AND SUBDIVISIONG PRINTED BY: ZACHALLEY 12.18.24 @ 5:11 PM. LAST SAVED BY: ZACHALLEY



THIS OVERALL SHEET IS FOR REFERENCE PURPOSES ONLY. REFER TO BLOW-UP SHEETS FOR SPECIFICS DETAILS.

- ### GENERAL NOTES
- ALL CONSTRUCTION, MATERIALS, AND METHODS SHALL BE IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, DETAILS, AND CONDITIONS OF APPROVAL, AND SHALL CONFORM TO ALL APPLICABLE RULES, REGULATIONS, LAWS, ORDINANCES, CODES, AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEY HAVE THE LATEST EDITION OF THE FOLLOWING DOCUMENTS WHICH ARE INCORPORATED BY REFERENCE:
 - EXISTING SURVEY INFORMATION IS BASED ON FIELD SURVEY PROVIDED BY TIMMONS GROUP AND MISSISSIPPI CONSULTANTS. TOPOGRAPHIC INFORMATION IS BASED ON FIELD TOPOGRAPHIC SURVEY AND WAKE COUNTY GIS DATA.
 - ENVIRONMENTAL SITE ASSESSMENT BY TIMMONS GROUP, ISSUED 01.23.2023.
 - CONVING TO FIRM PANEL 3720174700K, EFFECTIVE DATE 01.19.2022. THE SITE SHARES A BORDER WITH A FEMA FLOODWAY WITH PROPERTY LINES L1 THROUGH L41.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATIONS, APPROVALS, AND OTHER REQUIREMENTS WHICH MUST BE MET HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK. APPROVALS FOR OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES, COPIES SHALL REMAIN ON-SITE AT ALL TIMES.
 - CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PERFORMING WORK ADJACENT TO PAYMENT AND STRUCTURES WHICH ARE TO REMAIN, AND SHALL TAKE ALL APPROPRIATE MEASURES TO ENSURE STABILITY OF PAYMENT, BUILDINGS, AND INFRASTRUCTURE TO REMAIN. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. 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. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ACTUAL IN-PLACE SUB-SURFACE UTILITY INFORMATION INCLUDING HORIZONTAL AND VERTICAL LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING, AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES AND HAVE ALL EXISTING UTILITIES LOCATED AT LEAST 48 HOURS 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.
 - IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREFOR SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO CONSTRUCTION. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY INFRASTRUCTURE REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF ASSOCIATED WORK.
 - 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, AND ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR IDENTIFICATION OR REPORTING OF ANY JOB SITE SAFETY ISSUES AT ANY TIME.
 - THE ENGINEER WILL REVIEW CONTRACTOR SUBMITTALS, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR GENERAL CONFORMANCE WITH DESIGN INTENT. REVIEWS DO NOT INDICATE THE ENGINEER HAS REVIEWED THE ENTIRE ASSEMBLY OF THE ITEM AS A COMPONENT, AND MEANS AND METHODS AND COORDINATION WITH OTHERS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 - AS CONTAINED IN DRAWINGS AND ASSOCIATED APPLICATION DOCUMENTS PREPARED BY THE ENGINEER, THE USE OF THE WORDS "CERTIFY" OR "CERTIFICATION" EXPRESS "PROFESSIONAL OPINION" IN ACCORDANCE WITH COMMONLY ACCEPTED STANDARDS OF PRACTICE AND DO NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
 - PRIOR TO PLAT RECORDATION, THE DEVELOPER SHALL COORDINATE WITH THE PROPERTY OWNERS OF PARCEL 174792143 TO REMOVE THE EXISTING DEBRIS AND ENCROACHMENT LABELED AS "AREA MAINTAINED BY ADJOINER".

- ### DEMOLITION NOTES
- REFER TO GENERAL NOTES ON THIS SHEET.
 - ANY MATERIALS REMOVED AS PART OF DEMOLITION FOR THIS PROJECT SHALL BE REMOVED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING TREES AND OTHER VEGETATION, INCLUDING NECESSARY FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS. PAYMENT MUST BE SAID CUT IN STRAIGHT LINES AND, EXCEPT FOR BUTT JOINTS, MUST EXTEND TO THE FULL DEPTH OF THE EXISTING PAVEMENT, WITH ANY CONCRETE OR ASPHALT SHOWN TO BE REMOVED. THE CONTRACTOR SHALL REMOVE THE PAVEMENT TO THE NEAREST JOINT OR SAW CUT TO PROVIDE CLEAN EDGE.
 - ALL UTILITIES TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER PRIOR TO CONSTRUCTION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL NECESSARY MEASURES ARE TAKEN, WHETHER TEMPORARY OR PERMANENT, TO ALLOW FOR PROPER FUNCTIONING OF EXISTING UTILITIES AND CONTRACTOR MUST FAMILIARIZE ITSELF WITH APPLICABLE UTILITY PROVIDER REQUIREMENTS. 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.
 - ANY EXISTING WELL HEADS SHALL BE REMOVED TO A MINIMUM OF FIVE (5) FEET BELOW PROPOSED FINAL GRADE AND ABANDONED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS. CONTRACTOR SHALL VERIFY THAT WELL HEADS ARE REMOVED TO A DEPTH SUITABLE FOR THE INSTALLATION OF INFRASTRUCTURE AND UTILITIES IN GRADE ABOVE, INCLUDING BUT NOT LIMITED TO STORM DRAINAGE, SANITARY SEWER, WATER, AND ASSOCIATED SERVICES. ALL SERVICES LINES FROM THE WELL SHALL BE COMPLETELY REMOVED. ANY WORK PERFORMED ON A WELL MUST BE DONE BY A LICENSED UTILITY CONTRACTOR.
 - THOUGH NO SEPTIC TANKS OR FIELDS WERE IDENTIFIED IN THE FIELD SURVEY, THEY ARE EXPECTED TO BE PRESENT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING THE LOCATION & EXTENTS OF ANY SEPTIC SYSTEM AND REMOVING COMPLETELY. ANY REMOVAL MUST BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS.
 - CONTRACTOR SHALL COMPLY WITH REQUIREMENTS FOR FIRE SAFETY FOUND IN CHAPTER 14 OF THE 2018 NC FIRE CODE AND CHAPTER 23 OF THE 2012 NC BUILDING CODE DURING CONSTRUCTION AND DEMOLITION.

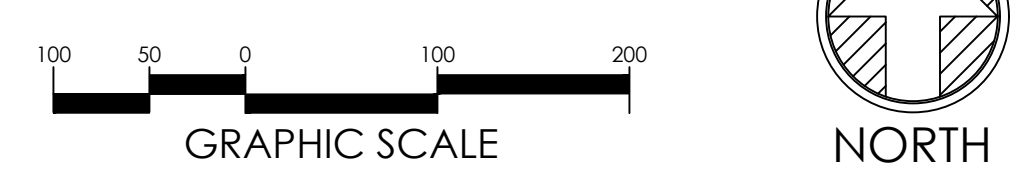
DEMOLITION LEGEND

TYPICAL EXISTING NOTE	TYPICAL DEMOLITION / REMOVAL NOTE
---	LIMITS OF DISTURBANCE
---	EASEMENT LINE
---	CONCRETE CURB & GUTTER
⊕	UTILITY POLE
⊕	TYPICAL LIGHT
⊕	TYPICAL SIGN
---	SANITARY SEWER LATERAL
---	UNDERGROUND WATER LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND GAS LINE
---	OVERHEAD WIRE
---	UNDERGROUND TELEPHONE LINE
---	UNDERGROUND CABLE LINE
---	STORM SEWER
---	SANITARY SEWER MAIN
⊕	HYDRANT
⊕	SANITARY MANHOLE
⊕	STORM JUNCTION BOX
⊕	WATER METER
⊕	WATER VALVE
(TBR) / (TBR/L)	TO BE REMOVED / TO BE RELOCATED
⊕	FIBER VAULT
⊕	MAILBOX
⊕	TELEPHONE PEDESTAL
⊕	AIR CONDITIONER UNIT

Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	4.592	S77° 11' 47.78"E	L22	4.006	S68° 29' 05.86"E	L43	21.253	S84° 22' 06.44"E	L64	70.649	S01° 20' 14.02"W
L2	8.902	S73° 48' 11.96"E	L23	15.125	N85° 14' 58.53"E	L44	14.318	S79° 14' 26.43"E	L65	24.493	S88° 15' 00.32"E
L3	21.006	S81° 05' 35.51"E	L24	10.994	S89° 21' 31.47"E	L45	23.543	S88° 54' 50.24"E	L66	34.850	S85° 41' 56.35"W
L4	19.388	N82° 37' 52.71"E	L25	9.326	N88° 03' 24.97"E	L46	25.558	N87° 02' 05.15"E	L67	15.943	N30° 50' 41.13"W
L5	21.736	N68° 18' 20.94"E	L26	7.934	S56° 11' 55.31"E	L47	16.429	N77° 48' 28.16"E	L68	40.555	N51° 23' 43.67"W
L6	18.783	N59° 13' 11.70"E	L27	34.619	N88° 56' 26.85"E	L48	14.860	N65° 49' 45.27"E	L69	33.932	N51° 23' 43.67"W
L7	20.708	N49° 48' 15.75"E	L28	10.883	N63° 32' 24.54"E	L49	12.495	N62° 34' 39.29"E	L70	51.006	N53° 09' 43.50"W
L8	12.213	N61° 22' 46.13"E	L29	11.014	N76° 11' 17.24"E	L50	13.732	N43° 12' 43.77"E	L71	207.465	N08° 05' 26.40"E
L9	19.622	N64° 18' 35.24"E	L30	9.935	N63° 58' 31.87"E	L51	12.112	N50° 23' 40.11"E	L72	95.436	N41° 18' 33.60"W
L10	25.363	N59° 11' 48.36"E	L31	3.301	N83° 19' 51.59"E	L52	15.159	N54° 30' 13.88"E	L73	99.392	N38° 23' 52.85"E
L11	16.362	N60° 04' 59.50"E	L32	13.115	N65° 18' 58.98"E	L53	7.928	N66° 03' 08.28"E	L74	166.477	N38° 23' 52.85"E
L12	8.371	N55° 21' 40.36"E	L33	5.000	N60° 18' 35.29"E	L54	22.471	N80° 47' 52.13"E	L75	30.353	N38° 23' 52.85"E
L13	23.278	N51° 21' 37.73"E	L34	5.038	N69° 14' 31.14"E	L55	17.600	N78° 57' 09.47"E	L76	93.750	S39° 49' 03.36"E
L14	14.766	N57° 19' 40.28"E	L35	7.367	N41° 31' 34.07"E	L56	18.778	N86° 48' 43.99"E	L77	30.808	S39° 07' 50.04"W
L15	22.391	N52° 52' 00.06"E	L36	7.692	N78° 51' 45.89"E	L57	11.094	N39° 17' 06.09"E	L78	30.000	S53° 30' 51.41"W
L16	14.589	N41° 14' 32.56"E	L37	19.571	N74° 58' 58.01"E	L58	10.591	N88° 16' 43.11"E	L79	132.829	S30° 33' 01.53"E
L17	3.193	N47° 37' 15.33"E	L38	18.997	N77° 02' 56.44"E	L59	15.502	N58° 23' 58.80"E	L82	74.677	S22° 30' 20.73"E
L18	12.476	N63° 36' 53.31"E	L39	13.181	N68° 29' 24.52"E	L60	5.150	N67° 24' 36.51"E	L83	12.421	S22° 30' 20.73"E
L19	12.681	N49° 26' 03.83"E	L40	9.672	N84° 17' 12.51"E	L61	7.612	N73° 13' 49.89"E			
L20	14.646	N53° 23' 03.87"E	L41	15.729	S59° 34' 46.87"E	L62	91.840	S00° 22' 02.00"E			
L21	4.367	N53° 04' 37.17"E	L42	14.136	S75° 00' 39.72"E	L63	31.389	S52° 37' 21.56"W			

Curve Table

Curve #	Length	Radius	Delta
C1	309.090	861.748	020.5507
C2	15.417	500.000	001.7666
C3	98.285	1396.524	004.0324
C4	35.980	1396.524	001.4762
C5	94.754	692.837	007.8359
C6	82.169	9647.897	000.4880
C7	17.694	9647.897	000.1051



PLAN REVISIONS

#	DATE	REVISION	BY
1	2024.09.10	C.O.R. COMMENTS	FAJ/MK
2	2024.11.11	C.O.R. COMMENTS	ZA
3	2024.12.18	C.O.R. COMMENTS	ZA



PEARCE PARCELS PRELIMINARY SUBDIVISION PLAN

4209 WATKINS ROAD
RALEIGH, NC 27616

PROJECT #:
DRAWN BY:
REVIEWED BY:
1ST SUBMITTAL:
SCALE:

PRELIMINARY NOT FOR CONSTRUCTION

PREPARED FOR:
PULTE HOMES

PREPARED BY:

1149 EXECUTIVE CIRCLE
CARY, NC 27511
919.576.9733
NCBELS C3847 | NCBOLA C683

OVERALL EXISTING CONDITIONS & DEMOLITION PLAN

C-100

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SEE SHEET C-100 FOR EXISTING NOTES, TABLES, AND LEGEND

PLAN REVISIONS			
#	DATE	REVISION	BY
1	2024.09.10	C.O.R. COMMENTS	JA/JMK
2	2024.11.11	C.O.R. COMMENTS	JA
3	2024.12.18	C.O.R. COMMENTS	JA



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PEARCE PARCELS PRELIMINARY SUBDIVISION PLAN

4209 WATKINS ROAD
RALEIGH, NC 27616

PROJECT #: C23054
DRAWN BY: RW/JMK
REVIEWED BY: LL
1ST SUBMITTAL: 06.21.2024
SCALE: AS NOTED

PRELIMINARY
NOT FOR CONSTRUCTION

PREPARED FOR:

PULTE HOMES

PREPARED BY:

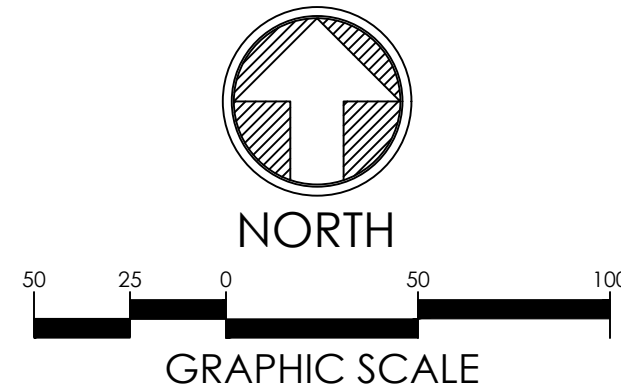
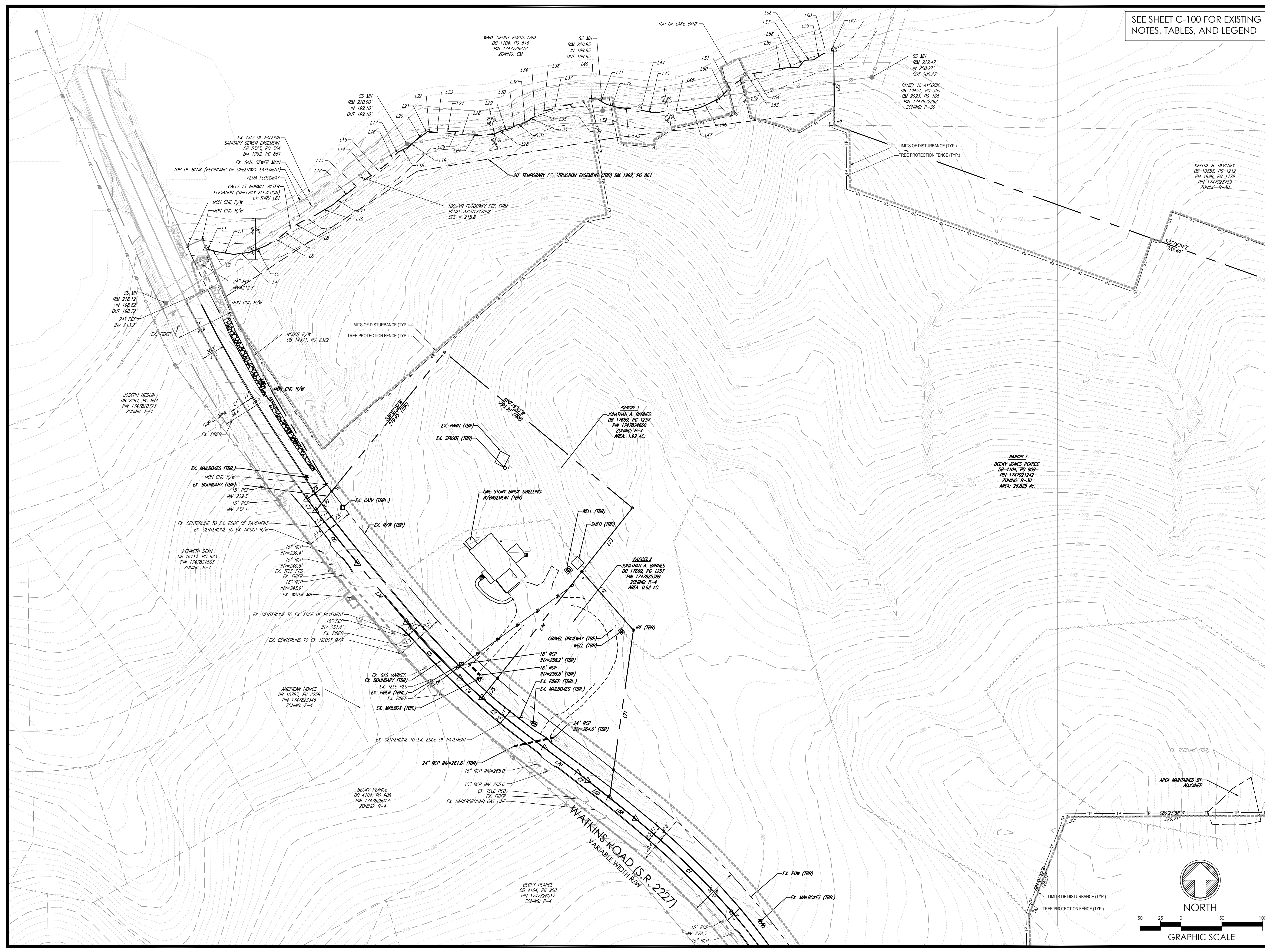


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ENGINEERING

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SHEET: EXISTING
CONDITIONS &
DEMOLITION PLAN
(1 OF 2)

C-101



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SEE SHEET C-100 FOR EXISTING NOTES, TABLES, AND LEGEND

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1	2024.09.10	C.O.R. COMMENTS	EA/JMK
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PROJECT:
PEARCE PARCELS PRELIMINARY SUBDIVISION PLAN

4209 WATKINS ROAD
RALEIGH, NC 27616

PROJECT #: C23054
DRAWN BY: RW/JMK
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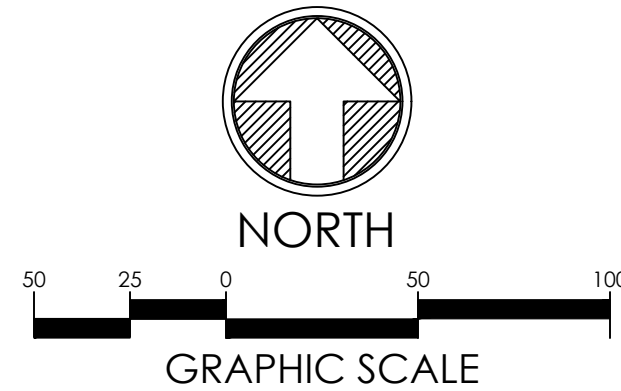
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SHEET: **EXISTING CONDITIONS & DEMOLITION PLAN (2 OF 2)**

C-102



THIS OVERALL SHEET IS FOR REFERENCE PURPOSES ONLY. REFER TO BLOW-UP SHEETS FOR SPECIFICS DETAILS.

SUBDIVISION NOTES

- REFER TO GENERAL NOTES ON SHEET C-100.
- SETBACKS ARE SHOWN IN ACCORDANCE WITH CITY OF RALEIGH UDO STANDARDS.
- UTILITY AND PIPELINE EASEMENTS SHALL BE RECORDED AS PART OF THE SUBDIVISION PLAT AFTER CONSTRUCTION IS COMPLETED.
- COMMON OPEN SPACE SHALL BE MAINTAINED BY THE NEIGHBORHOOD HOMEOWNERS ASSOCIATION. OPEN SPACE INCLUDES A BLANKET DRAINAGE AND ACCESS EASEMENT FOR THE STORMWATER BMP. THE PROPERTY OWNERS ASSOCIATION SHALL MAINTAIN ALL AREAS NOT IN LOTS OR PUBLIC RIGHT OF WAY. THIS INCLUDES STORMWATER BMPs, TREE CONSERVATION AREAS, PARKING LOTS, AMENITY AREA AND OTHER COMMON AREAS WITHIN THIS SUBDIVISION.
- ADJACENT OPEN SPACE WILL BE RECORDED AS LOTS ARE RECORDED.
- TREES SHALL NOT BE PLANTED IN ANY CITY OF RALEIGH SANITARY SEWER EASEMENTS.
- EXISTING DISTANCE TRIANGLES ARE IN ACCORDANCE WITH RALEIGH STREET DESIGN MANUAL STANDARDS (SEC. 12.6.1). REFER TO ROADWAY DATA TABLE ON THIS SHEET.
- MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTION STREETS TO EDGE OF THE FIRST DRIVEWAY SHALL BE AT LEAST 20' FROM POINT OF TANGENCY.
- ALL STREETS SHOWN ON THESE PLANS SHALL HAVE THE FULL WIDTH OF THE RIGHT-OF-WAY CLEARED AND GRADED WITHIN 50' OF ALL STREET INTERSECTIONS. THE FULL WIDTH OF THE RIGHT-OF-WAY SHALL BE CLEARED AND GRADED ALONG ALL MAJOR, MINOR, & SENSITIVE AREA THROUGHFARES.
- ALL PROPOSED PAVEMENT SECTIONS ARE MINIMUM STANDARDS. FINAL PROPOSED PAVEMENT SECTION DESIGNS WILL NEED TO BE PROVIDED TO THE CITY AND NCDOT FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF ANY BASE MATERIAL.
- THE DEVELOPER WILL BE RESPONSIBLE FOR ALL INSTALLATION COSTS ASSOCIATED WITH STREET LIGHTING ALONG PROPOSED STREET AND ADJACENT STREET REQUIRED PER CITY OF RALEIGH STREET LIGHTING SPECIFICATIONS. THE DEVELOPER SHALL CONTACT DUKE PROGRESS ENERGY AFTER PLAN APPROVAL AND PRIOR TO CONSTRUCTION IN ORDER TO DEVELOP A STREET LIGHTING PLAN FOR THE SUBDIVISION.
- REFER TO DETAIL ON THIS SHEET FOR TYPICAL ROAD CROSS SECTIONS.
- PER CITY OF RALEIGH UDO SECTION 9.1, SECONDARY TREE CONSERVATION AREAS MEET REQUIREMENTS.
- HANDICAP ACCESS RAMPS SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH ENGINEERING AND NCDOT STANDARDS.
- SUBDIVISION MAIL WILL BE HANDLED BY SIX (6) CLUSTER BOX UNITS (CBUs). THE PROPOSED CBUs CONSIST OF FIVE (5) OF THE 16-RESIDENT MODEL H1570-16AF AND ONE (1) OF THE 13-RESIDENT MODEL H1570-13AF. CBUs SHALL HAVE REAR-LOADING DELIVERY ACCESS.
- ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, UNLESS NOTED OTHERWISE.
- NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO: GRADING, CLEARING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT WITHOUT PRIOR APPROVAL FROM THE CITY OF RALEIGH.
- FIRE DEPARTMENT VEHICLE ACCESS LANE MUST BE CAPABLE OF SUPPORTING THE LOAD OF FIRE APPARATUS WEIGHING AT LEAST 90,000 LBS. AND SHALL BE SURFACED TO PROVIDE ALL WEATHER DRIVING CAPABILITIES (INFC 503.2.3).
- RESIDENTIAL INFILL REQUIREMENTS OF UDO SEC. 2.2.7 ARE NOT APPLICABLE TO THIS PROJECT.
- OPEN AREA #4 AND OPEN AREA #5 DO NOT MEET MINIMUM DIMENSIONAL STANDARDS PER UDO SEC. 2.2.6 AND WILL THEREFORE BE A COMMON HOA LOT WITH NO ALLOWABLE BUILT UPON AREA.

PAVEMENT MARKING & SIGNAGE NOTES

- ALL PAVEMENT MARKINGS AND STREET SIGNAGE SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS.
- PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND SHALL COMPLY WITH NCDOT STANDARDS AND SPECIFICATIONS.
- SIGNS MUST USE PRISMATIC SHEETING AND MEET THE MINIMUM RETROREFLECTIVITY LEVELS SHOWN IN THE LATEST EDITION OF THE MUTCD. SIGNS PROVIDED FOR PEDESTRIAN CROSSINGS SHALL USE THE STRONG YELLOW-GREEN COLORING.
- ALL SPECIALTY TRAFFIC CONTROL AND STREET NAME SIGNS AND POSTS MUST COMPLY WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS. STREET NAME SIGNS SHALL ADHERE TO THE MUTCD OR LOCAL JURISDICTIONAL REQUIREMENTS RELATED TO COLOR, LETTER CASE, AND LETTER HEIGHT.

PLAN REVISIONS

#	DATE	REVISION	BY
1	2024.09.10	C.O.R. COMMENTS	FAJMK
2	2024.11.11	C.O.R. COMMENTS	ZA
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PEARCE PARCELS PRELIMINARY SUBDIVISION PLAN

4209 WATKINS ROAD
RALEIGH, NC 27616

PROJECT #: C23054
DRAWN BY: RWJMK
REVIEWED BY: LL
1ST SUBMITTAL: 06.21.2024
SCALE: AS NOTED

PRELIMINARY
NOT FOR CONSTRUCTION

PREPARED FOR:

PULTE HOMES

PREPARED BY:



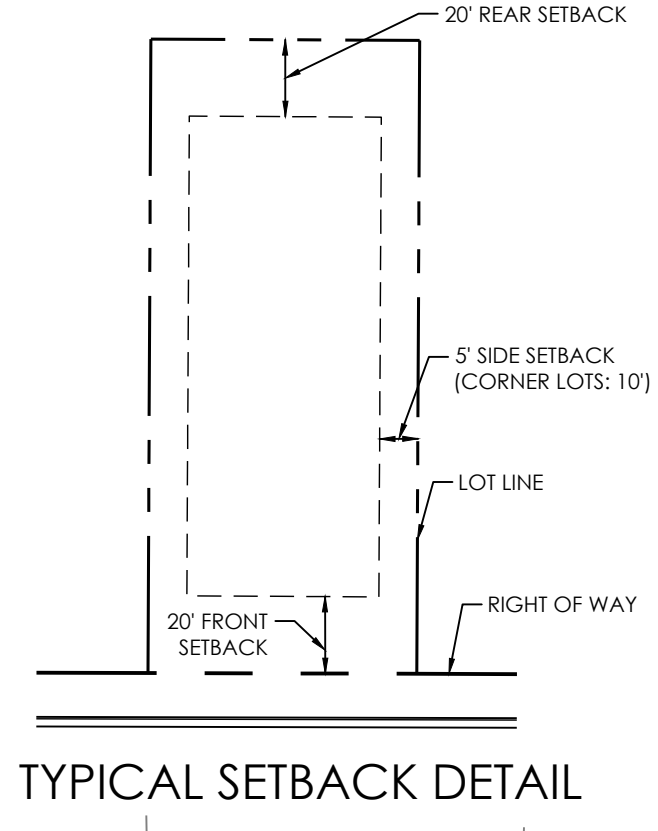
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SCALE:

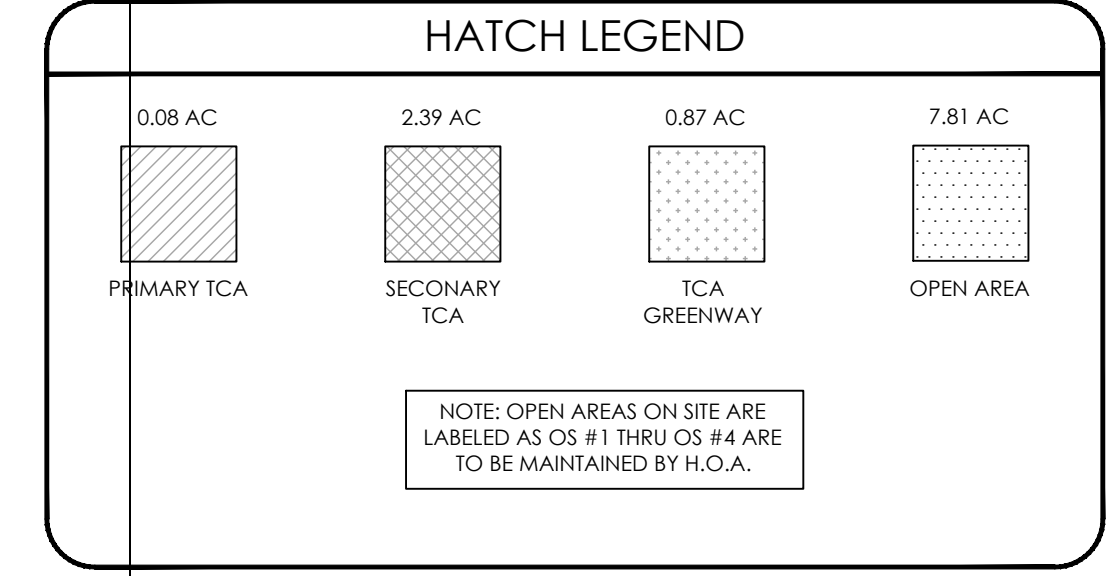
OVERALL SUBDIVISION PLAN

C-200



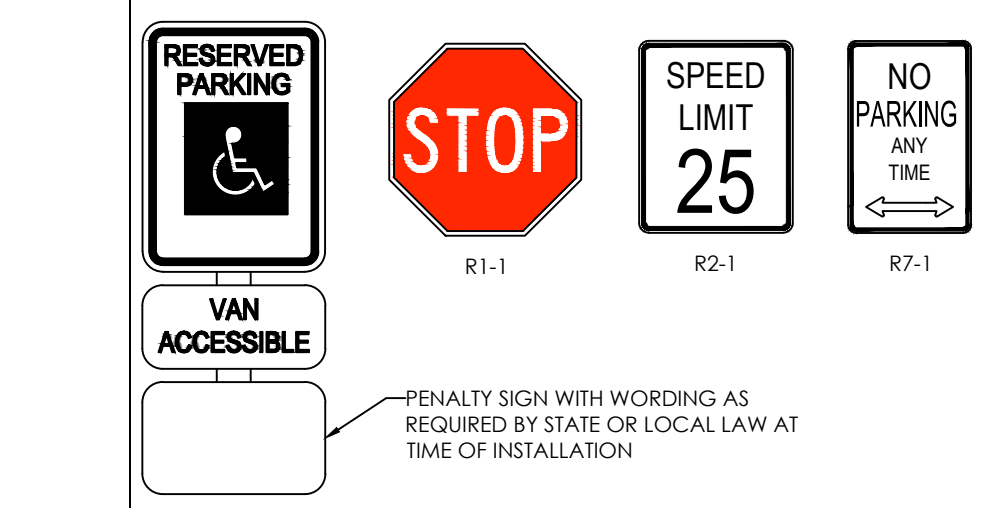
TYPICAL SETBACK DETAIL

SHEET C-202

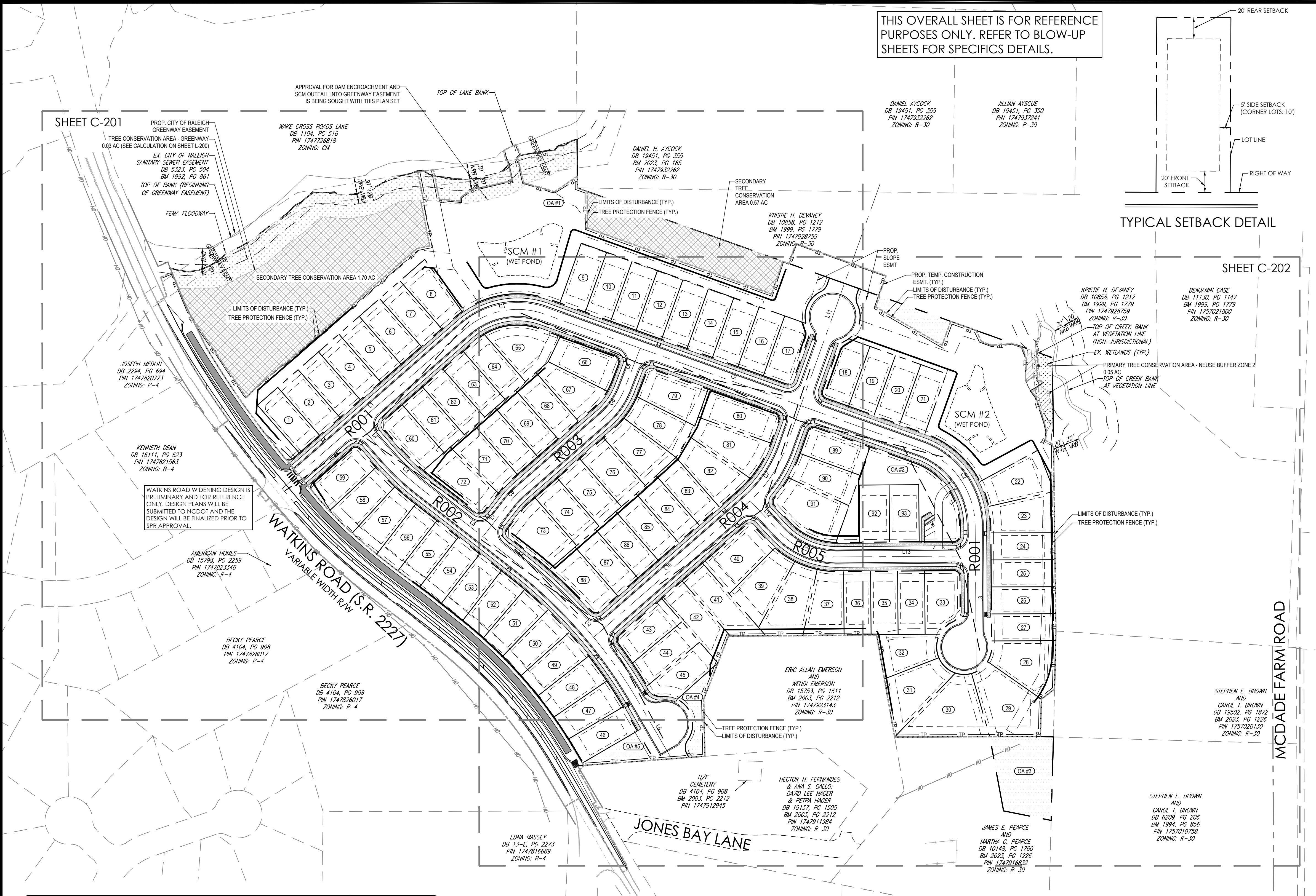
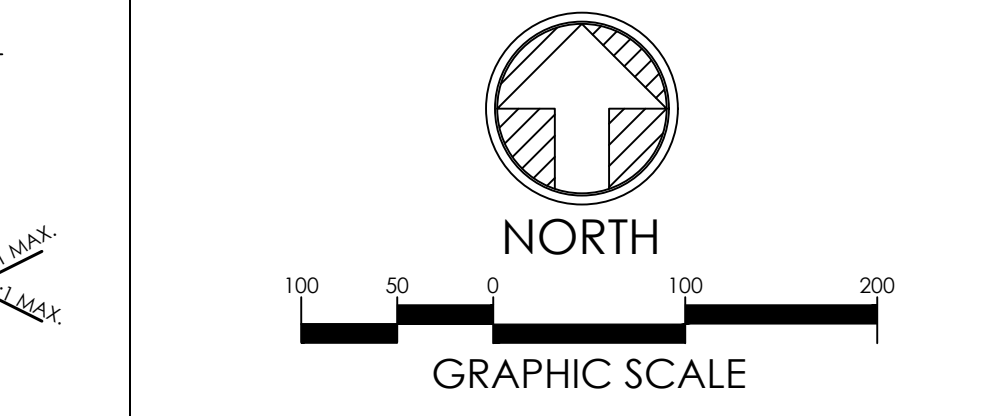


SIGNAGE AND MARKING LEGEND

SYMBOL	SIGN/MARKING	#	SIGN DIMENSIONS
(L)	SPEED LIMIT 25	R2-1	24"X30"
(HC)	HANDICAP SIGN	R7-B	12"X18"
(S)	STOP SIGN	R1-1	30"X30"
(P)	"NO PARKING" SIGN	R7-1	12"X18"



TOTAL SITE AREA: 29.36 AC
RIGHT OF WAY DEDICATION: 0.846 AC
DEVELOPMENT AREA: 28.514 AC



SUBDIVISION ROADWAY DATA TABLE

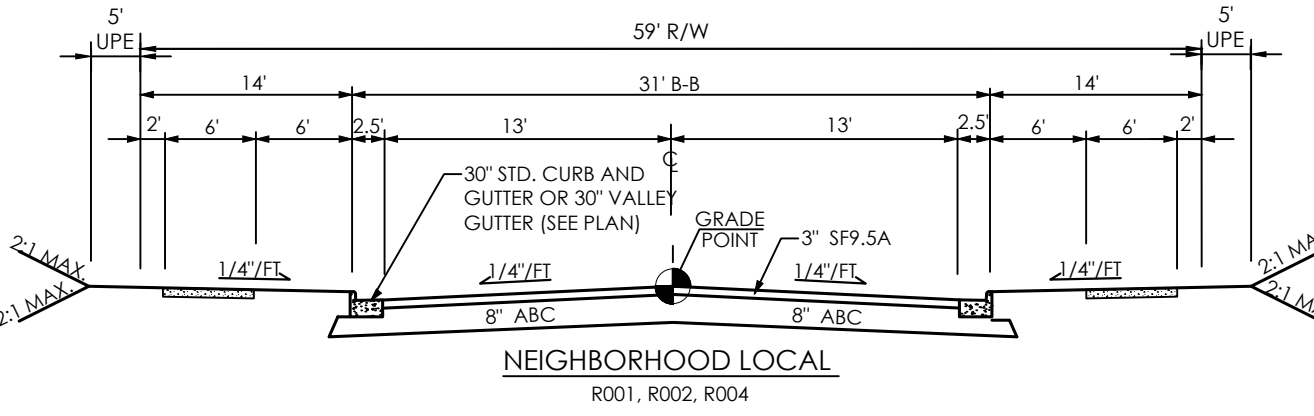
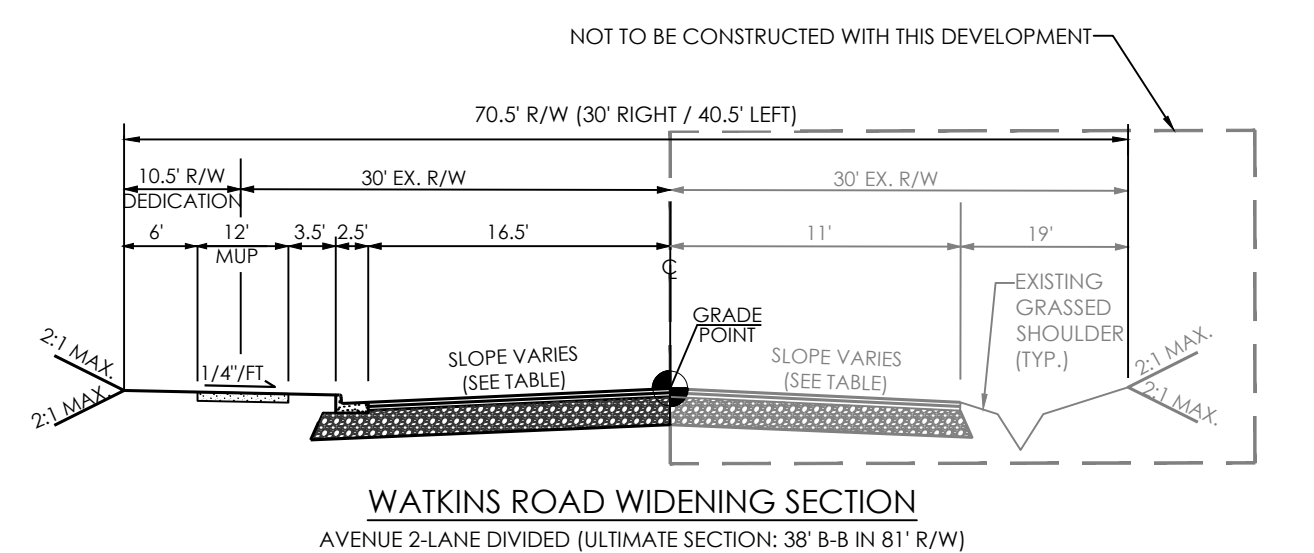
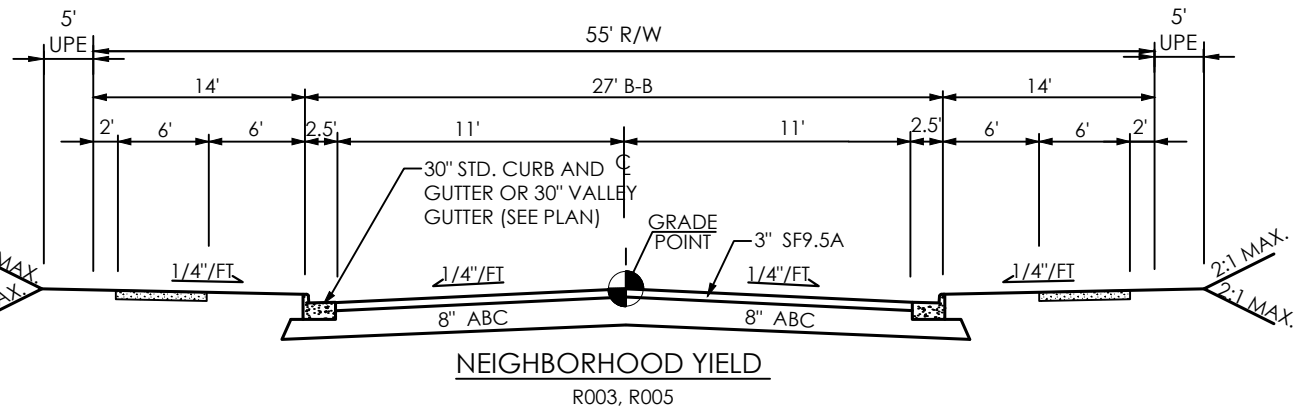
STREET NAME	CLASSIFICATION	DESIGN/POSTED SPEED	PUBLIC/PRIVATE	LENGTH OF ROADWAY	INTERSECTION	SIGHT DISTANCE (LEFT)	SIGHT DISTANCE (RIGHT)
R001	NEIGHBORHOOD LOCAL	30 / 25	PUBLIC	1738 FEET	WATKINS ROAD	480 FEET	555 FEET
					R002	280 FEET	240 FEET
					R003	280 FEET	240 FEET
					R004	280 FEET	240 FEET
					R005	280 FEET	240 FEET
R002	NEIGHBORHOOD LOCAL	30 / 25	PUBLIC	715 FEET	R001	280 FEET	240 FEET
					R003	280 FEET	240 FEET
					R004	280 FEET	240 FEET
R003	NEIGHBORHOOD YIELD	30 / 25	PUBLIC	412 FEET	R001	280 FEET	240 FEET
					R002	280 FEET	240 FEET
R004	NEIGHBORHOOD LOCAL	30 / 25	PUBLIC	745 FEET	R002	280 FEET	240 FEET
					R003	280 FEET	240 FEET
					R004	280 FEET	240 FEET
R005	NEIGHBORHOOD YIELD	30 / 25	PUBLIC	384 FEET	R004	280 FEET	240 FEET
					R005	280 FEET	240 FEET

LINE TABLE

LINE	DISTANCE	BEARING
L1	458.62	N48° 54' 15.87"E
L2	753.63	S70° 17' 23.85"E
L3	275.49	S00° 25' 35.88"E
L4	80.30	S41° 05' 44.13"E
L5	230.73	S52° 08' 14.79"E
L6	127.58	S30° 14' 31.38"E
L7	81.71	N37° 51' 45.21"E
L8	208.22	N48° 54' 15.87"E
L9	79.52	N21° 03' 13.91"E
L10	387.17	N48° 54' 15.87"E
L11	528.86	N19° 40' 36.15"E
L12	79.63	S42° 55' 16.66"E
L13	260.02	N89° 34' 24.12"E

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	159.10'	150.00'	060° 46' 20"	N79° 17' 26.01"E	151.75'
C2	190.92'	156.50'	069° 53' 48"	S35° 22' 29.86"E	179.30'
C3	94.43'	490.00'	011° 02' 31"	S46° 36' 59.46"E	94.29'
C4	343.93'	900.00'	021° 53' 43"	S41° 11' 23.08"E	341.84'
C5	28.91'	150.00'	011° 02' 31"	N43° 23' 00.54"E	28.86'
C6	72.91'	150.00'	027° 51' 02"	N34° 58' 44.89"E	72.20'
C7	127.53'	250.00'	029° 13' 40"	N34° 17' 26.01"E	126.15'
C8	124.37'	150.00'	047° 30' 19"	S66° 40' 26.27"E	120.84'



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SEE SHEET C-200 FOR SITE PLAN NOTES, TABLES, AND LEGEND

PLAN REVISIONS			
#	DATE	REVISION	BY
1	2024.09.10	C.O.R. COMMENTS	FA/JMK
2	2024.11.11	C.O.R. COMMENTS	ZA
3	2024.12.18	C.O.R. COMMENTS	ZA



KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.

PEARCE PARCELS PRELIMINARY SUBDIVISION PLAN

4209 WATKINS ROAD
RALEIGH, NC 27616

PROJECT #: C23054
DRAWN BY: RW/JMK
REVIEWED BY: LL
1ST SUBMITTAL: 06.21.2024
SCALE: AS NOTED

PRELIMINARY
NOT FOR CONSTRUCTION

PREPARED FOR:

PULTE HOMES

PREPARED BY:

underfoot
ENGINEERING

1149 EXECUTIVE CIRCLE
CARY, NC 27511
919.576.9733
NCBELS C3847 | NCBCOLA C683

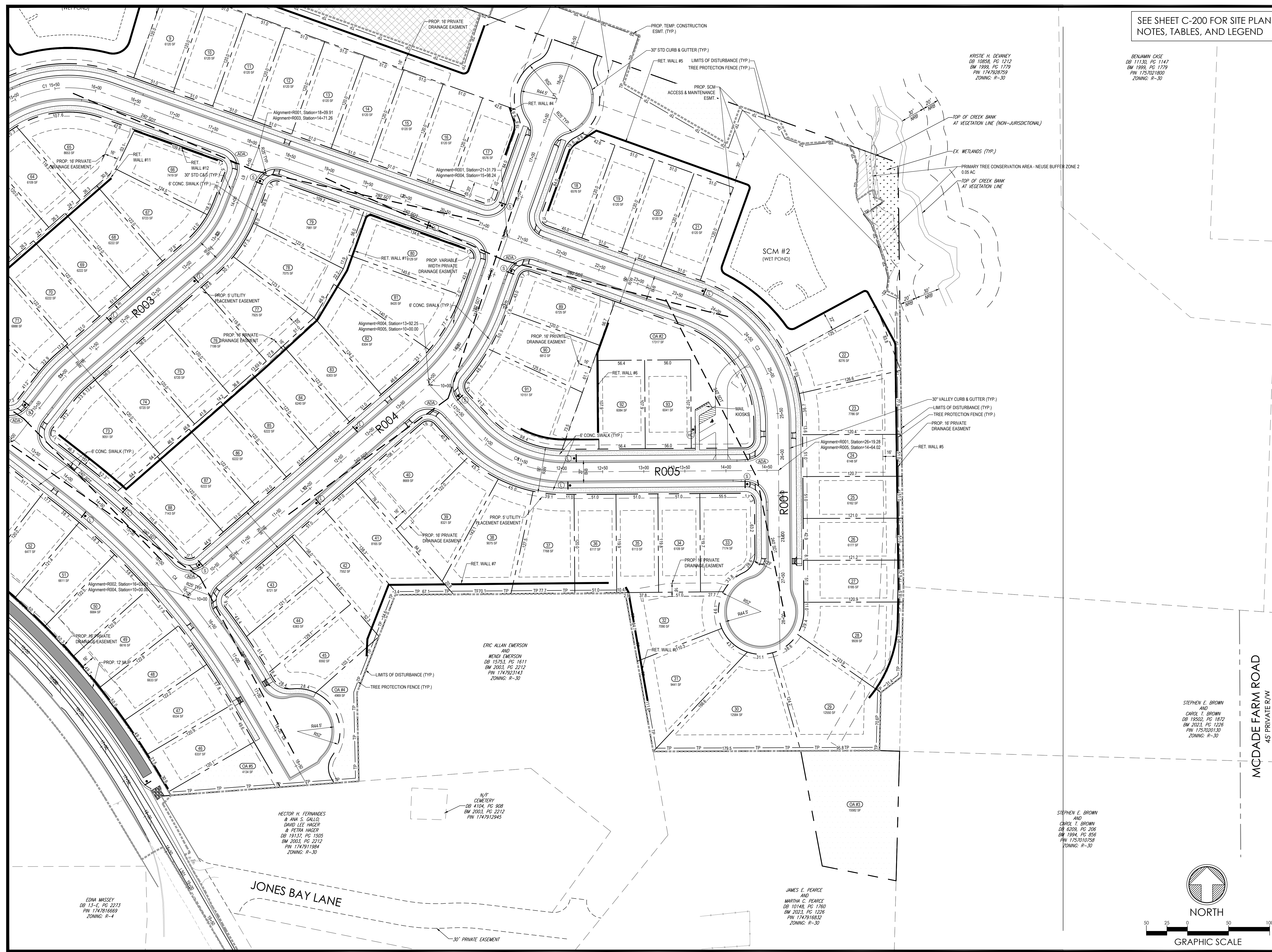
SUBDIVISION PLAN
(1 OF 2)

C-201



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PROJECT:
**PEARCE PARCELS
PRELIMINARY
SUBDIVISION
PLAN**

4209 WATKINS ROAD
RALEIGH, NC 27616

PROJECT #:
DRAWN BY:
REVIEWED BY:
1ST SUBMITTAL:
SCALE:

C23054
RW/JMK
LL
06.21.2024
AS NOTED

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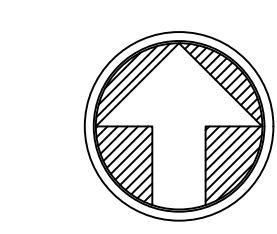
PREPARED FOR:

PULTE HOMES

PREPARED BY:

**underfoot
ENGINEERING**
1149 EXECUTIVE CIRCLE
CARY, NC 27511
919.576.9733
NCBELS C3847 | NCBCOLA C683

STEPHEN E. BROWN
AND
CAROL T. BROWN
DB 19302, PG 1872
BM 2023, PG 1226
PIN 1757020130
ZONING: R-30



NORTH



SHEET:
SUBDIVISION PLAN
(2 OF 2)

C-202

MCDADE FARM ROAD
45' PRIVATE R/W

EDNA MASSEY
DB 13-E, PG 2273
PIN 1747816869
ZONING: R-4

HECTOR H. FERNANDES
& ANA S. GALLO;
DAVID LEE HAGER
& PETRA HAGER
DB 19137, PG 1505
BM 2003, PG 2212
PIN 1747911984
ZONING: R-30

N/F
CEMETERY
DB 4104, PG 908
BM 2003, PG 2212
PIN 1747912945

ERIC ALLAN EMERSON
AND
WENDI EMERSON
DB 15753, PG 1611
BM 2003, PG 2212
PIN 1747923143
ZONING: R-30

JAMES E. PEARCE
AND
MARTHA C. PEARCE
DB 10148, PG 1760
BM 1994, PG 856
PIN 1747916832
ZONING: R-30

KRISTIE H. DEWANEY
DB 10858, PG 1212
BM 1999, PG 1779
PIN 1747928759
ZONING: R-30

BENJAMIN CASE
DB 11130, PG 1147
BM 1999, PG 1779
PIN 1757021800
ZONING: R-30

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THIS OVERALL SHEET IS FOR REFERENCE PURPOSES ONLY. REFER TO BLOW-UP SHEETS FOR SPECIFICS DETAILS.

GRADING AND DRAINAGE NOTES

1. ALL SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT. THE CONTRACTOR IS RESPONSIBLE FOR MOVING AND REPLACING UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT.
2. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED SHALL BE PER THE RECOMMENDATIONS PROVIDED IN A GEOTECHNICAL REPORT, WHEN THE PROJECT DOES NOT HAVE A GEOTECHNICAL REPORT, FILL AND COMPACTION MUST, AT A MINIMUM, COMPLY WITH STATE DOT REQUIREMENTS AND SPECIFICATIONS. THE ENGINEER SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR THE QUALITY OF FILL, COMPACTION, AND BACKFILL.
3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. CONTRACTOR MUST CONFIRM AND ENSURE 0.5% MINIMUM SLOPE AGAINST ALL ISLAND, CUTTERS, AND CURBS: 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT (EXCEPT WHERE ADA REQUIREMENTS LIMIT GRADES), TO PREVENT PONDING.
2. GRADE ELEVATIONS
 - 2.1. ALL PROPOSED CONTOURS IN ROADWAYS, DRIVES, AND SIDEWALKS AND SPOT ELEVATIONS REFLECT FINISHED GRADES. THE TOPS OF EXISTING AND PROPOSED MANHOLES, INLET STRUCTURES, AND CLEANOUTS MUST BE ADJUSTED AS NECESSARY TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES, AND CODES.
 - 2.2. DWELLING AND ADJACENT SPOT ELEVATIONS ARE SCHEMATIC FOR THE GENERAL BUILDING FOOTPRINTS AND REPRESENT PAD GRADES ACCOUNTING FOR A SLAB FOUNDATION OF 8" GRADES MUST BE ADJUSTED BASED ON FINAL ARCHITECTURAL PLANS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS IN ACCORDANCE WITH THE LATEST LOCAL AND STATE BUILDING CODE.
 - 2.3. REFER TO PAVEMENT CROSS SECTION DATA TO ESTABLISH CORRECT SUBBASE OR AGGREGATE BASE GRADE ELEVATIONS TO BE CONSTRUCTED UNDER THE CONTRACT.
 - 2.4. WHERE RETAINING WALLS ARE IDENTIFIED ON PLANS, ELEVATIONS IDENTIFIED REPRESENT THE FINISHED GRADES OF THE EXPOSED PORTION OF THE WALL. FOOTING/FOUNDATION ELEVATIONS ARE NOT IDENTIFIED AND ARE TO BE DETERMINED BY THE WALL DESIGNER AND/OR THE CONTRACTOR BASED ON FINAL DESIGN DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS.
 3. UNLESS OTHERWISE NOTED, ALL STORM DRAINAGE PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) CLASS 3 WITH BELT TIGHT JOINTS, WATER TIGHT RCP SHALL MEET ASTM C443 WITH JOINTS DOUBLE WRAPPED IN NON-WOVEN FILTER FABRIC AND UPSTREAM STRUCTURES CONSTRUCTED WATER TIGHT. WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS NOTED, IT MUST CONFORM TO AASHTO M294 TYPE 3 (SMOOTH INTERIOR) WITH GASKETS FOR WATER TIGHT JOINTS, AND BE INSTALLED ACCORDING TO ASTM D2512 AND F427 SPECIFICATIONS. PVC PIPE, WHEN USED FOR ROOF DRAIN CONNECTIONS, MUST BE SDR 26 OR SCHEDULE 40, CONFORM TO ASTM F49-93A, INSTALLED WITH WATER TIGHT, WELDED JOINTS, AND TIED TO THE STORMWATER SYSTEM WITH WATER TIGHT JOINTS UNLESS OTHERWISE NOTED. PIPE LENGTHS ARE NOMINAL AND MEASURED CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
 4. STORMWATER DISCHARGES INTO MILBURN LAKE/NEUSE RIVER, HARRIS CREEK. THIS PROJECT FALLS UNDER THE STORMWATER REQUIREMENTS OF THE CITY OF RALEIGH AND MEETS THESE REQUIREMENTS BY USE OF TWO PRIMARY SCAMS (WET PONDS).
 5. A PRE-CONSTRUCTION MEETING SHALL BE REQUIRED FOR THIS PROJECT.
 6. THE TREE PROTECTION FENCE SHALL BE MAINTAINED ON THE SITE UNTIL ALL SITE WORK IS COMPLETED AND THE FINAL SITE INSPECTION IS SCHEDULED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO). THE FENCING SHALL BE REMOVED IMMEDIATELY PRIOR TO THE FINAL SITE INSPECTION FOR THE SITE.
 7. FINAL SCM DESIGN WILL BE IN ACCORDANCE WITH ALL APPLICABLE CITY OF RALEIGH AND NCDOT DESIGN REQUIREMENTS AND SHALL MEET THE MINIMUM DESIGN CRITERIA AS OUTLINED IN THE STATE STORMWATER MANUAL AND THE CITY OF RALEIGH STORMWATER DESIGN MANUAL.
 8. ALL RETAINING WALLS SHALL BE DESIGNED AT THE TIME OF CONSTRUCTION AND SHALL ACCOUNT FOR ANY PORTION THAT IS SUBMERGED, EVEN IF ONLY PERIODICALLY.
 9. NO TEMPORARY OR PERMANENT ENCROACHMENTS INCLUDING, BUT NOT LIMITED TO: CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA, WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

ADA INSTRUCTIONS TO CONTRACTOR

- CONTRACTORS SHALL EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAP) ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE CURRENT ADA STANDARDS AND REGULATIONS: BARRIER FREE ACCESS AND ANY MODIFICATIONS, REVISIONS, OR UPDATES TO SAME. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, AND/OR INTER-BUILDING ACCESS TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT MUST COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
- PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
 - CURB RAMP - SLOPE SHALL NOT EXCEED 1:12 (8.3%).
 - LANDINGS - SHALL BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
 - PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - MUST PROVIDE A 48-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS CANNOT REDUCE THIS MINIMUM WIDTH). THE SLOPE MUST BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), ADA RAMP REQUIREMENTS MUST BE ADHERED TO. A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM RISE OF 2.5 FEET, SHALL BE PROVIDED. THE RAMP MUST HAVE ADA HAND RAILS AND 60" W BY 60" LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1:50 IN ANY DIRECTION (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.
 - DOORWAYS - MUST HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE. THE LANDING AREA MUST BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2003 AND OTHER REFERENCED INCORPORATED BY CODE.)
 - WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ADA COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SHOWN ON THE PLAN, NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICES ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES, IN RARE CIRCUMSTANCES, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS, IN WRITING, BEFORE COMMENCEMENT OF WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ADA REQUIREMENTS.
 - THE CONTRACTOR MUST VERIFY THE SLOPES OF CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-COMFORMANCE IS OBSERVED OR EXISTS, CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO POURING CONCRETE. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND REPLACE NON-COMFORMING CONCRETE.
- IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

PLAN REVISIONS			
#	DATE	REVISION	BY
1	2024.09.10	C.O.R. COMMENTS	FA/JMK
2	2024.11.11	C.O.R. COMMENTS	ZA
3	2024.12.18	C.O.R. COMMENTS	ZA



PEARCE PARCELS PRELIMINARY SUBDIVISION PLAN

4209 WATKINS ROAD
RALEIGH, NC 27616

PROJECT #: C23054
DRAWN BY: RW/JMK
REVIEWED BY: LL
1ST SUBMITTAL: 06.21.2024
SCALE: AS NOTED

PRELIMINARY NOT FOR CONSTRUCTION

PREPARED FOR:

PULTE HOMES

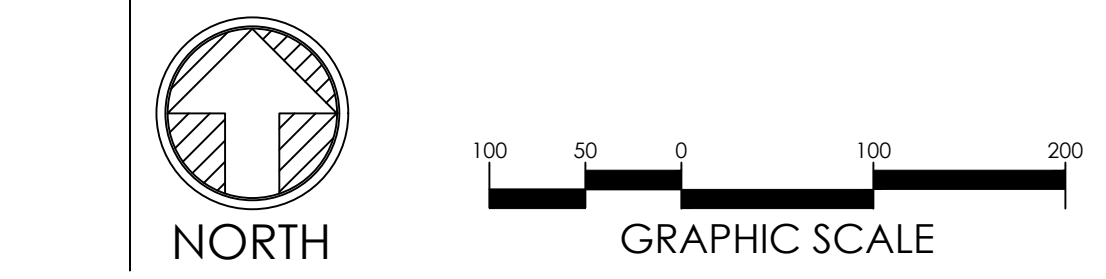
PREPARED BY:



1149 EXECUTIVE CIRCLE
CARY, NC 27511
919.576.9733
NCBELS C3847 | NCBOLA C683

GRADING LEGEND

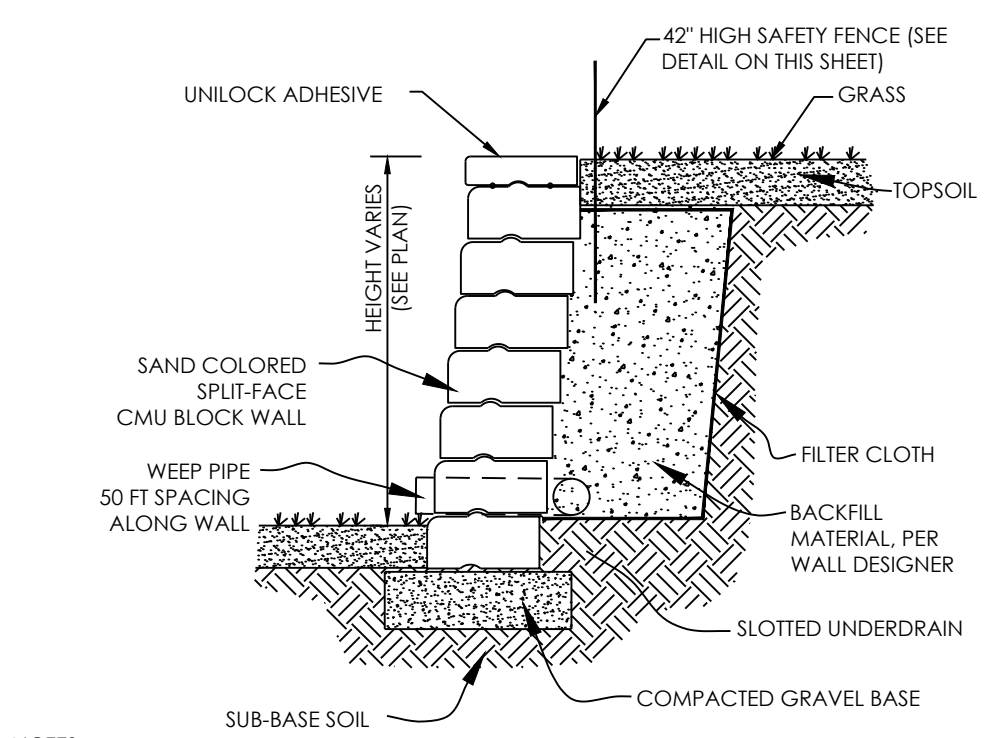
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
- - - - -	CONTOUR LINE	— 325 —
365	SPOT ELEVATIONS	TC 349.00 TC 349.50 BC 349.00
SANITARY LABEL	SANITARY LABEL	MS XXX
STORM LABEL	STORM LABEL	STM XXX
- - - - -	STORM SEWER	— — — — —
●	STORM JUNCTION BOX	●
V	TYPICAL END SECTION	V
U	HEADWALL OR ENDWALL	U
■	CATCH BASIN	■
⊕	MONITORING WELL	N/A
⊕	BORING	N/A
⊕	BENCHMARK	N/A
N/A	TEST PIT	⊕



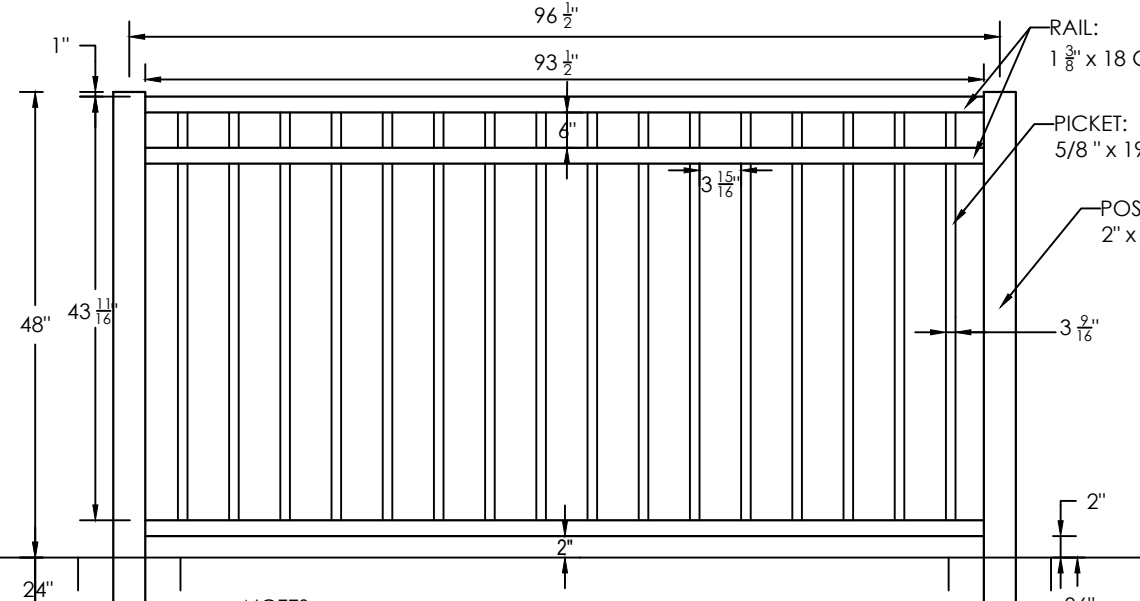
TOTAL IMPERVIOUS AREA: 12.92 AC.
TOTAL DISTURBED AREA: 26.93 AC.

MAX IMPERVIOUS PER LOT		
LOT #	MAX IMPERVIOUS (SF)	MAX IMPERVIOUS (%)
OA #1	0	0
OA #2	2,548	14.7
OA #3	0	0
OA #4	0	0
OA #5	0	0
1-93	4,200	68.6

RETAINING WALLS		
#	TOTAL LENGTH (LINEAR FT)	MAX HEIGHT (FT)
1	149	9
2	133	8
3	316	17
4	596	21
5	79	3
6	1140	16
7	196	8
8	127	3
9	372	12
10	461	13
11	399	8
12	121	5
13	425	5



- NOTES:**
1. THE DESIGN OF ALL RETAINING WALLS TALLER THAN 30" SHALL BE SEALED BY A LICENSED NORTH CAROLINA PROFESSIONAL ENGINEER.
 2. ALL RETAINING WALLS SHALL BE INSTALLED AT THE LINES, GRADES AND DEPTHS AS SHOWN ON THE APPROVED PLANS.
 3. THE BASE BLOCK SIZE SHALL BE THE COMMERCIAL BLOCK SIMILAR TO THE STANDARD SIZE KEYSTONE. COMPACT, MINI-BLOCK OR GARDEN SIZE BLOCKING IS NOT ACCEPTABLE. BLOCK RETAINING WALLS SHALL HAVE A CAP UNIT ON THE TOP OF THE WALL.
 4. THE SELECTED RETAINING WALL SYSTEM SHALL BE JOINED, FINISHED AND/OR SECURED IN ACCORDANCE TO THE MANUFACTURER'S RECOMMENDATIONS.
 5. RETAINING WALLS WHICH ARE 30" OR TALLER SHALL HAVE A 42" TALL METAL SAFETY RAIL ON TOP OF THE WALL WHICH COMPLIES WITH THE CURRENT NC BUILDING CODE. INTERMEDIATE VERTICAL SUPPORTS SPACED AT NO MORE THAN 4' APART.
 6. CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL FENCE FOOTING AND FASTENING DETAILS AS REQUIRED BY NC BUILDING CODE.



- NOTES:**
1. FENCE SHOULD HAVE POWDER COATED BLACK FINISH
 2. REFER TO FENCE MANUFACTURER FOR SPECIFIC FENCING DETAILS.
 3. WHEN INSTALLED ON RETAINING WALL, WALL DESIGNER SHALL PROVIDE INSTALLATION DETAILS.

TYPICAL RETAINING WALL DETAIL
NOT TO SCALE

METAL FENCE DETAIL
NOT TO SCALE

OVERALL GRADING & DRAINAGE PLAN

C-300

SCM #1 SUMMARY TABLE	DIMENSIONS	ELEV.	AS-BUILT
TOP OF DAM WIDTH	10'	237.50	
SPILLWAY	40'	235.70	
TOP OF RISER	5'X5' INSIDE DIMENSIONS	235.20	
DRAWDOWN ORIFICE (NWL)	3"	226.50	
RECTANGULAR ORIFICE (T)	6' H X 18' L	231.00	
FOREBAY BOTTOM	SEE PLAN	218.00	
POND BOTTOM	SEE PLAN	218.00	
SEDIMENT CLEANOUT ELEV.	SEE PROFILE	219.00	
TOP OF ANTI-FLOTATION	SEE PROFILE	218.00	
BOTTOM OF ANTI-FLOTATION	SEE PROFILE	207.00	
PSP INVERT UPSTREAM	30' RCP	218.00	
PSP INVERT DOWNSTREAM	30' RCP	216.30	

A SHWT EXPLORATION WILL BE CONDUCTED PRIOR TO SPR APPROVAL. IF THE SHWT IS GREATER THAN 6' AWAY FROM THE NWL, A CLAY LINER WILL BE PROVIDED.

WALLS INTEGRAL TO SCM WILL BE DESIGNED IN A MANNER TO AVOID DEWATER THE POND. FULL RETAINING WALL DESIGN WILL BE PROVIDED BY OTHERS PRIOR TO SPR APPROVAL.

WAKE CROSS ROADS LAKE
DB 1104, PG 516
PIN 1747726818
ZONING: CM

TOP OF LAKE BANK
APPROVAL FOR DAM ENCROACHMENT AND SCM OUTFALL INTO GREENWAY EASEMENT IS BEING SOUGHT WITH THIS PLAN SET

SEE SHEET C-300 FOR GRADING AND DRAINAGE PLAN NOTES, TABLES, AND LEGEND

PLAN REVISIONS			
#	DATE	REVISION	BY
1	2024.09.10	C.O.R. COMMENTS	FAJMK
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PROJECT:
PEARCE PARCELS PRELIMINARY SUBDIVISION PLAN

4209 WATKINS ROAD
RALEIGH, NC 27616

PROJECT #:
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SCALE:

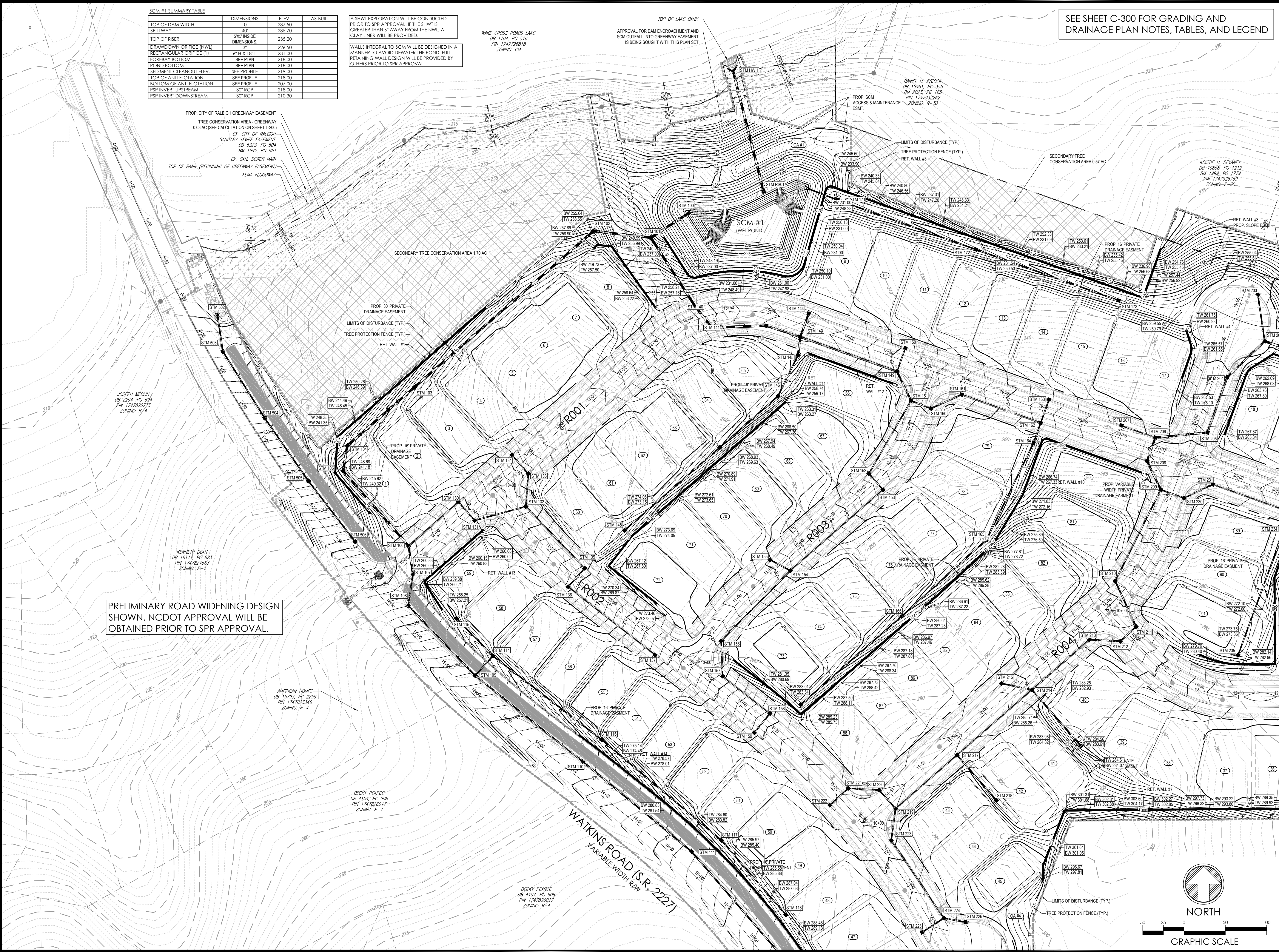
PRELIMINARY
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PREPARED FOR:
PULTE HOMES

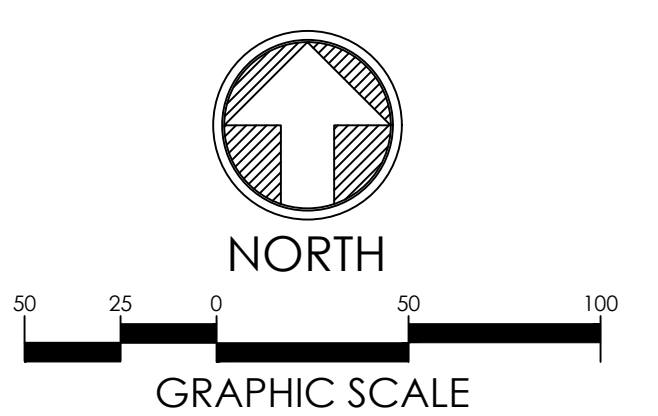
PREPARED BY:

underfoot ENGINEERING
1149 EXECUTIVE CIRCLE
CARY, NC 27511
919.576.9733
NCBELS C3847 | NCBLA C683

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PRELIMINARY ROAD WIDENING DESIGN SHOWN. NCDOT APPROVAL WILL BE OBTAINED PRIOR TO SPR APPROVAL.



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SEE SHEET C-300 FOR GRADING AND DRAINAGE PLAN NOTES, TABLES, AND LEGEND

PLAN REVISIONS

#	DATE	REVISION	BY
1	2024.09.10	C.O.R. COMMENTS	FA/JMK
2	2024.11.11	C.O.R. COMMENTS	ZA
3	2024.12.18	C.O.R. COMMENTS	ZA



KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG It's fast. It's free. It's the law.

PEARCE PARCELS PRELIMINARY SUBDIVISION PLAN

4209 WATKINS ROAD RALEIGH, NC 27616

PROJECT #: C23034
DRAWN BY: RW/JMK
REVIEWED BY: LL
1ST SUBMITTAL: 06.21.2024
SCALE: AS NOTED

PRELIMINARY NOT FOR CONSTRUCTION

PREPARED FOR:

PULTE HOMES

PREPARED BY:

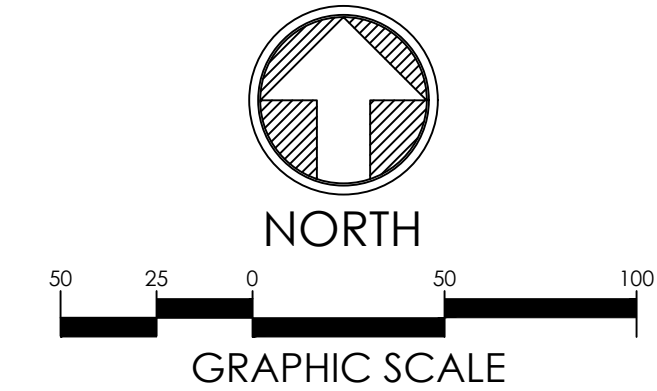


STEPHEN E. BROWN AND CAROL T. BROWN DB 19302, PG. 1872 BW 2023, PG. 1226 PIN 1757020130, ZONING: R-30
1149 EXECUTIVE CIRCLE CARY, NC 27511 919.576.9733 NCBELS C3847 | NCBOLA C683

SCM #2 SUMMARY TABLE

	DIMENSIONS	ELEV.	AS-BUILT
TOP OF DAM WIDTH	10'	257.80	
SPILLWAY	70'	255.70	
TOP OF RISER	5'X5' INSIDE DIMENSIONS	255.50	
DRAWDOWN ORIFICE (NWL)	2.50'	249.50	
RECTANGULAR ORIFICE (I)	6' H X 18' L	251.90	
FOREBAY BOTTOM	SEE PLAN	244.00	
POND BOTTOM	SEE PLAN	244.00	
SEDIMENT CLEANOUT ELEV.	SEE PROFILE	245.00	
TOP OF ANTI-FLOTATION	SEE PROFILE	244.00	
BOTTOM OF ANTI-FLOTATION	SEE PROFILE	237.00	
PSP INVERT UPSTREAM	30' RCP	244.00	
PSP INVERT DOWNSTREAM	30' RCP	237.30	

A SHWT EXPLORATION WILL BE CONDUCTED PRIOR TO SPR APPROVAL. IF THE SHWT IS GREATER THAN 6' AWAY FROM THE NWL, A CLAY LINER WILL BE PROVIDED.
WALLS INTEGRAL TO SCM WILL BE DESIGNED IN A MANNER TO AVOID DEWATER THE POND. FULL RETAINING WALL DESIGN WILL BE PROVIDED BY OTHERS PRIOR TO SPR APPROVAL.



GRADING & DRAINAGE PLAN (2 OF 2)

C-302

X:\CIVIL\PROJECTS\2023\23054 - PEARCE - PRELIMINARY SUBDIVISION PLAN\ISSUE\PRELIMINARY SUBDIVISION PLAN\DWG\PRINTED BY: LACHALETTE, T. 12.18.24 @ 2:02 PM. LAST SAVED BY: ROWANWILKES

THIS OVERALL SHEET IS FOR REFERENCE PURPOSES ONLY. REFER TO BLOW-UP SHEETS FOR SPECIFICS DETAILS.

UTILITY NOTES

- REFER TO GENERAL NOTES SHEET C-100
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARD SPECIFICATIONS AND DETAILS THAT ARE CURRENT AT THE TIME OF PLAN APPROVAL
- ALL MANHOLES LOCATED OUTSIDE OF PAVED AREAS SHALL HAVE A RIM ELEVATION ONE FOOT ABOVE FINISHED GRADE. ALL MANHOLES WITHIN THE 100-YEAR FLOODPLAIN SHALL HAVE A RIM ELEVATION A MINIMUM OF TWO FEET ABOVE FINISHED GRADE.
- WATER MAINS SHALL BE 2" MINIMUM OFF EDGE OF CURB UNLESS SHOWN OTHERWISE.
- WATER MAINS SHALL BE LAID AT LEAST 10' LATERALLY FROM EDGE TO EDGE FROM EXISTING OR PROPOSED SANITARY OR STORM SEWER UNLESS ELEVATIONS OF THE BOTTOM OF THE WATER MAIN IS AT LEAST 18" ABOVE THE TOP OF THE SEWER WITH A HORIZONTAL SEPARATION OF AT LEAST 3'. WHERE A WATER MAIN AND SANITARY SEWER CROSS, AND THE VERTICAL SEPARATION IS LESS THAN 18" OR THE WATERLINE PASSES UNDER THE SANITARY SEWER, THE SEWER MAIN SHALL BE DUCTILE IRON PIPE. ALL WATERLINES SHALL BE DUCTILE IRON PIPE.
- ALL ELECTRICAL AND TELECOMMUNICATION LINES SHALL BE INSTALLED UNDERGROUND WITHIN THE SUBDIVISION.
- ALL DOMESTIC WATER SERVICES SHALL BE 3/4" TYPE K COPPER AND ALL SEWER SERVICES SHALL BE 4" SCHEDULE 40 PVC UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHOWN ON PLANS IS BASED ON BEST AVAILABLE INFORMATION BUT CAN BE CONSIDERED ONLY AS APPROXIMATE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- MINIMUM SLOPE FOR 4" SANITARY SERVICES SHALL BE 1%. ALL CLEANSOUTS SHALL BE INSTALLED PER CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- SANITARY SEWER CLEANSOUTS SHALL BE LOCATED ON THE RIGHT OF WAY LINE IN ACCORDANCE WITH PUBLIC UTILITIES HANDBOOK, APPENDIX B.
- NO DRY UTILITIES (SUCH AS CABLE, PHONE, POWER) SHALL BE ALLOWED TO RUN LONGITUUDINALLY UNDER PAVEMENT AND SHOULD BE INSTALLED BEHIND THE CURB.
- THIS DESIGN MEETS ALL CURRENT CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS. THE LOCATION OF EXISTING UTILITIES SHOWN GRAPHICALLY, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSTRUCT THE LINES PER CITY OF RALEIGH STANDARDS AND SPECIFICATIONS USING BENDS AS SHOWN HEREIN. PIPE DEFLECTION WHEN BENDS ARE ARE NOT SHOWN, AND AS OTHERWISE REQUIRED TO MEET ALL APPLICABLE STANDARDS.
- 150 NOZZLE TO NOZZLE REACH AROUND HOMES PROVIDED PER CITY OF RALEIGH ORDINANCE 10-2013(g).
- ALL UTILITIES SHALL BE PUBLIC.
- FIRE FLOW ANALYSIS MUST BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- CONTRACTOR SHALL COORDINATE LOCATION OF WATER AND SEWER SERVICES TO SINGLE FAMILY LOTS WITH STREET TREE LOCATIONS SHOWN ON SHEET L-100.
- WATER METERS SHALL BE INSTALLED WITHIN THE RIGHT OF WAY, BEHIND THE SIDEWALK AND OUTSIDE OF ANY GENERAL UTILITY PLACEMENT EASEMENT (PER PUBLIC UTILITIES HANDBOOK). WATER METERS SHALL BE 5/8" WITH 3/4" COPPER WATER SERVICES.

PLAN REVISIONS

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1	2024.09.10	C.O.R. COMMENTS	FAJMK
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PEARCE PARCELS PRELIMINARY SUBDIVISION PLAN

4209 WATKINS ROAD
RALEIGH, NC 27616

PROJECT #: C23054
DRAWN BY: R/W/JR/L
REVIEWED BY: 06.21.2024
1ST SUBMITTAL: AS NOTED
SCALE:

PRELIMINARY NOT FOR CONSTRUCTION

PREPARED FOR: PULTE HOMES



OVERALL UTILITY & LIGHTING PLAN

C-400

CITY OF RALEIGH STANDARD UTILITY NOTES

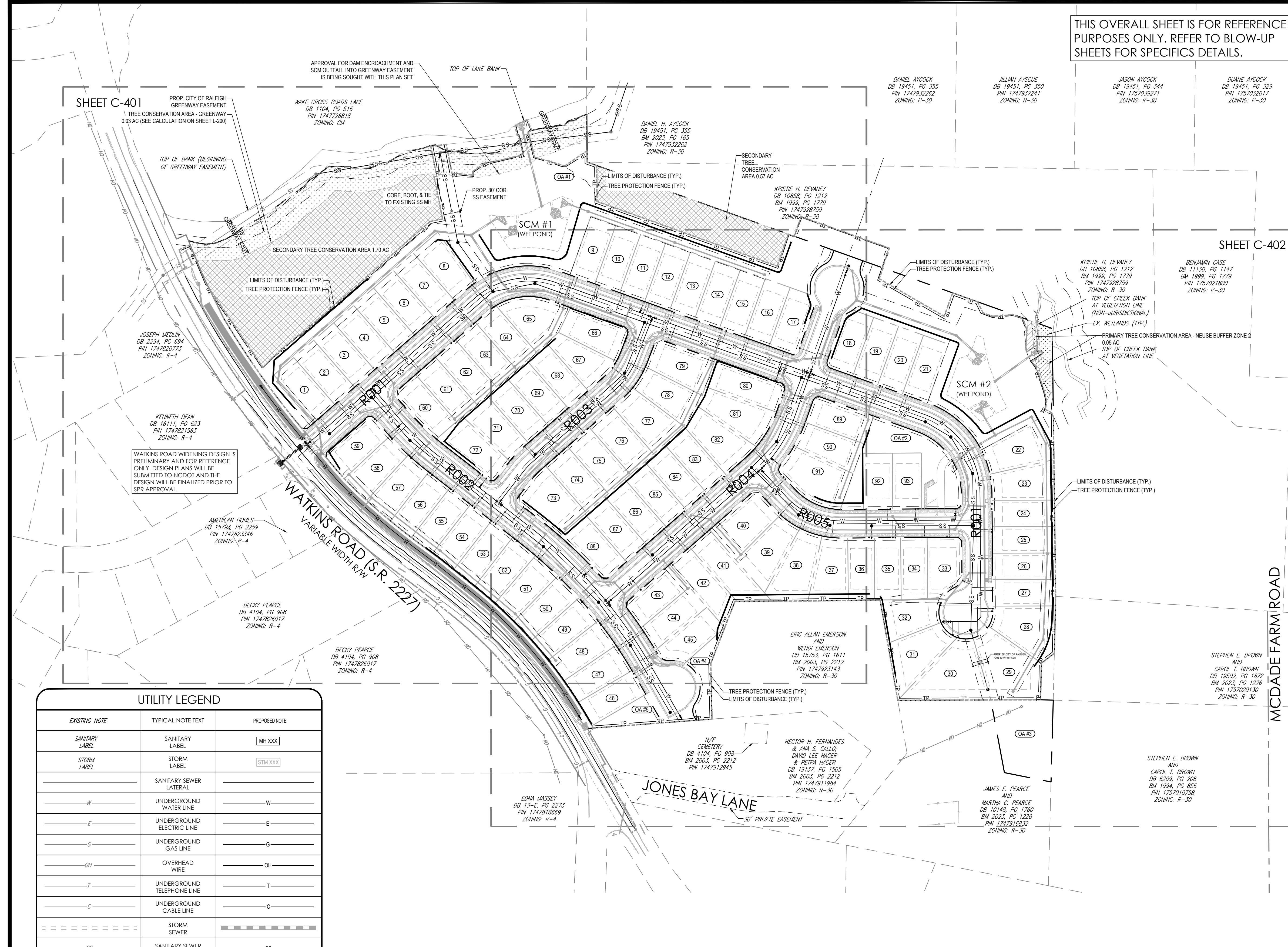
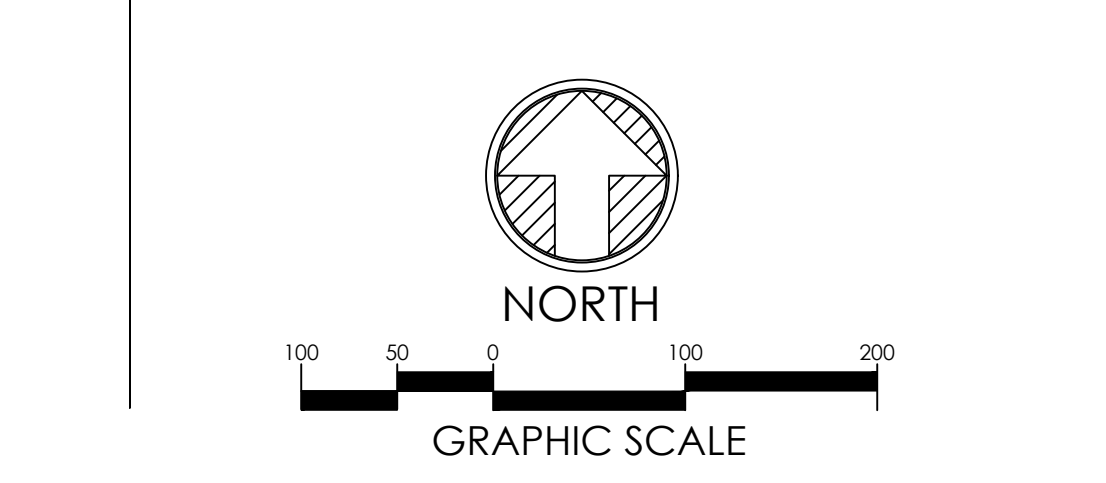
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY 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 HORIZONTAL SEPARATION SHALL NOT BE LESS THAN 25' FROM A PUBLIC WELL OR 50' FROM A PUBLIC WELL.
 - 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 UTILITY EASEMENT WITH 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.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10" ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED. SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-41).
 - 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 AND/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.
- 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 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2' X 2' 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 CLEANSOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- 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 10' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / 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 U/C / BLDG PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
- 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 HEREAFTER) 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 U/C / BLDG PERMIT. CONTACT (919) 996-5923 OR CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
- CONTRACTOR SHALL COORDINATE LOCATION OF WATER AND SEWER SERVICES TO EACH LOT WITH REQUIRED STREET TREES (SEE SHEET L-100) THAT WILL BE PLANTED AFTER SERVICES INSTALLATION.

LIGHTING NOTES

- PER CITY OF RALEIGH STREET DESIGN MANUAL SECTION 4-22: STREET LIGHTING FIXTURES SHALL UTILIZE LED LIGHTING IN RESIDENTIAL AREAS AND SHALL BE LOCATED AT INTERVALS TO MAINTAIN 0.4 FOOT-CANDLE AND A 6:1 UNIFORMITY. A STREET LIGHT SHALL BE LOCATED AT ALL STREET INTERSECTIONS IN ADDITION TO NORMAL SPACING REQUIREMENTS.
- ALL STREET LIGHTING DESIGNS MUST FOLLOW THE STANDARDS FOR ROADWAY ILLUMINATION AS ESTABLISHED BY THE ILLUMINATING ENGINEERING SOCIETY OF AMERICA.
- LIGHTING PLAN TO BE COMPLETED BY DUKE POWER TO MEET CITY OF RALEIGH REQUIREMENTS.

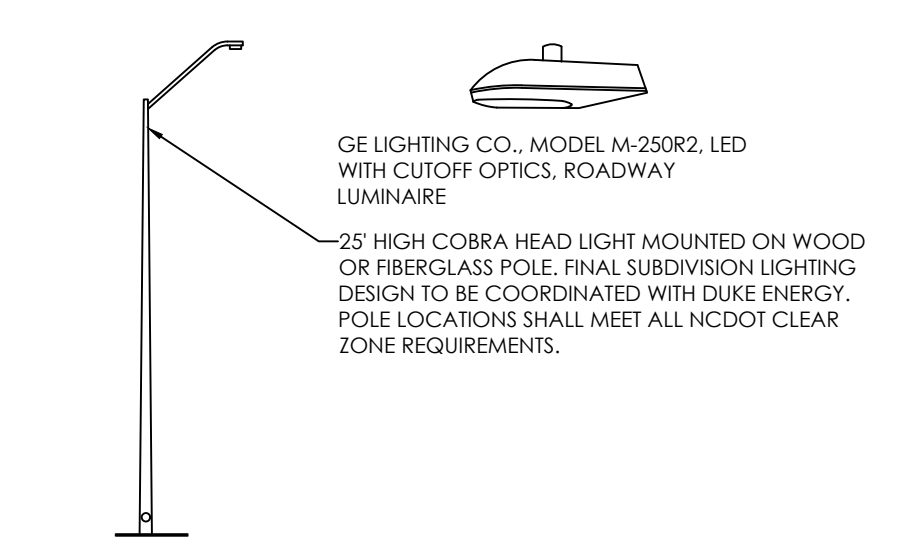
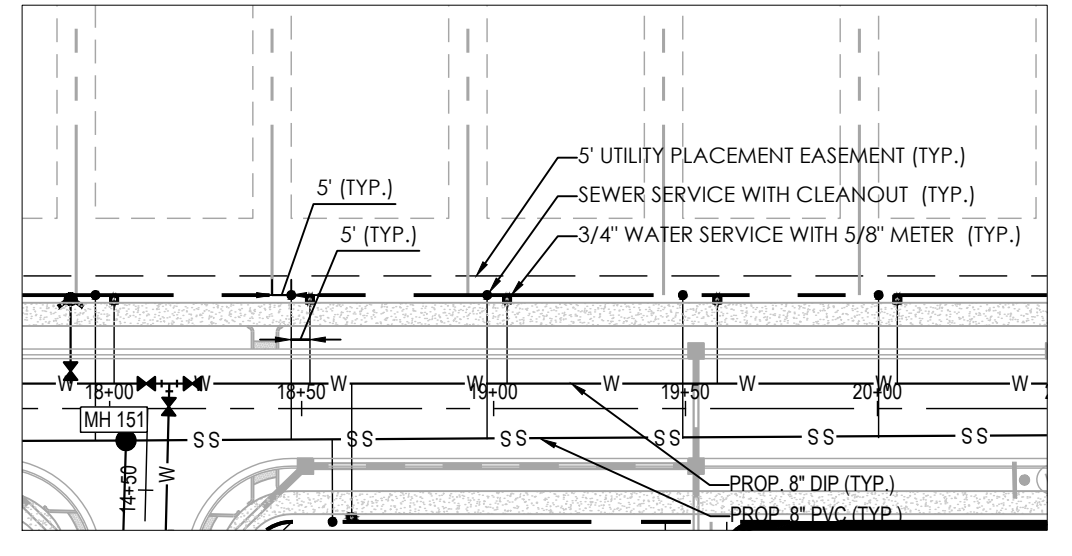
MINIMUM UTILITY SPACING REQUIREMENTS

UTILITY	HORIZONTAL SPACING (FT)	OR	VERTICAL SPACING (IN)
STORM SEWER / DOMESTIC WATER	5		18
STORM SEWER / SANITARY SEWER	5		24
DOMESTIC WATER / SANITARY SEWER	10		18



UTILITY LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
SANITARY LABEL	SANITARY LABEL	MH XXX
STORM LABEL	STORM LABEL	STM XXX
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
SS	STORM SEWER	SS
SS	SANITARY SEWER MAIN	SS
H	HYDRANT	H
M	SANITARY MANHOLE	M
J	STORM JUNCTION BOX	J
WM	WATER METER	WM
V	WATER VALVE	V
ES	TYPICAL END SECTION	ES
EW	HEADWALL OR ENDWALL	EW
C	CATCH BASIN	C
SC	SANITARY CLEAN OUT	SC
MW	MONITORING WELL	N/A
N/A	TEST PIT	TP



NOTE: CONTRACTOR SHALL COORDINATE WATER AND SEWER SERVICE LOCATIONS WITH FOUNDATION LANDSCAPING AND REQUIRED STREET TREES LOCATED IN FRONT OF UNITS.

SEE SHEET C-400 FOR UTILITY PLAN NOTES, TABLES, AND LEGEND

PLAN REVISIONS			
#	DATE	REVISION	BY
1	2024.09.10	C.O.R. COMMENTS	FA/JMK
2	2024.11.11	C.O.R. COMMENTS	ZA
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BEFORE YOU DIG
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PEARCE PARCELS PRELIMINARY SUBDIVISION PLAN

4209 WATKINS ROAD
RALEIGH, NC 27616

PROJECT #: C23054
DRAWN BY: RW/JMK
REVIEWED BY: LL
1ST SUBMITTAL: 06.21.2024
SCALE: AS NOTED

PRELIMINARY
NOT FOR CONSTRUCTION

PREPARED FOR:

PULTE HOMES

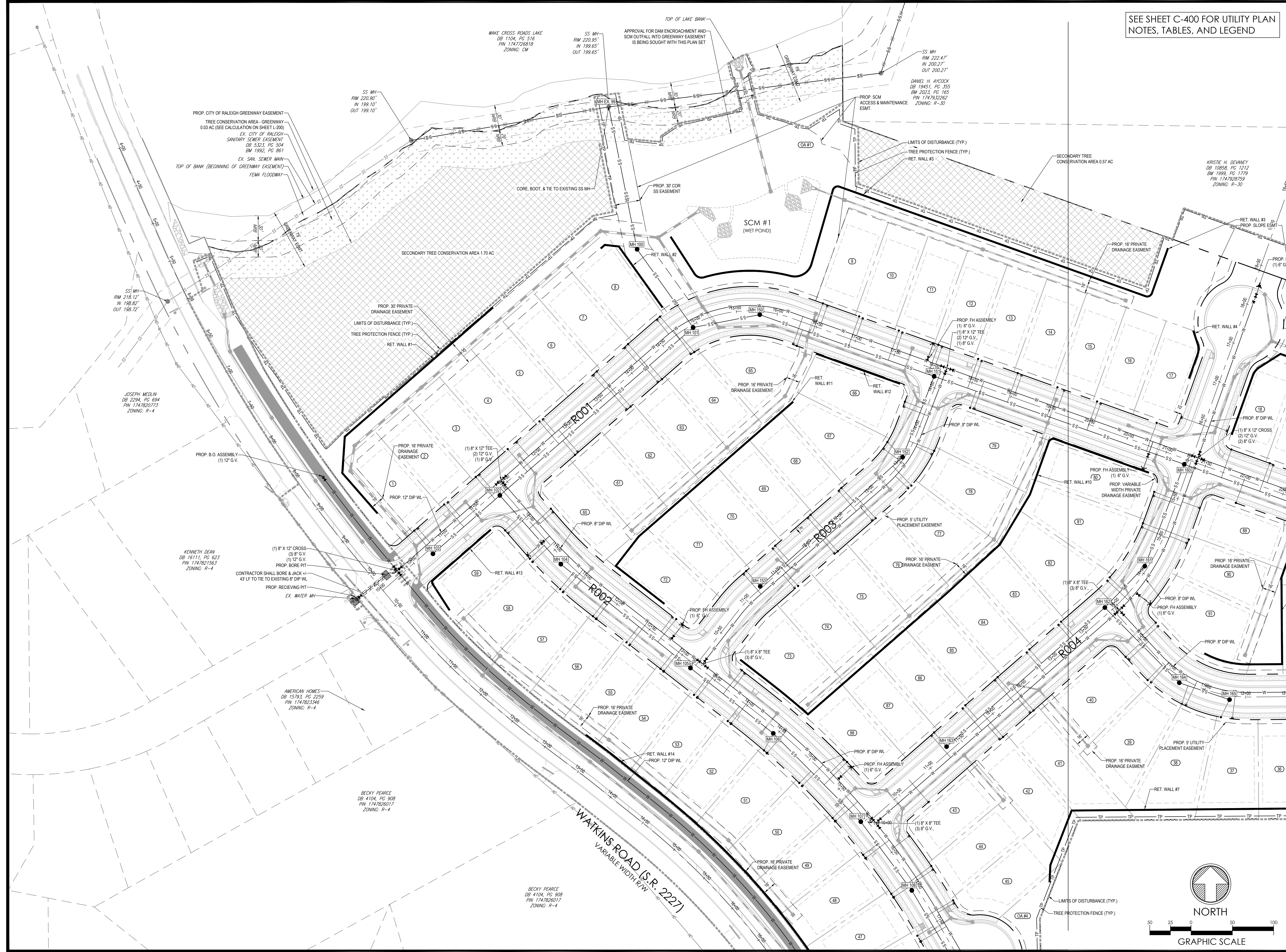
PREPARED BY:



underfoot
ENGINEERING
1149 EXECUTIVE CIRCLE
CARY, NC 27511
919.576.9733
NCBELS C3847 | NCBSOLA C683

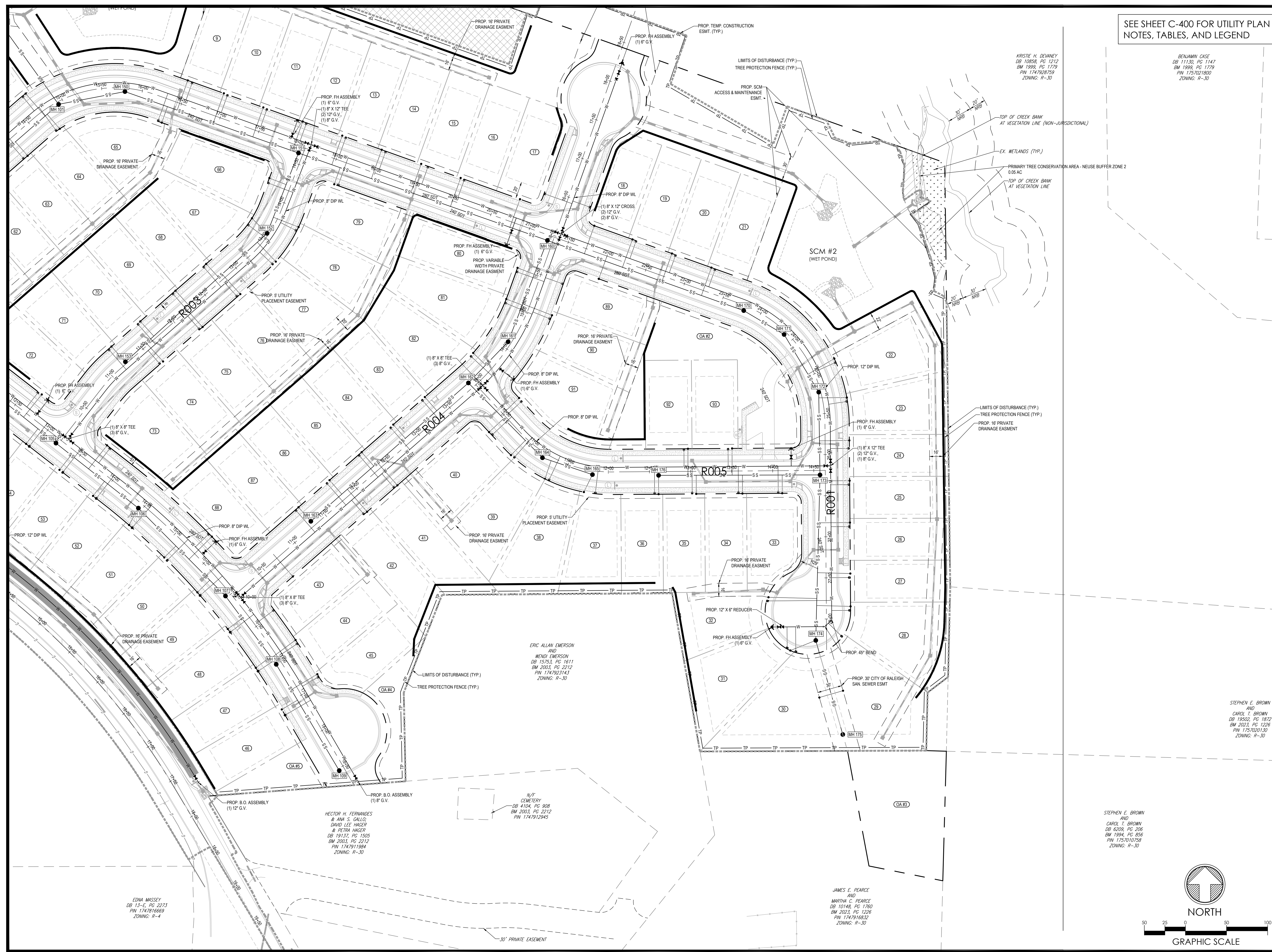
SHEET:
UTILITY & LIGHTING
PLAN (1 OF 2)

C-401



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SEE SHEET C-400 FOR UTILITY PLAN NOTES, TABLES, AND LEGEND

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PREPARED FOR:

PULTE HOMES

PREPARED BY:



underfoot
ENGINEERING

1149 EXECUTIVE CIRCLE
CARY, NC 27511
919.576.9733
NCBELS C3847 | NCBOLA C683

KRISTIE H. DEVNEY
DB 11530, PG 1147
BM 1999, PG 1779
PIN 1747928759
ZONING: R-30

BENJAMIN CASE
DB 11530, PG 1147
BM 1999, PG 1779
PIN 1757021800
ZONING: R-30

ERIC ALLAN EMERSON
AND
WENDI EMERSON
DB 15753, PG 1611
BM 2003, PG 2212
PIN 1747923143
ZONING: R-30

HECTOR H. FERNANDES
& ANA S. GALLO;
DAVID LEE HAGER
& PETRA HAGER
DB 19137, PG 1505
BM 2003, PG 2212
PIN 1747911994
ZONING: R-30

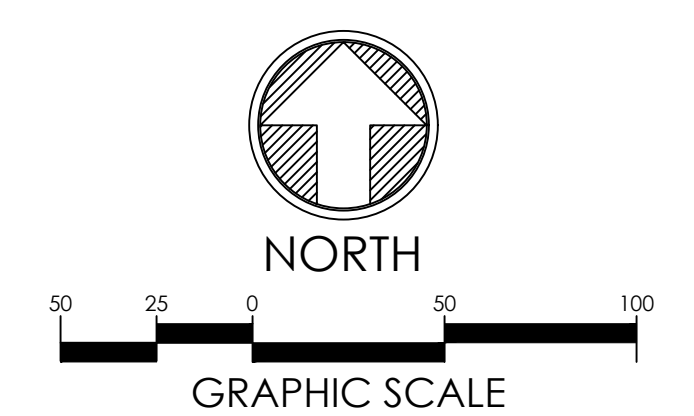
N/F
CEMETERY
DB 4104, PG 908
BM 2003, PG 2212
PIN 1747912945

EDNA MASSEY
DB 13-E, PG 2273
PIN 1747816669
ZONING: R-4

JAMES E. PEARCE
AND
MARTHA C. PEARCE
DB 10148, PG 1760
BM 2003, PG 1226
PIN 1747916832
ZONING: R-30

STEPHEN E. BROWN
AND
CAROL T. BROWN
DB 19502, PG 1872
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PIN 1757020130
ZONING: R-30

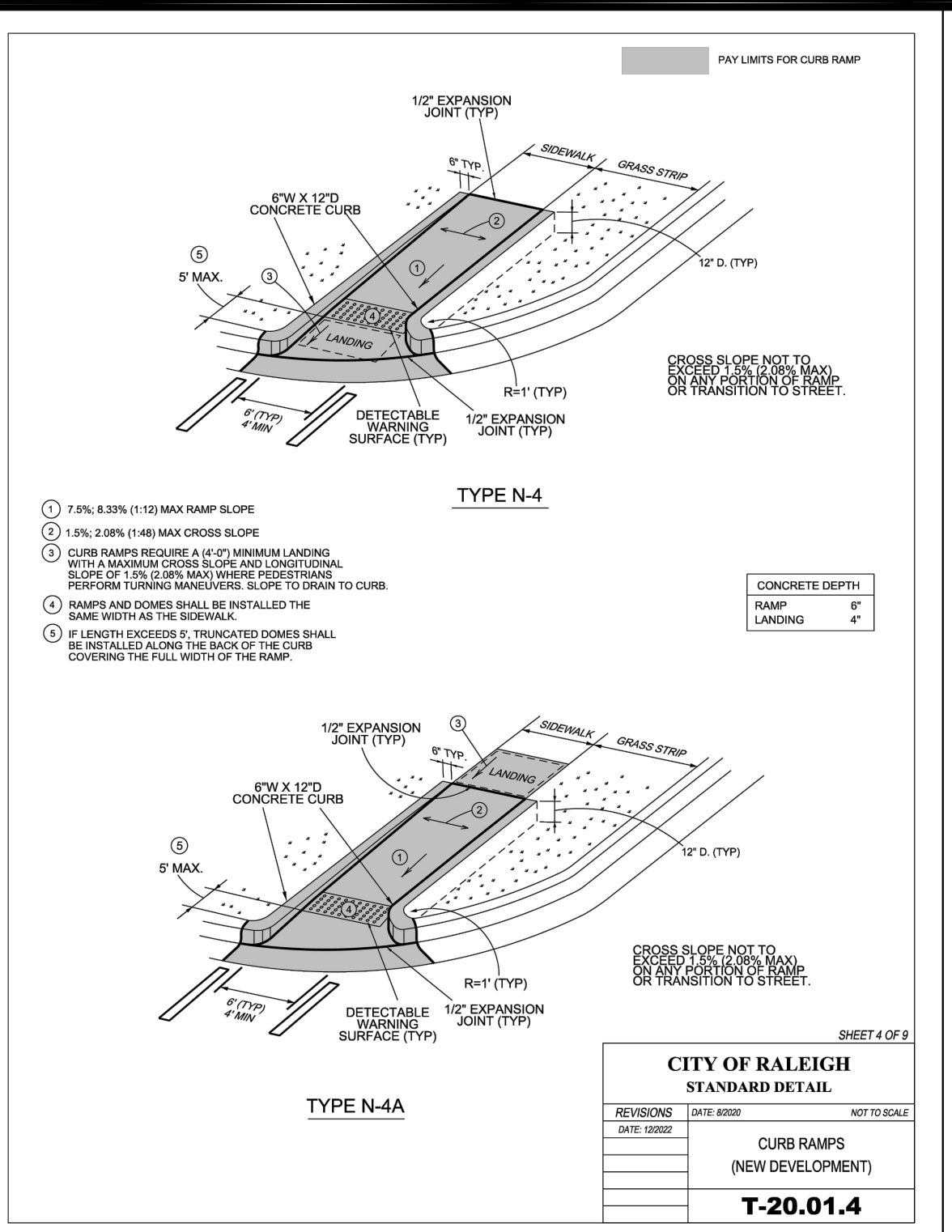
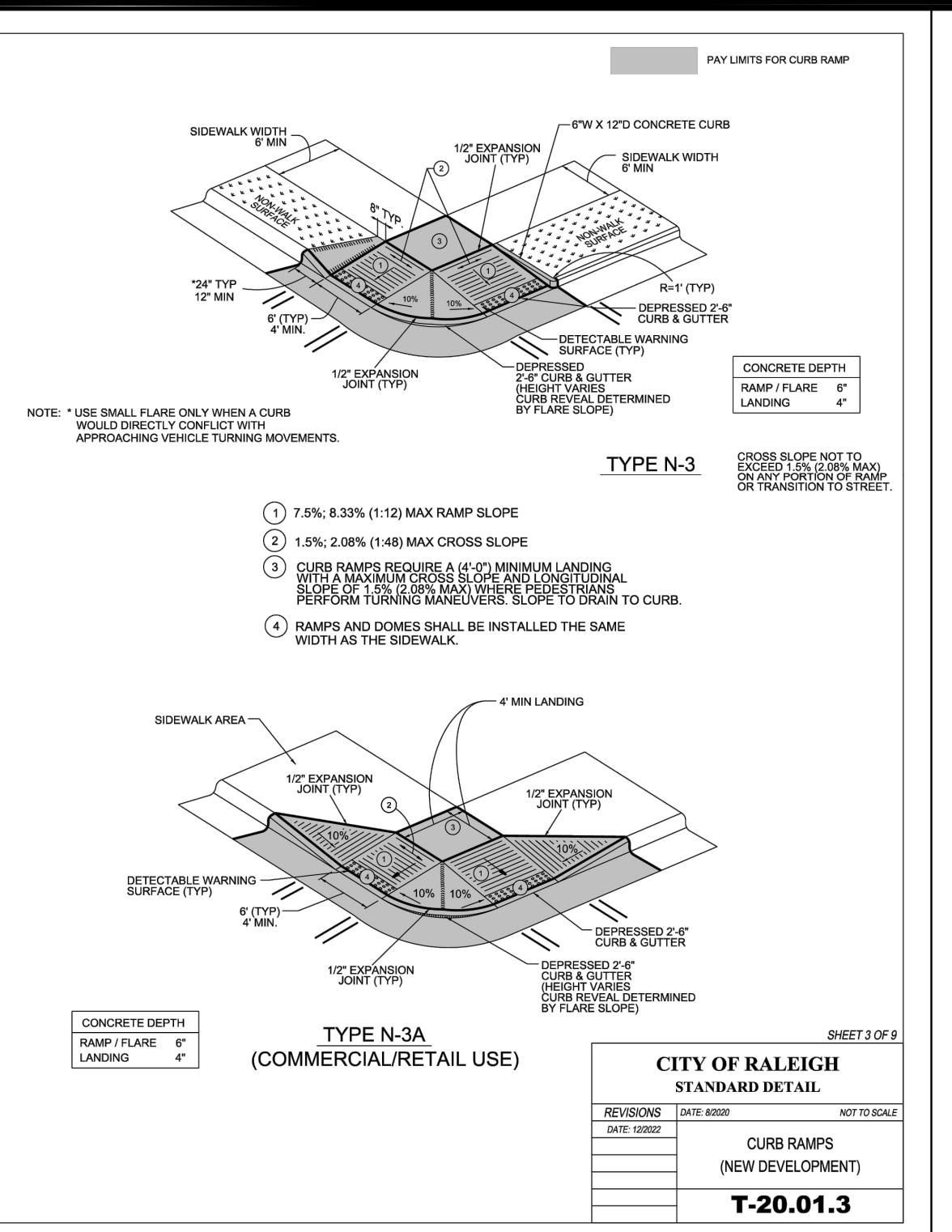
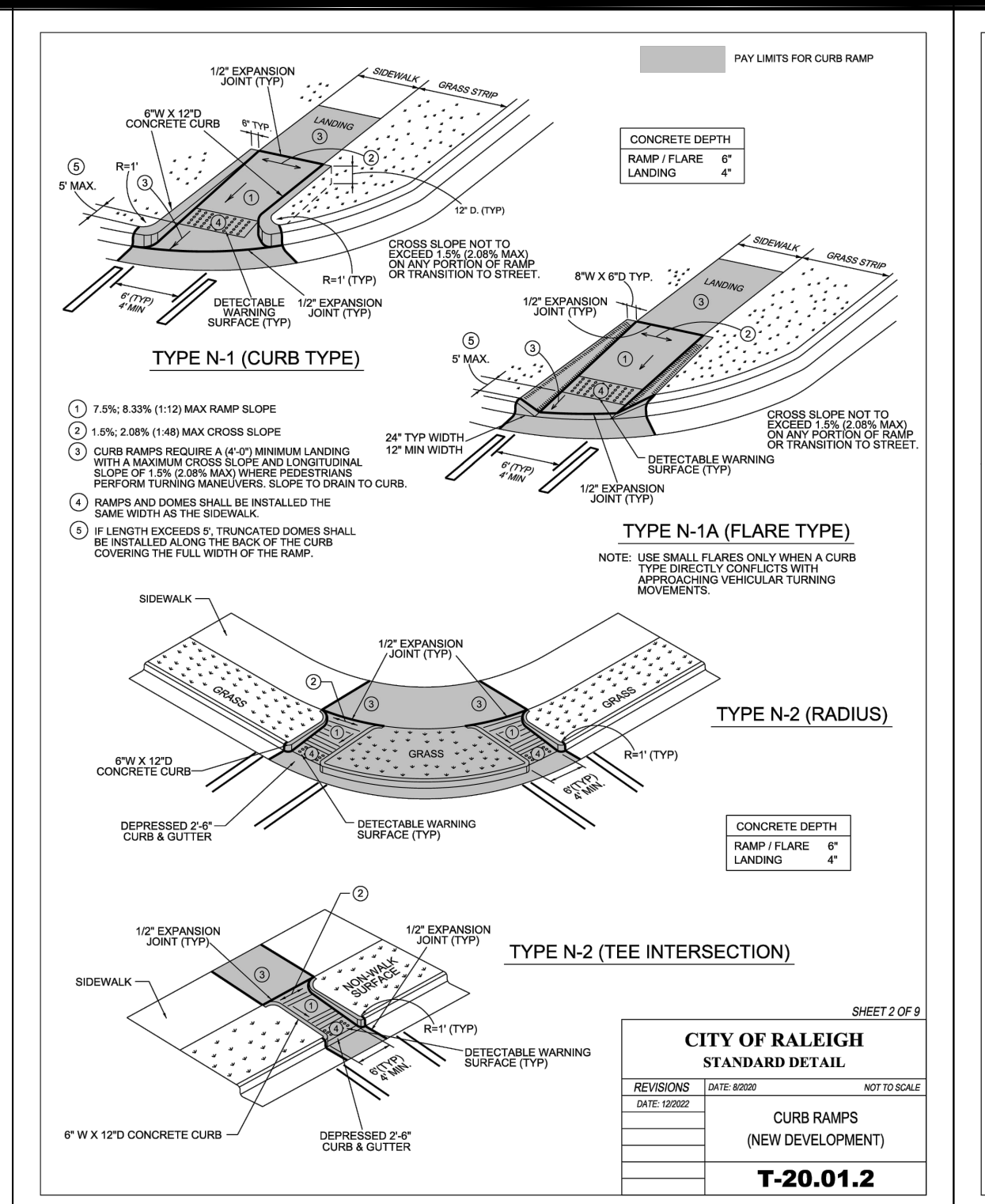
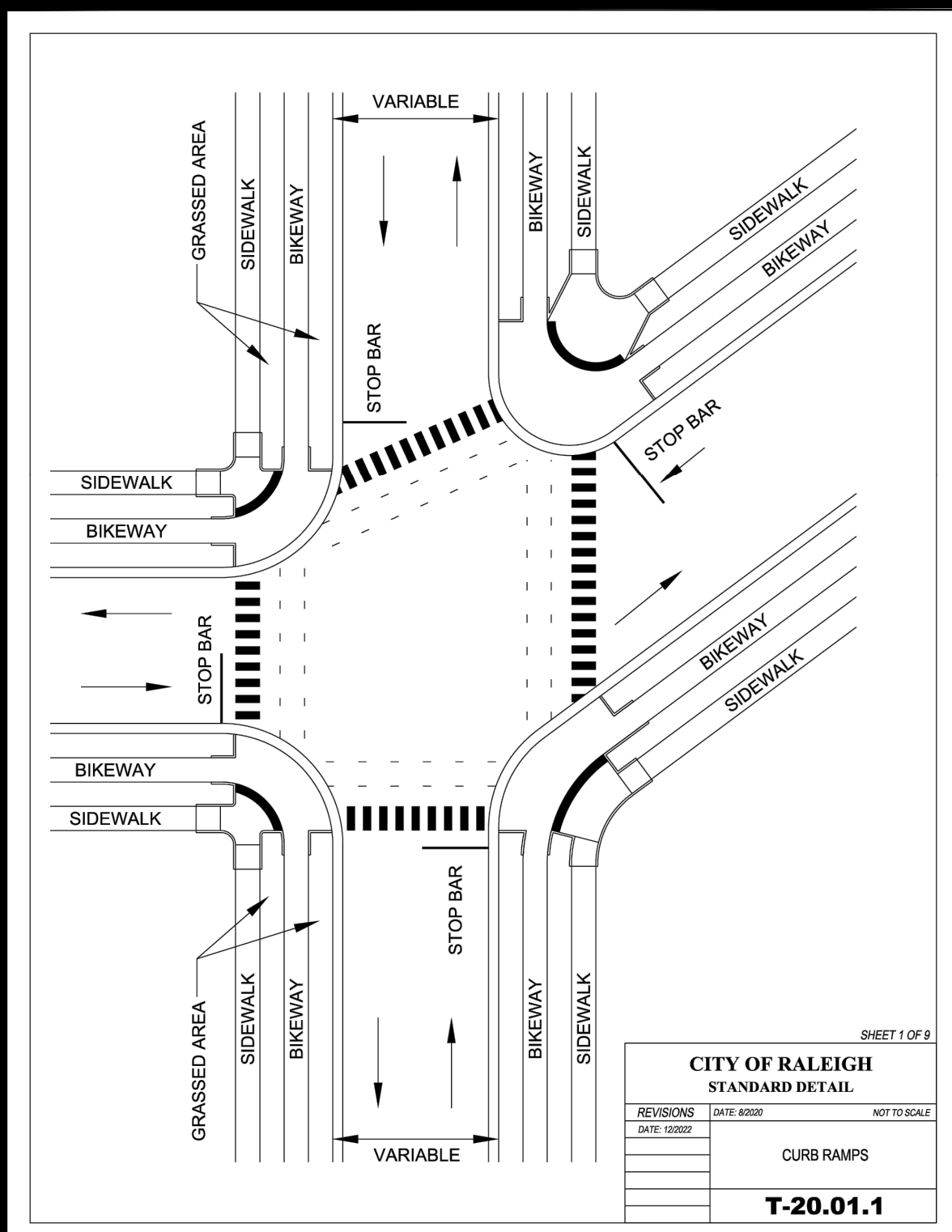
STEPHEN E. BROWN
AND
CAROL T. BROWN
DB 6209, PG 206
BM 1994, PG 856
PIN 1757010758
ZONING: R-30



UTILITY & LIGHTING
PLAN (2 OF 2)

C-402

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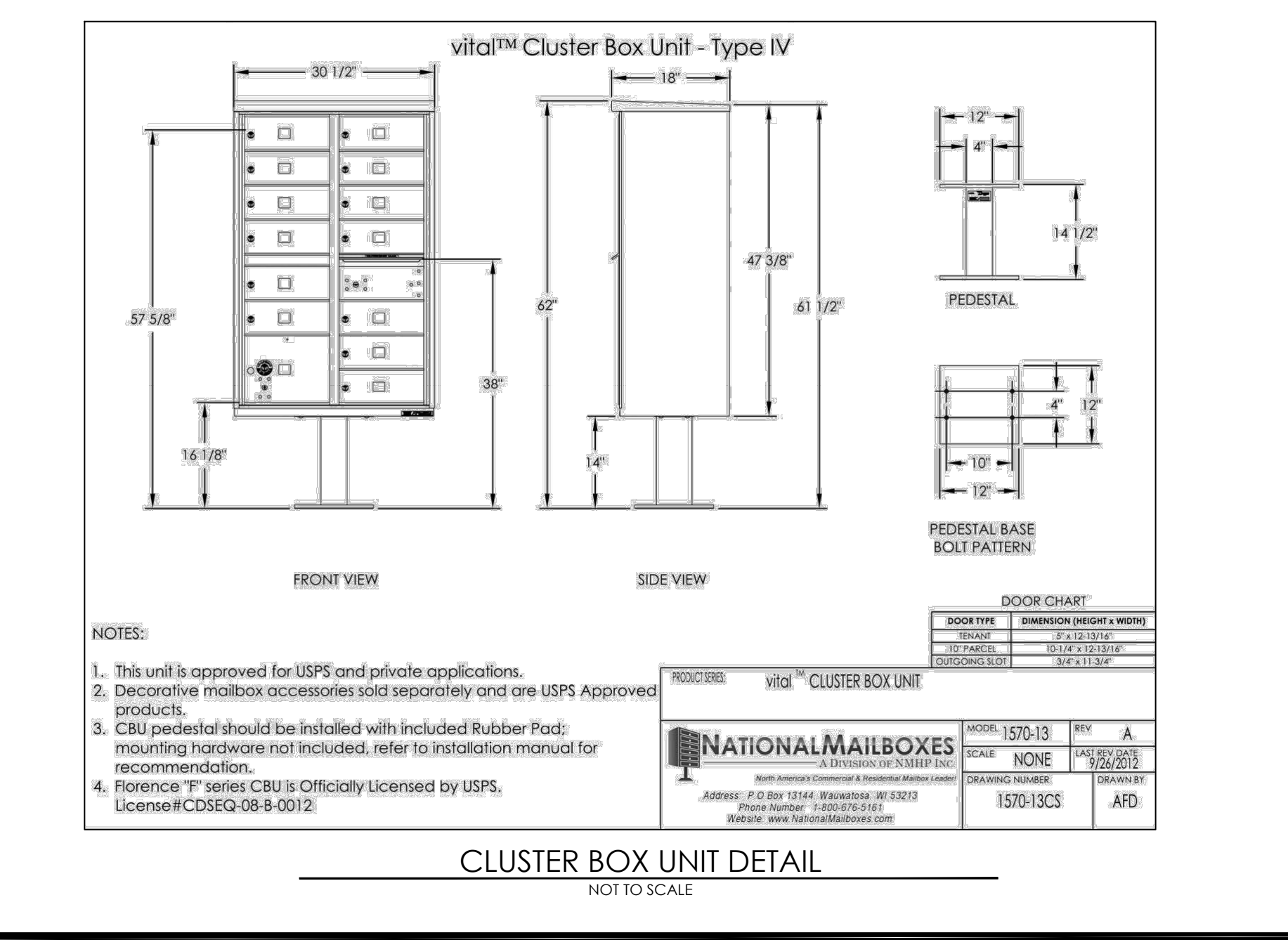
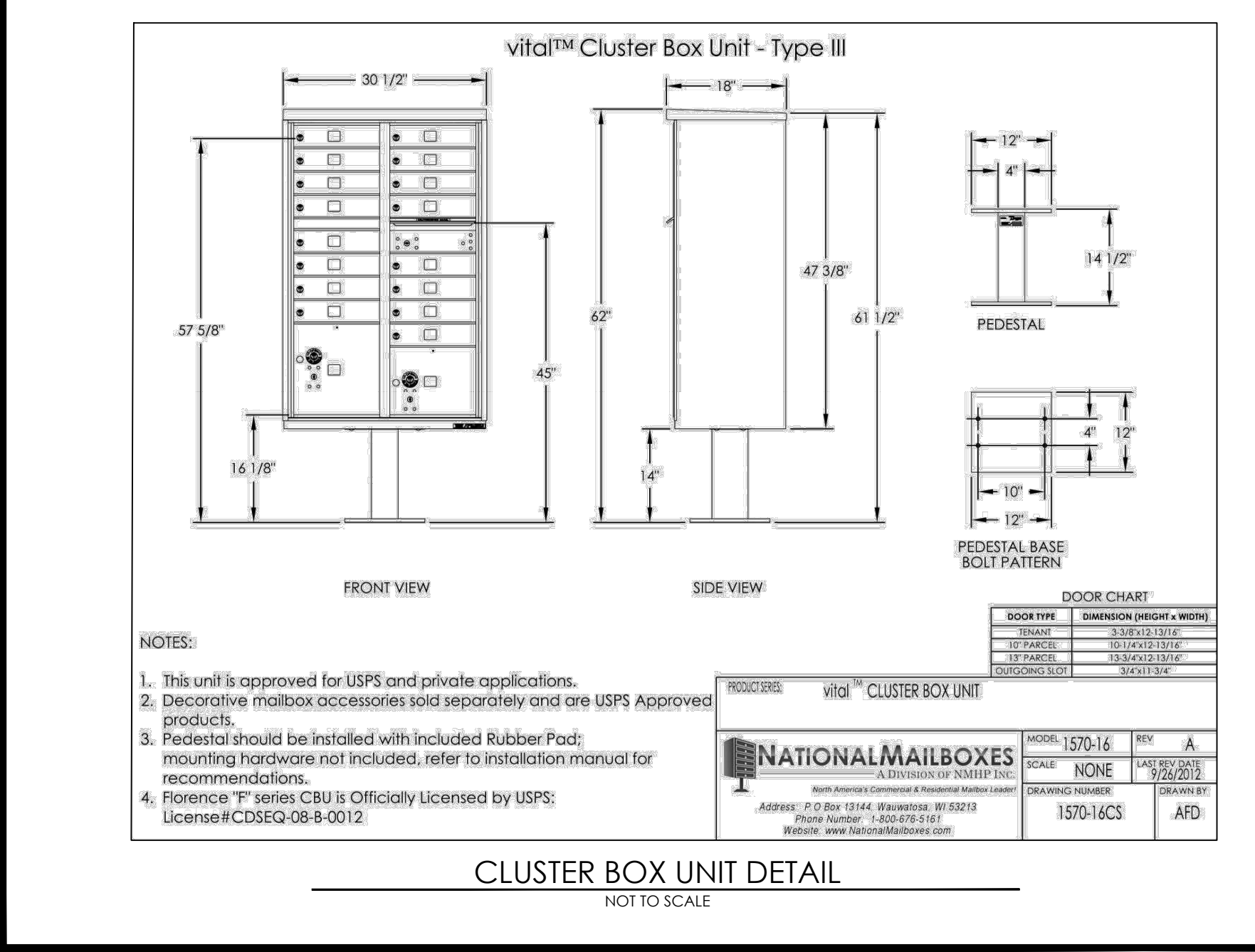
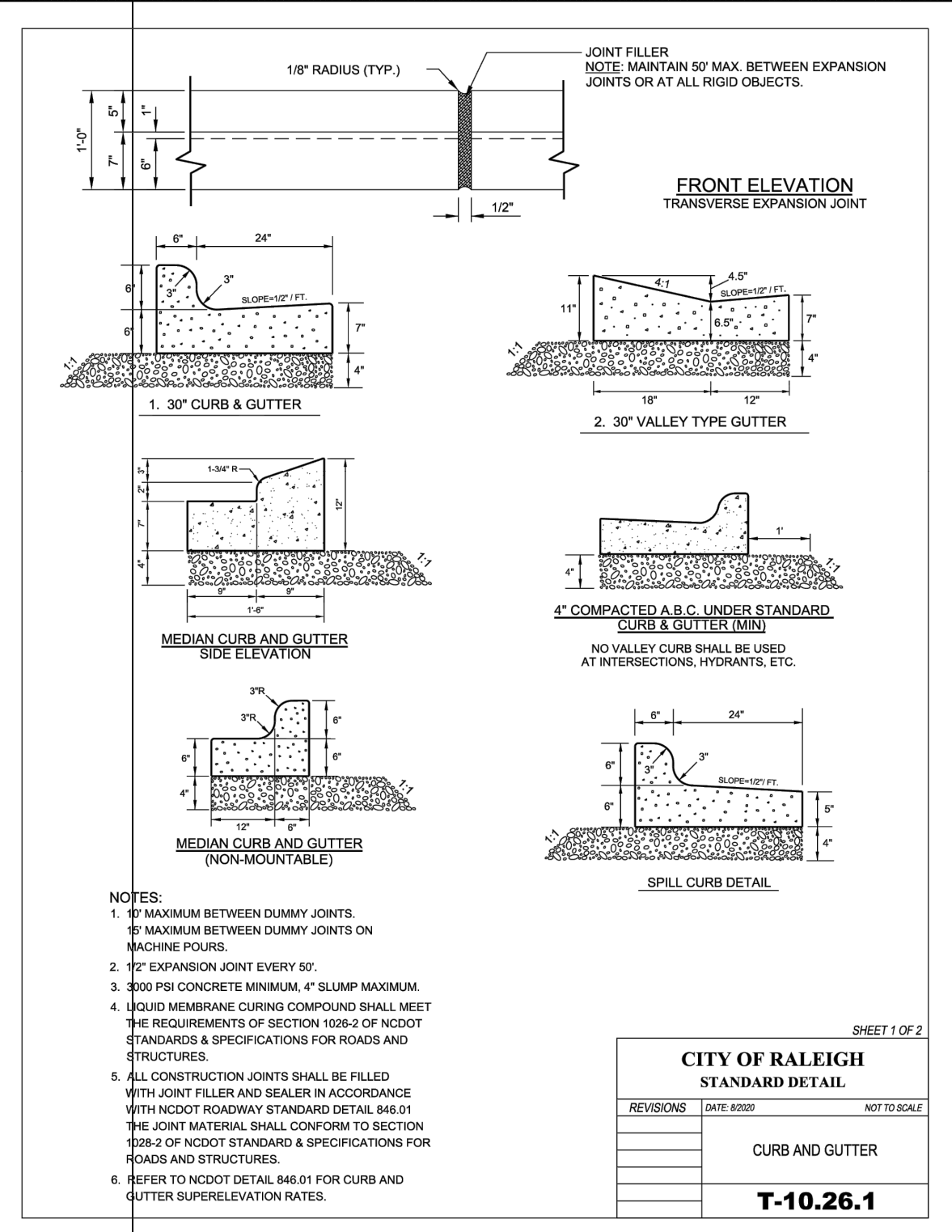
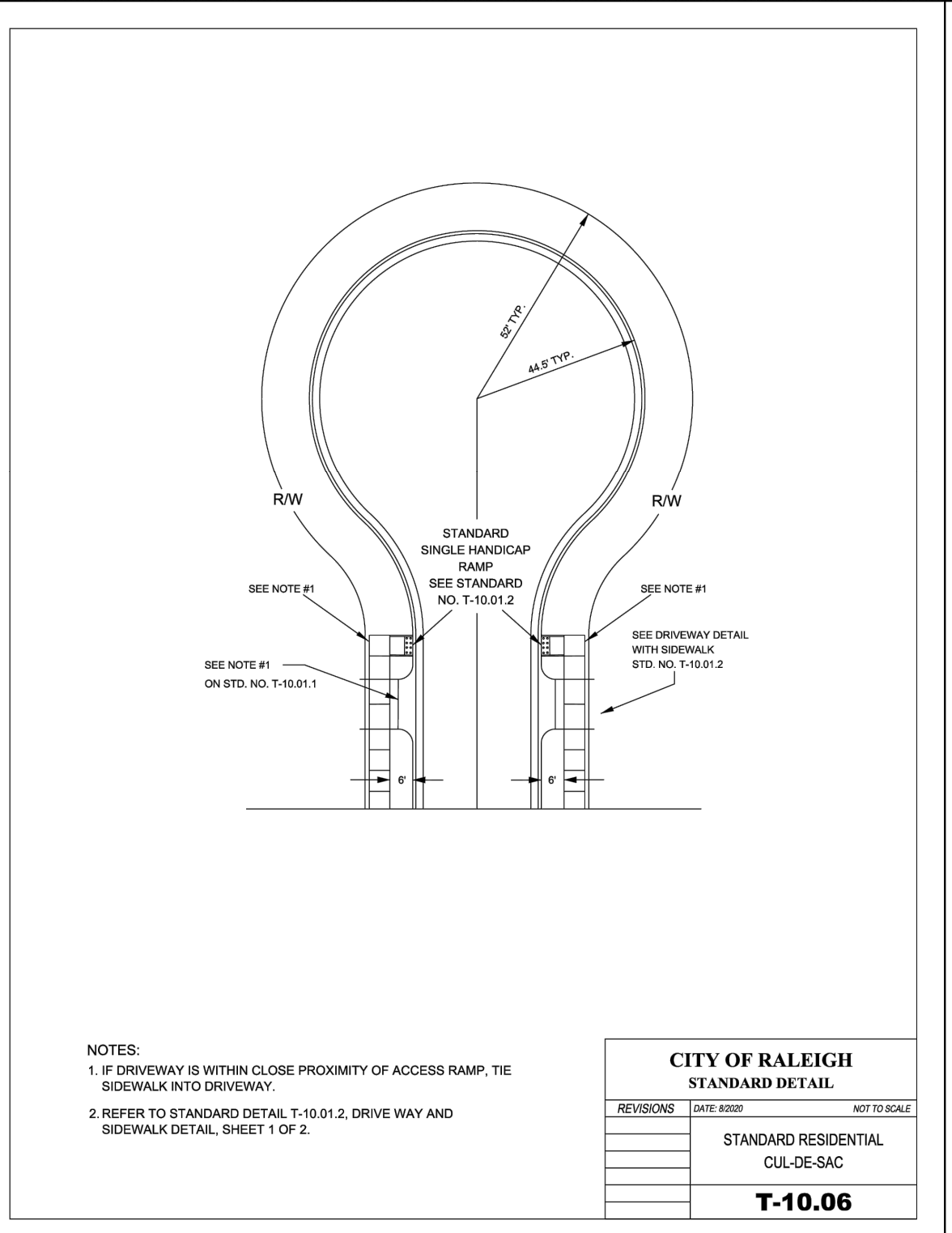
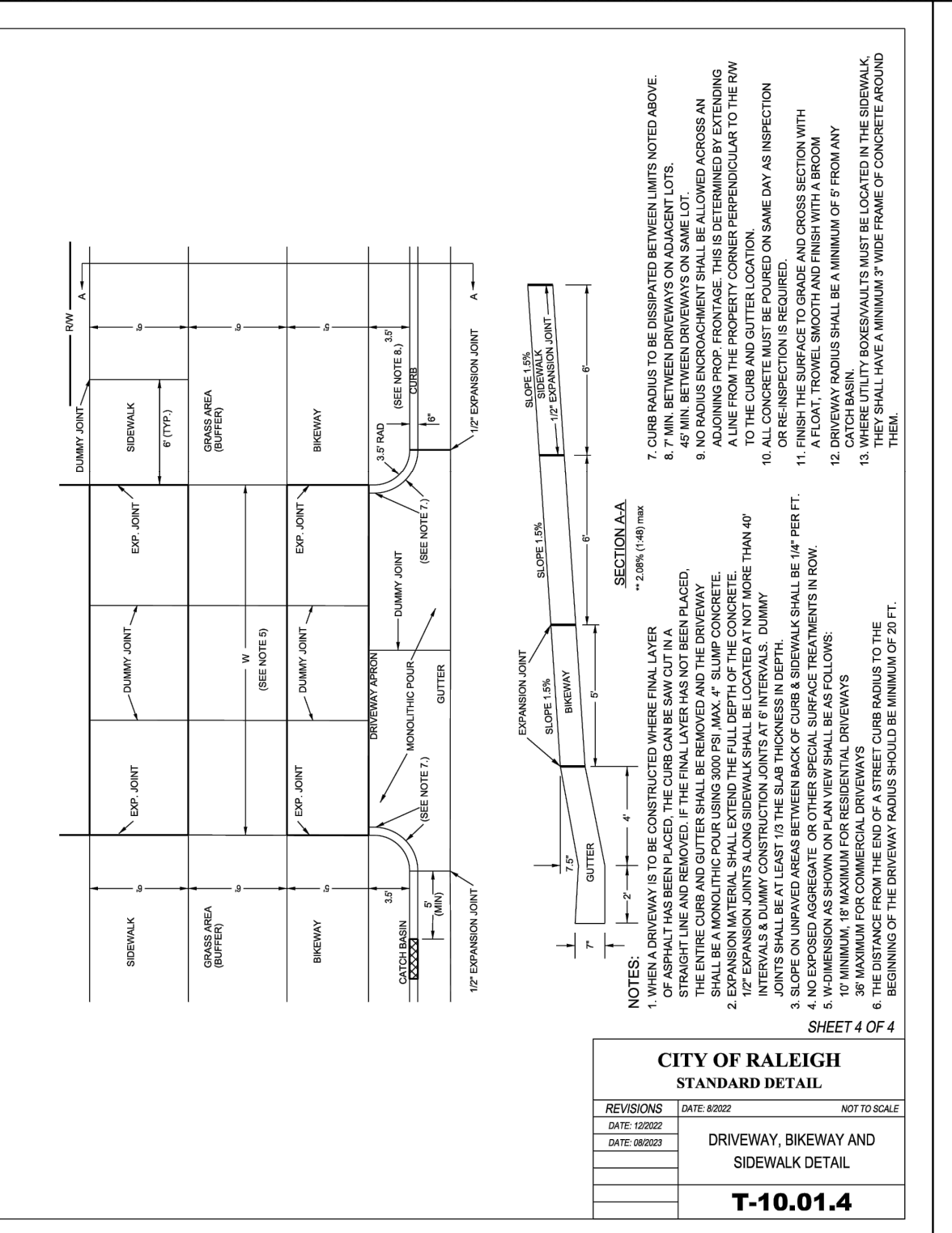
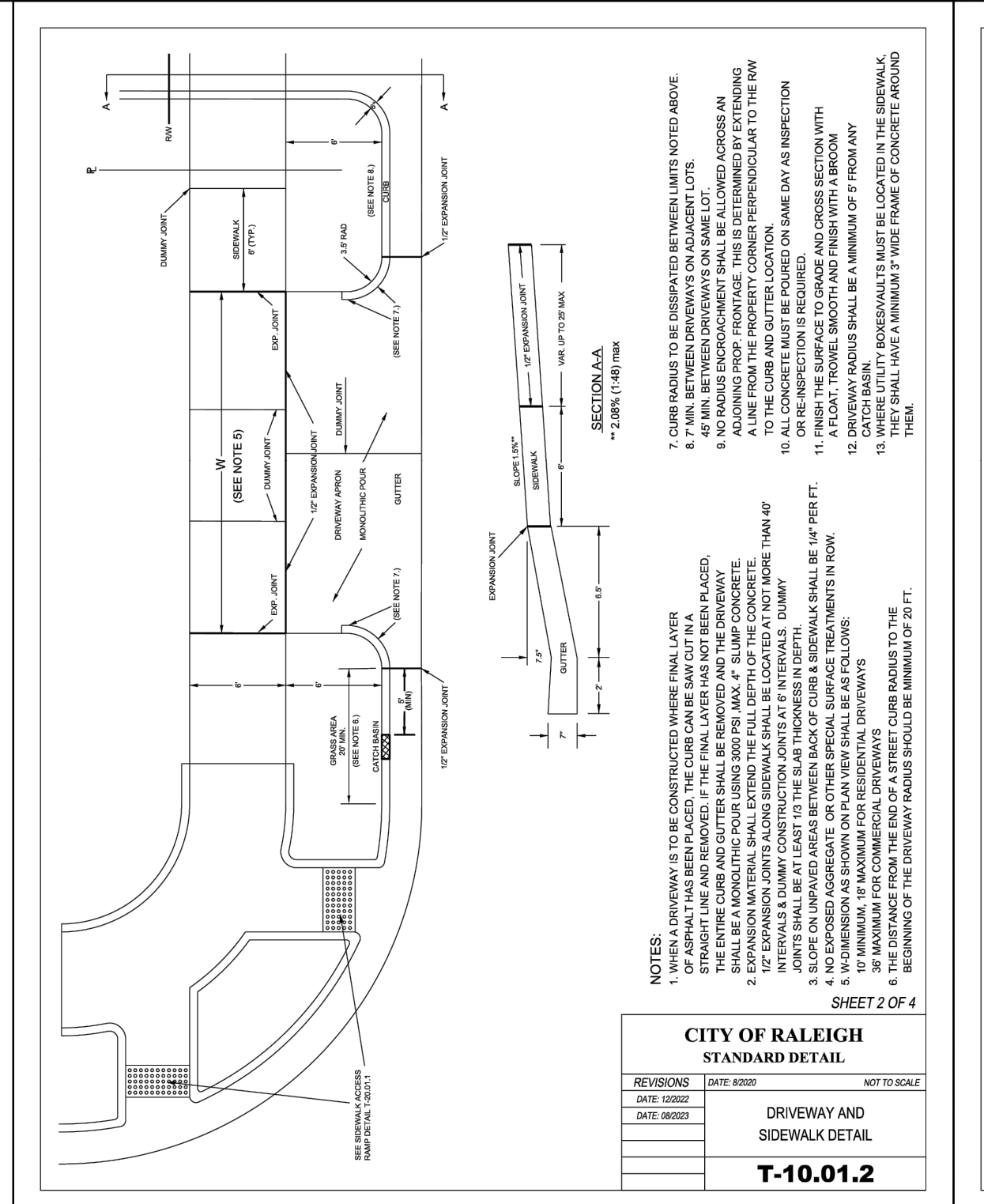
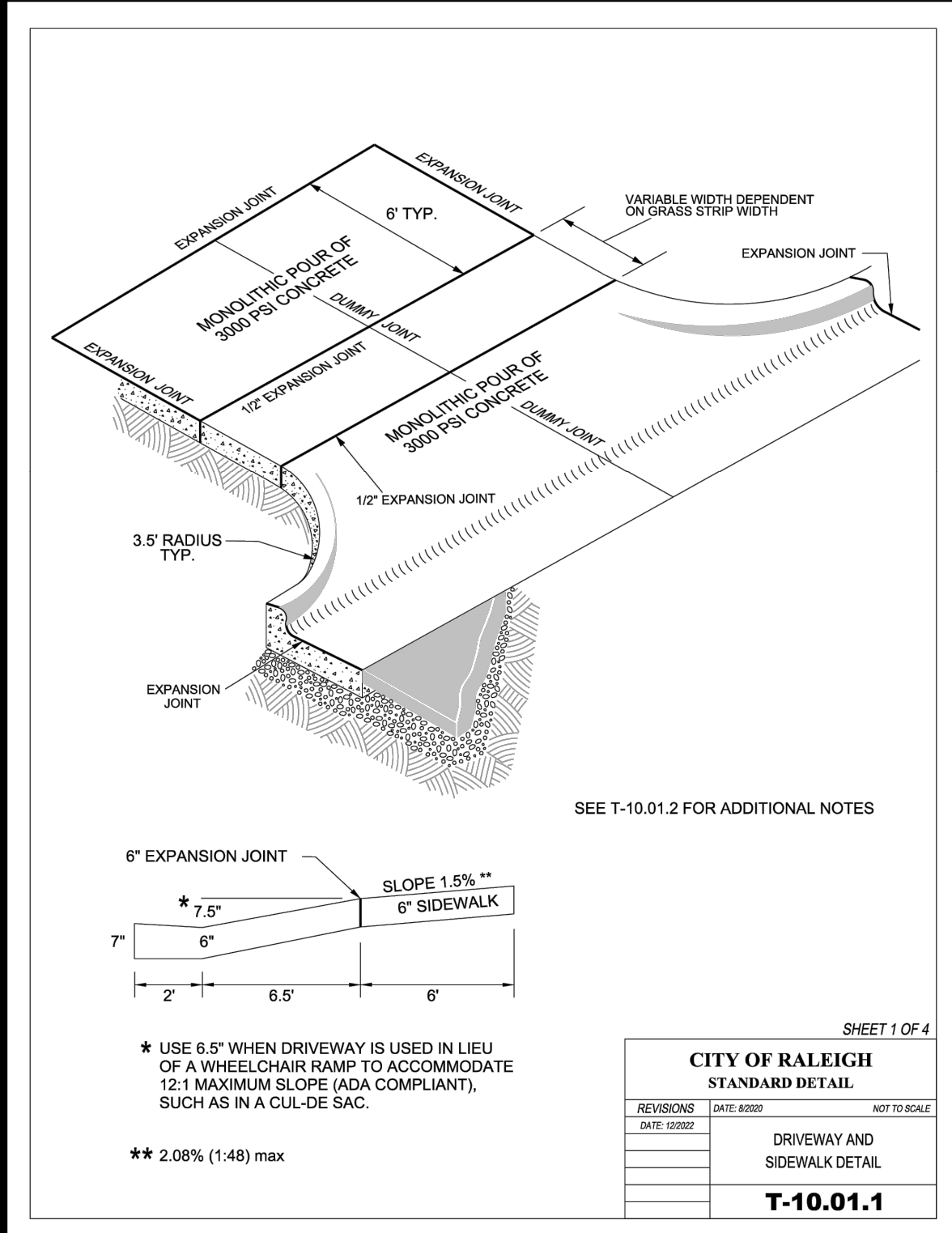


CITY OF RALEIGH CURB RAMPS GENERAL NOTES

- CITY OF RALEIGH STANDARD CURB RAMPS HAVE BEEN DEVELOPED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND PUBLIC RIGHT OF WAY ACCESS GUIDELINES (PROWAG).
- CURB RAMPS SHALL BE PROVIDED AT LOCATIONS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. SIDEWALK ACCESS RAMPS SHALL BE LOCATED AS INDICATED IN THE DETAIL. HOWEVER, THE LOCATION MAY BE ADJUSTED IN COORDINATION WITH THE CITY OF RALEIGH WHERE EXISTING LIGHT POLES, FIRE HYDRANTS, DROP INLETS, ETC. AFFECT PLACEMENT.
- DOUBLE WHEELCHAIR RAMPS ARE TO BE INSTALLED AT ALL PUBLIC STREET INTERSECTIONS WHERE SIDEWALK IS REQUIRED.
- THE WALKING SURFACE SHALL BE SLIP RESISTANT. THE COLOR FOR THE DETECTABLE WARNING AREA SHALL BE YELLOW FOR CONTRAST.
- NO SLOPE ON THE SIDEWALK ACCESS RAMP SHALL EXCEED 1" FT (12:1) IN RELATIONSHIP TO THE GRADE OF THE STREET.
- IN NO CASE SHALL THE WIDTH OF THE SIDEWALK ACCESS RAMP BE LESS THAN 48" ALL RAMPS SHALL BE INSTALLED THE SAME WIDTH AS THE SIDEWALK.
- USE CLASS A (3000 PSI) CONCRETE WITH A SIDEWALK FINISH IN ORDER TO OBTAIN A ROUGH NONSLIP SURFACE.
- A 1/2" EXPANSION JOINT INSTALLED FULL DEPTH WILL BE REQUIRED WHERE THE CONCRETE SIDEWALK ACCESS RAMP JOINS THE CURB AND ALSO WHERE NEW CONCRETE ABUTS EXISTING CONCRETE.
- CURB RAMPS SHOULD BE PLACED PARALLEL TO THE DIRECTION OF TRAVEL.

CITY OF RALEIGH STANDARD DETAIL
CURB RAMPS (NEW DEVELOPMENT)
T-20.01.8

REVISIONS: DATE 08/09/20 NOT TO SCALE



PLAN REVISIONS

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PROJECT: **PEARCE PARCELS PRELIMINARY SUBDIVISION PLAN**

4209 WATKINS ROAD
RALEIGH, NC 27616

PROJECT #: C23054
DRAWN BY: RW/JMK
1ST SUBMITTAL: 06.21.2024
SCALE: AS NOTED

PRELIMINARY NOT FOR CONSTRUCTION

PREPARED FOR: **PULTE HOMES**

PREPARED BY: **underfoot ENGINEERING**
1149 EXECUTIVE CIRCLE
CARY, NC 27511
919.576.9733
NCBELS C3847 | NCBLA C683

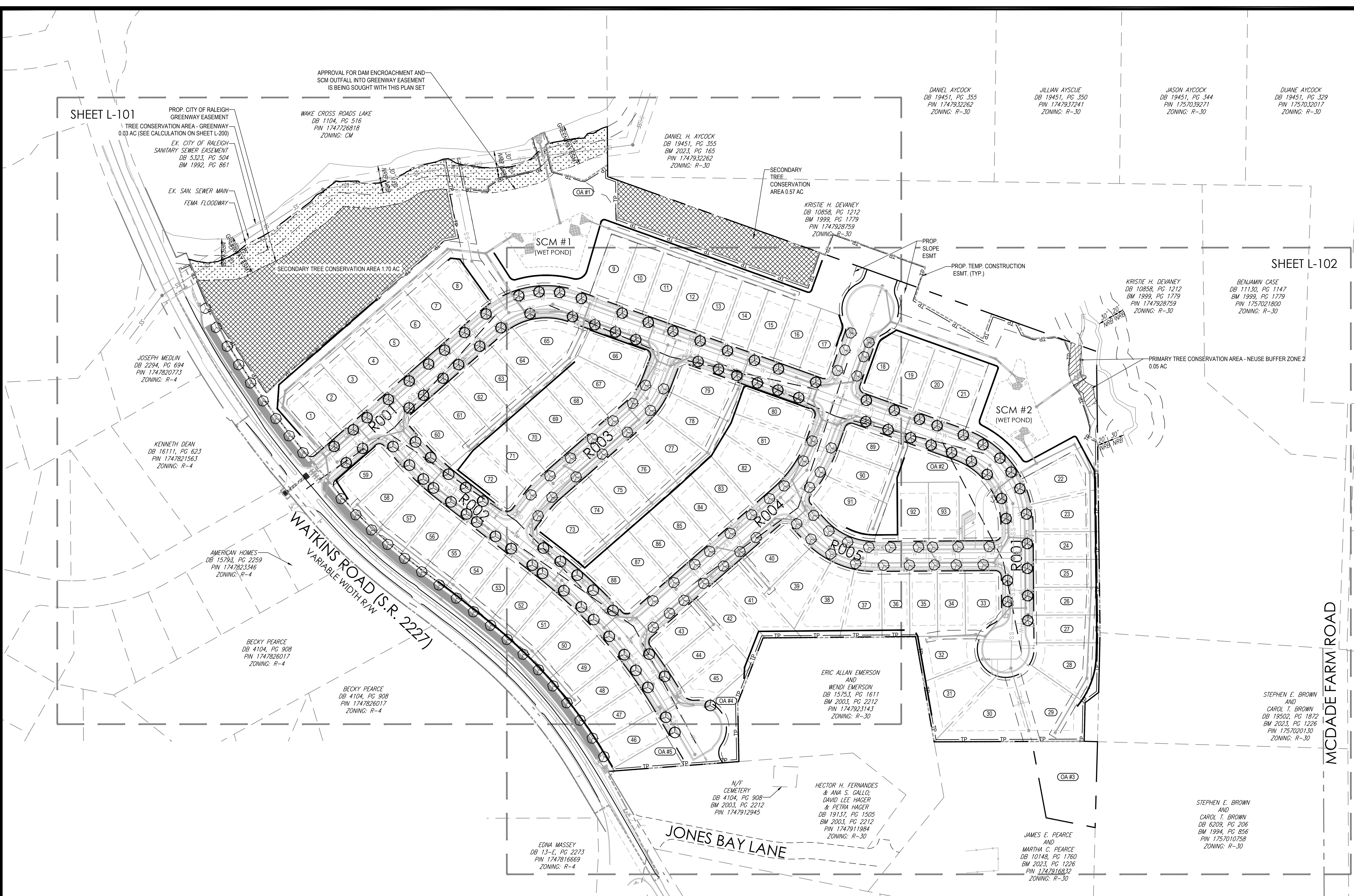
SHEET: **C-500**

SITE DETAILS

X:\CIVIL\PROJECTS\2023\23054 - PEARCE - PULTE HOMES\PRELIMINARY SUBDIVISION PLAN\DWG\PRINTED BY: JACHALLEY 12.18.24 @ 3:03 PM. LAST SAVED BY: MATTHEW KEHN

SHEET L-101

SHEET L-102



LANDSCAPE NOTES

1. ALL TECHNICAL SPECIFICATIONS AND GENERAL CONDITIONS APPLY. ALL GENERAL NOTES AND GENERAL CONSTRUCTION NOTES APPLY.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITY TAKE-OFFS AND VERIFICATION OF MATERIALS AS SHOWN ON THESE PLANS AND IN WRITTEN SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO FINAL BIDDING OR INSTALLATION.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING AND PROPOSED UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR (1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA (2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD (3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
5. THE CONTRACTOR SHALL COMPLETELY GUARANTEE AND BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR A ONE YEAR GROWING PERIOD.

PLANTING NOTES

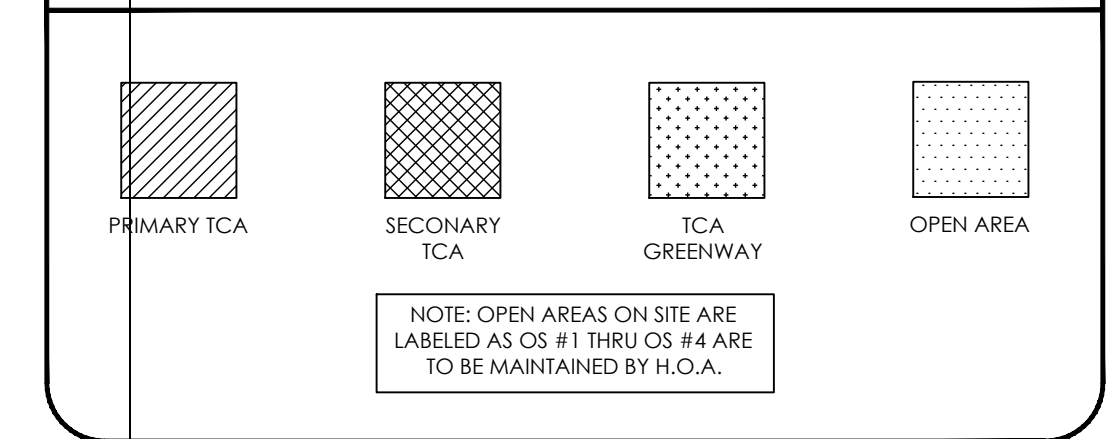
1. CONTRACTOR SHALL COORDINATE STREET TREE LOCATIONS WITH WATER AND SEWER SERVICES, HYDRANTS, CURB INLETS, DRY UTILITY LOCATIONS AND STREET LIGHTS PER CITY OF RALEIGH TREE MANUAL GUIDELINES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
3. ALL LANDSCAPE MATERIALS SHALL CONFORM TO, AT A MINIMUM, THE ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INCLUDING THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1). ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR RECEIVING ANIMAL COMPLETION SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
4. ALL OPEN SPACE LAWN AREAS AND LAWN AREAS WITHIN RIGHT OF WAYS SHALL BE SODDED WITH THE AN APPROVED EQUAL SEED VARIETY.
5. ALL MATERIALS, PLANTING AND LANDSCAPE WORK SHALL CONFORM TO THE LOCAL OR COUNTY JURISDICTIONAL AUTHORITY'S STANDARD SPECIFICATIONS AND DETAILS, AND SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
6. ALL OPEN SPACE LAWN AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
7. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
8. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
9. ALL PLANT MATERIAL SHALL BE PLANTED AT HEIGHTS AS ILLUSTRATED IN THE PLANTING DETAILS & PLANT LIST.
10. ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED.
11. ALL TREES SHALL BE STAKED AND GUYED, AS SHOWN IN DETAILS, WITHIN A WEEK OF PLANTING. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TREE STAKING MATERIAL AFTER THE FIRST FULL GROWING SEASON OR ONE YEAR, WHICH EVER COMES FIRST.
12. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN IN GALLON SPECIFIED OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST AS "B+B".
13. ALL PLANT BEDS AND RAISED SAUCER RINGS SHALL BE GRADED TO PROVIDE ADEQUATE DRAINAGE AND SHALL BE MULCHED AS SPECIFIED.
14. PRIOR TO THE END OF EACH WORKING DAY, THE CONTRACTOR SHALL PROPERLY BACKFILL ALL PLANT MATERIAL THAT HAS BEEN PLACED IN PREPARED HOLES AND PROPERLY WATER AND MULCH ALL PREPARED GROUND COVER, PERENNIAL AND ANNUAL BEDS.
15. ALL TREES AND SHRUBS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING INSTALLATION.
16. THE CONTRACTOR SHALL COMPLETELY GUARANTEE AND BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR A ONE YEAR GROWING PERIOD.
17. WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A MINIMUM 3" DEPTH OF TRIPLE SHRED HARDWOOD MULCH.
18. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED BY HAND PRIOR TO PLANTING AND BACK FILLING WITH PREPARED SOIL. HAND TOOLS ARE NOT TO BE USED TO SCARIFY ROOT BALLS. ALL ROPE AND WRAPPING TWINE SHALL BE CUT AND REMOVED FROM AROUND THE UPPER PARTS OF THE ROOT BALL. METAL BASKET WIRES AND BURLAP SHALL BE PULLED BACK AND TUCKED UNDER THE EDGES OF THE SAUCER RINGS ON ALL TREES AND LARGE SHRUBS. ALL SYNTHETIC BURLAP SHALL BE REMOVED FROM PLANT BALLS PRIOR TO BACKFILLING.
19. ALL PLANTING AREAS SHALL BE EDGED WITH SMOOTH, CONTINUOUS CURVES. PINE STRAW MULCH, IF SPECIFIED, SHALL BE ROLLED AND TUCKED ALONG PLANT BED EDGE. TRIPLE SHRED MULCH, WHERE SPECIFIED, SHALL BE A MIN. 3" DEPTH.
20. ALL LANDSCAPE ISLANDS SHALL BE GRADED FOR POSITIVE DRAINAGE WITH NO LOW SPOTS ALLOWING WATER TO BE TRAPPED BEHIND THE CURB.
21. CONTRACTOR SHALL NOT PLACE MULCH IN CONTACT WITH TREE TRUNKS.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
24. THE CONTRACTOR SHALL COMPLETELY GUARANTEE AND BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR A ONE YEAR GROWING PERIOD.
25. TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING, BUT NOT LIMITED TO: CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

PLANTING CALCULATIONS

STREET TREES	R/W FRONTAGE	STREET TREES REQ'D	TREES PROVIDED
ROOT1 - NORTH SIDE	1679 LF	42	35 SHADE TREES
ROOT1 - SOUTH SIDE	1510 LF	37.8	30 SHADE TREES
ROOT2 - NORTH SIDE	601 LF	15	13 SHADE TREES
ROOT2 - SOUTH SIDE	715 LF	17.9	20 SHADE TREES
ROOT3 - EAST SIDE	412 LF	10.3	7 SHADE TREES
ROOT3 - WEST SIDE	412 LF	10.3	7 SHADE TREES
ROOT4 - EAST SIDE	631 LF	15.8	13 SHADE TREES
ROOT4 - WEST SIDE	686 LF	17.2	13 SHADE TREES
ROOT5 - NORTH SIDE	384	9.6	9 SHADE TREES
ROOT5 - SOUTH SIDE	384	9.6	9 SHADE TREES
WATKINS EAST SIDE	1156	28.9	27 SHADE TREES
TOTAL		204.4 TOTAL	183 TOTAL

NOTE: EACH STREET'S RIGHT OF WAY FRONTAGE IS CALCULATED BY SUBTRACTING BY THE R/W WIDTH OF INTERSECTING STREETS FROM THE CENTERLINE LENGTH.

HATCH LEGEND



LANDSCAPE SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONT.	SIZE	REMARKS
CANOPY TREES							
NSGG	65	Nyssa sylvatica 'Green Gable'	Black Gum	3' CAL	B+B	12-14' HT	Full, Central Leader
QUINU	85	Quercus nuttallii	Nuttall Oak	3' CAL	B+B	12-14' HT	Full, Central Leader
ULAP	33	Ulmus americana 'Princeton'	'Princeton' American Elm	3' CAL	B+B	12-14' HT	Full, Central Leader
SUBTOTAL:	183						

PLAN REVISIONS

#	DATE	REVISION	BY
1	2024.09.10	C.O.R. COMMENTS	MK
2	2024.11.11	C.O.R. COMMENTS	ZA
3	2024.12.18	C.O.R. COMMENTS	ZA



KNOW WHAT'S BELOW
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BEFORE YOU DIG
It's fast. It's free. It's the law.

PROJECT:
PEARCE PARCELS PRELIMINARY SUBDIVISION PLAN
4209 WATKINS ROAD
RALEIGH, NC 27616

PROJECT #: C23054
DRAWN BY: RW/MK
REVIEWED BY: LL
1ST SUBMITTAL: 2024.06.21
SCALE: AS NOTED

PRELIMINARY NOT FOR CONSTRUCTION

PREPARED FOR:

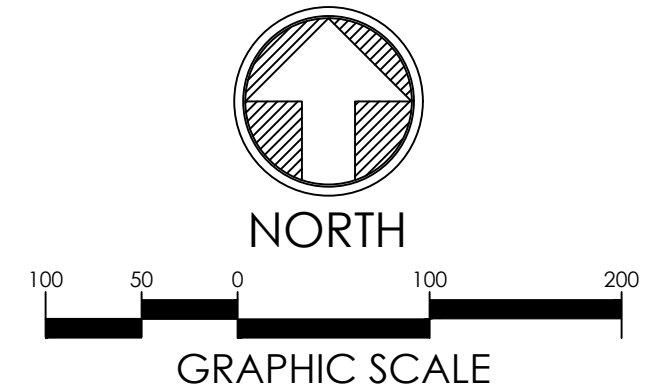
PULTE HOMES

PREPARED BY:

1149 EXECUTIVE CIRCLE
CARY, NC 27511
919.576.9733
NCBELS C3847 | NCBOLA C683

OVERALL LANDSCAPE PLAN

L-100



X:\CIVIL\PROJECTS\2023\C23054 - PEARCE - PULTE DRAWINGS\PLAN SETS\PRELIMINARY SUBDIVISION PLAN\DWG PRINTED BY: JACHALLEY 12.18.24 @ 5:03 PM. LAST SAVED BY: MATTHEW KEHN

SEE SHEET L-100 FOR LANDSCAPE NOTES, TABLES, AND LEGEND

PLAN REVISIONS			
#	DATE	REVISION	BY
1	2024.09.10	C.O.R. COMMENTS	MK
2	2024.11.11	C.O.R. COMMENTS	ZA
3	2024.12.18	C.O.R. COMMENTS	ZA



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RALEIGH, NC 27616

PROJECT #: C23054
DRAWN BY: RW/JMK
REVIEWED BY: LL
1ST SUBMITTAL: 2024.06.21
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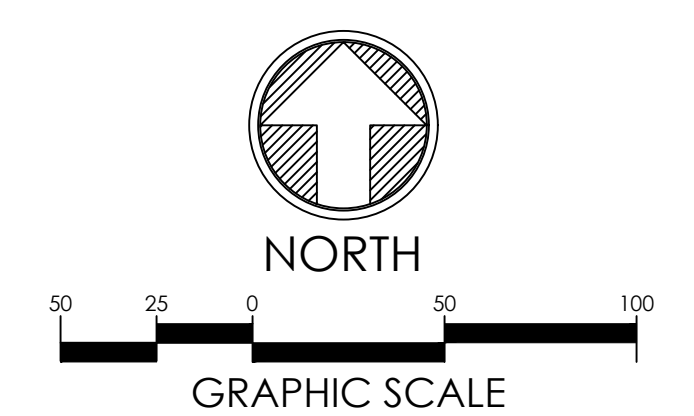
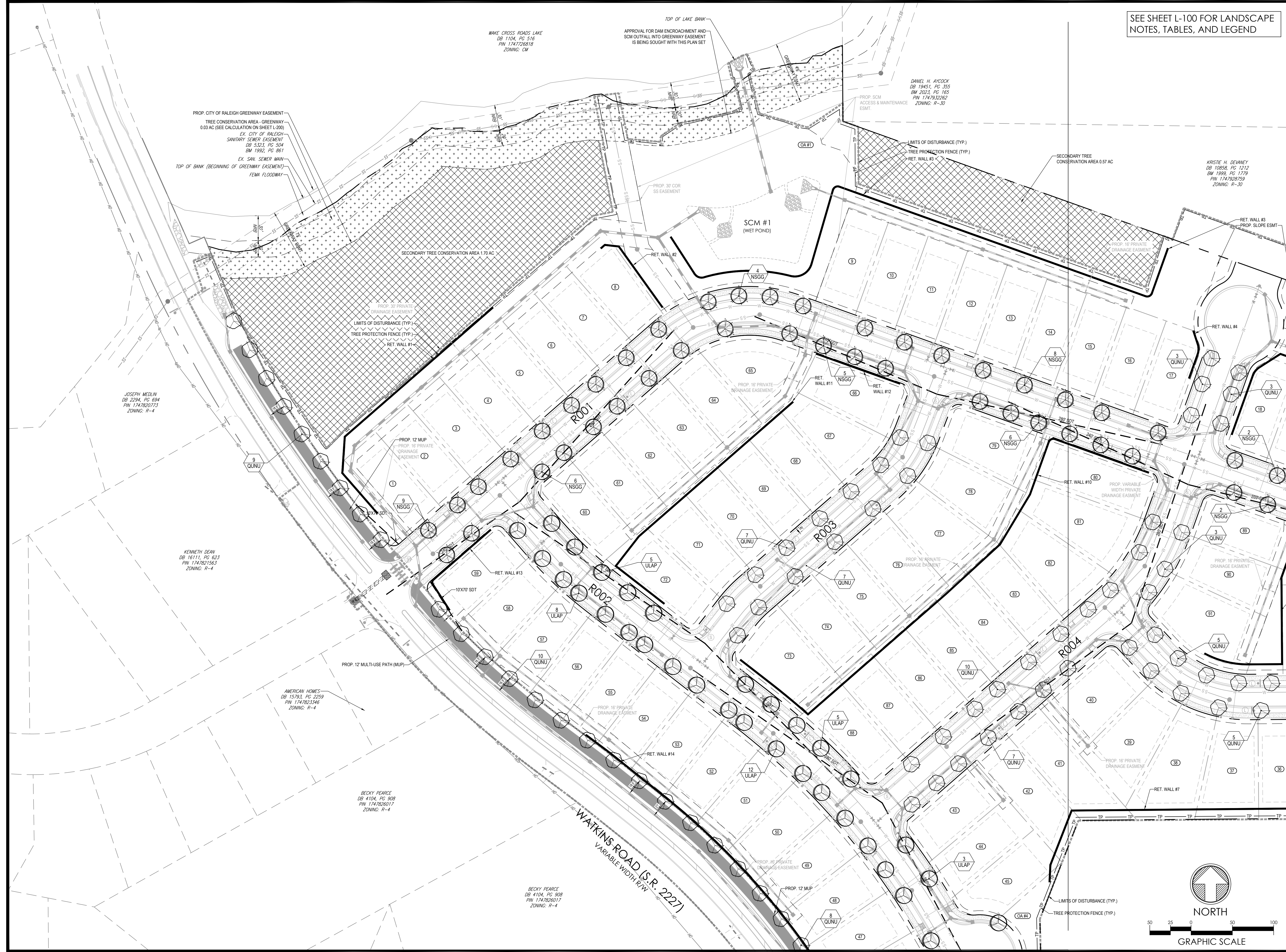
PULTE HOMES



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SHEET:
LANDSCAPE PLAN
(1 OF 2)

L-101



PROP. CITY OF RALEIGH GREENWAY EASEMENT
TREE CONSERVATION AREA - GREENWAY
0.03 AC (SEE CALCULATION ON SHEET L-100)
EX. CITY OF RALEIGH
SANITARY SEWER EASEMENT
DB 3323, PG 304
DM 1992, PG 361
EX. SAN. SEWER MAIN
TOP OF BANK (BEGINNING OF GREENWAY EASEMENT)
FEMA FLOODWAY

JOSEPH MEDLIN
DB 2234, PG 694
PIN 1747820713
ZONING: R-4

KENNETH DEAN
DB 16111, PG 623
PIN 1747821563
ZONING: R-4

AMERICAN HOMES
DB 15793, PG 2259
PIN 1747823346
ZONING: R-4

BECKY PEARCE
DB 4104, PG 908
PIN 1747826017
ZONING: R-4

BECKY PEARCE
DB 4104, PG 908
PIN 1747826017
ZONING: R-4

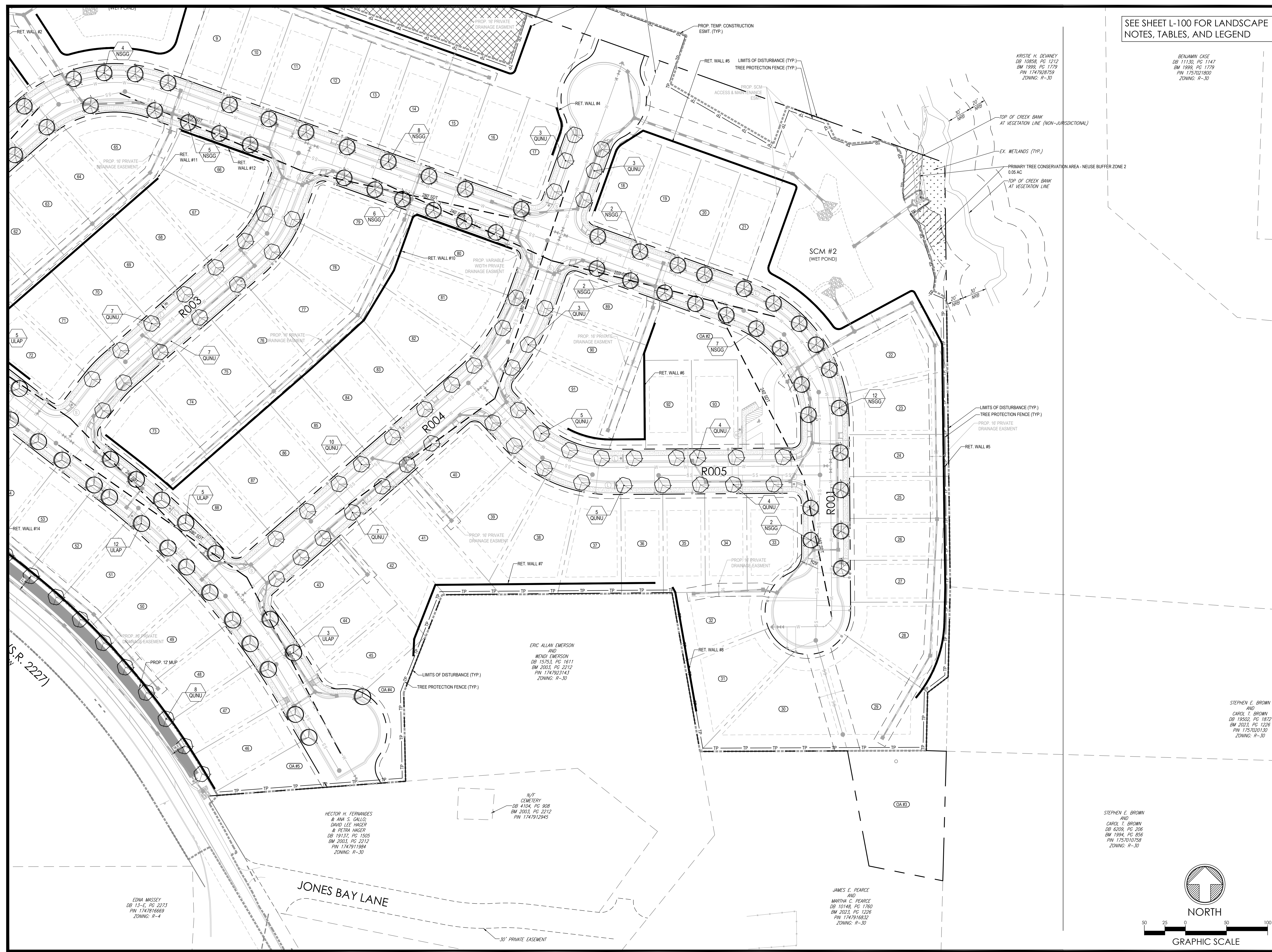
WAKE CROSS ROADS LAKE
DB 1104, PG 516
PIN 1747726818
ZONING: CM

TOP OF LAKE BANK
APPROVAL FOR DAM ENCROACHMENT AND
SCM OUTFALL INTO GREENWAY EASEMENT
IS BEING SOUGHT WITH THIS PLAN SET

DANIEL H. AYCOCK
DB 19451, PG 355
BM 2023, PG 165
PIN 1747932262
ZONING: R-30

KRISTIE H. DEVANEY
DB 10858, PG 1212
DM 1999, PG 1779
PIN 1747828759
ZONING: R-30

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PROJECT:
**PEARCE PARCELS
PRELIMINARY
SUBDIVISION
PLAN**

4209 WATKINS ROAD
RALEIGH, NC 27616

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PULTE HOMES

PREPARED BY:



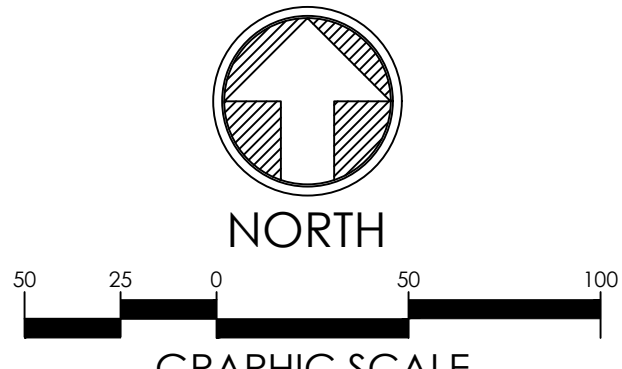
underfoot
ENGINEERING
1149 EXECUTIVE CIRCLE
CARY, NC 27511
919.576.9733
NCBELS C3847 | NCBOLA C683

STEPHEN E. BROWN
AND
CAROL T. BROWN
DB 19502, PG 1872
BM 2023, PG 1226
PIN 1757020130
ZONING: R-30

SHEET:

**LANDSCAPE PLAN
(2 OF 2)**

L-102



NORTH
GRAPHIC SCALE
50 25 0 50 100

EDNA MASSEY
DB 13-E, PG 2273
PIN 1747816669
ZONING: R-4

HECTOR H. FERNANDES
& ANA S. GALLO;
DAVID LEE HAGER
& PETRA HAGER
DB 19137, PG 1505
BM 2003, PG 2212
PIN 1747911994
ZONING: R-30

N/F
CEMETERY
DB 4104, PG 908
BM 2003, PG 2212
PIN 1747912945

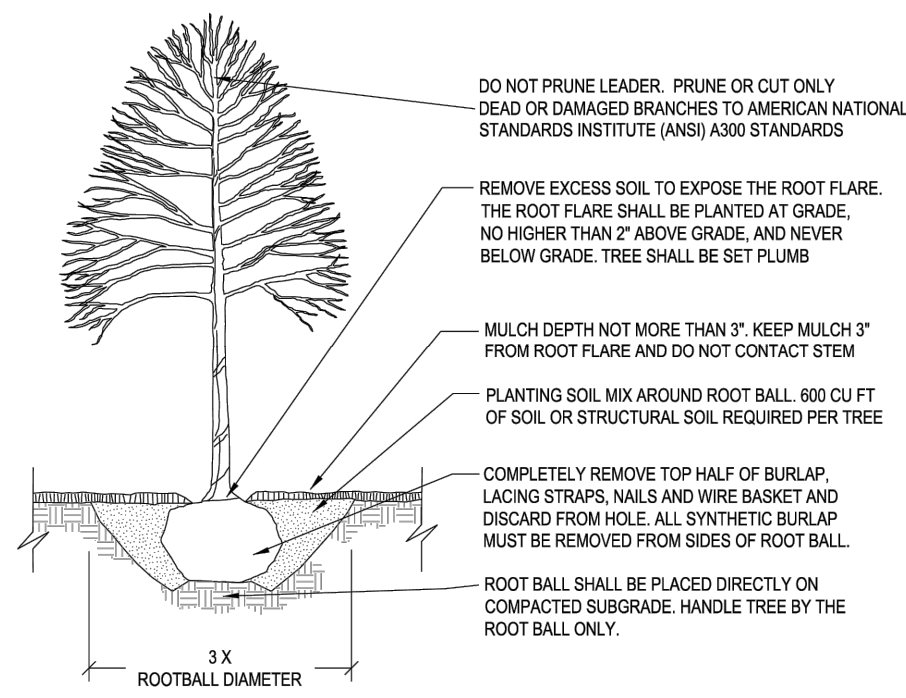
ERIC ALLAN EMERSON
AND
WENDI EMERSON
DB 15753, PG 1611
BM 2003, PG 2212
PIN 1747923143
ZONING: R-30

JAMES E. PEARCE
AND
MARTHA C. PEARCE
DB 10148, PG 1760
BM 2003, PG 1226
PIN 1747916832
ZONING: R-30

KRISTIE H. DEVNEY
DB 10958, PG 1212
BM 1999, PG 1779
PIN 1747928759
ZONING: R-30

BENJAMIN CASE
DB 11130, PG 1147
BM 1999, PG 1779
PIN 1757021800
ZONING: R-30

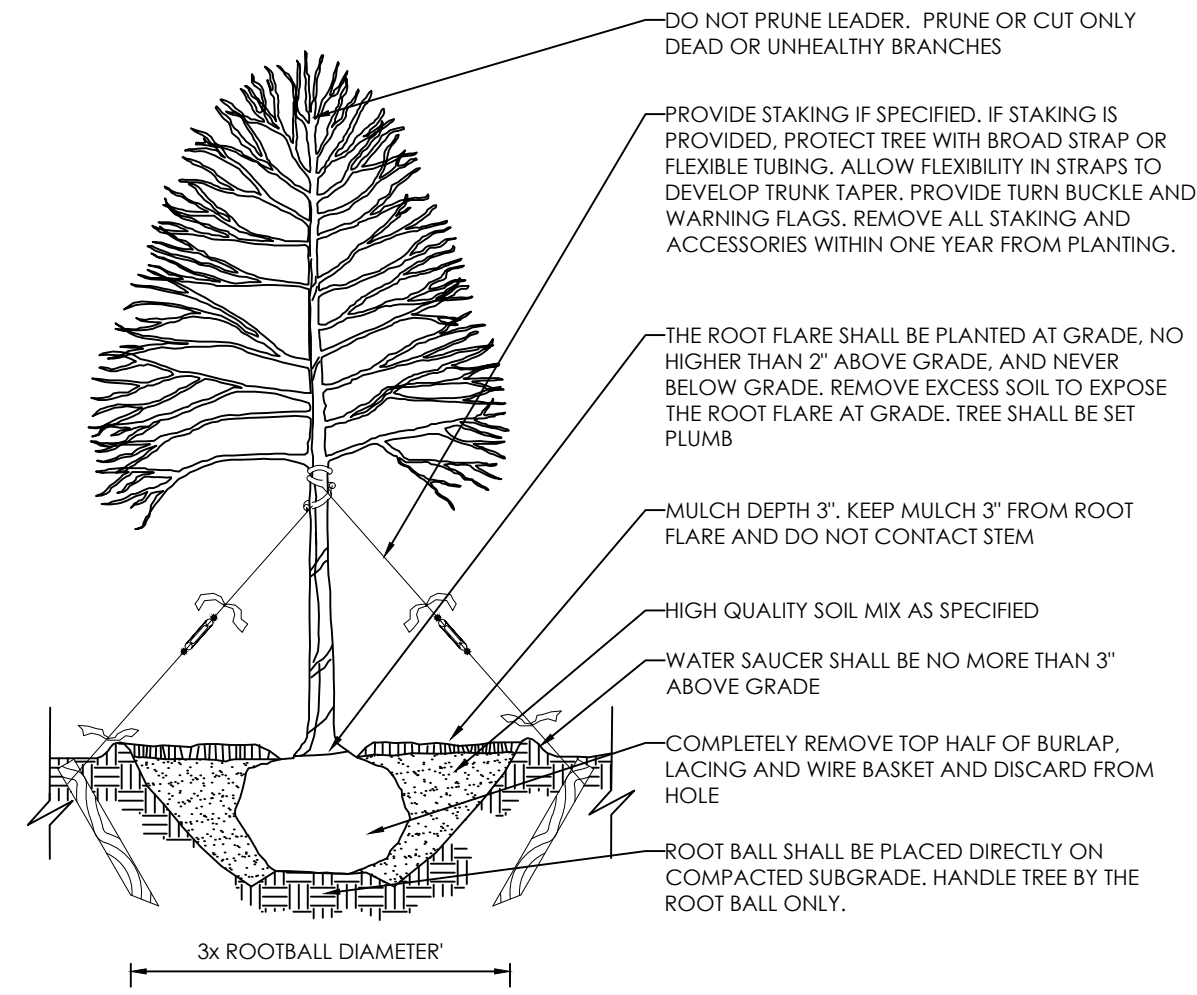
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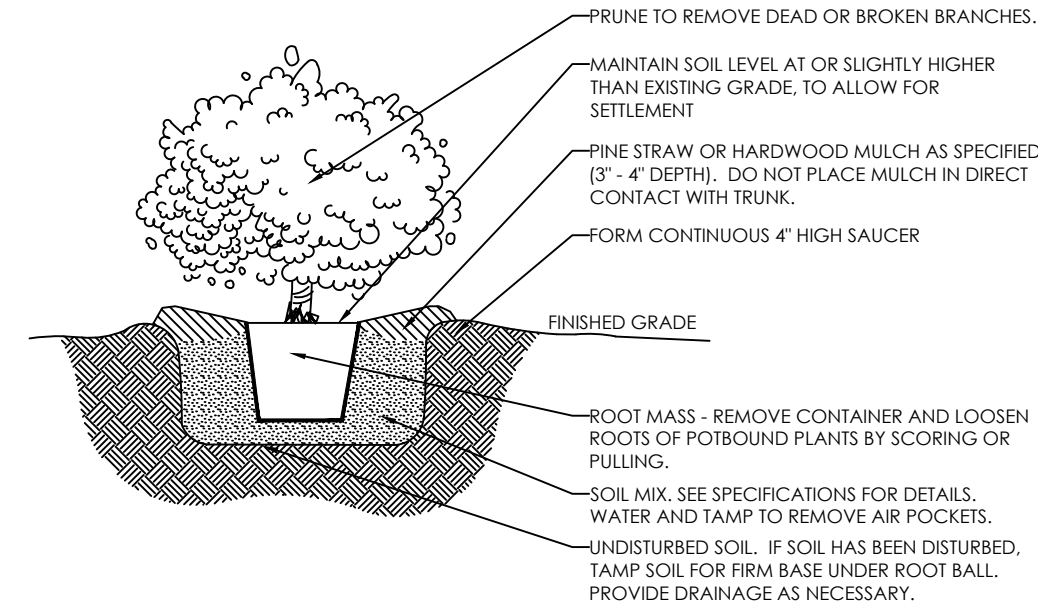
CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

- NOTES:
- TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
 - CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
 - TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
 - A TREE IMPACT PERMIT IS REQUIRED.
 - ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
 - IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
 - TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

CITY OF RALEIGH STANDARDS DETAIL			
REVISIONS	DATE	BY	NOT TO SCALE
1	10/27/19		TREE PLANTING DETAIL
TPP-03			



DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



- NOTES:
- ALL TECHNICAL SPECIFICATIONS AND GENERAL CONDITIONS APPLY.
 - REMOVE ALL TAGS, TWINE OR OTHER NON-BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

SHRUB PLANTING
NOT TO SCALE

PLAN REVISIONS

#	DATE	REVISION	BY
1	2024.09.10	C.O.R. COMMENTS	MK
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PROJECT:

PEARCE PARCELS PRELIMINARY SUBDIVISION PLAN

4209 WATKINS ROAD
RALEIGH, NC 27616

PROJECT #: C23054
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REVIEWED BY: LL
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PRELIMINARY NOT FOR CONSTRUCTION

PREPARED FOR:

PULTE HOMES

PREPARED BY:



underfoot
ENGINEERING

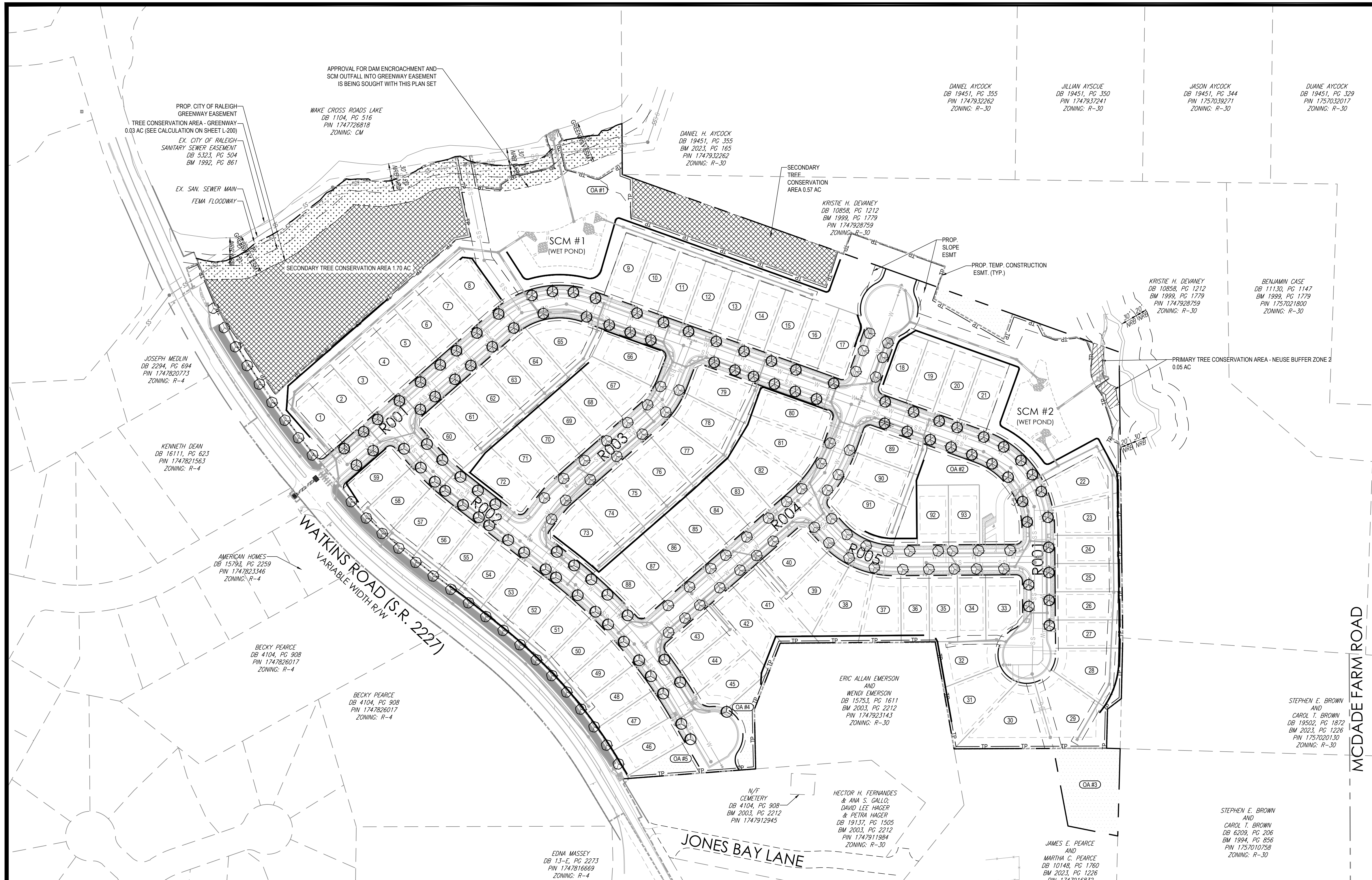
1149 EXECUTIVE CIRCLE
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SHEET:

LANDSCAPE DETAILS

L-103

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Tree Conservation Plan Data Sheet

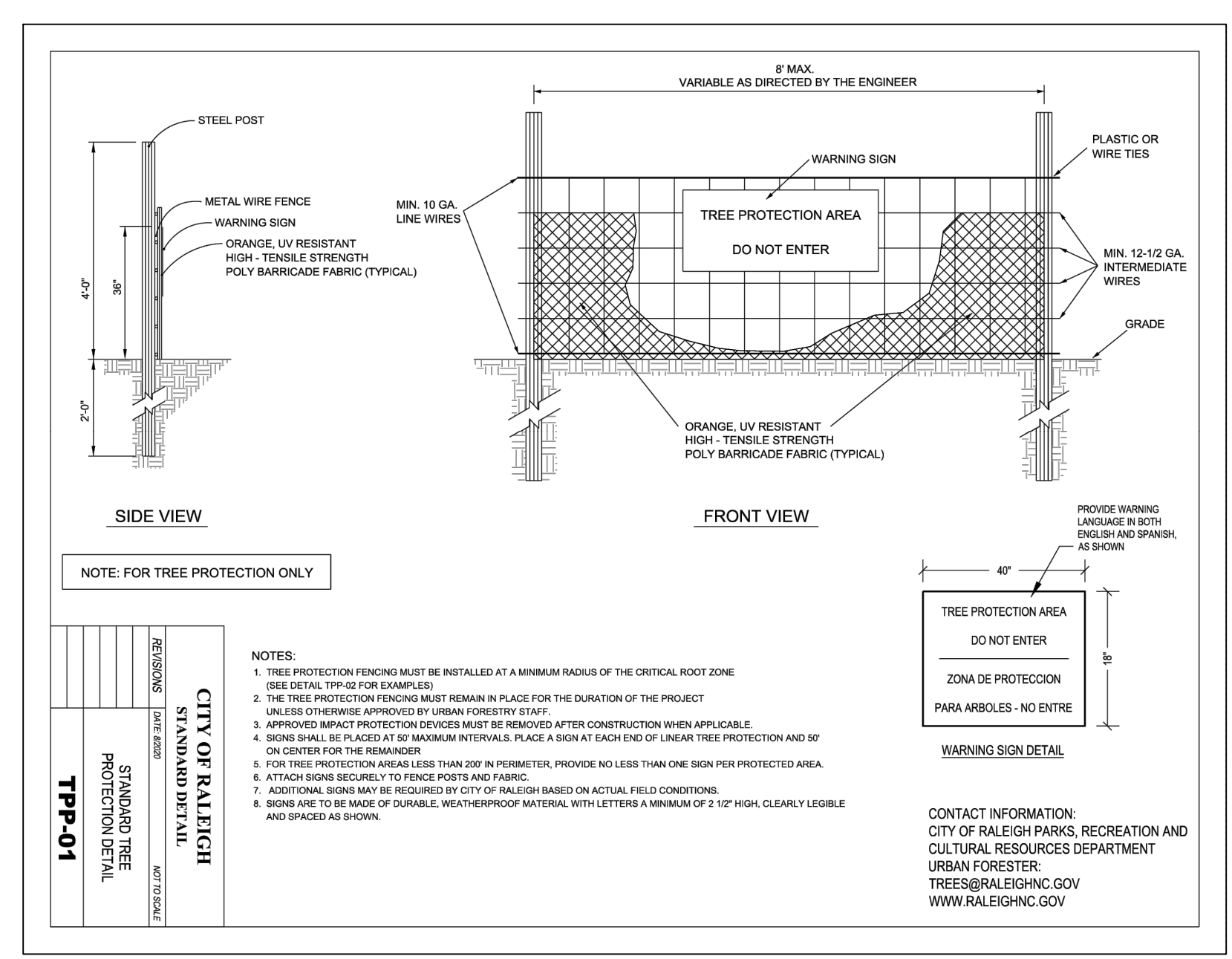
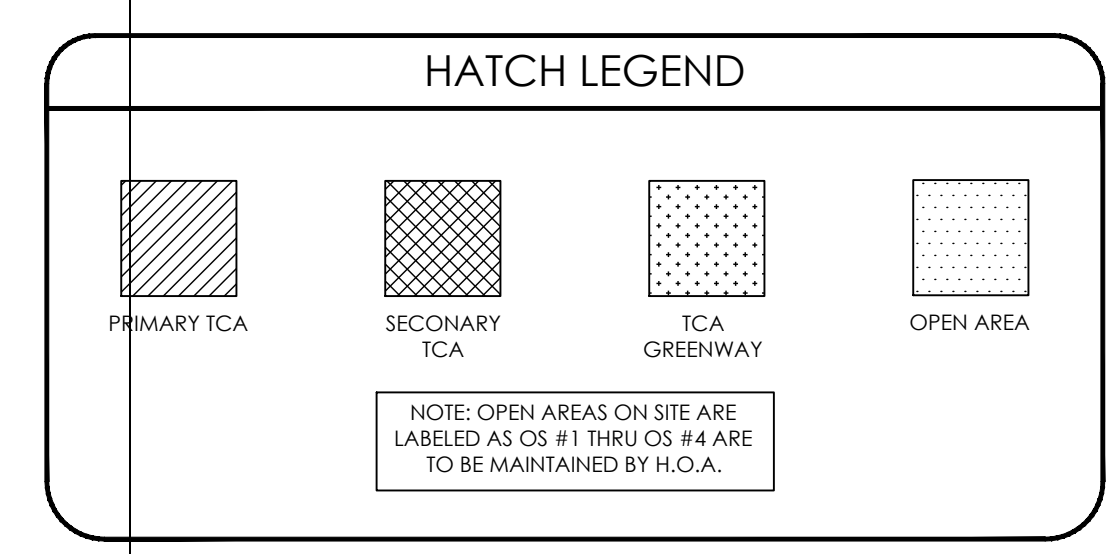
UDO Article 9.1 Tree Conservation
(Include applicable information on the plan sheet)

Project Name: **Pearce Parcels Preliminary Subdivision Plan**

Gross Site Acres:	29.36	ac
Right-of-way to be dedicated with this project:	6.68	ac
Net Site Acres:	22.69	ac

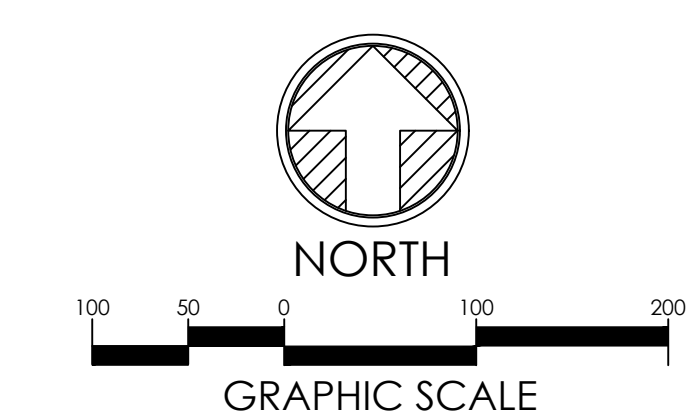
	Number of Acres	Percent of Tract
UDO 9.1.4.A. Primary Tree Conservation Areas		
1. Primary Tree Conservation Area - SHOD 1	ac	%
2. Primary Tree Conservation Area - SHOD 2	ac	%
3. Primary Tree Conservation Area - Parkway Frontage	ac	%
4. Primary Tree Conservation Area - CM	ac	%
5. Primary Tree Conservation Area - MPOD	ac	%
6. Primary Tree Conservation Area - Champion Tree XX" dbh species	ac	%
7. Primary Tree Conservation Area - Neuse Buffer Zone 2	0.05	0.22
8. Primary Tree Conservation Area - 45% Slopes	ac	%
9. Primary Tree Conservation Area - Thoroughfare	ac	%
Subtotal of Primary Tree Conservation Areas:	0.05	0.22
UDO 9.1.4.D.2 Tree Conservation Area - Greenway	0.03	0.13
UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas (Include perimeter buffers and their alternate compliance areas)	2.27	10.0
UDO 9.1.4.B.1.c. & d. Individual Tree Secondary Tree Conservation Areas (Include individual trees and their alternate compliance areas)	ac	%
Subtotal of Secondary Tree Conservation Areas:	2.27	10.0
TOTAL ALL TREE CONSERVATION AREA PROVIDED:	2.34	10.3

UDO 9.1.9. Watershed Protection Overlay Districts	ac	%
UWPOD - Wooded Area (preserved)	ac	%
UWPOD - Wooded Area (planted)	ac	%
FWPOD - Wooded Area (preserved)	ac	%
FWPOD - Wooded Area (planted)	ac	%
SWPOD - Wooded Area (preserved)	ac	%
SWPOD - Wooded Area (planted)	ac	%



TCA GREENWAY CALCULATIONS

TOTAL EASEMENT AREA ON-SITE:	38,285 SF
EXCLUSIONS	
TRAIL CONSTRUCTION = 25' * 820	= 20,500 SF
EXISTING SANITARY SEWER ESMT	= 11,396 SF
WITHIN LIMITS OF DISTURBANCE	= 5,298 SF
TOTAL	= 37,194 SF
38,285 SF - 37,194 SF =	1,091 SF (0.03 AC)



PLAN REVISIONS

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PREPARED BY:

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SHEET:
TREE CONSERVATION PLAN

L-200