

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)		
<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot	<input type="checkbox"/> Frequent Transit Development Option

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

GENERAL INFORMATION				
Scoping/sketch plan case number(s):				
Development name (subject to approval):				
Property Address(es):				
Recorded Deed PIN(s):				
Building type(s):	<input type="checkbox"/> Detached House	<input type="checkbox"/> Attached House	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Apartment
<input type="checkbox"/> General Building	<input type="checkbox"/> Mixed Use Building	<input type="checkbox"/> Civic Building	<input type="checkbox"/> Open Lot	<input type="checkbox"/> Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
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Current Property Owner(s) Names:	
Company:	Title:
Address:	
Phone #:	Email:
Applicant Name (If different from owner. See "who can apply" in instructions):	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company:	Address:
Phone #:	Email:

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

Developer Contact Names:	
Company:	Title:
Address:	
Phone #:	Email:

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION

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

STORMWATER INFORMATION

Imperious Area on Parcel(s): Existing (sf) _____ Proposed total (sf) _____	Impervious Area for Compliance (includes right-of-way): Existing (sf) _____ Proposed total (sf) _____
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NUMBER OF LOTS AND DENSITY

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

APPLICANT SIGNATURE BLOCK

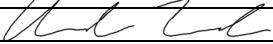
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

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

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

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

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

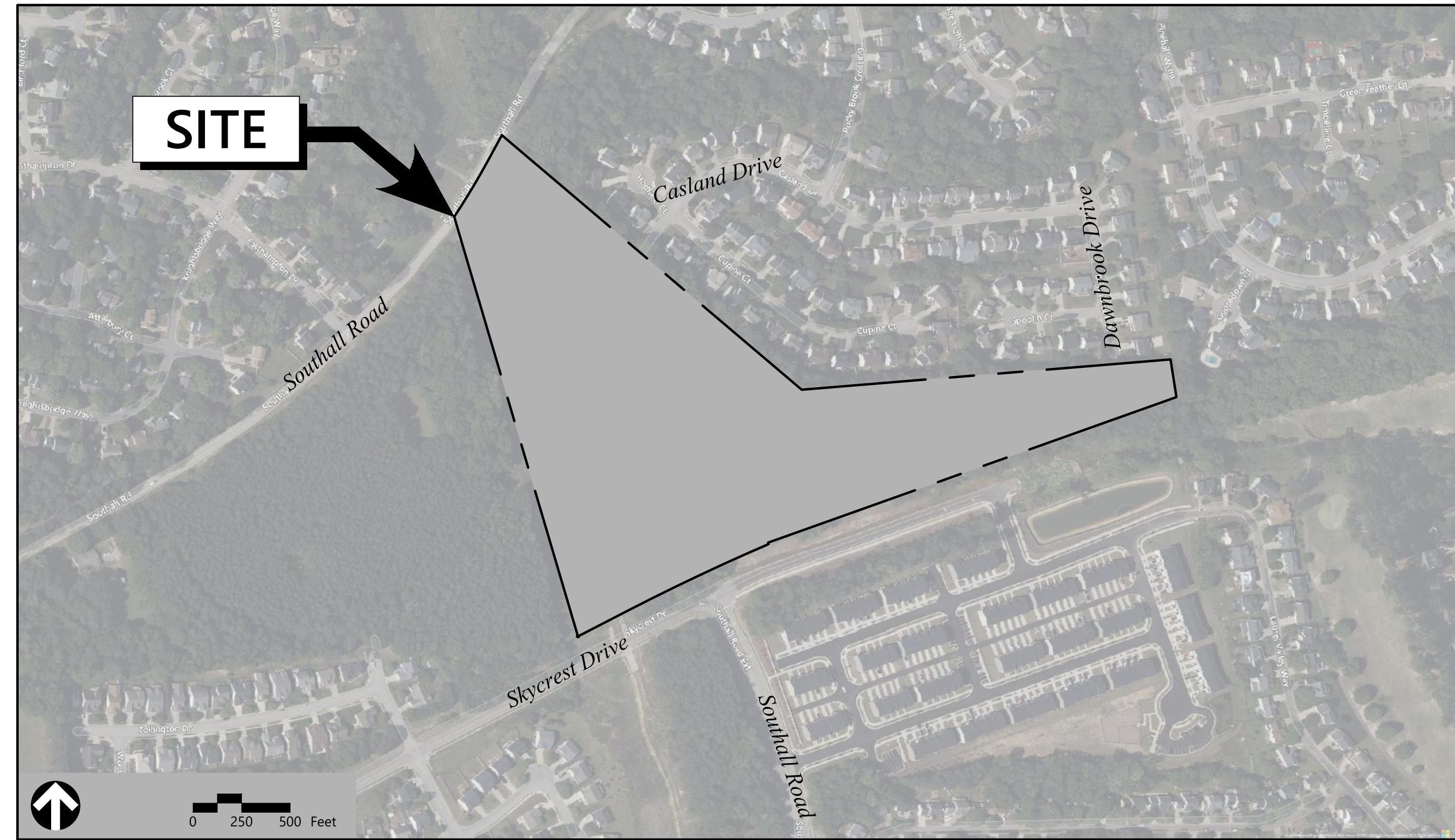
Signature: 	Date:
Printed Name:	
Signature:	Date:
Printed Name:	

Subdivision Plan

Issued for	Review
Date Issued	July 31, 2024
Latest Issue	July 31, 2024

Southall Subdivision

3104 Southall Road
Raleigh, NC 27604



Sheet Index

No.	Drawing Title	Latest Issue
C0.01	Legend and General Notes	July 31, 2024
C1.00	Existing Conditions and Demolition Plan	July 31, 2024
C2.00	Subdivision Plan	July 31, 2024
C3.00	Grading and Drainage Plan	July 31, 2024
C4.00	Utility Plan	July 31, 2024
C5.00	SCM Plan and Profile	July 31, 2024
C7.00	Site Details	July 31, 2024
L1.00	Landscape Plan	July 31, 2024
L1.01	SCM Planting Plan	July 31, 2024
L1.02	Landscape Details	July 31, 2024
L2.02	Tree Conservation Area Plan	July 31, 2024

TREE CONSERVATION AND STORMWATER NOTES

1. TREE CONSERVATION PLAN IS REQUIRED PER UDO SEC. 9.1.2.
2. STORMWATER MANAGEMENT IS REQUIRED PER UDO SEC. 9.2.2 A.

TRAFFIC CONTROL AND PEDESTRIAN (TCPED) NOTES:

1. PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
2. THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCDOT STREETS WITHIN RALEIGH'S JURISDICTION.
3. A PERMIT REQUEST WITH A TCPED 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 INSPECTOR'S COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
5. ALL TCPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
 - MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);
 - PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);
 - AMERICAN DISABILITY ACT (ADA) REQUIREMENTS;
 - RALEIGH STREET DESIGN MANUAL (RSDM).
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.

Preliminary Subdivision Application

Site Review

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

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

GENERAL INFORMATION	
Scoping/sketch plan case number(s):	SCOPE-0077-2024
Development name (subject to approval):	Southall Subdivision
Property Address(es):	3104 Southall Road, Raleigh, NC 27604
Recorded Deed PIN(s):	1735114651

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION					
Current Property Owner(s) Names: Robert C. White					
Company: The Macaw Group LLC	Title: Member				
Address: 9921 Waterview Road, Raleigh, NC 27604					
Phone #:	Email:				
Applicant Name (if different from owner. See "who can apply" in instructions): Charlie Townsend					
Relationship to owner:	<input type="checkbox"/> Lessee or contract purchaser	<input checked="" type="checkbox"/> Owner's authorized agent	<input type="checkbox"/> Easement holder		
Company: VHB	Address: 940 Main Campus Drive, Suite 500, Raleigh, NC 27606				
Phone #: 919.741.5567	Email: ctownsend@vhb.com				

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

DEVELOPER CONTACT INFORMATION	
Developer Contact Names: Marcos Vidal	
Company: Carolina Assisted Living	Title: Vice President of Site Acquisition
Address: 4901 Waters Edge Drive, Raleigh, NC 27606	
Phone #: 919.600.6416	Email: Marcos.Vidal@carillonassistedliving.com

SITE DATA FOR CALYX SENIOR LIVING AT SOUTHALL	
DATE: 7/26/2024	
SITE DATA	
EXISTING ADDRESS(ES)	3104 Southall Road Raleigh, NC
PIN(S)	1735114651
ZONING(S)	OX-3-CU, R-4
OVERLAY DISTRICT	N/A
SITE GROSS ACREAGE	854,647 SF 19.62 AC
PROPOSED 5' R/W DEDICATION	91,952 SF 2.11 AC
SITE NET ACREAGE	762,695 SF 17.51 AC
EXISTING IMPERVIOUS AREA	512 SF 0.01 AC
EXISTING USE	Office Mixed Use
PROPOSED/PRINCIPAL USE	Congregate Care
FLOOD HAZARD AREA	No

DEVELOPMENT TYPE + SITE DATE TABLE - ZONING INFORMATION			
Gross site acreage: 19.62			
Zoning districts (if more than one, provide acreage of each):			
OX-3-CU (16.08 AC), R-4 (3.54 AC)			
Overlay district(s):	N/A	Inside City Limits?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Conditional Use District (CUD) Case #	Z-57-98	Board of Adjustment Case #	Design Alternate Case #
		BOA:	DA:

STORMWATER INFORMATION			
Impervious Area on Parcel(s):		Impervious Area for Compliance (includes right-of-way):	
Existing (sf):	Proposed total (sf): 55,797	Existing (sf):	Proposed total (sf): 75,163

NUMBER OF LOTS AND DENSITY		
# of Detached House Lots: 0	# of Attached House Lots: 0	# of Townhouse Lots: 0
# of Tiny House Lots: 0	# of Open Lots: 3	# of Other Lots (Apartment, General, Mixed Use, Civic): 3
Total # of Lots: 6	Total # Dwelling Units: 0	
# of bedroom units (if known):	1br	2br
	3br	4br
Proposed density for each zoning district (UDO 1.5.2.F):		

APPLICANT SIGNATURE BLOCK	
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Signature:	Date: 08/08/2024
Printed Name: Charlie Townsend	
Signature:	Date:
Printed Name:	



VHB Engineering NC, P.C.
940 Main Campus Drive
Suite 500
Raleigh, NC 27606
919.829.0328
Corp. # C-3705

Owner

Robert C. White
The Macaw Group LLC
9921 Waterview Road
Raleigh, NC 27604

Engineer

VHB Engineering NC, P.C.
940 Main Campus Drive
Suite 500
Raleigh, NC 27606
Contact: Charles Townsend
Telephone: 919.741.5567
Email: ctownsend@vhb.com

Applicant

Marcos Vidal
4901 Waters Edge Drive
Suite 200
Raleigh, NC 27606
Telephone: 919.600.6416

Landscape Architect

TMTLA Associates
5011 Southpark Drive
Suite 200
Durham, NC 27713
Telephone: 919.484.8880

PRELIMINARY NOT FOR CONSTRUCTION



VHB Engineering NC, P.C.
940 Main Campus Drive
Suite 500
Raleigh, NC 27606
919.829.0328
Corp. # C-3705

Legend

Legend table with columns for Exist. and Prop. symbols and descriptions for various site features like property lines, pavements, curbs, catch basins, and utilities.

Abbreviations

Abbreviations table listing symbols for General and Utility categories, such as ABAN for Abandon, ACR for Accessible Curb Ramp, and CB for Catch Basin.

Notes

- Notes section containing 14 numbered items detailing contractor responsibilities, safety requirements, and site preparation instructions.

Layout and Materials

- Layout and Materials section containing 6 numbered items regarding dimensions, curbing, and pavement specifications.

Demolition

- Demolition section containing 5 numbered items detailing the removal and disposal of existing structures and materials.

Erosion Control

- Erosion Control section containing 5 numbered items detailing measures to prevent soil erosion during construction.

Existing Conditions Information

- Existing Conditions Information section containing 2 numbered items detailing base plan survey data and topography.

Document Use

- Document Use section containing 3 numbered items detailing the use of CADD documents and electronic versions.

Southall Subdivision
3104 Southall Road
Raleigh, NC

Table with columns for No., Revision, Date, and Apprd. for project revisions.

Table with columns for Designed by (KH, WS, MW) and Checked by (CT).

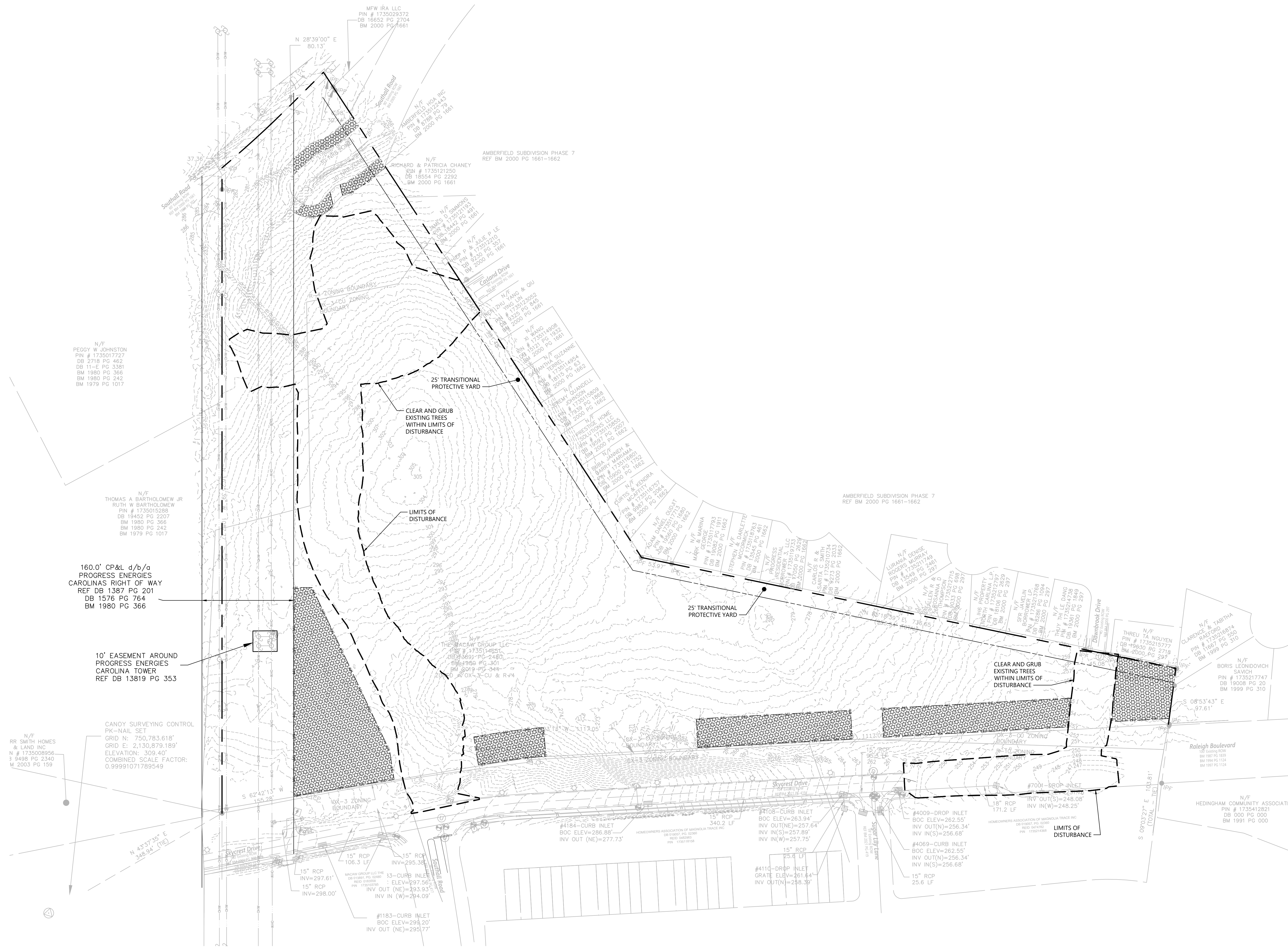
REVIEW 07/31/2024

NOT FOR CONSTRUCTION

Legend & General Notes

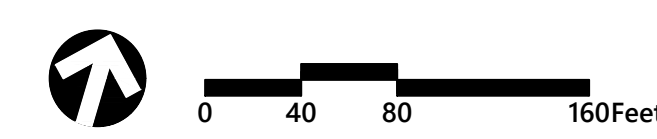
C0.01

PRELIMINARY NOT FOR CONSTRUCTION
2 of 12



Demolition Legend

	WETLAND EXTENTS
	TREE CONSERVATION AREA
	UTILITIES TO BE REMOVED
	FENCE TO BE REMOVED
	TREE PROTECTION FENCE



Southall Subdivision

3104 Southall Road
Raleigh, NC

No.	Revision	Date	App'd

Designed by: KH, WS, MW Checked by: CT
Issued for: REVIEW Date: 07/31/2024

NOT FOR CONSTRUCTION
Drawing Title: Existing Conditions & Demolition Plan
Drawing Number: C1.00

Saved Wednesday, July 31, 2024 9:46:57 AM KGHANEY Plotted Wednesday, July 31, 2024 4:45:03 PM Katie Haney



VHB Engineering NC, P.C.
940 Main Campus Drive
Suite 500
Raleigh, NC 27606
919.829.0328
Corp. # C-3705

Sign Summary

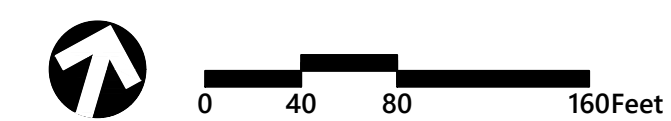
Number	Specification	Desc.
	Width Height	
R1-1	30" 30"	

General Notes

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE, PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT.
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY THE CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY CANOY SURVEYING. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY CANOY SURVEYING, ON MAY 28, 2024.
- ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
- ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
- CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- HANDICAP PARKING SPACES(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
- THE MINIMUM CORNER CLEARANCE FORM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR RESIDENTIAL DRIVEWAYS. NO DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
- WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADA SPECIFICATIONS.
- ALL RAMPS AND HANDRAILS SHALL CONFORM TO ANSI STANDARDS.
- ALL ABOVE GROUND UTILITY DEVICES TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE FEEDTHRU'S, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH MINIMAL IMPACT TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

Legend

- CONCRETE SIDEWALK
- TREE CONSERVATION AREA
- SCM MAINTENANCE & ACCESS EASEMENT
- PUBLIC UTILITY EASEMENT
- STORM DRAINAGE EASEMENT
- TREE PROTECTION FENCE



Southall Subdivision
3104 Southall Road
Raleigh, NC

No.	Revision	Date	App'd.

Designed by: KH, WS, MW Checked by: CT
 Issued for: REVIEW Date: 07/31/2024

NOT FOR CONSTRUCTION
Subdivision Plan

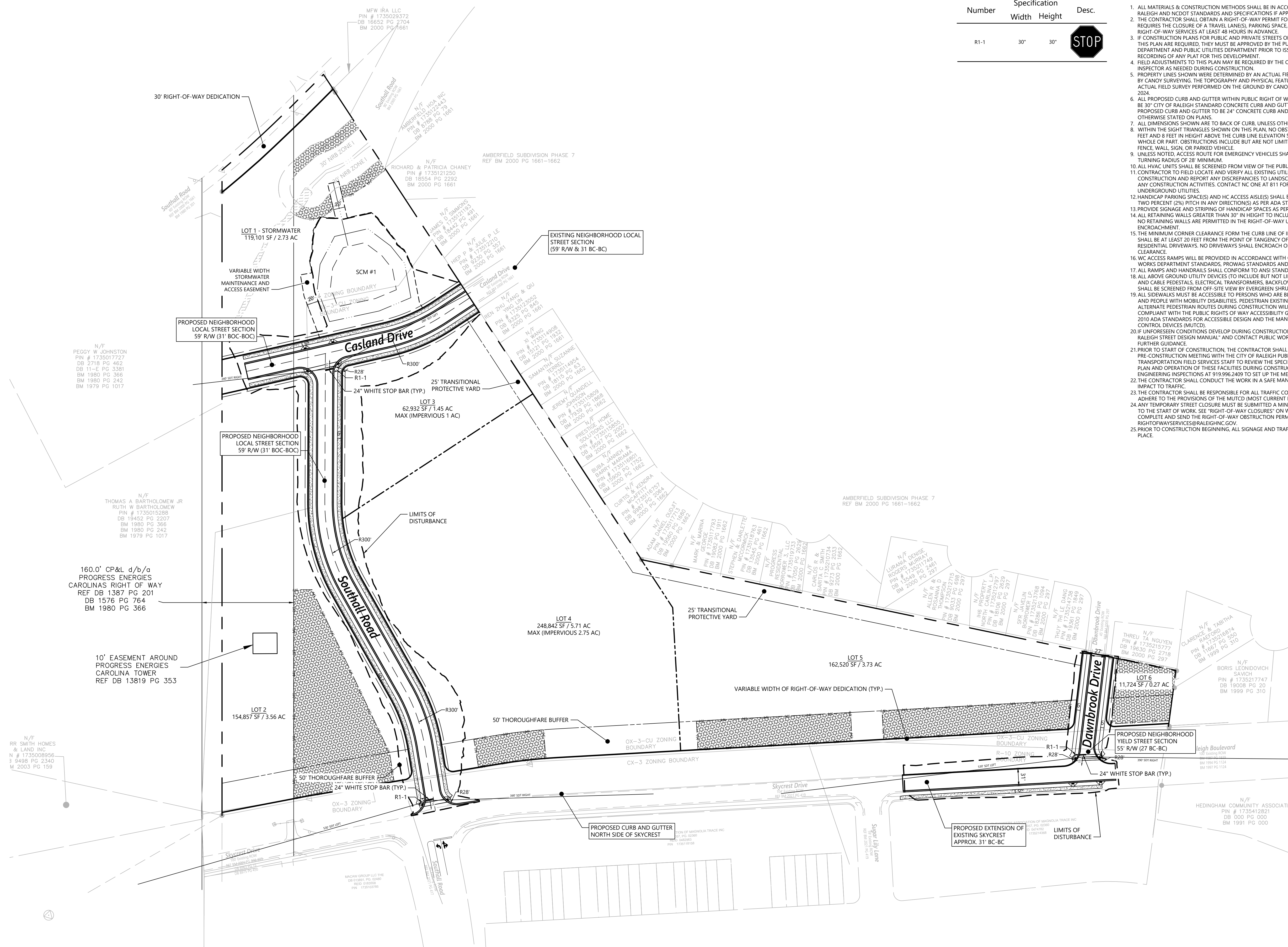
Drawing Number

C2.00

PRELIMINARY NOT FOR CONSTRUCTION

Sheet 4 of 12

Project Number 39715.01





VHB Engineering NC, P.C.
940 Main Campus Drive
Suite 500
Raleigh, NC 27606
919.829.0328
Corp. # C-3705

GRADING NOTES

1. ALL SPOT ELEVATIONS ALONG PAVEMENT REPRESENT FINISHED GRADE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL PROPOSED STORM PIPE TO BE CLASS III RCP UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL COORDINATE PAVING IMPROVEMENTS TO AVOID TIRE MARKS FROM CONSTRUCTION ACTIVITY. FINAL PAVING SHALL BE AS SMOOTH AS POSSIBLE AND FREE FROM ANY MARKS, SCRAPS, GOUGES, TIRE MARKS, ETC. CAUSED DURING CONSTRUCTION.
4. DURING CONSTRUCTION AND AFTER FINAL GRADING, NO SURFACE WATER RUNOFF MAY BE DIRECTED TO ADJACENT PROPERTIES, AND ALL SURFACE WATER RUNOFF MUST BE ROUTED TO APPROVED DRAINAGE FACILITIES OR BE RETAINED ON SITE. ALL RUNOFF FROM THE SITE, BOTH DURING AND AFTER CONSTRUCTION, MUST BE FREE OF POLLUTANTS, INCLUDING SEDIMENT, PRIOR TO DISCHARGE.

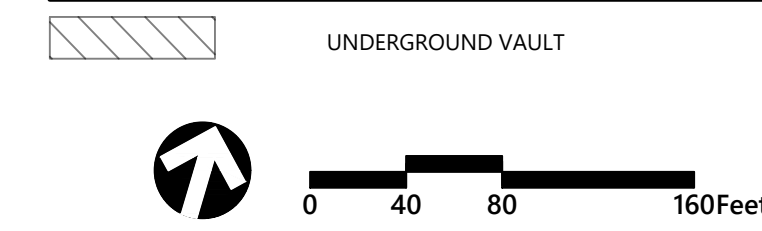
STORM DRAINAGE NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARD SPECIFICATIONS AND DETAILS.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS IS BASED ON THE BEST AVAILABLE INFORMATION, BUT CAN BE CONSIDERED ONLY AS APPROXIMATE.
3. ALL STORM DRAINAGE PIPE SHALL HAVE A MINIMUM COVER OF 2 FEET TO THE PIPE CROWN IN TRAFFIC, UNLESS APPROVED BY THE CITY OF RALEIGH.
4. ALL STORM DRAINAGE PIPE SHALL HAVE A MINIMUM OF 1 FOOT TO THE PIPE IN NON-TRAFFIC AREAS.
5. MAINTAIN 18" VERTICAL SEPARATION AT ALL WATERMAIN AND REINFORCED CONCRETE PIPE (RCP) STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER AND RCP STORM DRAIN CROSSINGS, WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS AND A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER COR PUD DETAILS W-41 & 5-49).
6. MAINTAIN 12" VERTICAL SEPARATION AT ALL RCP STORM AND RCP STORM CROSSING.
7. STORM SEWER SHALL BE RCP CONFORMING TO ASTM C76, TABLE III OR TABLE IV. JOINTS SHALL BE SEALED WITH A PLASTIC CEMENT PUTTY MEETING FEDERAL SPECIFICATIONS SS-5-00210, SUCH AS RAM-NEK OR BUTYL RUBBER SEALANT.
8. STORM SEWER PIPE ENDS SHALL BE FURNISHED WITH REINFORCED CONCRETE HEAD WALLS UNLESS OTHERWISE SPECIFIED ON PLANS.
9. EACH DRAINAGE STRUCTURE SHALL HAVE A SHAPED INVERT CONSTRUCTED FROM CONCRETE, AND A BENCH WITH A MAXIMUM 5:1 SLOPE. THE BENCH SHALL BEGIN AT A HEIGHT OF ONE-HALF THE PIPE DIAMETER FOR 12 TO 24 INCH PIPE, ONE-THIRD THE PIPE DIAMETER FOR 30-48 INCH PIPE, AND ONE-FOURTH THE DIAMETER FOR PIPE GREATER THAN 48 INCHES.
10. ENERGY DISSIPATORS SHALL BE INSTALLED AT ALL STORM SEWER DISCHARGE POINTS. A FABRIC OR WASHED STONE BARRIER SHALL BE INSTALLED BETWEEN THE DISSIPATION PAD AND THE NATURAL GROUND. ALL STORM DRAINAGE EASEMENTS SHALL BE "PRIVATE" UNLESS OTHERWISE SPECIFIED.
11. THE CONTRACTOR SHALL NOTIFY THE CITY OF RALEIGH ENGINEERING DEPARTMENT 919-890-3430 TO SCHEDULE CONSTRUCTION INSPECTIONS.
12. STORM PIPE TRENCH EXCAVATION AND BACKFILLING SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD SPECIFICATIONS AND DETAILS.

CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH MINIMAL INCONVENIENCE TO TRAFFIC.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION) AND ALL CONDITIONS OF THE APPROVED DRIVEWAY PERMIT AND/OR ENCROACHMENT AGREEMENT.
3. NO WORK ON OR BLOCKAGE OF EXISTING THROUGH TRAFFIC LANES SHALL OCCUR DURING THE PEAK TRAFFIC HOURS OF 7AM-9AM AND 4PM-6PM, MONDAY THROUGH FRIDAY. THE CONTRACTOR MUST OBTAIN A LANE CLOSURE PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE. PLEASE CONTACT THE CITY PUBLIC WORKS DEPT. - TRANSPORTATION OPERATIONS DIVISION AT 919-996-3030 FOR LANE CLOSURES AT LEAST 48 HOURS IN ADVANCE AND FOR STREET CLOSURES, AT LEAST 2 WEEKS IN ADVANCE. PROVIDE EXACT LOCATION, CROSS STREET, DATES FOR LANE CLOSURE, CONTACT PERSON AND FAX NUMBER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE INSPECTIONS DEPARTMENT AT 919-516-2495 TO OBTAIN A STREET CUT PERMIT.
5. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
6. THE CONTRACTOR SHALL HAVE COMPLETE SET OF CONTRACT DOCUMENTS AS WELL AS ALL APPROVALS AND EASEMENTS ON THE JOB SITE AT ALL TIMES.
7. THE CONTRACTOR SHALL REPAIR ALL DRIVEWAYS, DRIVEWAY PIPES, CURB AND GUTTER, SIDEWALKS AND STREET TO EXISTING CONDITION OR BETTER.
8. IF THE EXISTING ROADWAY WIDTH IS REDUCED TO LESS THAN 20 FEET OF TRAVELWAY AT ANY TIME, A LANE CLOSURE WILL BE REQUIRED PER THE MUTCD OR THE NCDOT STANDARD DRAWINGS 11101.02 (SHEET 1), 11101.04 AND 11101.11.
9. TOTAL DISTURBED AREA IS XXX.

Legend



Southall Subdivision
3104 Southall Road
Raleigh, NC

No.	Revision	Date	App'd.

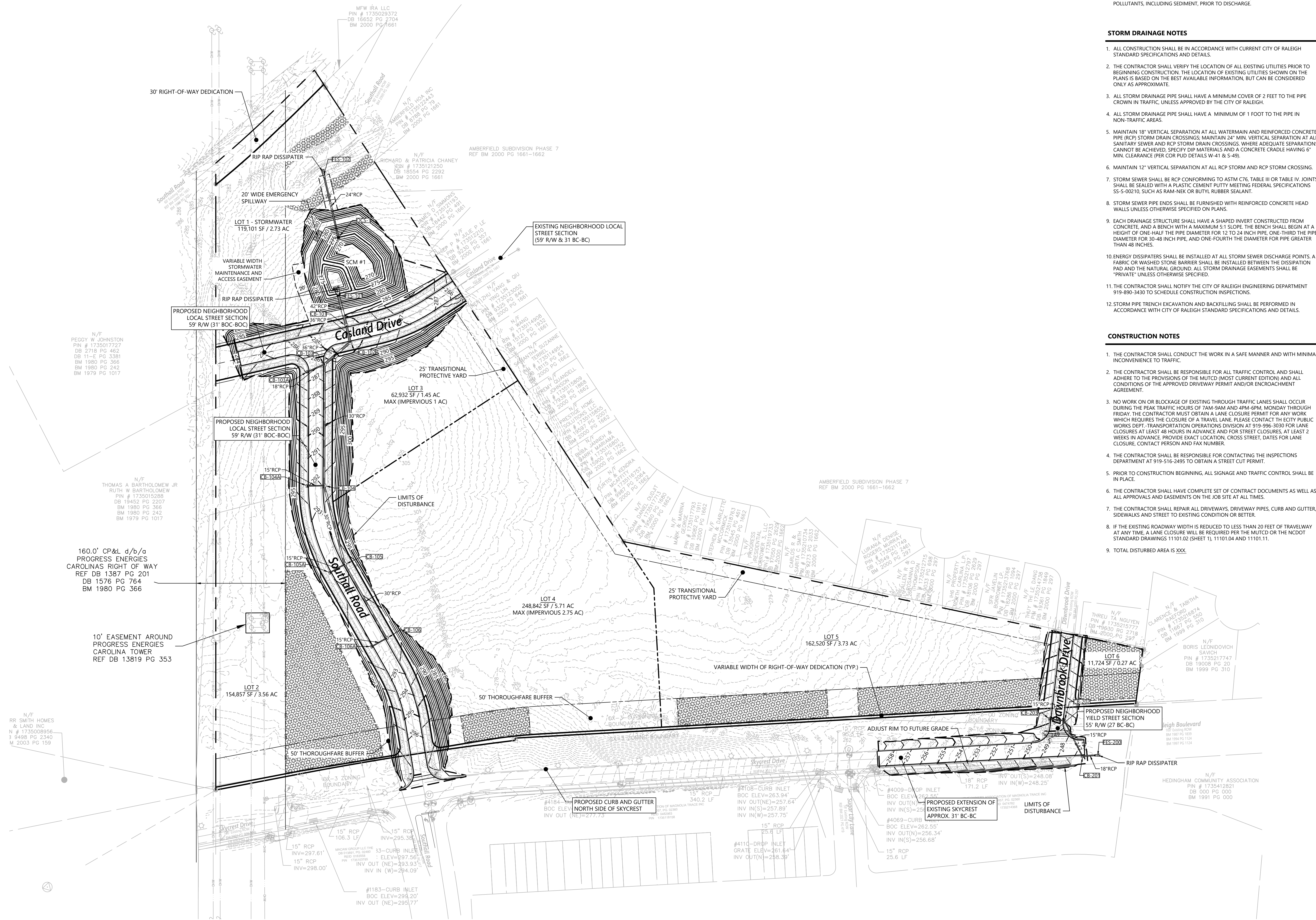
Designed by: KH, WS, MW Checked by: CT
 Issued for: REVIEW Date: 07/31/2024

NOT FOR CONSTRUCTION

Drawing Title:
Grading and Drainage Plan

Drawing Number:
C3.00

Saved Wednesday, July 31, 2024 3:17:58 PM MATWILSON Plotted Wednesday, July 31, 2024 4:48:09 PM Katie Haney





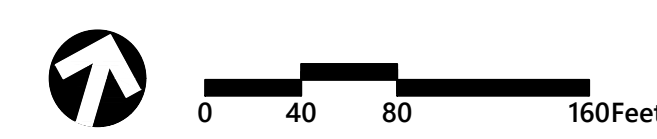
VHB Engineering NC, P.C.
940 Main Campus Drive
Suite 500
Raleigh, NC 27606
919.829.0328
Corp. # C-3705

Standard Utility Notes (As Applicable):

- 1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
2. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
3. UTILITY SEPARATION REQUIREMENTS:
4. A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPROUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER...
5. WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'...
6. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION...
7. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES...
8. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS...
9. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED
10. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
11. 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
12. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT...
13. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS...
14. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE...
15. INSTALL 1/2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT...
16. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE...
17. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI...
18. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA...
19. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK...
20. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR...
21. 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...

Legend

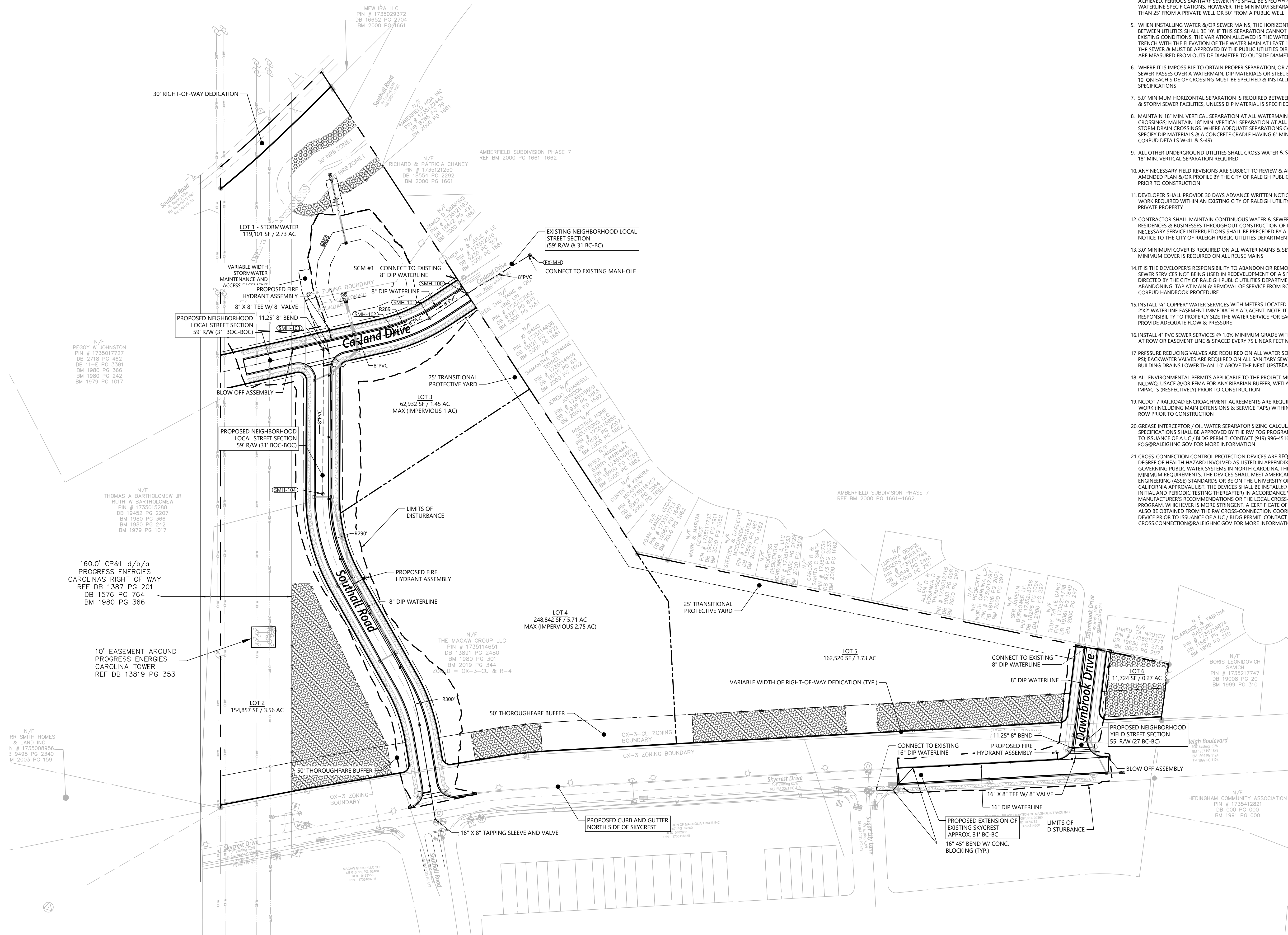
- SCM MAINTENANCE & ACCESS EASEMENT
PUBLIC UTILITY EASEMENT
STORM DRAINAGE EASEMENT
TREE PROTECTION FENCE



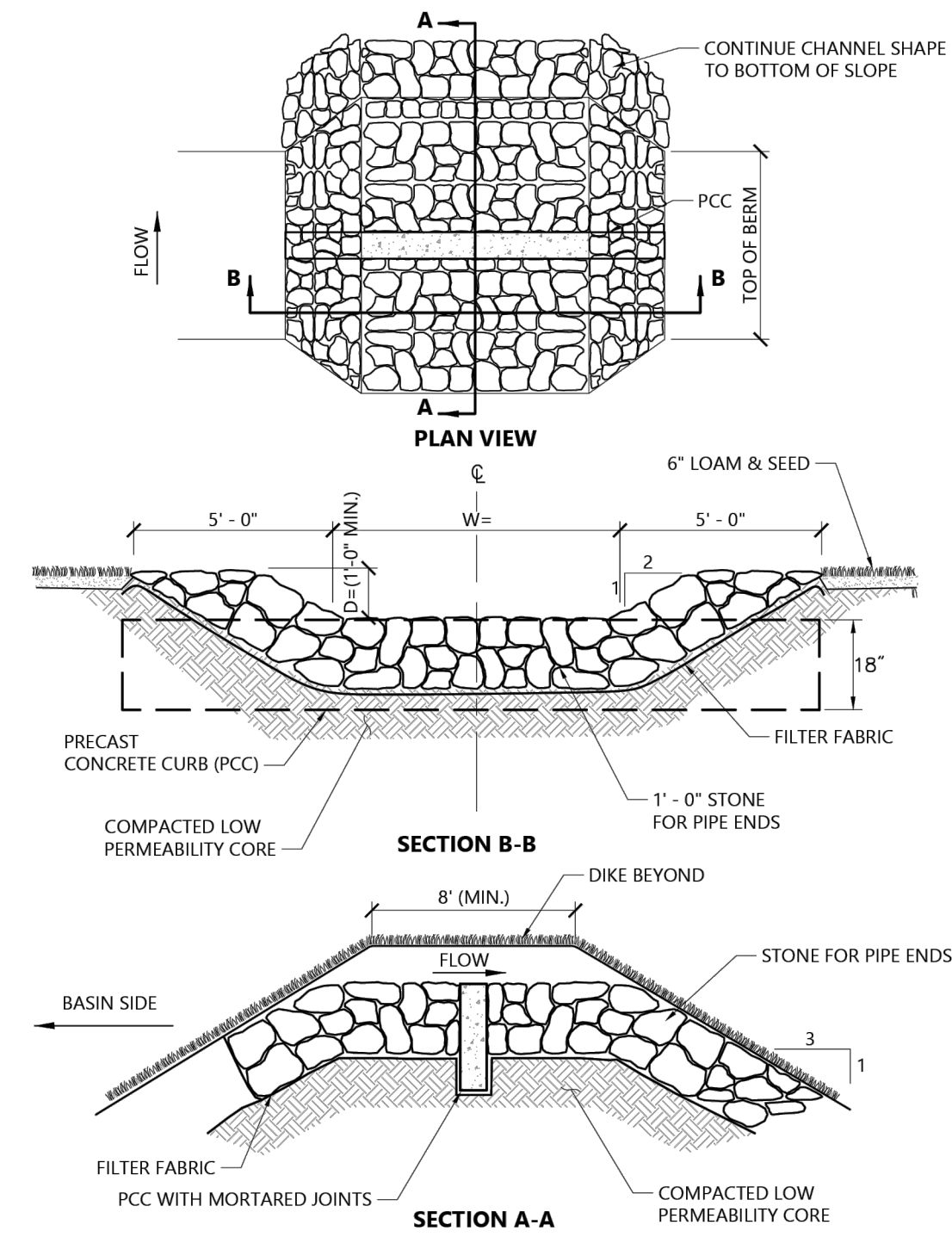
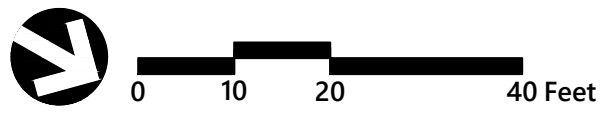
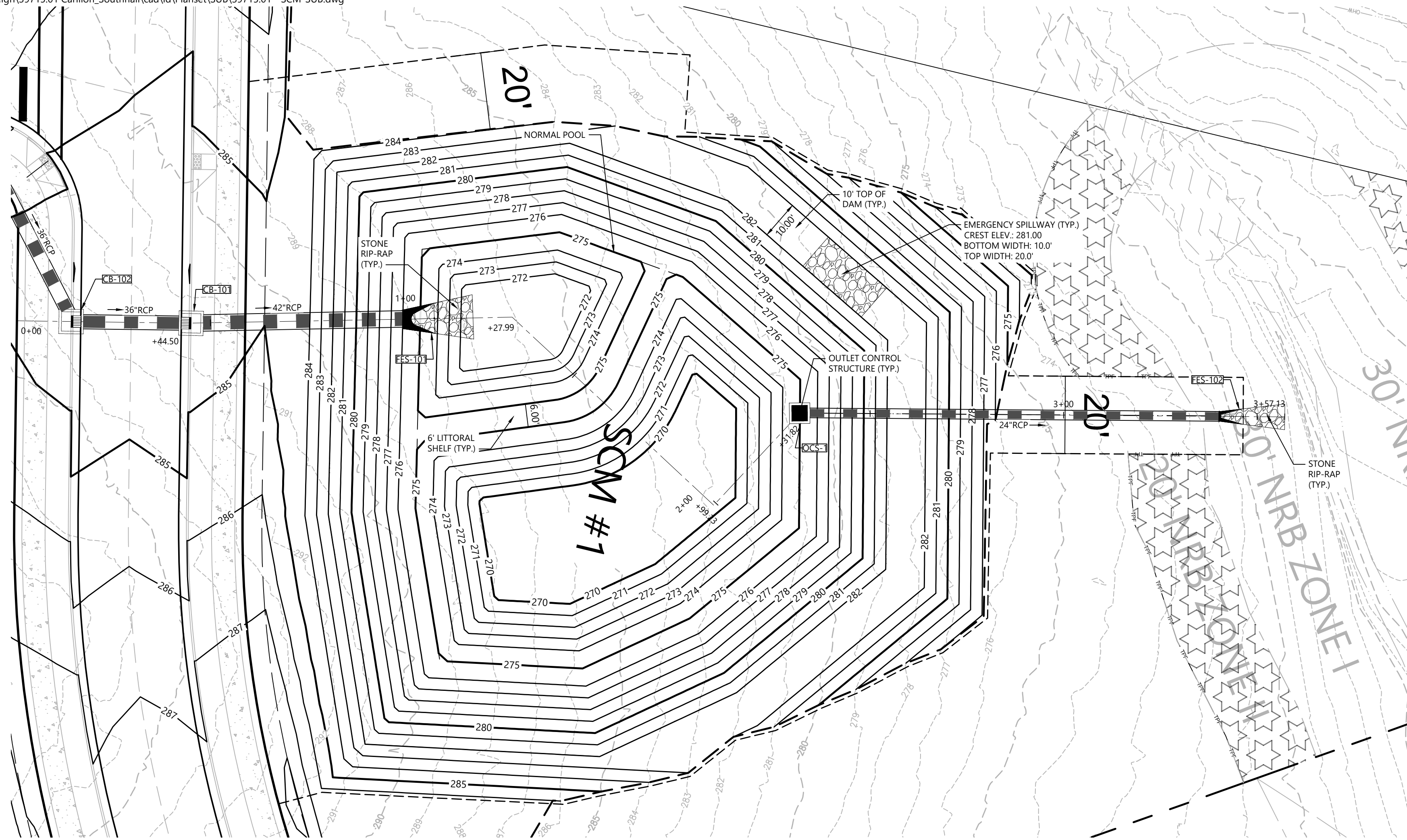
Southall Subdivision
3104 Southall Road
Raleigh, NC

Table with columns: No., Revision, Date, App'd. Includes revision history and design/checked by information (KH, WS, MW; CT).

NOT FOR CONSTRUCTION
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Drawing Number: C4.00
Sheet 6 of 12
Project Number: 39715.01

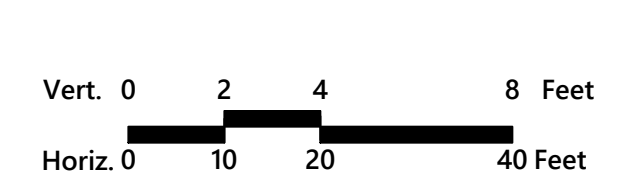
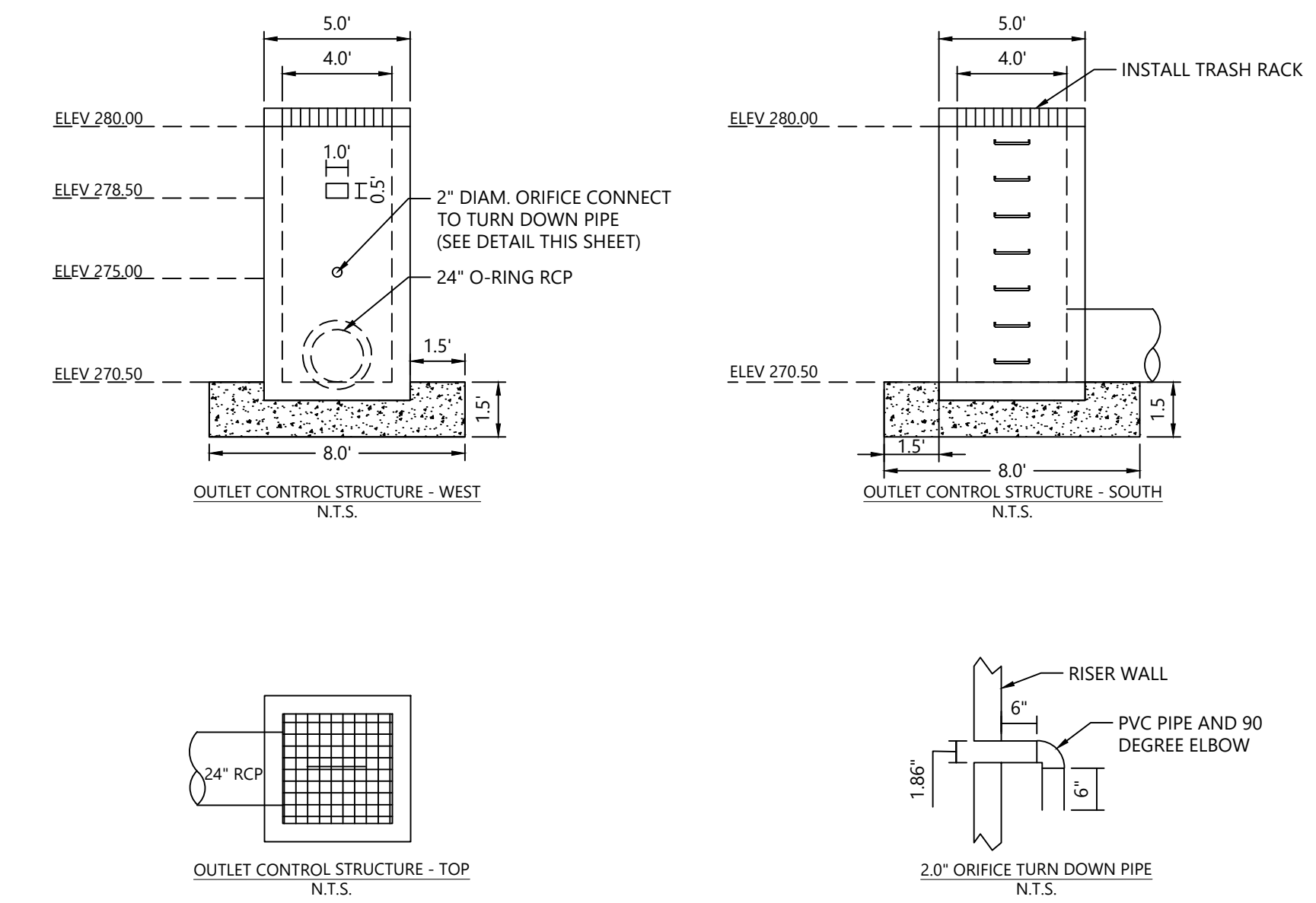
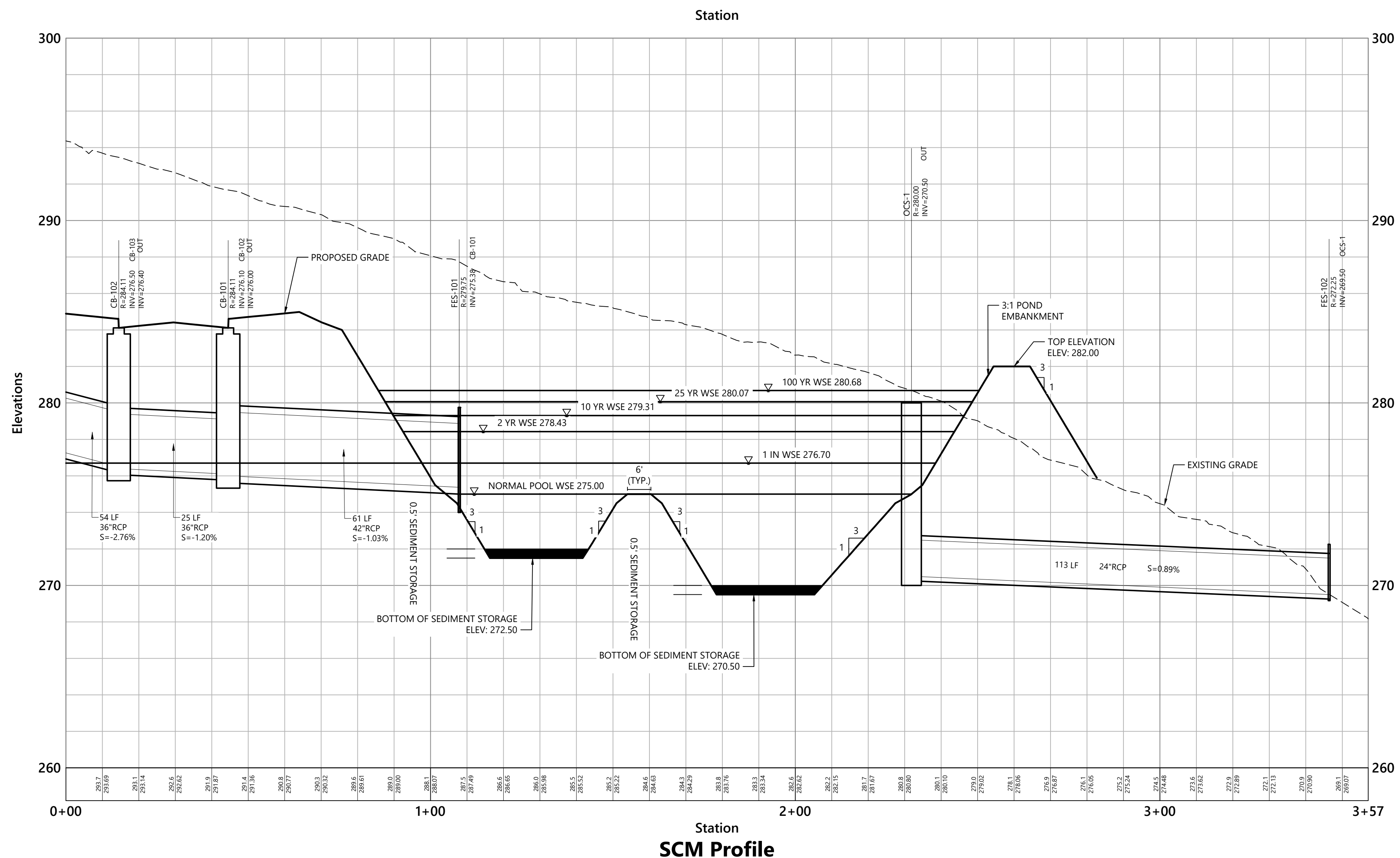


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Emergency Spillway

N.T.S. Source: VHB LD. 652



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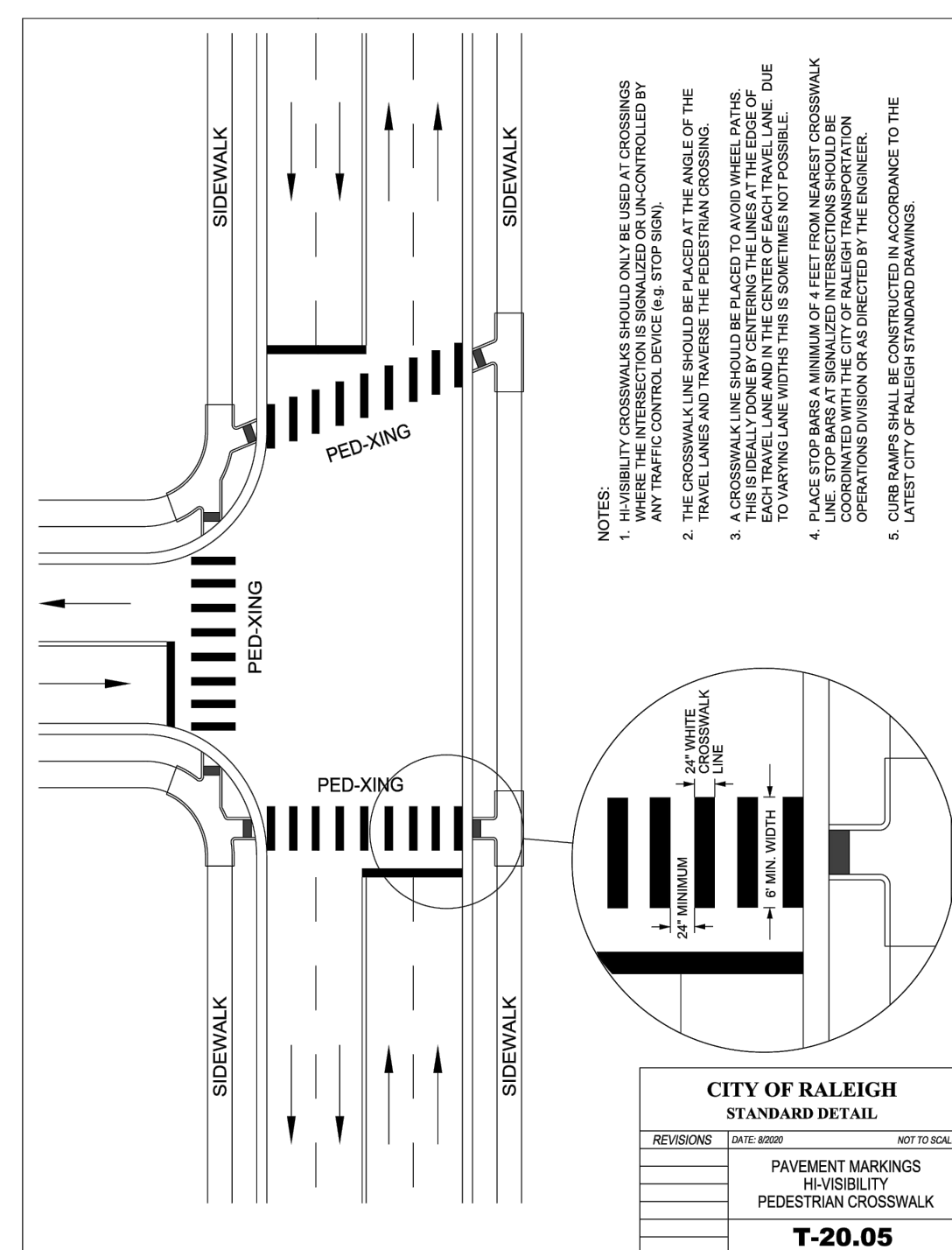
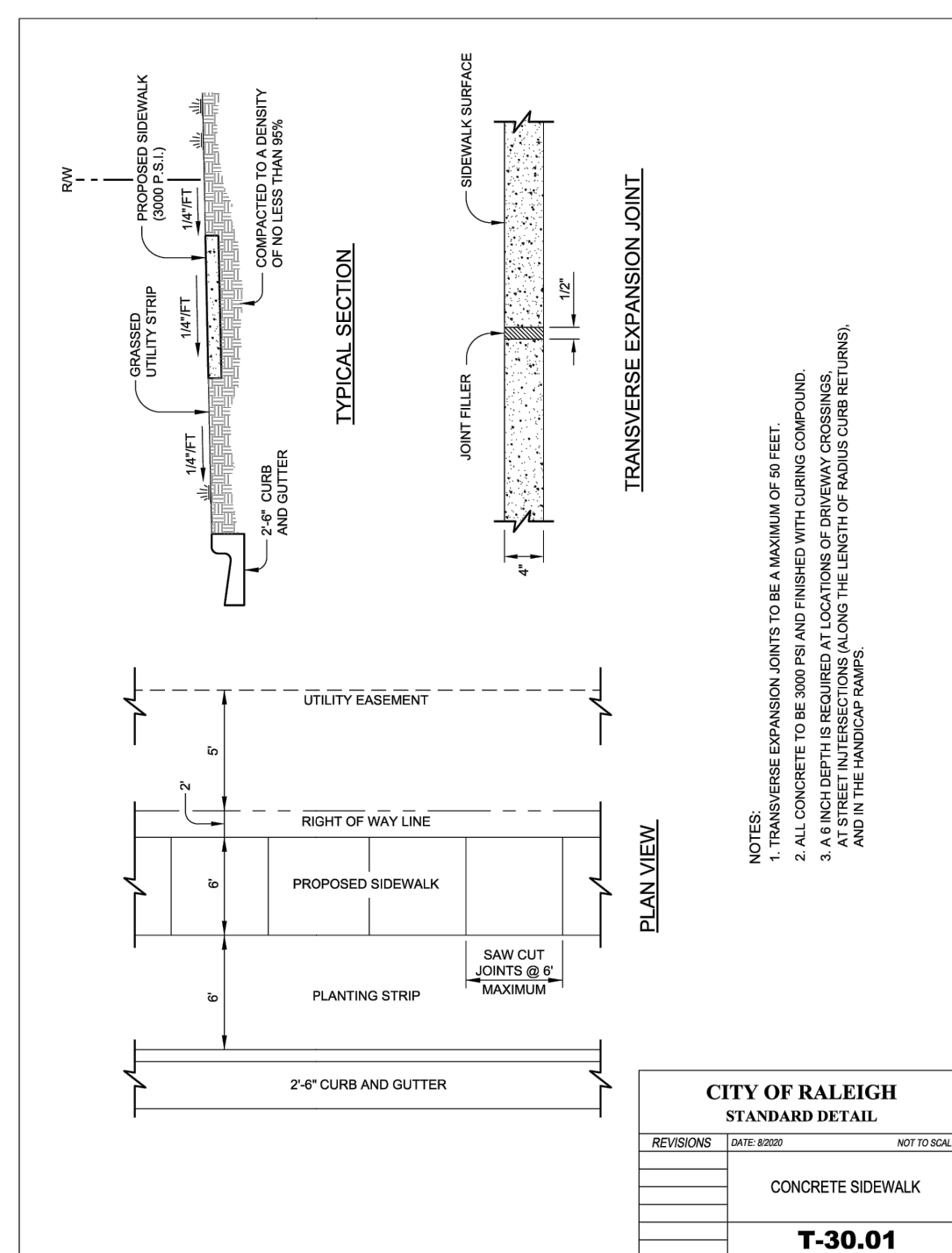
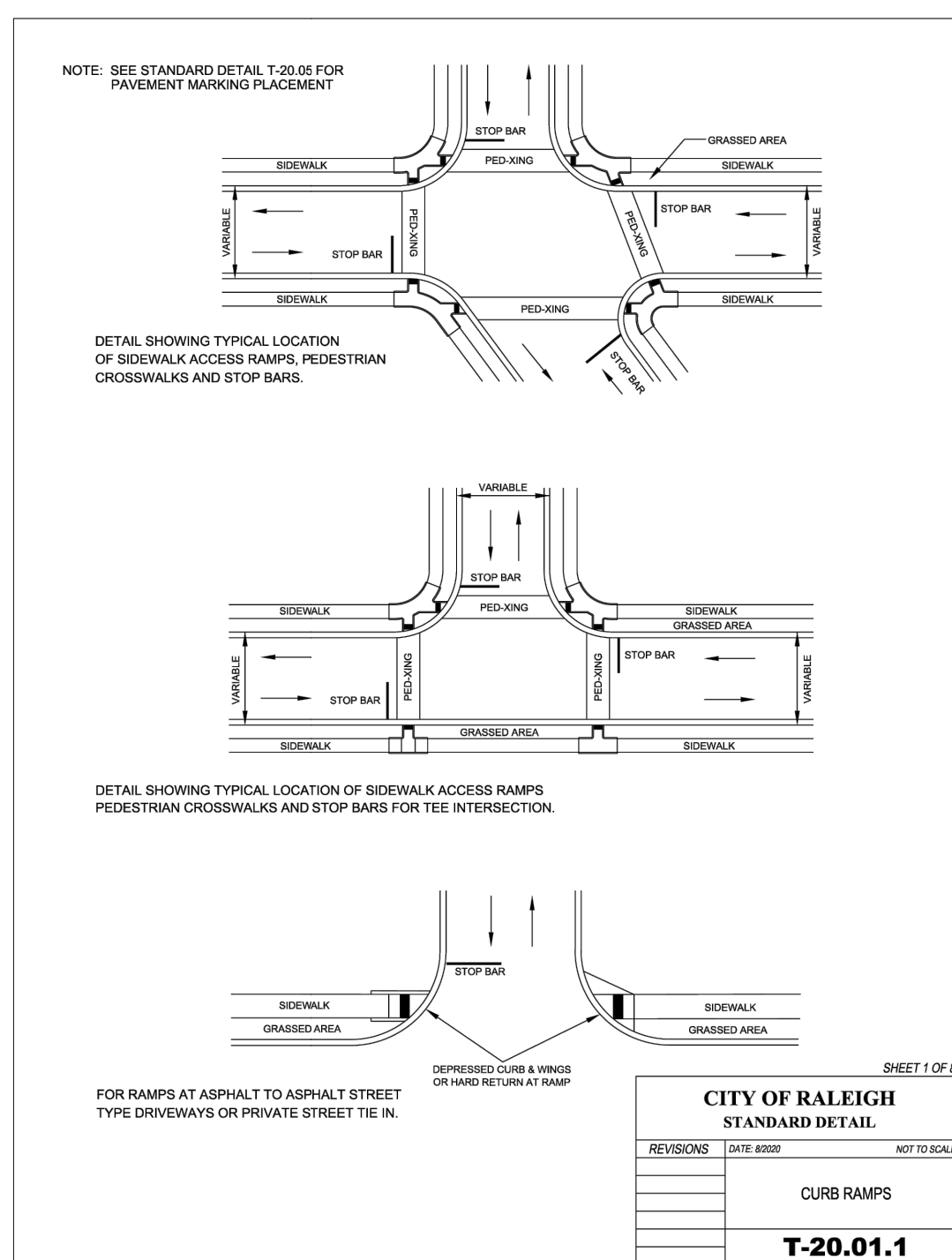
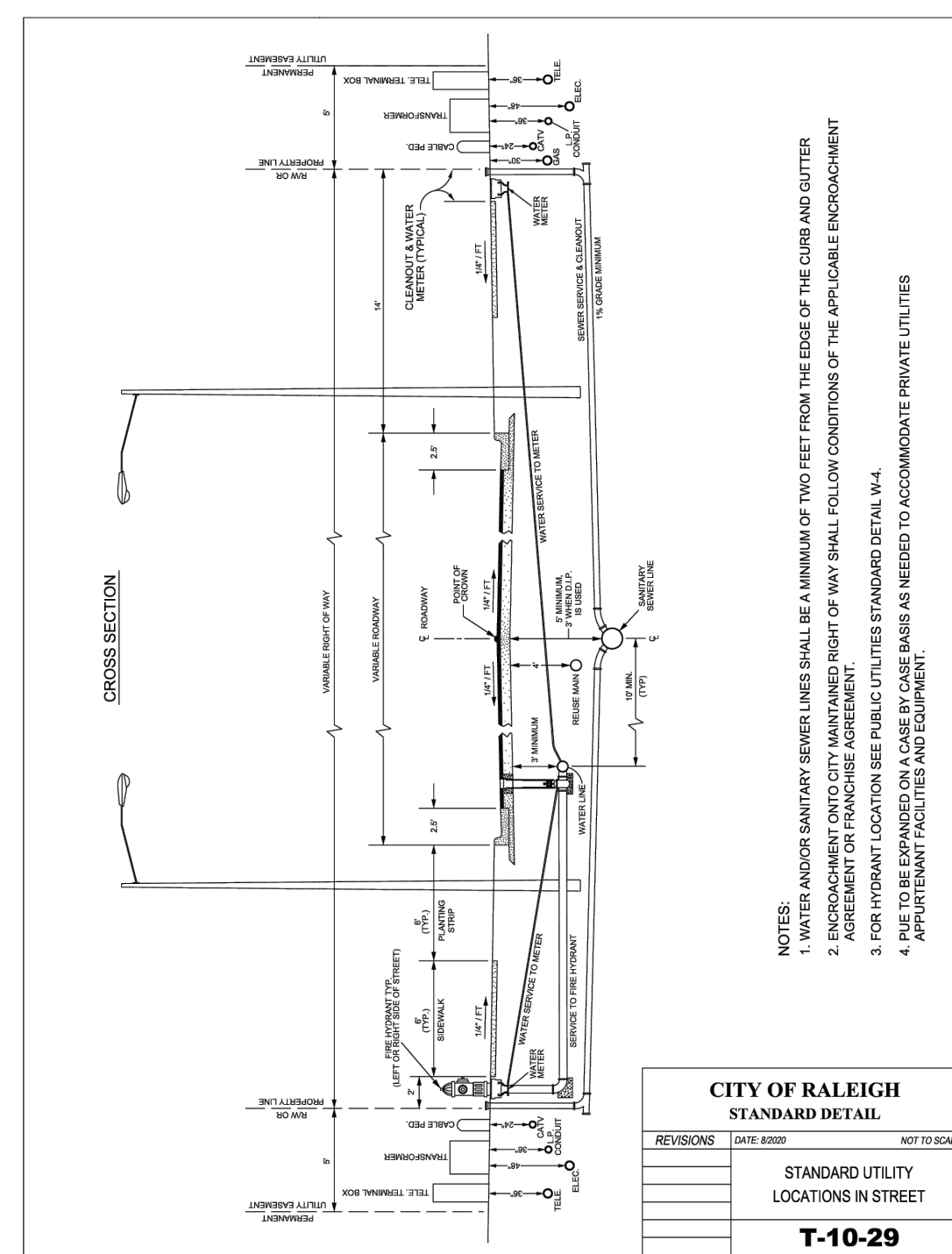
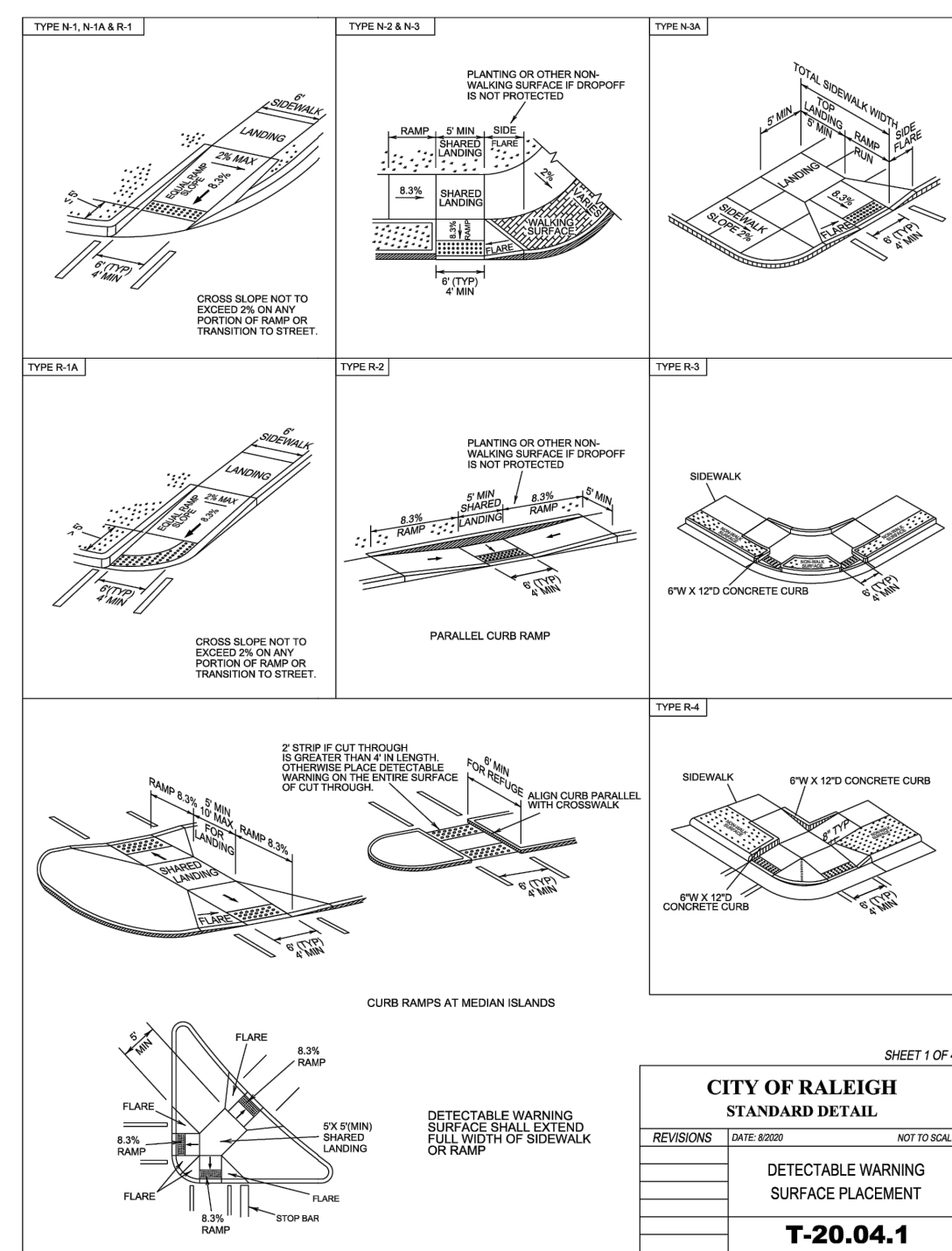
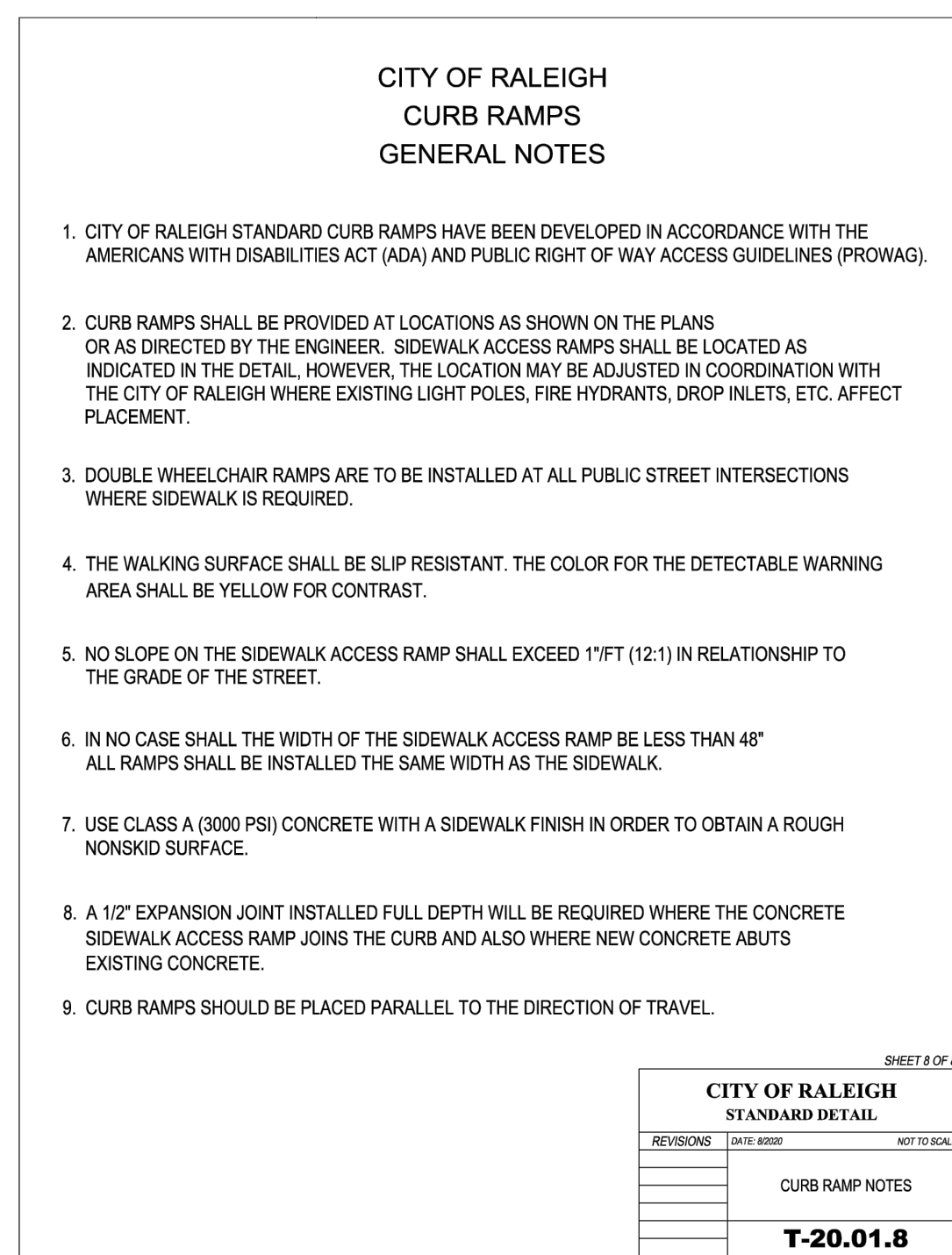
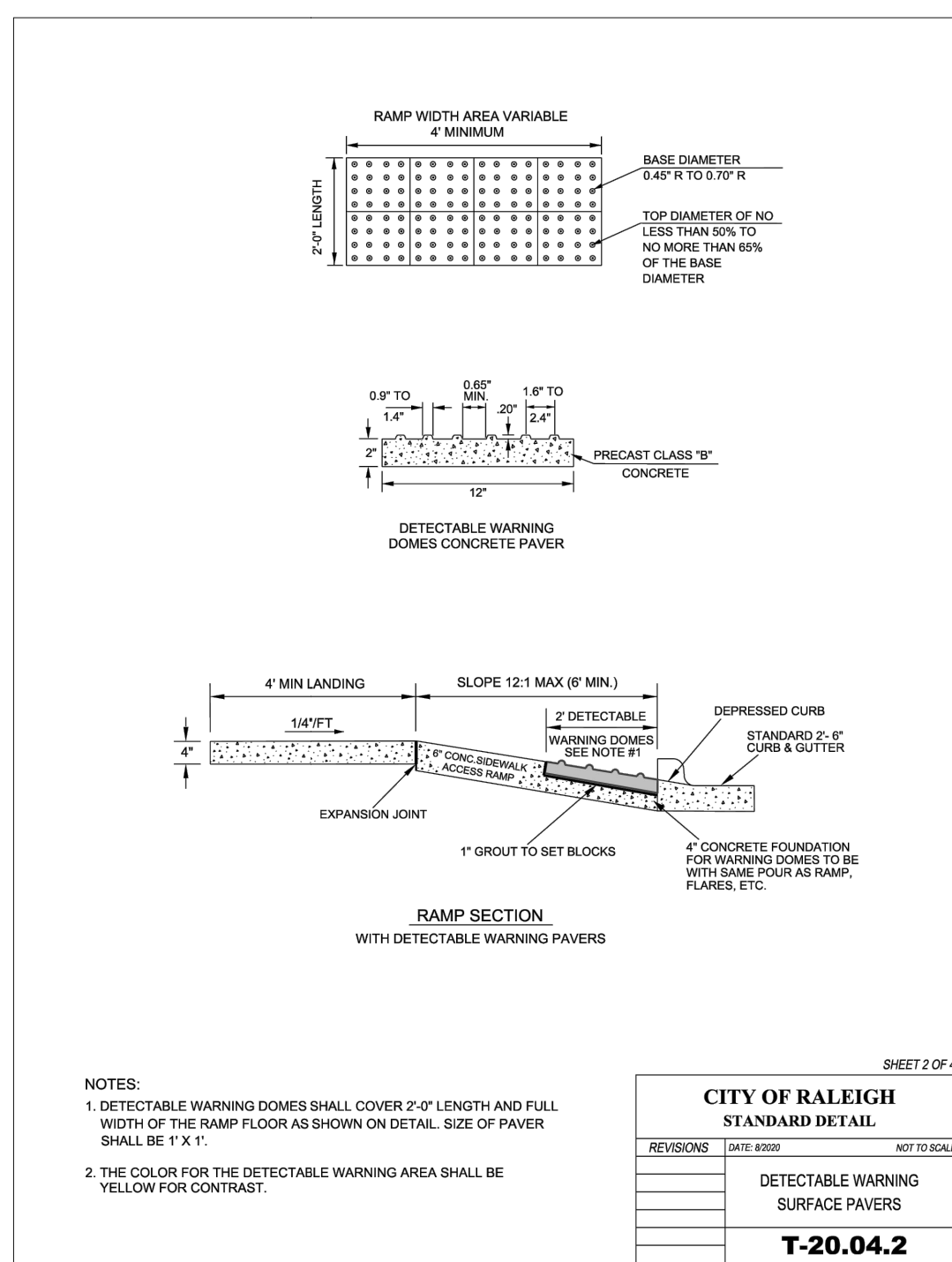
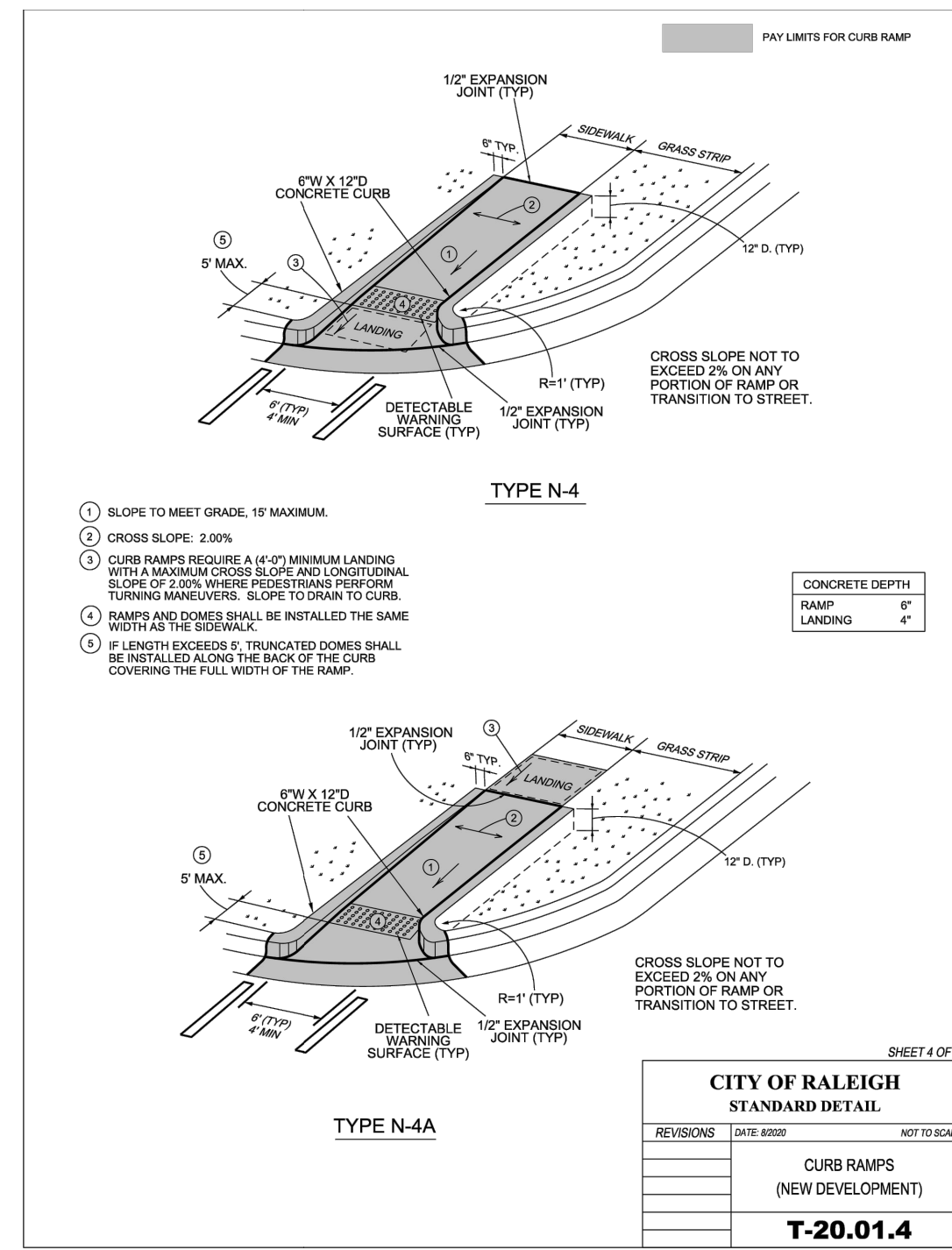
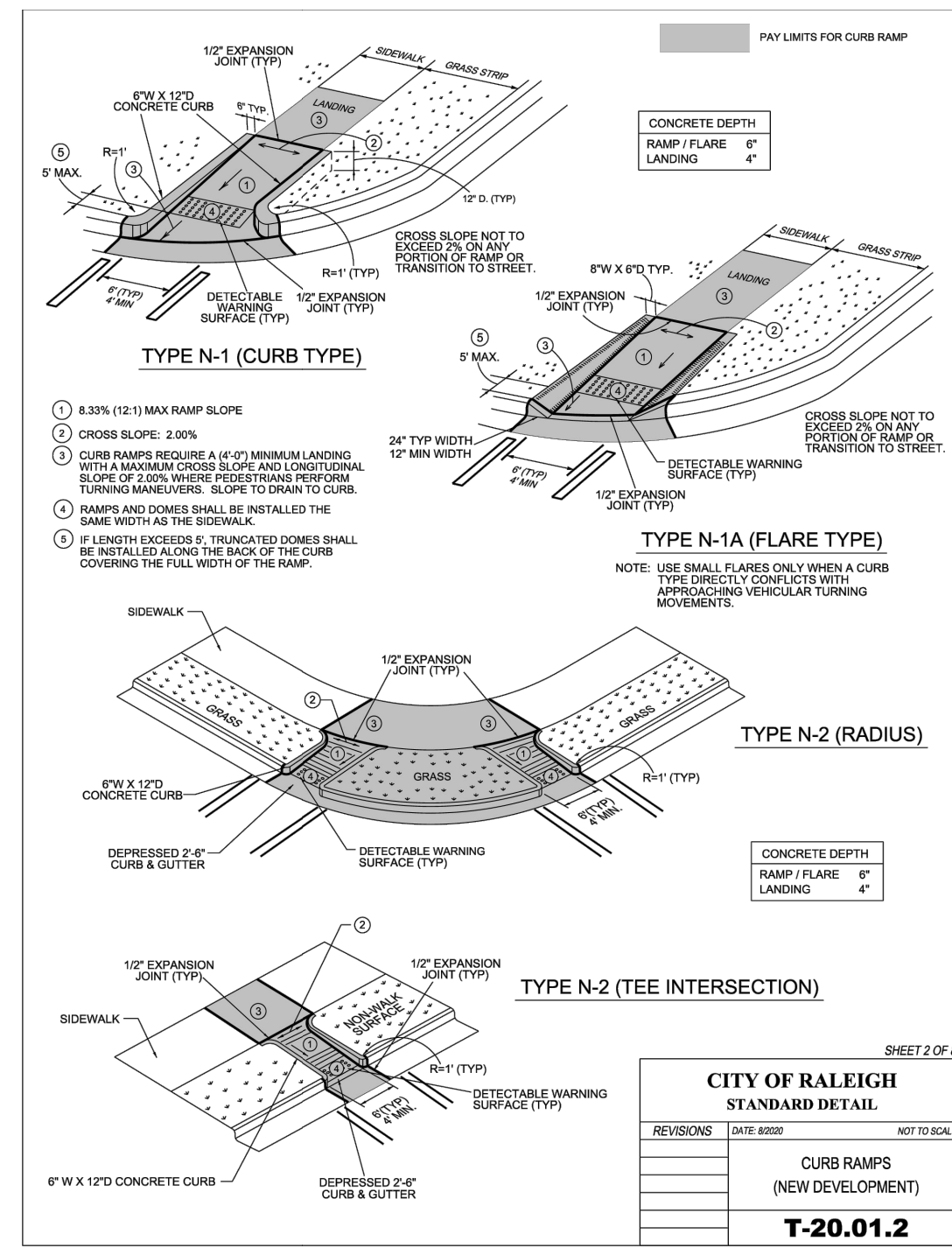
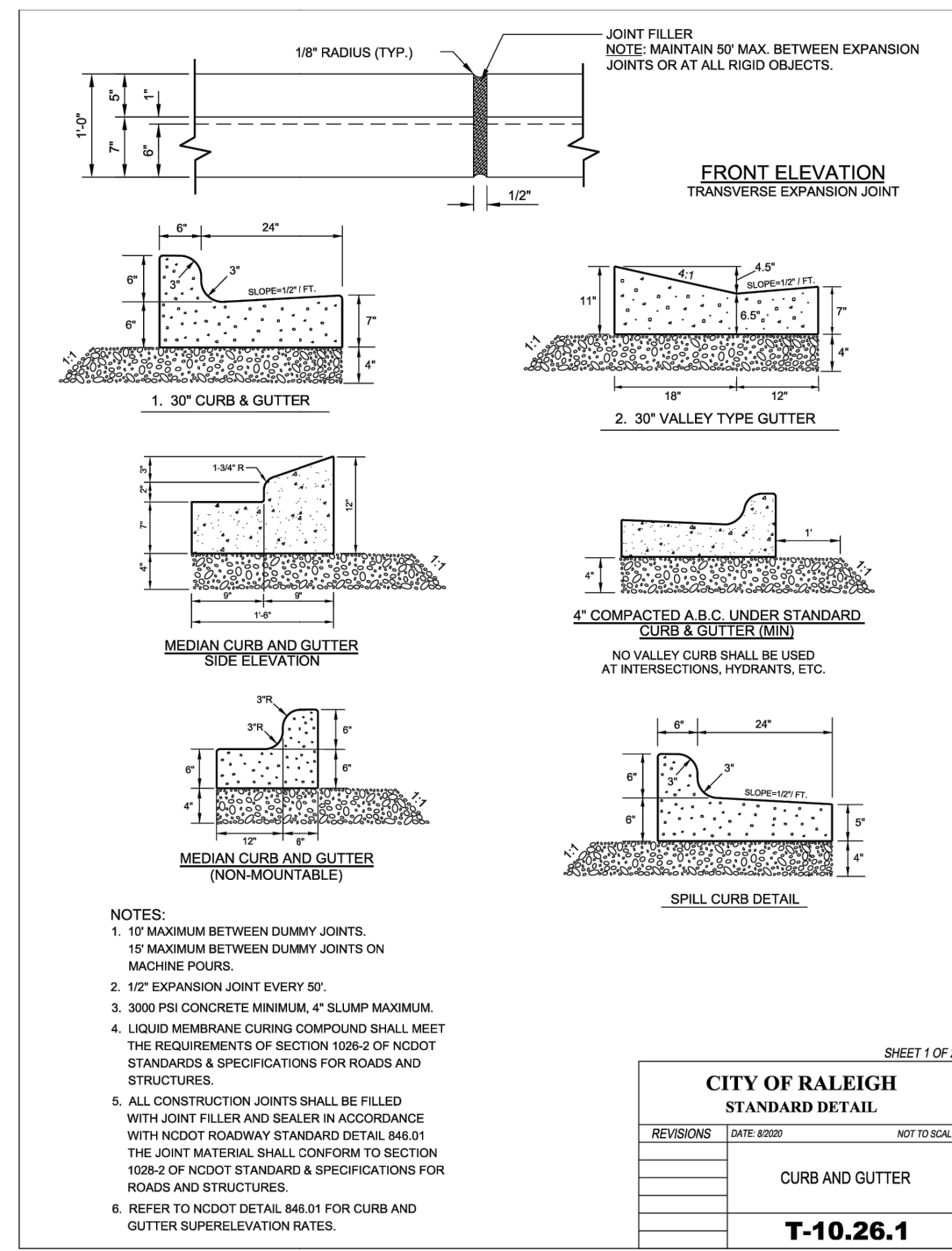
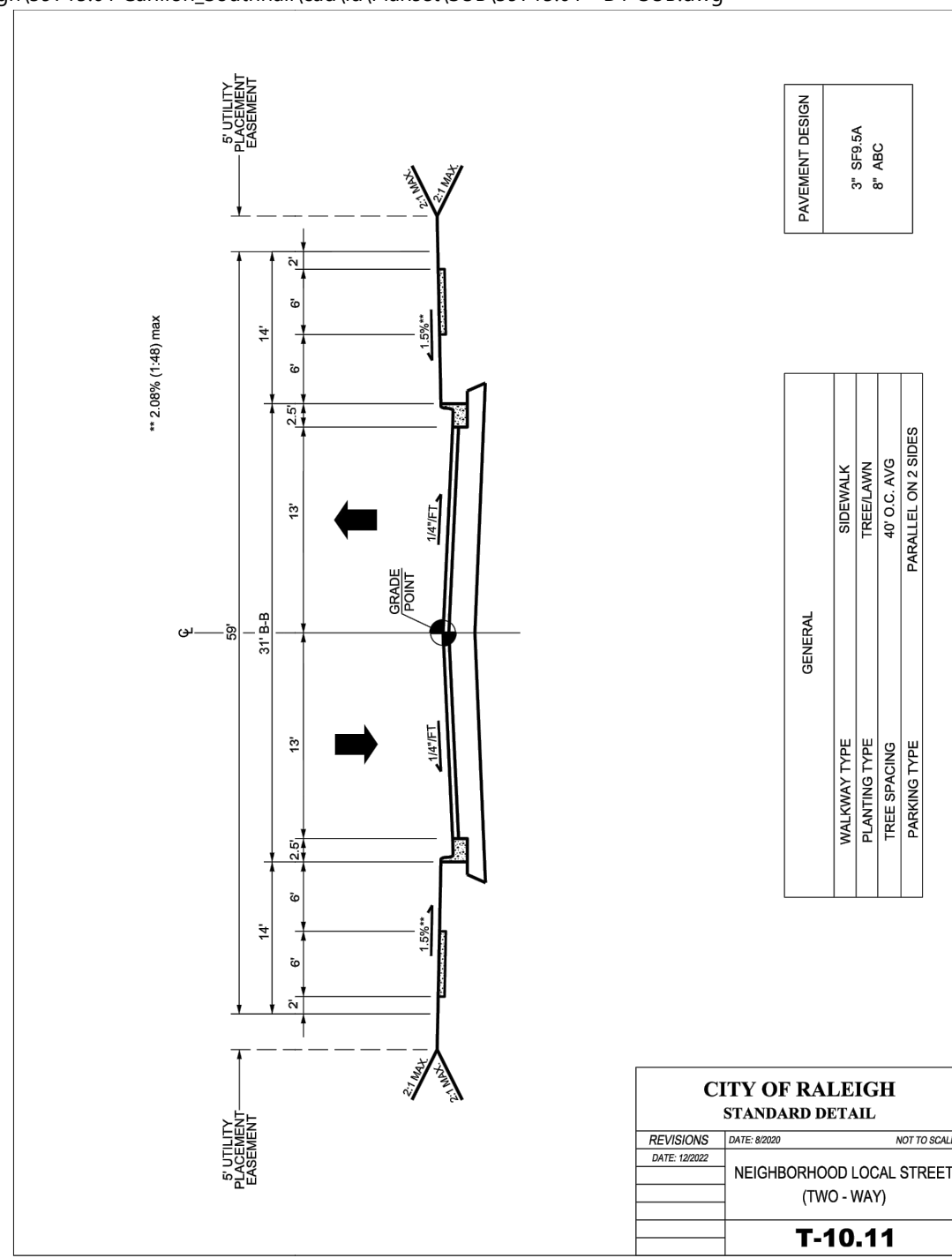
No.	Revision	Date	App'd.

Designed by KH, WS, MW Checked by CT
Issued for REVIEW Date 07/31/2024

NOT FOR CONSTRUCTION
Drawing Title
SCM Plan and Profile

C5.00

PRELIMINARY NOT FOR CONSTRUCTION
Sheet 7 of 12



Southall Subdivision
3104 Southall Road
Raleigh, NC

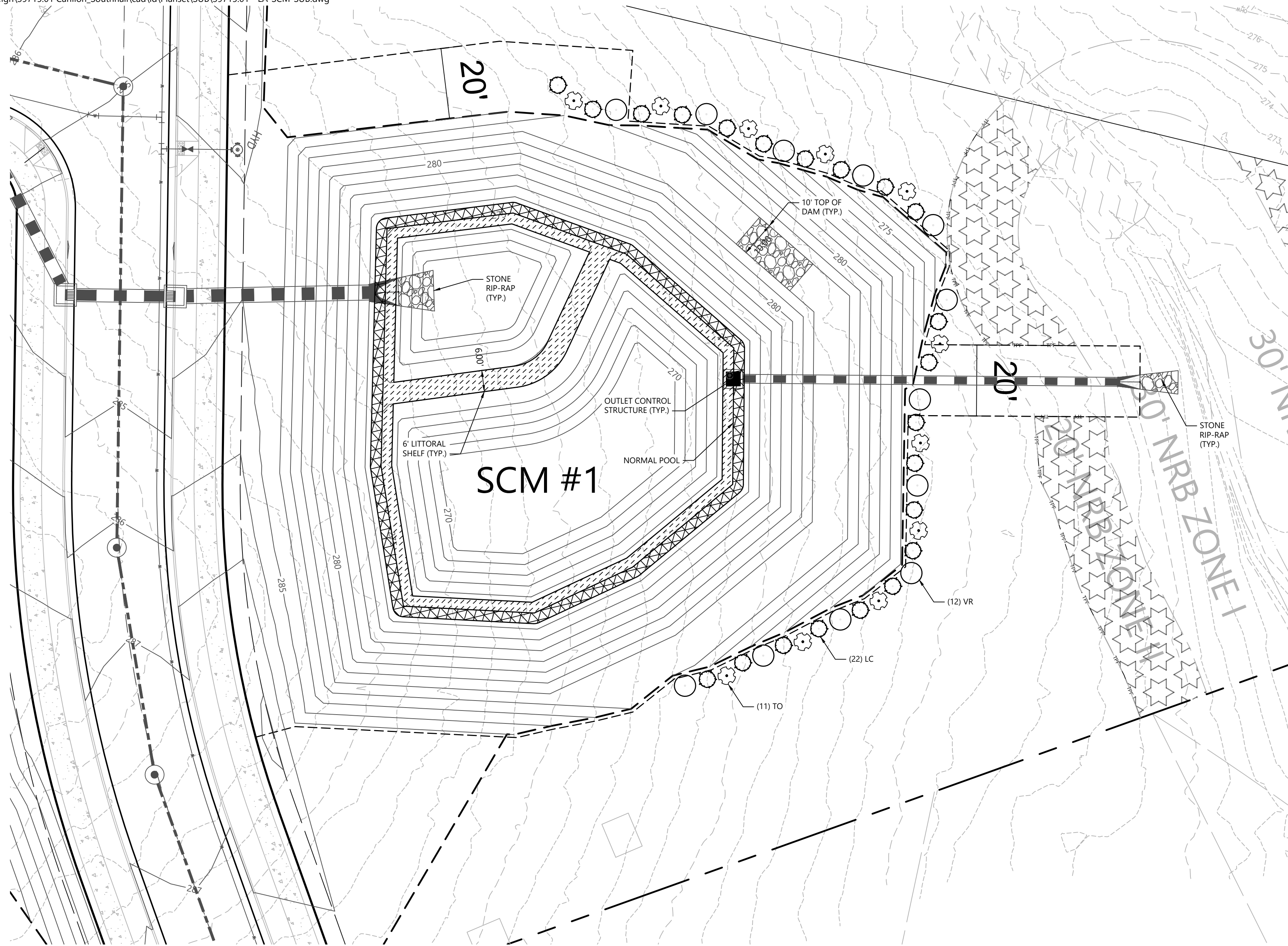
No.	Revision	Date	App'd.

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Checked by CT
Reviewed by
Date 07/31/2024

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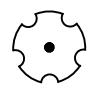

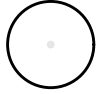
Site Details

Sheet of 8 12
Preliminary Not for Construction

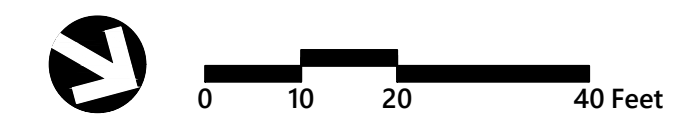


RETENTION POND PLANTINGS

- VEGETATED SHELF (UN-SUBMERGED) 1110 sf**
 - Swamp Milkweed
 - Scarlet Rosemallow
 - Dwarf Joe Pye Weed
 - White Turtlehead
- VEGETATED SHELF (SUBMERGED) 1515 sf**
 - Swamp Milkweed
 - Scarlet Rosemallow
 - Joe Py Weed
 - White Turtlehead

SCM PLANT SCHEDULE							
SMALL MATURING TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	CALIPER	NOTES
	TO	11	CAROLINA CHERRYLAUREL	PRUNUS CAROLINIANA	6' MIN.	1.5" CAL. MIN.	STORM DETENTION SCREENING, UNDERSTORY TREE WELL MATCHED SPECIMENS, FULL CROWN
SHURBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	CALIPER	NOTES
	LC	22	LOROPETALNUM	LOROPETALNUM CHINENSE	18" MIN.	3 GAL	STORM DETENTION SCREENING SHRUB. WELL MATCHED SPECIMENS FULL BUSHY CONTAINER
	VR	12	LEATHERLEAD VIBURNUN	VIBURNUM RHYTIDOPHYLLUM	18" MIN.	3 GAL	STORM DETENTION SCREENING SHRUB. WELL MATCHED SPECIMENS FULL BUSHY CONTAINER

NOTE TO CONTRACTOR:
 IF GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS DOES NOT MATCH QUANTITIES IN PLANT LIST, GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS WILL GOVERN



Southall Subdivision
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Designed by: KH, WS, MW Checked by: CT
 Issued for: REVIEW Date: 07/31/2024

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 Drawing Title
SCM Planting Plan

Sheet Number

L1.01

PRELIMINARY NOT FOR CONSTRUCTION 10 of 12

Project Number
 39715.01



VHB Engineering NC, P.C.
940 Main Campus Drive
Suite 500
Raleigh, NC 27606
919.829.0328
Corp. # C-3705

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

Project Name: Southall Subdivision
Gross Site Acres: 19.62 ac
Right-of-way to be dedicated with this project: 2.11 ac
Net Site Acres: 17.51 ac

	Number of Acres	Percent of Tract
UDO 9.1.4.A. Primary Tree Conservation Areas		
1. Primary Tree Conservation Area - SHOD 1	0.06 ac	0.3%
1. Primary Tree Conservation Area - SHOD 2	0.00 ac	0.0%
2. Primary Tree Conservation Area - Parkway Frontage	0.00 ac	0.0%
3. Primary Tree Conservation Area - CM	0.00 ac	0.0%
4. Primary Tree Conservation Area - MPOD	0.00 ac	0.0%
5. Primary Tree Conservation Area - Champion Tree XX' dbh species	0.00 ac	0.0%
6. Primary Tree Conservation Area - Neuse Buffer Zone 2	0.13 ac	0.7%
7. Primary Tree Conservation Area - 45% Slopes	0.00 ac	0.0%
8. Primary Tree Conservation Area - Thoroughfare	1.13 ac	5.5%
Subtotal of Primary Tree Conservation Areas:	1.29 ac	7.2%

UDO 9.1.4.D.2 Tree Conservation Area - Greenway _____ ac _____ %

UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas
(Include perimeter buffers and their alternate compliance areas) _____ ac _____ %

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: 0.83 ac 4.7%

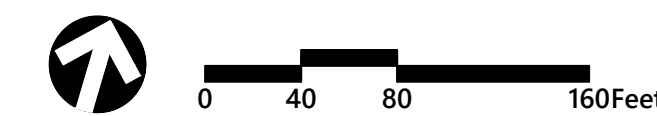
TOTAL ALL TREE CONSERVATION AREA PROVIDED: 2.09 ac 11.9%

UDO 9.1.9. Watershed Protection Overlay Districts

UWPOD - Wooded Area (preserved)	0.00 ac	0.0%
UWPOD - Wooded Area (planted)	0.00 ac	0.0%
FWPOD - Wooded Area (preserved)	0.00 ac	0.0%
FWPOD - Wooded Area (planted)	0.00 ac	0.0%
SWPOD - Wooded Area (preserved)	0.00 ac	0.0%
SWPOD - Wooded Area (planted)	0.00 ac	0.0%

Notes

- TREE SURVEY TO BE COMPLETED FOR VERIFICATION OF TCA PRIOR TO SUBDIVISION PLAN APPROVAL AND WILL BE PROVIDED ON SUBSEQUENT SUBMITTAL



Southall Subdivision
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Issued for: REVIEW Date: 07/31/2024

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Drawing Title: **Tree Conservation Area Plan**
Drawing Number: _____

L2.00

PRELIMINARY NOT FOR CONSTRUCTION
Sheet 12 of 12

Project Number: 39715.01

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