### **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)									
Convention	al S	Subdivision	Cor	npact D	evelopment		Conserva	tion	Development
Cottage	Cottage Court Flag lot		g lot		Frequent Trans	sit C	Development Option		
NOTE: Subdivisions m	nay	require City Counc	il appro	oval if lo	cated in a Hi	stori	ic Overlay District.		
			GENE	ERAL IN	FORMATIO	N			
Scoping/sketch plan ca		• • • • • • • • • • • • • • • • • • • •							
Development name (s	ubje	ect to approval):							
Property Address(es):									
Recorded Deed PIN(s	):								
Building type(s):		Detached House		Attach	ed House		Townhouse		Apartment
General Building		Mixed Use Buildir	ıg 📗	Civic B	uilding		Open Lot		Tiny House
			'						
CI	URF	RENT PROPERTY	OWNE	R/APP	LICANT/DE\	VEL	OPER INFORMATION	NC	
Current Property Own	er(	s) Names:							
Company:					Title:				
Address:									
Phone #:	Phone #: Email:								
Applicant Name (If dif	fere	ent from owner. S	ee "wh	o can a	pply" in ins	truc	ctions):		
Relationship to owner:		Lessee or contract	ct purch	naser	Owner's a	auth	orized agent Ea	sen	nent 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:	Email:					

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION						
Gross site acreage:						
Zoning districts (if more than on	e, p	provide acreage of eac	ch):			
Overlay district(s):		Inside City Limits?	Yes	No	Historic District/Landmark: N/A	
Conditional Use District (CUD) Case # Z-		Board of Adjustment BOA-	Case#		Design Alternate Case # DA-	
		STORMWATER	RINFOR	MATION		
Imperious Area on Parcel(s):  Existing (sf)Proposed total (sf)			Impervious Area for Compliance (includes right-of-way):  Existing (sf)Proposed total (sf)			
		NUMBER OF LO	TS AND	DENSIT	Υ	
# of Detached House Lots:		# of Attached Hou	ise Lots:		# of Townhouse Lots:	
# of Tiny House Lots:	#	of Open Lots:			ots (Apartment, General,	
Total # of Lots:	Т	otal # Dwelling Units:	Mi	ked Use,	Civic):	
			2hr		Abr	
# of bedroom units (if known): 11 Proposed density for each zonir			3DI		4br	
Proposed defisity for each zoniii	ig u	115tHCt (UDO 1.5.2.F).				
		APPLICANT SIG	NATHR	E BLOC	K	
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 regul						
Signature:	7	L			Date:	
Printed Name:						
Signature: Date:						

# Subdivision Plan

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

# Southall Subdivision

3104 Southall Road Raleigh, NC 27604

Ref	erence Drawings	
No.	Drawing Title	Latest Issue

1 of 2 and Topographic Survey

### **REZONING CONDITIONS**

July 2, 2024

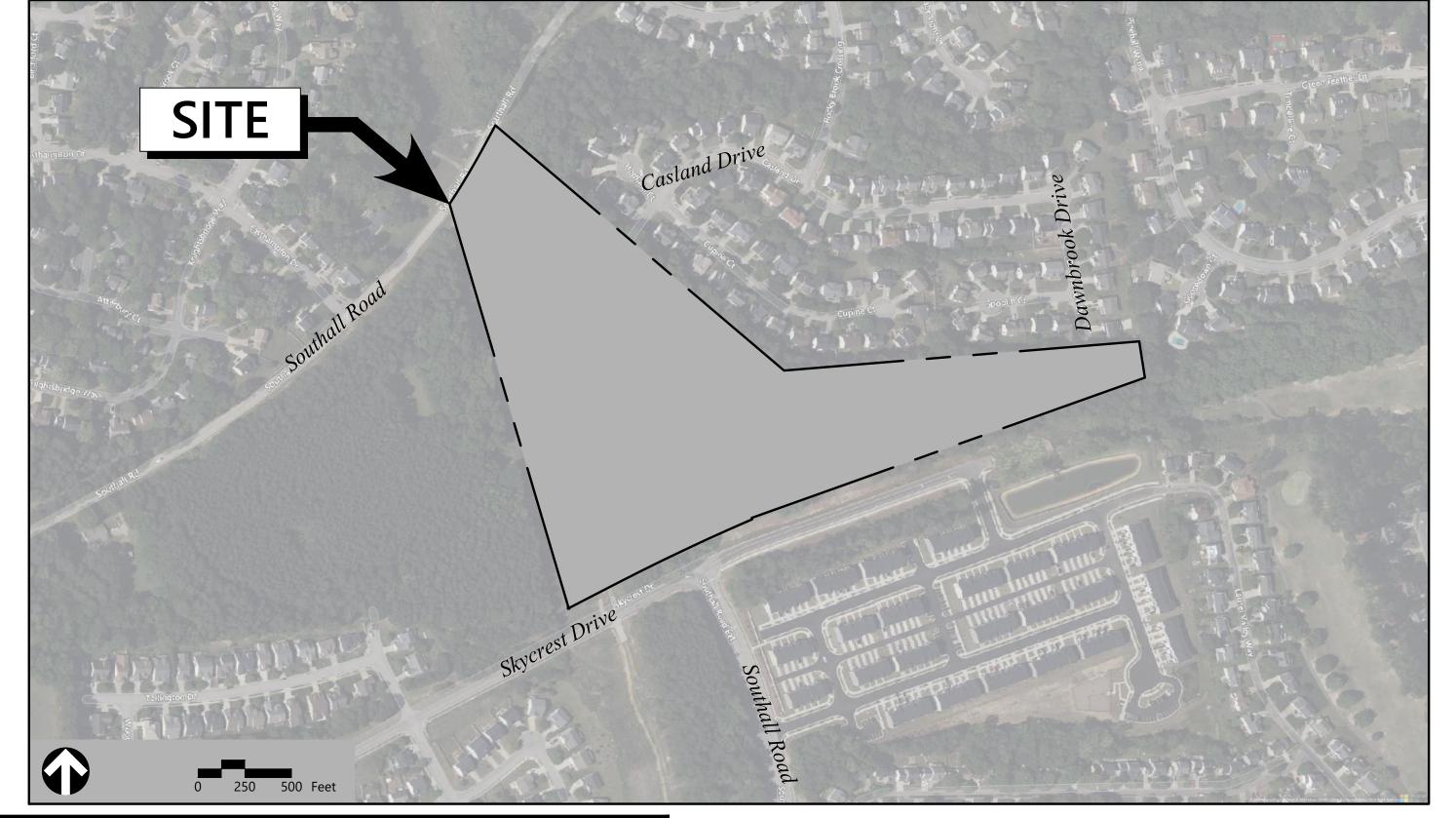
- 1. FOR REIMBURSEMENT PURPOSES, RIGHT-OF-WAY FOR RALEIGH BOULEVARD AND SOUTHALL ROAD SHALL REMAIN AT R-4 VALUES. UPON DEVELOPMENT. THE RATE OF STORMWATER RUNOFF WILL COMPLY WITH CR-7107 3. VOLUNTARY CONDITIONS APPLICABLE TO PARCEL A OF THE SUBJECT PROPERTY (PIN #1735.17 11 4397) AS SHOWN ON EXHIBIT A ATTACHED, (BY THE JOHN R. MCADAMS COMPANY, DATED 10/9/98).
- 3.A. ALL BUILDINGS SHALL BE RESTRICTED TO A MAXIMUM THREE (3) STORIES IN HEIGHT AND A MAXIMUM OF FIFTY (50') IN HEIGHT. 3.B. NO MORE THAN (2) ACCESS POINTS SHALL BE PERMITTED FROM RALEIGH BOULEVARD AND NOT MORE THAN (2) ACCESS POINTS SHALL BE PERMITTED FROM SOUTHALL ROAD.
- 3.C. NO MULTI-FAMILY DWELLING DEVELOPMENT WILL BE PERMITTED ON THIS PARCEL. 3.D. THE TRANSITIONAL PROTECTIVE YARD ON THE SUBJECT PROPERTY (PIN #1735.17 11 4397) SHALL BE TWENTY-FIVE FEET (25') IN WIDTH
- WHERE ADJACENT TO PARCEL #1735.22 1837 AND PARCEL #1735.32 2085. 3.D.1. THE TWENTY FEET (20') NEAREST THE COMMON PROPERTY LINE SHALL REMAIN UNDISTURBED AND ACTIVELY PROTECTED WITH THE EXCEPTIONS THAT: 1) PLANTING MATERIALS MAY BE PLACED WITHIN THIS UNDISTURBED AREA WHEN SUCH MATERIALS ARE NEEDED TO AUGMENT THE EXISTING VEGETATION IN ORDER TO SATISFY THE MINIMUM QUANTITY AND SIZE PLANTING REQUIREMENTS OF A TWENTY FEET (20') TRANSITIONAL PROTECTIVE YARD WITHOUT FENCES IN ACCORDANCE WITH THE DEVELOPMENT REGULATIONS OF THE CITY OF RALEIGH, AND 2) DRAINAGE UTILITIES WHEN REQUIRED BY THE CITY OF RALEIGH. 3.D.2. THE REMAINING FIVE FEET (5') OF THE TRANSITIONAL PROTECTIVE YARD MAY BE DISTURBED AS NEEDED FOR PERMITTED
- GRADING AND CONSTRUCTION ACTIVITY AND IF DISTURBED SHALL BE LANDSCAPED WITH PLANTING MATERIALS IN QUANTITIES AND SIZES THAT MEET THE CITY OF RALEIGH STANDARDS FOR TRANSITIONAL PROTECTIVE YARDS WITHOUT FENCES. 3.E. A TRANSITIONAL PROTECTIVE YARD TWENTY-FIVE (25') IN WIDTH SHALL BE PROVIDED ON THE SUBJECT PROPERTY (PIN #1735.17 11 4397) WHERE ADJACENT TO REMAINDER PARCEL C OF THE SUBJECT PROPERTY, AS SHOWN ON EXHIBIT A ATTACHED HERETO. THE TWENTY-FIVE FEET (25') NEAREST THE COMMON ZONING LINE SHALL REMAIN UNDISTURBED AND ACTIVELY PROTECTED WITH THE EXCEPTIONS THAT IF A ROADWAY AND ROADWAY RIGHT-OF-WAY IS REQUIRED BY THE CITY OF RALEIGH FOR THE PROVISION OF ROADWAY AND/OR UTILITY ACCESS TO PARCEL #1735.22 1837 THEN THERE SHALL BE PROVIDED A PLANTED TRANSITIONAL PROTECTIVE YARD OF TWENTY-FIVE FEET (25') IN WIDTH LOCATED ON THE SOUTHERN SIDE OF SUCH ROADWAY.
- TWENTY FEET (20') TRANSITIONAL PROTECTIVE YARD WITHOUT FENCES IN ACCORDANCE WITH THE DEVELOPMENT REGULATIONS OF THE CITY OF RALEIGH. 3.F. A SIX (6) TO EIGHT (8) FEET HIGH CLOSED FENCE WILL BE INSTALLED ON THE SUBJECT PROPERTYAT A DISTANCE OF TWENTY FEET (20') FROM THE COMMON PROPERTY LINE SHARED BY PARCEL #1735.17 11 4397 AND PARCEL #1735.22 1837. A FINISHED SIDE SHALL

THIS TRANSITIONAL PROTECTIVE YARD SHALL SATISFY THE MINIMUM QUANTITY AND SIZE PLANTING REQUIREMENTS OF A

- 3.G. PERIMETER POLE LIGHTING WITHIN FORTY-FIVE FEET (45') OF PARCEL #1735.22 1837, PARCEL #1735.32 2085, AND PARCEL C OF THE SUBJECT LOT AS SHOWN ON EXHIBIT A ATTACHED TO THIS LIST OF VOLUNTARY USE CONDITIONS SHALL NOT EXCEED TWELVE FEET (12') IN HEIGHT AND SHALL MEET THE REQUIREMENTS FOR SHIELDING RESIDENTIAL PROPERTY FROM THE EFFECTS OF NON RESIDENTIAL DEVELOPMENT LIGHTING CONTAINED IN SECTION 10-2089 OF THE DEVELOPMENT REGULATIONS OF THE CITY OF
- 4. VOLUNTARY CONDITIONS APPLICABLE TO PARCEL B OF THE SUBJECT PROPERTY (PIN #1735.17 11 4397) AS SHOWN ON EXHIBIT A ATTACHED, (BY THE JOHN R. MCADAMS COMPANY, DATED 10/9/98).
- 4.A. ALL BUILDINGS SHALL BE RESTRICTED TO A MAXIMUM OF TWO (2) STORIES IN HEIGHT AND A MAXIMUM OF THIRTY FEET (30') IN 4.B. NO MORE THAN ONE (1) ACCESS POINT SHALL BE PERMITTED FROM RALEIGH BOULEVARD AND NO MORE THAN TWO (2) ACCESS
- POINTS SHALL BE PERMITTED FROM SOUTHALL ROAD. 4.C. NO MULTI-FAMILY DWELLING DEVELOPMENT WILL BE PERMITTED ON THIS PARCEL. 4.D. NO BUILDING SHALL BE LOCATED CLOSER THAN ONE HUNDRED TEN FEET (110') TO ADJOINING PARCEL #1735.01 5288. 4.E. PAVED SURFACES FOR USE BY MOTOR VEHICLES SHALL BE DESIGNED AND LANDSCAPED WITH PLANT MATERIALS SO THAT THEY ARE
- NOT VISIBLE FROM PARCEL #1735.01 5288 ORPARCEL #1735.01 7727. 4.F. PERIMETER POLE LIGHTING WITHIN 100 FEET (100') OF PARCEL #1735.01 5288 OR PARCEL #1735.01 7727 OR WITHIN 45 FEET (45') OF
- PARCEL C OF THE SUBJECT LOT AS SHOWN ON EXHIBIT A ATTACHED HERETO SHALL NOT EXCEED TWELVE (12') IN HEIGHT AND SHALL MEET THE REQUIREMENTS FOR SHIELDING RESIDENTIAL PROPERTY FROM THE EFFECTS OF NON-RESIDENTIAL DEVELOPMENT LIGHTING CONTAINED IN SECTION 10-2089 OF THE DEVELOPMENT REGULATIONS OF THE CITY OF RALEIGH. 4.G. A TRANSITIONAL PROTECTIVE YARD ON THE SUBJECT PROPERTY (PIN #1735.17 11 4397) SHALL BE TWENTY-FIVE (25') IN WIDTH WHERE ADJACENT TO REMAINDER PARCEL C OF THE SUBJECT PROPERTY AS SHOWN ON EXHIBIT A ATTACHED HERETO.
- 4.G.1. THE TWENTY FEET (20') NEAREST THE COMMON PROPERTY LINE SHALL REMAIN UNDISTURBED AND ACTIVELY PROTECTED WITH HE EXCEPTIONS THAT: 1) PLANTING MATERIALS MAY BE PLACED WITHIN THIS UNDISTURBED AREA WHEN SUCH MATERIALS ARE NEEDED TO AUGMENT THE EXISTING VEGETATION IN ORDER TO SATISFY THE MINIMUM QUANTITY AND SIZE PLANTING REQUIREMENTS OF A TWENTY FEET (20') TRANSITIONAL PROTECTIVE YARD WITHOUT FENCES IN ACCORDANCE WITH THE DEVELOPMENT REGULATIONS OF THE CITY OF RALEIGH, AND 2) DRAINAGE UTILITIES WHEN REQUIRED BY THE CITY OF RALEIGH. THE REMAINING FIVE FEET (5') OF THE TRANSITIONAL PROTECTIVE YARD MAY BE DISTURBED AS NEEDED FOR PERMITTED

AND SIZES THAT MEET THE CITY OF RALEIGH STANDARDS FOR TRANSITIONAL PROTECTIVE YARDS WITHOUT FENCES.

GRADING AND CONSTRUCTION ACTIVITY AND IF DISTURBED SHALL BE LANDSCAPED WITH PLANTING MATERIALS IN QUANTITIES



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

TRAFFIC CONTROL AND PEDESTRIAN (TCPED) NOTES:

1. PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING

2. THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON

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 INSPECTIONS COORDINATOR TO REVIEW THE

SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE

MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);

AMERICAN DISABILITY ACT (ADA) REQUIREMENTS;

6. ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY

PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE

IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE

THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM

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

COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG),

PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);

WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO

CITY STREETS AND ALL NCDOT STREETS WITHIN RALEIGH'S JURISDICTION.

5. ALL TCPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL

REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:

• RALEIGH STREET DESIGN MANUAL (RSDM).

OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT

1. TREE CONSERVATION PLAN IS REQUIRED PER UDO SEC. 9.1.2.

RIGHTOFWAYSERVICES@RALEIGHNC.GOV.

TRAFFIC CONTROL DEVICES (MUTCD).

2. STORMWATER MANAGEMENT IS REQUIRED PER UDO SEC. 9.2.2 A.

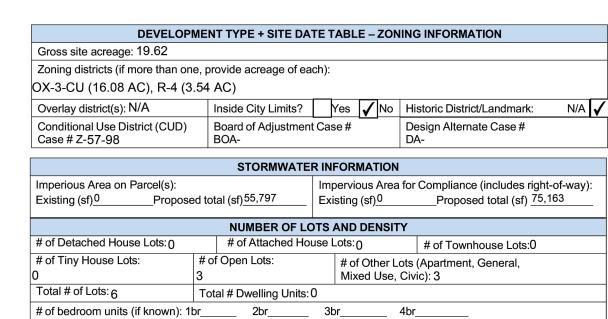
SITE D	ATA FOR
CALYX SENIOR LIV	VING AT SOUTHALL
DATE: 7	7/26/2024
SITE DATA	
EXISTING ADDRESS(ES)	3104 Southall Road
	Raleigh, NC
PIN(S)	1735114651
ZONING(S)	OX-3-CU, R-4
OVERLAY DISTRICT	N/A
SITE GROSS ACREAGE	854,647 SF 19.62 AC
PROPOSED 5' R/W DEDICATION	91,952 SF 2.11 AC
SITE NET ACREAGE	762,695 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

### **Preliminary Subdivision Application**

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DEVEL	LOPMENT OPTIONS (UDO Chapter 2)			
Conventional Subdivision	Compact Development Conservation Development			
Cottage Court	Flag lot Frequent Transit Development Option			
NOTE: Subdivisions may require City Coun	cil approval if located in a Historic Overlay District.			
	GENERAL INFORMATION			
Scoping/sketch plan case number(s): SCO				
Development name (subject to approval): Se				
Property Address(es): 3104 Southall Roa	ad, Raleigh, NC 27604			
Recorded Deed PIN(s): 1735114651				
Building type(s): Detached House	Attached House Townhouse Apartment			
✓ General Building ✓ Mixed Use Buildi	ing Civic Building Open Lot Tiny House			
CURRENT PROPERTY	Y OWNER/APPLICANT/DEVELOPER INFORMATION			
Current Property Owner(s) Names: Rober	rt C. White			
Company:The Macaw Group LLC	Title: Member			
Address: 9921 Waterview Road, Raleigh	n, NC 27604			
Phone #:	Email:			
Applicant Name (If different from owner. §	See "who can apply" in instructions): Charlie Townsend			
Relationship to owner: Lessee or contra	act purchaser Owner's authorized agent Easement holder			
Company:VHB	Address: 940 Main Campus Drive, Suite 500, Raleigh, NC 27606			
Phone #: 919.741.5567	Email: ctownsend@vhb.com			
	t or contract, lease or easement when submitting this form.			
NOTE: please attach purchase agreement	to contract, lease or easement when submitting this form.			
NOTE: please attach purchase agreement Developer Contact Names: Marcos Vidal				
Developer Contact Names: Marcos Vidal				
	Title: Vice President of Site Acquisition			



### APPLICANT SIGNATURE BLOCK

Proposed density for each zoning district (UDO 1.5.2.F):

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

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Signature: Mt Tu Printed Name: Charles Townsend



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

### **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

Exist.	Prop.		Exist.	Prop.	
		DDODEDTYLING			CONCRETE
		PROPERTY LINE PROJECT LIMIT LINE		(4,5 - 47,450°°°)	HEAVY DUTY PAVEMENT
		RIGHT-OF-WAY/PROPERTY LINE			BUILDINGS
		EASEMENT			RIPRAP
		BUILDING SETBACK	baunvoad		CONSTRUCTION EXIT
		PARKING SETBACK			
10+00	10+00	BASELINE	27.35 TC×	27.35 TC ×	TOP OF CURB ELEVATION
		CONSTRUCTION LAYOUT	26.85 BC×	26.85 BC×	BOTTOM OF CURB ELEVATION
		ZONING LINE	132.75 × 45.0 TW ×	132.75 × 45.0 TW	SPOT ELEVATION
		TOWN LINE	38.5 BW	45.0 TW × 38.5 BW	TOP & BOTTOM OF WALL ELEVATION
		LIMIT OF DISTURBANCE	- -		BORING LOCATION TEST PIT LOCATION
<u>&amp;</u>		WETLAND LINE WITH FLAG	→ MW	→ MW	MONITORING WELL
		FLOODPLAIN			- INORTHORING WELL
		BORDERING LAND SUBJECT	———UD——— 12"D	——UD——	UNDERDRAIN
BLSF		TO FLOODING	IZ D	12″D→	DRAIN
BZ		WETLAND BUFFER ZONE	6"RD 12"S	6"RD─►	ROOF DRAIN
NDZ		NO DISTURB ZONE	FM	FM	SEWER
200′RA		200' RIVERFRONT AREA			FORCE MAIN
		GRAVEL ROAD		6"W	OVERHEAD WIRE
EOP	EOP	EDGE OF PAVEMENT	4"FP	4"FP	WATER FIRE PROTECTION
BB	BB	BITUMINOUS BERM	711	2"DW	DOMESTIC WATER
BC	BC	BITUMINOUS CURB	3"G	G	GAS
CC	CC	CONCRETE CURB	——Е——	——Е——	ELECTRIC
	CG	CURB AND GUTTER	STM	STM	STEAM
CC	ECC	EXTRUDED CONCRETE CURB	T	T	TELEPHONE
CC	<u>MCC</u>	MONOLITHIC CONCRETE CURB	——FA——	——FA——	FIRE ALARM
CC	PCC	PRECAST CONC. CURB		——CATV——	CABLE TV
<u>SGE</u>	SGE	SLOPED GRAN. EDGING			CATCH BASIN CONCENTRIC
VGC	VGC	VERT. GRAN. CURB			CATCH BASIN ECCENTRIC
		LIMIT OF CURB TYPE			DOUBLE CATCH BASIN CONCENTRIC
		SAWCUT	_		DOUBLE CATCH BASIN ECCENTRIC
(///////		BUILDING	<b></b>	<b>=</b>	GUTTER INLET
74	—    den	BUILDING ENTRANCE	(1)	lacktriangle	DRAIN MANHOLE CONCENTRIC
		LOADING DOCK	(1)	lacksquare	DRAIN MANHOLE ECCENTRIC
		BOLLARD	=TD=		TRENCH DRAIN
D	D	DUMPSTER PAD	r co	r _co	PLUG OR CAP
-	<del>-</del>	SIGN	CO	•°°	CLEANOUT
<del></del>	<b>≖</b>	DOUBLE SIGN		<b>•</b>	FLARED END SECTION
					HEADWALL
		STEEL GUARDRAIL	S	•	SEWER MANHOLE CONCENTRIC
		WOOD GUARDRAIL	<u>s</u>	lacksquare	SEWER MANHOLE ECCENTRIC
		PATH	CS ⊚	CS ●	CURB STOP & BOX
~~~		TREE LINE	₩V ●	₩V •	WATER VALVE & BOX
× ×	<del>-x</del>	WIRE FENCE	TSV	TSV <b>→</b>	TAPPING SLEEVE, VALVE & BOX
	•	FENCE	<b>*</b>	<b>₩</b>	FIRE DEPARTMENT CONNECTION
-0		STOCKADE FENCE	HYD WM	HYD WAA	FIRE HYDRANT
000000	$\infty$	STONE WALL	PIV	WM ⊡ PIV	WATER METER
		RETAINING WALL	•	•	POST INDICATOR VALVE
	···	STREAM / POND / WATER COURSE	W	<u> </u>	WATER WELL
		DETENTION BASIN	GG <b>○</b>	GG	GAS GATE
0 0 0 0 0 0 0 0 0 0		HAY BALES	GM ⊡	GM ⊡	GAS METER
×	——×——	SILT FENCE	E	<b>●</b> EMH	ELECTRIC MANHOLE
· CIIIII> ·	· (::::::> ·	SILT SOCK / STRAW WATTLE	- EM	EM ⊡	ELECTRIC METER
4	<del></del> 4 <del></del>	MINOR CONTOUR	<b>\$</b>	*	LIGHT POLE
——20— —	20	MAJOR CONTOUR	<b>①</b>	<b>●</b> <sup>™H</sup>	TELEPHONE MANHOLE
(10)	(10)	PARKING COUNT	T	T	TRANSFORMER PAD
_	©10	COMPACT PARKING STALLS		<u>.</u>	
DYL	DYL	DOUBLE YELLOW LINE	-0-	•	UTILITY POLE
SL	SL	STOP LINE	0-	<b>←</b> I	GUY POLE
		CROSSWALK	HH Y	HH Y	GUY WIRE & ANCHOR
		ACCESSIBLE CURB RAMP	⊡ PB	⊡ PB	HAND HOLE
Ł.	گ	ACCESSIBLE PARKING		•	PULL BOX
2	<u>-</u> L	VANI ACCECCIDI E DADIVINIC			

VAN-ACCESSIBLE PARKING

#### Abbroviations

Ab	brevia	itions
	General	
	ABAN	ABANDON
	ACR	ACCESSIBLE CURB RAMP
	ADJ	ADJUST
	APPROX	APPROXIMATE
	BIT	BITUMINOUS
	BS	BOTTOM OF SLOPE
	BWLL	BROKEN WHITE LANE LINE
	CONC	CONCRETE
	DYCL	DOUBLE YELLOW CENTER LINE
	EL	ELEVATION
	ELEV	ELEVATION
	EV	ELECTRIC VEHICLE CHARGING SPACE
	EX	EXISTING
	FDN	FOUNDATION
	FFE	FIRST FLOOR ELEVATION
	GRAN	GRANITE
	GTD	GRADE TO DRAIN
	LA	LANDSCAPE AREA
	LOD	LIMIT OF DISTURBANCE
	MAX	MAXIMUM
	MIN NIC	MINIMUM  NOT IN CONTRACT
	NTS	NOT TO SCALE
	PERF	PERFORATED
	PROP	PROPOSED
	REM	REMOVE
	RET	RETAIN
	R&D	REMOVE AND DISPOSE
	R&R	REMOVE AND RESET
	SWEL	SOLID WHITE EDGE LINE
	SWLL	SOLID WHITE LANE LINE
	TS	TOP OF SLOPE
	TYP	TYPICAL
	Utility	
	СВ	CATCH BASIN
	СМР	CORRUGATED METAL PIPE
	СО	CLEANOUT
	DCB	DOUBLE CATCH BASIN
	DMH	DRAIN MANHOLE
	CIP	CAST IRON PIPE
	COND	CONDUIT
	DIP	DUCTILE IRON PIPE
	FES	FLARED END SECTION
	FM	FORCE MAIN
	F&G	FRAME AND GRATE
	F&C	FRAME AND COVER
	GI	GUTTER INLET
	GT	GREASE TRAP
	HDPE	
	НН	HANDHOLE
	HW	HEADWALL
	HYD	HYDRANT INVERT ELEVATION
	I=	INVERT ELEVATION
	LP	LIGHT POLE
	MES	METAL END SECTION
	PIV	POST INDICATOR VALVE
	PWW	PAVED WATER WAY
	PVC	POLYVINYLCHLORIDE PIPE
	RCP	REINFORCED CONCRETE PIPE
	R=	RIM ELEVATION
	RIM=	RIM ELEVATION
	SMH	SEWER MANHOLE
	TSV	TAPPING SLEEVE, VALVE AND BOX
	UG	UNDERGROUND

UTILITY POLE

### Notes

#### General

- 1. CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
- 3. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND
- LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT). 4. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES
- 5. WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.

(BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE [##] INCHES LOAM AND SEED.

- WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
- 7. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT
- 8. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S
- 10. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
- 11. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
- 12. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO
- 13. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
- 14. THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE NPDES CONSTRUCTION GENERAL PERMIT (CGP) PROGRAM AND EPA JURISDICTION. PRIOR TO THE START OF CONSTRUCTION CONTRACTOR IS TO FILE A CGP NOTICE OF INTENT WITH THE EPA AND PREPARE A STORMWATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE NPDES REGULATIONS. CONTRACTOR SHALL CONFIRM THE OWNER HAS ALSO FILED A NOTICE OF INTENT WITH THE EPA.

- 1. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
- 3. SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
- 4. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
  - A. PAVEMENTS AND CONCRETE SURFACES: FLUSH
  - B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
  - C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
- 5. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
- CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY
- 7. UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
  - A. WATER PIPES SHALL BE DUCTILE IRON PIPE (DIP)
  - B. SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SEWER PIPE
  - C. STORM DRAINAGE PIPES SHALL BE REINFORCED CONCRETE PIPE (RCP)
  - D. PIPE INSTALLATION AND MATERIALS SHALL COMPLY WITH THE STATE PLUMBING CODE WHERE APPLICABLE. CONTRACTOR SHALL COORDINATE WITH LOCAL PLUMBING INSPECTOR PRIOR TO
- 8. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
- 9. CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
- 10. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

#### Layout and Materials

- 1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
- 2. CURB RADII ARE 28 FEET UNLESS OTHERWISE NOTED.
- 3. CURBING SHALL BE 30" WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
- 4. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
- 5. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR.
- 6. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

#### Demolition

- 1. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS, REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
- 2. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY
- 3. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
- 4 THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
- 5. UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

#### **Erosion Control**

- 1. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
- 2. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
- 3. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
- 4. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
- 5. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

### **Existing Conditions Information**

- 1. BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY CANOY SURVEYING. THE TOPOGRAPHY AND PHYSICAL FEATURES DATED JULY 2, 2024, ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY CANOY SURVEYING, ON
  - A. DELINEATION OF THE WETLANDS AND PLACEMENT OF THE FLAGS WAS PERFORMED BY: [WHOM] ENGINEERING CONSULTING SERVICES (ECS)
  - B. FLAGS MARKING THE WETLANDS WERE LOCATED BY: ECS
- 2. TOPOGRAPHY: ELEVATIONS ARE BASED ON NAVD88 GEOID18.

### Document Use

- 1. THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
- 2. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
- SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.



919.829.0328

Corp. # C-3705

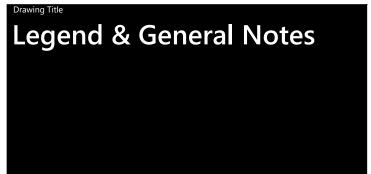
**Southall Subdivision** 

3104 Southall Road Raleigh, NC

REVIEW

NOT FOR CONSTRUCTION

KH, WS, MW



CT

07/31/2024

PRELIMINARY NOT FOR CONSTRUCTION

Suite 500

919.829.0328

Corp. # C-3705

Raleigh, NC 27606



WETLAND EXTENTS

TREE CONSERVATION AREA

UTILITIES TO BE REMOVED

FENCE TO BE REMOVED

TREE PROTECTION FENCE



## Southall Subdivision

3104 Southall Road Raleigh, NC

Designed by KH, WS, MW CT
Issued for Date

REVIEW 07/31/2024

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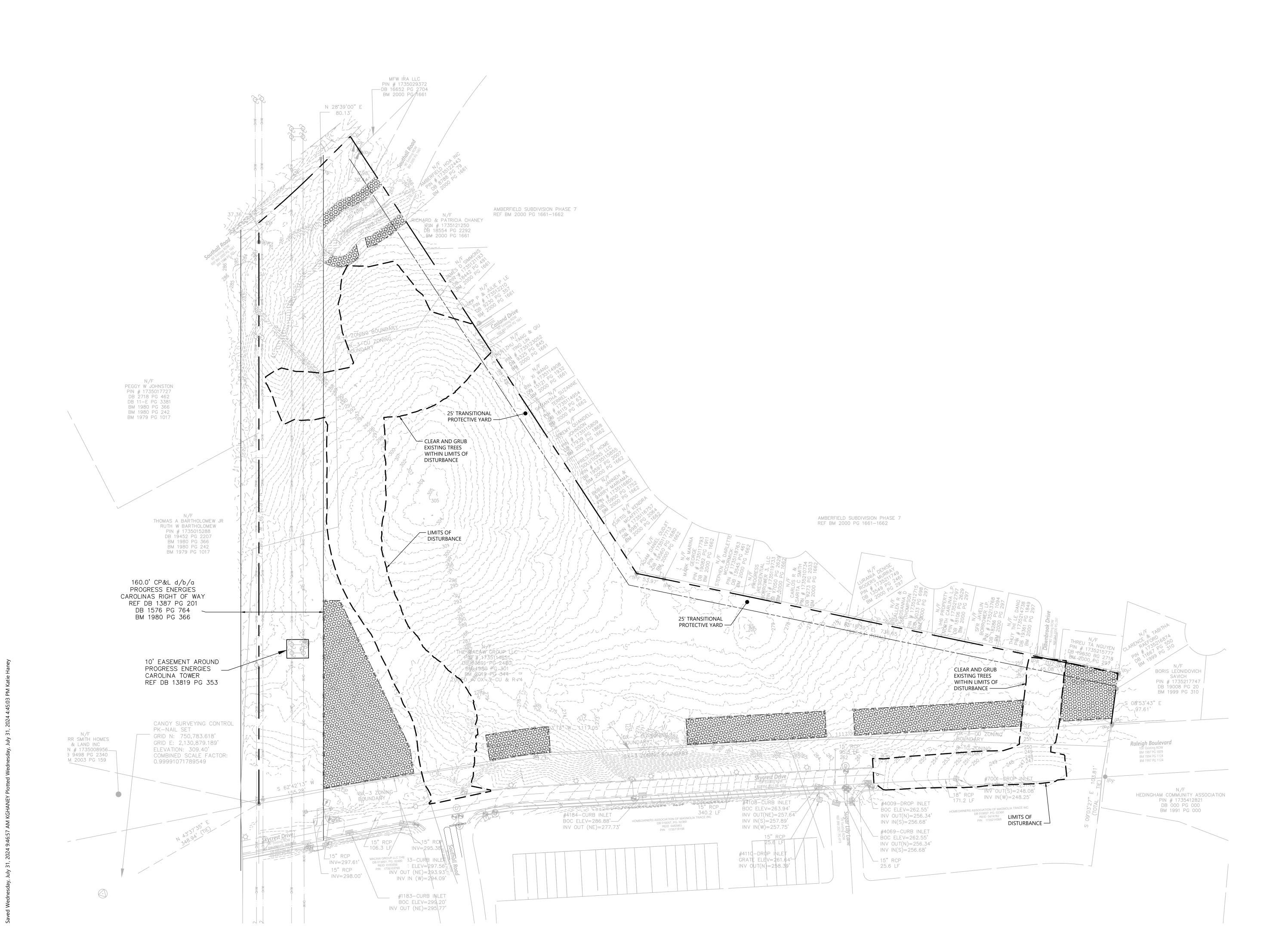
Existing Conditions & Demolition Plan

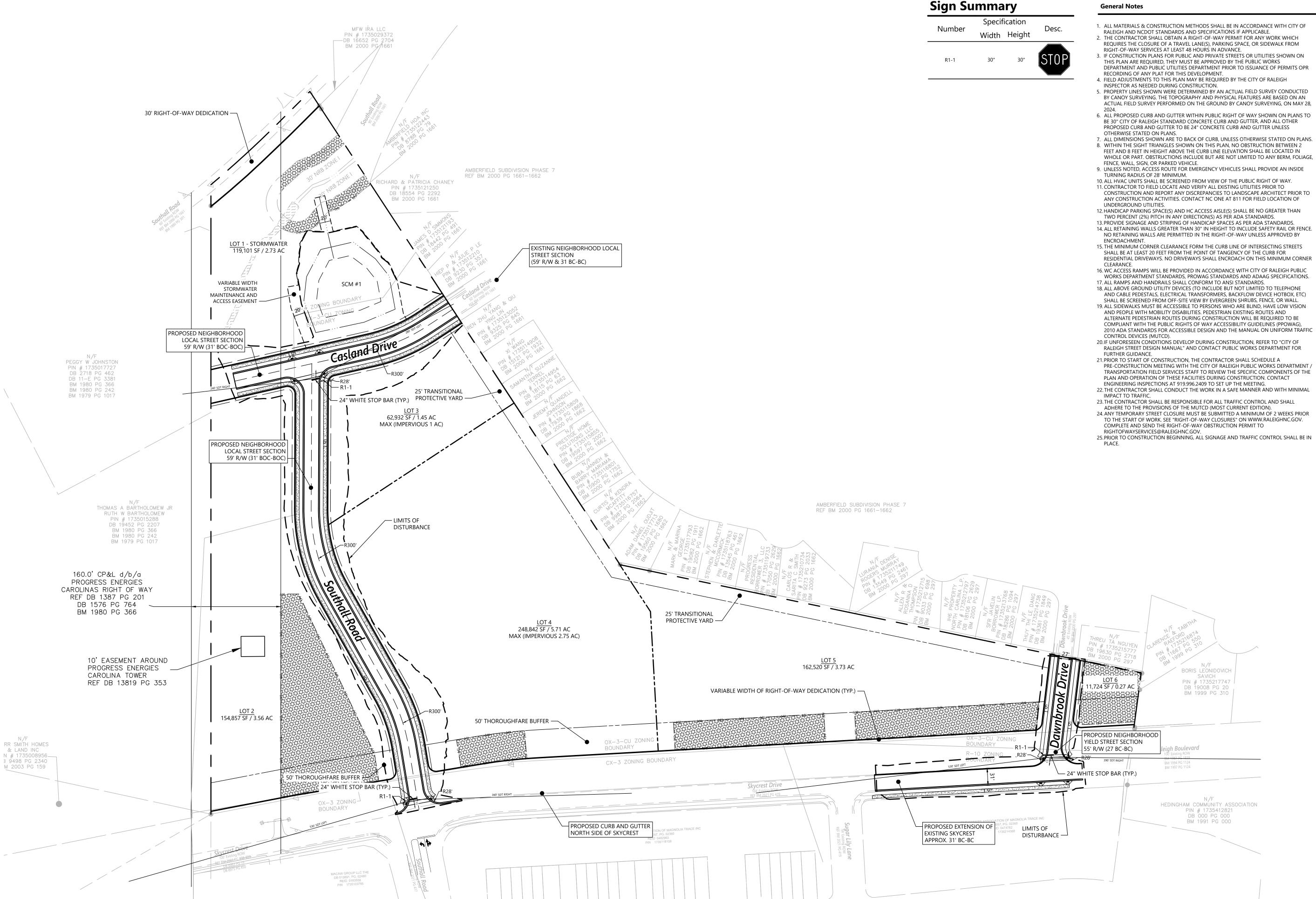
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Project Number 39715.01







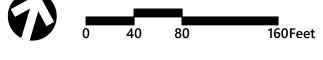
#### **General Notes**

- 1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM 3. 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 OPR
- 5. PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY CANOY SURVEYING. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN
- 6. 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
- 8. 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,
- 9. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE
- 10. ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY. 11. 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
- 12. HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN
- 13. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS. 14. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
- 15. 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
- 16. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC
- 17. ALL RAMPS AND HANDRAILS SHALL CONFORM TO ANSI STANDARDS. 18. ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE
- SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL. 19. 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
- 20.IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR
- 21.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
- ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING. 22. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH MINIMAL
- ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION). 24. 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
- 25.PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN



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

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



### **Southall Subdivision**

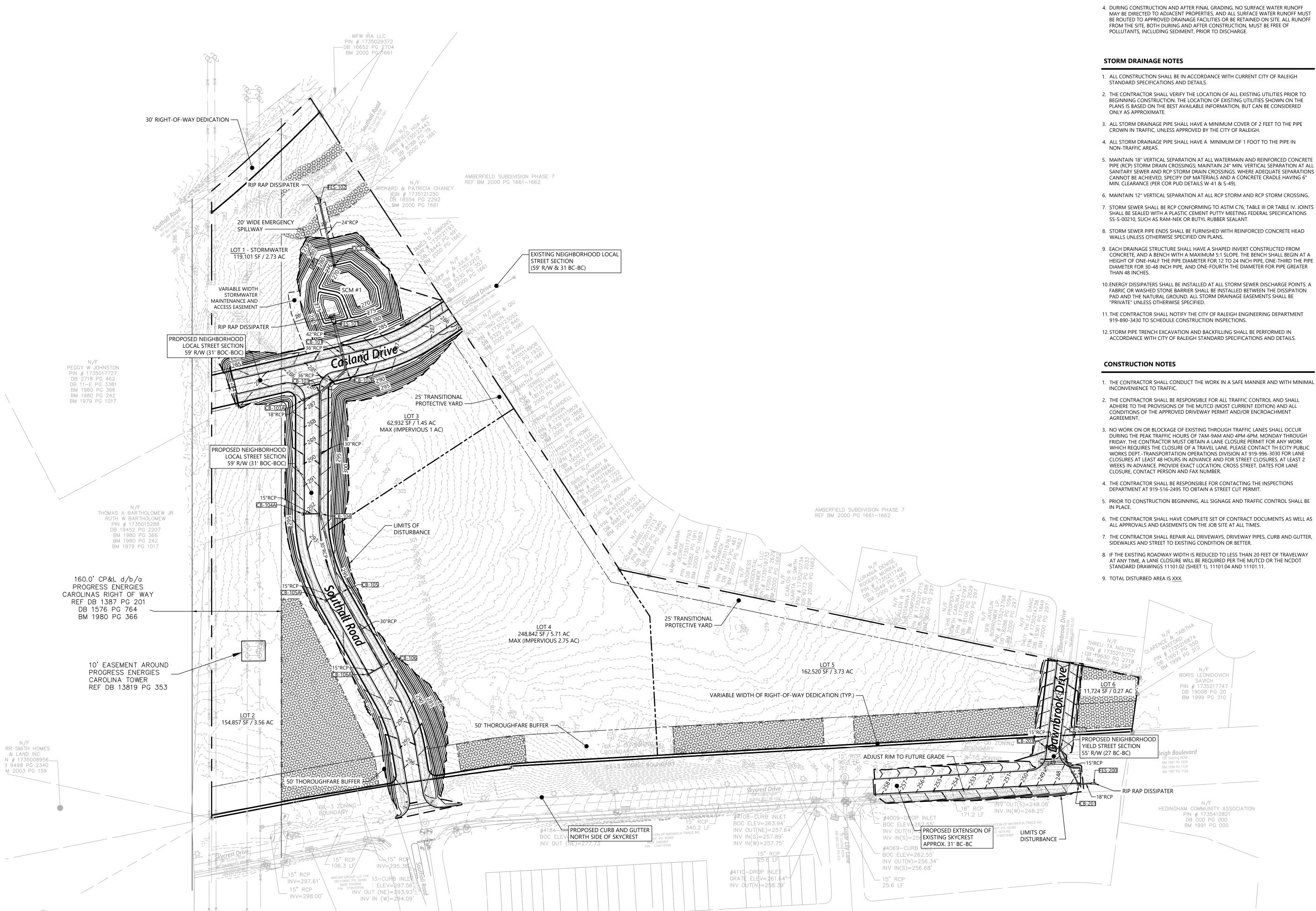
3104 Southall Road Raleigh, NC

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Control Designed by KH, WS, MW	Checked by CT

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#1183-CURB INLET BOC ELEV=299.20' INV OUT (NE)=295\77'

#### **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, SCRAPES, 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
- 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
- 3. ALL STORM DRAINAGE PIPE SHALL HAVE A MINIMUM COVER OF 2 FEET TO THE PIPE
- 4. ALL STORM DRAINAGE PIPE SHALL HAVE A MINIMUM OF 1 FOOT TO THE PIPE IN
- 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"
- 6. MAINTAIN 12" VERTICAL SEPARATION AT ALL RCP STORM AND RCP STORM CROSSING.
- 8. STORM SEWER PIPE ENDS SHALL BE FURNISHED WITH REINFORCED CONCRETE HEAD
- 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
- 10. ENERGY DISSIPATERS 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
- 11. THE CONTRACTOR SHALL NOTIFY THE CITY OF RALEIGH ENGINEERING DEPARTMENT
- 12. STORM PIPE TRENCH EXCAVATION AND BACKFILLING SHALL BE PERFORMED IN
- 1. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH MINIMAL
- 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
- 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 TH ECITY 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

- 7. THE CONTRACTOR SHALL REPAIR ALL DRIVEWAYS, DRIVEWAY PIPES, CURB AND GUTTER,
- AT ANY TIME, A LANE CLOSURE WILL BE REQUIRED PER THE MUTCD OR THE NCDOT

Legend

UNDERGROUND VAULT

VHB Engineering NC, P.C.

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Corp. # C-3705



### **Southall Subdivision**

3104 Southall Road Raleigh, NC

CT KH, WS, MW **REVIEW** 07/31/2024

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**Grading and Drainage Plan** 

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#### **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 IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS
- 5. WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER
- 6. 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
- 7. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER
- CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER
- 9. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH
- 10. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT
- 11. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING
- 12. 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
- 13. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0'
- 14. 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
- 15. INSTALL 3/4" COPPER\* WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO
- 16. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED
- 17. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE
- NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN
- 19. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD
- 20. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR
- 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. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH
- INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FROM THE RW CROSS-CONNECTION COORDINATOR FOR EACH DEVICE PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-5923 OR



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### Legend

**SCM MAINTENANCE &** ACCESS EASEMENT — — — PUBLIC UTILITY EASEMENT

---- STORM DRAINAGE EASEMENT

— TPF — TPF — TPF — TREE PROTECTION FENCE

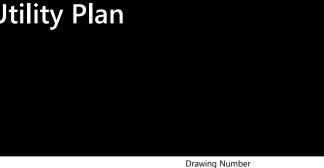
### **Southall Subdivision**

3104 Southall Road Raleigh, NC

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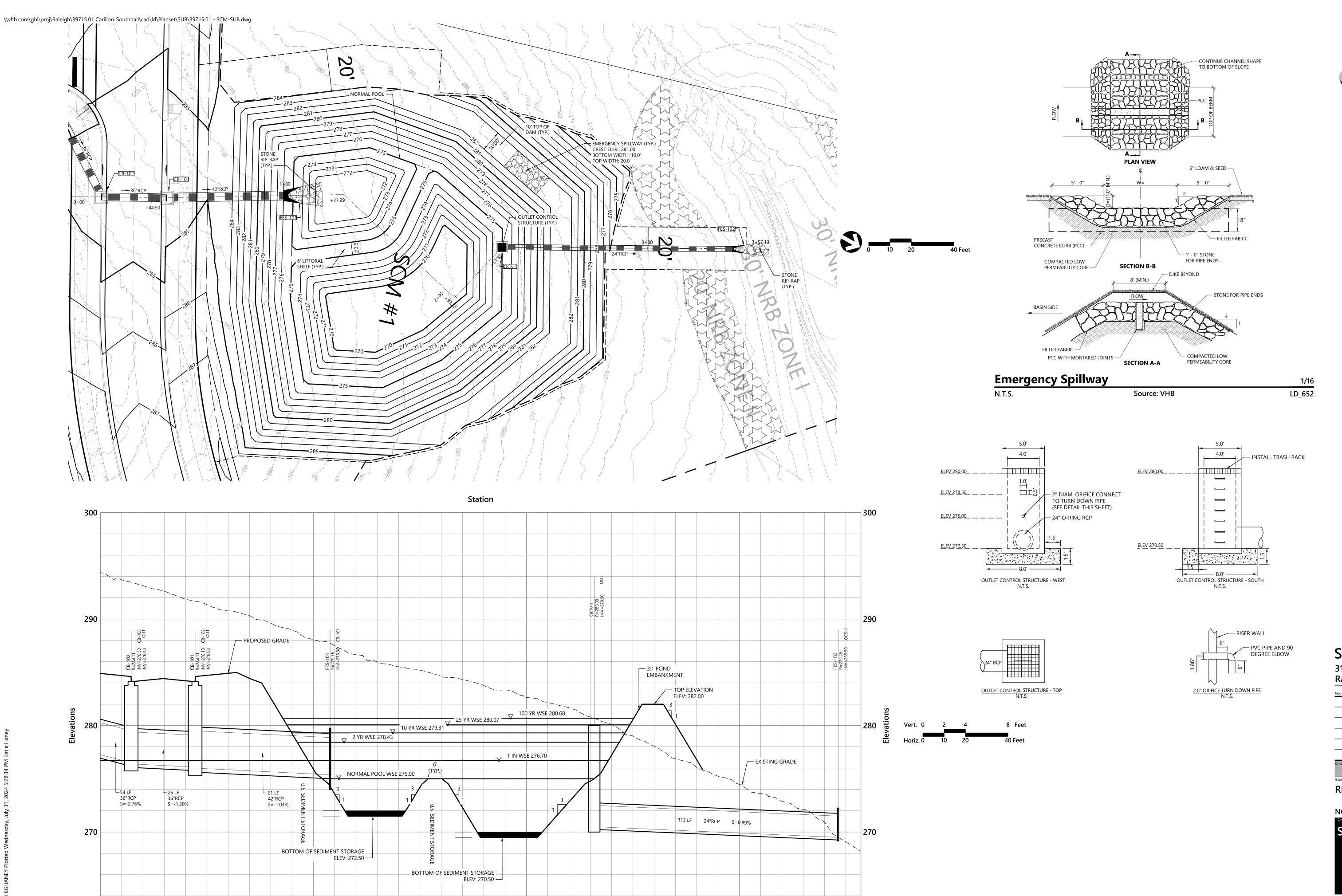
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**Utility Plan** 



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3+00

3+57

1+00

2+00

Station SCM Profile

Southall Subdivision

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Revision Date Appvd.

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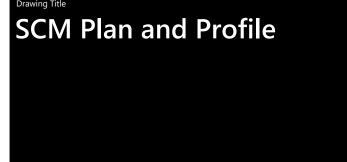
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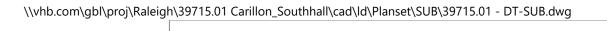


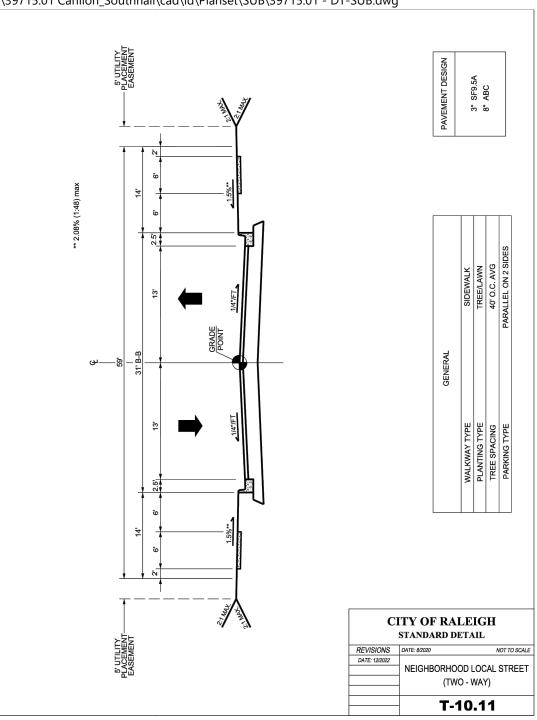
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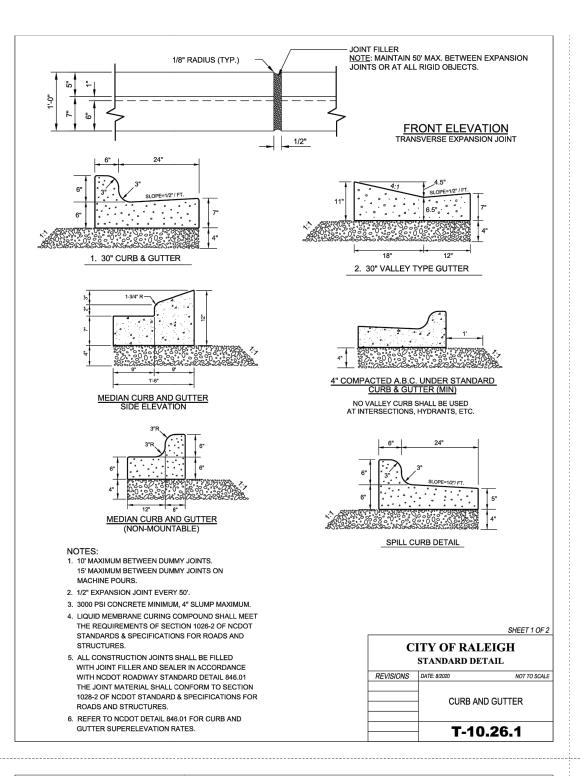
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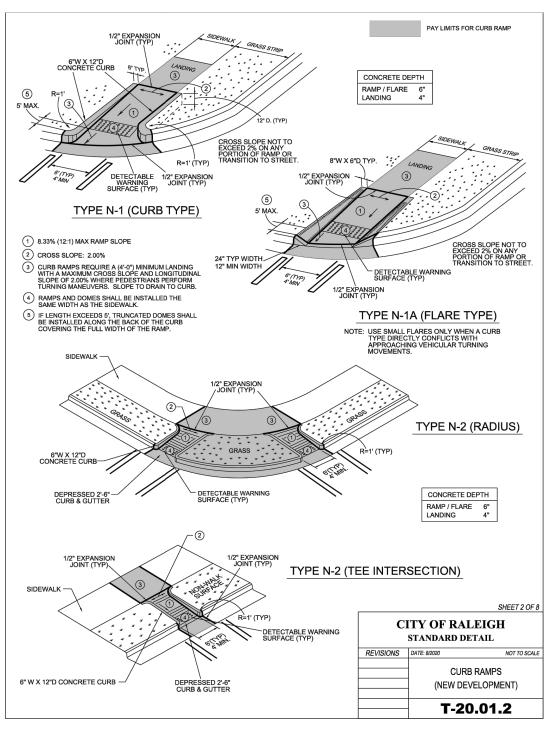
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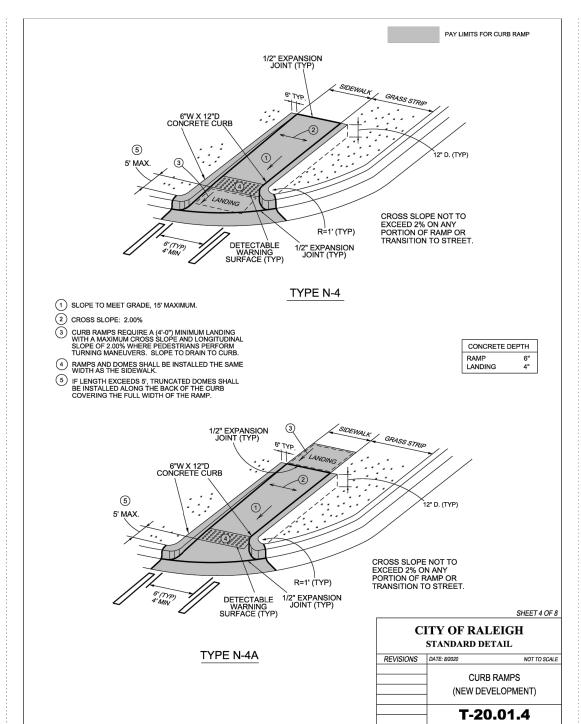
Project Number 39715.01

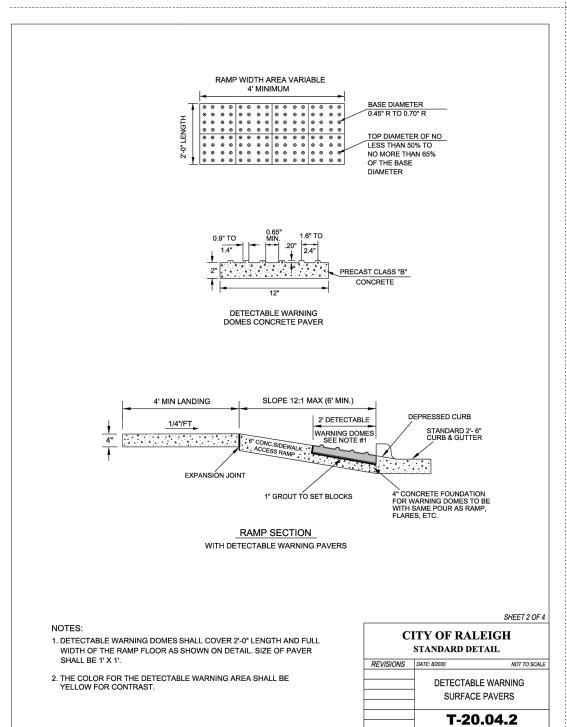


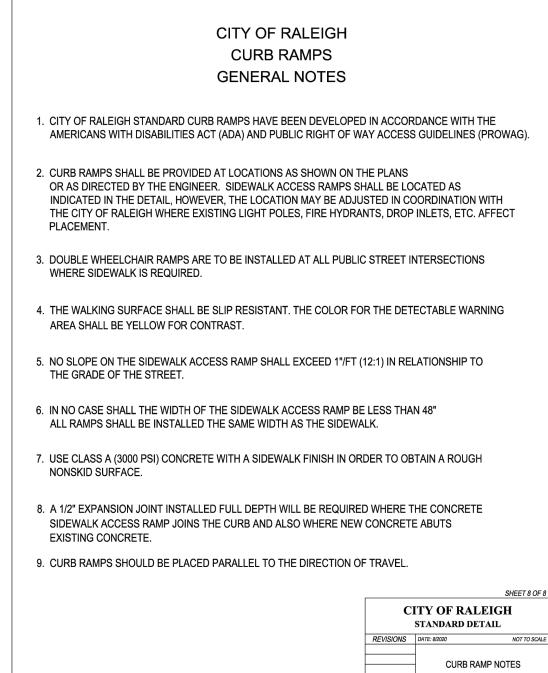


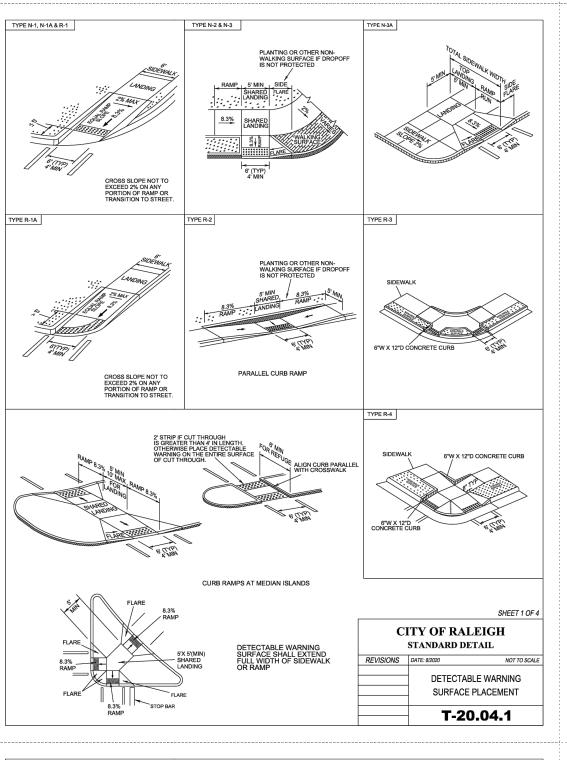


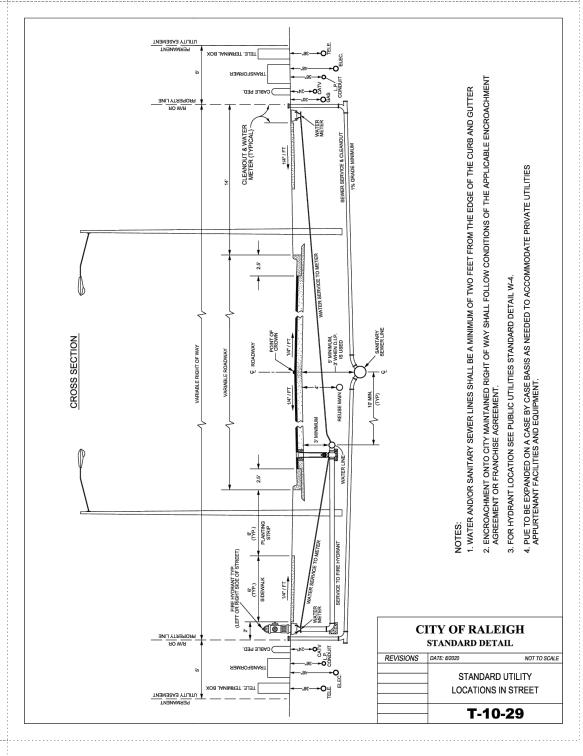


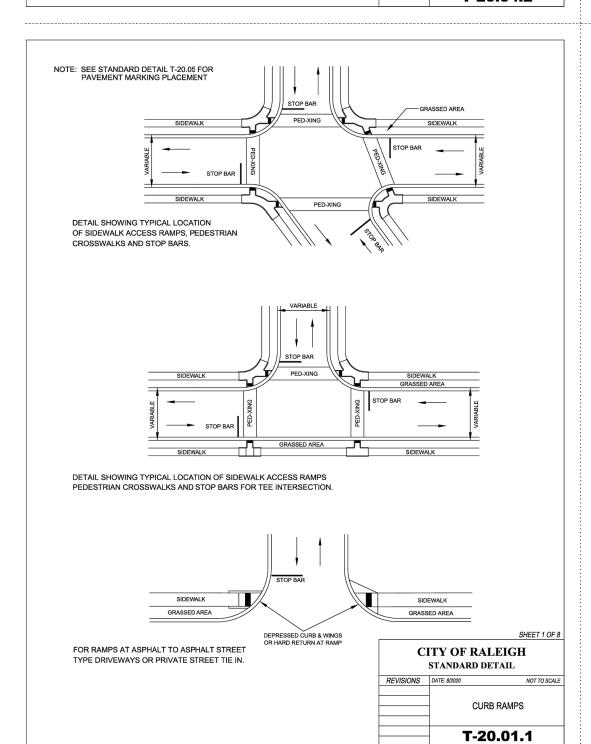


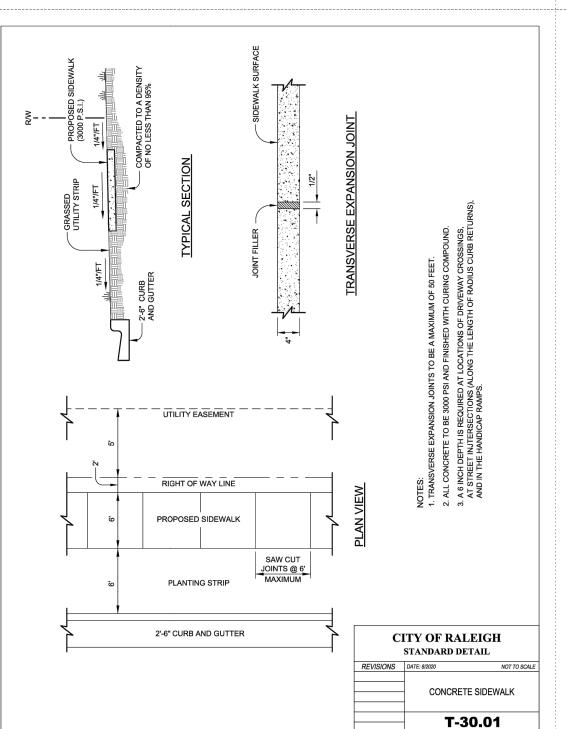




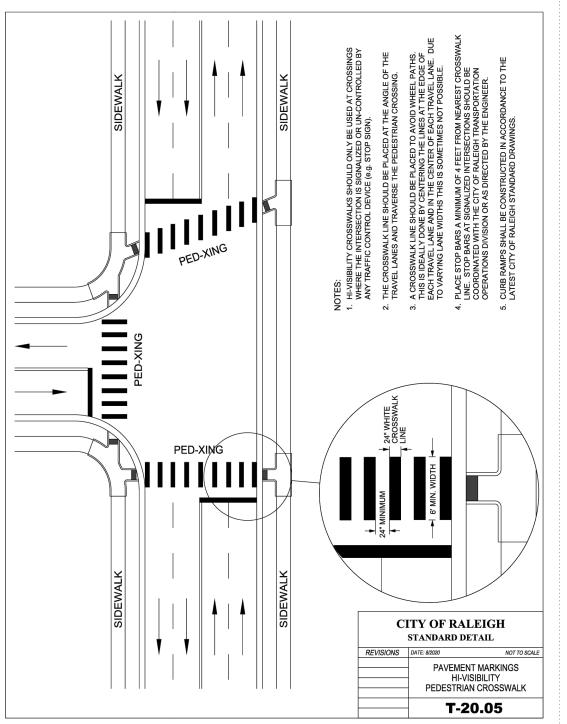








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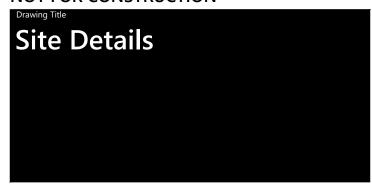
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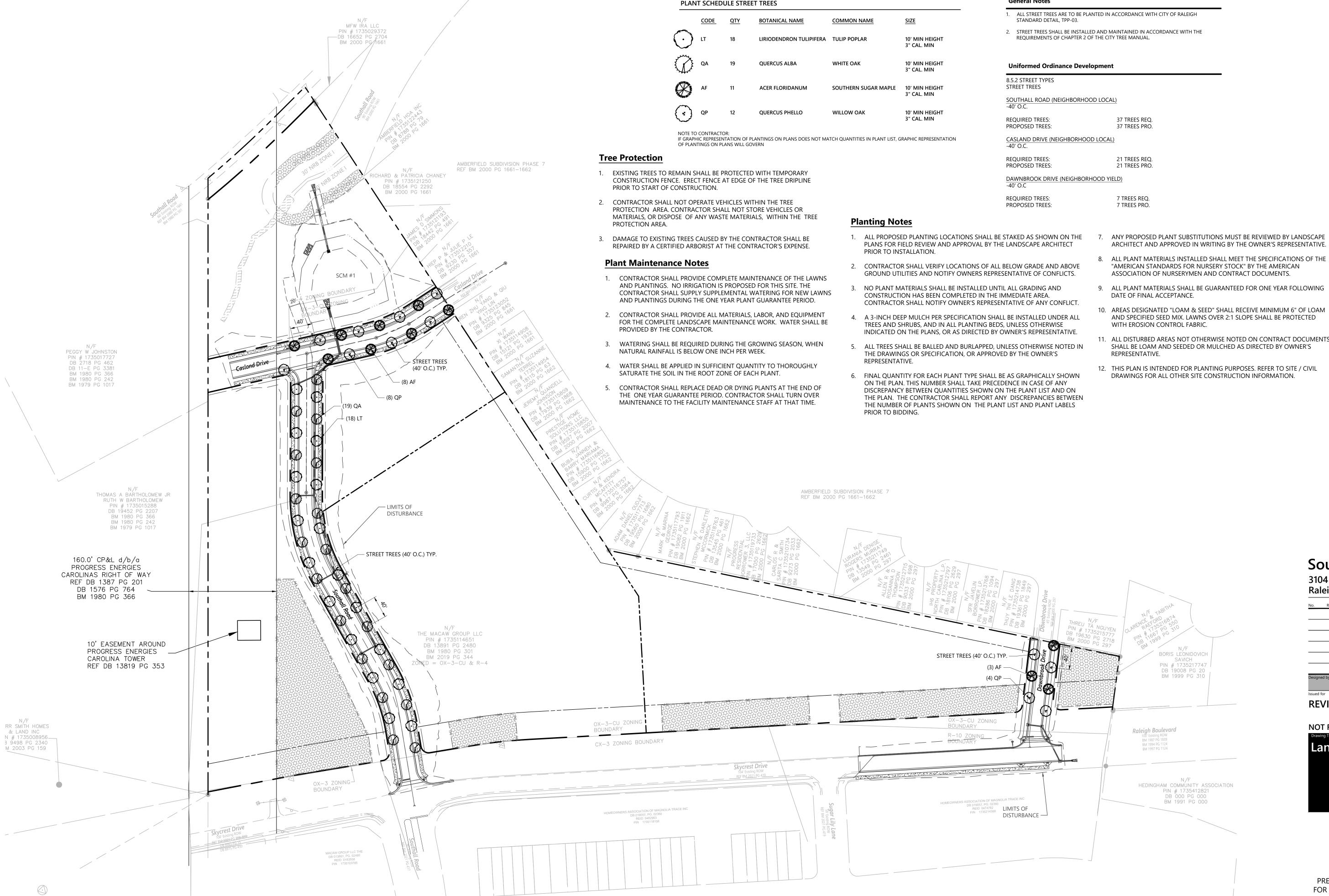


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Project Number **39715.01** 





- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
- "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONTRACT DOCUMENTS.
- 9. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING
- 10. AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED
- 11. ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEEDED OR MULCHED AS DIRECTED BY OWNER'S
- 12. THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.

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### **Southall Subdivision**

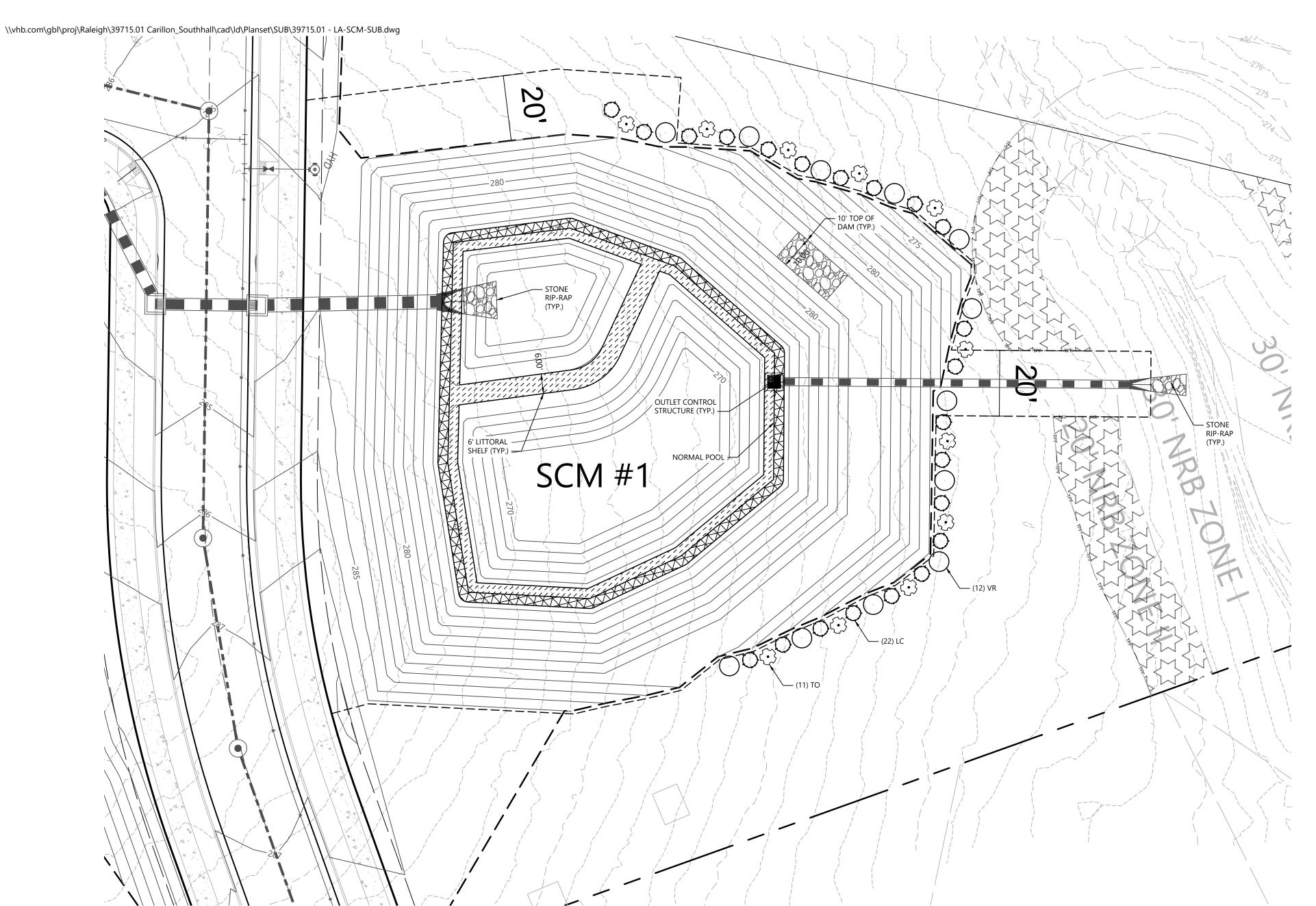
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SCM PLANT SCHEDULE							
SMALL MATURING TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	CALIPER	NOTES
	ТО	11	CAROLINA CHERRYLAUREL	PRUNUS CAROLINIANA	6' MIN.	1.5" CAL. MIN.	STORM DETENTION SCREENING, UNDERSTORY TREE WELL MATCHED SPECIMENS, FULL CROWN
SHURBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	<u>HEIGHT</u>	CALIPER	NOTES
$\bigcirc$	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

### RETENTION POND PLANTINGS

VEGETATED SHELF (UN-SUBMERGED) 1110 sf Swamp Milkweed



Scarlet Rosemallow **Dwarf Joe Pye Weed** 

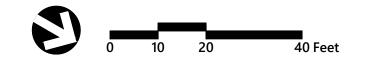
Swamp Milkweed
Scarlet Rosemallow
Dwarf Joe Pye Wee
White Turtlehead

VEGETATED SHELF (SUBMERGED) Swamp Milkweed

1515 sf

Scarlet Rosemallow Joe Py Weed White Turtlehead





### Southall Subdivision

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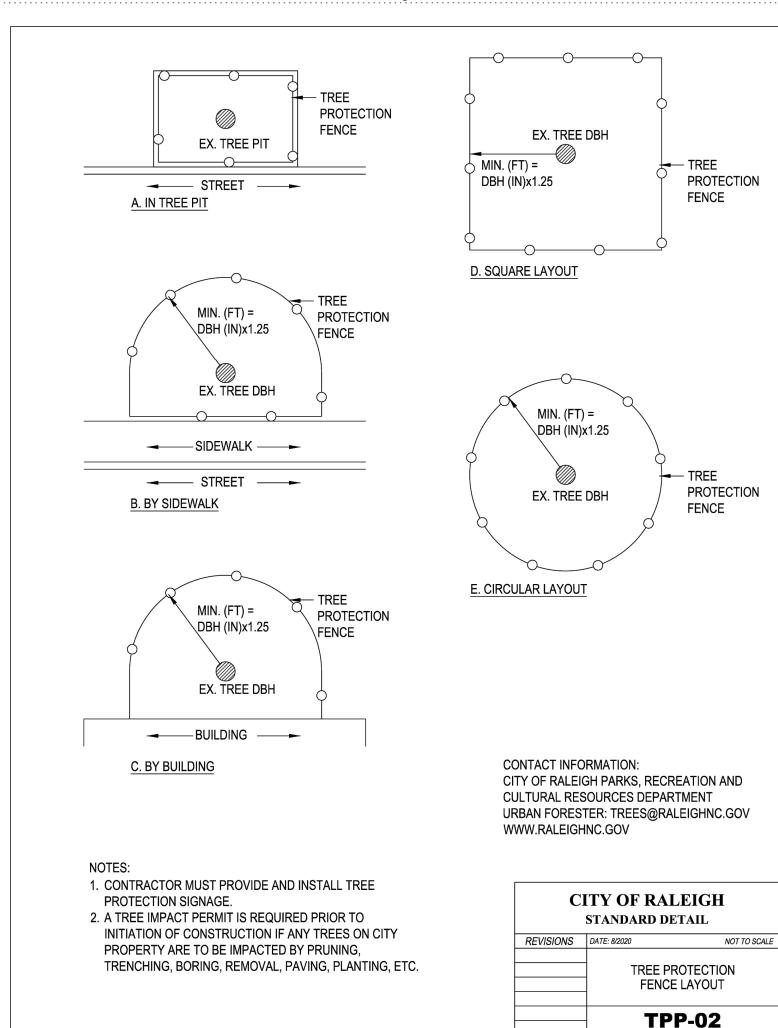
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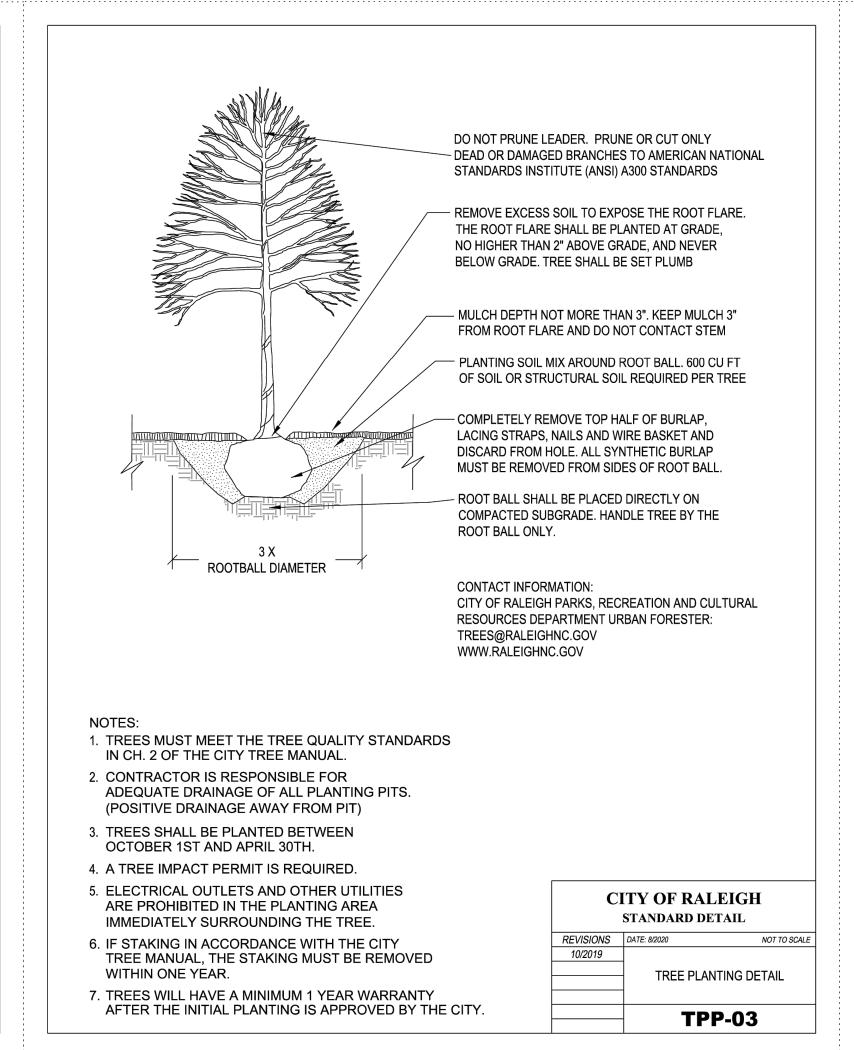
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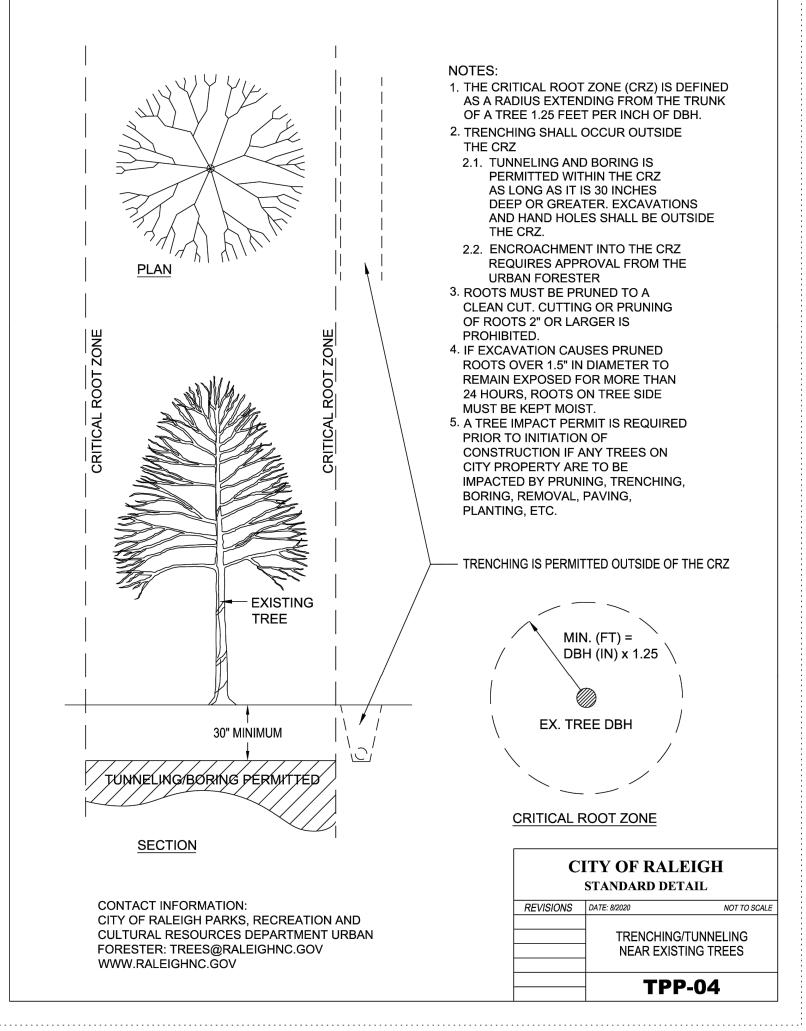


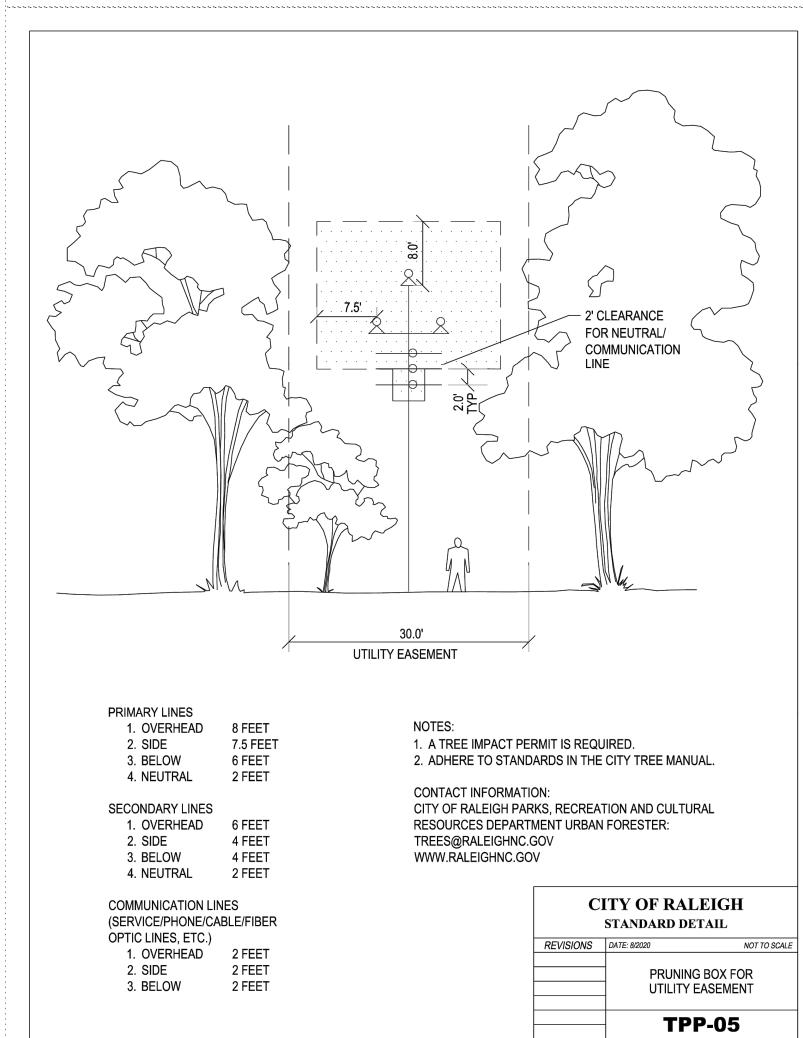
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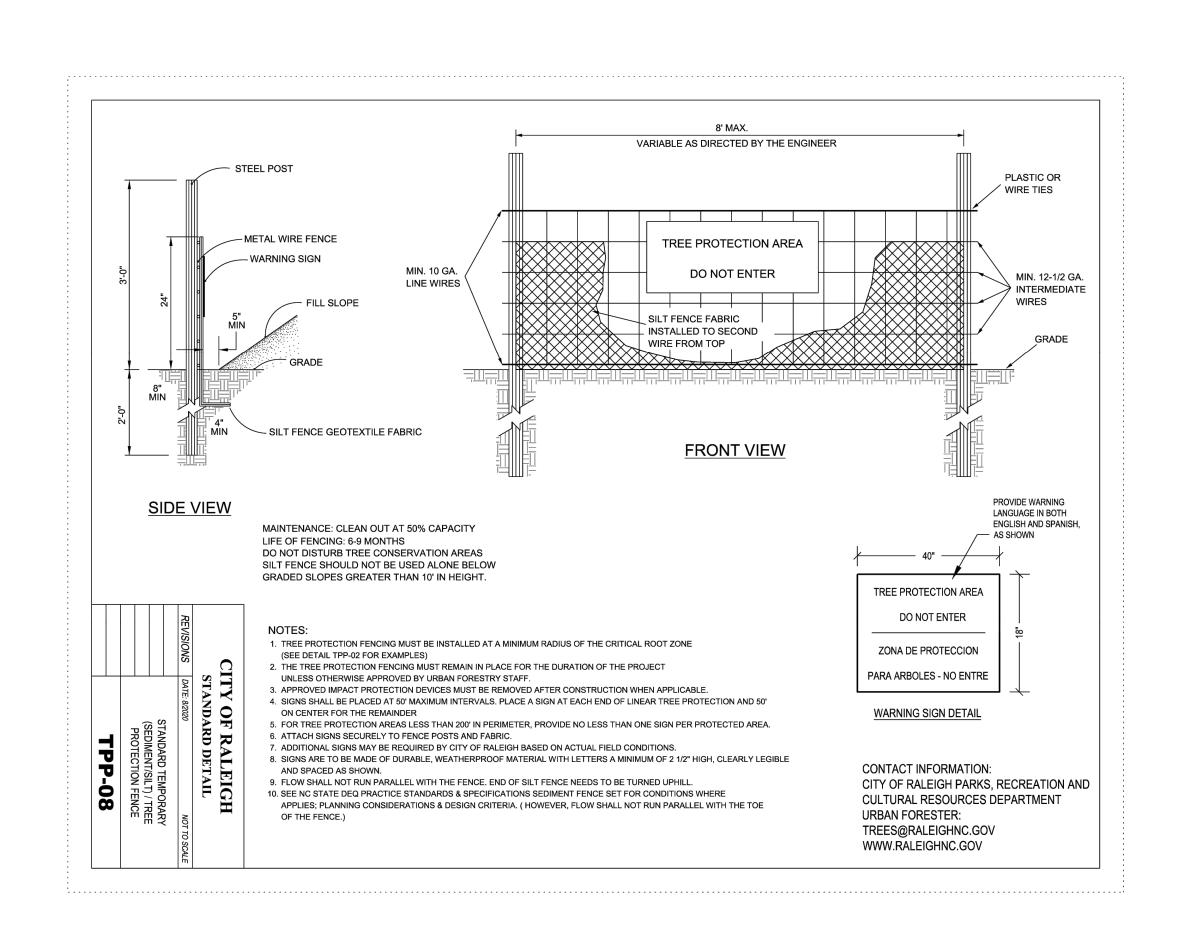






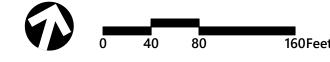








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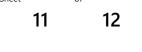
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L1.02

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

## Project Name: Southall Subdivision

Right-of-way to be dedicated with this project: 17.51

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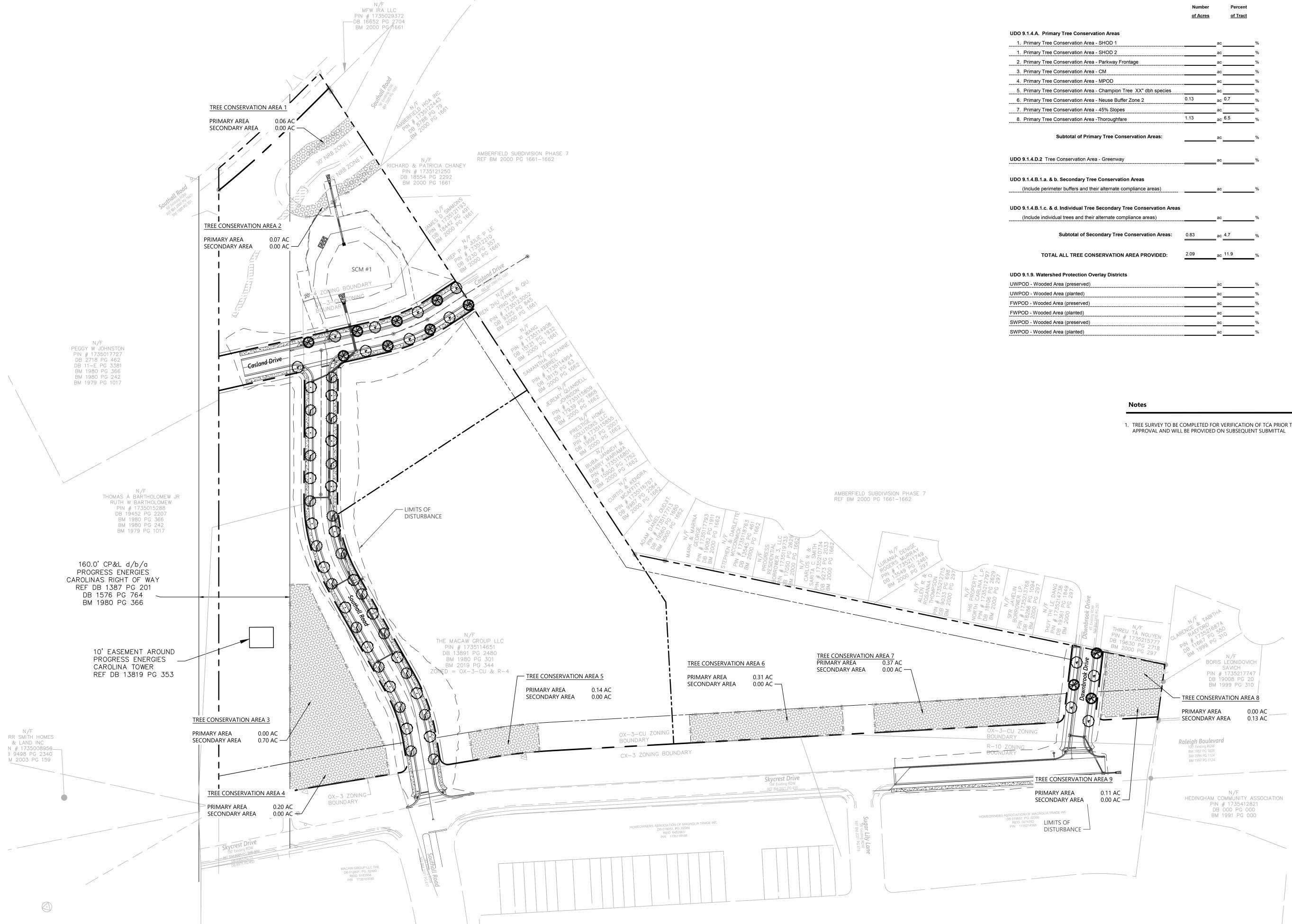
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Tree Conservation Area Plan

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<sup>1.</sup> TREE SURVEY TO BE COMPLETED FOR VERIFICATION OF TCA PRIOR TO SUBDIVISION PLAN