



Administrative Approval Action

Case File / Name: SUB-0043-2022
DSL - Battle Crossings

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

- LOCATION:** This site is located on the southeast corner of Battle Bridge Road and Whitfield Road at 4215 Whitfield Road. It is inside the city limits.
- REQUEST:** Development of a 10.93 acre/476,153 sf tract zoned R-10 CUD, with a combined right-of-way dedication of 1.4 acres/61,229 sf (.27 ac/11,883 sf along Whitfield Road and 1.13 ac/49,346 sf of new internal street infrastructure dedication), leaving a net area of 9.525 acres/414,924 sf. Proposed 80 lot development consisting of 78 3-bedroom townhomes and 2 HOA Open Lots.
- DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A
- FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated December 12, 2022 by Swift Partners PLLC.

CONDITIONS OF APPROVAL and NEXT STEPS:

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

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

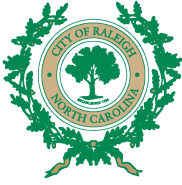
The following items are required prior to approval of Site Permitting Review plans:

General

1. Any easements or access agreements from adjacent property owners as result of the widening and TIA requirements must be obtained prior to site permitting review plan approval.
2. The access road adjacent to the south that partially overlaps onto the proposed development through easement has proposed grades cutting into that drive that could lead to it being more difficult to navigate and impact utilities (inclusive of power pole locations). The plan needs to account for this location and look to keep the private drive unimpacted.

Engineering

3. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
4. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.



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- 5. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.
- 6. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

Public Utilities

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

Stormwater

- 8. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
- 9. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
- 10. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

Urban Forestry

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

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

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

<input checked="" type="checkbox"/>	Slope Easement Deed of Easement Required
<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required

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

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

General



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1. Provide documentation indicating a Property Owner's Association has been established for the subject development.
2. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Engineering

3. A fee-in-lieu for those portions of the widening and MUP not extended fully to the property line is paid to the City of Raleigh (UDO 8.1.10).
4. A slope easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
5. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
6. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
7. A public access deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Public Utilities

8. Infrastructure Construction Plans (SPR Plans) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.



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Stormwater

9. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
10. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
11. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
12. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
13. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

Urban Forestry

14. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.29 acres of tree conservation area.
15. A public infrastructure surety for 36 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

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

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

General

1. Comply with all conditions of Z-39-21.

Public Utilities

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

Stormwater



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3. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
4. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
5. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)
6. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

Urban Forestry

7. Tree impact permits must be obtained for the approved streetscape tree installations in the right of way. This development proposes 36 street trees along Dolmen Drive.

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

General

1. A six (6) foot tall, solid privacy fence (finish side facing adjacent property) will be installed along the shared property line with 0 Lady Myrtle Lane, PIN 1731865702, Lot 5 in Wake County Book of Maps 1986, Page 1319 in a location that aligns with the fence to be installed pursuant to conditions #3 and #4 of Z-39-21.
2. A 20' landscape buffer shall be installed fifteen(15) feet north of the shared property line with 7017 Lady Myrtle Lane, PIN 1731872003, Lot 4 in Wake County Book of Maps 1986, Page 1319. Said buffer shall contain a six (6) foot tall, solid privacy fence (finish side facing adjacent property) and 8 evergreen trees with a 6' minimum height at planting, 4 -2" caliper canopy trees and 25 evergreen shrubs with a minimum installed height of 18" per 100 linear feet.
3. A 10' landscape buffer shall be installed fifteen (15) feet north of the shared property line with 4301 Whitfield Road, PIN 1731778332, Lot 1 in Wake County Book of Maps 2013, Page 847 and 4321 Whitfield Road, PIN 1731768917, Lot 3 in Wake County book of Maps 2013, Page 847. Said buffer shall contain a six (6) foot tall, solid privacy fence (finish side facing adjacent property) and 8 evergreen trees per 100 linear feet, with a 6' minimum height at planting
4. Concurrent with any building permit issuance on the rezoned land, an open (non-opaque) fence (other than chain-link) shall be installed a minimum of five (5) feet outward from the confirmed cemetery boundaries, except in areas where tree conservation is proposed, environmental features such as streams, wetlands or ponds prohibit installation, or utilities, easements, or street right of way associated with required roadway improvements for Battle Bridge Road, prohibit installation. A gate will be provided to allow access to the cemetery for maintenance purposes (periodic removal of fallen limbs, brush, etc.), and visitation.



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5. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff
6. All street lights and street signs required as part of the development approval are installed.
7. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

Stormwater

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

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

3-Year Sunset Date: January 26, 2026
Record at least 1/2 of the land area approved.

5-Year Sunset Date: January 26, 2028
Record entire subdivision.

I hereby certify this administrative decision.

Signed: _____ *Daniel L. Stegall* _____ Date: 01/26/2023
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy

BATTLE CROSSINGS

4215 WHITFIELD ROAD,
RALEIGH, NC 27610

CITY OF RALEIGH PRELIMINARY SUBDIVISION SUBMITTAL
SUB-0043-2022

SUBMITTED ON: 2022.12.12

Preliminary Subdivision Application Planning and Development



Planning and Development Customer Service Center • One Exchange Place, Suite 400 | Raleigh, NC 27601 | 919-996-2000

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 SubReview@raleighnc.gov.

DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	Cottage Court
NOTE: Subdivisions may require City Council approval if a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s): SCOPE-0204-2021			
Development name (subject to approval): BATTLE CROSSINGS			
Property address(es): 4215 WHITFIELD ROAD			
Recorded Deed PIN#: 1731872621			
What is your project type?	<input type="checkbox"/> Single family	<input checked="" type="checkbox"/> Townhouse	<input type="checkbox"/> Attached houses
	<input type="checkbox"/> Apartment	<input type="checkbox"/> Non-residential	<input type="checkbox"/> Other
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION			
NOTE: Please attach purchase agreement when submitting this form.			
Company: GANDER DEVELOPMENT			
Address: 2310 S MAMM BLVD, STE 238, DURHAM NC 27703			
Phone #: 919.308.2123			
Email: nort@gander.com			
APPLICANT INFORMATION			
Company: SWIFT PARTNERS PLLC			
Contact Name and Title: LUKE PERKINS - FOUNDER AND CEO			
Address: 414 FAYETTEVILLE ST, STE 400, RALEIGH NC 27601			
Phone #: 828.735.1862			
Email: luke.perkins@swiftpartners.com			

DEVELOPMENT TYPE • SITE DATA TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 10.93	
Zoning district (if more than one, provide acreage of each): R-10-CU	
County district:	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case #: Z-39-21	Board of Adjustment (BOA) Case #: A-
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 1.17 Square Feet: 104,711	Proposed Impervious Surface: Acres: 1.18 Square Feet: 104,711
Nearby River Buffer: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, please provide the following: Flood study: _____ FEMA Map Panel #: _____	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots: N/A	
Total # of single-family lots: N/A	
Proposed density for each zoning district (UDO 15.2.7): REQUIRED: 3,000 SF/LP/INT, PROVIDED: 5,320 SF/LP/INT	
Total # of open space and/or common area lots: 2	
Total # of requested lots: 80	

SIGNATURE BLOCK	
The undersigned indicates that the property owner(s) is/are 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 identified herein, and in accordance with the provisions and regulations of the City of Raleigh Uniform Ordinance.	
I, <u>LUKE PERKINS</u>	will serve as the agent regarding this application, and will receive and respond to administrative comments, respond plans and applicable documentation, and will represent the property owner(s) in any public meetings regarding this application.
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development and I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will be reviewed after 180 days of receipt.	
Signature: <u>LUKE PERKINS</u>	Date: 08/16/2022
Printed Name: <u>LUKE PERKINS</u>	Date: 08/16/2022

Please email your completed application to SubReview@raleighnc.gov.

Sheet Number	Sheet Title
00A0	COVER SHEET
01A0	GENERAL NOTES
01A0	EXISTING CONSIDERING AND DEMO PLAN
02A0	SUBDIVISION PLAN
03A1	TRANSPORTATION IMPROVEMENT PLAN
03A2	CONCRETE AND MASONRY PLAN
05A0	SOIL DETAILS
06A0	UTILITY PLAN
L200	LANDSCAPE PLAN
L400	LANDSCAPE DETAILS



VICINITY MAP

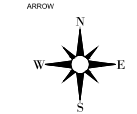
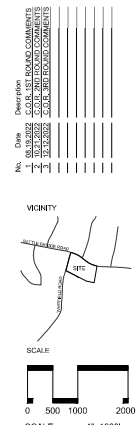
SITE DATA

PROJECT NAME:	BATTLE CROSSINGS
SITE ADDRESS:	4215 WHITFIELD ROAD, RALEIGH, NC 27610
WAKE:	WAKE
PARCEL PIN #:	1731872621
PARCEL OWNER:	BATTLE CROSS HOLDINGS LLC
PARCEL AREA:	476.183 SF / 10.931 AC
TOTAL SITE GROSS ACRES:	476.183 SF / 10.931 AC
RIGHT-OF-WAY DEDICATION:	WHITFIELD ROAD: 107.722 AC, 11.883 SF PROPOSED PUBLIC STREET INFRA: TO SITE, 1.13 AC, 46,246 SF 478.31 SF / 10.931 AC
NET ACRES:	478.31 SF / 10.931 AC
CURRENT ZONING:	R10
PROPOSED ZONING:	R10C
EXISTING AND USE:	VACANT
PROPOSED LAND USE:	MULTIFAMILY LIVING
FLOOD PLAIN DATA:	NECISE
DEVELOPMENT TYPE:	ATTACHED TOWNHOUSE
MAX BUILDING HEIGHT:	45'
PROPOSED BUILDING HEIGHT:	0'
PROPOSED NUMBER OF ONE-FAMILY LOTS:	0
PROPOSED NUMBER OF TOWNHOUSE LOTS:	75 (343 BEDROOM)
PROPOSED NUMBER OF OPEN AREAS:	2
EXISTING OPEN SPACE AREA:	0.42 (10.5 SF)
PROPOSED OPEN SPACE AREA:	3.06 AC, 164,711 SF
PARKING DATA:	
PROPOSED PARKING: MULTIFAMILY LIVING (3 BEDROOM)	156 SPACES (NO MAXIMUMS PER TO-11-21 (SEC. 7.1.2))
REQUIRED BICYCLE PARKING:	10%
PROPOSED BICYCLE PARKING:	NONE
REBILING STRIPS:	REQUIRED PROVIDED
FROM PRIMARY STREET (MIN)	10'
FROM SIDE STREET (MIN)	10'
FROM SIDE SITE BOUNDARY LINE (MIN)	10'
FROM FAR SIDE BOUNDARY LINE (MIN)	20'
FROM PRIMARY STREET (MIN)	20'
FROM SIDE STREET (MIN)	10'
FROM FAR SIDE LINE (MIN)	3'
FROM REAR LOT LINE (MIN)	4'
FROM REAR LOT GARAGE ONLY (MIN)	4'

TOWNHOME DATA		
	AC	SF
GROSS TOWNHOME SITE AREA	10.931	476153
RIGHT OF WAY DEDICATION	1.430	61229
TO WHITFIELD	0.278	11983
TO INTERAL PUBLIC DRIVE	1.133	49346
NET TOWNHOME SITE AREA	9.525	416974
NUMBER OF RESIDENTIAL LOTS	78	
DENSITY REQUIRED (PER UNIT)	0.989	3000
DENSITY PROVIDED (PER UNIT)	0.132	4330
AMENITY AREA REQUIRED	0.955	41492
AMENITY AREA PROVIDED	0.985	42597
ADA AMENITY AREA REQUIRED	0.476	20746
ADA AMENITY AREA PROVIDED	0.485	21128

SOLID WASTE:

This plan is approved to receive services by the City of Raleigh for garbage and recycling. PLEASE NOTE ATTACHED DOWLING PROVISIONS OR PROPERTY MANAGEMENT COMPANY IS RESPONSIBLE FOR LAWMAN MAINTENANCE DO NOT QUALIFY FOR CITY OF RALEIGH YARD WASTE COLLECTION.
POST COLLECTION NOTE: CONTAINERS MUST BE STORED IN THE GARAGE OR ON THE SIDE OR REAR OF DWELLINGS.
DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.



SWIFT PARTNERS PLLC
414 FAYETTEVILLE ST, STE 400
RALEIGH, NC 27601
LUKE PERKINS
828-735-1862
LUKE.PERKINS@SWIFT-PARTNERS.COM





SURVEY LEGEND

- ▲ SURVEY CONTROL POINT
- EXISTING MONUMENT
- ◻ EXISTING CONCRETE MONUMENT
- CONCRETE POINT
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- SANITARY FORCE MAIN VALVE
- HYDRANT
- WATER VALVE
- WATER METER
- WATER MANHOLE
- WATER VAULT
- WELL
- GAS VALVE
- GAS METER
- TELEPHONE MANHOLE
- TELEPHONE pedestal
- T-MANHOLE
- FURROWAL
- FIBER OPTIC NETWORK POINT
- FIBER OPTIC BOX
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC BOX
- UTILITY POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- MANHOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POST
- MASTHEAD WELL
- BORING LOCATION
- ROLLER
- SIGN
- FURNISHED KUDER ELEVATION
- DECIDUOUS TREE
- EVERGREEN TREE
- BUSH
- WOOD FENCE
- CHAIN LINK FENCE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- OVERHEAD WIRE
- UNDERGROUND LINE
- UNKNOWN DISTRIBUTION
- CONCRETE SURFACE
- DP DUCTILE IRON PIPE
- PVC POLYETHYLENE GLYCOL PIPE
- HPC HIGH DENSITY POLYETHYLENE PIPE
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- CB CATCH BASIN

TREE LEGEND

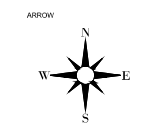
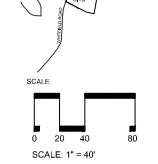
- AMERICAN HOLLY
- EASTERN RED CEDAR
- CRISTE WHITE
- SOUTHERN MAGNOLIA
- EASTERN SPYGLASS
- LOROLEY FERN
- RED OAK
- EXAMPLE: 10" x 10" RED OAK

NOTES:

1. SEE SHEET C1.00 FOR GENERAL AND EXISTING CONDITIONS NOTES.

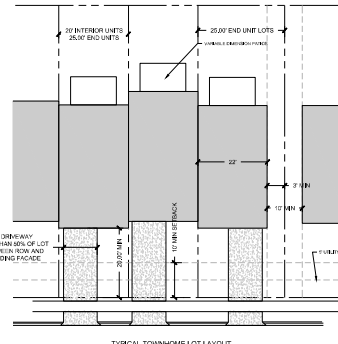
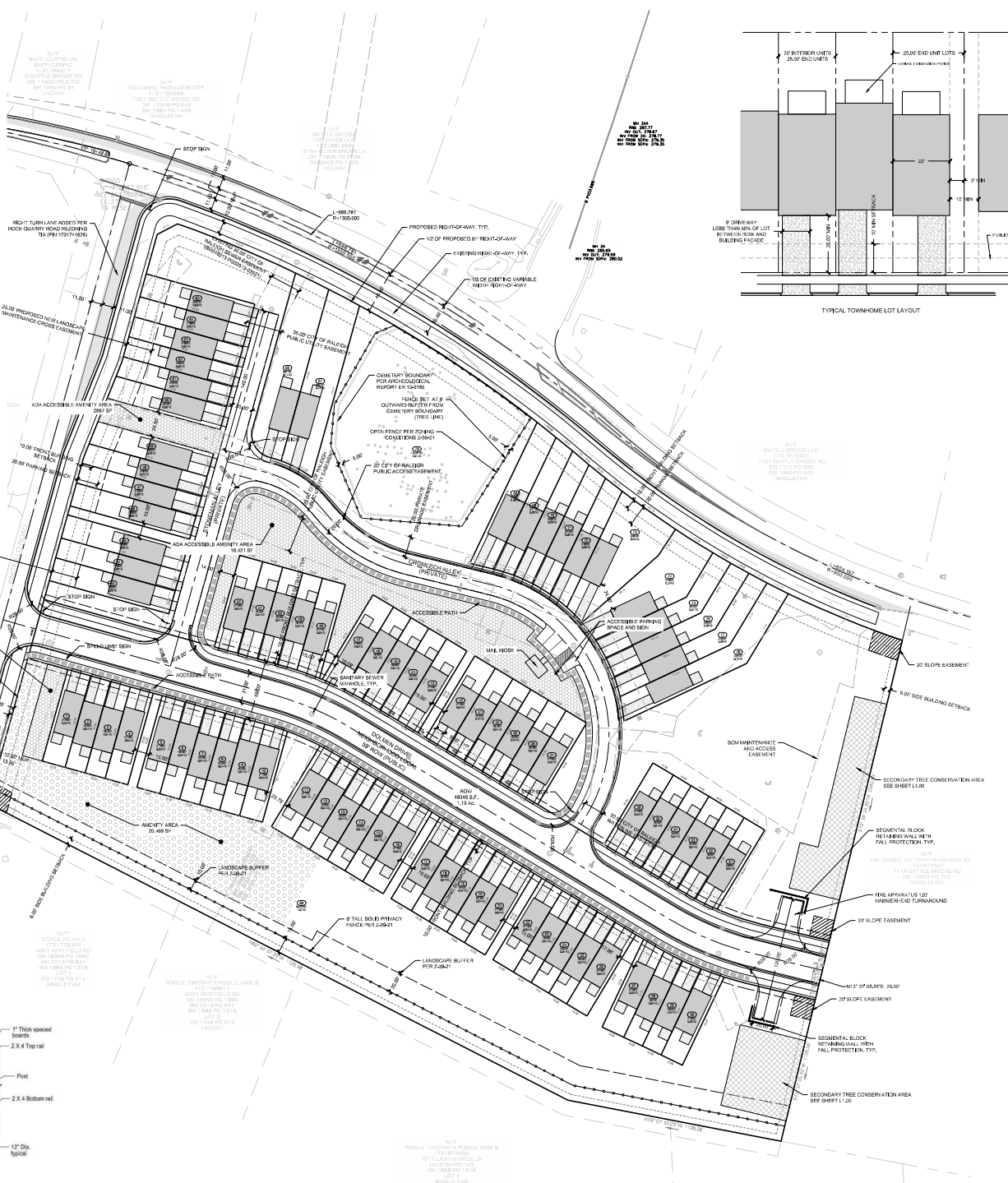


No.	Date	Description
1	03/17/2023	ISSUE FOR PERMIT
2	03/17/2023	ISSUE FOR PERMIT
3	03/17/2023	ISSUE FOR PERMIT
4	03/17/2023	ISSUE FOR PERMIT
5	03/17/2023	ISSUE FOR PERMIT
6	03/17/2023	ISSUE FOR PERMIT
7	03/17/2023	ISSUE FOR PERMIT
8	03/17/2023	ISSUE FOR PERMIT
9	03/17/2023	ISSUE FOR PERMIT
10	03/17/2023	ISSUE FOR PERMIT



PARCEL	AREA (SF)	AREA (AC)
1	2116.00	0.05
2	1840.00	0.04
3	1840.00	0.04
4	2116.00	0.05
5	2116.00	0.05
6	1840.00	0.04
7	1840.00	0.04
8	1840.00	0.04
9	1840.00	0.04
10	2109.84	0.05
11	2112.95	0.05
12	1840.00	0.04
13	1840.00	0.04
14	1840.00	0.04
15	1840.00	0.04
16	2116.00	0.05
17	2116.00	0.05
18	1840.00	0.04
19	1840.00	0.04
20	1840.00	0.04
21	2116.00	0.05
22	2116.00	0.05
23	1840.00	0.04
24	1831.85	0.04
25	1840.00	0.04
26	2116.00	0.05
27	2135.96	0.05
28	1831.02	0.04
29	1831.70	0.04
30	2138.91	0.05
31	2088.55	0.05
32	1838.65	0.04
33	1840.00	0.04
34	1840.00	0.04
35	1840.00	0.04
36	2116.00	0.05
37	2116.00	0.05
38	1840.00	0.04
39	1840.00	0.04
40	1840.00	0.04

PARCEL	AREA (SF)	AREA (AC)
41	1840.00	0.04
42	2116.00	0.05
43	2116.00	0.05
44	1840.00	0.04
45	1840.08	0.04
46	1848.23	0.04
47	2165.27	0.05
48	2141.25	0.05
49	1841.55	0.04
50	1840.00	0.04
51	1840.00	0.04
52	2116.00	0.05
53	2759.98	0.06
54	2399.98	0.06
55	2759.98	0.06
56	2759.98	0.06
57	2399.98	0.06
58	2387.21	0.05
59	2692.12	0.06
60	2572.71	0.06
61	2191.39	0.05
62	2179.98	0.05
63	2179.98	0.05
64	2179.98	0.05
65	2506.98	0.06
66	6024.35	0.14
67	5666.78	0.13
68	3365.74	0.08
69	2740.96	0.06
70	2602.00	0.06
71	2512.63	0.06
72	2481.53	0.06
73	5583.95	0.13
74	5099.52	0.12
75	3043.49	0.07
76	5283.11	0.08
77	5568.08	0.08
78	4581.02	0.10
79	14540.60	3.34
80	8572.62	1.97



SITE LEGEND:

SYMBOL	DESCRIPTION
[Symbol]	PROPOSED BUILDING
[Symbol]	PROPOSED CONCRETE SIDEWALK
[Symbol]	PROPOSED BRICK SIDEWALK
[Symbol]	PROPOSED HEAVY DUTY PAVEMENT
[Symbol]	PROPOSED CONCRETE PAVERS
[Symbol]	PROPOSED GRAVEL
[Symbol]	PROPOSED CURB & GUTTER
[Symbol]	PROPOSED STOP BAR
[Symbol]	PROPOSED CROSSWALK
[Symbol]	PROPOSED 8" WIDE STANDARD CROSSWALK
[Symbol]	PROPOSED 17" WIDE HIGH VISIBILITY CROSSWALK
[Symbol]	PROPOSED SIGN
[Symbol]	PROPOSED ADA PARKING SPACE
[Symbol]	PROPOSED KEYSTONE WALL
[Symbol]	PROPOSED CIP WALL
[Symbol]	PROPOSED WHEEL STOP
[Symbol]	PROPOSED ASPHALT TRAIL
[Symbol]	PROPOSED TREE LINE
[Symbol]	PROPOSED VEHICLE GATE (8" WIDE)
[Symbol]	PROPOSED LIGHT
[Symbol]	PROPOSED BIKE RACK
[Symbol]	PROPOSED BENCH
[Symbol]	PROPOSED BOLLARD
[Symbol]	PROPOSED PEDESTRIAN STEEL PLATE
[Symbol]	LIMITS OF DISTURBANCE

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

SITE DATA

PROJECT NAME	815 ADDRESS	BATTLE CROSSING
424 W. HELL ROAD, RALEIGH, NC 27610		
COUNTY	WAKE	
17317(20)		
PARCEL NUMBER	PARCEL OWNER	BATTLE BRIDGE HOLDINGS LLC
476 143 SF / 10.91 AC		
TOTAL SITE GROSS AVERAGE	NET AVAILABLE GROSS LOT AC	11.883 SF
17317(20) 476 143 SF		
PROPOSED PUBLIC STREET INTERNAL TO SITE	1.17 AC 10.34 SF	
414 024 SF 3.825 AC		
NET ACREAGE	R/O	
CURRENT ZONING	100	
EXISTING LAND USE	VACANT	
PROPOSED AND USE	MULTI-FAMILY HOUSING	
FLOODPLAIN DATA	RIVER BASIN	NEUSE
DEVELOPMENT TYPE	ATTACHED TOWNHOUSE	
MAX BUILDING HEIGHT	45 FEET	
PROPOSED FIRE BRIG HEIGHT	0	
PROPOSED NUMBER OF SINGLE FAMILY LOTS	0	
PROPOSED NUMBER OF TOWNHOUSE LOTS	78 (ALL 3 BEDROOM)	
PROPOSED NUMBER OF OPEN AREA LOTS	7	
EXISTING IMPERVIOUS AREA	0 AC 0 SF	
PROPOSED IMPERVIOUS AREA	3.05 AC 134,715 SF	
PARKING DATA	PROPOSED PARKING, MULTI-UNIT LIVING (3 BEDROOMS)	168 SPACES
PROPOSED BICYCLE PARKING	NONE	
PROPOSED BICYCLE PARKING	NONE	
BUILDING SET BACKS	FROM PRIMARY STREET (MIN)	10'
FROM SIDE STREET (MIN)	10'	
FROM SIDE LOT LINE (MIN)	6'	
FROM REAR LOT LINE (MIN)	10'	
FROM REAR LOT LINE (MIN)	10'	
FROM REAR LOT LINE (MIN)	7'	
FROM ALLEY, GARAGE, DRIVE (MIN)	4'	

TOWNHOME DATA

	AC	SF
GROSS TOWNHOME SITE AREA	30.931	476,153
RIGHT OF WAY (EASEMENT)	3.486	61,226
TO W/WHITFIELD	0.273	11,883
TO W/BRITTON PUBLIC BLDG	1.118	45,846
NET TOWNHOME SITE AREA	9.925	449,024
NUMBER OF RESIDENTIAL LOTS	78	
DENSITY REQUIRED (PER UNIT)	0.009	3,000
DENSITY PROVIDED (PER UNIT)	0.122	5,320
AMENITY AREA PROVIDED	0.951	41,610
AMENITY AREA REQUIRED	0.951	41,610
AMENITY AREA PROVIDED	0.476	20,748
AMENITY AREA PROVIDED	0.485	21,120

AMENITY AREA LEGEND:

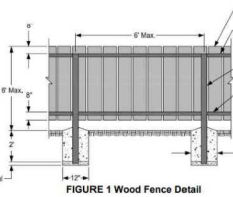
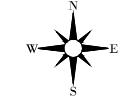
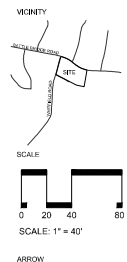
[Symbol]	ADA ACCESSIBLE ROUTE
[Symbol]	ADA ACCESSIBLE AMENITY AREA
[Symbol]	AMENITY AREA

AMENITY AREA NOTES:

- AMENITY AREAS MEET THE REQUIRED 10% OF THE TOTAL AREA.
- AT LEAST 50% OF THE AMENITY AREA SPACE IS ADA ACCESSIBLE.

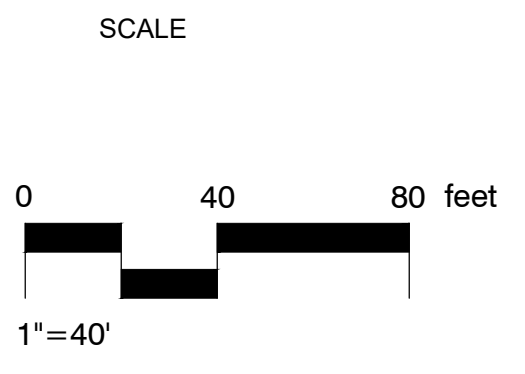
TYPE FINISHES AREA ALLOCATION

LOT NUMBER	MAX AL. QN. FINISHES AREA (SF)
1-30	240
31-36	250
37-39	240
40-41	240
42-43	240
44-45	240
46-47	240
48-49	240
50-51	240
52-53	240
54-55	240
56-57	240
58-59	240
60-61	240
62-63	240
64-65	240
66-67	240
68-69	240
70-71	240
72-73	240
74-75	240
76-77	240
78-79	240
80 (TOTAL)	630

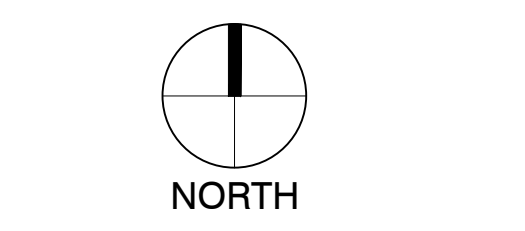


No.	Date	Description
1	05.31.22	SITE PLAN REVIEW
2	08.16.22	SITE PLAN REVIEW
3	09.26.22	SITE PLAN REVIEW
4	10.26.22	SITE PLAN REVIEW

VICINITY



ARROW



DATE: 10/06/22
CHECKED BY: JLLW
DRAWN BY: JLLW
PROJECT: BATTLE BRIDGE
PROJECT #: 056

SHEET NO.

L200

Tree Conservation Plan Data Sheet

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

Project Name: Battle Bridge Residential	Gross Site Acres: 10.93 ac
Right-of-way to be dedicated with this project: 1.36 ac	Net Site Acres: 9.57 ac

	Number of Acres	Percent of Tract
UDO 9.1.4.A. Primary Tree Conservation Areas		
1. Primary Tree Conservation Area - SHOD 1	_____ ac	_____ %
1. Primary Tree Conservation Area - SHOD 2	_____ ac	_____ %
2. Primary Tree Conservation Area - Parkway Frontage	_____ ac	_____ %
3. Primary Tree Conservation Area - CM	_____ ac	_____ %
4. Primary Tree Conservation Area - MPOD	_____ ac	_____ %
5. Primary Tree Conservation Area - Champion Tree XX" dbh species	_____ ac	_____ %
6. Primary Tree Conservation Area - Neuse Buffer Zone 2	_____ ac	_____ %
7. Primary Tree Conservation Area - 45% Slopes	_____ ac	_____ %
8. Primary Tree Conservation Area - Thoroughfare	_____ ac	_____ %
Subtotal of Primary Tree Conservation Areas:	_____ ac	_____ %
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)	29 ac	3 %
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:	_____ ac	_____ %
TOTAL ALL TREE CONSERVATION AREA PROVIDED:	29 ac	3 %

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

PLANTING NOTES

- ALL DISTURBED AREAS NOT SHOWN WITH PLANTS SHALL BE PLANTED WITH TITIF BERMUDA GRASS.
- ROUGH GRADING SHALL BE COMPLETED PRIOR TO THE START OF PLANT INSTALLATION.
- CONTRACTOR RESPONSIBLE FOR LOCATING ALL UTILITIES AND ALL OTHER UNDERGROUND STRUCTURES PRIOR TO PLANTING.
- PLANTING SHOULD OCCUR IMMEDIATELY AFTER CONSTRUCTION TO STABILIZE AREAS OF BARE SOIL.
- ALL DEBRIS, ROCKS, ETC. LARGER THAN 5 INCH ARE TO BE REMOVED PRIOR TO SEEDING/SODDING OR PLANTING.
- MULCH SHALL BE TRIPLED SHREDDED HARDWOOD MULCH, FREE OF WEEDS. DO NOT STAKE TREES EXCEPT WHERE SPECIFIED OR ON SLOPES.
- FOR PLANTER BEDS, RECEIVE A MINIMUM OF 4" OF APPROVED TOPSOIL. TILL IN SOIL AMENDMENTS TO A DEPTH OF 6" AND WHERE PLANTS SHARE ROOT SPACE - TILL THE ENTIRE AREA, NOT JUST THE PLANT HOLES. FOR SEEDING/SOD: ALL AREAS TO RECEIVE A MINIMUM OF 2" OF APPROVED TOPSOIL TILLED INTO A DEPTH OF 4" TO ENSURE INTEGRATION WITH EXISTING SOIL.
- FOR CONTAINER GROWN PLANTS, USE FINGERS OR SMALL HAND TOOLS TO GENTLY PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL AND CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
- BEFORE PLANTING, ADD 3-4" OF WELL COMPOSTED LEAVES, RECYCLED YARD WASTE OR OTHER COMPOST AND TILL INTO TOP 4-6" OF PREPARED SOIL. ADD COMPOST AT 20-35% BY VOLUME TO BACKFILL.
- DO NOT PLACE MULCH IN CONTACT WITH TRUNK.
- PROVIDE GATOR BAGS FOR TREES WHERE IRRIGATION IS NOT PROVIDED. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
- PLANTS SHALL BE REPRESENTATIVE OF THEIR SPECIES AND MEET ANSI STANDARD Z60.
- LANDSCAPE ARCHITECT OR OWNER MAINTAINS THE RIGHT TO REJECT ANY PLANT DUE TO AESTHETICS OR STRUCTURAL DEFICIENCY AT ANY TIME.
- QUANTITIES SHOWN ON THE PLAN LEGEND ARE FOR THE CONTRACTOR'S CONVENIENCE. IF DISCREPANCIES OCCUR, THE PLANS SHALL OVERRULE THE PLAN LEGEND.
- IF ANY PLANT SUBSTITUTIONS ARE REQUESTED BY THE CONTRACTOR, SUGGESTED ACCEPTABLE REPLACEMENTS SHALL BE PRESENTED AND A MINIMUM OF 72-HOURS SHALL BE GIVEN TO THE LANDSCAPE ARCHITECT PRIOR TO ORDERING DATE FOR FINAL DECISION.
- BALLED AND BURLAPPED TREES SHALL BE PLANTED PRIOR TO CONTAINER OR BEDDING PLANTS.
- STREET TREES SHALL BE SPACED NO CLOSER THAN 25' TO EACH OTHER AND SHOULD BE 10' AWAY FROM STORMWATER PIPES, 6' FROM DRIVEWAYS, 5' FROM WATER AND SEWER LINES AND 5' FROM STORMWATER STRUCTURES. MEDIUM TO LARGE STREET TREES SHOULD BE SPACED AN AVERAGE OF 40' APART AND SMALL MATURING STREET TREES SHOULD BE SPACED AN AVERAGE OF 20' APART, AS INDICATED ON THE PLANS.



CODE REQUIRED PLANTING NOTES
R-10 CU

STREET AND TRANSITIONAL PROTECTIVE YARDS
NONE REQUIRED FOR RESIDENTIAL USE. ADJACENT ZONING: CITY OF RALEIGH: R-4 AND WAKE COUNTY R-30. (ARTICLE 6.2)

LANDSCAPE BUFFERS REQUIRED PER ZONING CASE# Z-39-2021
LANDSCAPE BUFFERS AND FENCE SHOWN ON THE SOUTH SIDE OF THE PARCEL:
A. 10' WIDE BUFFER WITH 8 EVERGREEN TREES/100 LF (345 LF PROVIDED)
= 27.6 EVERGREEN TREES REQUIRED AND PROVIDED
B. 20' WIDE BUFFER WITH 8 EVERGREEN TREES, 4 CANOPY TREES AND 25 EVERGREEN SHRUBS/100 LF (377 LF PROVIDED)
= 30 EVERGREEN TREES REQUIRED/PROVIDED
= 15 CANOPY TREES REQUIRED/PROVIDED
= 94 EVERGREEN SHRUBS REQUIRED/PROVIDED

STREET TREES
Internal roads: (1 CANOPY TREE EVERY 40', AVERAGE)

- DOLMEN DR: 828 LF - 150' for road cuts on north side. NORTH: 678 LF = 17 TREES REQUIRED AND SHOWN. SOUTH: 828 LF - 50' fire turnaround = 778' - 19.45 (19) TREES REQUIRED AND SHOWN. (NEIGHBORHOOD LOCAL-8.5.4.B)
- STONEMAN ALLEY (PRIVATE): NO TREES REQUIRED (RES ALLEY-8.5.7.B)
- CROMLECH ALLEY (PRIVATE): NO TREES REQUIRED (RES ALLEY-8.5.7.B)

Off-site Roads: (1 CANOPY TREE EVERY 40')
NCDOT HAS DENIED TREES IN THE RIGHT-OF-WAY. SEE ATTACHED LETTER. TREES ARE NOW SHOWN ON PRIVATE PROPERTY.

- WHITFIELD ROAD/SR 2845 - 580 LF OF ROAD - 52' FOR ROAD ACCESS = 528 LF = 13.2 (13) TREES REQUIRED AND SHOWN.
- BATTLE BRIDGE ROAD/SR 2952 - 820 LF OF ROAD = 20.5 (20) TREES REQUIRED. 19 PROPOSED AND 9 EXISTING MAINTAINED = 22 SHOWN.

STORMWATER POND
- SHELF AND SLOPE PLANTED WITH APPROPRIATE PERENNIALS AND SHRUBS.
- EVERGREEN SCREENING
There are 133 woody shrubs and trees around the pond. Of those, 100 are evergreen = 75% evergreen.
Breakdown of evergreen plants at pond:
juniper - 6
nellie stevens holly - 6
sweet bay magnolia - 11
ilex glabra - 33
ilex vomitoria - 12
myrica cerifera - 32
total = 100

PARKING
4 spaces (860 SF) required - at least 1 tree per 2,000 sf = 0 required, 2 proposed.

SECONDARY TCA PROVIDED ALONG EASTERN PROPERTY LINE ON EITHER SIDE OF PROPOSED ROAD.
SEE ATTACHED BASAL CALCS AND REPORT.

*SEE THIS SHEET FOR PLANTING NOTES.

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

August 5, 2022

Ray Clouser
Governor

John Wagner
Project Landscape Architecture, PLLC
327 Elmwood Street
Raleigh, North Carolina 27605

Subject: Planting Permit for 4215 Whitfield Road
To whom it may concern:

Please be advised that the planting plan has been reviewed for 4215 Whitfield Road located in Wake County, North Carolina.

If you have further questions, please let us know.

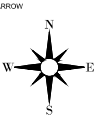
Sincerely,

Chris Sullivan
Regional Environmental Engineer

PLANT SCHEDULE

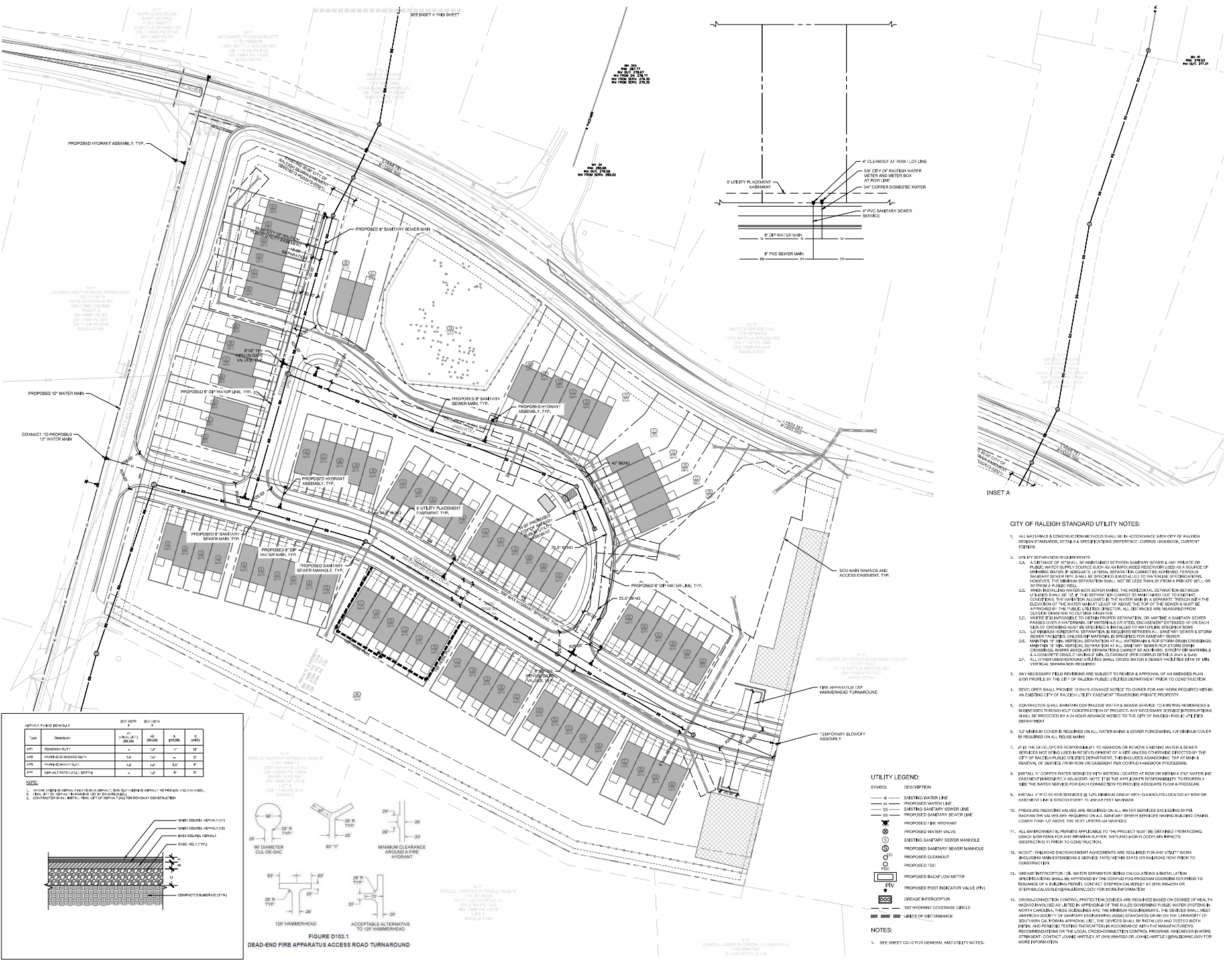
TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	INSTALL HEIGHT	MATURE HEIGHT	QTY	REMARKS
	JE	Juniperus virginiana	Eastern Redcedar	---	B&B	6" minimum	25-30'	46	EVERGREEN
	PR	Pistacia chinensis 'Red Push'	Red Push Chinese Pistache	1.5' Cal.	B&B			12	single stem
	GL	Quercus lyrata	Overcup Oak	3' Cal.	B&B		60-80'	13	
	QS	Quercus shumardi	Shumard Oak	2' Cal.	B&B	8'	50-60'	4	
	TI	Thuja x Green Giant	Green Giant Arborvitae	20 GAL.	Pot	6' minimum	30-40'	21	EVERGREEN
SHADE TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	INSTALL HEIGHT	MATURE HEIGHT	QTY	REMARKS
	AR	Acer rubrum 'October Glory'	Red Maple	2' Cal.	B&B	6' minimum	50-60'	6	10' tall min. at installation
	BR	Betula nigra	River Birch	3' Cal.	B&B	10' min.	40-50'	3	single stem
	LT	Liriodendron tulipifera	Tulip Poplar	2' Cal.	B&B	10' min.	60-80'	7	strong, central leader
	MG	Metasequoia glyptostroboides	Dawn Redwood	3' Cal.	B&B	10' min.	60-80'	6	
	NS	Nyssa sylvatica 'Wildfire'	Black Gum	3' Cal.	B&B	8' min	50-60'	14	
	UA	Ulmus parvifolia 'Alicia'	Alicia Lacebark Elm	3' Cal.	B&B	10' min.	50-60'	18	matching
	ZB	Zelkova serrata 'Burgundy Vase'	Burgundy Vase Zelkova	3' Cal.	B&B	10' min.	40-50'	18	matching
UNDERSTORY TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	INSTALL HEIGHT	MATURE HEIGHT	QTY	REMARKS
	AG	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	1.5' Cal.	B&B		25'	2	strong central leader
	CF2	Cornus florida	Eastern Dogwood	1.5' Cal.	Pot		20-25'	3	6' tall min. at installation
	IN	Ilex x Nellie R. Stevens'	Nellie R. Stevens Holly	8' Ht.	Pot		15-20'	6	EVERGREEN
	MS	Magnolia virginiana	Sweet Bay	1.5' Cal.	Pot	6' minimum	25'	10	Evergreen
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	INSTALL HEIGHT	MATURE SIZE	QTY	REMARKS
	CO2	Cephalanthus occidentalis	Butterbush	1 gal.	Pot		8' x8'	3	
	CR	Clethra alnifolia 'Ruby Spice'	Ruby Spice Summersweet	3 gal.	Pot		5' x5'	6	
	IG2	Ilex glabra	Inkberry Holly	3 gal.	Pot	18" HEIGHT MIN	5' x5'	82	Evergreen
	IV3	Ilex verticillata 'Sparkleberry'	Sparkleberry Winterberry	7 gal.	Pot			9	both male and female
	IV2	Ilex vomitoria	Yaupon Holly	3 gal.	Pot	36"	15' x8'	57	Evergreen
	MC	Myrica carifera	Wax Myrtle	5 gal.	Pot	36"	10' x10'	30	Evergreen
	VM2	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	5 gal.	Pot			9	
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	INSTALL HEIGHT	MATURE SIZE	QTY	REMARKS
	AC	Asclepias incarnata 'Cinderella'	Cinderella Swamp Milkweed	flat	Plug		36" o.c.	75	
	ED	Eupatoriadelphus dubius	Dwarf Joe Pye Weed	4"	Pot		40" o.c.	84	
	HL	Hibiscus coccineus 'Lord Baltimore'	Lord Baltimore Swamp Mallow	4"	Pot		42" o.c.	68	
	JE2	Juncus effusus	Soft Rush	flat	Plug		32" o.c.	132	

No.	Date	Description
1	03/20/2017	ISSUE FOR PERMITS
2	03/20/2017	ISSUE FOR PERMITS
3	03/20/2017	ISSUE FOR PERMITS
4	03/20/2017	ISSUE FOR PERMITS
5	03/20/2017	ISSUE FOR PERMITS
6	03/20/2017	ISSUE FOR PERMITS
7	03/20/2017	ISSUE FOR PERMITS
8	03/20/2017	ISSUE FOR PERMITS
9	03/20/2017	ISSUE FOR PERMITS
10	03/20/2017	ISSUE FOR PERMITS



DATE: 03/20/17
DRAWN BY: JPL
CHECKED BY: JPL
PROJECT ADDRESS:
SHEET TITLE:
SHEET NO.

C6.00



- CITY OF RALEIGH STANDARD UTILITY NOTES:**
1. ALL WATER AND SANITARY SEWER LINES SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, LISTING A SPECIFIC PART NUMBER. CONTACT LANDSCAPE DESIGNER FOR DETAILS.
 2. UTILITY SERVICE LOCATIONS SHALL BE MAINTAINED BY THE CITY OF RALEIGH. THE CITY OF RALEIGH SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES. THE CITY OF RALEIGH SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES. THE CITY OF RALEIGH SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES.
 3. WHEN INSTALLING WATER MAINS OR SANITARY SEWERS, THE HORIZONTAL SEPARATION FROM THE CENTERLINE OF THE SANITARY SEWER SHALL BE MAINTAINED TO THE MINIMUM PERMITTED BY THE CITY OF RALEIGH. THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 2 FEET FROM A PRIVATE WELL OR FROM A HOUSE FOUNDATION.
 4. WHEN INSTALLING WATER MAINS OR SANITARY SEWERS, THE HORIZONTAL SEPARATION FROM THE CENTERLINE OF THE SANITARY SEWER SHALL BE MAINTAINED TO THE MINIMUM PERMITTED BY THE CITY OF RALEIGH. THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 2 FEET FROM A PRIVATE WELL OR FROM A HOUSE FOUNDATION.
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UTILITY LEGEND:

SYMBOL	DESCRIPTION
—	EXISTING WATER LINE
—	PROPOSED WATER LINE
—	EXISTING SANITARY SEWER LINE
—	PROPOSED SANITARY SEWER LINE
⊕	PROPOSED FIRE HYDRANT
⊙	EXISTING SANITARY SEWER MANHOLE
⊙	PROPOSED SANITARY SEWER MANHOLE
⊙	PROPOSED CLEANOUT
⊙	PROPOSED BACKFLOW METER
⊙	PROPOSED POST INDICATOR VALVE (PIV)
⊙	GREASE INTERCEPTOR
⊙	50% HYDRANT COVERAGE CIRCLE
⊙	WATER OF RETENTION

NOTES:

1. SEE SHEET C6.03 FOR GENERAL AND UTILITY NOTES.

APPLICABLE FIRE CODES:

Type	Description	Adopted	Effective Date	Amended	Code
APF	APPROVED PLAN	—	1/27	—	17
APF	APPROVED PLAN	—	1/27	—	17
APF	APPROVED PLAN	—	1/27	—	17
APF	APPROVED PLAN	—	1/27	—	17
APF	APPROVED PLAN	—	1/27	—	17

NOTE:

1. THE CITY OF RALEIGH HAS A 15% MINIMUM CLEARANCE REQUIREMENT FOR ALL UTILITY LINES.
2. THE CITY OF RALEIGH HAS A 15% MINIMUM CLEARANCE REQUIREMENT FOR ALL UTILITY LINES.

FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND