

Case File / Name: SUB-0046-2022 DSLC - BAYBERRY

 LOCATION:
 This 17.4 acre site zoned RX-3-CU (Z-73-2021) is located on the west side of Leesville Road at the intersection of Leesville Road and Norwood Road at 10913 and 10909 Leesville Road, outside the city limits.

 REQUEST:
 This is a townhome subdivision consisting of 100 townhome lots, two HOA/community lots and associated infrastructure on two existing lots to be recombined.

 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 March 7, 2023 by McAdams Co.

CONDITIONS OF APPROVAL and NEXT STEPS:

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

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

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

General

- 1. Lots 66 and 67 require an access and landscape easement where required bufferyards and landscaping is shown (as per zoning conditions) providing access and retention of vegetative bufferyards
- 2. Screening of SCMs required as per 7.2.6 of the Unified Development Oredinance
- 3. Provide detail of fence or wall required along the property lines adjoining the adjacent residential zoned properties within the neighborhood transitional yard areas as per 3.5.1 of the Unified Development Ordinance.
- 4. Revise/correct number of HOA/Community lots and the number of residential lots on the cover sheet application and number each on the subdivision plan and on the cover sheet application. There appear to be 100 residential lots and two hoa/community lots.

Engineering

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



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Public Utilities

6. 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

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

Urban Forestry

- 12. 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).
- 13. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

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

Ŋ	Utility Placement Deed of Easement
	Required

Stormwater Maintenance Covenant Required

☑ <u>**RECORDED MAP(S)**</u> - 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

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.



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

Engineering

- 4. 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.
- 5. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
- 6. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

Public Utilities

- 7. A Water and/or Sewer Assessment fee shall be paid to the Assessment Specialist in the City of Raleigh Engineering Services Department.
- 8. Infrastructure Construction Plans (SPR submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.
- 9. Wake County approval for any required Well or Septic Permits shall be shown on the map for recordation.
- 10. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.
- 11. Infrastructure Construction Plans (SPR submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

12. 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).



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- 13. 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).
- 14. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
- 15. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
- 16. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).
- 17. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
- 18. 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).
- 19. 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

- 20. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.88 acres of tree conservation area.
- 21. A public infrastructure surety for (88) street trees Tree Lawn shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

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

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

Engineering

1. 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



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

Stormwater

- 3. An encroachment agreement for Stormwater pipes within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.
- 4. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
- 5. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
- 6. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)

Urban Forestry

 A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (4) street trees along Leesville Rd.; (67) street trees along Dunzo Rd.; (17) street trees along Bayflower Way.

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

General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

Stormwater

- 2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
- 3. 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: May 10, 2026 Record at least $\frac{1}{2}$ of the land area approved.



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5-Year Sunset Date: May 10, 2028 Record entire subdivision.

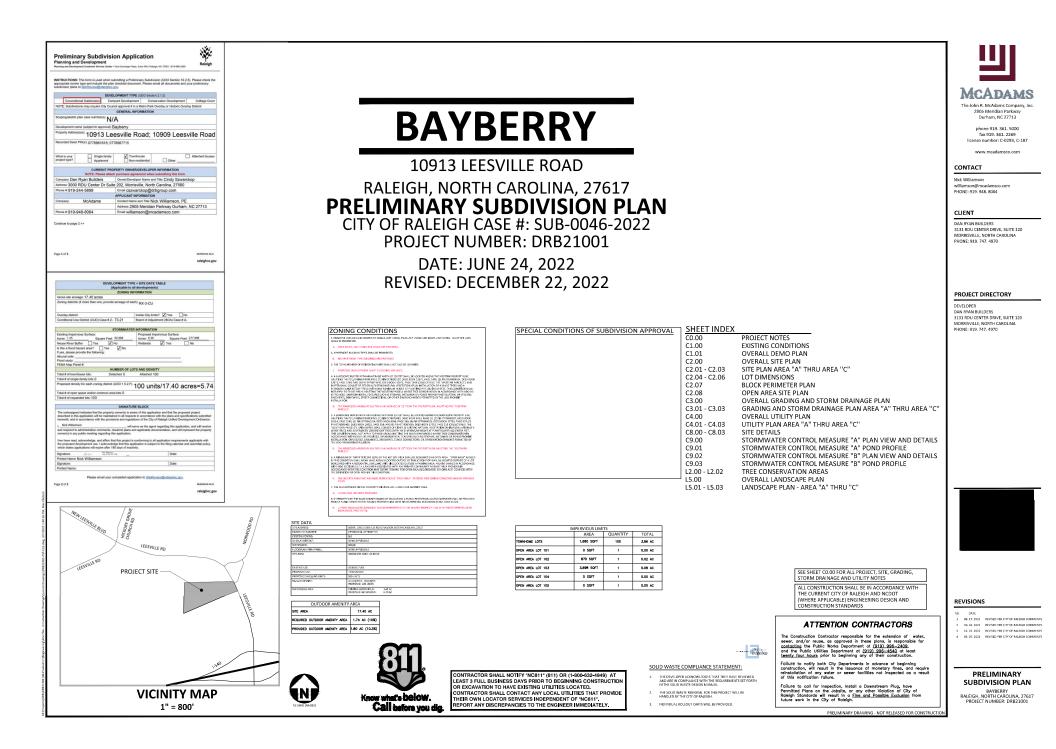
I hereby certify this administrative decision.

Signed: _

Stean Development Services Dir Designee

Date: 05/10/2023

Staff Coordinator: Michael Walters



SITE PLAN NOTES

- RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50' OF ALL MINOR RESIDENTIAL, RESIDENTIAL, AND RESIDENTIAL COLLECTOR INTERSECTIONS. THE FULL LENGTH OF THE RIGHT-OF-WAY SHALL BE CLEARED AND GRADED ALONG ALL MAJOR MINOR, & SENSTITIK EARS THOROUGHERES.
- 3. WITHIN THE ABEA DEFINED SOMET TREAMED SAFCH NON TIMESE FAMILY THERE SHALL BE NO SOMET ORSTITUCTING OR PMITLY DISTILLETING WALL, FEVEL SOME DALWERS AN ANCED VEHICLES THERE SHALL BE NO SOMET ORSTITUCTING OR PMITLY ABOVE THE CLORE LINE ELEVATION OR THE HARREST TRAVEL WAY IF NO CLIRE LINE EXISTS. REFER TO SECTION 6.32 OF THE LATEST VERSION OF THE SLIDER STREET. DESIGN MANULAL FOR ADDITIONAL DEFINITION.
- MULTIWAY STOP CONTROL WILL NOT BE USED AT ANY PUBLIC STREET INTERSECTION WITHOUT AN ENGINEERING STUDY TO PROVIDE DAYA TO OTT OF RALEIGH TRANSPORTATION DIVISION THAT THE MULTIWAY STOP INSTALLATION WARRANTS CAN BE INFE AND DRIVINGED BY COLUMICA DEPREVAL. 5. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
- 6. ALL DIMENSIONS SHOWN ON SITE PLAN ARE MEASURED TO BACK OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL MAINTAIN AN "AS BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT, DRAWINGS SHALL BE GIVEN TO THE ENGINEER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LITTER TO THE OWNER.
- 8. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE DWINER, BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
- THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUEED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTEMANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
- CONTINUENT DALL, NUTRY "NOTI" 1611 OR 1-800-821-6481 AT LOAT 3 FUL DISINERS DAVS FROM TO RECONNING CONSTRUCTION OF DOLARDAY OF AVER POSINGE UNITIFICIAL OFFICE OFFICE OF SHALL CONTRACT BY SHALL SHALL CONTRACT BY SHALL SHALL CONTRACT BY SHALL SHALL CONTRACT BY SHALL SHALL CONTRACT BY SHALL SHALL CONTRACT BY SHALL SHALL
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS ().E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
- 12. ALL DIMINISHING AND GRADES SHOWN ON THE PLANS SHALL BE RELD VEHITED BY THE CONTRACTOR PROID TO CONCERNICTOM CONTRACTOR SHALL NOTITY THE REMINISH IF AN UNCERNICISES DOTS THE OT OFFICIAL TO MOLTON TO CONTRACTOR FOR ANY WORK COME DUE DE COMMINISMOS OF REMINISHING WINK INCREMENTING TO THESE PLANS IS SHOULD REPORT TO CONTRACTOR FOR ANY WORK COME DUE TO DIMINISMOS OF REMINISHING WINK INCREMENTING TO THESE PLANS IS SHOULD INTERCINISH IN IS NOT BEIN REVIEW.
- ACCESSIBLE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF RALEISH UNIFIED DEVELOPMENT ORDINANCE (UDD) DETAILS. ALL SUBMULSS THAT CONFECT TO THE FULLE NERT OF WAY WUST BE ACCESSIBLE TO PERSON WHO ARE BURD. HAVE LOW WHO WAS OPEN WITH MORE TO DESCRIPTION OF WAY WUST BE ACCESSIBLE TO PERSON WHO ARE DESCRIPTION TO LEAST CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PRIVAC REGISTS OF AVAILABLE AND ADDRESS FOR ACCESSIBLE DESCRI MARE THE MANULA CON MARKA ACCESSIBLE TO CUBELINAS SIDE DESCRIPTION 2016 ADA STATUMENTS FOR ACCESSIBLE DESCRI MARTINE THE MANULA CON MARKA ACCESSIBLE TO CUBELINAS SIDE DESCRIPTION 2016 ADA STATUMENTS FOR ACCESSIBLE DESCRI MARTINE THE MANULA CON MARKA ACCESSIBLE TO CUBELINAS SIDE DESCRIPTION 2016 ADA STATUMENTS FOR ACCESSIBLE DESCRI MARTINE THE MANULA CON MARKA ACCESSIBLE TO CUBELINAS SIDE DESCRI MARTINE 2016 ADA STATUMENTS FOR ACCESSIBLE DESCRI MARTINE THE MANULA CON MARKA ACCESSIBLE TO CUBELINAS SIDE DESCRI MARTINE 2016 ADA STATUMENTS FOR ACCESSIBLE DESCRI MARTINE THE MANULA CON MARKA ACCESSIBLE DESCRI MARTINE 2016 ADA STATUMENTS FOR ACCESSIBLE DESCRI MARTINE THE MANULA CON MARTINE CONSTRUCTION DEVICES (MULTICO) 2016 ADA STATUMENTS FOR ACCESSIBLE DESCRI MARTINE THE MANULA CON MARKA ACCESSIBLE DESCRI MARTINE 2016 ADA STATUMENTS FOR ACCESSIBLE DESCRI MARTINE THE MANULA CON MARTINE CONSTRUCTION DEVICES (MULTICO) 2016 ADA STATUMENTS FOR ACCESSIBLE DESCRI MARTINE THE MANULA CON MARTINE CONSTRUCTION DEVICES (MULTICO) 2016 ADA STATUMENTS FOR ACCESSIBLE DESCRI MARTINE THE MANULA CON MARTINE CONSTRUCTION DEVICES (MULTICO) 2016 ADA STATUMENTS FOR ACCESSION ACCESSIBLE DESCRI MARTINE THE MANULA CONSTRUCTION REPRESENTANTI DEVICES (MULTICO) 2016 ADA STATUMENTS FOR ACCESSION ACCESSION

- 16. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN DBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WARVE ANY CLAIM FOR ADDITIONAL COST RELATED TO SUBSTITUTION OR ALTERNARE EQUIPMENT.
- 17. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO THE LATEST VERSION OF THE RALEIGH STREET DESIGN MMNUAL AND CONTACT PUBLIC WORKS STAFF FOR FURTHER GUIDANCE.
- 19. ANY TRANSIT STOP LOCATIONS SHOWN ARE PRELIMINARY ONLY, FINAL LOCATION SHALL BE DETERMINED ONCE THE CITY OF RALEIGH TRANSIT ROUTE HAS BEEN FINALIZED. ALL TRANSIT STOPS SHALL HAVE A 10/x0/161 (3000 PSI) CONCRETE PAD.

STORM DRAINAGE NOTES

- ALSTORM DARANGE PRES BROWN SHALL BERENFORCED CONCRETE (RC2) MINIMUM CLASS III UNLESS NOTED OTHERWISE, CONTRACTOR TO CONSIMILATE WITH THE CONTECH TO VERY THE CO REDOME REQUIRED BASED ON SOLL CONDITIONS, CONTRACTOR TO SUBJECT REQUIRED CLASS OF PIPE BASED ON DEPTH OF PIPE AND BIDDING PROVIDED PIRT THE AMERICAN CONCRETE PIPE ASSOCIATION GUIDELINES.
- 2. ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS.
- 3. ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH. 4 ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL
- 5. ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M-198 FOR TYPE B FLEXIBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.
- 6. THE INTERIOR SUBFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED UP AND SMOOTHED TO AN ACCEPTABLE STANDARD, USING MORTAR MORED TO MANUFACTURER'S SPECIFICATIONS.
- ALI BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATION MATTER, WASTE CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATTERIAL SAID MATERIAL SHALL BE CAPABLE OF BIENG COMPACTED BY MICHANICAL MEMAS AND SHALL HAVE NO TENDENT OF ROW OR SHAVE IN A PASITIC MANNER UNDER THE TAMPORE DIOVS OR PROCISE ROLLING. MATERIALS DEEMED BY THE OWNER'S REPRESENTATIVE OR GEOTECH AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
- BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PIPE IS LAD. THE FILL AROUND THE PIPE SHALL BE THOROUGHLY COMPACTED TO 95 5 OF THE MAXIMUM DKY DEXISTY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE TOP EXEMAT BIN INFORMET TO TO 100 DEFERITI STANDARD PROCTOR.
- 10. UNDER NO CIRCUMSTANCES SHALL WATER REALDWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS REEN PLACED.
- 11. ALL CONCRETE PIPE AND PRECAST STORM STRUCTURES SHALL MEET NCDOT STANDARDS BY MANUFACTURER.
- 12. CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL PIPE AND STRUCTURES FOR CRACKS OR BREAKS, PRIOR TO INSTALLATION. ANY DAMAGED ITEMS SHALL NOT BE INSTALLED.
- 13. "KNOCK-OUT" BOXES OR HOPE PIPE SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAYS UNLESS APPROVED IN WRITING BY CITY OF RALEIGH STORMWATER DEPARTMENT.

CITY OF RALEIGH PUBLIC UTILITIES STANDARD UTILITY NOTES (AS APPLICABLE)

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEISH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUT HANDROOK, CURRENT FORTION).

- 2. UTILITY SEPARATION REQUIREMENTS:
- a) A DEFUNCE OF 100° FMALL BE MANY TANDE DETIVIEED SAMTARY SAVIER A MY PRAVATE OR PUBLIC WATTER SUBMY SOURCE SUCH 35 M HARDWORDED BESTRONGEN LEED AS A CONSIGNE OF DINNERS OWNER F AND CONSIGNED TATEMA STANDARD CONNER BE ACHIEVED, FERRIOUS SANTARY SEWIE PRO SHALL BE SYCIEND & INSTALLED TO WATTER BE SYCIENCIDATIONS, FOWENER, THE MINIMUM SPRANTION STALL OF DELSTATION 27 HOAD A REPORT WILL O SKY POW A FUBLIC WATTER HIS MINIMUM SPRANTION STALL OF THE SET HARDWORD STALL OF DIA THE DELSTATION SCHOLD DELSTATIONE SPRANT AND SANTARY AND THE SET HARDWORD STALL OF DIA THE DELSTATION SCHOLD DELSTATION SPRANT AND SANTARY AND THE SET HARDWORD STALL OF DIA THE DELSTATION SCHOLD DELSTATION SPRANT AND SANTARY AND THE SET HARDWORD STALL OF DIA THE DELSTATION SCHOLD STATISTICS DELSTATISTICS DE
- b) WHEN INSTALLING WATER AGOR SEVER MAINS, THE FORZONTAL SEPARATION BETWEEN UTUITIES SHALL BED. IF THIS SEPARATO CANNOT BE MARTINETO DUE TO POSTING COVORTIONS, THE VARATION ALLOWED S THE WATER MAINU SEPARATE TRENOL WITH THE ELAPATION OF THE WATER MAIN THE LEAST 287 ADOR THE THOT OF THE SHERE ALL MOST APPROVED BY THE PUBLIC UTUITIES DIRECTOR. ALL DISTANCES ARE MALSORED FROM OUTSIDE DMARTERS TO OUTSIDE DMARTER TRENOL OF THE THE PLATION OF THE WATER MAINT AND ALL DISTANCES AN
- c) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEVIER PASSES OVER A WATERMAIN, DIP MATERIALS OR STELE ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERINES PERFORMANCE.
- d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
- 4) MANTARN 12" NIN VERTICU, SEPARATORA FALLWATERARN & RC'STORM DRAIN OROSTNOS, MANTARN 24" MIN, VERTICAL SEPARATORA FALLSMATERAR SEVERA (RC'STORM DRAIN COCSTNOS, WERE ASCULATE SEPARATORS CANOT & ACHIVE, SECON DIP MATERALS & A CONCETE CHALLE HAVING 5" MIN, LILBARAYE (PR CORVID DETAILS WAL & 8-49).
- ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN, VERTICAL SEPARATION DECISION
- 3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY INCESSARY SERVICE IN TERUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF ARLIERD PUBLIC LITHIES DEPARTMENT.
- 5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. A0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- 6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ARAMOD OR REMOVE EXISTING WATER & SEVER SERVICES NOT BEING USED IN REDEVELOPMENT OF A STEL UNLESS OFFICIANDE DIRECTED BY THE CITY OF RALEGH PUBLIC UTLITIES DEPARTMENT. THIS INCLUDES ARAMODINE TA PA I ANAIR IS REMOVAL OF SURVICE FURIA ROW OR FASAMATE YEAR COVERD HANGEOR PROCEDURE.
- INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2X2" WATERLINE EASEMENT IMMEDIATELY ADMCENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- 8. INSTALL 4" SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVEN 75 UNRAR FEET MAXIMUM.
- 24. FRESURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING ID PL, WHERE SANITARY SERVICES ARE SIRVING A BURDING INSTALLED DA FLODE WITH A HIBBITH FUNDED FLODE LLEVEN THE LLEVENCE OF THE MANIFELE COURTE OF HIGH UNFOLKNOM HIBBITH AND THE FUNDE SERVICES ARE DEFINITION FOR A BURDING TO THE MANIFELE DEVICED OF THE MANIFELE COURT OF THE REPLICIENT OF THE FUNDE SERVICES ARE ELEVENTION OF THE MANIFELE COURT OF THE REPLICIENT OF AN ADDRESS SHALL INFORMATION FOR ALL REPLICIENT OF THE MANIFELE COURSE OF THE REPLICIENT OF ADDRESS SHALL INFO THIS CHARGE TRANSPORT ELEVENTION OF THE MANIFELE COURSE OF THE REPLICIENT MANIFOLDE IN THE FUNDE SERVICES SHALL INFO THIS CHARGE TRANSPORT ALL REPLICIENT OF THE MANIFELE COURSE OF THE REPLICIENT MANIFOLDE IN THE FUNDE SERVICES SHALL INFO THIS CHARGE TRANSPORT ALL REPLICIENT OF THE MANIFELE COURSE OF THE REPLICIENT MANIFOLDE IN THE FUNDE SERVICES AND THE SE
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM INCOMO, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- 26. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- 27. GREASE INTERCEPTOR / OIL WATTR SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUTOR PROGRAM COCROMATOR PRIOR TO ISSUARCE OF A BUILDING PRIMIT. CONTACT STEPHEN CALVERLEY AT (915 256-233 OF STEPHENC CALVERPRIMEISION CONTON FOR MORE INFORMATION.

GRADING NOTES

- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERFIELD BY THE CONTRACTOR PRIOR TO CONST CONTRACTOR SHALL NOTIFY THE EXCINER IF ANY DISCREMANCIES EXCIP PROR TO PROCEEDING WITH CONSTRUCTION NECESSARY PLAN OR GRADE CHARGES ON DE VINC COMPARISATION SHALL BE AND TO THE CONTRACTOR ICRN ON WORD DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN
- DCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (05Ha) STANDARDS FOR EXCAVATIONS, HIVAL RULE 28CFR PART 1926, SUBPART "P" APPLIES TO ALL DCAVATORS BECIEDING SHY BY BET IN DEPTH EXCAVATION EXCEEDING TWENTY (20) FEET IN PIPTH INCLUBER THE POSSIOL OF TIMONIS APPLY TSPECTRE AT A RESISTENCE PROFESSIONAL INCOMERE, PROVIDO BY
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND/OR INCIDIT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
- 4. CONTRACTO SHALL DOTITI "NOLET" SELL OR L-800-022-5490 JN LEAST 5 FULL BURNESS INVERSION TO DESCRIMENC CONSTRUCTION BE ROAMVER IN NEW 1555TING UTILISS LOCATION CONTANCE ON SALL CONTRACT ANT LOCAL UTILITIS THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NOSEL" ADDIT ANY DISCREPANAUES TO THE FIGHTER'S IMMEDIATULE.
- 5. CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. TIMING OF REMOVAL SHALL BE COORDINATED WITH THE EROSION CONTROL INSPECTOR.
- 6. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VEHY FIELD CONDITIONS PRIOR TO BEGINNING RELATED LONGSTRUCTION. ANY DESCREPANCIES SHALL BE REPORTED TO THE ENGINEET IMMEDIATELY.
- SOIL UNDER BUILDINGS, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.

RETAINING WALL NOTES

- THE RETAINING WALL ALCEMENT SHOWN OUT HESE PLANE DEPUTS THE LOCATION OF THE REMAIN FACE OF THE RETAINING WALL ATTEM FOR OF THE WALL THE OUTSTACK OF RESPONSIEL OF IN USUARIS RETAINING WALLSARE NOT LOCATED IN AM STRUM BUFFRE, AND THEIR CONSTRUCTION DOES NOT ENCROACH INTO ANY ADJACENT PROPERTES DUE TO ANY BATTER INCORPORATE IN THE DESISN OF THE WALLS.
- RETAINING WALLS ARE TO BE DESIGN BUILD PROJECTS BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTING FINAL CONSTRUCTION DRAWINGS FROM A REGISTERED ENGINEER AND GAIN ALL REQUIRED PREMITS RECESSARY FOR THE CONSTRUCTION OF THE REFORMENT WILLS.
- RETAINING WALLS SHALL BE ASSUMED TO BE BACKFILLED WITH OFF-SITE BORROW MATERIAL OR PROCESSED FILL, UNLESS THE CONTRACTOR CAN PROVIDE TO THE OWNER WITH CONFIRMATION FROM THE GEOTSCHNICAL ENGINER AND THE RETAINING WALL DESIGNER, THAT READILY VANIABLE ON STRE SOLIS CAN BE USED.
- THE TOP AND BOTTOM OF WALL ELEVATIONS SHOWN ON THESE PLANS IDENTIFY FINISHED GRADE ELEVATIONS DNLY. THE EXTENT THAT THE RETAINING WALL WILL BE EXTENDED BELOW GRADE TO THE FOOTING OR ABOVE GRADE TO THE TOP OF THE CAP BLOCK COURSE SHALL BE IDENTIFIED ON THE BERLYING WALL CONSTRUCTION DRAWINGS. 5. ALL RETAINING WALLS OVER 30" HIGH SHALL HAVE A SAFETY FENCE (DESIGN BY OTHERS).
- 6. ANY PART OF ANY RETAINING WALL THAT EXTENDS INTO THE RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT AGREEMENT ENCROACHMENT AGREEMENTS FOR RETAINING WALLS SHALL BE APPROVED PRIOR TO CONSTRUCTION DRAWING APPROVAL
- 7. ANY TIEBACK SYSTEMS FOR THE RETAINING WALLS SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAY.
- 8. STORMWATER RUN-OFF SHALL BE DIRECTED AWAY FROM RETAINING WALLS. ANY RUN-OFF FLOWING TO AND OVER A RETAINING WALL SHALL BE KEPT TO AN ABSOLUTE MINIMUM AND BROUGHT TO THE ATTENTION OF THE WALL DESIGNER PRIOR

TRAFFIC CONTROL NOTES

- THE CONTRACTOR SHALL CONDUCT ALL WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCO (MOST CURRENT EDITION).
- NO YONG NU NI DOCALCU OF DISTING THANGAT HARIC ANRES ANUL COM BUSING THE RAC THANKS COME OF A NUMBER O
- THE CONTRACTOR SHALL BE RESPONDED FOR CONTRACTING THE INSPECTIONS DEPARTMENT TO OBTAIN A STREET CUT PRIMIT. THE FRONT TOM IS ON-LINE (INLEGISCOV) AND SHALL BE COMPLETED AND FAXED TO (1993-SLG-SAS). THE FRANT TAXTS FOR 30 DAYS AND CAVINE EXTENDED AND THE OCCUPY HER DAY OF PRIMIT EXPRANTON DATE. INCLURES SHALL BE MADULT AT (1993) FOR SARD.
- 5. PROR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE. 6. THE CONTRACTOR SHALL HAVE A COMPLETE SET OF CONTRACT DOCUMENTS AS WELL AS ALL PERMITS, APPROVALS AND EXSEMENTS ON THE JOB SITE AT ALL TIMES.
- THE CONTRACTOR SHALL REPAIR ALL DAMAGED DRIVEWAYS, DRIVEWAY PIPES, CURB AND GUTTER, SIDEWALKS AND STREETS TO EXISTING CONDITION OR BETTER.
- AL: SERVARS' MUST BE ACCESSIBLE TO REPORT WHICH ARE BRIDT, HAVE LOW MOON AND PROPE WITH HORIDIT TO DISTINER PROPERSION ROUTES AND ALTERNATE PROFESSION ROUTES DAVING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBLITY OUDELINES (PROWAD, 2010 ADA STANDARDS FOR ACCES DESIGN AND THE MANLIAL ON UNITIONER TRAFFIC CONTROL DEVICES (MUTTO).



McAdams

The John R. McAdams Company, Inc.

2905 Meridian Parkway Durham, NC 27713

phone 919, 361, 5000 fay 919 361 2269

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3131 RDU CENTER DRIVE, SUITE 120 MORRISVILLE, NORTH CAROLINA PHONE: 919, 747, 4970

PLAN

CLIENT

DAN RYAN BUILDERS



REVISIONS

08.18.2022 REVISED FER C.O.R. COMMENTS 10. 24. 2022 REVISED FER C.O.R. COMMENTS 12. 22. 2022 REVISED PER C.O.R. COMMENT

4 03.07.2023 REVISED FER C.O.R. COMMENT

PLAN INFORMATION

PROJECT NO. DRB-21001 FILENAME CHECKED BY NDW DRAWN BY EZL SCALE

DATE 06.24.2022 SHEET

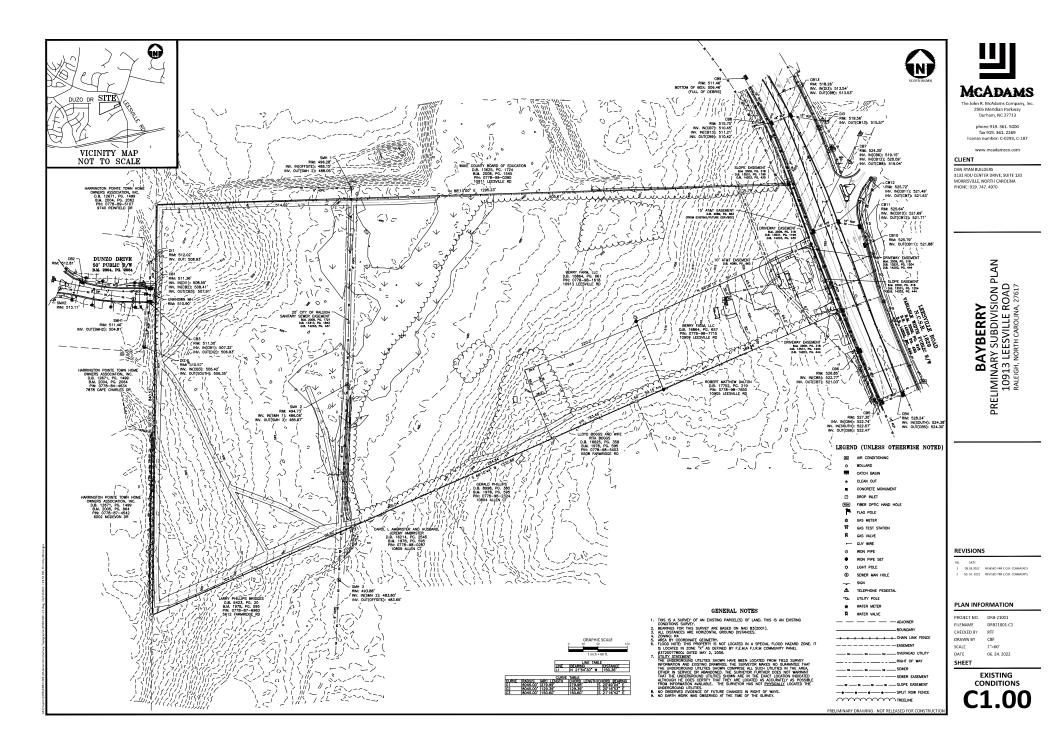
CONTRACTOR SHALL NOTIFY INC811" (811) OB (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. ONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

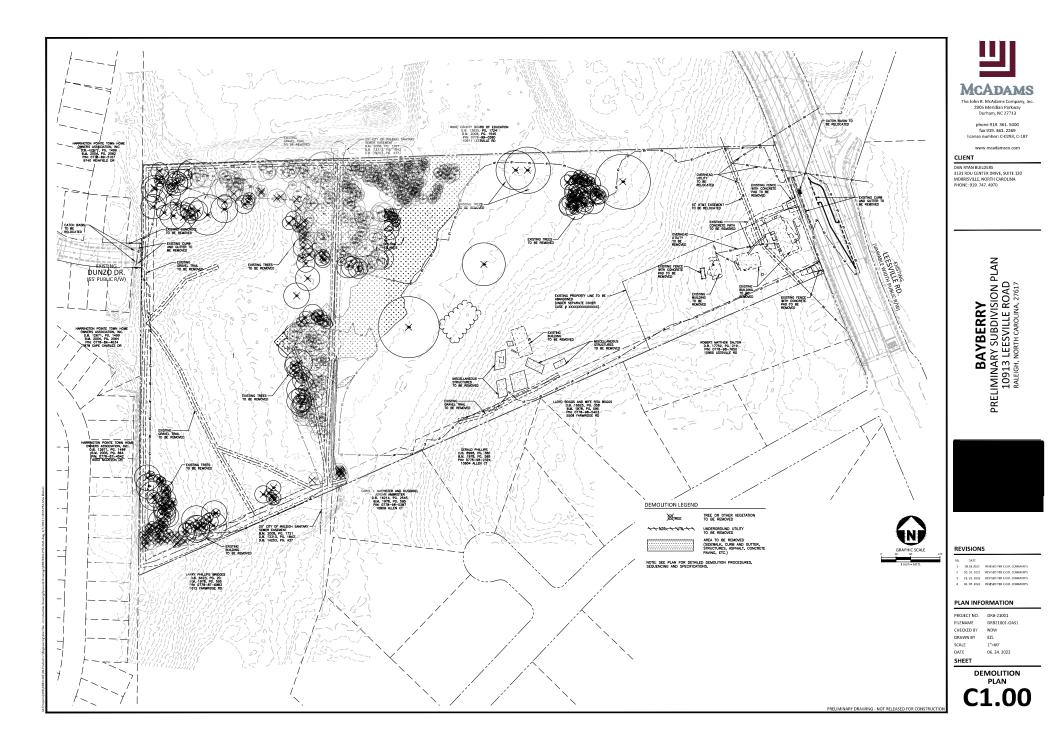
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTI

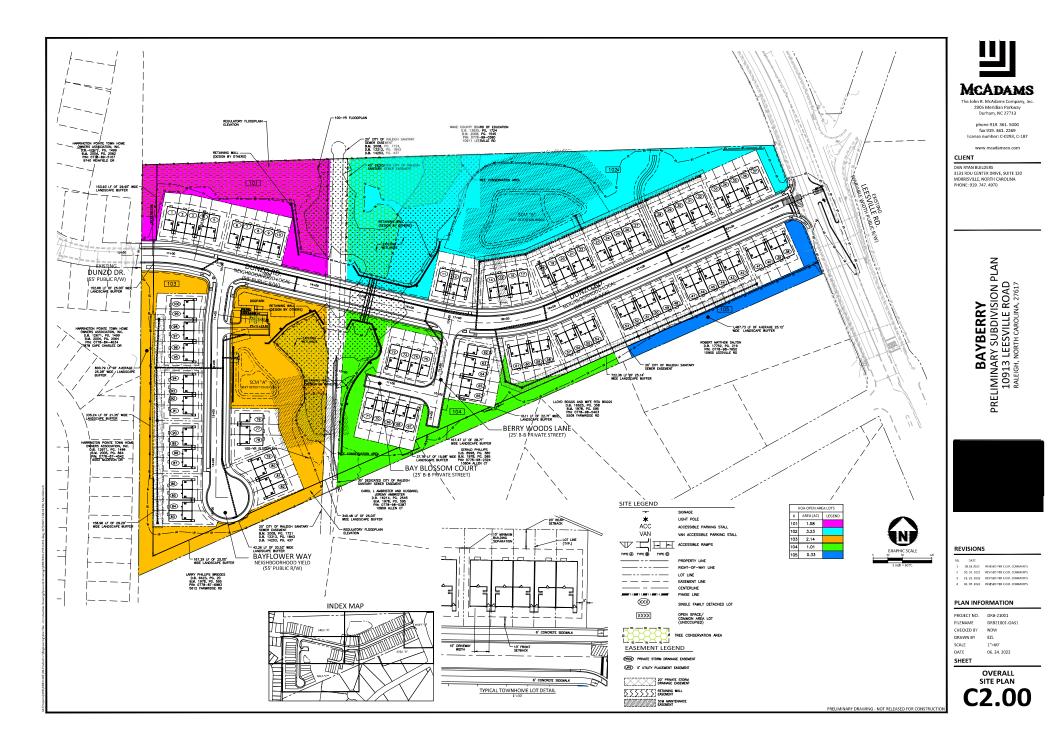


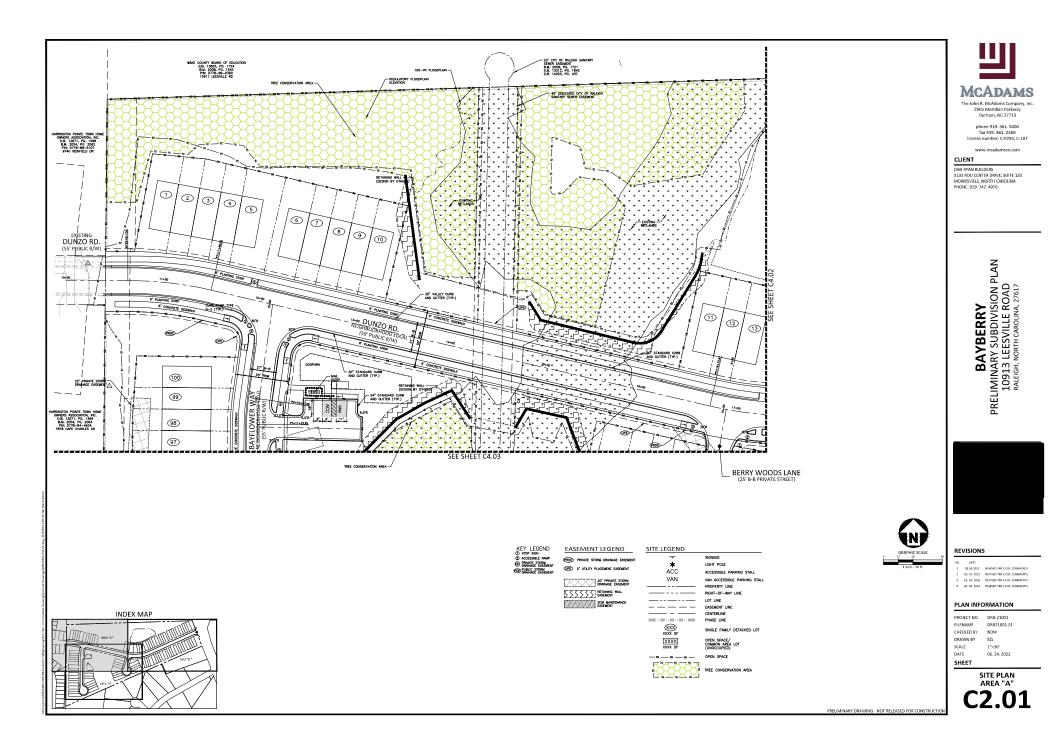
- TYPICAL PAVEMENT SECTION DETAILS ARE SHOWN WITHIN THIS SET AND INTERDED TO BE A MINIMUM PAVEMENT SECTION REQUIREMENT. THE CURRENT GEOTECHNICAL REPORT SHALL OVER-RIDE ALL TYPICAL PAVEMENT SECTIONS SHOWN, IF THE GEOTECHNICAL INSINGER DERINS A HEAVIER SECTION IS REQUIRED.

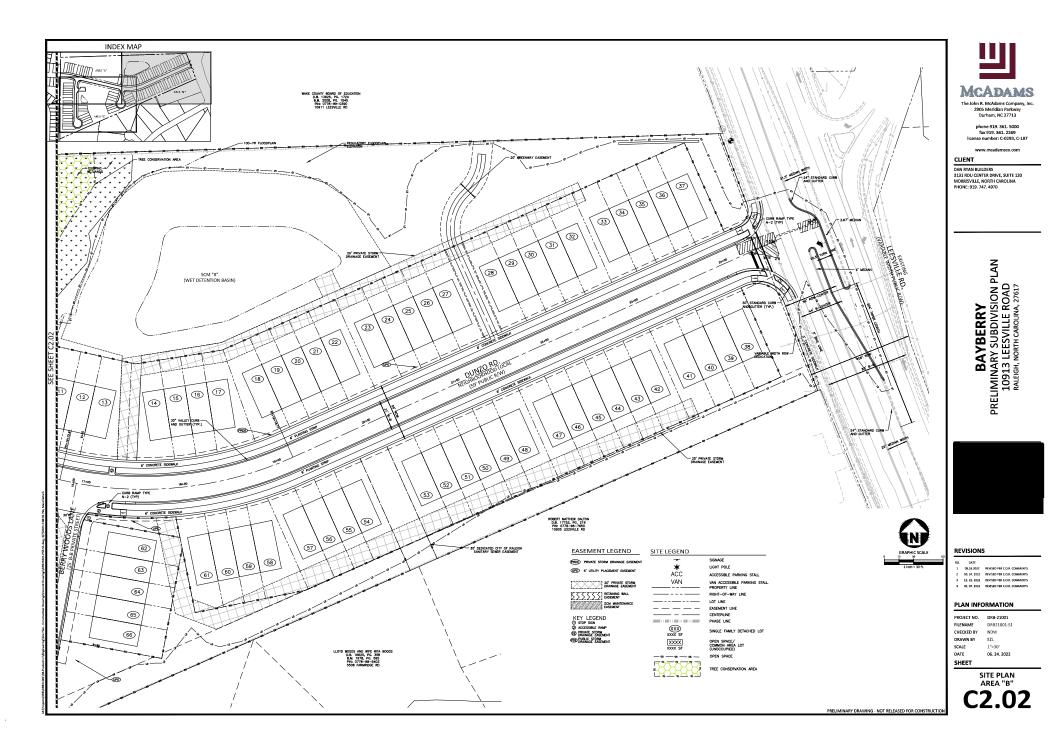
- 18. ALL SIGNAGE ASSOCIATED WITH THE PUBLIC STREET SYSTEM SHALL ADHERE TO MUTCH STANDARDS AND SPECIFICATIONS.







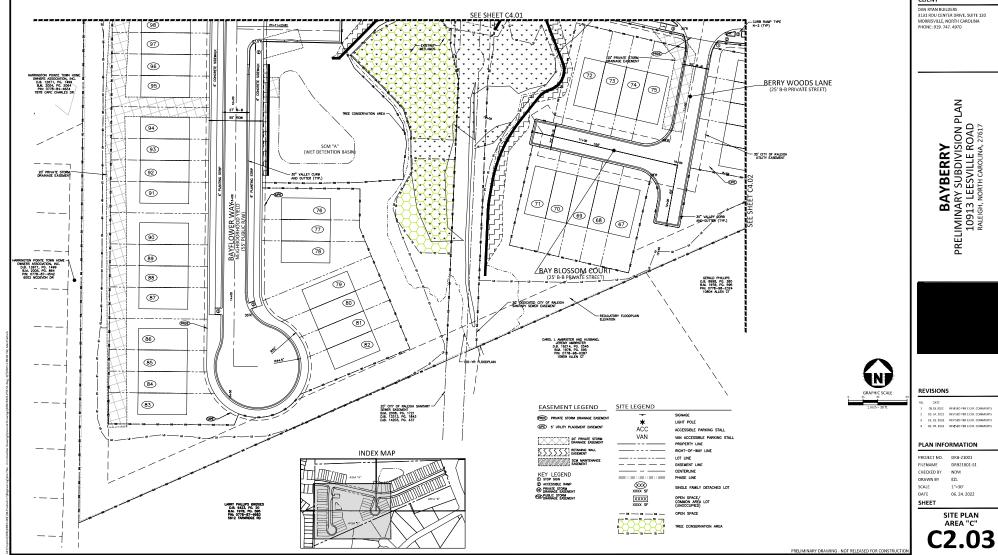


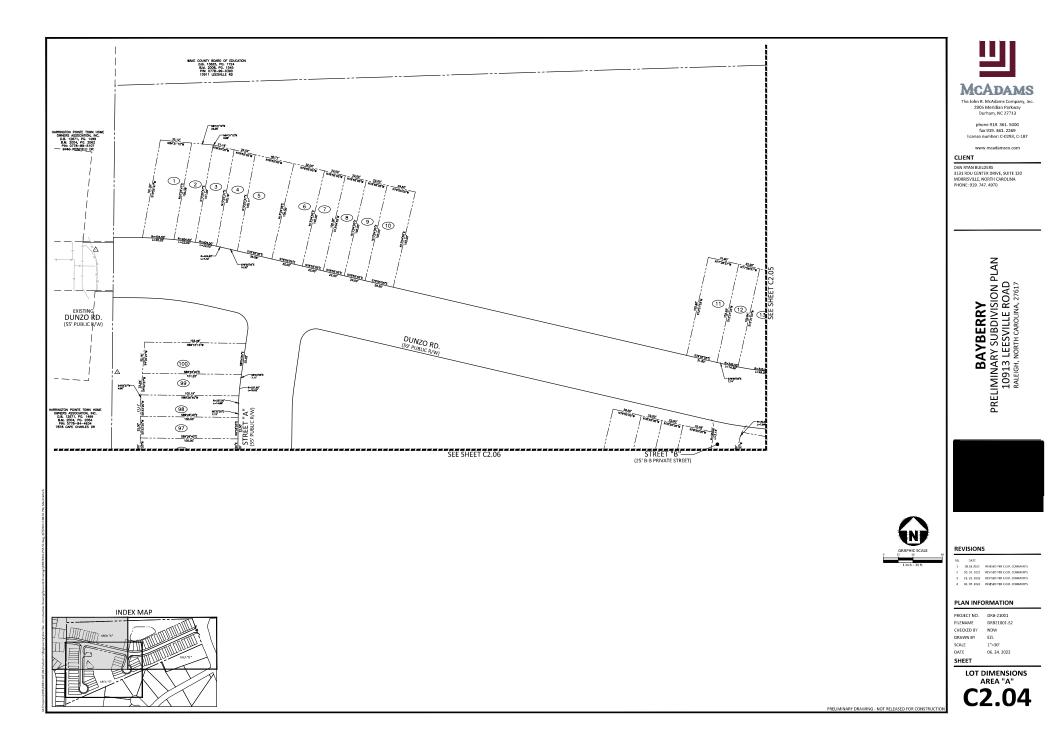


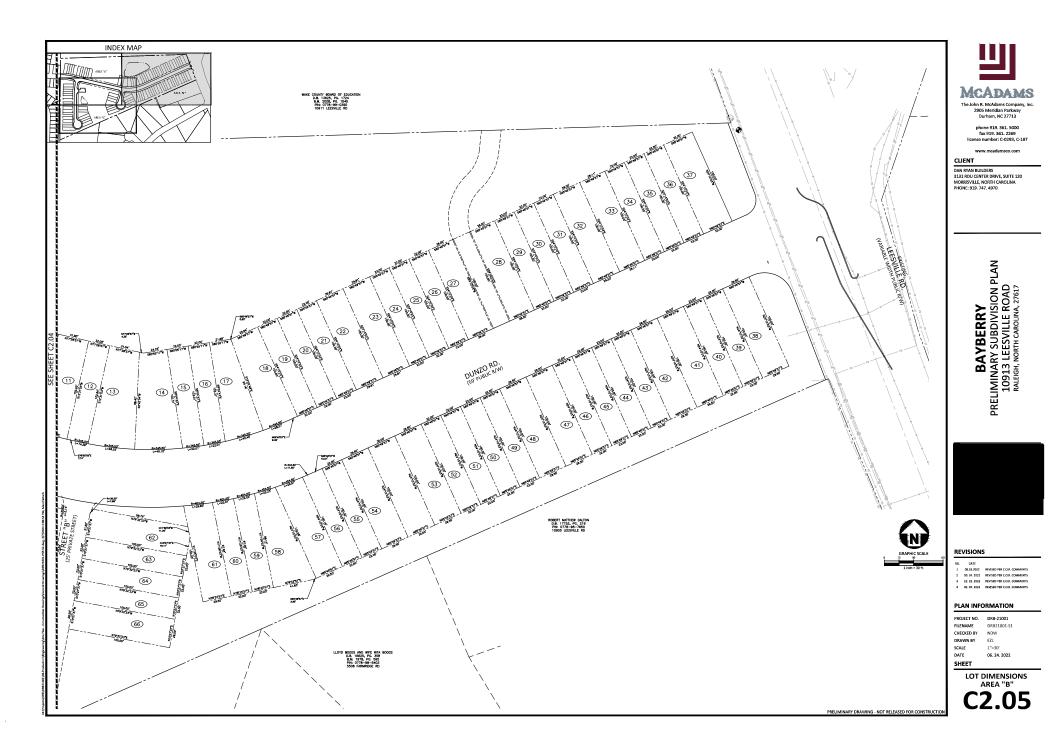
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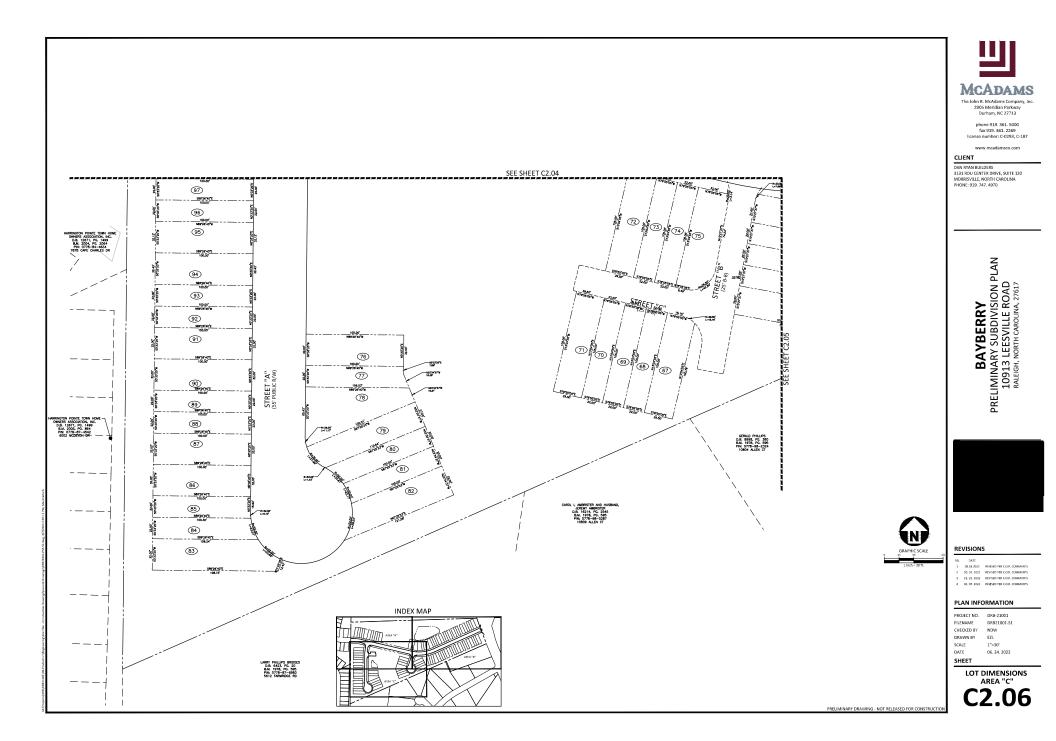
phone 919. 361. 5000 fax 919. 361. 2269 license number: C-0293, C-187

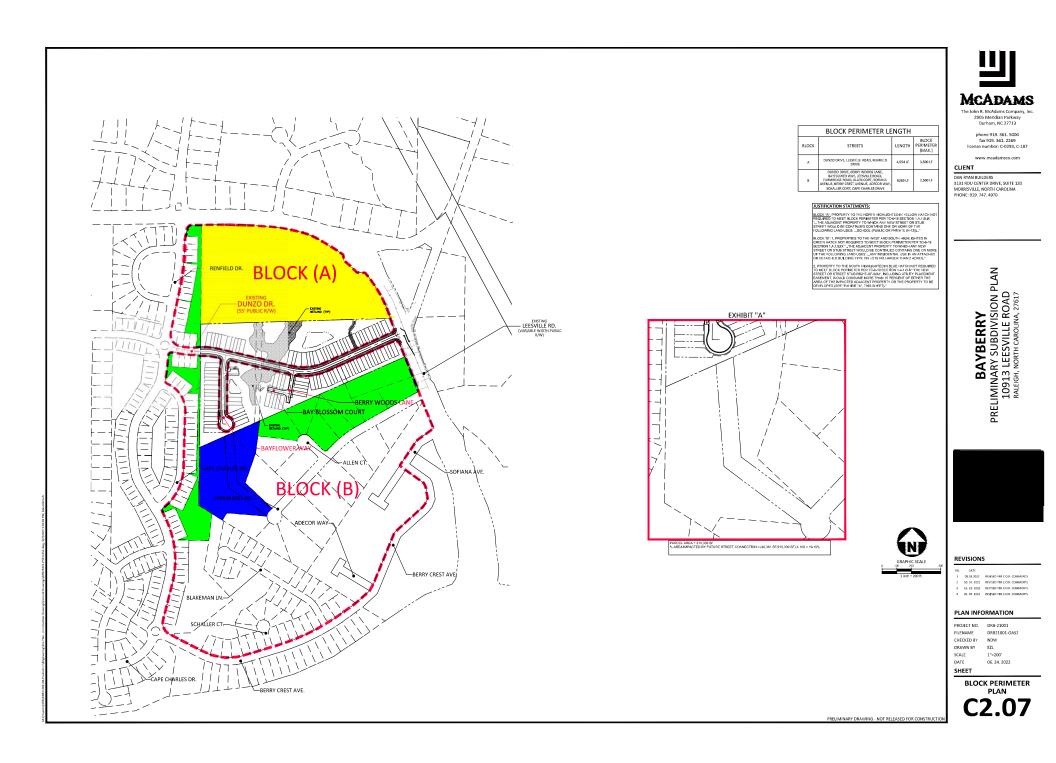
www.mcadamsco.com CLIENT DAN RYAN BUILDERS

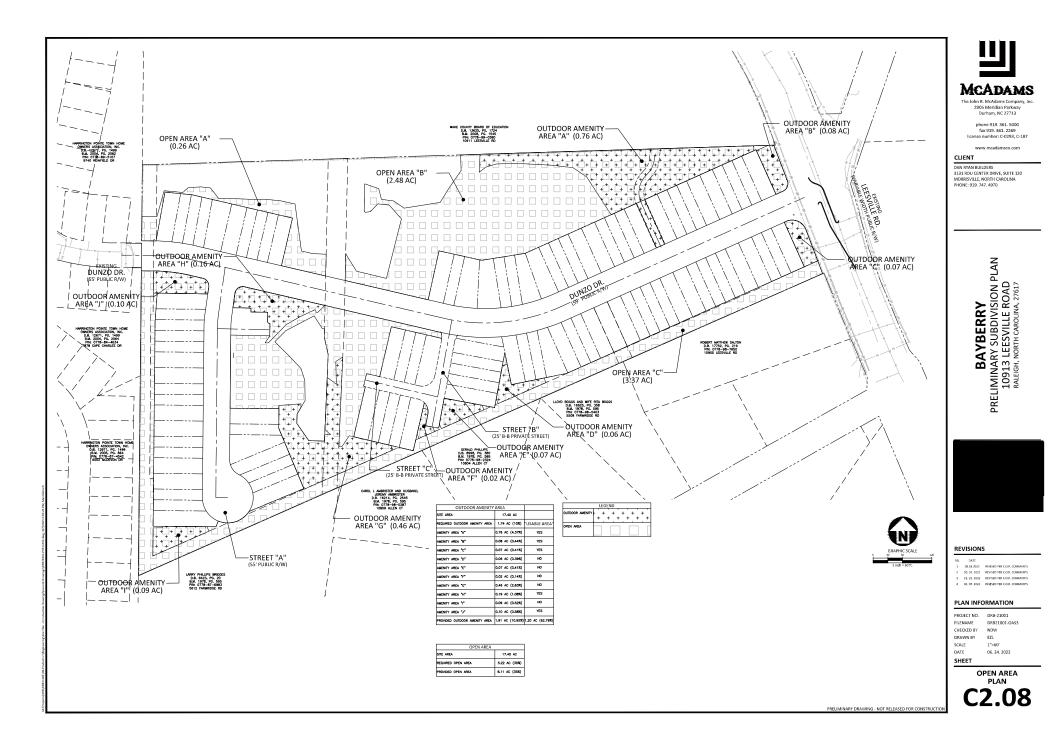


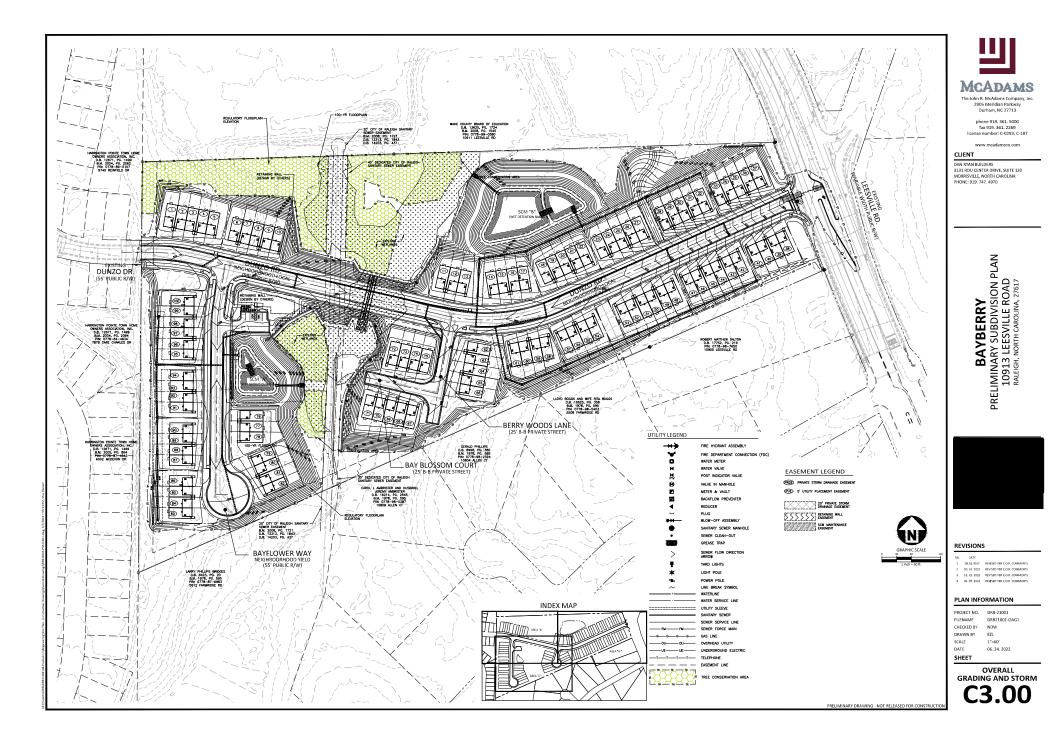


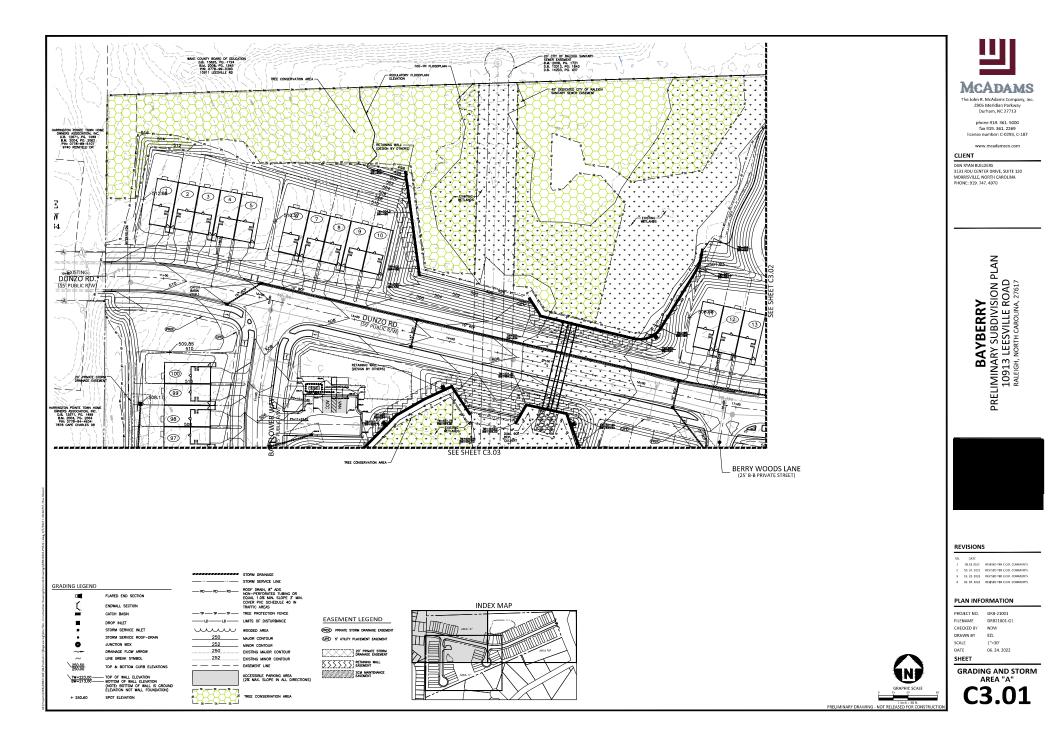


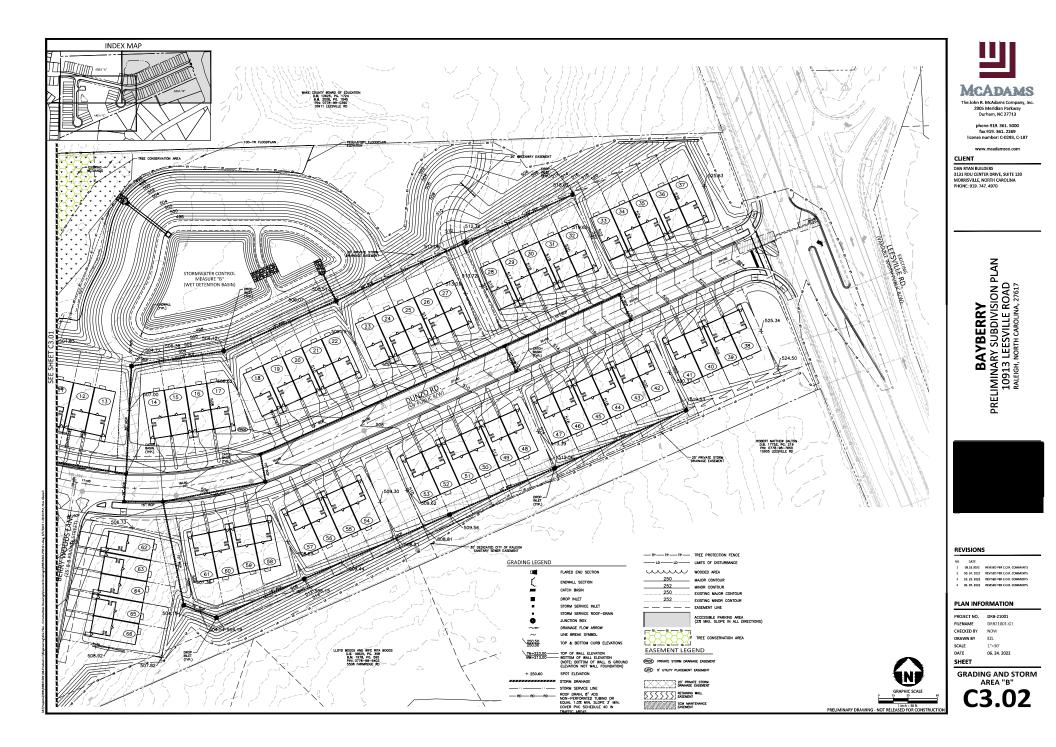












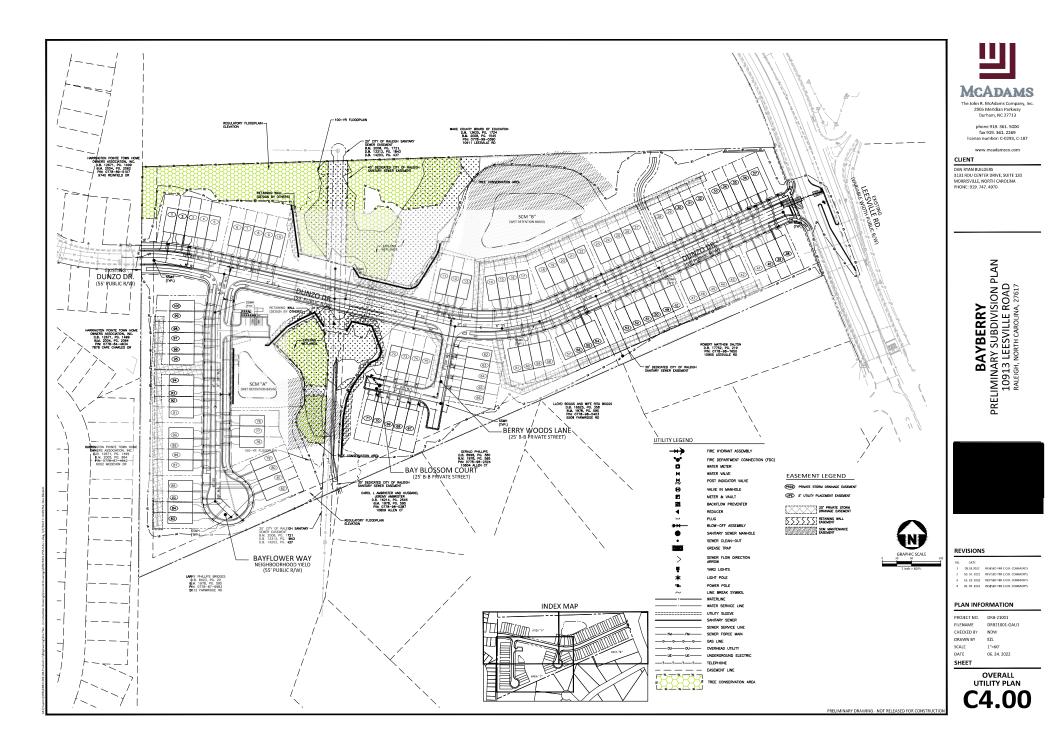
MCADAMS The John R. McAdams Company, Inc. 2905 Meridian Parkway Durham, NC 27713 phone 919. 361. 5000 fax 919. 361. 2269 license number: C-0293, C-187 www.mcadamsco.com CLIENT DAN RYAN BUILDERS SEE SHEET C3.01 3131 RDU CENTER DRIVE, SUITE 120 MORRISVILLE, NORTH CAROLINA PHONE: 919. 747. 4970 98 00 T 818 96 72 RRINGTON POINTE TOWN HO OWNERS ASSOCIATION, INC. 0.8. 12671, PG. 1499 B.M. 2004, PG. 2064 PIN: 0778-84-4634 7878 CAPE CHARLES DR 73 BERRY WOODS LANE (25' B-B PRIVATE STREET) 74) 95 75 506.72 506 19 **BAYBERRY** PRELIMINARY SUBDIVISION PLAN 10913 LEESVILLE ROAD RALEIGH, NORTH CAROLINA, 27517 11 D: 94 CATCH MEASON 93 Ls. EN: 92 20' PRIVATE STORM 508.92 91 LR. BAYFLOWER WAY 71 DROP INLET (TYP.) 76 $\overline{\mathcal{O}}$ 88 J. (69 68 507.20-1444 67 10 Ì пċ 90 78 11:11:2 506 509 63 89 83 502 La D.B. B.M. BAY BLOSSOM COURT 2671, PG, 1499 2005, PG, 864 0778-87-4542 (88) GERALD PHILLIPS D.B. 8998, PG. 380 B.M. 1978, PG. 595 PIN: 0778-98-2324 10004 AUEN CT 79 87 80 30 DEDICATED CITY OF RALE PRDE (81 565.4 4 506.43-ÈЖ 86 (8) L AMBRISTER AND HIS JEREMY AMBRISTER D.B. 16214, PG/2545 B.M. 1978, PG, 595 PINE/0778-98-0287 10809 ALLEN CT 8 (85) B 14 84 ÌΠ REVISIONS - TP - TP - TREE PROTECTION FENCE
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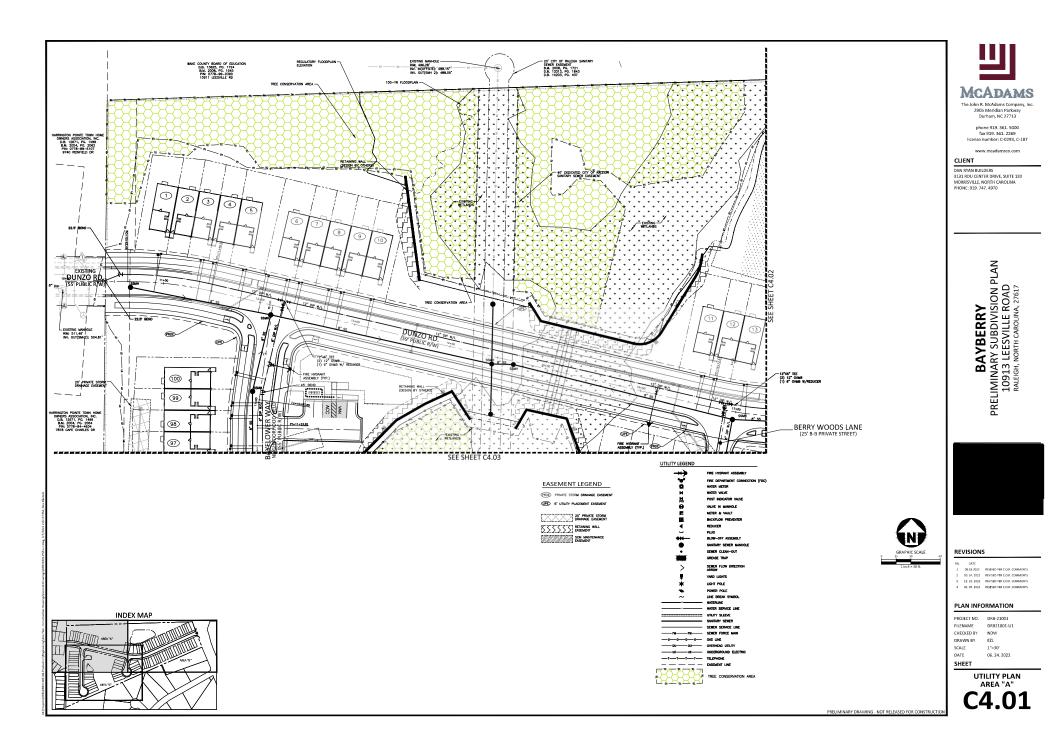
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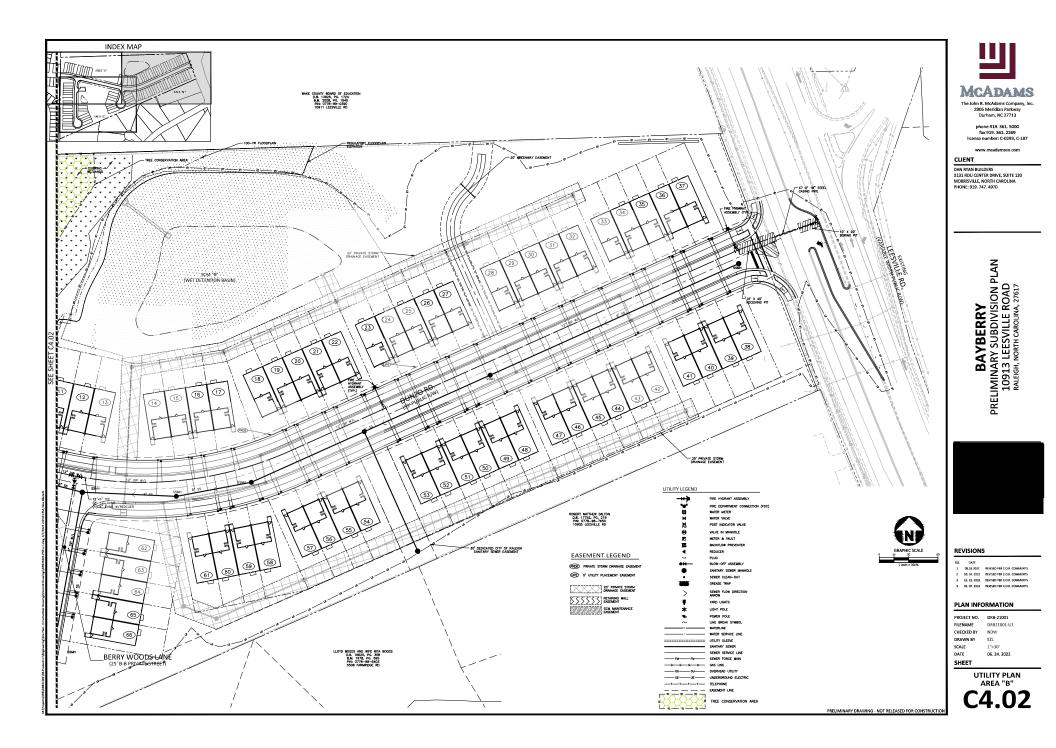
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 REVSED PER C.O.R. COMMENTS

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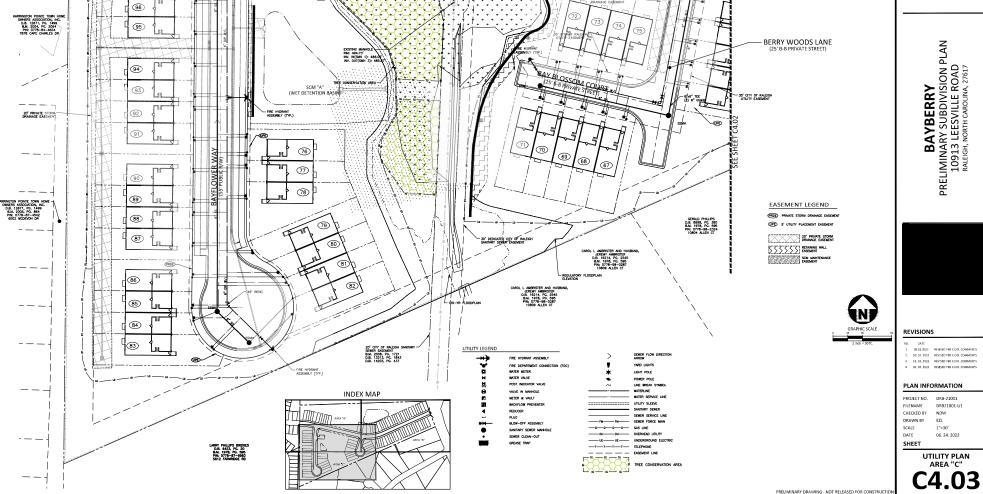
 4
 03.07.2023
 REVSED PER C.O.R. COMMENTS
 1 GRADING LEGEND UMITS OF DISTURBANCE 20' CITY OF RALEGH S SEWER EASEMENT 8.M. 2008, PG, 1721 D.B. 13313, PG, 1843 D.B. 14203, PG, 437 FLARED END SECTION WOODED AREA Ĺ ENDWALL SECTION 250 ____ MAJOR CONTOUR CATCH BASIN 252 MINOR CONTOUR 505.0 CATCH BASIN (TYP.) 250 DROP INLET 252 EXISTING MINOR CONTOUR PLAN INFORMATION STORM SERVICE INLET ----_ _ _ EASEMENT LINE INDEX MAP STORM SERVICE ROOF-DRA PROJECT NO. DRB-21001 • JUNCTION BOX ACCESSIBLE PARKING AREA (2% MAX, SLOPE IN ALL DIRECTIONS) FILENAME DRB21001-G1 DRAINAGE FLOW ARROW ~ ЛШП CHECKED BY NDW \sim LINE BREAK SYMBOL DRAWN BY EZL 250.50 TOP & BOTTOM CURB ELEVATIONS SCALE 1"=30" - TOP OF WALL ELEVATION - BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROU ELEVATION NOT WALL FOUNDATION) EASEMENT LEGEND ŝ 06. 24. 2022 TW=223.00-BW=213.00-DATE SHEET (RDD) PRIVATE STORM DRAINAGE EASEMENT LARRY PHILIPS BRIDGES D.B. 6423, PG. 20 B.M. 1978, PG. 595 PIN: 0778-87-6983 5612 FARMRDGE RD GRADING AND STORM AREA "C" C3.03 + 250.60 SPOT ELEVATION (UPE) 5' UTILITY PLACEMENT EASEMENT STORM DRAINAGE 20' PRIVATE STORM DRAINAGE EASEMENT ----- STORM SERVICE LINE GRAPHIC SCALE ROOF DRAIN, & ADS NON-PERFORATED TUBING OR EQUAL 1.03 MIN. SLOPE 3 MIN. COVER PVC SCHEDULE 40 IN 1 Inth = 30 ft. PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION







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SEE SHEET C4.01

(98)

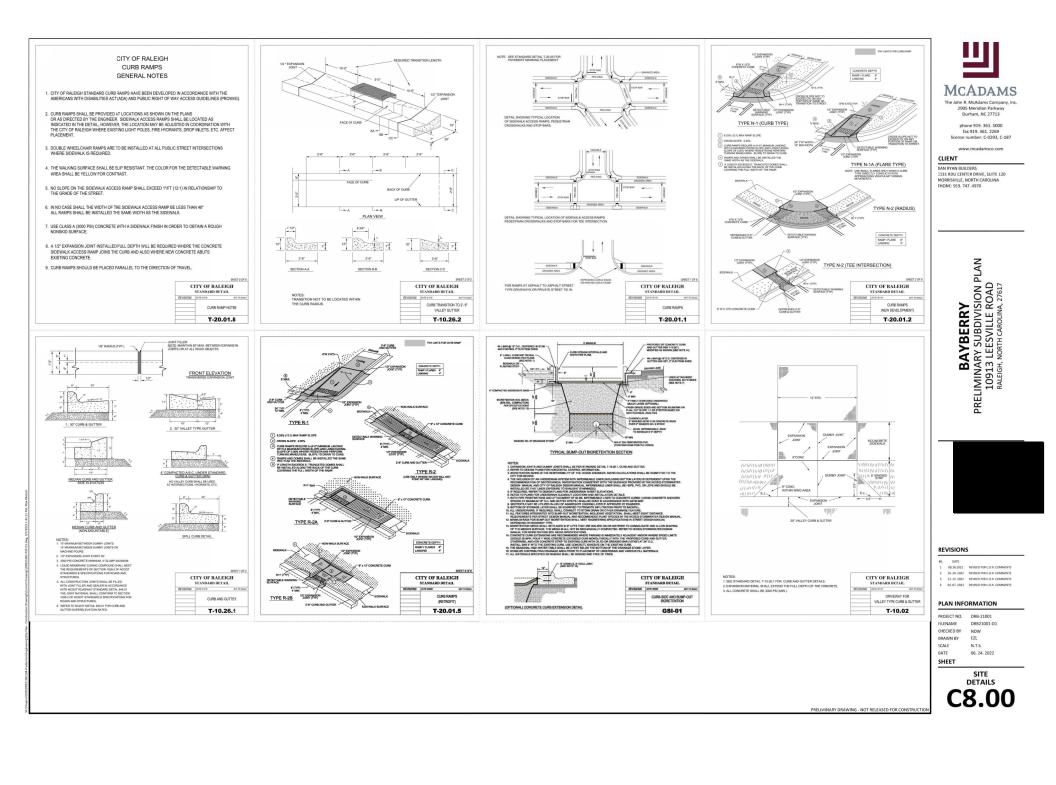
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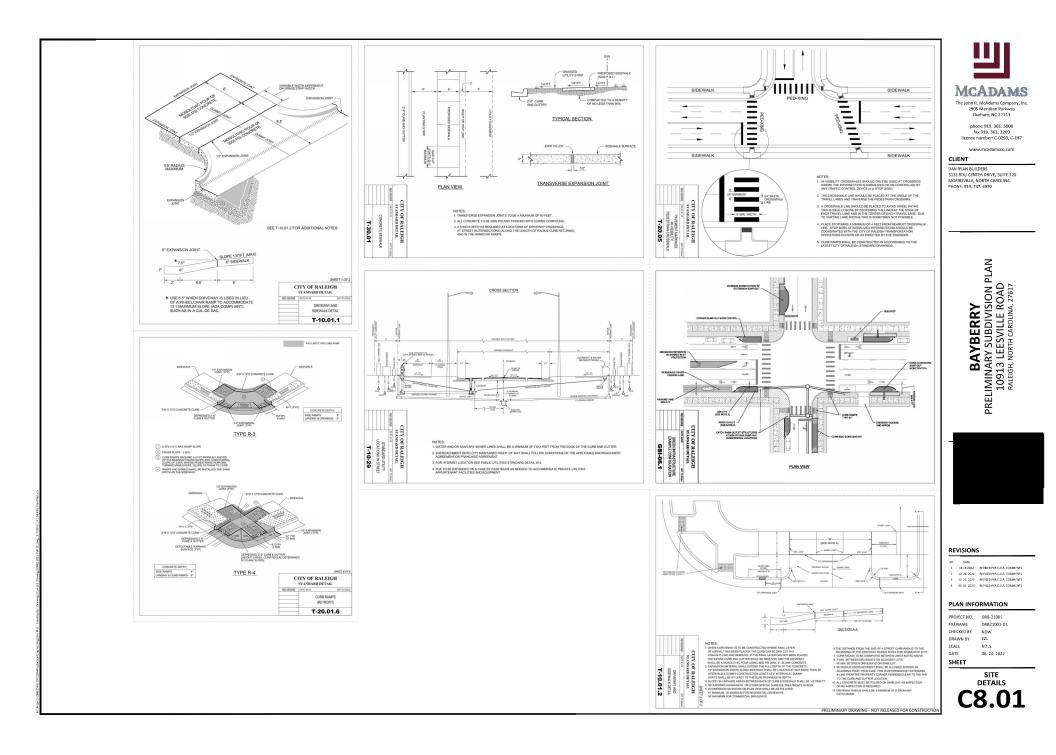
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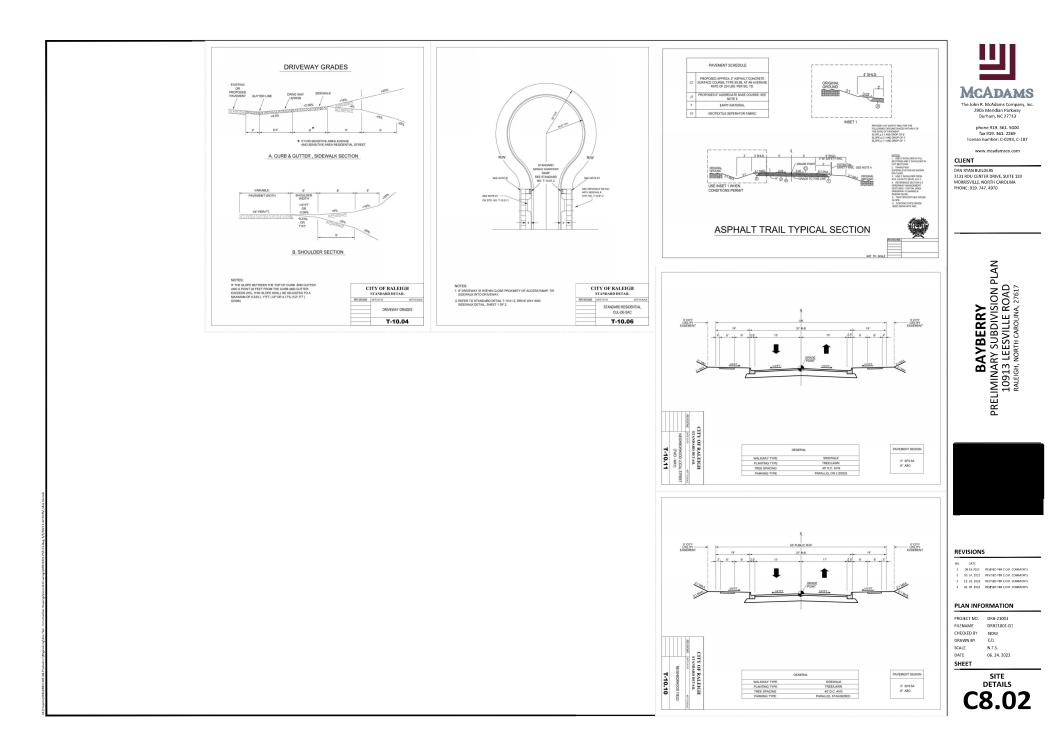
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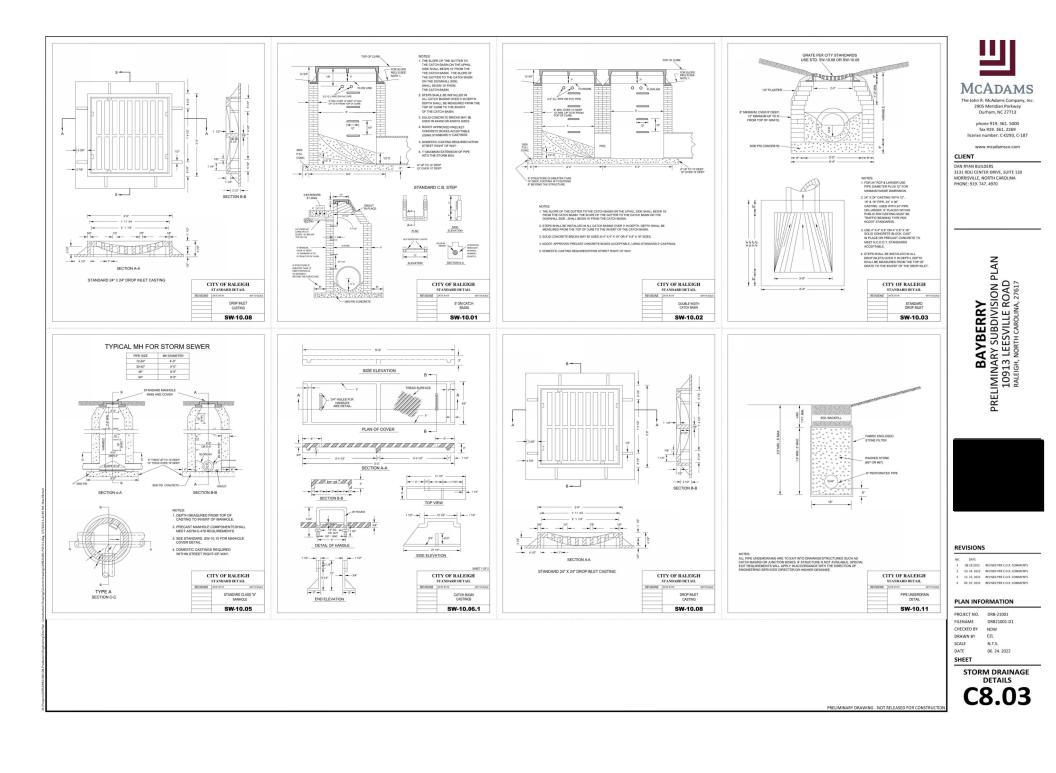
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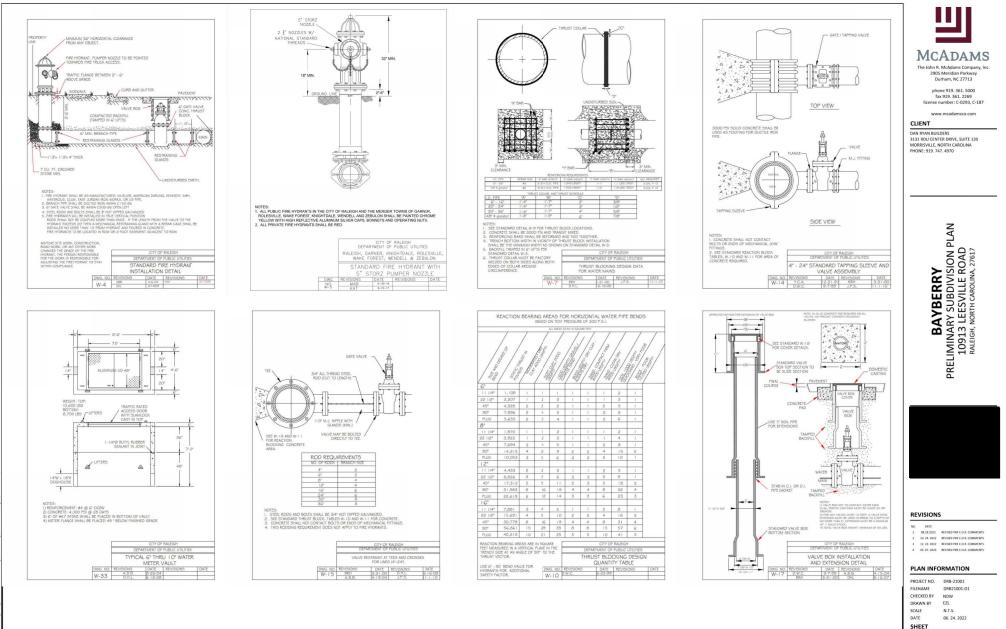
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WATER DETAILS **C8.04**

