



Administrative Approval Action

Case File / Name: SUB-0046-2023
DSLC - AUBURN VALE

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

LOCATION: This 43.95 acre tract zoned R-6 CU (Z-69-22) is located on the west side of Auburn Knightdale Road south of the intersection of Bagwell Farm Road and Auburn Knightdale Road at 3540 Auburn Knightdale Road.

REQUEST: This is a convention townhome subdivision consisting of 206 lots (200 residential lots and 6 HOA/Community 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 November 30, 2023 by Gander Development.

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:

Engineering

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

Public Utilities

2. A deed shall be recorded prior to construction approval (SPR) for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.
3. 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

4. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
5. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry



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6. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
7. 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"/> | Public Access Deed of Easement Required |
| <input checked="" type="checkbox"/> | Right of Way Deed of Easement Required |
| <input checked="" type="checkbox"/> | Stormwater Maintenance Covenant Required |

| | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Utility Placement Deed of Easement Required |
| <input checked="" type="checkbox"/> | Slope Easement Deed of Easement 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

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 road widening & streetscape infrastructure along property frontage along Auburn Knightdale Road is paid to the City of Raleigh (UDO 8.1.10).
4. 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)



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5. 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)
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 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)
8. 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

9. Site Permit Review plans (SPR) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

10. 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).
11. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).



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12. 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).
13. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
14. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
15. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

Urban Forestry

16. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 2.15 acres of primary tree conservation area and 1.630 acres of secondary tree conservation area.

☒ **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:

Public Utilities

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

Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 70 street trees along Road A, 99 trees along Road B, 29 trees along Road C, and 32 trees along Auburn Knightdale Rd.
3. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

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

General

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



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2. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

Stormwater


3. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
4. 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 24, 2027
Record at least ½ of the land area approved.

5-Year Sunset Date: January 24, 2029
Record entire subdivision.

I hereby certify this administrative decision.

Signed: 
Development Services Dir/Designee

Date: 01/24/2024

Staff Coordinator: Michael Walters

AUBURN VALE

3540 AUBURN KNIGHTDALE ROAD

CITY OF RALEIGH PRELIMINARY SUBDIVISION SUBMITTAL
SUB-0046-2023

SUBMITTED ON: 08.04.2023
REVISED ON: 10.05.2023
REVISED ON: 11.30.2023

ZONING CONDITIONS (Z-69-22-3540)

AUBURN KNIGHTDALE ROAD, LOCATED APPROXIMATELY 0.3 MILES SOUTHWEST OF THE INTERSECTION WITH BATTLE BRIDGE ROAD, BEING WAKE COUNTY PIN 174118042, APPROXIMATELY 4.93 ACRES RELIEVED TO RESIDENTIAL ACCESSORY USE (R-4-CU).

CONDITIONS DATED: FEBRUARY 3, 2023

1. THE TOTAL NUMBER OF RESIDENTIAL UNITS SHALL NOT EXCEED 200 UNITS.
- PROPOSED PLAN INCLUDES 200 UNITS.
2. STAYING AT THE NORTHEAST CORNER OF THE PROPERTY, LOCATED APPROXIMATELY 137' NORTHWEST OF THE AUBURN KNIGHTDALE ROAD PUBLIC RIGHT OF WAY, AND CONTAINING TO THE NORTHWEST FOR 289' ALONG THE NORTHERN PROPERTY LINE ADJUTING THE PROPERTY WITH PARCEL IDENTIFICATION NUMBER: PIN 174118086, DEED BOOK 1806, PAGE 23 IN THE WAKE COUNTY REGISTER OF DEEDS OFFICE (THE PROPERTY), NO PRINCIPAL BUILDING SHALL BE CONSTRUCTED WITHIN 60' OF THE PROPERTY LINE (THE 60' BUILDING SETBACK AREA), SO VARYING AT THE WESTERN END OF THE 60' BUILDING SETBACK AREA, AND CONTAINING NORTHWEST FOR THE WEST 800'. AUBURN KN 1ST UNDISTURBED BUFFER SHALL BE PROVIDED ALONG THE NORTHERN PROPERTY LINE ADJUTING BAGWELL POND ROAD AND THE PROPERTY WITH PIN 174118376A, DEED BOOK 1237, PAGE 180 IN THE REGISTER (THE 70' UNDISTURBED BUFFER AREA), THE 60' BUILDING SETBACK AREA AND THE 90' UNDISTURBED BUFFER AREA ARE ILLUSTRATED IN THE ATTACHED SHEET.
- IF UNDISTURBED BUFFER AND IF BUILDING SETBACK AREA HAVE BEEN PROVIDED FOR THE ATTACHED SHEET.
3. A MINIMUM OF 20% OF THE NET SITE AREA SHALL BE COMMON OPEN SPACE, PURSUANT TO THE STANDARDS OF LDC ARTICLE 2.5, COMMON OPEN SPACE REQUIREMENTS, 80% OF WHICH COMMON OPEN SPACE SHALL BE CONTIGUOUS.
- MINIMUM OF 30% OPEN SPACE IS BEING PROVIDED, OF WHICH 100% IS CONTIGUOUS, REFERENCE SHEET C3.12
4. TO CONTROL STORMWATER IN A MORE ENVIRONMENTALLY SENSITIVE MANNER, AT LEAST ONE (1) CONSTRUCTED WETLAND WILL BE INCORPORATED AS PART OF THE OVERALL STORMWATER MANAGEMENT PLAN FOR THE PROPERTY INCLUDED IN THE RECORD.
- A CONSTRUCTED WETLAND IS BEING PROPOSED ON SITE, REFERENCE SHEET C3.6A & C5.10

SHEET LIST TABLE

| SHEET NUMBER | SHEET TITLE |
|--------------|---|
| C0.00 | COVER SHEET |
| C0.10 | GENERAL NOTES |
| C1.00 | BOUNDARY SURVEY |
| C1.01 | EXISTING CONDITIONS PLAN |
| C2.00 | DEMOLITION PLAN |
| C3.00 | SITE PLAN |
| C3.10 | SUBDIVISION PLAN |
| C3.11 | AMENITY AREA PLAN |
| C3.12 | COMMON OPEN SPACE PLAN |
| C3.13 | TCA PLAN |
| C3.14 | TRANSPORTATION PLAN |
| C3.20 | SIGNAGE & PAVEMENT MARKINGS PLAN |
| C5.00 | GRADING AND DRAINAGE PLAN |
| C5.10 | SCM 1 DETAILS |
| C5.11 | SCM 2 DETAILS |
| C6.00 | UTILITY PLAN |
| C6.01 | SANITARY SEWER & WATER EXTENSION (OFF-SITE) |
| C6.20 | FIRE PROTECTION PLAN |
| C6.30 | SITE DETAILS |
| L1.00 | CONCEPTUAL DEVELOPMENT PLAN |
| L1.10 | PLANTING DETAILS |

RIGHT-OF-WAY OBSTRUCTION NOTES:

1. PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES, PLEASE DIRECT ANY QUESTIONS TO RIGHT-OF-WAY SERVICES@RALPHINGOV.GOV.
2. THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCDOT STREETS WITHIN RALEIGH'S JURISDICTION.
3. A PERMIT REQUEST WITH A TYPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
4. PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTORS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN AND ENSURE ALL PERMITS ARE ISSUED.
5. ALL TYPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
- S.1. MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);
 - S.2. PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);
 - S.3. AMERICAN DISABILITY ACT (ADA) REQUIREMENTS
 - S.4. RALEIGH STREET DESIGN MANUAL (RSDM).
6. ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
7. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

GENERAL NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION, DEPARTMENT OF INSURANCE, INSURANCE, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL SUBDIVISIONS. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNERS REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTRACTS, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCALITY SERVICES INCLUDING INDEPENDENT LOCALITY SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND FACILITY OWNERS (NE NOTIFIED) NO LESS THAN 3 BUSINESS DAYS AND NO MORE THAN 12 WORKING DAYS PRIOR TO BEGINNING EXCAVATION. EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNERS REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. NO EXCAVATION OR CONSTRUCTION SHALL BE STARTED WITHOUT ALL UTILITIES BEING LOCATED.
4. ALL SUBSURFACE UTILITIES EXISTING ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROPRIATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHEN AVAILABLE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNERS REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
5. EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE AT THE CONTRACTORS EXPENSE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
7. THE CONTRACTOR SHALL MAINTAIN VISUALLY DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PERMS PRIOR TO CONSTRUCTION, AND MAKE CHANGES, AND HANDSOME OR LANDSCAPE CHANGES, DRAWINGS SHALL BE PROVIDED TO THE OWNERS REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
8. IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE SUBMITTED TO THE OWNERS REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNERS REPRESENTATIVE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION, THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIAL AND RUBBER CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
11. THE ENGINEER AND/OR OWNER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
12. ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (80,000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.

SOLID WASTE:

1. SOLID WASTE TO BE WHOLED IN ROLL-OUT CARTS. CARTS ARE TO BE STORED IN GARAGES AND ROLLED OUT TO CURB ALONG PROPERTY PERMITS OF PUBLIC STREET. DEVELOPMENT OF PUBLIC STREET SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPED) NOTES:

1. PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES, PLEASE DIRECT ANY QUESTIONS TO RIGHT-OF-WAY SERVICES@RALPHINGOV.GOV.
2. THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCDOT STREETS WITHIN RALEIGH'S JURISDICTION.
3. A PERMIT REQUEST WITH A TYPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
4. PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTORS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN AND ENSURE ALL PERMITS ARE ISSUED.
5. ALL TYPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
- S.1. MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);
 - S.2. PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);
 - S.3. AMERICAN DISABILITY ACT (ADA) REQUIREMENTS
 - S.4. RALEIGH STREET DESIGN MANUAL (RSDM).
6. ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
7. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.



VICINITY MAP

SCALE 1" = 400'

SITE DATA

PROJECT NAME: AUBURN VALE
SITE ADDRESS: 3540 AUBURN KNIGHTDALE ROAD
COUNTY: WAKE COUNTY
PARCEL PIN: 174118042
LOT NUMBER: NEW LOT 1
PARCEL OWNER: 3540 AUBURN LLC
PARCEL AREA: 43,981 AC / 1,914,803 SF
TOTAL SITE AREA (GROSS): 43,981 AC / 1,914,803 SF
TOTAL DEED-OWN: 4,119 AC / 288,281 SF
AUBURN KNIGHTDALE ROAD 0.727 AC / 31,881 SF
PROPOSED PUBLIC STREETS (TOTAL): TO SITE: 5,432 AC / 236,890 SF
37,762 AC / 1,646,232 SF

TOTAL SITE AREA NET:

CURRENT ZONING: R-4-CU
PROPOSED ZONING: R-4-CU
EXISTING LAND USE: VACANT
PROPOSED LAND USE: TOWNHOUSE
FLOOD PLAIN DATA: NONE
RIVER BASIN: NEUSE
ATTACHED TOWNHOUSE: 150'
MAX BUILDING HEIGHT: 150'
PROPOSED BUILDING HEIGHT: 150'
PROPOSED NUMBER OF TOWNHOUSE LOTS: 200 (ALL 3 BEDROOM)
PROPOSED NUMBER OF OPEN AREA / AMENITY AREA LOTS: 0
LIMITS OF SETBACKS:
EXISTING IMPROVEMENTS AREA: 36.05 AC / 1,583,884 SF
PROPOSED IMPROVEMENTS AREA: 0 AC / 0 SF
4,938 AC / 217,280 SF
REQUIRED AMENITY AREA (10% GROSS SITE AREA): 4,398 AC / 191,480 SF
PROPOSED AMENITY AREA: 7,098 AC / 309,268 SF (16.18%)
REQUIRED COMMON OPEN SPACE (20% NET SITE AREA): 7,584 AC / 328,264 SF
PROPOSED COMMON OPEN SPACE: 7,519 AC / 324,814 SF (30.08%)
REQUIRED TREE CONSERVATION AREA (10% NET SITE AREA): 3,793 AC / 164,622 SF
PROPOSED TREE CONSERVATION AREA: 3,793 AC / 164,622 SF (16.08%)

PARKING DATA:

REQUIRED PARKING - MULTIFAMILY LIVING (3 BEDROOM): NO MINIMUM
PROPOSED PARKING - MULTIFAMILY LIVING (3 BEDROOM): 400 SPACES
PROPOSED PARKING - AMENITY AREA: 12 SPACES
TOTAL PARKING: 412
REQUIRED BICYCLE PARKING: 1 SPACE PER 1,000 SF OF GROSS FLOOR AREA, 4 MIN (1-1,000 SF FUTURE AMENITY BUILDING AND POOL AREA)

BUILDING SETBACKS:

FROM PRIMARY STREET: 10'
FROM SIDE STREET (MIN): 10'
FROM REAR LOT LINE (MIN): 30'
FROM PRIMARY STREET: 30'
FROM SIDE STREET (MIN): 10'
FROM SIDE LOT LINE (MIN): 0'
FROM REAR LOT LINE (MIN): 3'
FROM ALLEY, GARAGE ONLY (MIN): 4'

TRIP GENERATION ESTIMATE

| LAND USE (ITE CODE) | INTENSITY | DAILY TRAFFIC (VTD) | AM | | PM | |
|---|-----------|---------------------|-------------|------------|-------------|------------|
| | | | ENTER (VPS) | EXIT (VPS) | ENTER (VPS) | EXIT (VPS) |
| MULTIFAMILY RESIDENCES LOW DENSITY (200) | 200 UNITS | 1404 | 22 | 73 | 73 | 42 |



Luke Perkins | Founder
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CITY OF RALEIGH
DRAWN BY: RALPHINGOV
PROJECT: AUBURN VALE
SUBDIVISION
COVER SHEET
SHEET NO. C0.00



| No. | Date | Description |
|-----|------|-----------------------|
| 1 | | 1. INITIAL DESIGN |
| 2 | | 2. PRELIMINARY DESIGN |
| 3 | | 3. FINAL DESIGN |
| 4 | | 4. CONSTRUCTION |
| 5 | | 5. AS-BUILT |
| 6 | | 6. FINAL AS-BUILT |
| 7 | | 7. FINAL AS-BUILT |
| 8 | | 8. FINAL AS-BUILT |
| 9 | | 9. FINAL AS-BUILT |
| 10 | | 10. FINAL AS-BUILT |
| 11 | | 11. FINAL AS-BUILT |
| 12 | | 12. FINAL AS-BUILT |
| 13 | | 13. FINAL AS-BUILT |
| 14 | | 14. FINAL AS-BUILT |
| 15 | | 15. FINAL AS-BUILT |
| 16 | | 16. FINAL AS-BUILT |
| 17 | | 17. FINAL AS-BUILT |
| 18 | | 18. FINAL AS-BUILT |
| 19 | | 19. FINAL AS-BUILT |
| 20 | | 20. FINAL AS-BUILT |



GENERAL NOTES

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GENERAL NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION DEPARTMENT OF INSURANCE, NOISE, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
2. FURTHER SURVEY INFORMATION THAN REQUIRED TO CONSTRUCT THE PROJECT SHALL BE PROVIDED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE NECESSARY INFORMATION FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE NECESSARY INFORMATION FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE NECESSARY INFORMATION FOR THE PROJECT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL NECESSARY CONSTRUCTION SERVICES INCLUDING NECESSARY CONSTRUCTION SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND ALL OTHER OWNERS PER NC STATUTE NO. 16-100. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL NECESSARY CONSTRUCTION SERVICES INCLUDING NECESSARY CONSTRUCTION SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND ALL OTHER OWNERS PER NC STATUTE NO. 16-100.
4. ALL SURFACE UTILITIES EXISTING ON THE CONSTRUCTION DOMAINS ARE SHOWN IN THEIR APPROPRIATE RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
5. EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRS OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL NECESSARY CONSTRUCTION SERVICES INCLUDING NECESSARY CONSTRUCTION SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND ALL OTHER OWNERS PER NC STATUTE NO. 16-100.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THE CONTRACT.
7. THE CONTRACTOR SHALL MAINTAIN VISIBLE DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PAVING PRIOR TO DISSEMINATION. VALUE AND MINOR CHANGES AND HANDSOME OF LANDSCAPE CHANGES DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR CONSTRUCTION RECORDS.
8. IF DISCREPANCIES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR DUE TO ANY DISCREPANCIES AND REASONS THEREOF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DISCREPANCIES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLY WITH ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND DEBRIS. THE CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE PROJECT SITE ON A DAILY BASIS.
11. THE ENGINEER AND/OR OWNER SHALL HAVE AN ROLE IN THE CONSTRUCTION AND/OR APPROVALS ASSOCIATED WITH THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROJECT.
12. ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING THE DESIGN WEIGHT (80,000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.

EXISTING CONSTRUCTION NOTES:

1. THIS SURVEY DATA INTENDED TO REPRESENT THE EXISTING CONSTRUCTION TOPOGRAPHY ON A PORTION OF THE PROPERTY AND ALL ENCUMBRANCES UPON THE PROPERTY MAY NOT BE SHOWN.
2. HORIZONTAL DATA IS BASED ON EXISTING VERTICAL DATA IS BASED ON.
3. THIS DRAWING DOES NOT CONFORM TO N.C. 16-100 AND THEREFORE IS NOT FOR RECORDATION.
4. UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND. VISIBLE EXISTENCE AND UTILITY DETERMINATION / IDENTIFICATION BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLY WITH ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
5. SURVEY INFORMATION COLLECTED BY DATA ACQUISITION PLC.
6. TREES SHOWN HEREON MAY NOT REPRESENT ALL VEGETATION ON THE SUBJECT PROPERTY.
7. NO WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR ADJACENT AREA.

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL REMOVE CONCRETE (WHERE REQUIRED) TO THE FIRST JOINT AND/OR SAW CUT TO OBTAIN A CLEAN EDGE.
2. THE CONTRACTOR SHALL SAVOY EXISTING ASPHALT (WHERE REQUIRED) TO OBTAIN A CLEAN EDGE.
3. CLIMATE AND WATER UTILITIES LOCATED IN AREAS OF DEMOLITION OR SUBSEQUENT CONSTRUCTION SHALL BE PROTECTED FROM DAMAGE AND REMOVED TO BE FLUSH WITH NEW GRADE.
4. ANY UTILITY SERVICES SHOWN TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLY WITH ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
5. CLEAN SOILS SHALL BE UTILIZED FOR BACKFILL. CONSTRUCTION OF THESE SOILS SHALL BE PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.
6. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ALL SURROUNDING MATERIALS EXCEPT AS NOTED OTHERWISE TO BE REMOVED.
7. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ALL SURROUNDING MATERIALS EXCEPT AS NOTED OTHERWISE TO BE REMOVED.
8. REFER TO LANDSCAPE AND EROSION CONTROL DRAWINGS FOR TREE PROTECTION PLAN AND REQUIREMENTS.
9. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH ANY APPLICABLE STATE AND LOCAL JURISDICTIONAL CODES OR REGULATIONS.
10. TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO BEGINNING DEMOLITION.
11. EROSION CONTROL PERMIT SHALL BE OBTAINED AND ON-SITE PRIOR TO BEGINNING DEMOLITION.
12. FLOW DIRECTION TO BE MAINTAINED AND REMOVED SHALL BE REMOVED BY THE CONTRACTOR AND PROVIDED TO THE OWNER. COORDINATE STORAGE LOCATION WITH OWNER'S REPRESENTATIVE.
13. WHERE UTILITIES TO BE REMOVED, NOTIFY THE PROPOSIOR OF THE NEW BUILDING. THE CONTRACTOR SHALL EXCAVATE AND REMOVE AN ADDITIONAL 1 FEET OF SOIL TO EITHER SIDE OF THE PIPE, AND 1 FOOT BELOW. CLEAN BACKFILL SOIL SHALL BE UTILIZED FOR BACKFILL. CONSTRUCTION OF THESE SOILS SHALL BE PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.
14. ALL DEMOLITION AND SUBSEQUENT CONSTRUCTION OF STORM DRAINAGE PERKS SHALL BE PERFORMED IN SUCH A MANNER THAT THE OLD PIPES AND STRUCTURES REMOVED DO NOT IMPACT DOWNSTREAM UPTURN OF THE SYSTEM. BACKFILL SHALL BE TO ORIGINAL GRADE.
15. DEMOLITION AND SUBSEQUENT CONSTRUCTION OF UTILITY WATER SERVICE SHALL BE PERFORMED IN SUCH A MANNER THAT THE OLD PIPES AND STRUCTURES REMOVED DO NOT IMPACT OR DAMAGE EXISTING UTILITY LINES. BACKFILL SHALL BE TO ORIGINAL GRADE.
16. THE CONTRACTOR SHALL PROVIDE PROTECTION FOR EXISTING ALL DAMAGES TO THE EXISTING DRIVEWAY, PARKING LOT, DRIVEWAY AND DRIVEWAY THROUGHOUT THE CONSTRUCTION PERIOD.

SITE NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE CONSTRUCTION LANDSCAPE AREA, PERMITTER, AND ASSOCIATED DATA. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE REMOVAL OF THE CONSTRUCTION LANDSCAPE AREA PERMITTER FENCE AND ASSOCIATED DATA AT THE COMPLETION OF THE PROJECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE CONSTRUCTION LANDSCAPE AREA, PERMITTER, AND ASSOCIATED DATA. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE REMOVAL OF THE CONSTRUCTION LANDSCAPE AREA PERMITTER FENCE AND ASSOCIATED DATA AT THE COMPLETION OF THE PROJECT.
3. ALL CONSTRUCTION TRAFFIC SHALL ENTER FROM AN ADJACENT ROAD UNLESS OTHERWISE APPROVED IN WRITING FROM THE OWNER'S REPRESENTATIVE FOR AN ALTERNATE POINT OF ACCESS.
4. REFER TO ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
5. ALL BUILDINGS SHALL BE CONSTRUCTED TO THE TOP OF THE BUILDING. TO CENTRELINE, AND/OR FACE OF CURB UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION.
7. ALL WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE FROM DRAWINGS.
8. ALL UTILITIES WITH SURFACE ACCESS SHALL BE LOCATED WITHIN THE PAVING PATTERNS SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. REFER TO LAYOUT DRAWINGS.
9. ALL ANGLES ARE IN DEGREES UNLESS OTHERWISE NOTED.
10. ALLEN ALL JOINTS, CORNERS, AND EDGES AS SHOWN.
11. CONTRACTOR SHALL REFER TO AND COORDINATE WITH ARCHITECTURAL, STRUCTURAL, AND MEP DRAWINGS AT ALL TIMES PRIOR TO AND DURING CONSTRUCTION.
12. ALL CURB TYPERS ARE 6" (FEET) LONG UNLESS OTHERWISE SHOWN ON PLAN.
13. WHERE NEW BENCHMARKS ARE REQUIRED, THE CONTRACTOR SHALL PROVIDE A BENCHMARK BY THE END OF THE PROJECT. THE CONTRACTOR SHALL PROVIDE A BENCHMARK BY THE END OF THE PROJECT.
14. WHERE BENCHMARKS OR MARKERS ARE ADJACENT TO PAVING SURFACES, THE MARKER SHALL BE A MINIMUM 6" DIAMETER AS MEASURED FROM THE FACE OF CURB.
15. MAXIMUM RUNNING SLOPE FOR WALKING SURFACES CANNOT BE GREATER THAN 1:10 AND CROSS SLOPES CANNOT BE GREATER THAN 1:8. HANDRAIL SPACES SURFACE SLOPES SHALL NOT EXCEED 1:8 IN ALL DIRECTIONS.
16. SLOPE TRIANGLES - NOTHING OTHER THAN 1:10 SHALL BE ALLOWED WITHIN THE SLOPE TRIANGLES.
17. THE SITE SHALL BE FULLY STABILIZED WITH VEGETATION PRIOR TO RESUME OF A BUILDING CONSTRUCTION.
18. HANDRAIL SPACES SHALL BE INSTALLED PER LATEST EDITION OF THE NC BUILDING CODE AND ASH 117.1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE HANDRAIL SPACES.
19. THE TESTING AGENCY SHALL BE RESPONSIBLE FOR PROVIDING THE SPANAL AND CONTRACTOR CERTIFICATION MEMO TO NOTIC FOR ALL ROADWAY IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY.

GRADING AND STORM DRAINAGE NOTES:

1. CONTRACTOR SHALL REPORT ANY GRADING DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE CONSTRUCTION LANDSCAPE AREA, PERMITTER, AND ASSOCIATED DATA. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE REMOVAL OF THE CONSTRUCTION LANDSCAPE AREA PERMITTER FENCE AND ASSOCIATED DATA AT THE COMPLETION OF THE PROJECT.
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4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE CONSTRUCTION LANDSCAPE AREA, PERMITTER, AND ASSOCIATED DATA. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE REMOVAL OF THE CONSTRUCTION LANDSCAPE AREA PERMITTER FENCE AND ASSOCIATED DATA AT THE COMPLETION OF THE PROJECT.
5. PRIOR TO RESUME OF A BUILDING CONSTRUCTION OR OCCUPANCY, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH THE RECORD DRAWINGS OF THE STORM DRAINAGE SYSTEM, BOTH PUBLIC AND PRIVATE. THIS SUBMITTAL MUST BE REVIEWED AND ACCEPTED BY THE LOCAL AGENCY PRIOR TO THE RESUME OF THE BUILDING.
6. REFER TO THE EROSION CONTROL DETAILS SHEET FOR THE REQUIREMENT OF CONSTRUCTION.
7. INTERIM GRADING SHALL BE PROVIDED THAT ENSURES THE PROTECTION OF STRUCTURES, UTILITIES, BENCHMARKS, PERMITS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LAVAL, MOVEMENT, UNDERMINING, AND WASHOUT.
8. INTERIM GRADING SHALL BE PROVIDED TO PROTECT DRAINAGE FROM BUILDINGS AND PREVENT FLOODING.
9. THE ROOF LEADERS WHERE PROTECTED TO UNDERGROUND STORM SYSTEM. CONTRACTOR TO FIELD VERIFY THE LOCATION OF THE ROOF LEADERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLY WITH ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
10. MAXIMUM SLOPE CANNOT BE GREATER THAN 1:10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLY WITH ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
11. PROPOSED ELEVATIONS SHOWN ARE BASED ON THE CONTRACTOR'S SURVEY UNLESS OTHERWISE SPECIFIED.
12. PLACE BENCHMARKS AND ALL MATERIALS IN LAYERS NOT MORE THAN 6 INCHES IN DEPTH FOR MATERIALS CONNECTED BY HEAVY CONSTRUCTION EQUIPMENT, AND NOT MORE THAN 12 INCHES IN DEPTH FOR MATERIALS CONNECTED BY HANDCARRIED MATERIALS. PLACE BENCHMARKS AND ALL MATERIALS IN LAYERS NOT MORE THAN 6 INCHES IN DEPTH FOR MATERIALS CONNECTED BY HANDCARRIED MATERIALS. PLACE BENCHMARKS AND ALL MATERIALS IN LAYERS NOT MORE THAN 6 INCHES IN DEPTH FOR MATERIALS CONNECTED BY HANDCARRIED MATERIALS.
13. PROPOSED ELEVATIONS SHOWN ARE BASED ON THE CONTRACTOR'S SURVEY UNLESS OTHERWISE SPECIFIED.
14. SET GRADING IMMEDIATELY ADJACENT TO FOUNDATION OF BUILDING SHALL NOT BE LESS THAN 10 INCHES FROM FOUNDATION. MIN. SLOPE SHALL BE 1:10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLY WITH ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
15. CONTRACTOR SHALL ADJUST MIN. ELEVATIONS OF EXISTING MANHOLES, VALVES, ETC. AS REQUIRED TO MEET MIN. FINISHED GRADES.
16. CONTRACTOR SHALL SLOPE GRADE TO ASSURE PROPER STORMWATER FLOW TO KEEP WATER FROM POOLING AROUND CURBS AND EDGES.
17. TOP OF WALL ELEVATIONS INDICATE THE ELEVATION AT THE TOP OF THE CAP. UNLESS OTHERWISE NOTED.
18. BOTTOM OF WALL ELEVATIONS INDICATE THE ELEVATION OF THE FINISHED GRADE.

SEWER NOTES:

1. SANITARY SEWER CLEANSOUTS LOCATED IN PAVEMENT AREAS SHALL BE HEAVY DUTY TRAFFIC BEARING CASTINGS.
2. UNLESS OTHERWISE NOTED, ALL SANITARY SEWER MANHOLES ARE 30 INCHES.
3. MANHOLES LOCATED IN PAVEMENT, CONCRETE OR OTHER PAVED AREAS SHALL BE SET AT GRADE. MANHOLES LOCATED IN OTHER AREAS (E.G. GRASS OR WOODED AREAS) SHALL HAVE THEIR RISES IN 6 INCHES ABOVE THE SURFACE GRADE. MANHOLES SUBJECT TO POSSIBLE WATER INFLUXION SHALL HAVE WATERHED, BOLTED LIDS.
4. MINIMUM REQUIRED COVER FOR SEWER SERVICES:
IF SEWER SERVICE - 12 INCH SLOPE
IF SEWER SERVICE - 18 INCH SLOPE
IF SEWER SERVICE - 24 INCH SLOPE
5. UNLESS OTHERWISE NOTED, LOCATE SANITARY SEWER CLEANSOUTS AT A 45 DEGREE OR VERTICAL CHANGES IN DIRECTION. MINIMUM SPACING BETWEEN CLEANSOUTS SHALL BE 10 FEET.
6. SEWER LINES LESS THAN 10 FEET OF COVER SHALL BE CLASS 8 DOUBLE RIBBON PIPE. SEWER LINES WITH GREATER THAN 10 FEET OF COVER SHALL BE AS NOTED BELOW:
IF SEWER SERVICE - 12 INCH SLOPE
IF SEWER SERVICE - 18 INCH SLOPE
IF SEWER SERVICE - 24 INCH SLOPE
7. SEWER LINES UNDER CONSTRUCTION SHALL BE PROTECTED FROM DRILL, DIGGING OR OTHER CONTAMINANTS ENTERING THE SEWER SYSTEM. A MECHANICAL SHALL BE USED TO PROTECT IMMEDIATELY UPSTREAM OF THE NEW CONSTRUCTION AND AT THE FEET MANHOLE CONNECTIONS IN THE EXISTING SYSTEM. EXISTING STRUCTURES, PIPES AND APPURTENANCES SHALL BE PROTECTED FROM ANY INFLUX OF WATER, DRILL OR DIGGING DUE TO NEW CONSTRUCTION CONNECTING TO IN THE VICINITY OF THE EXISTING SYSTEM. CONTRACTOR TO REMOVE EXISTING AND ALSO PROTECT TO OCCUPANCY.
8. ALL MANHOLE COVERS SHALL BE PAINTED TO LOCAL JURISDICTIONAL REQUIREMENTS.

CITY OF RALEIGH STANDARD UTILITY NOTES:

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: COMPOUND HANDBOOK, CURRENT EDITION).
2. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS AND THE CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY INFORMATION FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY INFORMATION FOR THE PROJECT.
3. A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC UTILITY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY INFORMATION FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY INFORMATION FOR THE PROJECT.
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PROPOSED UTILITY SEPARATION:

1. WATER MAINS SHALL BE Laid AT LEAST 18 INCHES HORIZONTALLY FROM EXISTING OR PROPOSED SEWERS, UNLESS LOCAL, COUNTY OR BARRENS PROVIDE A DEEPER HORIZONTAL SEPARATION WITHIN THE CASE.
a. THE WATER MAINS Laid IN A SEPARATE TRENCH WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
b. THE WATER MAINS Laid IN THE SAME TRENCH AS THE SEWER WITH THE WATER MAIN LOCATED AT THE SIDE OF A BRANCH OF UNDEVELOPED EARTH, AND WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
c. CROSSING A WATER MAIN OVER A SEWER, WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS OVER A SEWER, THE WATER MAIN SHALL BE Laid AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER. UNLESS LOCAL, COUNTY OR BARRENS PROVIDE AN EXCEPT VERTICAL SEPARATION, IN WHICH CASE BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF FIBROUS MATERIALS AND WITH CAPS THAT ARE EQUAL TO WATER MAINS. THE SEWER SHALL BE Laid AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
d. SEPARATION OF SANITARY SEWERS AND STORM SEWERS.
e. A 3' VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN STORM SEWER AND SANITARY SEWER LINES IN BOTH THE SANITARY AND THE STORM LINES SHALL BE CONSTRUCTED OF FIBROUS MATERIALS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY INFORMATION FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY INFORMATION FOR THE PROJECT.
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WATER NOTES:

1. AS INDICATED, ALL WATERLINES SHALL BE DOUBLE RIBBON PIPE MEETING THE REQUIREMENTS OF ANS/ASPE/CEP/REQUIRE CLASS 30 OR SOFT COVER TYPE 3 PIPE PER ASHRAE 18. IF PVC WATERLINES ARE INDICATED ON THE PLAN, IT SHALL MEET THE REQUIREMENTS OF ASHRAE CLASS 20S.
2. ALL WATER LINES SHALL HAVE A MINIMUM OF 4 FEET OF COVER.
3. TESTING NOTES:
a. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY INFORMATION FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY INFORMATION FOR THE PROJECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY INFORMATION FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY INFORMATION FOR THE PROJECT.
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MATERIALS AND FURNISHINGS NOTES:

1. ABREVIATIONS FOR SPECIFIC HARDWARE MATERIALS AND FURNISHINGS ARE LISTED IN THE LEGEND AND ARE USED THROUGHOUT THE DRAWING SET. HARDWARE & FURNISHINGS PLANS, PAVING PATTERNS, PLANS AND SEE SCHEDULES.
2. REFER TO RELATED SPECIFICATION SECTION FOR SPECIFIC SUBMITTALS OF PRODUCT DATA, SAMPLES, AND OTHER INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY INFORMATION FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY INFORMATION FOR THE PROJECT.
3. CONTRACTOR TO SOURCE COLOR SAMPLES AND PROVIDE MORTARS FOR ALL CAST IN PLACE CONCRETE FOR APPROVAL BY LANDSCAPE ARCHITECT.

PAVING PATTERN NOTES:

1. END ALL PAINTING PATTERNS WITH A FULL OR HALF SIZE PATTERN UNLESS OTHERWISE NOTED. USE COARSE PAVES UNDER PATTERNS LINES ON A SMALLER THAN HALF SIZE.
2. LAYOUT OF PAINTING PATTERNS AND CONCRETE JOINTS AS INDICATED ON THE PLAN. REFERENCE LAYOUT PLAN FOR FURTHER PAVING LAYOUT INFORMATION.
3. PAVERS UNLESS TRUNCATED DOMES SHALL BE A CONTRASTING COLOR.
4. ALLEN ALL TRUNCATED DOMES PAVES JOINTS WITH A BUTTING PAVING JOINTS.
5. PROVIDE CONTINUOUS EXPANSION JOINT BETWEEN BACK OF CURB AND ADJOINING PAVEMENT.
6. PROVIDE CONTINUOUS EXPANSION JOINT BETWEEN ALL VERTICAL SURFACES AND ADJOINING PAVEMENT.
7. ALL DIMENSIONS MEASURED TO CENTERLINE OF JOINTS.
8. ALL WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE FROM DRAWINGS.
9. ALL ANGLES ARE IN DEGREES UNLESS OTHERWISE NOTED.
10. ALLEN ALL JOINTS, CORNERS AND EDGES AS SHOWN.
11. FINAL LAYOUTS TO BE APPROVED BY LANDSCAPE ARCHITECT.

SIGNAGE, STRIPING AND MARKING NOTES:

1. ALL INTERNAL SIGNAGE SHALL BE COORDINATED WITH OWNER FOR ACTUAL LOCATION AT TIME OF INSTALLATION. SIGNAGE LEAVING OUTSIDE PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED AT LEAST 10' AWAY PER DOT STANDARDS.
2. ALL PAVEMENT STRIPING INCLUDING INDIVIDUAL PARKING BAY STRIPING SHALL BE THERMOPLASTIC REFLECTIVE PAINT. MATERIALS AND DIMENSIONS SHALL BE IN ACCORDANCE WITH THE DOT STANDARDS. MARKING BAY STRIPING SHALL BE WHITE REFLECTIVE PAINT.
3. CROSSWALKS SHALL BE CONSTRUCTED OF THERMOPLASTIC REFLECTIVE PAINT AND CONSTRUCTED IN ACCORDANCE WITH STATE DOT SPECIFICATIONS. CONTRACTOR TO INSTALL CROSSWALKS IN SUCH A MANNER THAT CROSSWALKS ARE NOT IN CONFLICT WITH EXISTING OR PROPOSED ACCESS POINTS OR PERPENDICULAR TO THE ROADWAY DRIVE LANE.
4. ASK ASK/SHOWN SHOWN THESE DRAWINGS ARE FOR INFORMATION PURPOSES ONLY AND NOT INTENDED TO BE PAINTED. CONTRACTOR TO PROVIDE ALL NECESSARY INFORMATION FOR THE PROJECT.

LANDSCAPE NOTES:

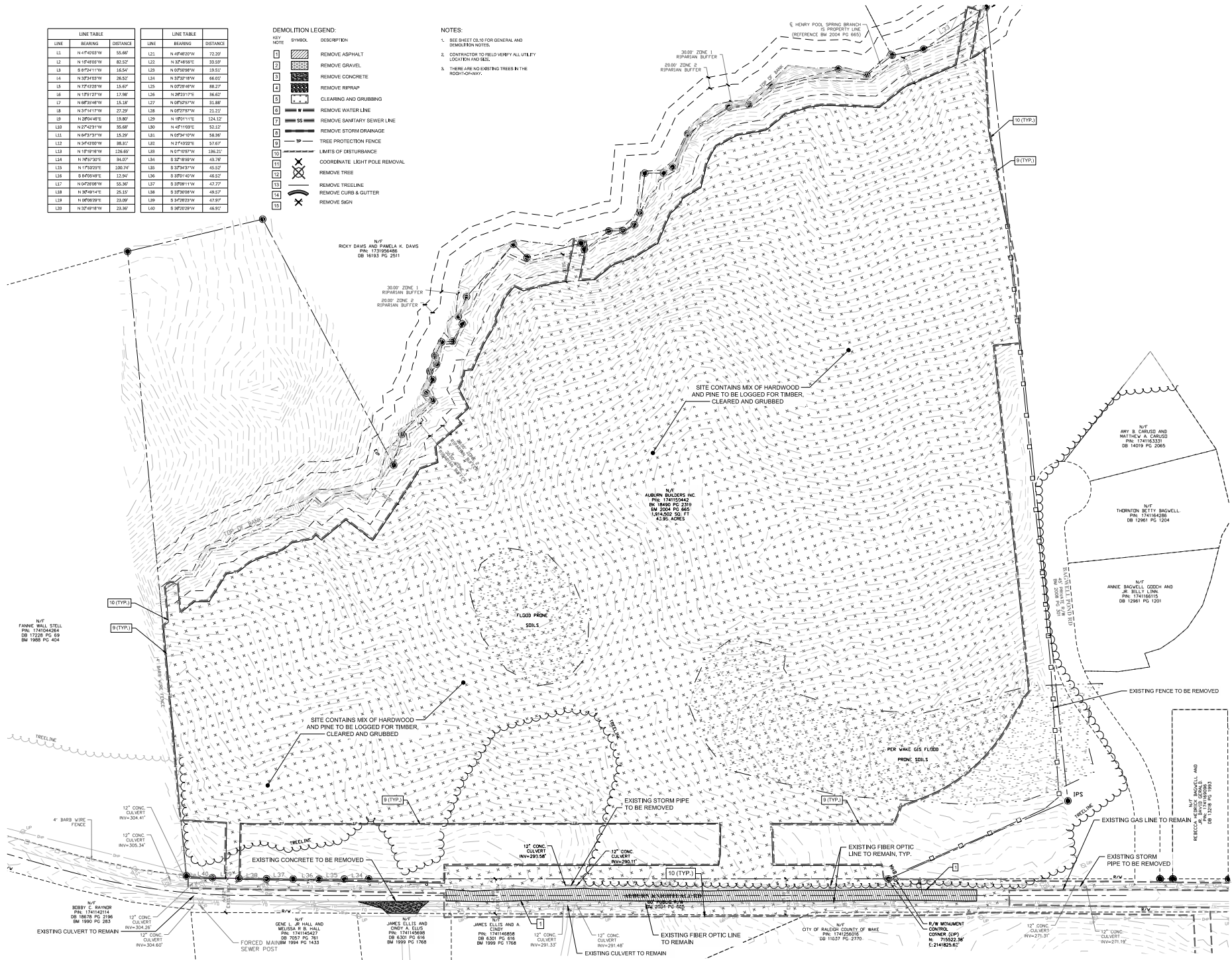
1. VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES OR INACCURACIES IN THE PLANS TO THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
2. LANDSCAPE WORK SHALL INCLUDE THE FURNISHING, INSTALLATION, AND WARRANTY OF ALL PLANTING MATERIALS WITHIN THE PROJECT AREA.
3. THE LANDSCAPE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL EXISTING AND NEW UNDERGROUND UTILITIES PRIOR TO EXCAVATION. PLANTING DAMAGED TO EXISTING CAUSED BY THE LANDSCAPE OPERATIONS SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
4. LANDSCAPE SHALL REMAIN CLEAR FROM ANY FIRE HYDRANTS ON THE SITE.
5. ALL TREES TO BE A MINIMUM OF 12 INCHES AND MUST MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
6. TREE PROTECTION NOTES: TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY EXCAVATION, LAND DISTURBANCE OR RESUME OF A GRADING PERMIT AND SHALL INCLUDE WARNING SIGNS POSTED IN BOTH ENGLISH AND SPANISH. NO DISCREPANCIES SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA.
7. PROTECTION OF EXISTING VEGETATION AT THE START OF GRADING INCLUDING THE LOUVERING OF EXISTING GRADE AND/OR A TREE OR SHRUB OR TOP OF A TREE. A CLEAN SHARP TRUNK SHALL BE MADE AT THE EDGE OF THE TREE. THE TREE SHALL BE THE SAME AS THE OTHER TREE. CONTROL MEASURES SHALL BE TAKEN TO PREVENT THE TREE FROM BEING DAMAGED BY THE GRADING. THE TREE SHALL BE THE SAME AS THE OTHER TREE. CONTROL MEASURES SHALL BE TAKEN TO PREVENT THE TREE FROM BEING DAMAGED BY THE GRADING.
8. ROOT ZONE PROTECTION AREA: VARIATIONS BASED ON LOCAL JURISDICTIONAL HAVING AUTHORITY. CONTRACTOR SHALL COMPLY WITH LOCAL JURISDICTIONAL REQUIREMENTS. NO DISTURBANCE ALLOWED WITHIN THE AREA. AREA MUST BE PROTECTED WITH BOTH TREE PROTECTION FENCING AND WARNING SIGNS.
9. SEED BED PREPARATION: ALL AREAS TO BE RESEED ARE TO BE RESEED A MINIMUM OF 2" OF APPROVED TOPSOIL. ALL DEBRIS, ROCKS, ETC. LARGER THAN 2" ARE TO BE REMOVED. ALL LARGE CONCENTRATIONS OF CHALK, LIMES, OR OTHERS TO BE REMOVED PRIOR TO RESEED OR PLANTING.
10. ALL PLANT BED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF APPROVED TOPSOIL.
11. SOIL SHOULD BE TESTED AND AMENDED WITH NITRGEN AND PHOSPHORUS FOR HANDMADE THESE ACCORDING TO SOIL PRECEDENCES. SCOURY PLANT PERKS, GULLS, AND OTHERS TO BE REMOVED PRIOR TO PLANTING.
12. SHREDED HANDBOOK MULCH: DEEP EXCAVATION OF CROWN OF PLANT UNLESS OTHERWISE NOTED. FLARE AT CROWN SHOULD BE REVEALED. BACKFILL CONCRETE OF THERMOPLASTIC REFLECTIVE PAINT SHALL BE MADE AT THE EDGE OF THE TREE. THE TREE SHALL BE THE SAME AS THE OTHER TREE. CONTROL MEASURES SHALL BE TAKEN TO PREVENT THE TREE FROM BEING DAMAGED BY THE GRADING. THE TREE SHALL BE THE SAME AS THE OTHER TREE. CONTROL MEASURES SHALL BE TAKEN TO PREVENT THE TREE FROM BEING DAMAGED BY THE GRADING.
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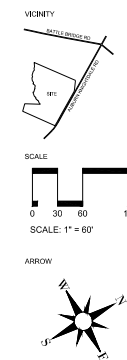
| LINE TABLE | | | LINE TABLE | | |
|------------|-------------|----------|------------|-------------|----------|
| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE |
| L1 | N 4°40'03"W | 55.60' | L21 | N 4°40'03"W | 72.20' |
| L2 | N 1°45'03"W | 82.52' | L22 | N 3°24'03"W | 33.59' |
| L3 | S 8°24'11"W | 16.54' | L23 | N 0°25'08"W | 15.51' |
| L4 | N 3°24'03"W | 26.52' | L24 | N 3°24'03"W | 46.01' |
| L5 | N 7°24'03"W | 15.47' | L25 | N 0°25'08"W | 46.22' |
| L6 | N 1°25'07"W | 17.98' | L26 | N 2°25'07"W | 36.62' |
| L7 | N 6°35'48"W | 15.18' | L27 | N 0°25'07"W | 31.88' |
| L8 | N 3°14'11"W | 27.29' | L28 | N 0°25'07"W | 21.21' |
| L9 | N 3°01'48"E | 23.85' | L29 | N 1°25'11"E | 134.12' |
| L30 | N 2°24'21"W | 35.48' | L30 | N 4°41'03"E | 52.12' |
| L31 | N 6°37'31"W | 15.29' | L31 | N 0°34'10"W | 58.36' |
| L32 | N 3°13'03"W | 38.31' | L32 | N 2°14'22"E | 57.67' |
| L33 | N 1°18'19"W | 23.69' | L33 | N 0°10'07"W | 136.32' |
| L34 | N 1°03'30"E | 34.07' | L34 | S 3°24'03"W | 45.76' |
| L35 | N 1°33'03"E | 100.76' | L35 | S 3°24'31"W | 40.52' |
| L36 | S 8°03'48"E | 12.84' | L36 | S 3°20'10"W | 46.52' |
| L37 | N 0°45'08"W | 55.36' | L37 | S 3°20'11"W | 47.77' |
| L38 | N 3°24'01"E | 25.12' | L38 | S 3°25'08"W | 46.57' |
| L39 | N 0°08'29"E | 23.09' | L39 | S 3°28'23"W | 47.97' |
| L40 | N 3°24'18"W | 23.36' | L40 | S 3°25'23"W | 46.91' |

| KEY | SYMBOL | DESCRIPTION |
|-----|----------|-------------------------------|
| 1 | [Symbol] | REMOVE ASPHALT |
| 2 | [Symbol] | REMOVE GRAVEL |
| 3 | [Symbol] | REMOVE CONCRETE |
| 4 | [Symbol] | REMOVE RIPRAP |
| 5 | [Symbol] | CLEARING AND GRUBBING |
| 6 | [Symbol] | REMOVE WATER LINE |
| 7 | [Symbol] | REMOVE SANITARY SEWER LINE |
| 8 | [Symbol] | REMOVE STORM DRAINAGE |
| 9 | [Symbol] | TREE PROTECTION FENCE |
| 10 | [Symbol] | LIMITS OF DISTURBANCE |
| 11 | [Symbol] | COORDINATE LIGHT POLE REMOVAL |
| 12 | [Symbol] | REMOVE TREE |
| 13 | [Symbol] | REMOVE PRELINE |
| 14 | [Symbol] | REMOVE CURB & GUTTER |
| 15 | [Symbol] | REMOVE SIGN |

- NOTES:
- SEE SHEET C2.01 FOR GENERAL AND DEMOLITION NOTES.
 - CONTRACTOR TO FIELD VERIFY ALL UTILITY LOCATION AND DEPTH.
 - THERE ARE NO EXISTING TREES IN THE RIGHT-OF-WAY.



| No. | Date | Description |
|-----|------------|--------------------------|
| 1 | 01/15/2024 | DATE FOR REVIEW COMMENTS |
| 2 | 01/15/2024 | DATE FOR REVIEW COMMENTS |
| 3 | 01/15/2024 | DATE FOR REVIEW COMMENTS |
| 4 | 01/15/2024 | DATE FOR REVIEW COMMENTS |
| 5 | 01/15/2024 | DATE FOR REVIEW COMMENTS |
| 6 | 01/15/2024 | DATE FOR REVIEW COMMENTS |
| 7 | 01/15/2024 | DATE FOR REVIEW COMMENTS |
| 8 | 01/15/2024 | DATE FOR REVIEW COMMENTS |
| 9 | 01/15/2024 | DATE FOR REVIEW COMMENTS |
| 10 | 01/15/2024 | DATE FOR REVIEW COMMENTS |



DEMOLITION PLAN

SHEET NO. C2.00

DATE: 11/30/2023
 DRAWN BY: RS
 PROJECT: C2.00

SITE DATA

PROJECT NAME:
BRI ADDRESS:
COUNTY:
PARCEL, P.N.#:
LOT NUMBER:
PARCEL OWNER:
PARCEL AREA:
TOTAL SITE AREA GROSS:
HIGH-LEVEL DESCRIPTION:

TOTAL SITE AREA NET:
CURRENT ZONING:
PROPOSED ZONING:
EXISTING LAND USE:
PROPOSED LAND USE:
FLOOD PLAIN DATA:
REVER BASIN:
DEVELOPMENT TYPE:
MAX BUILDING HEIGHT:
PROPOSED BUILDING HEIGHT:
PROPOSED NUMBER OF TOWNHOUSE LOTS:
PROPOSED NUMBER OF OPEN AREA / AMENITY AREA LOTS:
UNITS OF DISTURBANCE:
EXISTING IMPERVIOUS AREA:
PROPOSED IMPERVIOUS AREA:
REQUIRED AMENITY AREA (10% GROSS SITE AREA):
PROPOSED AMENITY AREA:
REQUIRED COMMON OPEN SPACE (20% NET SITE AREA):
PROPOSED COMMON OPEN SPACE:
REQUIRED TREE CONSERVATION AREA (10% NET SITE AREA):
PROPOSED TREE CONSERVATION AREA:
PARKING DATA:
REQUIRED PARKING - MULTIFAMILY LIVING (3 BEDROOMS):
PROPOSED PARKING - MULTIFAMILY LIVING (3 BEDROOMS):
PROPOSED PARKING - AMENITY AREA:
TOTAL PARKING:
REQUIRED BICYCLE PARKING:
1 SPACE PER 1.00 SF OF GROSS FLOOR AREA, 4 MIN.
1-1,000 SF FUTURE AMENITY BUILDING AND POOL AREA:
PROPOSED BICYCLE PARKING:

AUBURN VALE
3540 AUBURN HIGHTDALE ROAD
HAWK COUNTY
174118540
NEW LOT 2
3540 AUBURN L.C.
43,951 AC / 1,914,503 SF
43,951 AC / 1,914,503 SF
TOTAL DEDICATION: 8.189 AC / 353,281 SF
AUBURN HIGHTDALE ROAD 0.727 AC / 31,681 SF
PROPOSED PUBLIC STREETS INTERNAL TO SITE:
5.432 AC / 236,600 SF
37,782 AC / 1,646,222 SF
R-6-CU
R-6-CU
VACANT
TOWNHOUSE
HOME
TOWNHOUSE
ATTACHED TOWNHOUSE
100'
TBD
200 (ALL 3 BEDROOM)
38.65 AC / 1,683,884 SF
6 AC / 259,920 SF
14.63 AC / 637,330 SF
4,395 AC / 191,450 SF
7,858 AC / 339,244 SF
7,919 AC / 344,814 SF (20.95%)
3,779 AC / 164,622 SF
3,780 AC / 164,678 SF (10.00%)
400 MAXIMUM
480 SPACES
37 SPACES
437
14
10

Sec. 2.2.3.1. Townhouse

| Lot Dimensions | R-6-CU | R-6-CU | R-6-CU | R-6-CU |
|--------------------|------------------|------------------|------------------|------------------|
| 1. Lot Dimensions | 30.00' x 100.00' | 30.00' x 100.00' | 30.00' x 100.00' | 30.00' x 100.00' |
| 2. Lot Dimensions | 30.00' x 100.00' | 30.00' x 100.00' | 30.00' x 100.00' | 30.00' x 100.00' |
| 3. Lot Dimensions | 30.00' x 100.00' | 30.00' x 100.00' | 30.00' x 100.00' | 30.00' x 100.00' |
| 4. Lot Dimensions | 30.00' x 100.00' | 30.00' x 100.00' | 30.00' x 100.00' | 30.00' x 100.00' |
| 5. Lot Dimensions | 30.00' x 100.00' | 30.00' x 100.00' | 30.00' x 100.00' | 30.00' x 100.00' |
| 6. Lot Dimensions | 30.00' x 100.00' | 30.00' x 100.00' | 30.00' x 100.00' | 30.00' x 100.00' |
| 7. Lot Dimensions | 30.00' x 100.00' | 30.00' x 100.00' | 30.00' x 100.00' | 30.00' x 100.00' |
| 8. Lot Dimensions | 30.00' x 100.00' | 30.00' x 100.00' | 30.00' x 100.00' | 30.00' x 100.00' |
| 9. Lot Dimensions | 30.00' x 100.00' | 30.00' x 100.00' | 30.00' x 100.00' | 30.00' x 100.00' |
| 10. Lot Dimensions | 30.00' x 100.00' | 30.00' x 100.00' | 30.00' x 100.00' | 30.00' x 100.00' |
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| 17. Lot Dimensions | 30.00' x 100.00' | 30.00' x 100.00' | 30.00' x 100.00' | 30.00' x 100.00' |
| 18. Lot Dimensions | 30.00' x 100.00' | 30.00' x 100.00' | 30.00' x 100.00' | 30.00' x 100.00' |
| 19. Lot Dimensions | 30.00' x 100.00' | 30.00' x 100.00' | 30.00' x 100.00' | 30.00' x 100.00' |
| 20. Lot Dimensions | 30.00' x 100.00' | 30.00' x 100.00' | 30.00' x 100.00' | 30.00' x 100.00' |



| Lot Dimensions | R-6-CU | R-6-CU | R-6-CU | R-6-CU |
|--------------------|------------------|------------------|------------------|------------------|
| 1. Lot Dimensions | 30.00' x 100.00' | 30.00' x 100.00' | 30.00' x 100.00' | 30.00' x 100.00' |
| 2. Lot Dimensions | 30.00' x 100.00' | 30.00' x 100.00' | 30.00' x 100.00' | 30.00' x 100.00' |
| 3. Lot Dimensions | 30.00' x 100.00' | 30.00' x 100.00' | 30.00' x 100.00' | 30.00' x 100.00' |
| 4. Lot Dimensions | 30.00' x 100.00' | 30.00' x 100.00' | 30.00' x 100.00' | 30.00' x 100.00' |
| 5. Lot Dimensions | 30.00' x 100.00' | 30.00' x 100.00' | 30.00' x 100.00' | 30.00' x 100.00' |
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| 20. Lot Dimensions | 30.00' x 100.00' | 30.00' x 100.00' | 30.00' x 100.00' | 30.00' x 100.00' |

RICKY DAVIS AND PAMELA K. DAVIS
P.N. 172155455
DB 18153 PG 2301

100-YEAR FLOOD ELEVATION, TYP.

REGULATORY FLOOD PROTECTION ELEVATION, TYP.

TREE CONSERVATION AREA (TYP.)

SON ACCESS AND MAINTENANCE EASEMENT

RETAINING WALL, TYP.

20.00' DRAINAGE EASEMENT

10.00' RETAINING WALL EASEMENT

10.00' RETAINING WALL EASEMENT

10.00' RETAINING WALL EASEMENT

10.00' RETAINING WALL EASEMENT

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10.00' RETAINING WALL EASEMENT

10.00' RETAINING WALL EASEMENT

SCM #1

SCM #2

SCM ACCESS AND MAINTENANCE EASEMENT

20.00' DRAINAGE EASEMENT

10.00' RETAINING WALL EASEMENT

10.00' RETAINING WALL EASEMENT

10.00' RETAINING WALL EASEMENT

10.00' RETAINING WALL EASEMENT

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10.00' RETAINING WALL EASEMENT

10.00' RETAINING WALL EASEMENT

10.00' RETAINING WALL EASEMENT

10.00' RETAINING WALL EASEMENT

30.00' ZONE 1 RIPARIAN BUFFER

30.00' ZONE 2 RIPARIAN BUFFER

30.00' CITY OF RALEIGH SANITARY SEWER EASEMENT

20.00' SCM MAINTENANCE EASEMENT

20.00' DRAINAGE EASEMENT

10.00' BUILDING SETBACK

5.00' UTILITY EASEMENT (TYP.)

10.00' BLDG. SETBACK (TYP.)

10.00' BLDG. SETBACK (TYP.)

10.00' BLDG. SETBACK (TYP.)

10.00' BLDG. SETBACK (TYP.)

10.00' BLDG. SETBACK (TYP.)

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10.00' BLDG. SETBACK (TYP.)

10.00' BLDG. SETBACK (TYP.)

10.00' BLDG. SETBACK (TYP.)

10.00' BLDG. SETBACK (TYP.)

10.00' BLDG. SETBACK (TYP.)

SITE LEGEND:

- PROPOSED BUILDING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED FULL DEPTH DRIVEWAY
- PROPOSED CURB & GUTTER
- PROPOSED STOP BAR
- PROPOSED CROSSWALK
- PROPOSED 12" WIDE STANDARD CROSSWALK
- PROPOSED 12" WIDE HIGH VISIBILITY CROSSWALK
- PROPOSED SIGN
- PROPOSED ADA PARKING SPACE
- PROPOSED KEYSTONE WALL
- PROPOSED FENCE
- PROPOSED BIKE RACK
- LIMITS OF DISTURBANCE (TYP.)
- PROPOSED TREE CONSERVATION AREA
- REGULATORY FLOOD PROTECTION ELEVATION
- 100-YEAR FLOOD ELEVATION

SWIFT PARTNERS



| No. | Date | Description |
|-----|------|------------------|
| 1 | | DATE: 11/15/2023 |
| 2 | | DATE: 11/15/2023 |
| 3 | | DATE: 11/15/2023 |
| 4 | | DATE: 11/15/2023 |
| 5 | | DATE: 11/15/2023 |
| 6 | | DATE: 11/15/2023 |
| 7 | | DATE: 11/15/2023 |
| 8 | | DATE: 11/15/2023 |
| 9 | | DATE: 11/15/2023 |
| 10 | | DATE: 11/15/2023 |

VICINITY



SCALE
0 30 60 120
SCALE: 1" = 60'

ARROW



DATE: 11/15/2023

DRAWN BY: RS

PROJECT: C3.00

SHEET NO.

C3.00

SITE PLAN

[illegible]

SWIFT
PARTNERS

VICINITY

STATE R BRIDGE RD

HWY 100

SITE

ARROW

DATE: 11/30/2023
 CHECKED BY: LAP
 DRAWN BY: RS
 PROJECT: AUBURN VALE
 PROJECT #: C202119

SHEET NO.

C3 10

SUBDIVISION PLAN

SHEET NO.
C3.10

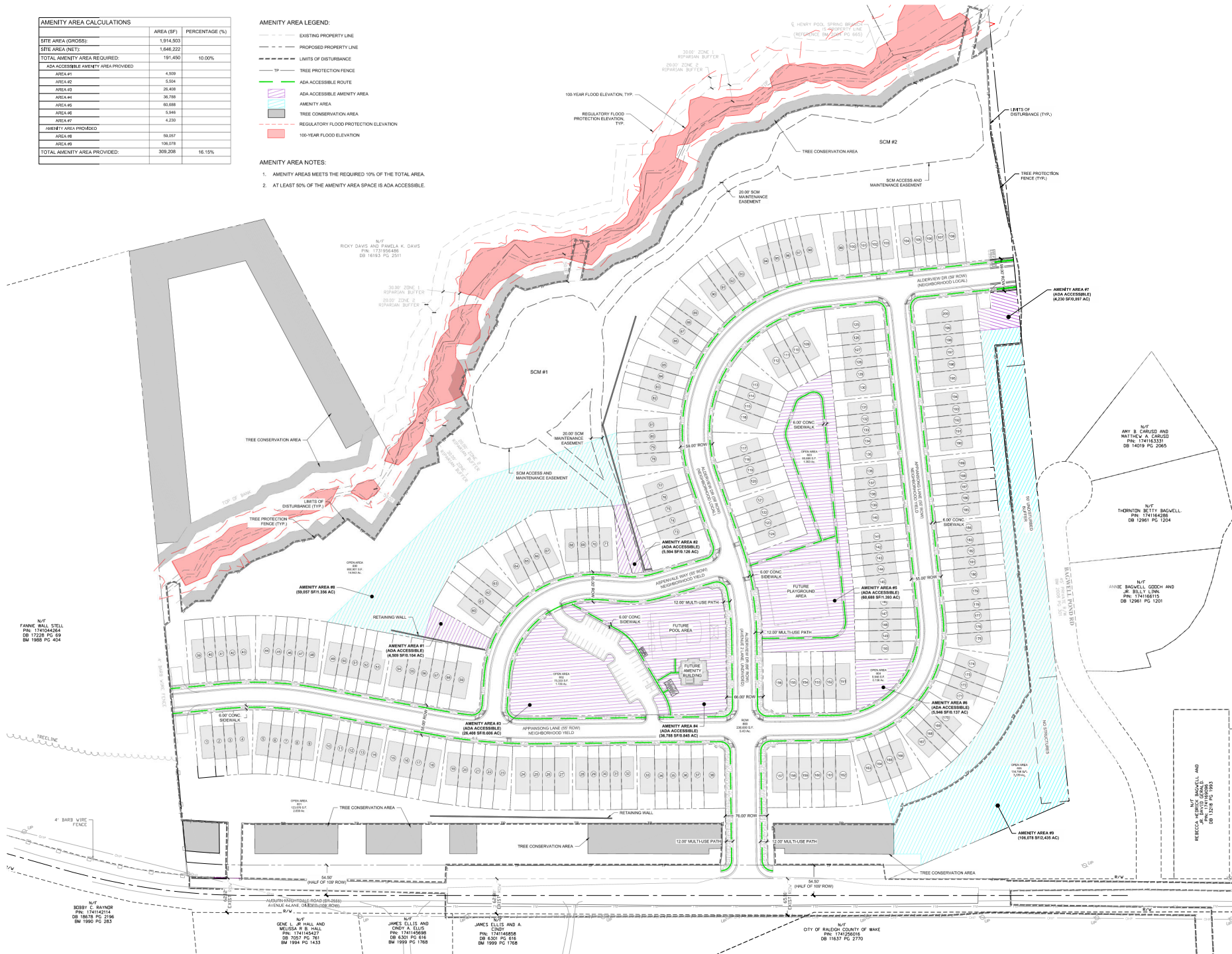
| AMENITY AREA CALCULATIONS | | |
|--------------------------------------|-----------|----------------|
| | AREA (SF) | PERCENTAGE (%) |
| SITE AREA (GROSS) | 1,914,903 | |
| SITE AREA (NET) | 1,646,222 | |
| TOTAL AMENITY AREA REQUIRED | 191,450 | 10.00% |
| NON-ACCESSIBLE AMENITY AREA PROVIDED | | |
| AREA #1 | 4,509 | |
| AREA #2 | 5,504 | |
| AREA #3 | 20,438 | |
| AREA #4 | 26,739 | |
| AREA #5 | 50,689 | |
| AREA #6 | 5,946 | |
| AREA #7 | 4,230 | |
| AMENITY AREA PROVIDED | | |
| AREA #8 | 50,057 | |
| AREA #9 | 106,078 | |
| TOTAL AMENITY AREA PROVIDED | 309,208 | 16.15% |

AMENITY AREA LEGEND

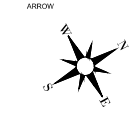
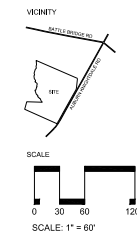
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- LIMITS OF DISTURBANCE
- TP TREE PROTECTION FENCE
- ADA ACCESSIBLE ROUTE
- ADA ACCESSIBLE AMENITY AREA
- AMENITY AREA
- TREE CONSERVATION AREA
- REGULATORY FLOOD PROTECTION ELEVATION
- 100-YEAR FLOOD ELEVATION

AMENITY AREA NOTES:

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



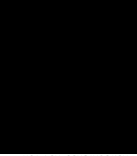
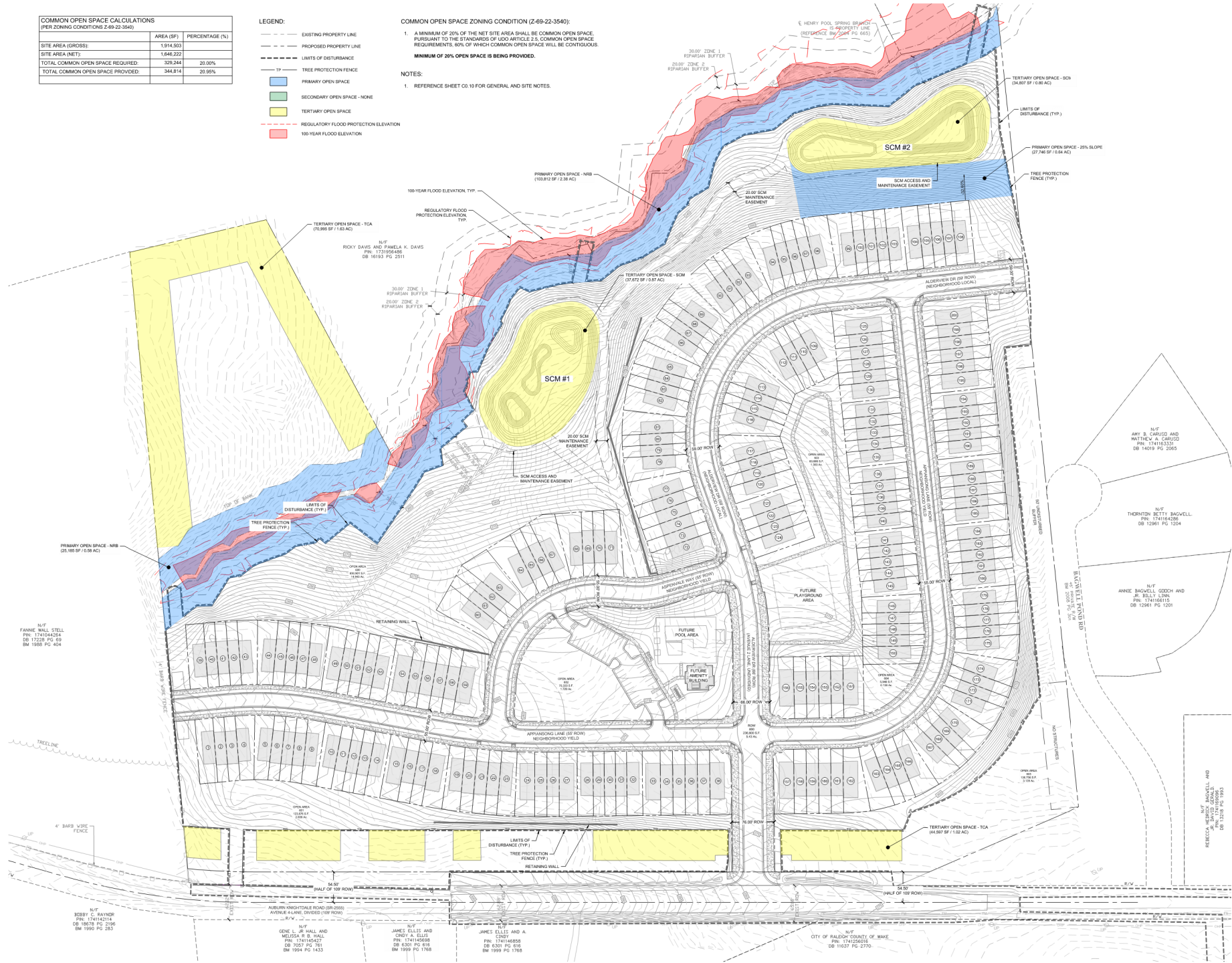
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| 10 | DATE: 11/20/2023 |



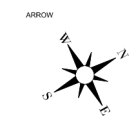
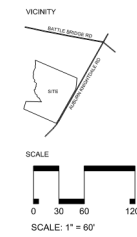
| COMMON OPEN SPACE CALCULATIONS (PER ZONING CONDITIONS Z-69-22-3540) | | |
|--|-----------|----------------|
| SITE AREA (GROSS) | AREA (SF) | PERCENTAGE (%) |
| | 1,914,503 | |
| SITE AREA (NET) | 1,546,232 | |
| TOTAL COMMON OPEN SPACE REQUIRED: | 329,244 | 20.00% |
| TOTAL COMMON OPEN SPACE PROVIDED: | 344,814 | 20.95% |

- LEGEND:
- EXISTING PROPERTY LINE
 - - - PROPOSED PROPERTY LINE
 - - - LIMITS OF DISTURBANCE
 - TP TREE PROTECTION FENCE
 - PRIMARY OPEN SPACE
 - SECONDARY OPEN SPACE - NONE
 - TERTIARY OPEN SPACE
 - REGULATORY FLOOD PROTECTION ELEVATION
 - 100-YEAR FLOOD ELEVATION

- COMMON OPEN SPACE ZONING CONDITION (Z-69-22-3540):
- A MINIMUM OF 20% OF THE NET SITE AREA SHALL BE COMMON OPEN SPACE, PURSUANT TO THE STANDARDS OF UDO ARTICLE 2.5, COMMON OPEN SPACE REQUIREMENTS. 60% OF WHICH COMMON OPEN SPACE WILL BE CONTIGUOUS.
- MINIMUM OF 20% OPEN SPACE IS BEING PROVIDED.
- NOTES:
- REFERENCE SHEET C0.10 FOR GENERAL AND SITE NOTES.



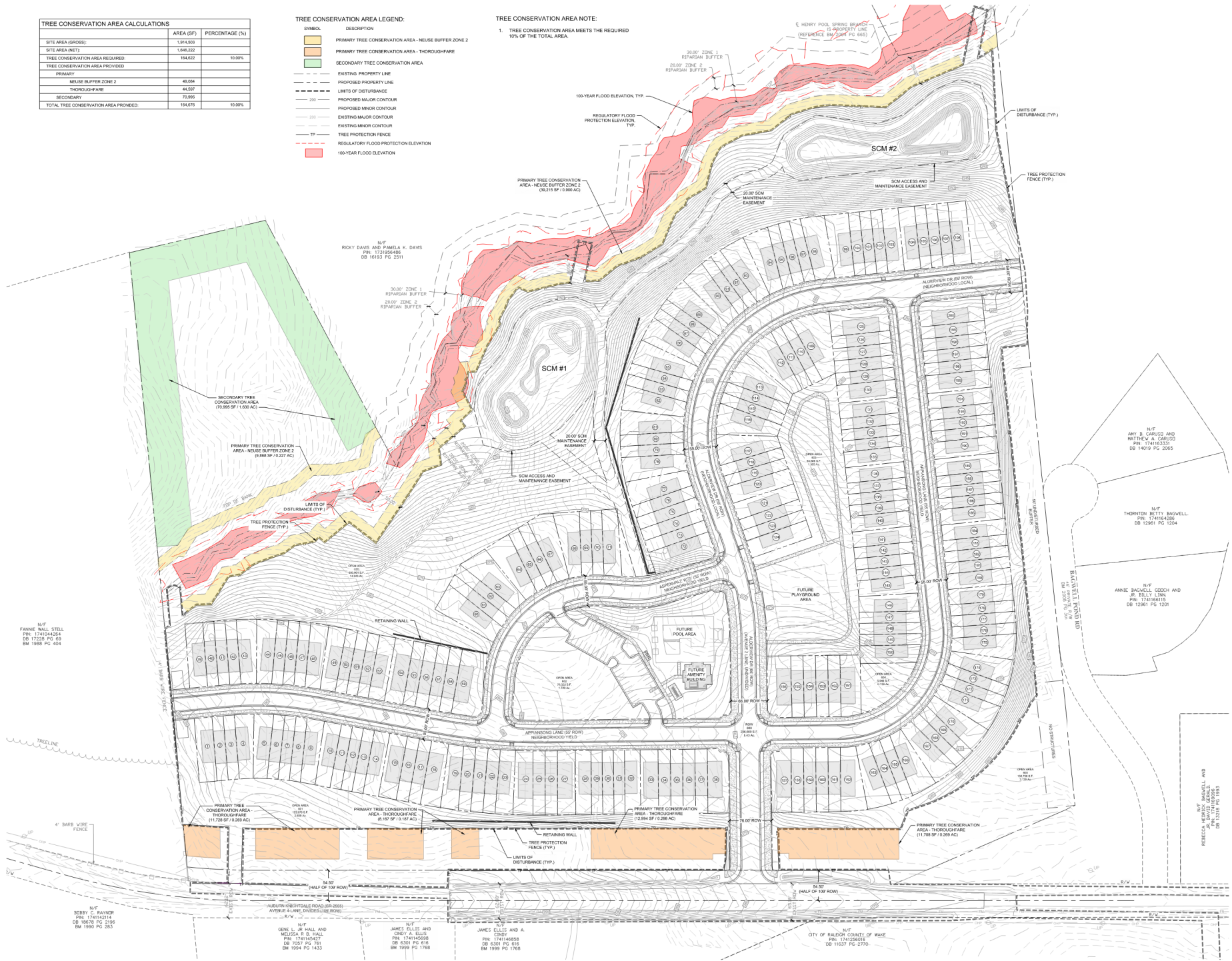
| No. | Date | Description |
|-----|------------|------------------------|
| 1 | 10/30/2023 | COMMON OPEN SPACE PLAN |
| 2 | 10/30/2023 | COMMON OPEN SPACE PLAN |
| 3 | 10/30/2023 | COMMON OPEN SPACE PLAN |
| 4 | 10/30/2023 | COMMON OPEN SPACE PLAN |
| 5 | 10/30/2023 | COMMON OPEN SPACE PLAN |
| 6 | 10/30/2023 | COMMON OPEN SPACE PLAN |
| 7 | 10/30/2023 | COMMON OPEN SPACE PLAN |
| 8 | 10/30/2023 | COMMON OPEN SPACE PLAN |
| 9 | 10/30/2023 | COMMON OPEN SPACE PLAN |
| 10 | 10/30/2023 | COMMON OPEN SPACE PLAN |



| TREE CONSERVATION AREA CALCULATIONS | | |
|---------------------------------------|-----------|----------------|
| | AREA (SF) | PERCENTAGE (%) |
| SITE AREA (GROSS) | 1,914,803 | |
| SITE AREA (NET) | 1,646,222 | |
| TREE CONSERVATION AREA REQUIRED | 164,622 | 10.00% |
| TREE CONSERVATION AREA PROVIDED | | |
| PRIMARY | | |
| NEUSE BUFFER ZONE 2 | 49,024 | |
| THOROUGHFARE | 44,587 | |
| SECONDARY | 70,995 | |
| TOTAL TREE CONSERVATION AREA PROVIDED | 164,607 | 10.00% |

| TREE CONSERVATION AREA LEGEND: | |
|--------------------------------|--|
| SYMBOL | DESCRIPTION |
| | PRIMARY TREE CONSERVATION AREA - NEUSE BUFFER ZONE 2 |
| | PRIMARY TREE CONSERVATION AREA - THOROUGHFARE |
| | SECONDARY TREE CONSERVATION AREA |
| | EXISTING PROPERTY LINE |
| | PROPOSED PROPERTY LINE |
| | LIMITS OF DISTURBANCE |
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | EXISTING MAJOR CONTOUR |
| | EXISTING MINOR CONTOUR |
| | TP - TREE PROTECTION FENCE |
| | REGULATORY FLOOD PROTECTION ELEVATION |
| | 100-YEAR FLOOD ELEVATION |

TREE CONSERVATION AREA NOTE:
1. TREE CONSERVATION AREA MEETS THE REQUIRED 10% OF THE TOTAL AREA.



SWIFT PARTNERS



| No. | Date | Description |
|-----|------------|------------------------|
| 1 | 10/30/2023 | FOR REVIEW AND COMMENT |
| 2 | | |
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| 10 | | |

VICINITY



SCALE



SCALE: 1" = 60'

ARROW

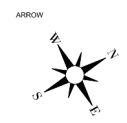
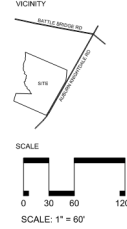


TCA PLAN

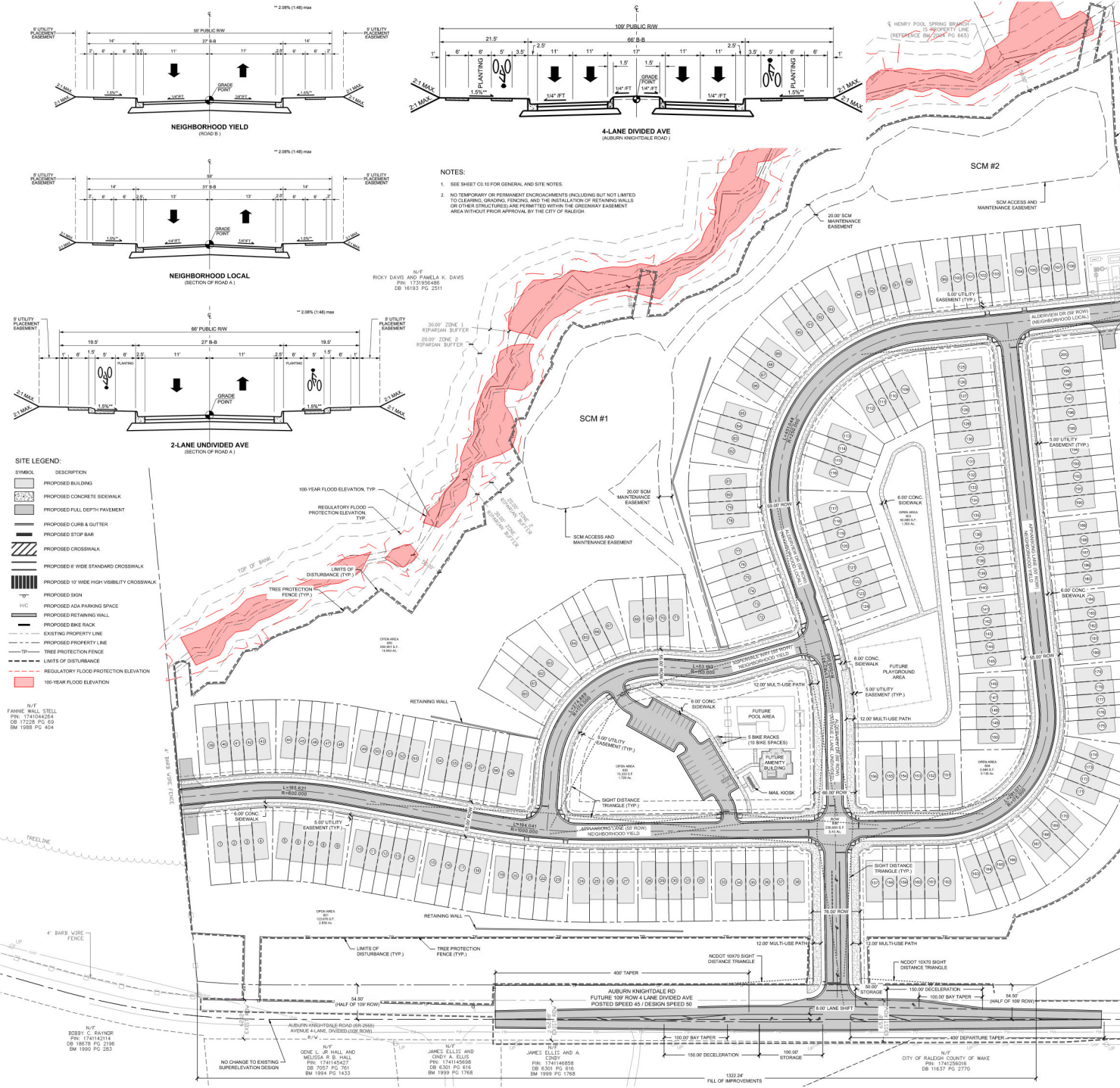
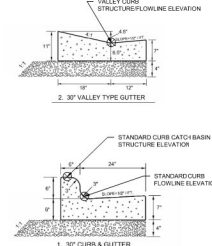
SHEET NO.
C3.13



| No. | Date | Description |
|-----|------------|--------------|
| 1 | 10/20/2023 | CONCEPT PLAN |
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| 96 | 10/20/2023 | CONCEPT PLAN |
| 97 | 10/20/2023 | CONCEPT PLAN |
| 98 | 10/20/2023 | CONCEPT PLAN |
| 99 | 10/20/2023 | CONCEPT PLAN |
| 100 | 10/20/2023 | CONCEPT PLAN |



| Speed limit (mph) | Minimum Intersection Sight Distance (ft) | | | | | | | |
|-------------------|--|------------|--------------------------------|------------|------------------|------------|--------------------------------|------------|
| | 2 Lane Undivided | | 3 Lane Undivided w/ 12' median | | 4 Lane Undivided | | 6 Lane Undivided w/ 12' median | |
| | LEFT TURN | RIGHT TURN | LEFT TURN | RIGHT TURN | LEFT TURN | RIGHT TURN | LEFT TURN | RIGHT TURN |
| 20 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 |
| 25 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 |
| 30 | 140 | 140 | 140 | 140 | 140 | 140 | 140 | 140 |
| 35 | 160 | 160 | 160 | 160 | 160 | 160 | 160 | 160 |
| 40 | 180 | 180 | 180 | 180 | 180 | 180 | 180 | 180 |
| 45 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 |
| 50 | 220 | 220 | 220 | 220 | 220 | 220 | 220 | 220 |
| 55 | 240 | 240 | 240 | 240 | 240 | 240 | 240 | 240 |
| 60 | 260 | 260 | 260 | 260 | 260 | 260 | 260 | 260 |



- SITE LEGEND**
- PROPOSED BUILDING
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED FULL DEPTH PAVEMENT
 - PROPOSED CURB & GUTTER
 - PROPOSED STOP BAR
 - PROPOSED CROSSWALK
 - PROPOSED 6' WIDE STANDARD CROSSWALK
 - PROPOSED 10' WIDE HIGH VISIBILITY CROSSWALK
 - PROPOSED SIGN
 - PROPOSED ADA PARKING SPACE
 - PROPOSED RETAINING WALL
 - PROPOSED BIKE RACK
 - EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - TREE PROTECTION FENCE
 - LIMITS OF DISTURBANCE
 - REGULATORY FLOOD PROTECTION ELEVATION
 - 100-YEAR FLOOD ELEVATION
- N/E
FAYNE, WALL, STELL
PR. 1741042424
DB 17228 PG. 59
BM 1955 PG. 404

- NOTES:**
- SEE SHEET C3.10 FOR GENERAL AND SITE NOTES.
 - NO TEMPORARY OR PERMANENT ENCROACHMENTS INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES ARE PERMITTED WITHIN THE EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

| TRAFFIC SYMBOL & PAVEMENT MARKINGS LEGEND | | |
|---|--|---|
| 20 | PROPOSED STOP BAR | - |
| 21 | PROPOSED HORIZONTAL CROSSWALK | - |
| 22 | PROPOSED CROSSWALK (8" STRIP) | - |
| 23 | YIELD HERE FOR PEDESTRIANS 30'x30" | - |
| 24 | TRAFFIC FLOW ARROW (NCDOT 1035.26) | - |
| 25 | LEFT OR RIGHT TURN LANE MARKING (NCDOT 1035.26) | - |
| 26 | TRAFFIC FLOW ARROW WITH LEFT OR RIGHT TURN (NCDOT 1035.26) | - |
| 27 | PROPOSED BIKE LANE SHOULDER | - |

| SIGNAGE LEGEND | |
|----------------|------------------------------------|
| KEY TAG | DESCRIPTION |
| 1 | STOP 30'x36" |
| 2 | YIELD 30'x30'x30" |
| 3 | YIELD HERE FOR PEDESTRIANS 30'x30" |
| 4 | STOP HERE FOR PEDESTRIANS 30'x30" |
| 5 | SPEED LIMIT 24'x30" |
| 6 | DO NOT ENTER 30'x30" |
| 7 | WRONG WAY 30'x12" |
| 8 | ONE WAY 30'x12" |

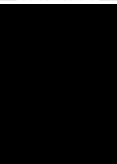
| SIGNAGE LEGEND | |
|----------------|---|
| MUTCD # | DESCRIPTION |
| R1-1 | ROUNDABOUT CIRCULATION (2 CHEVRONS) 30'x24" |
| R1-2 | ROUNDABOUT CIRCULATION (3 CHEVRONS) 48'x24" |
| R1-5 | ROUNDABOUT CIRCULATION (4 CHEVRONS) 60'x24" |
| R1-6b | ROUNDABOUT CIRCULATION (PLAQUE) 30'x30" |
| R2-1 | PARKING RESTRICTION "RESERVED FOR PERSON WITH DISABILITY" 12'x18" |
| R5-1 | PARKING RESTRICTION "RESERVED FOR PERSON WITH DISABILITY" 12'x18" |
| R5-1a | WRONG WAY 30'x12" |
| R5-1 | ONE WAY 30'x12" |

| SIGNAGE LEGEND | |
|----------------|---|
| MUTCD # | DESCRIPTION |
| R6-4 | ROUNDABOUT CIRCULATION (2 CHEVRONS) 30'x24" |
| R6-4a | ROUNDABOUT CIRCULATION (3 CHEVRONS) 48'x24" |
| R6-5 | ROUNDABOUT CIRCULATION (4 CHEVRONS) 60'x24" |
| R6-6b | ROUNDABOUT CIRCULATION (PLAQUE) 30'x30" |
| R7-8 | PARKING RESTRICTION "RESERVED FOR PERSON WITH DISABILITY" 12'x18" |
| R7-7 | PARKING RESTRICTION "RESERVED FOR PERSON WITH DISABILITY" 12'x18" |
| R7-8P | PARKING RESTRICTION "RESERVED FOR PERSON WITH DISABILITY" 12'x18" |

| NCDOT MARKINGS | |
|----------------|--|
| 11 | WHITE EDGELINE (4" 90 MIL) |
| 12 | WHITE SOLID LANE LINE (4" 90 MIL) |
| 14 | 3 FT. - 9 FT. SP WHITE MINI SKIP (4" 90 MIL) |
| 15 | 3 FT SP WHITE MINI SKIP (8" OR 12" 90 MIL) |
| 16 | WHITE GORE LINE |
| 17 | YELLOW DOUBLE CENTER (4" 90 MIL) |
| 18 | YELLOW DIAGONAL (8" 90 MIL) |
| 19 | 3 FT. - 9 FT SP YELLOW MINI SKIP (4" 90 MIL) |
| 20 | YELLOW SOLID LANE (4" 90 MIL) |

- NOTES:
- SEE SHEET C3.10 FOR GENERAL AND SITE NOTES.
 - SEE SHEET C3.10 FOR SIGNAGE, STRIPING AND PAVING MARKING NOTES.

SWIFT PARTNERS



| No. | Date | Description |
|-----|------|--------------------------|
| 1 | | DATE FOR REVIEW COMMENTS |
| 2 | | DATE FOR REVIEW COMMENTS |
| 3 | | DATE FOR REVIEW COMMENTS |
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VICINITY



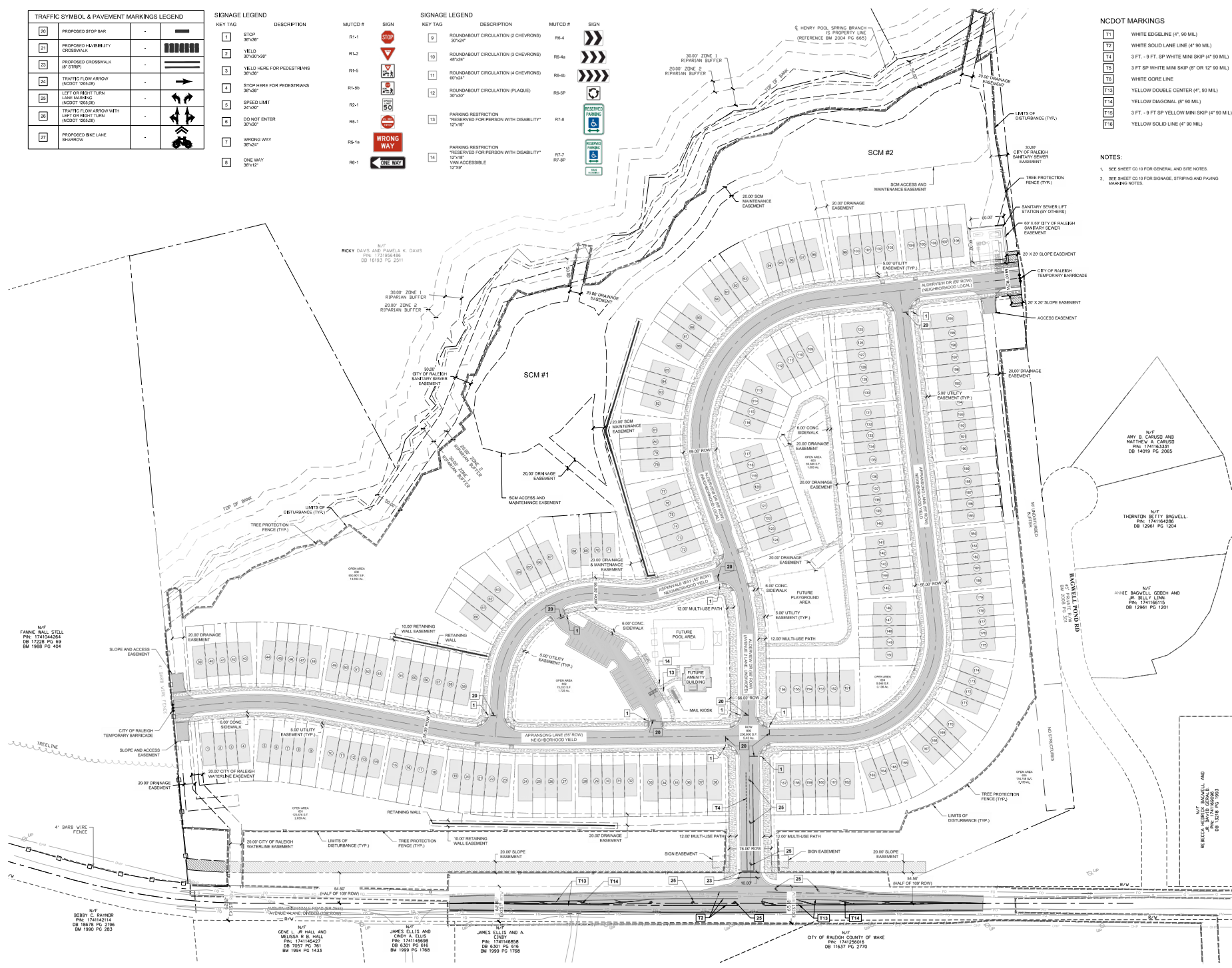
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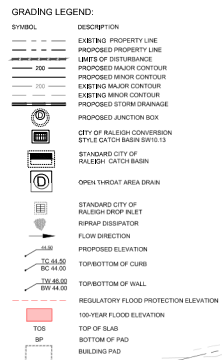
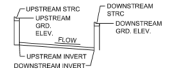
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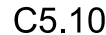


SIGNAGE & PAVEMENT MARKINGS PLAN

SHEET NO.
C3.20

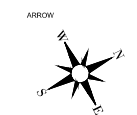
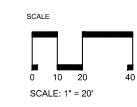


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| No. | Date | Description |
|-----|------------|-------------------------|
| 1 | 11/15/2023 | DATE FOR FIELD COMMENTS |
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GRADING LEGEND:

SYMBOL DESCRIPTION

- LIMITS OF DISTURBANCE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED STORM DRAINAGE
- PROPOSED GATCH BASIN
- PROPOSED AREA DRAIN
- INFLUX DRAINAGE
- FLOW DIRECTION
- PROPOSED ELEVATION
- TOP OF CURB
- TOP OF WALL
- REGULATORY FLOOD PROTECTION ELEVATION
- 100-YEAR FLOOD ELEVATION

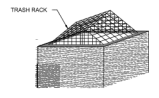
NOTES:
SEE SHEET C5.10 FOR GENERAL AND GRADING NOTES

GENERAL NOTES:

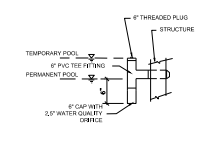
1. PRECAST STRUCTURES SHALL CONFORM TO LATEST ASTM C413 REINFORCED CONCRETE WATER AND WASTE WATER STRUCTURES.
2. CONCRETE PIPE FROM OCSB TO FESB SHALL HAVE GROUND SOLUS WITH EXISTING DUTY. JOINTS SHALL BE AT 10' INTERVALS.
3. 30" BARREL CONNECTOR TO BE INSTALLED USING 24.0K STM CONNECTOR MEETING ASTM C413 (A-OK PRODUCTS, TULLYVILLE, PA).
4. SHOP DRAWINGS MUST BE SUBMITTED AND APPROVED BY THE ENGINEER BEFORE CONSTRUCTION.
5. GEOTECHNICAL ENGINEER SHALL MONITOR DAM AND OUTLET STRUCTURE INSTALLATION. ALL FILL SHALL BE COMPACTED TO 95% OF THE MATERIALS MINIMUM DRY DENSITY UNLESS OTHERWISE DIRECTED BY GEOTECHNICAL ENGINEER.
6. DRAINAGE AREA MUST BE STABILIZED PRIOR TO INSTALLATION. PERMANENT EROSION CONTROL MEASURES.
7. PREPARE A PLAN, ELEVATION, AND SECTION OF EACH MAJOR BEARING QUALITY DRAINAGE OF WATER QUALITY BASIN AND OUTLET STRUCTURE. SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL AND VET POND TO PASS INSPECTION.
8. PER NEEDED MANUAL, INTERIOR SLOPES MAY BE NO STEEPER THAN 3:1.

DIMENSION CHART

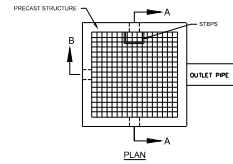
| DESCRIPTION | DIMENSION |
|---|-----------|
| Inside Dimension of Outlet Structure (ft) (Square Box) | 6' x 6' |
| Width of Outlet Structure Walls (in) | 6.00 |
| Outlet Pipe Diameter (in) | 36.00 |
| Emergency Box Width (ft) | 24.00 |
| Anti-seep Cover Length and Width (ft) | 7.00 |
| Clearance between Outlet Structure and Anti-seep Cover (ft) | 10.00 |
| Additional Anti-seep Cover Spacing Downstream (O.C.) (ft) | 20.00 |



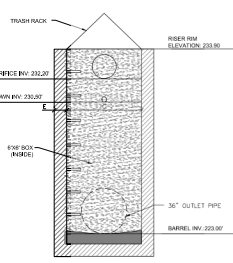
ISOMETRIC DETAIL



WATER QUALITY ORIFICE DETAIL



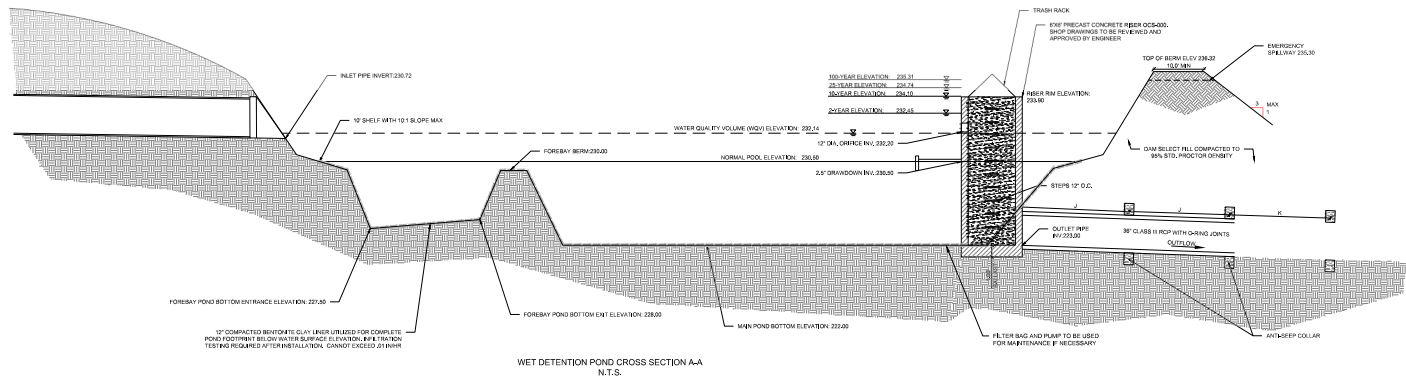
PLAN



SECTION A-A

REINFORCEMENT AND CONNECTION SPECIFICATIONS

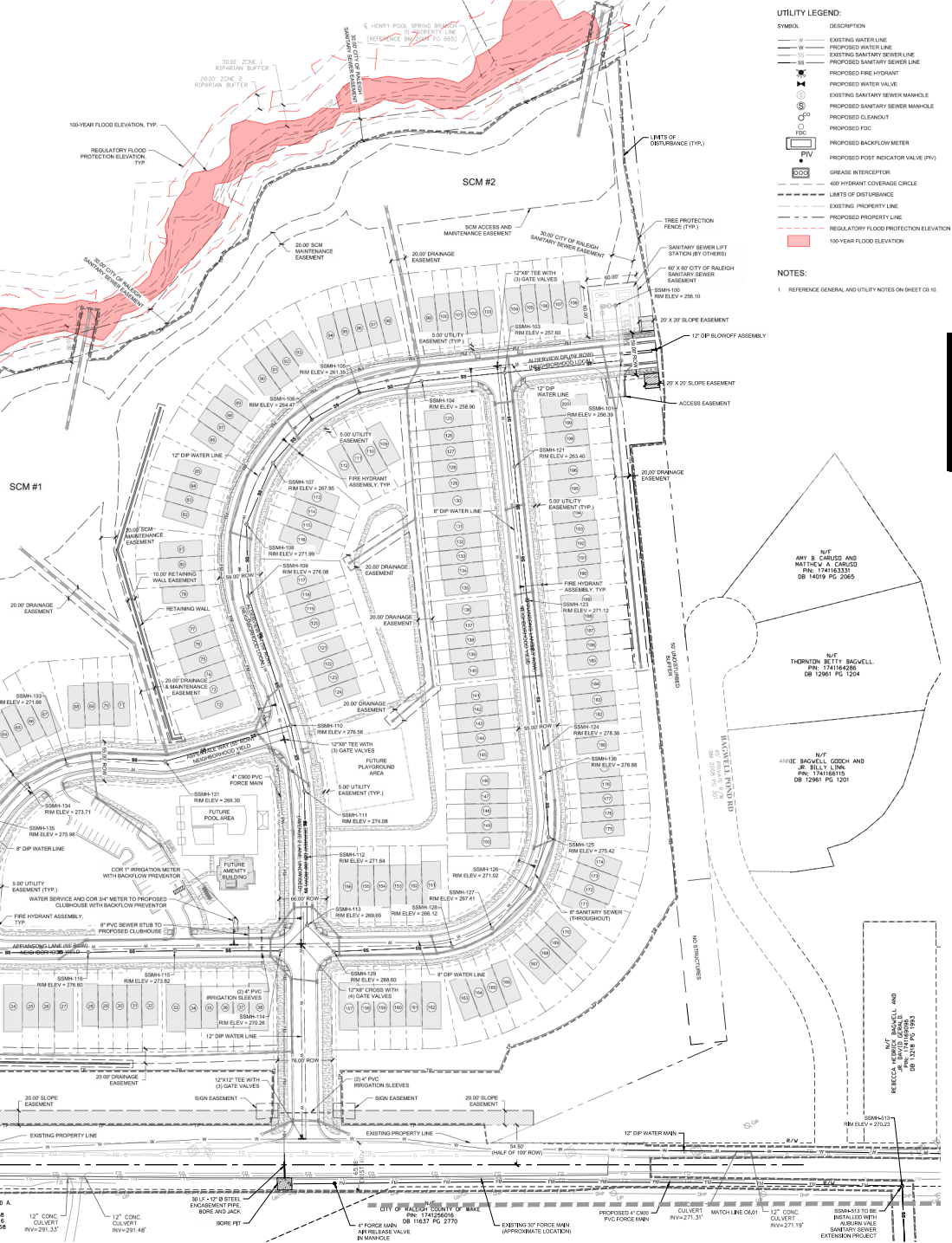
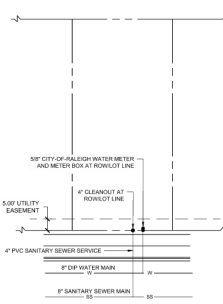
1. ALL FILL SOILS FOR BERMSHED SECTION SHALL BE CLEAN, IMPERMEABLE MATERIAL AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MINIMUM DRY DENSITY. AT OPTIMAL MOISTURE CONTENTS. NO SLURRY OR SOILS SHALL BE USED IN THE BERMSHED. CONSTRUCTION SOILS SHALL NOT EXCEED SIGNIFICANT SPREADING OR EXPANSION CHARACTERISTICS. CHARGE GEOTECHNICAL ENGINEER SHALL APPROVE THE SOILS FOR PLACEMENT WITHIN THE BERMSHED SECTION. THE GEOTECHNICAL ENGINEER SHALL ALSO SPECIFY THE METHOD TO BE USED FOR PLACEMENT OF FILL.
2. IN ALL FILL AREAS OF THE BERMSHED, A SOILS COMPACTION TEST SHALL BE CONDUCTED EACH 2000 SQUARE FEET PER VERTICAL FOOT OF FILL.
3. A KEY TRENCH IS TO BE PROVIDED IN ALL FILL AREAS. TRENCH TO EXTEND A MINIMUM OF FIVE FEET BELOW EXISTING GRADE. SOILS AND COMPACTION FOR KEY TRENCH SHALL MEET ALL REQUIREMENTS OF 4" ABOVE.
4. NO WOODY VEGETATION OF ANY TYPE MAY BE LOCATED WITHIN 1' OF THE TOP OF THE BERMSHED SLOPE.
5. FILL PLACEMENT SHALL NOT EXCEED A MAXIMUM 1:1.5:1 SLOPE. FILL SHALL BE CONTINUOUS FOR THE ENTIRE LENGTH OF BERMSHED. BEFORE PLACEMENT OF FILL FOR THE BERMSHED SECTION, ALL UNDERLIES SHALL BE REMOVED AND THE SURFACE PROPERLY PREPARED FOR FILL PLACEMENT.
6. AN ANCHORING AND PROTECTIVE ELEVATION HEIGHT OF AN EARTHEN DAMBMENT DAM SHALL BE ADDED TO THE TOP OF DAM ELEVATION DURING FILL PLACEMENT TO NEGATIVE FUTURE SETTLEMENT.
7. TO HELP INSURE THE EARTHEN DAMBMENT BERMSHED HAVE MET THE STATE DAM SAFETY REGULATIONS AND THAT THE BERMSHEDS HAVE BEEN DESIGNED WITH PUBLIC HEALTH, SAFETY, AND WELFARE IN MIND, THE ENGINEER'S STATEMENT OF FUND AND DAM SAFETY IS REQUIRED FOR BERMSHEDS PROPOSED TO BE CONSTRUCTED FOR INFORMATION ONLY THAT TEMPORARY OR PERMANENT EROSION CONTROL MEASURES SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. DOCUMENTATION TO BE SUBMITTED WITH FUND CERTIFICATION.
8. CONCRETE BASES AND SPILLWAY STRUCTURES SHALL BE DESIGNED AND BUILT IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE'S LATEST GUIDELINES. PARTICULAR ATTENTION SHALL BE PAID TO DESIGN AND ANALYSIS. WATER TIGHTNESS, CONCRETE QUALITY AND CONSTRUCTION PRACTICES. STRUCTURES SHALL BE DESIGNED AND CONSTRUCTED TO MAINTAIN WATER TIGHTNESS BY CONTROLLING AND LIMITING JOINTS WITH THE PROPER JOINT DESIGN AND SPACING. DOCUMENTATION TO BE SUBMITTED WITH FUND CERTIFICATION.
9. POND CERTIFICATION SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. DOCUMENTATION TO BE SUBMITTED WITH FUND CERTIFICATION.



WET DETENTION POND CROSS SECTION A-A
N.T.S.

QTY OF RALEIGH STANDARD UTILITY NOTES:

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, 2018 AS AMENDED (PREFERENCE: CUPPLD HANDBOOK, CURRENT EDITION).
- UTILITY SEPARATION REQUIREMENTS:
 - A SEPARATION OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN APPROVED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FURNISH SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO ADEQUATE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION ON SHALL NOT BE LESS THAN 2' FROM A PRIVATE WELL 30' OR FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER & OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10' IF THE SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE SEPARATION ALLOWED IS THE WATER MAIN & SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 1' ABOVE THE TOP OF THE SEWER. THIS MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, OR MATERIALS OR FITS ENCROACHMENT EXTENDED TO ONE EACH SIDE OF CROSSINGS MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
- SEPARATION HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS OTHERWISE SPECIFIED FOR SANITARY SEWER.
- MAINTAIN 10' MIN. VERTICAL SEPARATION AT ALL WATERMAIN & STORM DRAIN CROSSINGS MAINTAIN 10' MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATION CANNOT BE ACHIEVED, SPECIFY OF MATERIALS & A CONCRETE CRACKING HAVING 4" MIN. CLEANING (PER CUPPLD PG 74.5 & 74.6 & 74.8).
- ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 10' MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN FOR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- DRIVE-OPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVELING PRIVATE PROPERTY.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERUPTIONS SHALL BE PRECEDED BY A 30-DAY ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 32" MINIMUM COVER REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 42" MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IF AT THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT IN ACCORD WITH CITY OF RALEIGH DESIGN STANDARDS, THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT SHALL BE NOTIFIED. THE APPLICANT'S RESPONSIBILITY TO PROPERLY FUSE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- INSTALL 4" PVC SEWER SERVICE @ 1/4" MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR BASEMENT LINE & SPACES EVERY 75 FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES EXCEEDING 10 PSI. BACKWATER VALVES SHALL BE INSTALLED AT THE MAIN CITY SEWER SERVICE MAIN BUILDING DRAINAGE LOWER THAN 1' ABOVE THE MAIN AT THE MAIN BUILDING.
- ALL UNDERGROUND UTILITIES APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM RECORD, USACE, AOR, FEMA, OR ANY OTHER AGENCY BUFFER, WETLAND, AOR, FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- RECORD: RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK INCLUDING MAIN CROSSINGS & SERVICES. THE CITY OF RALEIGH SHALL BE NOTIFIED PRIOR TO CONSTRUCTION.
- CRASH INTERUPTION OF OR WATER SEPARATION RECORD CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RALEIGH PROGRAM COORDINATOR PRIOR TO SUBMITTAL OF A UIC. RUC PERMIT. CONTACT THE RALEIGH PROGRAM COORDINATOR FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL: PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED. IN THE ABSENCE OF THE RULES GOVERNING RUC WATER SYSTEMS WITHIN RALEIGH, THE FOLLOWING 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 ANNUALLY, AND PERIODIC TESTING HEREIN. IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS ON THE LOCAL CROSS-CONNECTION CONTROL PROGRAM. REVISIONS TO MORE STRINGENT ALTERNATIVES OF COMPLIANCE SHALL BE OBTAINED FROM THE RALEIGH CROSS-CONNECTION CONTROL PROGRAM FOR EACH SERVICE PRIOR TO SUBMITTAL OF A UIC. RUC PERMIT. CONTACT THE RALEIGH PROGRAM COORDINATOR FOR MORE INFORMATION.
- NOTICE FOR PROJECTS WITH RELEASED OR OVERSIZED MAINS: IF THE CITY'S REMEDIATION FOR AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT PROJECT IS \$250,000 OR GREATER, THE PROJECT MUST BE PUBLICLY BID.



UTILITY LEGEND:

| SYMBOL | DESCRIPTION |
|--------|---------------------------------------|
| | EXISTING WATER LINE |
| | PROPOSED WATER LINE |
| | EXISTING SANITARY SEWER LINE |
| | PROPOSED SANITARY SEWER LINE |
| | PROPOSED FIRE HYDRANT |
| | PROPOSED WATER VALVE |
| | EXISTING SANITARY SEWER MANHOLE |
| | PROPOSED SANITARY SEWER MANHOLE |
| | PROPOSED CLEANOUT |
| | PROPOSED FDC |
| | PROPOSED BACKFLOW METER |
| | PROPOSED POST INDICATOR VALVE (PIV) |
| | CRASH INTERUPTION |
| | 400' HYDRANT COVERAGE CIRCLE |
| | LIMITS OF DISTURBANCE |
| | EXISTING PROPERTY LINE |
| | PROPOSED PROPERTY LINE |
| | REGULATORY FLOOD PROTECTION ELEVATION |
| | 100-YEAR FLOOD ELEVATION |

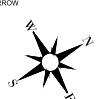
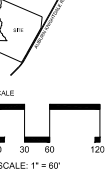
NOTES:

- REFERENCE GENERAL AND UTILITY NOTES ON SHEET 05.10.

SWIFT
PARTNERS

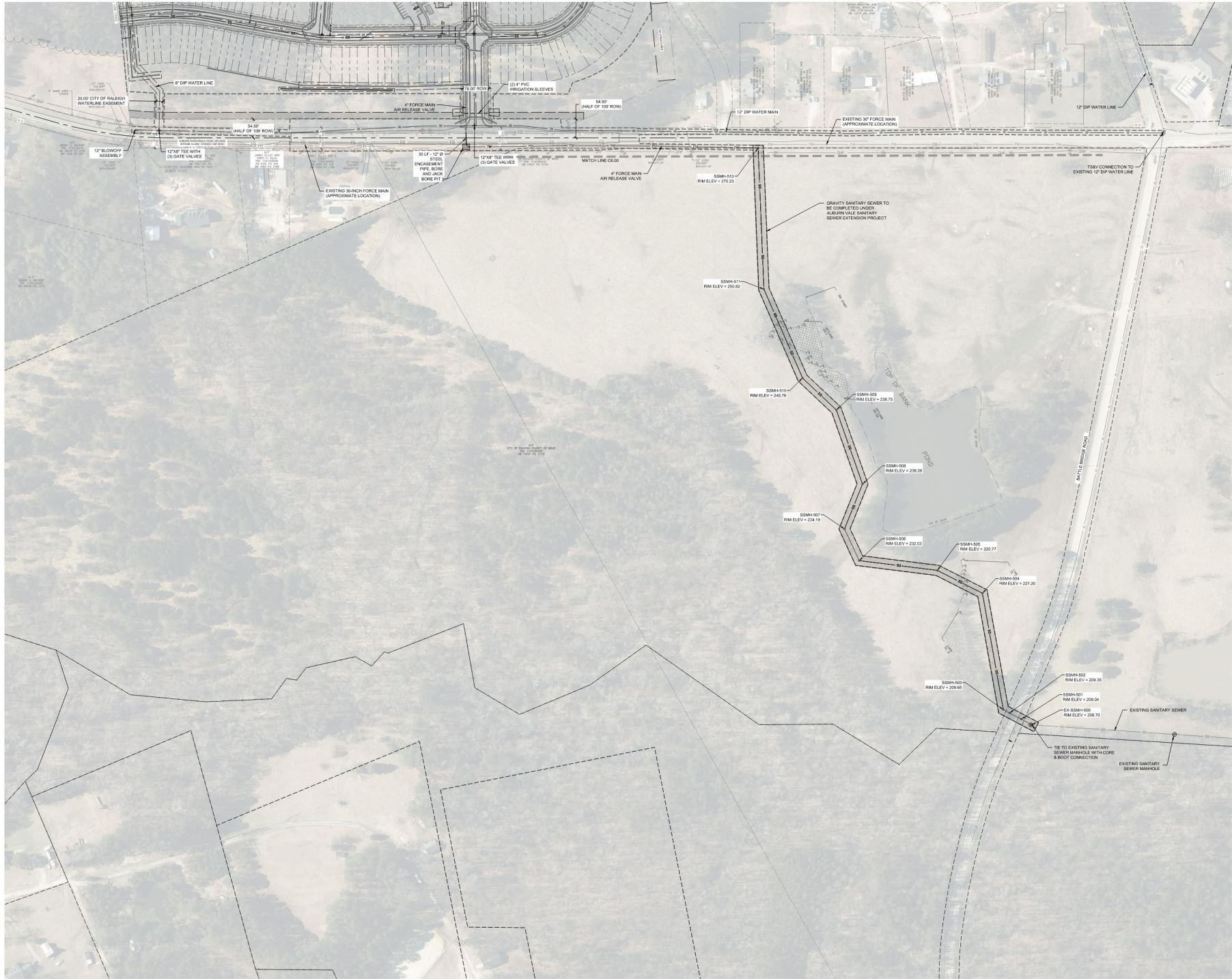


| No. | Date | Description |
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| 1 | | CONTRACTOR'S COMMENTS |
| 2 | | |
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| 4 | | |
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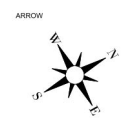
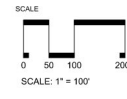


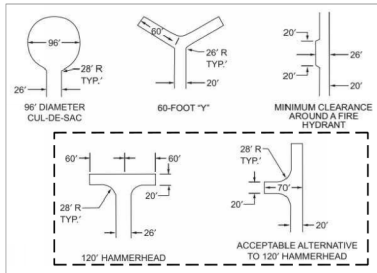
DATE: 11.30.2023
DRAWN BY: REAP
CHECKED BY: J. B. BAKER
PROJECT: C6.00
SHEET NO.
C6.00

UTILITY PLAN



| No. | Date | Description |
|-----|------------|-------------------------|
| 1 | 10/30/2023 | FOR REVIEW AND COMMENTS |
| 2 | | FOR REVIEW AND COMMENTS |
| 3 | | FOR REVIEW AND COMMENTS |
| 4 | | FOR REVIEW AND COMMENTS |
| 5 | | FOR REVIEW AND COMMENTS |
| 6 | | FOR REVIEW AND COMMENTS |
| 7 | | FOR REVIEW AND COMMENTS |
| 8 | | FOR REVIEW AND COMMENTS |
| 9 | | FOR REVIEW AND COMMENTS |
| 10 | | FOR REVIEW AND COMMENTS |





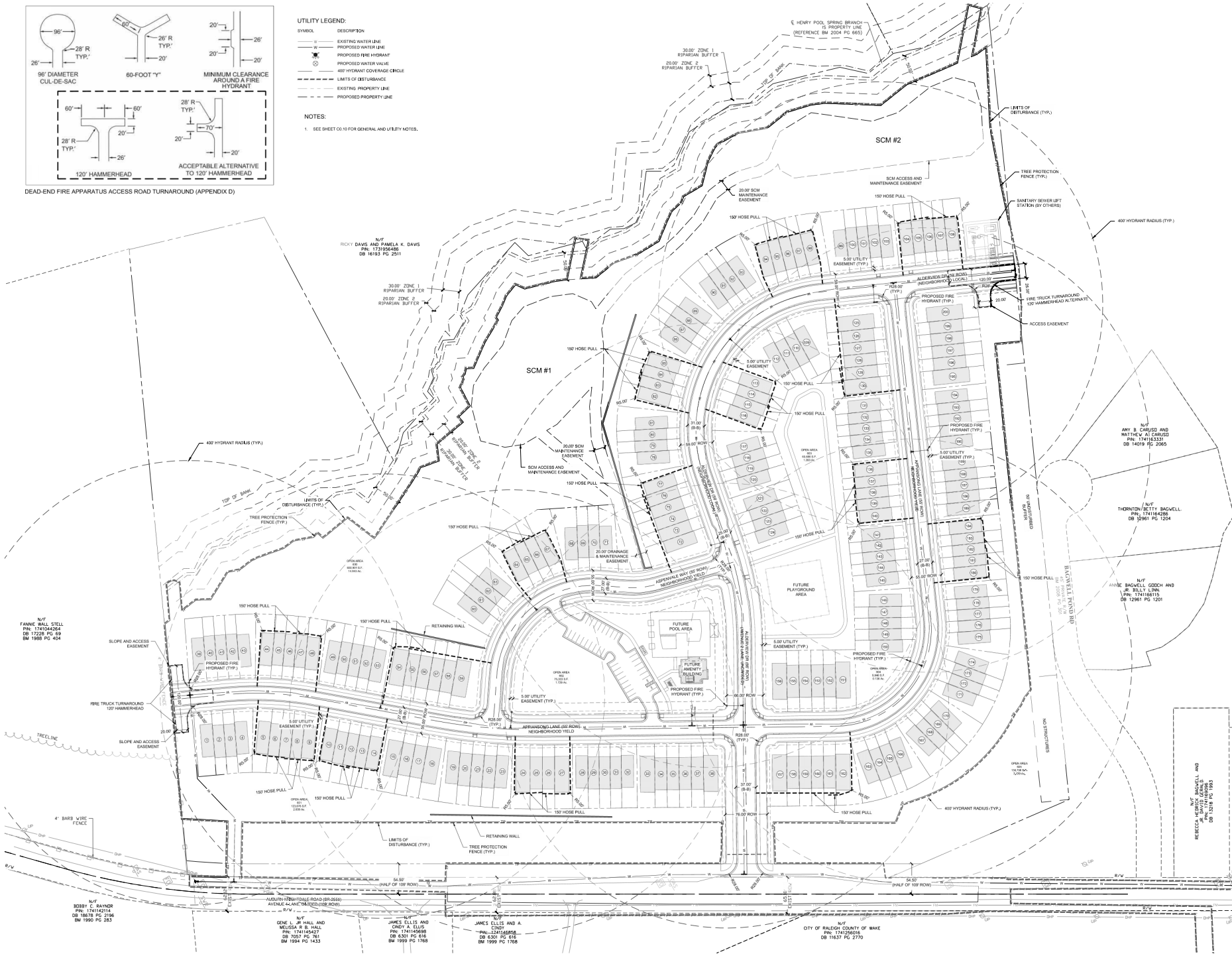
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND (APPENDIX D)

UTILITY LEGEND:

| SYMBOL | DESCRIPTION |
|--------|------------------------------|
| — | EXISTING WATER LINE |
| - - - | PROPOSED WATER LINE |
| — | PROPOSED FIRE HYDRANT |
| — | PROPOSED WATER VALVE |
| ○ | 400' HYDRANT COVERAGE CIRCLE |
| - - - | LIMITS OF DISTURBANCE |
| - - - | EXISTING PROPERTY LINE |
| - - - | PROPOSED PROPERTY LINE |

NOTES:

- SEE SHEET C6.19 FOR GENERAL AND UTILITY NOTES.



SWIFT PARTNERS



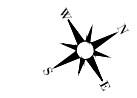
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VICINITY



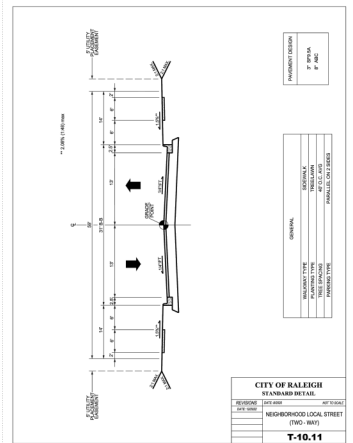
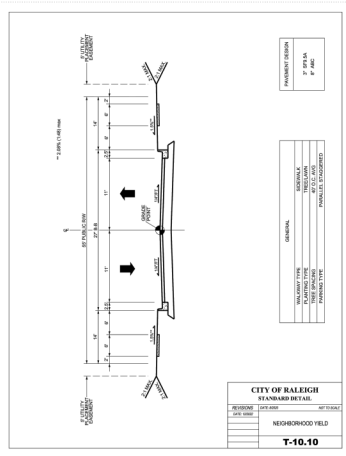
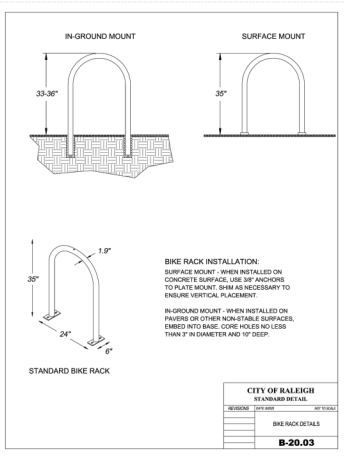
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SCALE: 1" = 60'

ARROW

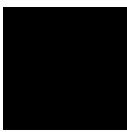
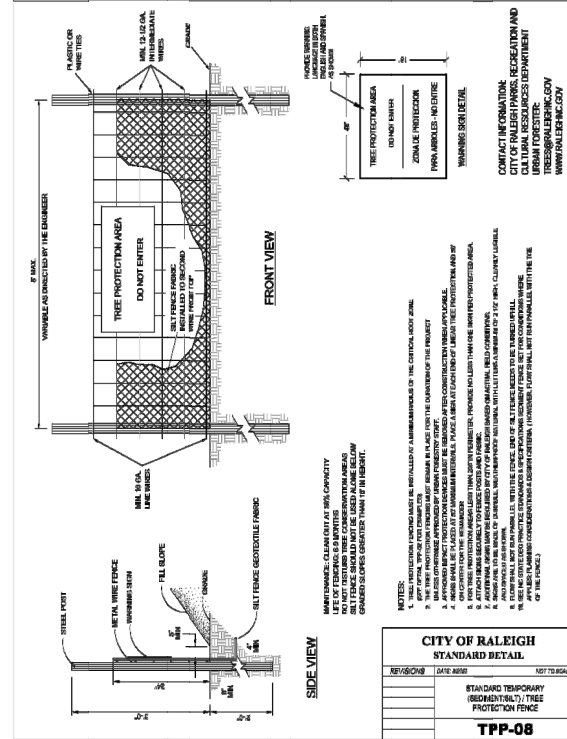
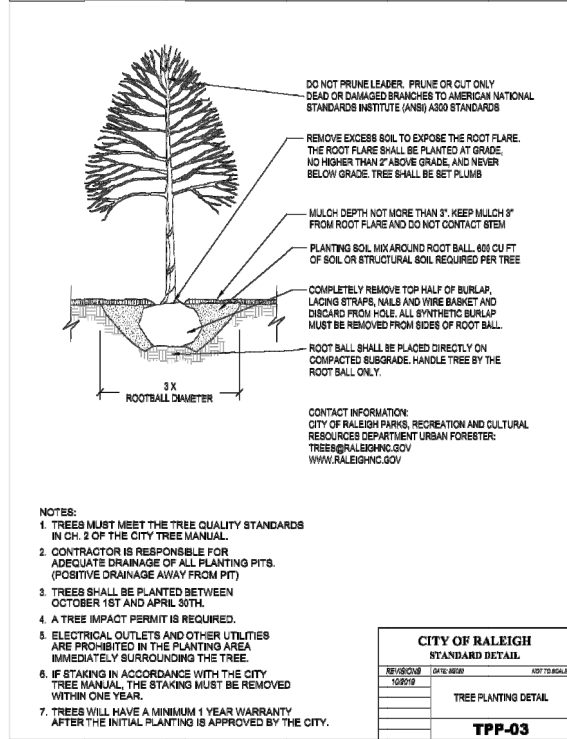
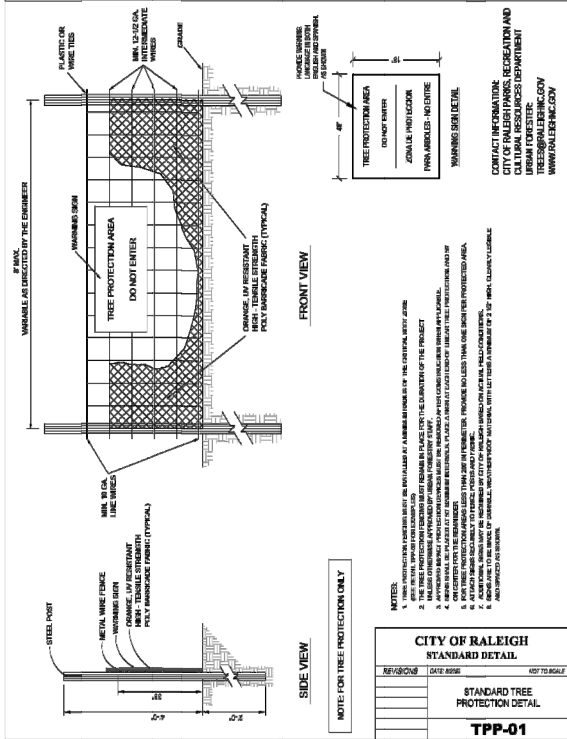


FIRE PROTECTION PLAN

C6.20



DATE: 11.30.2023
CHECKED BY: LAP
DRAWN BY: RS
PROJECT: AUBURN VALE
PROJECT #: C202119



Infinite Tide

FORM LICENSE C-01

No. _____ Date _____ Description _____

VICINITY

SCALE

ARROW