



# Administrative Approval Action

Case File / Name: SUB-0055-2023  
DSLCL - ST ALBANS HEIGHTS

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

- LOCATION:** This 4.75 acre site zoned R-10 CU (Z-70-95) is located on the south side of St Albans Drive, northeast of the intersection of St Albans Drive and Executive Drive at 1316 St Albans Drive.
- REQUEST:** This is a conventional townhome subdivision consisting of 36 residential lots and one common/HOA lot.
- 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 April 12, 2024 by BGE.

## CONDITIONS OF APPROVAL and NEXT STEPS:

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

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

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

### General

1. All retaining walls encroaching onto private lots require a cross access easement

### Stormwater

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

### Urban Forestry

5. 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).
6. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.



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

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

<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required
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**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. The front corners of lots 25 and 36 encroach into the private alley. Eventhough there is a cross access easement, this shows that a small portion of the the private alleyway is on private property (lots 25 and 36) and thus the owners of these lots would be held responsible for maintenance and upkeep of this private community alley. Strongly recommend pulling the lot lines of these two lots out of the private alleyway.
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.
4. A demolition permit shall be issued and this building permit number shown on all maps for recording.

**Engineering**

5. A pedestrian and bicycle 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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6. 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)
7. 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.

## Stormwater

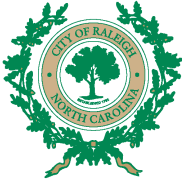
8. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
9. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
10. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
11. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
12. 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

13. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.414 acres of secondary tree conservation area.
14. A public infrastructure surety for twelve (12) street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

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

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



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## Urban Forestry

1. A tree impact permit must be obtained for the approved streetscape tree installation in the right-of-way. This development proposes twelve (12) street trees along St Albans Dr.

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

#### General

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

**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: April 24, 2027**  
Record at least 1/2 of the land area approved.

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

I hereby certify this administrative decision.

Signed: \_\_\_\_\_  \_\_\_\_\_ Date: 04/24/2024  
Development Services Dir/Designee  
Staff Coordinator: Jermont Purifoy

# PRELIMINARY SUBDIVISION PLANS

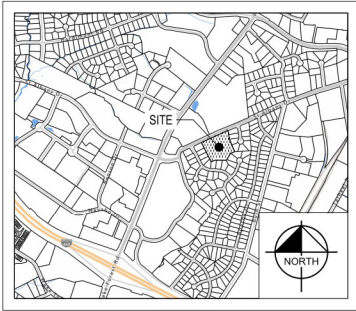
# ST ALBANS HEIGHTS

## 1316 ST ALBANS DRIVE

## RALEIGH, NC

SUB-0055-2023

ZONING: Z-70-95



1st Submittal: 09/27/23 3rd Submittal: 02/14/24 5th Submittal: 04/12/24  
 2nd Submittal: 12/19/23 4th Submittal: 04/01/24

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C00	COVER SHEET
C01	GENERAL NOTES
C10	EXISTING CONDITIONS
C11	DEMOLITION PLAN
C21	OVERALL SITE PLAN
C21	SIGNAGE AND STRIPPING PLAN
C30	OVERALL UTILITY PLAN
C40	OVERALL GRADING PLAN
C70	STORMWATER BMP
C80	SITE DETAILS (1 OF 2)
C8-1	SITE DETAILS (2 OF 2)
L10	LANDSCAPE AND TREE CONSERVATION AREA PLAN
L20	SOIL PLANTING PLAN
L30	LANDSCAPE DETAILS

SITE DATA FOR ST ALBANS HEIGHTS		DATE: 01/23/2023	
EXISTING ADDRESS: 1316 St. Albans Drive, Raleigh, North Carolina 27608			
OWNER: DUCO LLC			
OVERALL DISTRICT: N/A			
PER AREA	4.25 AC	283,516 SF	
LOT 1 - B. TOWNHOMES	1.60 AC	69,713 SF	
LOT 2 - TOWNHOMES	2.12 AC	92,958 SF	
PROPOSED 1/4 AC DEDICATION (EXIST)	0.50 AC	2,190 SF	
SITE NET AREA:	4.25 AC	184,867 SF	
SITES USE: Single Family Residential			
EXISTING LEGAL USE: Professional/Office/General			
UNITS PROPOSED WITH THIS PLAN:			
TOWNHOUSE	36		
TOTAL UNITS:	36		
PROPOSED DRIVE IMPROVEMENT AREA:			
PAVEMENT	2.04 AC	42,690 SF	(INCLUDING COMMUNITY STREETS ON LOTS)
SIDEWALK	1.88 AC	7,940 SF	(INCLUDING COMMUNITY SIDEWALK ON LOTS)
LOT 1 - B. TOWNHOMES	0.60 AC	2,610 SF	(INCLUDING COMMUNITY SIDEWALK ON PLOTS)
LOT 2 - TOWNHOMES	0.60 AC	2,610 SF	(INCLUDING COMMUNITY SIDEWALK ON PLOTS)
LOT 1/4 AC LOT	0.72 AC	3,140 SF	MAX IMPROVEMENT OF
TOTAL DRIVE IMPROVEMENT AREA:	2.72 AC	11,300 SF	81' WIDE ON LOT 2
MAX UNITS PER 1/4 AC:			
UNITS	REQUIRED	PROVIDED	
LOT 1/4 AC BUILDING TYPE			
RESIDENTIAL USE: Attached House, Townhouse, Apartment and Open Lot			
LOT 1/4 AC TOWNHOUSE PER			
A. SITE DIMENSIONS	3000 SF/50	12,126 SF/50	
B. LOT DIMENSIONS	41.3' x 30%' = 1,239 AC	616' AC	
C. LOT DIMENSIONS	70' x 50'	3,500 SF	
D. DRIVEWAY DIMENSIONS	30' x 12'	360 SF	
E. DRIVEWAY DIMENSIONS	30' x 12'	360 SF	
F. DRIVEWAY DIMENSIONS	30' x 12'	360 SF	
G. DRIVEWAY DIMENSIONS	30' x 12'	360 SF	
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HJ. DRIVEWAY DIMENSIONS	30' x 12'	360 SF	
HK. DRIVEWAY DIMENSIONS	30' x 12'	360 SF	
HL. DRIVEWAY DIMENSIONS	30' x 12'	360 SF	
HM. DRIVEWAY DIMENSIONS	30' x 12'	360 SF	
HN. DRIVEWAY DIMENSIONS	30' x 12'	360 SF	
HO. DRIVEWAY DIMENSIONS	30' x 12'	360 SF	
HP. DRIVEWAY			

**GENERAL NOTES**

ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY AND STATE REGULATIONS AND CODES AND U.S.H.A. STANDARDS.

NO WORK WITHIN NCDOT OR CITY OF RALEIGH RIGHT OF WAY SHALL TAKE PLACE WITHOUT ALL PERMITS.

EXISTING STRUCTURES WITHIN THE CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITY SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID. AREAS TO BE DISTURBED SHALL BE IMPROVED PER THE CHAL PLANS OR RESTORED TO THEIR ORIGINAL OR BETTER CONDITION. CONTRACTOR SHALL REPAIR ANY EXISTING FEATURES THAT ARE DAMAGED DURING CONSTRUCTION TO THE EXISTING OR BETTER BY BGE, INC.

SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY BGE, INC. ALL INFORMATION IS TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

THE CONTRACTOR SHALL EMPLOY ALL NECESSARY BARRICADES, SIGNS, FENCES, FLASHING LIGHTS, TRAFFIC MEN, ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED BY THE NORTH CAROLINA DEPT. OF TRANSPORTATION NCDOT AS APPLICABLE.

THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.

APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. ANY GRADING BEYOND THE LIMITS OF CONSTRUCTION AS SHOWN ON THE GRADING AND DRAINAGE PLAN WITHOUT AUTHORIZATION IS SUBJECT TO A FINE. (WHEN FIELD CONDITIONS WARRANT OF SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS AND THE CITY OF RALEIGH.)

CONTRACTOR AGREES TO REPAIR ANY DAMAGE TO THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE STANDARDS OF THE NCDOT AND THE CITY OF RALEIGH.

ALL STANDARD NUMBERS REFER TO THE NCDOT STANDARD DETAILS AND SPECIFICATIONS AND THE LATEST EDITION OF THE RALEIGH UNIMBED DEVELOPMENT ORDINANCE.

THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN THE ACTUAL FIELD CONDITIONS AND THE CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.

THE CONTRACTOR SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN A UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.

CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

CONTRACTOR SHALL POST ASSIGNED BUILDING PERMIT NUMBER AND ADDRESS ON BUILDING.

IN ROLLING OR HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.

CONTACT APPLICATING UTILITY COMPANIES TO RELOCATE ANY EXISTING UTILITY AND/OR LIGHT POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE CONTRACTOR.

**UTILITY NOTES**

THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTAL AND VERTICAL LOCATING AND PROTECTING ALL PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN WHICH ARE IN OR ADJACENT TO THE CONSTRUCTION SITE. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL CONTACT NORTH CAROLINA 811 (NCA11) AT 811 OR (800)832-4846 TO COORDINATE FOR THE IDENTIFICATION OF EXISTING UTILITIES WITHIN THE SITE.

SHOULD ANY UNCHARTED OR INADEQUATELY CHARTED UTILITIES BE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER IMMEDIATELY FOR DIRECTIONS.

CONTRACTOR SHALL COORDINATE ANY INTERRUPTION OF UTILITY SERVICE WITH OWNER AND RESPECTIVE UTILITY COMPANY REPRESENTATIVE.

THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY THE UTILITY PROVIDER FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.

ANY PLANNED INTERRUPTION OF UTILITY SERVICE SHALL BE GIVEN A 48 HOUR NOTICE TO THE UTILITY COMPANY AND THE OWNER.

CONTRACTOR SHALL SAW CUT, REMOVE, AND REPLACE ASPHALT PAVEMENT AS NECESSARY TO INSTALL UNDERGROUND ELECTRIC, TELEPHONE, SEWER, WATER, AND COMMUNICATION CONDUITS.

ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE PER DUKE ENERGY STANDARDS.

ALL UTILITIES ARE TO BE UNDERGROUND.

**CITY OF RALEIGH STANDARD NOTES**

COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.

ALL ROAD IMPROVEMENTS AT ST ALBANS DRIVE ARE TO BE COORDINATED WITH THE CITY OF RALEIGH ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

SKIRT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED TO GRADE.

APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.

IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.

SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE CITY INSPECTOR.

CURB AND GUTTER SHOWN ON THESE PLANS ALONG ST ALBANS DRIVE MAY BE ADJUSTED BASED UPON FIELD SURVEYING. ASSOCIATE STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.

THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SIDE IS) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA, ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.

HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL, BENCHING, BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.

THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.

ANY CONSTRUCTION OR USE WITHIN THE FLOODING CONDITIONS FLOOD FRINGE LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF RALEIGH.

SEALED SHOP DRAWINGS BY A PROFESSIONAL ENGINEER FOR RETAINING WALL (BY OTHERS) MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.

"AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBCOMMISSION FINAL INSPECTION TO THE CITY OF RALEIGH IN ACCORDANCE WITH THE UNIMBED DEVELOPMENT ORDINANCE SUBCOMMISSION ORDINANCE.

CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT RALEIGH DEPARTMENT OF TRANSPORTATION.

NON-STANDARD ITEMS IE: PAVERS, IRRIGATION SYSTEMS, ETC. IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE RALEIGH DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.

SIDEWALK WITHIN THE CITY'S ROW THAT REQUIRE REPLACEMENT AS PART OF THE DEVELOPMENT AND/OR STREET IMPROVEMENTS SHOULD BE PHASED IN SUCH A WAY AS TO MINIMIZE THE DURATION OF THE SIDEWALK CLOSURE TO THE EXTENT FEASIBLE. THE DEVELOPER SHOULD MAKE EVERY ATTEMPT TO HAVE SIDEWALK REPAIRED AND REOPENED FOR PUBLIC USE WITHIN 30 DAYS OF REMOVAL.

ANY WORK WITHIN THE ROW THAT REQUIRES CLOSURE OF THE SIDEWALK OR TRAVEL LANE MUST BE APPROVED BY NCDOT AND WILL REQUIRE A ROW USE PERMIT OR ROW LEASE DEPENDING UPON THE PROPOSED DURATION OF CLOSURE. THE APPROVALS ARE IN ADDITION TO SITE APPROVALS AND SHOULD BE OBTAINED WITH NCDOT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT NCDOT AT (919) 707-4200 AT LEAST 5 BUSINESS DAYS PRIOR TO BEGINNING WORK FOR IMPACTS LESS THAN 30 DAYS. CONTRACTOR SHALL CONTACT NCDOT AT (919) 707-4200 AS SOON AS POSSIBLE FOR IMPACTS GREATER THAN 30 DAYS. EVERY EFFORT SHALL BE MADE TO CONSTRUCT IMPROVEMENTS WITH MINIMAL IMPACT TO DRIVERS AND PEDESTRIANS.

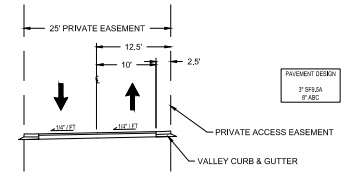
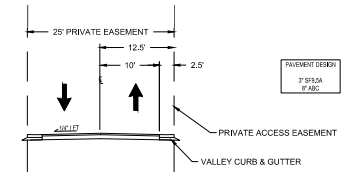
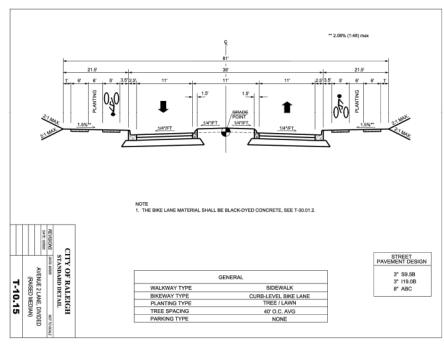
RIGHT OF WAY CLOSURES LONGER THAN 30 DAYS REQUIRE A ROW LEASE AGREEMENT WHICH WILL INCLUDE THE SUBMITTAL OF A TRAFFIC CONTROL PLAN. TRAFFIC CONTROL PLANS REQUIRED THROUGH A LEASE AGREEMENT MAY BE DIFFERENT FROM THE ONE REQUIRED DURING THE LAND DEVELOPMENT PLAN REVIEW AND ARE SUBJECT TO REVISIONS. THE REVISIONED TRAFFIC CONTROL PLANS MUST BE SUBMITTED AS PART OF THE LEASE AGREEMENT PROCESS FOR APPROVAL PRIOR TO START OF ROW CLOSURES. CONTRACTOR SHALL CONTACT NCDOT AT (919) 707-4200.

CONSTRUCTION STAGING WITHIN CITY ROW LASTING MORE THAN 30 DAYS REQUIRE A ROW LEASE AGREEMENT. CONTRACTOR SHALL CONTACT NCDOT AT (919) 707-4200.

DEVELOPER TO CONTACT NCDOT DURING SITE PLAN PREPARATION TO DISCUSS STREET LIGHTING REQUIREMENTS. IF ANY, FOR THIS PROJECT, COORDINATE WITH DUKE ENERGY AND NCDOT AS NECESSARY TO DETERMINE LIGHTING LEVELS, LIGHTING LAYOUT AND REQUIREMENTS FOR INSTALLATION.

**PAVING, GRADING AND DRAINAGE NOTES**

- ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTIONAL RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS LATEST EDITION OR NCDOT SPECIFICATIONS AND STANDARDS LATEST EDITION IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
- ALL UNPAVED AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SLOOED.
- TRAFFIC CONTROL ON ALL NCDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED, AND SHALL REGRADE WAGHOUSES WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
- ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SEEDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
- ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
- WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
- WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
- IF DOWELING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
- STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
- FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO NCDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HOODY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPE PLAN.
- ALL CUT OR FILL SLOPES SHALL BE 3 (HORIZONTAL) : 1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DRIFT REBINS AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSPORTING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS, AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE.
- SEED, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
- THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO LOCATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
- THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.



NOTE: ALL INTERNAL STREETS SHALL COMPLY WITH THE CITY OF RALEIGH SECTION 8.5.7.C FOR COMMERCIAL ALLEYS.

**ATTENTION CONTRACTORS**

The Construction Contractor responsible for the extension of water, sewer, and/or gas, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2499 and the Public Utilities Department at (919) 996-4248 at least one (one) week prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require consultation of any water or sewer facilities not impacted as a result of this notification failure.

Failure to call for inspection, install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.



Know what's below. Call before you dig.

REVISION PER COR. COMMENT	11/2/2024
REVISION PER COR. COMMENT	10/1/2024
REVISION PER COR. COMMENT	10/1/2024
REVISION PER COR. COMMENT	10/1/2024
DATE	REV
DESCRIPTION	
DESIGNED BY:	DFJ/AMM
DRAWN BY:	JVM
REVIEWED BY:	DF
DATE:	04/12/2024
FILE NUMBER:	11213-02
DATE:	04/12/2024
CO-1	

BEAZER HOMES  
801 CORPORATE CENTER DR., SUITE 200  
RALEIGH, NC 27607  
NCDOT LICENSE #C-4397

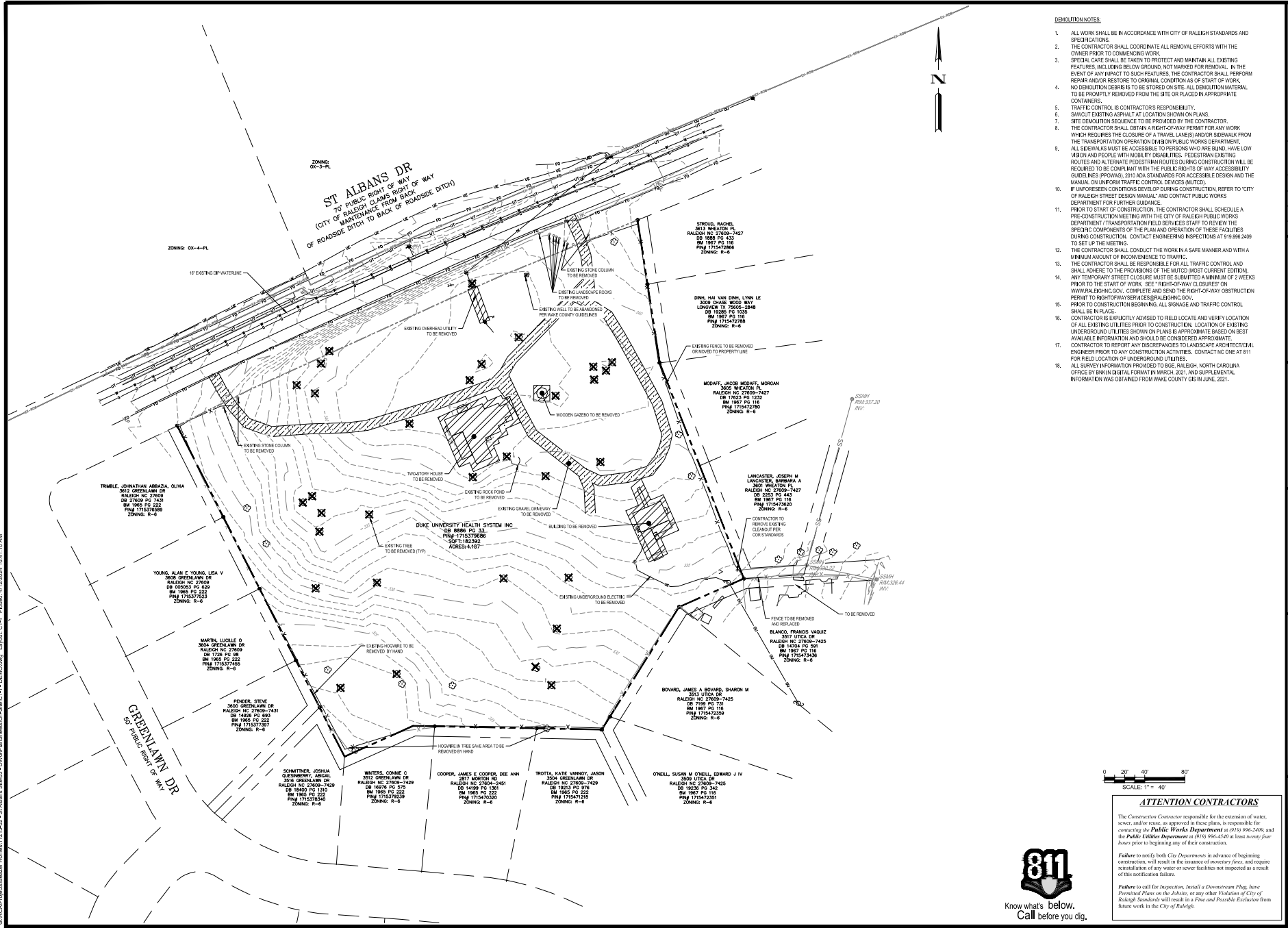
ST ALBANS DRIVE  
1316 ST ALBANS DRIVE  
RALEIGH, NC 27607

ST ALBANS HEIGHTS

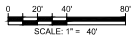
GENERAL NOTES



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- DEMOLITION NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
  2. THE CONTRACTOR SHALL COORDINATE ALL REMOVAL EFFORTS WITH THE OWNER PRIOR TO COMMENCING WORK.
  3. SPECIAL CARE SHALL BE TAKEN TO PROTECT AND MAINTAIN ALL EXISTING FEATURES INCLUDING BELOW GROUND, NOT MARKED FOR REMOVAL, IN THE EVENT OF ANY IMPACT TO SUCH FEATURES. THE CONTRACTOR SHALL PERFORM REPAIR AND/OR RESTORE TO ORIGINAL CONDITION AS OF START OF WORK. NO DEMOLITION DEBRIS IS TO BE STORED ON SITE. ALL DEMOLITION MATERIAL TO BE PROMPTLY REMOVED FROM THE SITE OR PLACED IN APPROPRIATE CONTAINERS.
  4. TRAFFIC CONTROL IS CONTRACTOR'S RESPONSIBILITY.
  5. REMOVE EXISTING ASPHALT AT LOCATION SHOWN ON PLANS.
  6. SITE DEMOLITION SEQUENCE TO BE PROVIDED BY THE CONTRACTOR.
  7. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S) AND/OR SIDEWALK FROM THE TRANSPORTATION OPERATION DIVISION/PUBLIC WORKS DEPARTMENT.
  8. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PRWAG), 2015 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
  9. IF UNPREDICTED CONDITIONS DEVELOP DURING CONSTRUCTION REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
  10. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT. TRANSPORTATION FIELD SERVICES SHALL REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2400 TO SET UP THE MEETING.
  11. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMAL AMOUNT OF INTERFERENCE TO TRAFFIC.
  12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION). ANY TEMPORARY STREET CLOSURES MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGH.NC.GOV, COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGH.NC.GOV.
  13. PRIOR TO CONSTRUCTION BEGINNINGS, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
  14. CONTRACTOR IS EXPLICITLY ADVISED TO FIELD LOCATE AND VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON PLANS IS APPROXIMATE BASED ON BEST AVAILABLE INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE.
  15. CONTRACTOR TO REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECTURAL ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTRACT NO. C11 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
  16. ALL SURVEY INFORMATION PROVIDED TO BGE, RALEIGH, NORTH CAROLINA OFFICE BY ENK IN DIGITAL FORMAT IN MARCH 2021, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN JUNE 2021.



**ATTENTION CONTRACTORS**

The Contractor responsible for the extension of water, sewer, and/or gas, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2409, and the Public Utilities Department at (919) 996-4244 at least ten (10) business days prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require installation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for inspection, install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

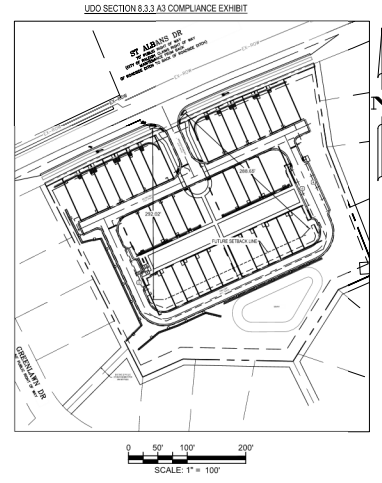
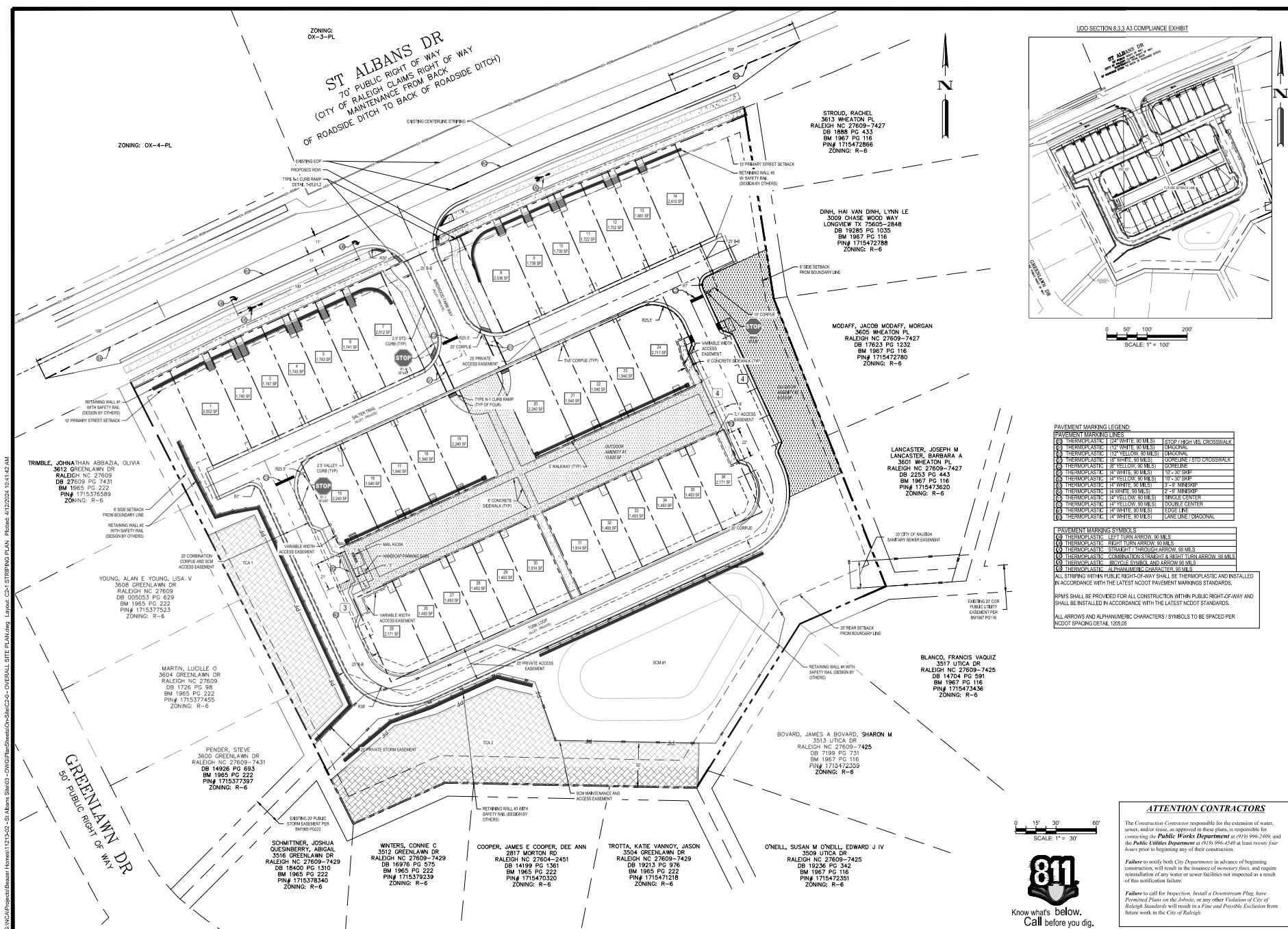


Know what's below.  
Call before you dig.

11/23/2024	REVISION PER COR COMMENT
10/15/2024	REVISION PER COR COMMENT
10/14/2024	REVISION PER COR COMMENT
10/14/2024	REVISION PER COR COMMENT
REV	DATE
DESIGNED BY: DF/JAM	
DRAWN BY: JMM	
REVIEWED BY: DF	
	3440 VALLEY PARK BLVD, SUITE 102 RALEIGH, NC 27607 NC LICENSE #C-4397 ©2023
<b>BEAZER HOMES</b> 801 CORPORATE CENTER DR, SUITE 300 RALEIGH, NC 27607	
<b>ST ALBANS HEIGHTS</b> 1316 ST ALBANS DRIVE RALEIGH, NC 27607	
<b>DEMOLITION PLAN</b>	
<b>FILE NUMBER:</b> 11213-02	
<b>DATE:</b> 04/12/2024	
<b>C1-1</b>	







**PAVEMENT MARKING LEGEND:**

(C) THERMOPLASTIC (2" WHITE 90 MILES)	STOP (HIGH LBS. CROSSWALK)
(C) THERMOPLASTIC (2" WHITE 90 MILES)	WALKWAY
(C) THERMOPLASTIC (1" YELLOW 90 MILES)	LANE/ROW
(C) THERMOPLASTIC (2" WHITE 90 MILES)	CONCRETE/STU CROSSWALK
(C) THERMOPLASTIC (2" WHITE 90 MILES)	CORNER LINE
(C) THERMOPLASTIC (2" WHITE 90 MILES)	10'-30' SRF
(C) THERMOPLASTIC (2" WHITE 90 MILES)	3'-3" WALKWAY
(C) THERMOPLASTIC (2" YELLOW 90 MILES)	7'-8" TRIPSTOP
(C) THERMOPLASTIC (2" WHITE 90 MILES)	SINGLE CENTER
(C) THERMOPLASTIC (2" YELLOW 90 MILES)	DOUBLE CENTER
(C) THERMOPLASTIC (2" WHITE 90 MILES)	EDGE LINE
(C) THERMOPLASTIC (2" WHITE 90 MILES)	LANE LINE (DIAGONAL)

**PAVEMENT MARKING SYMBOLS**

(C) THERMOPLASTIC (LEFT TURN ARROW) 90 MILES
(C) THERMOPLASTIC (RIGHT TURN ARROW) 90 MILES
(C) THERMOPLASTIC (STRAIGHT THROUGH ARROW) 90 MILES
(C) THERMOPLASTIC (CONVEX TO STRAIGHT) 90 MILES
(C) THERMOPLASTIC (STRAIGHT TO CONVEX) 90 MILES
(C) THERMOPLASTIC (BICYCLE SYMBOL AND ARROW) 90 MILES
(C) THERMOPLASTIC (ALPHANUMERIC CHARACTER) 90 MILES

ALL STRIPING WITHIN PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND INSTALLED IN ACCORDANCE WITH THE LATEST MCDOT PAVEMENT MARKINGS STANDARDS.

RPMS SHALL BE PROVIDED FOR ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST MCDOT STANDARDS.

ALL ARROWS AND ALPHANUMERIC CHARACTERS / SYMBOLS TO BE SPACED PER MCDOT SPACING DETAIL 1255/5

**ATTENTION CONTRACTORS**

The Contractor responsible for the extension of water, sewer, and/or gas, as approved in these plans, is responsible for contacting the **Public Works Department** at (919) 996-2499 and the **Public Utilities Department** at (919) 996-4248 at least ten (10) business days prior to beginning any of their construction.

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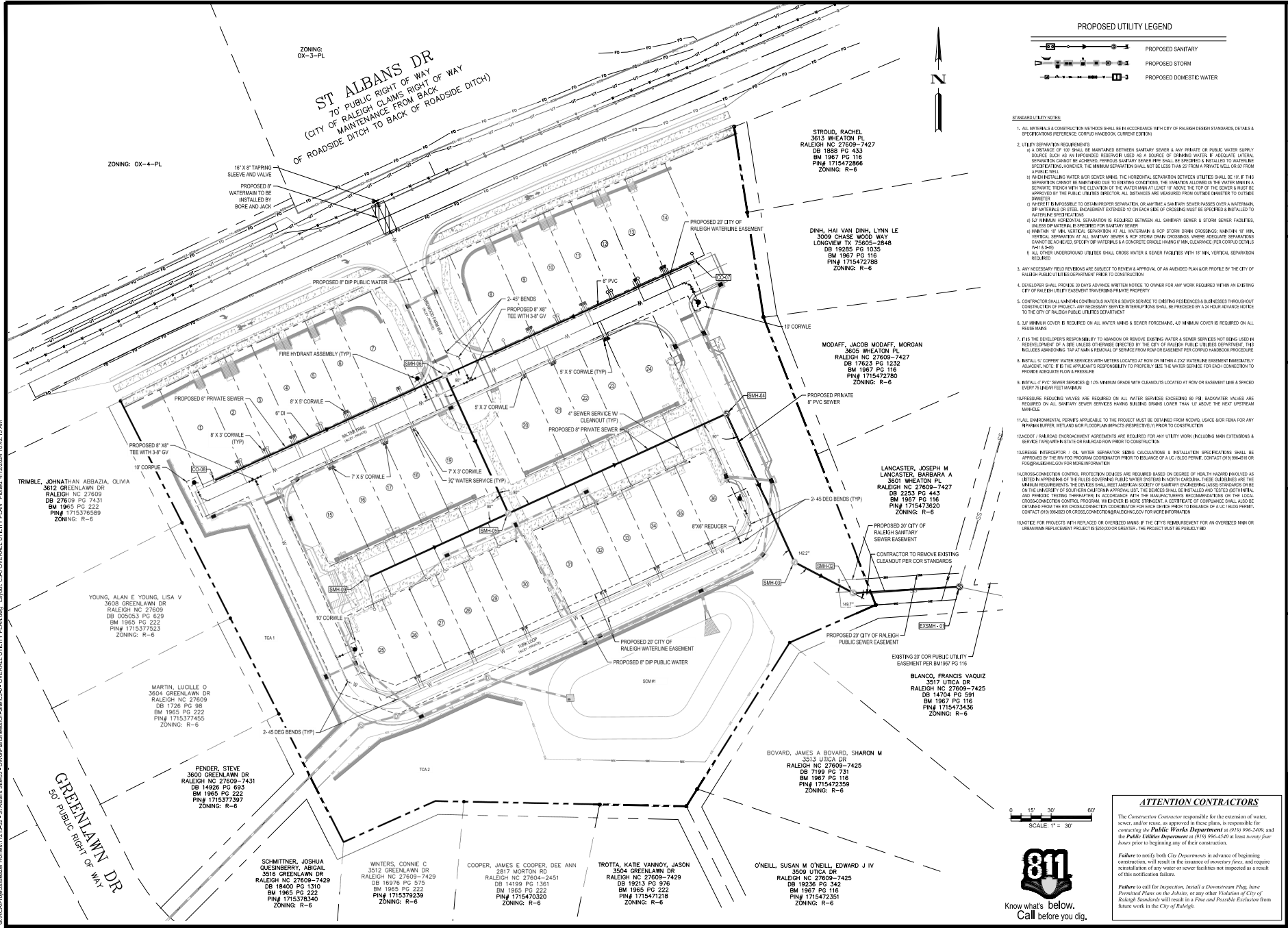
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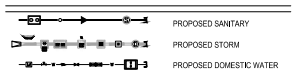
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10/14/2024	REVIEW PER COR COMMENT		
2/14/2024	REVIEW PER COR COMMENT		
10/14/2023	REVIEW PER COR COMMENT		
REV	DATE	DESCRIPTION	
DESIGNED BY: OFJAWM			
DRAWN BY: JMM			
REVIEWED BY: DF			
<b>BGE</b>			
8440 VALLEY PARK BLVD, SUITE 102 RALEIGH, NC 27607 NC LICENSE #C-4387			
<b>BEAZER HOMES</b>			
601 CORPORATE CENTER DR, SUITE 330 RALEIGH, NC 27606			
<b>ST ALBANS HEIGHTS</b>			
1316 ST ALBANS DRIVE RALEIGH, NC 27606			
<b>SIGNAGE AND STRIPING PLAN</b>			
FILE NUMBER:	11213-02		
DATE:	04/12/2024		
C2-1			

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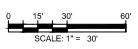


**PROPOSED UTILITY LEGEND**



**STANDARD UTILITY NOTES**

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCED STANDARD HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS
  - a. A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR, A SOURCE OF DRINKING WATER, IF ADEQUATE UTILITY SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 6 FEET FROM PRIVATE WELL OR FROM A PUBLIC WELL.
  - b. WHEN INSTALLING WATER & SANITARY MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE SEPARATION ALLOWED AS THE WATER MAIN IN A SERVICE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
  - c. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION OR AVOIDING A SANITARY SEWER CROSSING OVER A WATERMAIN, OR WATERMAIN OR STEEL ENGAGEMENT EXTENDED 12" ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
  - d. IF MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS OTHERWISE SPECIFIED FOR SANITARY SEWER.
  - e. MINIMUM 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS, MAINTAIN 30" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS, UNLESS ADEQUATE SEPARATIONS CANNOT BE ACHIEVED. PROTECT TOP OF WATERMAIN & RCP STORM DRAIN WITH 18" CLEARANCE FROM PROPOSED UTILITY TRENCH & 4" SHIELD.
  - f. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN AND PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVELING PRIVATE PROPERTY.
5. CONTRACTOR SHALL MAINTAIN CONVEYANCE WATER SERVICE SERVICES TO EXISTING RESIDENTIAL & BUSINESS THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
6. IF MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORECASTING, 40" MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
7. IF IS THE DEVELOPER'S RESPONSIBILITY TO ADDITION OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REVISIONS OF A SITE UNLESS OTHERWISE INDICATED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT WATER & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CONDO HANDBOOK PROCEDURE.
8. INSTALL 1/2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' UTILITY EASEMENT IMMEDIATELY ADJACENT TO THE PROPERTY'S RESPONSIBILITY TO PROPERTY. THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
9. INSTALL 1/2" PVC WATER SERVICES @ 12% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED DOWN TO MINIMUM FEET FROM ROW.
10. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 1/2" IN BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING HEADINGS LOWER THAN 12" ABOVE THE NEXT UPSTREAM SERVICE.
11. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCEM, USACE, SOR, FEMA FOR ANY RIPARIAN BUFFER, WETLAND, AND/OR FLOODPLAIN IMPACTS RESPECTIVELY PRIOR TO CONSTRUCTION.
12. EXISTING 1/2" ROAD ENFORCEMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK INCLUDING MAIN EXTENSIONS & SERVICE TRENCHING. THESE AGREEMENTS SHOULD BE OBTAINED PRIOR TO CONSTRUCTION.
13. URBANE INTERCEPTOR 1" CL WATER SEPARATOR SEEMS CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RFP PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A LIC. ALSO PERMITS, CONTACT (919) 996-2419 OR PROGRAM.BENJAMIN@CITYOFRALEIGH.ORG FOR MORE INFORMATION.
14. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS WELL AS AN APPRAISAL OF THE RISKS GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE DEVICES ARE THE MINIMUM REQUIREMENTS FOR THE CITY OF RALEIGH. THE CITY OF RALEIGH SOCIETY OF SANITARY ENGINEERS STRONGLY OPINES ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL. THE DEVICES SHALL BE INSTALLED AND TESTED BOTH INITIAL AND PERIODIC TESTING THEREAFTER. IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. LOCAL CROSS-CONNECTION CONTROL PROGRAM. INVOLVED IN MORE EXTENSIVE, A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FROM THE CROSS-CONNECTION CONTROL PROGRAM FOR EACH SERVICE TRENCH TO BE INSTALLED. ALSO PERMITS, CONTACT (919) 996-2419 OR CROSS.CONNECTION@CITYOFRALEIGH.ORG FOR MORE INFORMATION.
15. NOTICE FOR PROJECTS THAT REPLACE OR OVERLAP MAINS IF THE CITY'S REQUIREMENT FOR AN OVERSIZED MAIN OR UNDER MAIN REPLACEMENT PROJECT IS DEVELOPED OR OTHERWISE, THE PROJECT MUST BE RE-EVALUATED.



**ATTENTION CONTRACTORS**

The Construction Contractor responsible for the extension of water, sewer, and/or gas, as approved in these plans, is responsible for contacting the **Public Works Department** at (919) 996-2419 and the **Public Utilities Department** at (919) 996-2418 at least **ten (10) business days** prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of necessary fines, and require installation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

11/23/2023	REVISION PER COR COMMENT	
10/24/2023	REVISION PER COR COMMENT	
10/14/2023	REVISION PER COR COMMENT	
10/14/2023	REVISION PER COR COMMENT	
REV	DATE	DESCRIPTION
DESIGNED BY:	DF/JAVM	
DRAWN BY:	JVM	
REVIEWED BY:	DF	

**BCE**  
840 WALNUT AVENUE, SUITE 200  
RALEIGH, NC 27601  
LIC. LICENSE #C-4397

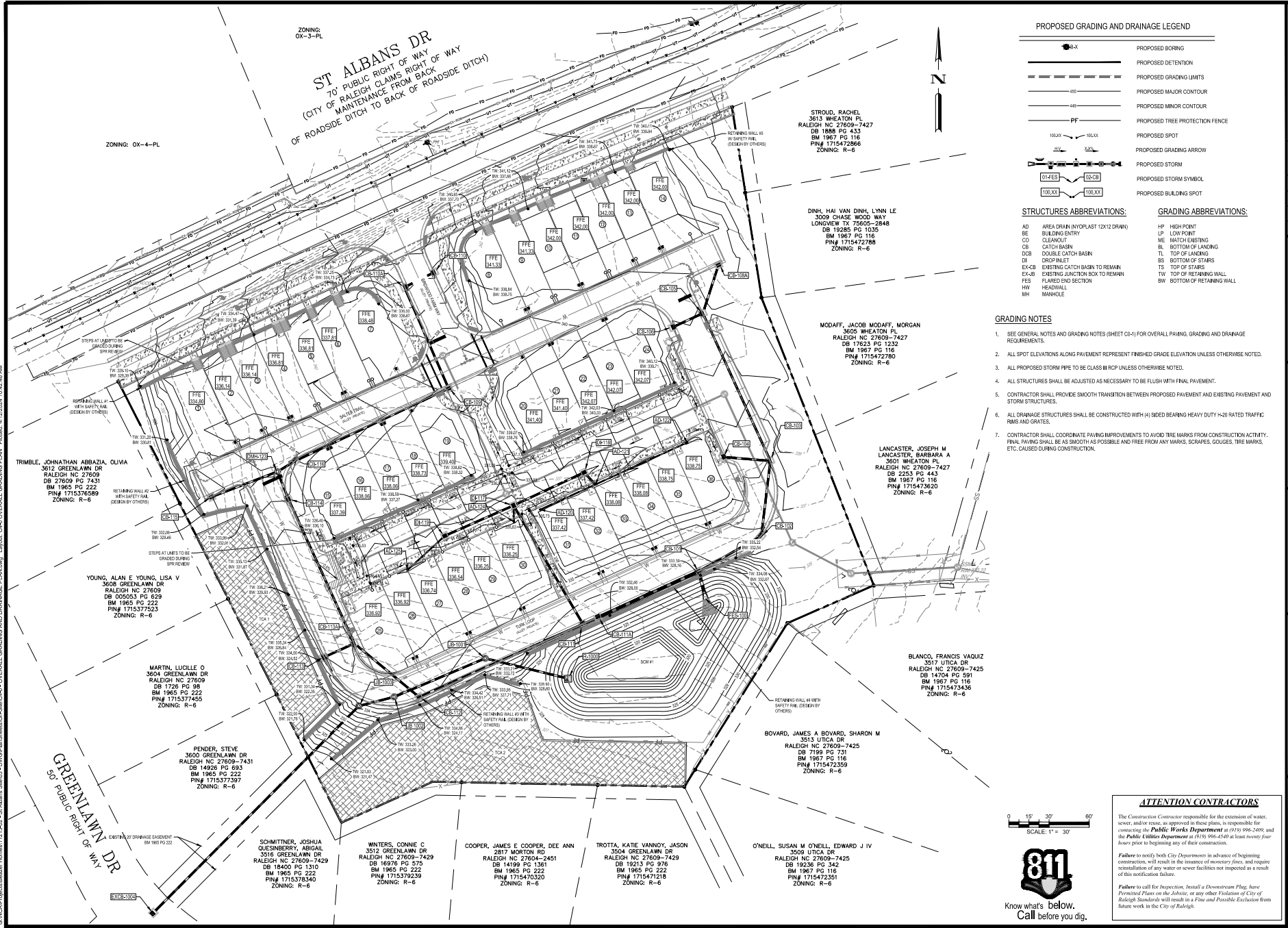
**BEAZER HOMES**  
601 CORPORATE CENTER DR, SUITE 300  
RALEIGH, NC 27606

**ST ALBANS HEIGHTS**  
1316 ST ALBANS DRIVE  
RALEIGH, NC 27606

**OVERALL UTILITY PLAN**

FILE NUMBER: 11213-02  
DATE: 04/12/2024  
C3-0

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**PROPOSED GRADING AND DRAINAGE LEGEND**

	PROPOSED SPOT
	PROPOSED GRADING ARROW
	PROPOSED STORM SYMBOL
	PROPOSED BUILDING SPOT

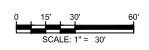
**STRUCTURES ABBREVIATIONS:**

AD	AREA DRAIN IN/ON/SLAT 12X12 DRAIN
BE	BUILDING ENTRY
CD	CLEANOUT
CB	CATCH BASIN
DCB	DOUBLE CATCH BASIN
DI	DROP INLET
EX-CB	EXISTING CATCH BASIN TO REMAIN
EX-B	EXISTING JUNCTION BOX TO REMAIN
FES	FLARED END SECTION
HW	HEADWALL
MH	MANHOLE

**GRADING ABBREVIATIONS:**

HP	HIGH POINT
LP	LOW POINT
ME	MATCH EXISTING
BL	BOTTOM OF LANDING
TL	TOP OF LANDING
BS	BOTTOM OF STAIRS
TS	TOP OF STAIRS
TW	TOP OF RETAINING WALL
BW	BOTTOM OF RETAINING WALL

- GRADING NOTES**
- SEE GENERAL NOTES AND GRADING NOTES (SHEET C0-1) FOR OVERALL PAVING, GRADING AND DRAINAGE REQUIREMENTS.
  - ALL SPOT ELEVATIONS ALONG PAVEMENT REPRESENT FINISHED GRADE ELEVATION UNLESS OTHERWISE NOTED.
  - ALL PROPOSED STORM PIPE TO BE CLASS III RCP UNLESS OTHERWISE NOTED.
  - ALL STRUCTURES SHALL BE ADJUSTED AS NECESSARY TO BE FLUSH WITH FINAL PAVEMENT.
  - CONTRACTOR SHALL PROVIDE SMOOTH TRANSITION BETWEEN PROPOSED PAVEMENT AND EXISTING PAVEMENT AND STORM STRUCTURES.
  - ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED WITH (4) SCHED BEARING HEAVY DUTY #20 RATED TRAFFIC RIMS AND GRATES.
  - CONTRACTOR SHALL COORDINATE PAVING IMPROVEMENTS TO AVOID THE MARKS FROM CONSTRUCTION ACTIVITY. FINAL PAVING SHALL BE AS SMOOTH AS POSSIBLE AND FREE FROM ANY MARKS, SCRAPES, GOUGES, TIRE MARKS, ETC. CAUSED DURING CONSTRUCTION.



Know what's below.  
Call before you dig.

**ATTENTION CONTRACTORS**

The Construction Contractor responsible for the extension of water, sewer, and/or gas, as approved in these plans, is responsible for contacting the **Public Works Department** at (919) 996-2409 and the **Public Utilities Department** at (919) 996-4248 at least one (1) week prior to beginning any of their construction.

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11/20/2023	REVIEWED PER COR COMMENT	
11/20/2023	REVIEWED PER COR COMMENT	
11/20/2023	REVIEWED PER COR COMMENT	
11/20/2023	REVIEWED PER COR COMMENT	
11/20/2023	REVIEWED PER COR COMMENT	
REV	DATE	DESCRIPTION

DESIGNED BY: DJ/AVM  
DRAWN BY: JMM  
REVIEWED BY: DF



8440 WALNUT PARK BLVD SUITE 107  
RALEIGH, NC 27607  
NC LICENSE #C-4397

**BEAZER HOMES**  
601 CORPORATE CENTER DR. SUITE 200  
RALEIGH, NC 27606

**ST ALBANS HEIGHTS**  
1316 ST ALBANS DRIVE  
RALEIGH, NC 27606

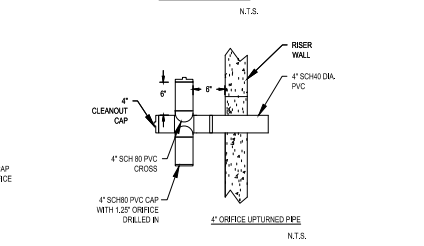
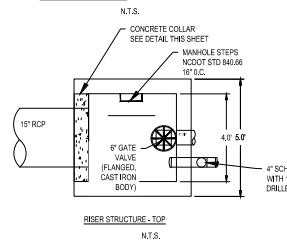
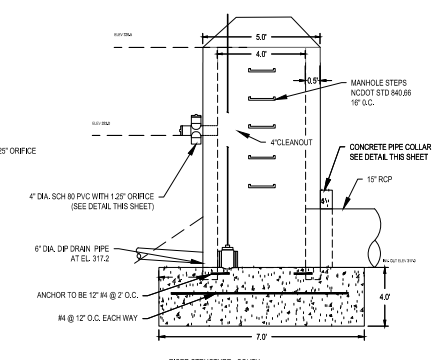
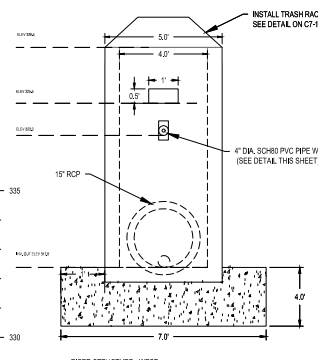
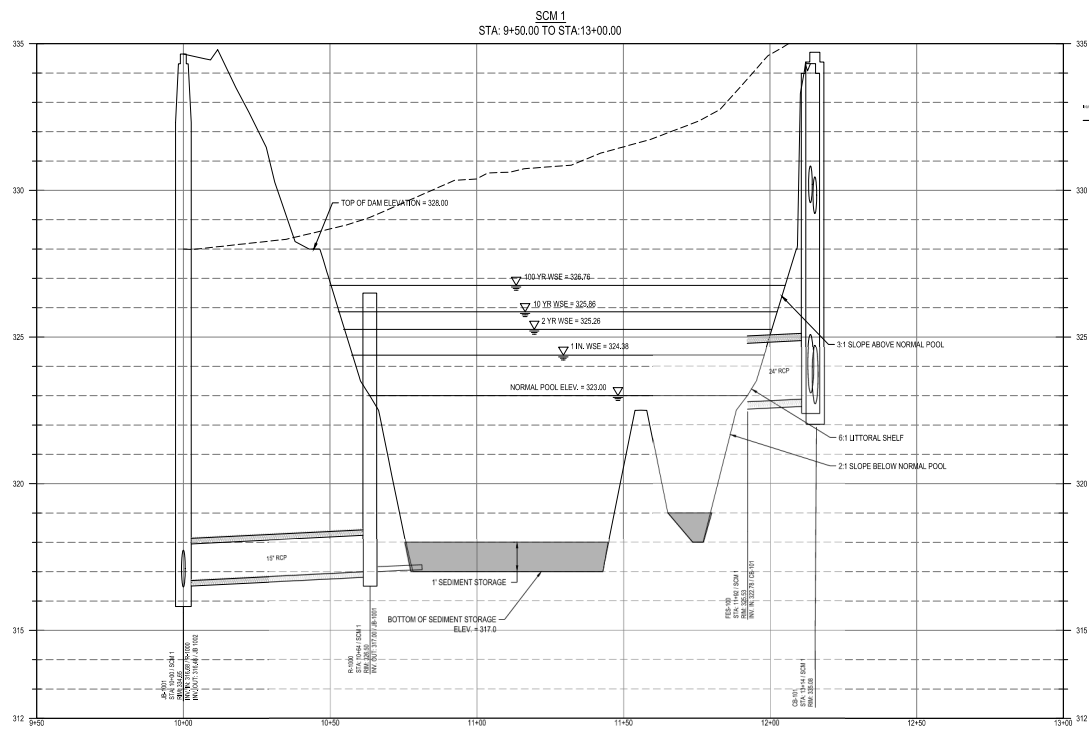
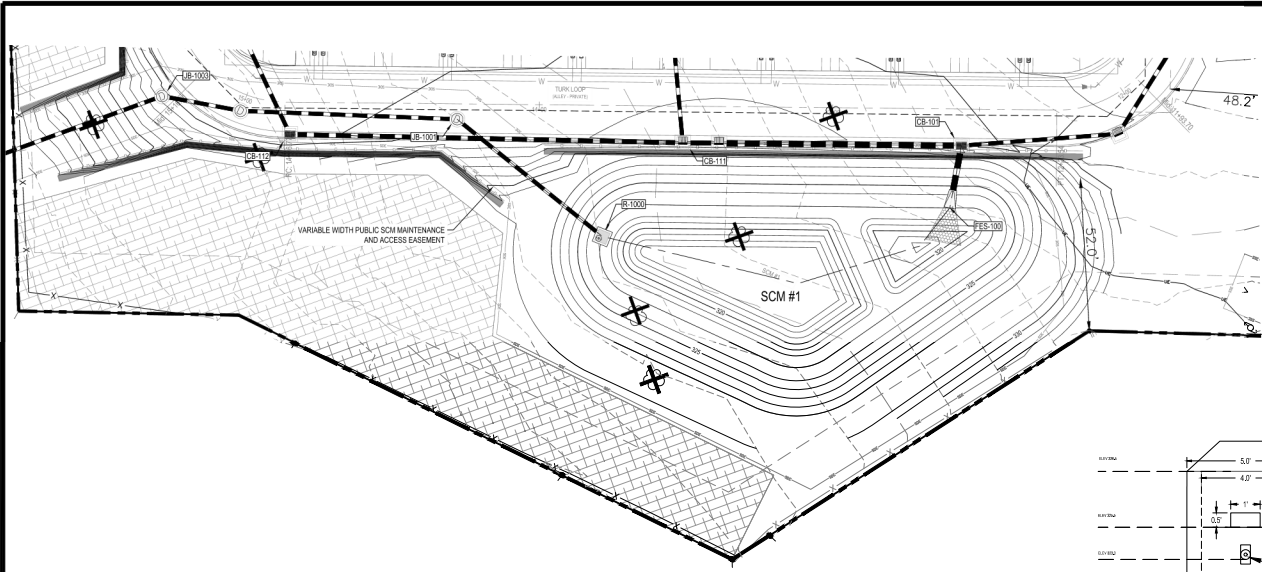
**OVERALL GRADING PLAN**

FILE NUMBER:  
11213-02

DATE: 04/12/2024

C4-0

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**ATTENTION CONTRACTORS**

The Construction Contractor responsible for the extension of water, sewer, and/or gas, as approved in these plans, is responsible for contacting the **Public Works Department** at (919) 996-2499 and the **Public Utilities Department** at (919) 996-4248 at least one week (four hours prior to beginning any of their construction.

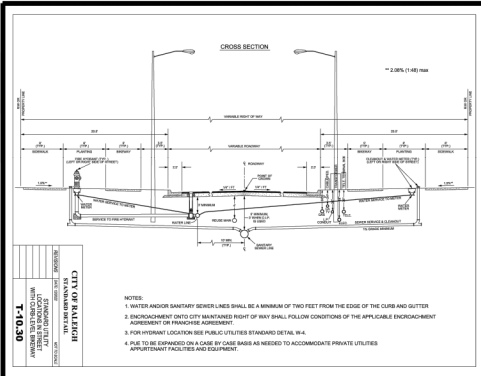
Failure to notify both City Departments in advance of beginning construction, will result in the issuance of necessary fines, and require installation of any water or sewer facilities not inspected as a result of this notification failure.

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11/23/2021	REVISION PER COR COMMENT	
11/23/2021	REVISION PER COR COMMENT	
11/23/2021	REVISION PER COR COMMENT	
11/23/2021	REVISION PER COR COMMENT	
11/23/2021	REVISION PER COR COMMENT	
REV	DATE	DESCRIPTION
DESIGNED BY:	DF/JAWM	
DRAWN BY:	JWM	
REVIEWED BY:	DF	
<b>BGE</b>		
9440 WALDEN PARK BLVD, SUITE 102 RALEIGH, NC 27607 PHONE: 919.276.0700 NC LICENSE #C-4397 © 2023		
<b>BEAZER HOMES</b>		
801 CORPORATE CENTER DR., SUITE 330 RALEIGH, NC 27607		
<b>ST ALBANS HEIGHTS</b>		
1316 ST ALBANS DRIVE RALEIGH, NC 27607		
<b>STORMWATER BMP</b>		
<b>ATTENTION CONTRACTORS</b>		
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FILE NUMBER:	11213-02	
DATE:	04/12/2024	
<b>C7-0</b>		



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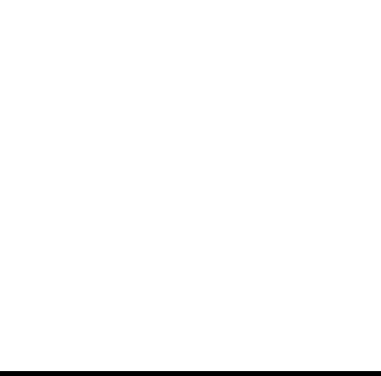
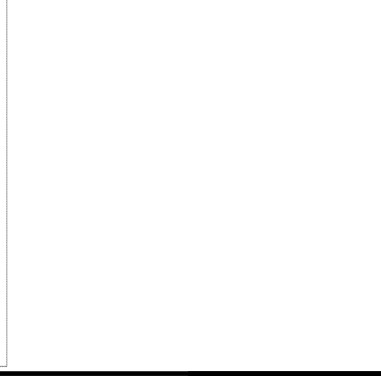
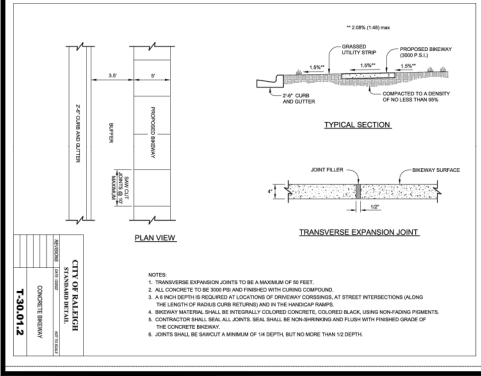
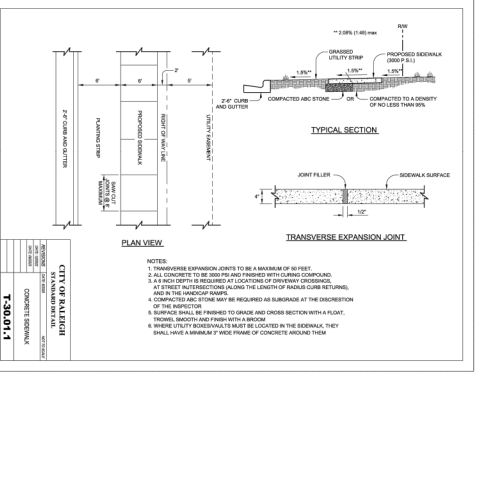
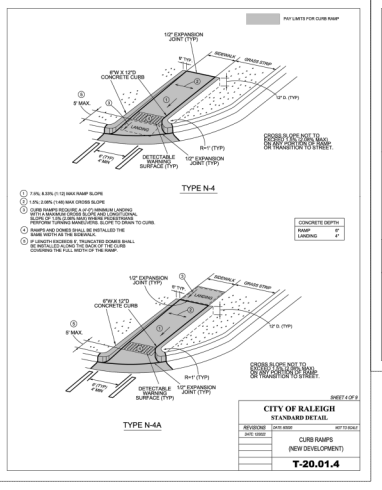
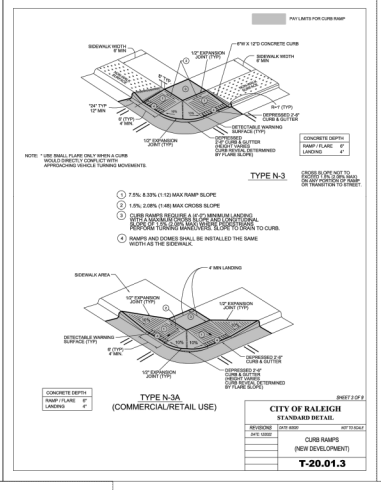
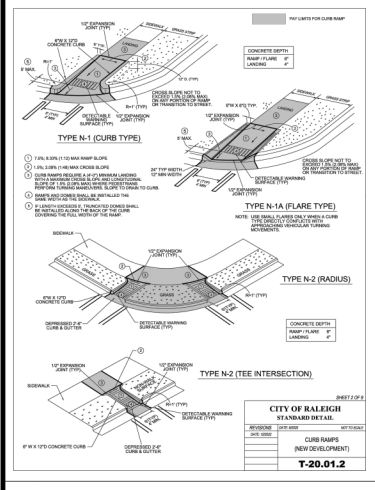
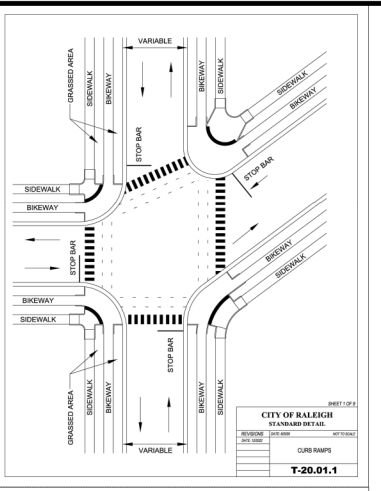
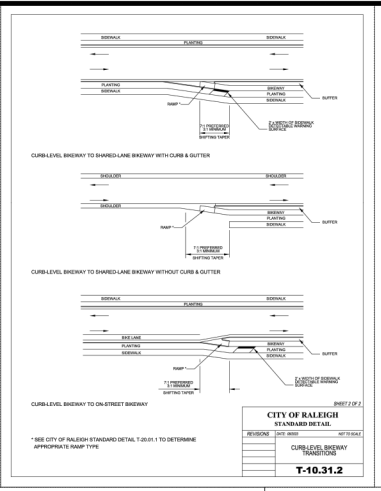
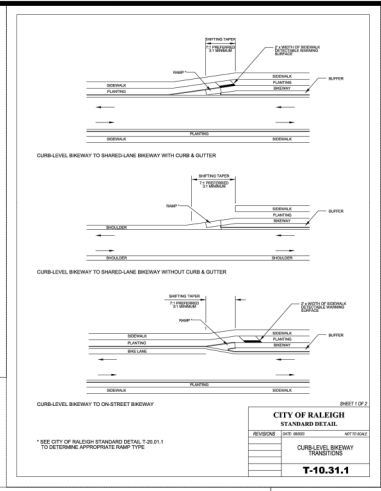
REVISION	DATE	BY	DESCRIPTION
1	11/20/24	JVM	REVISION PER COR COMMENT
2	12/10/24	JVM	REVISION PER COR COMMENT
3	12/10/24	JVM	REVISION PER COR COMMENT
4	12/10/24	JVM	REVISION PER COR COMMENT

DESIGNED BY: DJ/JVM  
DRAWN BY: JVM  
REVIEWED BY: DF

**CITY OF RALEIGH STANDARD DETAIL**

REVISION: 01/01/2011  
DATE: 01/01/2011  
BY: JMM  
DESCRIPTION: CURB LEVEL BIKEWAY TRANSITION

**T-10.31.1**



**ATTENTION CONTRACTORS**

The Construction Contractor responsible for the extension of water, sewer, and/or gas, as approved in these plans, is responsible for contacting the **Public Works Department** at (919) 996-2409 and the **Public Utilities Department** at (919) 996-4248 at least ten (10) business days prior to beginning any of their construction.

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**ST ALBANS HEIGHTS**

1316 ST ALBANS DRIVE  
RALEIGH, NC 27608

**BEAZER HOMES**

801 CORPORATE CENTER DR., SUITE 330  
RALEIGH, NC 27608

9440 VALLEY PARK BLVD., SUITE 102  
RALEIGH, NC 27607  
NC LICENSE #C-4397

**811**  
Know what's below.  
Call before you dig.

**FILE NUMBER:**  
11213-02

**DATE:** 04/12/2024

**C8-1**

REVISION	DATE	BY	DESCRIPTION
1	11/20/24	JVM	REVISION PER COR COMMENT
2	12/10/24	JVM	REVISION PER COR COMMENT
3	12/10/24	JVM	REVISION PER COR COMMENT
4	12/10/24	JVM	REVISION PER COR COMMENT

DESIGNED BY: DJ/JVM  
DRAWN BY: JVM  
REVIEWED BY: DF

**CITY OF RALEIGH STANDARD DETAIL**

REVISION: 01/01/2011  
DATE: 01/01/2011  
BY: JMM  
DESCRIPTION: CURB LEVEL BIKEWAY TRANSITION

**T-10.31.1**

ST ALBANS DR  
70' PUBLIC RIGHT OF WAY  
(CITY OF RALEIGH CLAIMS RIGHT OF WAY  
MAINTENANCE FROM BACK  
OF ROADSIDE DITCH TO BACK OF ROADSIDE DITCH)

PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL.	HT.
<b>CANOPY TREES</b>						
	GN	12	<i>Quercus nuttallii</i>	Nuttall Oak	5" cal	8' MIN.
<b>SHRUBS</b>						
	VR	44	<i>Viburnum rhytidophyllum</i>	Leatherleaf Viburnum	36" ht	24" spr

**STREET TREE REQUIREMENTS**

1 CANOPY TREE EVERY 40' O.C.  
ST. ALBANS DRIVE  
REQUIRED: 165' FRONTAGE / 47' = 12 TREES  
PROVIDED: 12 TREES

**NOTES**

- ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL T99-03. SEE SHEET L3-0.
- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
- TREE PROTECTION FENCE TO BE INSTALLED PER CITY OF RALEIGH DETAIL T99-01.

**LANDSCAPE NOTES**

- ALL LANDSCAPE AREAS SHALL RECEIVE A MINIMUM OF 4" OF CLEAN FRABLE TOPSOIL FREE OF ROCKS, ROOTS, AND OTHER DELETERIOUS MATERIALS.
- ALL PLANT MATERIAL SHALL BE HEALTHY, WOODRUS, AND FREE OF PESTS AND DISEASE.
- ALL PLANT MATERIAL SHALL BE CONTAINER GROWN, FIELD GROWN, BALLED AND BURLAPPED OR AS INDICATED IN THE PLANT LIST.
- NEW TREES SHALL MEET REQUIREMENTS AS SPECIFIED. ALL NEW TREES MUST HAVE STRAIGHT TRUNKS WITH STRONG CENTRAL LEADERS INTACT TO THE TOP OF THE CROWN UNLESS MULTISTEM TREES ARE SPECIFIED. ALL REQUIRED TREES SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, HAVE WELL-DEVELOPED BRANCHES BE WOODRUS AND HAVE FIRMS ROOT SYSTEMS. TREES WITH MAJOR DRAGGING ROOTS WILL NOT BE ACCEPTED. TREES WITH CO-DOMINANT BRANCHING WILL NOT BE ACCEPTED. TREES THAT HAVE BEEN SHEARED, TOPPED OR CUT BACK TO MULTIPLE BRANCHING STRUCTURE WILL NOT BE ACCEPTED.
- ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS OR PER LOCAL JURISDICTIONAL REQUIREMENTS.
- AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES "IN LEAF" SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) AS A MINIMUM FOR QUALITY REQUIREMENTS.
- WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A MINIMUM OF FOUR INCHES (4") OF MULCH. MULCH SHALL BE ACQUIRED FROM A LOCAL SOURCE AND HARVESTED IN A SUSTAINABLE MANNER.
- PLANT SPACING IS AS INDICATED ON PLANT SCHEDULE UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL PLANT COVERAGE IN ALL LANDSCAPE AREAS AS SPECIFIED IN THE PLANT SCHEDULE NOTES.
- PLANT SPACING IS AS INDICATED ON PLANT SCHEDULE UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL PLANT COVERAGE IN ALL LANDSCAPE AREAS AS SPECIFIED IN THE PLANT SCHEDULE NOTES.
- TREES OVERHANGING SIDEWALKS AND PARKING OR PEDESTRIAN AREAS SHALL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF SEVEN FEET (7').
- TREES OVERHANGING VISIBILITY EASEMENTS OR RIGHT-OF-WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF NINE FEET (9'). SHRUBS IN VISIBILITY EASEMENTS SHALL HAVE A MAXIMUM HEIGHT OF 24" AND COMPLY WITH LOCAL JURISDICTIONAL REQUIREMENTS.
- TREES OVERHANGING PUBLIC STREET PAVEMENT WILL HAVE A MINIMUM CLEAR TRUNK OF FOURTEEN FEET (14').
- ALL TREES NOT LOCATED IN A LANDSCAPE BED ARE TO RECEIVE A FOUR FOOT (4') DIAMETER MULCH RING.
- ALL PLANT BEDS AND LAWN AREAS SHALL HAVE A 4" V-TRENCH EDGE.

**ATTENTION CONTRACTORS**

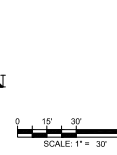
The Construction Contractor responsible for the extension of water, sewer, and/or gas, as approved in these plans, is responsible for contacting the **Public Works Department** at (919) 996-2409 and the **Public Utilities Department** at (919) 996-4244 at least ninety (90) days prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require installation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for inspection, install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.



Know what's below.  
Call before you dig.



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GREENLAWN DR  
50' PUBLIC RIGHT OF WAY

SECONDARY TREE CONSERVATION AREA 0.288 AC

SECONDARY TREE CONSERVATION AREA 0.288 AC

REV	DATE	DESCRIPTION
1	4/12/2024	REVISION PER COR COMMENT
2	4/12/2024	REVISION PER COR COMMENT
3	4/12/2024	REVISION PER COR COMMENT
4	4/12/2024	REVISION PER COR COMMENT

DESIGNED BY: MC  
DRAWN BY: MC  
REVIEWED BY: RCZ



811 WALKER PARK BLVD, SUITE 102  
RALEIGH, NC 27607  
NCLICENSE NC-C-287

BEAZER HOMES  
801 CORPORATE CENTER DR, SUITE 230  
RALEIGH, NC 27607

ST ALBANS HEIGHTS  
1316 ST ALBANS DRIVE  
RALEIGH, NC 27607

LANDSCAPE AND TREE CONSERVATION AREA PLAN

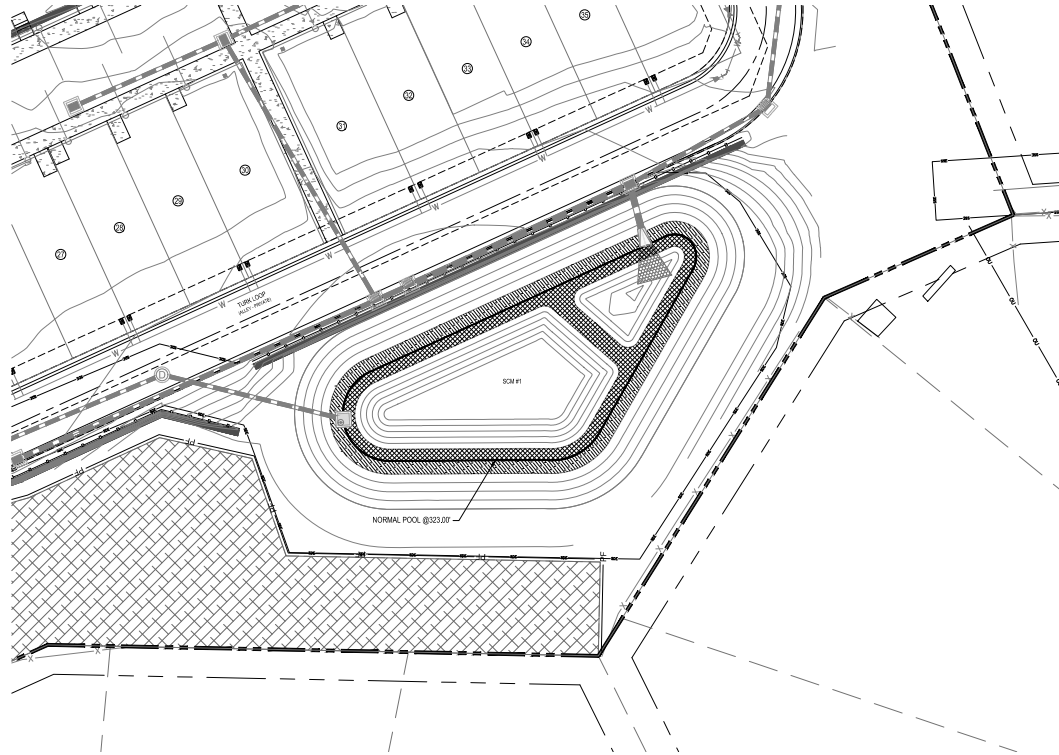
CONSTRUCTION  
FILE NUMBER:  
11213-02

DATE: 04/12/2024

L1-0



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NOTE: PLANTS TO BE ARRANGED IN NATURAL CLUSTERS OR GROUPINGS, NOT IN ROWS

**SCM 1 SHALLOW WATER PLANTINGS**

NORMAL POOL ELEVATION: 323.00'

VEGETATED SHELF: 1,409 S.F.

REQUIRED: 25 PLANTS PER SQUARE FOOT  
 325 PLANTS x 1,409 S.F. = 352 PLANTS  
 PROVIDED: (176) LC, (176) RC

**PLANT SCHEDULE**

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	CONT.
LC	176	LOBELIA CARDINALIS	CARDINAL FLOWER	24"Ø x 5" PLUG
RC	176	RHYNCHOSPORA COLORATA	STARRUSH WHITETOP	24"Ø x 5" PLUG

**SCM 1 SHALLOW LAND PLANTINGS**

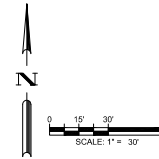
NORMAL POOL ELEVATION: 323.00'

VEGETATED SHELF: 1,484 S.F.

REQUIRED: 25 PLANTS PER SQUARE FOOT  
 325 PLANTS x 1,484 SF = 366 PLANTS  
 PROVIDED: (183) HC, (183) CT

**PLANT SCHEDULE**

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	CONT.
HC	183	HIBISCUS COCCINEUS	SCARLET ROSE MALLOW	24"Ø x 5" PLUG
CT	183	CAREX TENERA	QUILL SEDGE	24"Ø x 5" PLUG



**ATTENTION CONTRACTORS**

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11/23/2024	REVISION PER COR COMMENT		
10/17/2024	REVISION PER COR COMMENT		
10/16/2024	REVISION PER COR COMMENT		
10/14/2023	REVISION PER COR COMMENT		
REV	DATE	DESCRIPTION	
DESIGNED BY:	MC		
DRAWN BY:	MC		
REVIEWED BY:	DMF		
<b>BCE</b>		8440 WALNUT PARK BLVD., SUITE 102 RALEIGH, NC 27607 N.C. LICENSE #C-4397 © 2023	
<b>BEAZER HOMES</b>		801 CORPORATE CENTER DR., SUITE 230 RALEIGH, NC 27607	
<b>ST ALBANS HEIGHTS</b>		1316 ST ALBANS DRIVE RALEIGH, NC 27607	
<b>SCM PLANTING PLAN</b>			
FILE NUMBER:		11213-02	
DATE:		04/12/2024	
L2-0			

