

Case File / Name: SUB-0057-2023 DSLC - BANKS 20 City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: The 162.47-acre site is composed of several parcels located at 7000 Poole Road

(PIN 1742089748), 2916 Hodge Road (PIN 1742165688), and 3062 Hodge Road (PIN 1742157221), southwest of the intersection of Poole Road and Hodge Road. This site is part of a larger area zoned Planned Development District (PD) subject to the Hodge Road Assemblage, Banks 20 Master Plan (Z-16-20). This

development plan is within areas A, B, and G of the master plan.

REQUEST: This is a proposed subdivision to create a total of 578 lots and street right-of-way.

The project will be developed in two phases, Phases 1 and 2 of a planned five-phase development. These initial phases will include open spaces, pocket parks, townhomes, single family homes, and greenway connections. Of the 578 lots to be created there will be 355 detached house lots, 216 townhouse lots, and seven common area lots which will be owned by a homeowners' association. Three pocket parks will be created in provided open space as required by the master plan

for the development.

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 17, 2025 by Mungo

Homes.

CONDITIONS OF APPROVAL and NEXT STEPS:

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

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

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

General

- 1. Prior to Site Plan Review (SPR) Approval specifically list each retaining wall and its length and overall height. Permits will be issued prior to plat recording.
- 2. Minor comments that must be addressed at first SPR submittal: 1) proposed 24" steel casing pipe must be 0.375" thick, 2) water meters coming from within CORPUEs or CORWLE must be shown in the easement or with additional easement, 3) 8044-DI cannot be in the CORPUE
- 3. Update table on sheet C0.06, specifically District A, to state that the maximum number of single-family homes is 40, rather than 50, as per the approved POD Acreage Table in the master plan, sheet 2.0.



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- 4. Update the cover sheet, sheet C0.06, and all subsequent sheets to uniformly specify the number and types of all lots (including lots to be owned by the property owners' association) being created in phases 1 and 2. Clearly label on all plan sheets the common area and open space lots to be owned by the property owners' association.
- 5. SPR plan set shall demonstrate how Pocket Parks meet master plan restrictions #8a and b (page 6 of the master plan narrative). Each residential dwelling shall be located within 1/2 mile of a pocket park and each pocket park shall be a minimum size of 3,000 square feet.
- 6. Provide an open space plan within the plan set that shows all open space areas to be created verifying the requirements of master plan restriction #11 (requiring 20% of the net master plan area) and UDO section 4.7.2 G (requiring 10% of the gross master plan area). Verify open space meets the configuration requirements of UDO section 2.5.3 and use restrictions of section 2.5.4. Provide a data table that shows the amount of open space provided within the common area lots being created and the percentages of total gross and net required open space.
- 7. Show how master plan restriction #16 of Z-16-20 requiring provision of habitat and plantings for native plant species will be fulfilled for the pocket parks being created.
- 8. Show the required 10% outdoor amenity areas for the proposed townhomes. Verify the standards of UDO Section 1.5.3 are met for the townhome areas.
- 9. Provide detailed landscaping plans for the perimeter buffers required by restriction # 14 of the master plan narrative. Show details for any required fencing in the buffers.
- 10. Provide a signage plan showing conformance with restriction #15 of the master plan narrative. All required signs shall be installed prior to building occupancy for the first building in the developmen
- 11. As plans for the dedication of a site for a fire station as required by restriction # 7 of the master plan narrative are in development at the time of this preliminary plan approval, the Phase 2 construction plans for this subdivision shall be updated to show more details regarding the proposed development site and any necessary property line reconfigurations prior to their approval.
- 12. As required by master plan restriction # 7 of Z-16-20 provide a note on the cover sheet of the SPR plans which states, "No building permit shall be approved for any building in the Hodge Road Assemblage until the Fire Station Land as defined in the Hodge Road Assemblage Master Plan has been dedicated by the Owner."
- 13. Show a more specific location for the 'Bridge Landing Area' as required by master plan restriction #12 of Z-16-20 on the SPR plans. The location should show the size of the site and preliminary metes and bounds with measurements for the reservation area. This reservation area should be set aside in coordination and agreement from the Raleigh Parks, Recreation and Cultural Resources Department.
- 14. All existing wells to be abandoned shall be removed in accordance with Wake County permit requirements. Show this information on the demolition and grading plan sheets.

Engineering



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- 15. Required NCDOT encroachment and/or driveway permits (including traffic signalization), must be approved and copies provided to the City of Raleigh Transportation Department Mobility Strategy and Infrastructure Division prior to Site Permit review approval.
- 16. From the 4th to 5th reviews a new detail was provided as part of a RFD Alternative Material or Design Request that showed grass pave for potential fire access in the medians. Transportation has significant concerns with long term maintenance. From a maintenance perspective, we would be more amenable to a monolithic mountable island or similar design. This will be further addressed prior to SPR issuance and must be agreed to prior to SPR approval. Alternatives may require encroachment.
- 17. There have been ongoing discussions between the developer and the North Carolina Turnpike Authority regarding certain overlapping areas of work as related to agreements to what improvements and who (developer or NCTA) is performing. Additionally, there are POTENTIAL discussions with CAMPO along the Poole Road frontage as related to POTENTIAL project from CAMPO, but there is no detailed discussion at this time. There are additional improvements required by the traffic impact analysis that are not part of any public private discussions. Ultimately the developer is required to make/account for all improvements as part of their plans and TIA. If there are public private agreements then those will be further reviewed for construction timelines and who is constructing what aspects.

Additionally, the developer and staff have agreed to continue to work through fine details of items such as streetscape. Depending on if there are public private agreements the work implemented may show additional/slightly modified lanes. Transportation and NCDOT will need the flexibility to have additional updates and dialogue.

- 18. RFD is having ongoing conversations with the developer as related to lane widths. The developer is showing medians. In some cases the medians exceed the standard width of medians from the UDO. With the ongoing discussions between the developer and RFD, a decision cannot be inferred if the medians will remain as shown. At time of SPR Transportation will further review median width and if an encroachment agreement is required. If an encroachment is required, an encroachment submittal for
 - within the public right-of-way shall be approved by City Council. The executed encroachment agreement shall be filed with the Development Services Department for the approval by City and returned to the Owner. The Owner is responsible to record the executed encroachment agreement with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.
- 19. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

Public Utilities

20. Three-party DOT encroachment agreement required prior to start of construction. Submit to COR Transportation. Linwood "Lenny" Wallace Engineer Development Services, Land Development 919-996-2493 Linwood.Wallace@raleighnc.gov Mailing address: ATTN: Linwood Wallace City of Raleigh 1 Exchange Plaza, Suite 500 Raleigh, NC 27601



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Stormwater

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

Urban Forestry

- 26. 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). This plan shows all tree conservation areas to be established west of Hodge Road in the master plan area.
- 27. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☑ **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.

Ŋ	Right of Way Deed of Easement Required
V	Slope Easement Deed of Easement Required
V	Stormwater Maintenance Covenant Required

Ø	Utility Placement Deed of Easement Required
Ø	Public Access Deed of Easement Required
Ø	Pedestrian and Bicycle Access Deed of Easement Required

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

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

General



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- 1. Provide documentation indicating a Property Owners' Association has been established for the development. The documents governing the Property Owners' Association shall include standards for required open space as specified in UDO Section 2.5.7.
- Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
- 3. The greenway easement as shown on the preliminary plan shall be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway.
- 4. A demolition permit shall be issued for each building to be removed and this building permit number shall be 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)
- 6. 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)
- 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 fee-in-lieu for any public improvements that would stop just short of property lines be paid to the City of Raleigh (UDO 8.1.10). The expectation is that the full sections be constructed and covered by the surety process.



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- 9. 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.
- 10. 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)
- 11. 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)

Public Utilities

12. 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

- 13. 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).
- 14. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
- 15. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
- 16. 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).
- 17. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).
- 18. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).



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19. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

Urban Forestry

- 20. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 30.31 acres of tree conservation area.
- 21. A public infrastructure surety for 115 street trees 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 a public infrastructure surety for 935 street trees shall be provided in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

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

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

General

- 1. Comply with Master Plan Restrictions #8a-d requiring provision of pocket parks.
- Prior to building permit issuance, each building type shall meet three of the elements as identified in Master Plan Restriction #9.
- 3. Comply with all master plan restrictions of Z-16-2020 (ORD 553ZC865).
- 4. Master Plan restriction #7 of Z-16-20 requiring dedication of land for a fire station must be fulfilled prior to issuance of any building permit in this subdivision as well as the entire master plan area.

Public Utilities

- 5. Initiation of the easement release process with Raleigh Real Estate is required. The new easement is dedicated with a plat and the old easement abandoned with a deed and exhibit (via dedication of new easement on record plat, ending with abandonment of old easement on subsequent deed).
- 6. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

- 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).
- 8. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.



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9. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)

Urban Forestry

10. Tree impact permits must be obtained for the approved streetscape tree installations in the rights-of-way. This development proposes 184 street trees along Street 'R001', 142 street trees along Street 'R002', 8 street trees along Street 'R004', 122 street trees along Street 'R005', 138 street trees along Street 'R006', 30 street trees along Street 'R007', 116 street trees along Street 'R008', 112 street trees along Street 'R009', 6 street trees along Street 'R020', 10 street trees along Street 'R021', 42 street trees along Street 'R022', 13 street trees along Street 'R023', 12 street trees along Street 'R024', 109 street trees along Hodge Road, and 6 street trees along Poole Road for a total of 1,050 street trees.

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

General

- 1. All street lights and street signs required as part of the development approval are installed.
- 2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
- 3. 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.
- 4. Final inspections of tree conservation areas and right-of-way street trees by Urban Forestry Staff.
- 5. All requirements of master plan restriction #13 of Z-16-20 requiring an Active Recreation Area shall be fulfilled.
- Prior to the first building occupancy permit verify compliance with master plan restriction #16 of Z-16-20 requiring provision of habitat and plantings for native plant species in the pocket parks being created.
- Landscaping and any required fences for the perimeter buffers required by restriction # 14 of the master plan narrative shall be installed.
- 8. All permanent signage for phases 1 and 2 as required by restriction #15 of the master plan narrative shall be installed.
- 9. The improvements for the 'Active Recreation Area' as described in master plan restriction # 13 of Z-16-20 shall be completed prior to certificates of occupancy for any dwelling unit.

Stormwater

10. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).



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11. 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: April 29, 2028

Record at least ½ of the land area approved.

5-Year Sunset Date: April 29, 2030

Record entire subdivision.

Signed:

I hereby certify this administrative decision.

Keegan McDonald

Digitally signed by Keegan.McDonald@raleighnc.gov Reason: I am approving this document Date: 2025.05.08 13:05:04-04'00'

Development Services Dir/Designee

Staff Coordinator: Jeff Caines

Corrected on

04/29/2025

Date:

5/8/25

PARCEL DATA

PIN:	1742351442	PIN:	1742130839
OWNER:	CLAYTON PROPERTIES GROUP INC	OWNER:	CLAYTON PROPERTIES GROUP INC
ADDRESS:	3020 HODGE RD	ADDRESS:	3100 HODGE RD
	KNIGHTDALE, NC 27545		KNIGHTDALE, NC 27545
ZONING:	RD-10 PD, RX-PD & NX-PD	ZONING:	RD-10 PD, RX-PD & NX-PD
AREA:	46.73 AC	AREA:	78.13 AC
REAL ESTATE ID:	0000249	REAL ESTATE ID:	0000252
PIN:	1742165784	PIN:	1742242873
OWNER:	BUILDERS CAPITAL LLC	OWNER:	CLAYTON PROPERTIES GROUP INC
ADDRESS:	2916 HODGE RD	ADDRESS:	3060 HODGE RD
	KNIGHTDALE, NC 27545		KNIGHTDALE, NC 27545
ZONING:	RD-10 PD, RX-PD & NX-PD	ZONING:	RD-10 PD, RX-PD & NX-PD
AREA:	165.09 AC	AREA:	1.81 AC
REAL ESTATE ID:	0036756	REAL ESTATE ID:	0084013
PIN:	1742157514	PIN:	1742089748
OWNER:	CLAYTON PROPERTIES GROUP INC	OWNER:	CLAYTON PROPERTIES GROUP INC
ADDRESS:	3062 HODGE RD	ADDRESS:	7000 POOLE RD
	KNIGHTDALE, NC 27545		RALEIGH, NC 27610
ZONING:	RD-10 PD, RX-PD & NX-PD	ZONING:	RD-10 PD, RX-PD & NX-PD
AREA:	41.90 AC	AREA:	20.70 AC
REAL ESTATE ID:	0022886	REAL ESTATE ID:	0047104

SITE DATA TABLE

PHASE 1-2 PROJECT AREA (ACRES)	162.47 AC
FUTURE PHASES PROJECT AREA (ACRES)	160.78 AC
WATERSHED	NEUSE RIVER
EXISTING ZONING & LAND USE	RD-10 PD, RX-PD, & NX-PD
PROPOSED USE	PLANNED DEVELOPMENT
PROPOSED DENSITY (UNITS/ACRE)	3.47
PROPOSED NUMBER OF UNITS	563
MINIMUM LOT SIZE PROPOSED	1,340 SF
AVERAGE LOT SIZE PROPOSED	4,633 SF
PROJECT PERIMETER	17,708 FT
TOTAL PARKING PROVIDED	5 SPACES
MINIMUM OPEN SPACE REQUIRED	20%
PROPOSED OPEN SPACE	150.42 AC
MINIMUM OUTDOOR AMENITY AREA REQUIRED	10% (OF APPLICABLE AREAS PER UDO SECTION 2.2.3 A.A.3
PROPOSED OUTDOOR AMENITY AREA	10%
SEWER FLOW	302,475 GPD
BUILDING SETBACK FROM PROTECTIVE YARD	10*

DIMENSIONAL STANDARDS

NX-PD & RX-PD				
	DETACHED HOUSE	TOWNHOUSE	APARTMENT	GENERAL BUILDING
A. LOT DIMENSIONS				
A1. AREA (MIN)	2,400 sf	N/A	7,500 ft ²	N/A
A2. AREA (MAX)	N/A	N/A	N/A	N/A
A3. WIDTH (MIN)	26'	16'	N/A	N/A
B. BUILDING/ STRUCTURE SETBACK				
B1. FROM PRIMARY STREET (MIN)	10'	10'	5	5'
B2. FROM FRONT LOT LINE (MIN)*	5'	5'	5	5
B2. FROM SIDE STREET (MIN)	10'	10'	5	5'
B3. FROM SIDE LOT LINE (MIN)	3'	n/a	0' or 6'	0' or 6'
B4. FROM REAR LOT LINE (MIN)	10'	10"	0' or 6'	0' or 6'
B6. FROM ALLEY (MIN)	4"	4'	4	4
C. ACESSORY STRUCTURE SETBACK				
C1. FROM PRIMARY STREET (MIN)	20'	20'	N/A	N/A
C2. FROM SIDE STREET (MIN)	10'	10'	N/A	N/A
C3. FROM SIDE LOT LINE (MIN)	3'	3"	N/A	N/A
C4. FROM REAR LOT LINE (MIN)	5'	3'	N/A	N/A
C5. FROM ALLEY	4' or 20' MIN	4' or 20' MIN	N/A	N/A
D. HEIGHT				
D1. PRINCIPAL BUILDING (MAX)	3 STORIES	3 STORIES	4 STORIES	4 STORIES
D2. ACCESSORY STRUCTURE (MAX)	25'	25'	N/A	N/A
R-10-PD				
K-10-PD	DETACHED		TOWNHOUSE	
A LOT DIMENSIONS	DETACHED	HOUSE	TOWNHOUSE	
70207 011-121010110				
A1. AREA (MIN)	4,000 s	if	N/A	
A3. WIDTH (MIN)	26'		16"	
B. Principal Building Setbacks				
B1. FROM PRIMARY STREET (MIN)	10'		10'	
B2. FROM FRONT LOT LINE (MIN)*	5'		5'	
B2. FROM SIDE STREET (MIN)	10'		10'	
B3. FROM SIDE LOT LINE (MIN)	3"		N/A	
B4. FROM REAR LOT LINE (MIN)	10'		4' or 20'	
C. ACESSORY STRUCTURE SETBACKS				
C1. FROM PRIMARY STREET (MIN)	20'		20'	
C2. FROM SIDE STREET (MIN)	10'		10'	
C3. FROM SIDE LOT LINE (MIN)	3"		3,	
C4. FROM REAR LOT LINE (MIN)	5'		3.	
C5. FROM ALLEY	4' or 20' N	4N	4' or 20' MIN	
D. HEIGHT				
D1. PRINCIPAL BUILDING (MAX)	3 storie	rs .	3 stories	
D2. ACCESSORY STRUCTURE (MAX)	25'		25"	
*For parcels fronting common area				

PRELIMINARY SUBDIVISION PLAN

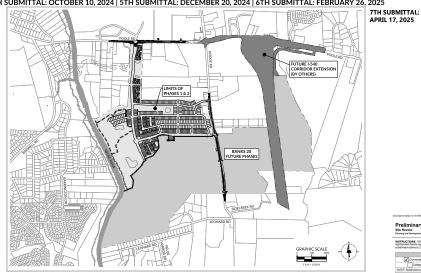
BANKS 20

(FORMERLY HODGE ROAD ASSEMBLAGE)

PHASES 1 & 2

SUB-0057-2023 2916, 3020, 3060, 3062, 3100 HODGE ROAD; 7000 POOLE ROAD | RALEIGH, NC 27610 | WAKE COUNTY

1ST SUBMITTAL: SEPTEMBER 29, 2023 | 2ND SUBMITTAL: MARCH 19, 2024 | 3RD SUBMITTAL: JULY 18, 2024 | 4TH SUBMITTAL: OCTOBER 10, 2024 | 5TH SUBMITTAL: DECEMBER 20, 2024 | 6TH SUBMITTAL: FEBRUARY 26, 2025



Sheet Number	Sheet Title
CO.OO	COVER
C0.00	GENERAL NOTES
C0.02	GENERAL NOTES
C0.03	GENERAL NOTES
C0.04	GENERAL NOTES
C0.05	ZONING CONDITIONS CONFORMANCE PLAN
C0.06	DISTRICT DENSITY PLAN
C1.00	OVERALL EXISTING CONDITIONS & DEMOLITION PLAN
C1.01 - C1.07	EXISTING CONDITIONS & DEMOLITION PLAN
C2.00	OVERALL SITE PLAN
C2.01 - C2.08	SITE PLAN
C2.09 - C2.15	LOT & EASEMENT PLAN
C2.16 - C2.22	TRANSPORTATION PLAN
C2.23 - C2.27	FIRE ACCESS PLAN
C2.28	OVERALL GREENWAY AND OPEN SPACE PLAN
C2.29	OVERALL PHASING PLAN
C3.00	OVERALL UTILITY PLAN
C3.01 - C3.07	UTILITY PLAN
C5.00	OVERALL GRADING PLAN
C5.01 - C5.07	GRADING PLAN
C6.01 - C6.02	BUILDING & CURB GRADES PLAN
C9.00 - C9.05	SCM 1 - SCM 6 & 8 PLANS AND DETAILS
C9.06 & C9.07	SCM DETAILS
L1.00	TREE CONSERVATION PLAN
L2.00	OVERALL LANDSCAPE PLAN
L2.01 - L2.07	LANDSCAPE PLAN
L2.08	LANDSCAPE DETAILS
L3.00 - L3.01	SCM LANDSCAPE PLAN



Preliminary Subdiv	MEDIENCOFEC	-1141-	_		180
Preliminary Subdiv Site Review Sancing and Sensingered Contoner Sensin C				7901 \$19-096-21	Raleigh
NSTRUCTIONS: This form is used who ppropriate review type and include the subdivision plans to Stafforview@rates	en submitting a P	retiminan Sub	district (1	IDO Section 1	0.2.5). Disease charic
0	EVELOPMENT O	PTIONS (UDC	Chapter	2)	
✓ Conventional Subdivision	Compac	t Developmen		Conserv	stion Development
Cottage Court		lag lot		Frequent Tran	sit Development Opti
NOTE: Subdivisions may require City	Council approval	if located in a l	Fistoric O	vertay District.	
	GENERAL	INFORMATI	JN.		
Scoping/sketch plan case number(s):					
Development name (subject to appro-					
Property Address(es): 3062, 30200, 30200, 3020,					and 1742089748
Building type(s): Detached		rhad House	_	hrune	Anadment
General Building Mixed Use	Building Civi	: Building	Ope	n Lot	Tiny House
CURRENT PROF	ERTY OWNER W.	PPLICANT/DI	VELOPE	R INFORMAT	ION
Current Property Owner(s) Names:	See attached list	of Property	Owners		
Company:		Tide:			
Address:					
Phone It:	Email:				
Applicant Name (If different from ov	mer. See "who co	en apply" in it	etruction	a); Mungo Ho	mes of North Carol
Relationship to owner: Lessee or	contract purchases	√ Owner's	authoriza	agent E	sement holder
Company: WithersRavenel	Address: 1	15 MacKena	n Drive,	Cary, NC 27	511
Phone #: 919-469-3340	Email: kva	ghangwith	ersraven	et.com	
NOTE: please attach purchase agre	ement or contrac	t, lease or ear	ernent w	hen submittir	ng this form.
Developer Contact Names: Amaido	Echevarria				

CONTACT LIST:









DEVELOPER: MUNGO HOMES OF **NORTH CAROLINA**

2521 SCHIEFFELIN RD, SUITE 116 APEX, NC 27502 PHONE #: 919-302-1024 ATTENTION: ARNALDO ECHEVARRIA

2916,

SURVEY NOTES:

- 1. THE FOLLOWING INFORMATION WAS LISED FOR THE EXISTING SURVEY-
 - COORDINATE SYSTEM: NORTH CAROLINA STATE PLANE FOOT
 - b. PROJECT HORIZONTAL DATUM: NAD 83/2011 VERTICAL DATUM: NAVD 88
 - COORDINATE UNITS: US SURVEY FEET
 - VERTICAL UNITS: US SURVEY FEET
- 2. PROPERTY BOUNDARY SHOWN AS PROVIDED BY WITHERSRAVENEL, INC. DATED 03/09/2022.
- 3 TOPOGRAPHIC SURVEY SHOWN AS PROVIDED BY WITHERSRAVENEL INC. DATED 02/03/2023
- 4. WETLANDS STREAMS AND RIPARIAN BUFFERS SHOWN AS PROVIDED BY WITHERSRAVENEL INC. DATED 02/10/2021, AND FIFLD VERIFIED PER DAVID BAILEY OF THE USACE ON 10/26/2021 (SAW
- 5. USACE AND NCDWR PERMITS FOR WETLAND AND BUFFER IMPACTS WILL BE REQUIRED
- 7. PORTION OF THE PROPERTY DOES FALL WITHIN FEMA FLOODPLAIN PER FEMA FIRM MAP NO 3720173200J, PANEL 1732. EFFECTIVE DATE MAY 2, 2006 AND MAP NO. 3720173200J. PANEL 1742, EFFECTIVE DATE MAY 2, 2006.
- NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE FOLLOWING: UNDERGROUND STORAGE FACILITIES, UNDERGROUND UTILITIES, GRAVES, CEMETERIES, BURIAL GROUNDS, HAZARDOUS WASTE DEPOSITS OR MATERIALS.
- 9 THE LINDERGROUND LITH ITIES SHOWN HEREON WERE MARKED BY WITHERSDAVENEL INC. ON 03/09/2022 AND THOSE MARKS WERE FIELD LOCATED BY WITHERSRAVENEL, INC. ON 03/09/2022.
- 10 SURVEY CONTROL POINTS PROVIDED IN NC STATE PLANE COORDINATES ALL PROPOSED COORDINATES ARE GROUND COORDINATES. THE CONTRACTOR'S SURVEYOR IS RESPONSIBLE FOR ANY CONVERSIONS NEEDED FOR THE STAKEOUT OF THE PROPOSED GROUND COORDINATES SHOWN.
- 11. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ADDITIONAL CONTROLS THAT MAY BE NEEDED THROUGHOUT THE PROJECT.

GENERAL NOTES

- 1 WORK ON THIS PROJECT SHALL CONFORM TO THE LATEST NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES, THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL MUNICIPAL STANDARDS AND SPECIFICATIONS GEOTECHNICAL PEROPES AND ANY OTHER APPLICABLE DESIGN STANDARDS AT THE TIME OF PLAN APPROVAL. IN THE EVENT OF CONFLIC BETWEEN ANY OF THESE STANDARDS, SPECIFICATIONS OR PLANS, THE MOST STRINGENT SHAI GOVERN. UNLESS OTHERWISE NOTED IN THESE PLANS.
- 2. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR HAVING VISITED THE SITE AND HAVING FAMILIARIZED THEMSELVES WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID AND/OR COMMENCING WORK
- 3. ANY DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES FOUND BETWEEN THE DRAWINGS SPECIFICATIONS, AND SITE CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER IN WRITING AND PRIOR TO BIDDING IF APPLICABLE. WORK DONE BY THE CONTRACTOR AFTER THE DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES WITHOU WRITTEN CLARIFICATION FROM THE ENGINEER AND APPROVAL BY OWNER SHALL BE DONE AT THE CONTRACTOR'S RISK AND EXPENSE.
- 4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL JOBSITE SAFETY DURING ALL PHASE: THE CONTRACTION SHALL BE SOLECT RESPONSIBLE FOR ALL JOSSITÉ SPÉLET DURING ALL PHASES OF CONSTRUCTION. ALL WORSE SHALL COMPLY WITH MUNICIPAL, COUNTY AND STATE REGULATIONS, AND OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (0544) STANDARDS. CONTRACTOR SHALL COMPLY WITH THE LATEST REVISIONS AND INTERPRETATIONS OF THE ORDATTMENT OF LARDE SAFETY AND HEALTH DECULATIONS FOR CONSTRUCTION PROMULGATED UNDER THE OSHA ALL SAFETY AND HEALTH DECULATIONS FOR CONSTRUCTION PROMULGATED UNDER THE OSHA ALL SAFETY AND HEALTH DECULATIONS FOR CONSTRUCTION PROMULGATED UNDER THE OSHA CONTRACTOR.
- THE CONTRACTOR SHALL CALL "811" FOR PROPER IDENTIFICATION OF EXISTING UTILITIES AT LEAST 72 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY.
- 6. THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING, AND SUBSCIDENTLY POPICITING, ALL POPICITY AND THE ADMINISTRY UNITIES SHOWN ON NOT SHOWN DEVELOPED THE ADMINISTRY UNITIES AND FACE OF THE ADMINISTRY OF THE A
- 7. ANY UTILITIES AND EXISTING SITE ELEMENTS (I.E. SIGNS, ROADWAYS, PATHS, STRUCTURES, NATURAL VEGETATION, OTHER EXISTING PROPERTY ITEMS, ETC.) DAMAGED DURING THE PROJECT BY THE CONTRACTORS WOOKESO RE CUMPIMENT SHALL BE PROMPTLY REPAIRED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER, UTILITY OWNER, REGULATORY AGENCY, AND ENGINEER.
- 8 CONTRACTOR SHALL MAKE EVERY FEFORT TO PRESERVE PROPERTY IRONS MONLIMENTS CONTINENTS 3 THAT MAKE EVEN FERON TO PRESERVE PROPERT IGNS, MONORIENTS, OTHER PERMANENT POINTS AND LINES OF REFERENCE AND CONSTRUCTION STARES. A NORTH CAROLINA LICENSED LAND SURVEYOR SHALL REPLACE, AT THE CONTRACTOR'S EXPENSE, PROPERTY IGNS, MONUMENTS, OTHER PERMANENT POINTS AND LINES OF REFERENCE AND CONSTRUCTION STAKES DESTROYED BY THE CONTRACTOR.
- 9 CONTRACTOR SHALL PLAN AND CONSTRUCT WORK IN ORDER TO CAUSE MINIMUM DISTURBANCE TO THE OWNER, ADJACENT PROPERTIES AND THE PUBLIC. CONTRACTOR SHALL COORDINATE WITH AND OBTAIN APPROVAL FROM STATE AND LOCAL REGULATORY AGENCIES
- 10. ADJACENT STREETS AND SIDEWALKS SHALL BE MAINTAINED IN AN UNOBSTRUCTED, CLEAN CONDITION, MUD AND DUST-FREE.
- 11. THE CONTRACTOR SHALL HAVE A COMPLETE SET OF CONTRACT DOCUMENTS AS WELL AS ALL T APPROVALS AND EXECUTED EASEMENTS ON THE JOB SITE AT ALL TIMES

- 12. CONSTRUCTION STAKEOUT FOR THIS PROJECT MAY BE PERFORMED BY THE CONTRACTOR JSING A DIGITAL (CADD) FILE PROVIDED BY THE ENGINEER. THE CONTRACTOR SHALL NOTIF THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FOLIND RETWEEN THE DIGITAL FILE AND THE ENGINEER IMMEDIATELT OF ANT DISCREPANCIES FOUND BETWEEN THE DIGITAL FILE AND RADII BIJII DING SETRACKS BIJII DING ECOTPRINTS ETC.) ANY MODIFICATIONS MADE B OTHERS TO THE DIGITAL FILE PROVIDED BY THE ENGINEER SHALL RENDER IT VOID
- 13. WETLANDS SHOWN WILL HAVE DEED RESTRICTION AND SHALL NOT BE CLEARED. DRAINED, OR OTHERWISE DISTURBED UNLESS SPECIFICALLY PERMITTED BY THE UNITED STATES ARMY CORP. OF ENGINEERS (USACE) OR NC DIVISION OF COASTAL MANAGEMENT (DCM) OR NC DIVISION OF WATER RESOURCES (DWR), AS APPLICABLE.
- 14 ANY WETLANDS THAT ARE TEMPORARILY IMPACTED DUE TO CONSTRUCTION ACTIVITIES SHALL BE RETURNED TO PRE-CONSTRUCTION GRADE AND SEEDED WITH A WETLAND SEED MIX IN ACCORDANCE WITH THE SEDIMENT & FROSION CONTROL PLAN.
- 15. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARIGING STALES, ACCESSIBLE PARKING SYMBOLS, AND MISCELLANEOUS STRIPPING WITHIN PARKING LOT AND AROUND BUILDINGS AS SHOWN ON THE PLANS, ALL PAVEMENT MARKING
- 16. ACCESSIBLE ROUTES AND PARKING AREAS MUST BE PROVIDED IN ACCORDANCE WITH THE CURRENT NORTH CAROLINA BUILDING CODE AND ADA STANDARDS FOR ACCESSIBLE DESIGN
- 17. WHERE PROPOSED CURB AND GUTTER TIES TO EXISTING CURB OR CURB AND GUTTER. A TRANSITION OF 10' SHALL BE MADE TO CONFORM TO THE EXISTING HEIGHTS AND SHAPES, UNLESS OTHERWISE SHOWN ON THE PLANS.

MATERIALS SHALL ADHERE TO NCDOT STANDARDS, UNLESS NOTED OTHERWISE.

- 18. ALL EXPANSION CURB JOINTS SHALL EXTEND THROUGH THE CURB. MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS IS 1.5', UNLESS OTHERWISE SHOWN ON PLANS. ALL JOINTS SHALL BE SEALED WITH JOINT SEALANT.
- 19, EACH TOWNHOUSE INCLUDES 1 GARAGE PARKING SPACE AND 1 PARKING SPACE ON THE
- 20 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 GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.
- 21. THIS DEVELOPMENT SHALL BE COMPLETED IN MULTIPLE PHASES CONSISTING OF OFF-SITE JTILITY EXTENSIONS, OFF-SITE ROAD IMPROVEMENTS, AND (3) INTERNAL DEVELOPMENT PHASES. EACH PHASE IS CONTEMPLATED TO BE RECORDED SEPARATELY.
- 22. ALL 30" CURR FOR THE DEVELOPMENT SHALL RE 30" VALLEY CURR, WITH THE EXCEPTION OF THE 2-LANE DIVIDED AVENUES IDENTIFIED AS ROOZ AND ROOS ON THE OVERALL SITE PLAN WHICH SHOULD HAVE 30" STANDARD CURR ALONG THE OUTER EDGE OF TRAVEL.
- 23.NO TEMPORARY OR PERMANENT ECNROACHMENTS (INCLUDING, BUT NOT LIMITED TC: CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES), ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA, WITHOUT PRIOR APPROVAL BY THE CITY OF RALIGIH.

DEMOLITION NOTES:

- CONTRACTOR SHALL COORDINATE WITH THE OWNER AND UTILITY OWNER TO PROPERLY MAINTAIN, REMOVE OR RELOCATE EXISTING SERVICE CONNECTIONS WHEN NECESSARY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING SURROUNDING NEIGHBORS ABOUT ANY POTENTIAL INTERRUPTION TO SERVICE OF ANY KIND.
- 3. EXISTING UTILITIES NOT INTENDED FOR DEMOLITION SHALL BE MAINTAINED, PROTECTED AND UNDISTURBED DURING CONSTRUCTION ACTIVITIES.
- 4. THE CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTY, STRUCTURES AND UTILITIES. DAMAGE TO PROPERTIES OF OTHERS DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE AT THE CONTRACTOR'S EXPENSE AND SHALL BE REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
- ALL MATERIAL CLEARED OR DEMOLISHED BY THE CONTRACTOR IN ORDER TO CONSTRUCT THE WORK SHALL BECOME THE PROPERTY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED AND SHALL BE PROPERTY DISPOSED OF OFF-SITE.
- 6. SAW CUTS OF EXISTING PAVEMENTS, CURBS, GUTTERS AND SIDEWALKS SHALL PRODUCE A NEAT
- 7. ALL DEMOLITION WORK SHALL BE DONE IN STRICT ACCORDANCE WITH AUTHORITIES HAVING
- 8. ALL PERMITS REQUIRED FOR THE DEMOLITION WORK SHALL BE THE RESPONSIBILITY OF THE ONTRACTOR TO OBTAIN PRIOR TO THE START OF DEMOLITION ACTIVITIES

STORM DRAINAGE NOTES:

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARDS AND NCDOT STANDARD SPECIFICATIONS AND DETAILS.
- 2. ALL PUBLIC STORM DRAINAGE FRAMES, GRATES, AND HOODS SHALL BE STAMPED WITH "DRAINS TO RIVER" IN ACCORDANCE WITH CITY OF RALFIGH AND NODOT STANDARDS
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING, BUT NOT LIMITED TO THE HORIZONTAL AND VERTICAL LOCATION OF STRUCTURES AND UTILITIES CROSSING THE STORM SEVER PIPE.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER DRAINAGE SYSTEM.
- . STORM SEWER PIPE SHALL BE MINIMUM CLASS III REINFORCED CONCRETE PIPE (RCP) LESS OTHERWISE NOTED.
- IF THERE ARE DISCREPANCIES BETWEEN THE PLAN AND FIELD CONDITIONS RELATED TO WHERE THE PROPOSED STORM SEWER PIPING TEST TO SISTING STRUCTURES, PIPES, SWALES, ETC., THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND OWNER, AFTER NOTIFICATION

- TO ENGINEER AND OWNER, THE CONTRACTOR SHALL PERFORM THE AGREED UPON FIELD ADJUSTMENTS TO MATCH THE LOCATIONS OF THESE EXISTING FEATURES
- 8 ALL STORM SEWER PIPE SHALL HAVE A MINIMUM COVER OF 2 FEET FROM FINISHED SUBGRADE TO THE PIPE CROWN IN TRAFFIC BEARING AREAS, UNLESS APPROVED BY AUTHORITIES HAVING JURISDICTION.
- 9. ALL STORM SEWER PIPE SHALL HAVE A MINIMUM COVER OF 1 FOOT TO THE PIPE CROWN IN NON-TRAFFIC REARING AREAS
- 10. THE STORM PIPE LENGTHS AS SHOWN ON THE DRAWINGS REPRESENTS THE DISTANCE FROM CENTER TO CENTER OF THE RESPECTIVE STRUCTURES.
- 11. STORM SEWER UTILITY STRUCTURE TABLES ARE AVAILABLE UPON REQUEST

- AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE, AND AS SHOWN ON THESE PLANS. TH CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. IN ADDITION TO THE MEASURES SHOWN IN THESE PLANS, THE CONTRACTOR SHALL USE INTERIM DIVERSION DITCHES, BERMS, OR OTHER METHODS AS REQUIRED TO DIRECT DRAINAGE AS SHOWN ON THESE PLANS AND TO PREVENT SILT AND CONSTRUCTION DEBRI FROM FLOWING ONTO ADJACENT PROPERTIES, ROADWAYS, AND ENVIRONMENTALLY SENSITIVE AREAS SUCH AS BUFFERS AND WETLANDS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND OWNER IN WRITING OF ANY DISCREPANCIES OR CONCERNS
- 2. ALL SOILS USED FOR BACKFILL SHALL BE FREE OF UNSATISFACTORY MATERIALS INCLUDING ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION AND OTHER DELETERIOUS MATTER. ROCK OR GRAVEL LARGER THAN 2 INCHES IN ANY DIMENSION SHALL NOT BE PLACED IN THE IN THE FINAL LIFT (MINIMUM OF INCHES). UNSATISFACTORY MATERIALS ALSO INCLUDE MAN-MADE FILLS AND REFUSE DEBRIS DERIVED FROM ANY SOURCE. REFER TO FINAL GEOTECHNICAL REPORT FOR ANY SPECIAL FILL MATERIAL REQUIRED FOR THIS PROJECT, IF ANY. THE CONTRACTOR SHALL CONSULT WITH SITE GEOTECHNICAL ENGINEER PRIOR TO BACKFILL PLACEMENT TO VERIFY BACKFILL MEETS PROJECT REQUIREMENTS.
- 3. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL SOIL TESTING IS PERFORMED AND THE RESULTS FORWARDED TO THE ENGINEER AND OWNER
- 4. MATERIALS USED TO CONSTRUCT EMBANKMENTS FOR ANY PURPOSE, BACKFILL AROUND DRAINAGE STRUCTURES, OR IN UTILITY TRENCHES FOR ANY OTHER DEPRESSION REC OR BACKFILL SHALL MEET THE REQUIREMENTS OF THE PROJECT GEOTECHNICAL ENGINEER
- 5. THE CONTRACTOR SHALL, PRIOR TO ANY OPERATIONS INVOLVING FILLING OR BACKFILLING SUBMIT TO THE OWNER AND PROJECT GEOTECHNICAL ENGINEER THE RESULTS OF THE PROCTOR TEST TOGETHER WITH A CERTIFICATION THAT THE SOIL TESTED IS REPRESENTATIVE OF THE MATERIALS TO BE USED ON THE PROJECT. TESTS SHALL BE CONDUCTED BY A NORTH CAROLINA CERTIFIED MATERIALS TESTING LABORATORY AND CERTIFICATIONS MADE BY A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH CAROLINA REPRESENTING THE LABORATORY.
- ALL PAYEMENT SUBGRADES SHALL BE SCARIFIED TO A DEPTH OF 6 INCHES AND COMPACTED TO A MINIMUM DENSITY OF 100 PERCENT OF ASTM D1557 DENSITY AT OPTIMUM MOISTURE CONTENT UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION PLANS OR AS DIRECTED BY THE
- RETAINING WALLS OR MECHANICALLY STABILIZED EARTH WALLS SHALL BE DESIGNED AND CONSTRUCTED UNDER THE RESPONSIBLE CHARGE OF A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NORTH CAROLINA AND COMPLY IN ALL ASPECTS WITH THE NC BUILDING CODE AND LOCAL JURISDICTION.
- CONTOURS AND GUTTER GRADIENTS ARE APPROXIMATE. SPOT ELEVATIONS ARE TO BE USED IN CASE OF DISCREPANCY.
- CONTRACTOR SHALL OBTAIN ALL PERMITS AS REQUIRED FOR BLASTING ROCK IF BLASTING ROCK IS REQUIRED. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH A REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION RELATED TO BLASTING AND SAFETY
- 10. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEWATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS, DEWATERING SHALL BE INCIDENTAL TO GRADING OPERATIONS.
- 11.MASS GRADING OPERATIONS SHALL BE PHASED TO LIMIT EXPOSED AREAS. PRIOR TO PROCEEDING TO ANOTHER PHASE, THE PRESENT PHASE SHALL BE STABILIZED WITH ADEQUATE GROUND COVER SUFFICIENT TO RESTRAIN REGISION AND HAVE ALL INFRASTRUCTURE INSTALLED. SEE GROUND COVER REQUIREMENTS WITHIN THESE PLANS OR CONSULT THE MUNICIPAL REGISION CONTROL SPECIALIST.
- 12. THE FRAMES AND COVERS OF ALL EXISTING AND PROPOSED DRAINAGE, SANITARY SEWER WATER MAIN, GAS AND ELECTRIC UTILITY STRUCTURES SHALL BE ADJUSTED TO MATCH PROPOSED FINISHED ELEVATIONS AND SLOPES UNLESS OTHERWISE SHOWN ON THE PLANS.
- 13 DECODE ANY CARTHWORK COMMENCES THE CONTRACTOR SHALL STAKE OUT AND MARK THE BEFORE ANY EAR HWORK COMMENCES, THE CONTRACTOR SHALL STARE OUT AND MARK THE LIMITS OF CONSTRUCTION AND OTHER TEMS ESTABLISHED IN THE PLANS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED
- 14. ZONE 1 RIPARIAN BUFFER SHALL NOT BE DISTURBED DURING CONSTRUCTION, UNLESS OTHERWISE NOTED. ZONE 1 BUFFER SHALL EXTEND 30 FROM TOP 0F BANK AS SHOWN ON THE PLANS, ZONE 2 RIPARINA BUFFER SHALL BE CLEARED AND GRUBBED IN THE AREAS SHOWN ON THE PLANS. ZONE 2 BUFFER SHALL BE CLEARED AND GRUBBED IN THE AREAS SHOWN ON THE PLANS. ZONE 2 BUFFER SHALL EXTEND 20 INJUNE FROM THE ZONE 1 PERIMIPETER (30 FROM THE PLANS THAT AND THE PLANS THE PERIMIPETER (30 FROM THE PERIMIPETER). TOP OF BANK), CONSTRUCTION ACTIVITY SHALL BE KEPT AT A MINIMUM IN THIS AREA, ALL TREES WITHIN ZONE 2 RIPARIAN BUFFER SHALL BE FELLED AWAY FROM ZONE 1 RIPARIAN BUFFER.
- 15. THE PLACEMENT OF ANY FILL MATERIAL MUST BE CONDUCTED LINDER THE OBSERVATION OF A QUALIFIED LICENSED GEOTECHNICAL ENGINEER AND UPON COMPLETION OF THE EARTHWOR ACTIVITIES THE OWNER AND JURISDICTION MUST BE PROVIDED WITH A FINAL GRADING REPORT THAT INCLUDES THE CORRESPONDING COMPACTION TEST RESULTS AND CERTIFIES THE TYPE OF FILL MATERIAL AND ITS PROPER PLACEMENT.
- 16 REFERENCE STRUCTURAL DRAWINGS SPECIFICATIONS GEOTECHNICAL REPORT AND/OR DIRECTIVES PROVIDED BY THE PROJECT GEOTECHNICAL ENGINEER FOR BUILDING PAD AND PAVING SUBGRADE INFORMATION.

GENERAL LANDSCAPE NOTES:

- 1. THE CONTRACTOR SHALL TAKE PROPER PRECAUTIONS NOT TO DAMAGE EXISTING PLANTS FACILITIES AND STRUCTURES THAT ARE TO REMAIN. THE CONTRACTOR SHALL RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE LANDSCAPE
- 2. UTILITIES SHOWN ON THE LANDSCAPE DRAWINGS ARE FOR REFERENCE ONLY. SEE UTILITY DRAWINGS FOR EXISTING AND PROPOSED UTILITY LOCATIONS. SEE UTILITY NOTES FOR ADDITIONAL INFORMATION
- . NO CHANGES TO ANY ASPECT OF APPROVED PLAN, INCLUDING BUT NOT LIMITED TO LANDSCAPING, GRADING, BUILDING ELEVATIONS, LIGHTING, OR UTILITIES SHALL BE MADE WITHOUT THE APPROVAL OF THE GOVERNING MUNICIPALITY, ENGINEER, LANDSCAPE ARCHITECT AND OWNER.
- A ALL DLANTS DROVIDED BY THE CONTRACTOR SHALL MEET OR SLIDBASS THE SPECIFICATIONS ALL PLANTS PROVINCED BY THE CONTRACTOR SHALL MEET OR SURPASS THE SPECIFICATIONS (GIVEN IN THE PLANT TABLE AND CONFORM TO THE AMERICAN STANDARD OF NUISERS STOCK, AND I 2001-1373 IN REGARD TO JEINEN, GROWING AND DALLED AND DULLAFFED (860) SPECIFICATIONS PLANTS SHALL BE INCLU AMO HEAVY, AND IN HEALTHY CONTROL ON THE THE OF PLANTING. LANDSCAPE ARCHITECT SHALL REJECT ANY PLANT NOT MEETING THESE GUIDELINES AND EQUIPE REPLACEMENT.
- 5. ALL PLANTS ARE TO BE FULLY WARRANTED (INCLUDING LABOR AND MATERIALS) FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM FINAL ACCEPTANCE
- 6. PLANTING SHALL BE INSTALLED DURING THE IDEAL SEASON BASED ON THE TYPE OF PLANT.
- 7 ALL PLANTS THAT ARE LINARIE TO BE IMMEDIATELY PLANTED SHALL BE STORED IN A PROTECTED AREA OUT OF DIRECT SUN AND WIND. PLANTS SHALL BE EVENLY AND CONSISTENTLY WATERED, AS NEEDED, TO PREVENT DRYING OF ROOTS, ROOT BALLS OF BAS STOCK SHALL BE COVERED WITH AT LEAST 4 INCHES OF HARDWOOD MULCH TO MAINTAIN
- 8. THE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES SHOWN ON PLANS AND CLARIFY ANY DISCREPANCIES WITH LANDSCAPE ARCHITECT PRIOR TO PURCHASING PLANTS, CONTRACTOR SHALL TAG ALL TREES (AS DESIGNATED IN THE MASTER PLANT LIST) AT THE NURSERY FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO PURCHASING PLANTS
- 9. LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY PROPOSED PLANT SUBSTITUTIONS BY THE CONTRACTOR. NO SUBSTITUTIONS SHALL BE MADE UNDER ANY CIRCUMSTANCES WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNER'S DEDDESENTATIVE
- 10 ALL PLANTS AND PLANTING REDS ARE TO BE LOCATED BY SCALED DIMENSIONS FROM BUILDINGS, CURSE, PAVEMENTS, ETC. SECIFIC ATTENTION SHALL BE GIVEN TO ENSURE THAT PLANTS INDIVIDUALLY SHOWN ON THE PLAN ARE ACCURATELY LOCATED. LOCATION OF ALL PLANTS SHALL BE REVIEWED IN THE FIELD BY THE L'ANDSCAPE ARCHITECT PRIOR TO INSTALLATION, CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE FOR REVIEW.
- 11. NO PLANTINGS SHALL BE REQUIRED WHEN A PRESERVED WETLAND OR REQUIRED RIPARIAN BUFFER EXISTS WITHIN A REQUIRED BUFFER YARD.
- 12 EXISTING SIGNIFICANT VEGETATION THAT IS PRESERVED WITHIN ANY REQUIRED BLIFFER YARD EXISTING SIGNIFICANT VEGETATION THAT IS PRESERVED WITHIN ANY REQUIRED BUFFER YARD. SHALL BE CREDITED TOWARD STANDARDS FOR THE TYPE OF BUFFER REQUIRED AT THE TIME OF MUNICIPAL APPROVALS. IF EXISTING VEGETATION DOES NOT FULLY MEET THE STANDARDS FOR THE TYPE OF BUFFER REQUIRED, SUPPLEMENTAL VEGETATION AND/OR SITE FEATURES (INCLUDING FENCES) SHALL BE PLANTED OR INSTALLED WITHIN THE REQUIRED BUFFER AREA TO MEET MINIMUM STANDARDS.
- 13. A PRE-EMERGENT HERRICIDE SHALL RE APPLIED TO ALL NEW PLANTING REDS IN ACCORDANCE MANUFACTURER'S RECOMMENDATIONS AND ALLOWED TO DISSIPATE PRIOR TO
- STANDING WATER. SEE GRADING PLAN FOR SPECIFIC GRADING INFORMATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AND/OR ENGINEER OF ANY GRADING DISCREPANCIES OR
- 15. ESTABLISH AND MAINTAIN TOP OF GRADE BELOW ADJACENT CURBS, WALKWAYS AND OTHER IARDSCAPE AREAS TO ALLOW FOR INSTALLATION OF MULCH.
- 16. ALL PLANTING BEDS ARE TO BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2-3 INCHES, UNLESS INDICATED OTHERWISE, MULCH SHALL BE AS SELECTED BY THE LANDSCAPE ARCHITECT CONTRACTOR SHALL SUBMIT A SAMPLE FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND DELIVERY TO PROJECT SITE.
- 17. FINISH OFF 2-4 FOOT CLEAR ZONE AROUND TREES WITH A 2-3-INCH LAYER OF MULCH, BUT DO NOT PLACE UP AGAINST OR MOUND AROUND THE ROOT FLARE.
- 18. MIXED GROUNDCOVER AND PLANTS SPECIFIED FOR MASS PLANTINGS SHALL BE PLANTED IN ODD GROUPINGS AND LOCATED AS REQUIRED TO PROVIDE A GENERAL MIXING OF SPECIES, DO NOT PLANT IN ROWS OR REPETITIVE PATTERNS UNLESS OTHERWISE DIRECTED.
- 10 ALL TREES ADJACENT TO DEDESTRIAN WALKWAYS AND IN SIGHT TRIANCLES SHALL BE LINDER ALL TREPS ADJACPENT TO PEDESTRIAN WALKWAYS AND IN SIGHT TRIANGLES SHALL BE JUNDER. TRIMMED SUFFICIENTLY TO ALLOW CLEAR SIGHT AND PEDESTRIAN ACCESS UP TO SEET ABOVE SIDEWALK ELEVATION. ALL PRUNING SHALL BE PERFORMED BY A CERTIFIED ARBORIST AND ADHERE TO THE ANSI AGOO PRUNING STANDAD, PRUNING CUTS ARE TO BE DELIBERATE AND TARGETED ONLY TO THE NECESSARY BRANCHES IN ORDER TO SATISFY SIGHT AND CLEARANCE REQUIREMENTS WHILE MAINTAINING THE INTEGRITY OF THE TREES.
- 20. THE SITE SHALL BE STABILIZED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).
- 21. CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF THE PLANTING AREAS UNTIL FINAL ACCEPTANCE.
- 22. ANY PLANT WHICH DIES, TURNS BROWN OR DEFOLIATES PRIOR TO FINAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE

GENERAL NOTES

SAME SPECIES, IN ACCORDANCE WITH THE APPROPRIATE PLANTING SEASON; QUANTITY AND SIZE TO MEET PLAN SPECIFICATIONS.

- ALL TREES THAT ARE TO REMAIN, WITHIN OR DIRECTLY ADJACENT TO THE LIMITS OF WORK, MUST BE PROTECTED WITH TREE PROTECTION FENCE AS INDICATED ON THE PLANS TO THE EXTENT OF THE TREE BOX OR THE DRIP LINE IN A PLANTING STRIP. THE DRIP LINE IS DEFINED AS THE GROUND AREA UNDER THE CANOPY OF THE TREE. FENCING IS TO BE INSTALLED PRIOR TO CONSTRUCTION, MAINTAINED THROUGHOUT, AND REMOVED ONLY AT THE END OF THE PROJECT.
- NONE OF THE FOLLOWING SHALL OCCUR WITHIN THE ROOT ZONE OF A TREE WITHOUT PERMISSION OF LANDSCAPE ARCHITECT OR PROJECT ABBORIST: ALTERATION OR DISTURBANCE TO EXISTING GRADE: STAGING OR STORAGE OF CONSTRUCTION MATERIALS, EQUIPMENT USE, SOIL OR DEBRIS REMOVAL OR STOCKPILING; TRENCHING; OR DISPOSAL OF ANY LIQUIDS.
- 3. APPROVED EXCAVATIONS WITHIN THE DRIP LINE SHALL PROCEED WITH CARE BY USE OF HAND TOOLS OR EQUIPMENT THAT WILL NOT CAUSE INJURY TO TREE TRUNKS, BRANCHES AND ROOTS
- NO ROOTS GREATER THAN 2 INCHES IN DIAMETER SHALL BE CUT WITHOUT PERMISSION OF LANDSCAPE ARCHITECT OR PROJECT ARBORIST. EXPOSED ROOTS 2 INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN BURLAP OR OTHER APPROVED MATERIAL AND KEPT MOIST AT
- 5. IF THERE ARE ANY TREE CONFLICTS ON THIS JOB SITE, PERMIT HOLDER MUST SUSPEND ALL WORK THAT CONTRIBUTES TO THE CONFLICT AND IMMEDIATELY CONTACT LANDSCAPE ARCHITECT OR PROJECT ARBORIST FOR DIRECTION AND CLEARANCE TO CONTINUE THE
- 6. TREES THAT ARE PROTECTED SHALL BE THOROUGHLY WATERED AS REQUIRED TO KEEP ROOT BALLS FROM DRYING OUT, ESPECIALLY BETWEEN APRIL THROUGH SEPTEMBER.

- 1. GENERALLY, FILL MATERIAL SHALL BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF
- 2. ALL NECESSARY INSPECTIONS, CERTIFICATIONS, AND TESTING REQUIRED BY CODES AND LITH IT SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO MUNICIPAL APPROVAL FOR THE FINAL CONNECTION OF SERVICE. CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF TESTING
- 3. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE IMPROVEMENTS SHOWN.
- 4. THE CONTRACTOR SHALL REPORT, IN WRITING ANY UTILITY CONFLICTS TO THE ENGINEER IMMEDIATELY LIPON DISCOVERING CONFLICTS
- THE SANITARY SEWER PIPE LENGTHS AS SHOWN ON THE DRAWINGS REPRESENTS THE DISTANCE FROM CENTER TO CENTER OF THE RESPECTIVE STRUCTURES.
- 6. PRIOR TO UTILITY RELOCATION, REMOVAL OR ABANDONMENT, THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY PROVIDERS, LOCAL MUNICIPALITY, AND NCDOT. KNOWN UTILITY PROVIDER INFORMATION IS CONTAINED ON THIS PLAN SHEET.
- 7. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING SURROUNDING NEIGHBORS ABOUT ANY POTENTIAL INTERRUPTION TO SERVICE OF ANY KIND
- 8. THE CONTRACTOR SHALL MAINTAIN A MINIMUM COVER OF 3 FEET ON ALL PROPOSED WATER LINES. THREE FEET SHALL BE MEASURED TO THE BOTTOM OF THE PROPOSED SUBGRADE WITHIN PAVED AREAS.
- 9. THE CONTRACTOR SHALL MAINTAIN A MINIMUM COVER OF 5 FEET ON ALL PROPOSED SANITARY LINES. FIVE FEET SHALL BE MEASURED TO THE BOTTOM OF THE PROPOSED SUBGRADE WITHIN PAVED AREAS.
- 10. THE CONTRACTOR SHALL MAINTAIN SEPARATION OF WATER MAIN FROM SANITARY SEWER PIPING IN ACCORDANCE WITH THOSE DISTANCES SPECIFIED BY STATE AND/OR LOCAL CODE OR A MINIMUM OF 10 FEET HORIZONTAL OR 18 INCHES VERTICAL DISTANCE.
- 11. THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR INSTALLATION OF ALL PROPOSED POWER AND COMMUNICATION LINES AND ASSOCIATED APPURTENANCES.
- 12 PRIVATE DISTRIBUTIONS SYSTEMS SHALL HAVE A MASTER METER AND A MASTER BACKELOW DEVICE. LOOPED PRIVATE DISTRIBUTION SYSTEMS WILL BE DISCOURAGED AND ONLY ALLOWED TO MEET FIRE FLOW REQUIREMENTS. IF LOOPED SYSTEMS ARE APPROVED, THERE MUST BE A WATER METER AND A BACKFLOW DEVICE AT EVERY POINT OF CONNECTION TO THE PUBLIC MAIN. ALL WATER SERVICES WILL BE METERED, AND THE METER WILL BE LOCATED IN THE RIGHTS-OF-WAY OR IN A 2 FOOT EASEMENT ADJACENT TO THE RIGHTS-OF-WAY, METERS SIZE SHALL BE 5/8", 3/4", 1", 1-1/2", 2", 4", 6", 8", OR 10" WITH NO EXCEPTIONS. ANY SINGLE WATES SERVICE THAT IS TO BE USED FOR DOMESTIC AND FIRE SERVICE USAGE WILL HAVE A MINIMUN PIPE SIZE OF 6-INCH DIAMETER, PRESSURE CLASS 350 DUCTILE IRON PIPE, ALL SINGLE WATER SERVICES THAT ARE USED FOR DOMESTIC AND FIRE SERVICE USAGE WILL BE REQUIRED TO HAV A FIRE SERVICE METER WITH A BY-PASS METER, METERS WILL BE THE SAME SIZE IN DIAMETER A THE SERVICE, THE ONLY EXCEPTIONS ARE A 10-INCH FIRE SERVICE METER WITH A BY-PASS ON A 12-INCH WATER SERVICE LINE AND A 5/8" RESIDENTIAL METER ON A 3/4" WATER SERVICE LINE 12-INCH WATER SERVICE LINE AND A 5/8" RESIDENTIAL METER ON A 3/4" WATER SERVICE LINE. IF A PROPERTY IS SUBDIVIDED OR RECOMBINED OR A BUILING IS SOLD FROM THE COMPLEY. THEN IT WILL REQUIRE A SERVATE WATER SERVICE, WITH AN INDIVIDUAL METER WITH THOSE SERVICES ORIGINATING FROM ACT IVAMINATIONED WATER WAIN ALL DONESTIC SERVICES. AND RIVATE MAINS MUST BE INSTALLED ENTIRELY ON THE LOT FOR WHICH IT SERVES. SERVICES AND FIRE UNISA AND PRIVATE MAINS WILL FOR BEALDOWN TO CROSS PROPERTY LINES OR TO BE PLACED IN A PRIVATE UTILITY ESPONDEY. THE CITY WILL MAINTAIN ALL WATER SERVICES AND FIRE PROPERTY SHALL BE THE RESPONDBUTT OF THE PROPERTY OWING OF COLUSTOMER. ALL METERS WILL BE THE RESPONDBUTT OF THE PROPERTY OWING OF COLUSTOMER. ALL METERS WILL BE FURNISHED AND SET BY THE METERS DIVISION ONCE ALL FES ARE PAID AND ACCOUNTS HAVE BEEN SET UP METER STALLATION AND SPACING SHALL BE IN ACCORDANCE WITH DETAILS W-23 THRU W-35.

UTILITY CONTACT INFORMATION:

SANITARY SEWER SERVICE: PROVIDER: CITY OF RALEIGH ADDRESS: CONTACT: PHONE:

EMAIL:

EMAIL:

WATER SERVICE PROVIDER: CITY OF RALEIGH ADDRESS CONTACT PHONE

PROVIDER: DUKE ENERGY ADDRESS CONTACT PHONE EMAIL:

MMUNICATION: IMUNICATION: PROVIDER: SPECTRUM ADDRESS: CONTACT: PHONE: EMAIL:

PROVIDER: DOMINION GAS ADDRESS: CONTACT: PHONE: EMAIL:

OSION & SEDIMENT CONTROL NOTES:

- 1. CONTRACTOR SHALL INSTALL EROSION CONTROLS IN ORDER WITH THE SEQUENCE PROVIDED.
- CONTRACTOR SHALL ENSURE GRADING OPERATIONS ARE CONDUCTED IN A MANNER THAT DOES NOT ALLOW ANY SEDIMENT TO DRAIN OFFSITE OR INTO WATERCOURSES.
- 3. A GRAVEL CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT THE LOCATIONS SHOWN ON THE DRAWINGS AND AT EACH POINT OF CONSTRUCTION ACCESS.
- 4. CONTRACTOR SHALL CONSTRUCT DIVERSION DITCHES AS NECESSARY TO ENSURE ALL SEDIMENT IS DIRECTED INTO EROSION CONTROL MEASURES
- 5. IE STORM CROSS DRAINAGE CANNOT BE INSTALLED BRIOR TO GRADING TEMPORARY HORE STORM DRAINAGE PIPE SHALL BE USED TO CROSS WET WEATHER CHANNELS, EXCLUDING ANY PROTECTED WETLANDS OR STREAMS.
- 6. ALL STORM DRAINAGE PIPE SHALL BE PROTECTED AS SHOWN ON THE PLANS DURING
- 7. CONTRACTOR SHALL PROVIDE RIPRAP LINED DISSIPATOR PADS AT THE STORM DRAINAGE PIPE DISCHARGE POINTS AS REQUIRED TO ENSURE POSITIVE DRAINAGE. SEE PLANS FOR DIMENSIONS
- 8. TO AVOID SLOPE EROSION, CONTRACTOR SHALL INSTALL TEMPORARY SLOPE DRAINS PER DETAIL AT LOCATIONS INDICATED AND WHERE TEMPORARY DIVERSION DITCHES DISCHARGE INTO A SIMMER BASIN.
- MANENT GROUND COVER SHALL BE ESTABLISHED PER APPROVED NATIONAL POLLUTANT CHARGE ELIMINATION SYSTEM (NPDES) PERMIT.
- 10. TREE PROTECTION FENCING SHALL BE INSTALLED AND INSPECTED PRIOR TO ISSUANCE OF A GRADING PERMIT. FENCING SHALL NOT BE REQUIRED ADJACENT TO AREAS WITHOUT WOODED VEGETATION. FENCING SHALL BE MAINTAINED ON THE SITE UNTIL ALL SITE WORK IS COMPLETED AND THE FENCING THE PEROR TO THE CERTIFICATE OF OCCUPANCY (CO). IS SCHEDULED. THE FENCING SHALL BE REMOVED PRIOR TO FINAL SITE INSPECTION FOR THE
- 11. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT AN EROSION CONTROL PERMIT AND ANY OTHER RELATED PERMITS ARE SECURED FOR ANY OFF-SITE WASTE OR BORROW AREAS, UNLESS OTHERWISE STATE ID IN THE PROJECT DOCUMENTS, THE CONTRACTOR IS RESPONSIBLE FOR ECUMING ALL ACREMENTS WITH LANDOWNERS FOR PLACEMENT OF WASTE SOIL OR REMOVAL OF BORROW. OFF-SITE PERMITS AND AGREEMENTS SHALL EXIST PRIOR TO CONSTRUCTION ACTIVITIES ON WASTE OR BORROW AREAS, COPIES OF PERMITS AND AGREEMENTS SHALL BE PROVIDED TO THE OWNER AND ENGINEER.
- 12. SOILS CONTAMINATED WITH ANY CHEMICAL, METAL OR PETROLEUM CONTAMINATION SHALL NOT BE TRANSPORTED ONTO THE PROPERTY AS BORROW / FILL SOILS. CONTAMINATED SOILS, IF DISCOVERED ON THE PROPERTY SHALL NOT BE IT TRANSPORTED OFFSTIE WITHOUT TESTING, PERMITTING AND/OR OTHER REGULATORY APPROVALS COMMENSURATE WITH THE TYPE OF CONTAMINATION AND LOCATION.
- 13. TEMPORARY DIVERSIONS ARE TO REMAIN IN PLACE UNTIL THE STORM DRAINAGE SYSTEM IS IN PLACE, THE UPSTREAM AREA IS STABILIZED AND/OR APPROVAL FROM MUNICIPAL EROSION CONTROL INSPECTOR IS RECEIVED.

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND PAYING APPLICABLE FEES FOR THE ABANDONMENT OF WELLS.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY (NCDEQ) WELL STANDARDS (15A NCAC 02C 0.113). AN ABANDONMENT PERMIT SHALL BE OSTAINED BY ACERTIFIED NE WELL CONTRACTOR FROM THE COUNTY ENVIRONMENTAL HEALTH DIVISION PRIOR TO COMMENCING ABANDONMENT WORK. USE FORM GW-20 PROVIDED BY NCDEQ.
- ALL CASING AND SCREEN MATERIALS MAY BE REMOVED PRIOR TO INITIATION OF ABANDONMENT PROCEDURES IF SUCH REMOVAL WILL NOT CAUSE OR CONTRIBUTE TO CONTAMINATION OF THE GROUNDWATERS, ANY CASING NOT GROUTED SHALL BE REMOVED OR GROUTED IN ACCORDANCE WITH 15A NCAC 02C.0107(F).
- 4. THE ENTIRE DEPTH OF THE WELL SHALL BE SOUNDED BEFORE IT IS SEALED TO ENSURE FREEDOM FROM OBSTRUCTIONS THAT MAY INTERFERE WITH SEALING OPERATIONS.
- 5. THE WELL SHALL BE DISINFECTED IN ACCORDANCE WITH RULE 15A NCAC 02C .0111(B)(1)(A) THROUGH 15A NCAC 02C .0111(B)(1)(C).

- 6. IN THE CASE OF GRAVEL-PACKED WELLS IN WHICH THE CASING AND SCREENS HAVE NOT BEEN REMOVED, NEAT-CEMENT, OR BENTONITE SLURRY GROUT SHALL BE INJECTED INTO THE WELL COMPLETELY FILLING IT FROM THE BOTTOM OF THE CASING TO THE TOP.
- 7. WELLS CONSTRUCTED IN UNCONSOLIDATED FORMATIONS SHALL BE COMPLETELY FILLED WITH GROUT BY INTRODUCING IT THROUGH A PIPE EXTENDING TO THE BOTTOM OF THE WELL WHICH CAN BE RAISED AS THE WELL IS FILLED.
- 8. WELLS CONSTRUCTED IN CONSOLIDATED ROCK FORMATIONS OR THAT PENETRATE ZONES O CONSOLIDATED ROCK MAY BE FILLED WITH GROUT, SAND, GRAVEL OR DRILL CUTTINGS OPPOSITE THE ZONES OF CONSOLIDATED ROCK. THE TOP OF ANY SAND, GRAVEL, OR CUTTING FILL SHALL TERMINATE AT LEAST 10 FEET BELOW THE TOP OF THE CONSOLIDATED ROCK OF FIVE FEET BELOW THE BOTTOM OF CASING. GROUT SHALL BE PLACED BEGINNING 10 FEE BELOW THE TOP OF THE CONSOLIDATED ROCK OR FIVE FEET BELOW THE BOTTOM OF CASING IN A MANNER TO ENSURE COMPLETE FILLING OF THE CASING, AND EXTEND UP TO LAND SURFACE. FOR ANY WELL IN WHICH THE DEPTH OF CASING OR THE DEPTH OF THE BEDROCK IS NOT KNOWN OR CANNOT BE CONFIRMED. THE ENTIRE LENGTH OF THE WELL SHALL BE FILLED WITH GROUT UP TO LAND SURFACE.
- THE CONTRACTOR SHALL ENSURE THE WELL IS DISCONNECTED FROM THE RESIDENCE. THE LINE
 TO THE RESIDENCE SHALL BE CAPPED WITHIN 10 FEET OF THE OUTSIDE FOUNDATION WALL
 AND INSIDE THE FOUNDATION WALL.
- 10. THE CONTRACTOR SHALL DISCONNECT THE ELECTRICAL WIRING FOR THE WELL FROM THE RESIDENCE ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT NC ELECTRICAL CODE, BY A LICENSED ELECTRICAL CONTRACTOR IN THE STATE OF NORTH CAROLINA.
- 11. ALL DEBRIS AND MATERIALS ARE TO BE DISPOSED OF PROPERLY IN AN APPROVED OFF-SITE FACILITY AND THE CONSTRUCTION AREA RESTORED TO PRE-CONSTRUCTION CONDITIONS OR BETTER. THE PROPERTY OWNER HAS RIGHT OF REFUSAL OF THE WELL PUMP AND ASSOCIATED
- 12. THE CONTRACTOR SHALL PROVIDE THE OWNER A COPY OF ALL WELL ABANDONMENT RECORDS AND SEND A COPY OF FORM GW-30 TO NCDEQ WITHIN 30 DAYS OF ABANDONMENT.

SEPTIC SYSTEM ABANDONMENT:

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND PAYING APPLICABLE FEES FOR THE ABANDONMENT OF SEPTIC TANKS AND SEPTAGE. ALL WORK SHALL BE DONE IN ACCORDANCE WITH AUTHORITIES HAVING JURISDICTION.
- 2. THE CONTRACTOR SHALL PROVIDE TEMPORARY CONTAINMENT AND PROPER DISPOSAL OF THE WASTEWATER COMING FROM THE RESIDENCE PRIOR TO DISCONNECTING THE SEPTIC SYSTEM TO BE ARANDONED.
- 3. FOR SEPTIC SYSTEMS CONTAINING A SEPTIC PUMP, THE CONTRACTOR SHALL DISCONNECT THE SEPTIC PUMP PRIOR TO ABANDONING THE SEPTIC SYSTEM. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT NO ELECTRICAL CODE BY A LICENSED ELECTRICAL CONTRACTOR IN THE STATE OF NORTH CAROLINA.
- ALL DEBRIS AND MATERIALS FROM THE ABANDONED SEPTIC SYSTEM ARE TO BE DISPOSED OF PROPERLY IN AN APPROVED OFF-SITE FACILITY AND THE CONSTRUCTION AREA RESTORED TO PRE-CONSTRUCTION CONDITIONS OR BETTER.
- 5. NO SEPTAGE SHALL BE DISCHARGED TO THE EXISTING SEWER SYSTEM
- 6. THE CONTENTS OF THE SEPTIC TANK SHALL BE PUMPED OUT BY A NORTH CAROLINA STATE LICENSED SEPTIC PAMPER HAULER, THE LID AND SEPTIC TANK CRUSHED, AND THE REMAINING ACCOMMANCE WITH 15A NACE, THE SEPTIC SEPTIC THE SEPTIC SYSTEM INCLUDES A DRY WELL. THE DRY WELL SHALL BE CRUSHED AND THE VOID FILLED IN ACCORDANCE WITH 15A NACE BE 1307. THE SEPTIC FIELD DRAIN LINES ASSOCIATED WITH THE SEPTIC SYSTEM SHALL BE ABANDONED IN PLACE PROVIDED THEY DO NOT INTERFER WITH CONSTRUCTION AND ANY REMAINING VOIDS FILLED WITH COMPACTED GRANULAR RECKPIL.

- 1. LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE THE FIRE DEPARTMENT CONNECTION (FDC) OR FIRE HYDRANTS. A 3-FOOT (3') CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ANY HYDRANT, FDC OR OTHER FIRE DEPARTMENT EQUIPMENT.
- 2. FDC MUST BE WITHIN 40' OF FIRE APPARATUS PLACEMENT.
- 3. HYDRANTS MUST BE LOCATED WITHIN EIGHT FEET (8'), BUT NO CLOSER THAN THREE FEET (3)
- 4. A MINIMUM OF FIVE FEET (5') SHALL SEPARATE UNDERGROUND FIRE LINES OR PRIVATE WATER MAINS FROM OTHER UNDERGROUND UTILITIES.
- 5. NEW HYDRANTS SHALL BE OPERABLE PRIOR TO CONSTRUCTION OF THE BUILDING(S).
- 6. ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ
- 7. FIRE FLOW ANALYSIS SHALL BE PROVIDED AT THE TIME OF BUILDING PERMITS PER THE 2012 NCFC, SECTION 507.3.
- 8. HYDRANT MUST BE WITHIN 150' OF THE FDC (MEASURED AS THE TRUCK DRIVES FOR PRACTICAL
- 9. FIRE DEPARTMENT ACCESS LANE MUST ALLOW FIRE APPARATUS TO DRIVE WITHIN 150' OF ALL PORTIONS OF THE FIRST FLOOR EXTERIOR WALL (IFC 503.1.1).
- 10. MINIMUM APPARATUS ACCESS WIDTH 20', INSIDE TURN RADIUS 28' (UNLESS OTHERWISE
- APPARATUS ACCESS ROAD (DEAD END) GREATER THAN 150' REQUIRE APPROVED AREA TO TURN APPARATUS AROUND (HAMMER HEAD, WYE, OR 96' CUL-DE-SAC)
- 12. CONTRACTOR SHALL MAINTAIN AN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION AS SHOWN ON THE PLANS.

- TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES.
- ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT
- 16. ROADWAYS AND BUILDINGS MUST BE CAPABLE OF SUPPORTING FIRE APPARATUS DURING
- 17. FIRE FLOW ANALYSIS MUST BE PROVEN AT TIME OF BUILDING PERMITS PER NORTH CAROLINA FIRE PROTECTION CODE (NCFPC,) SECTION 507.3, LATEST EDITION. THIS IS THE AVAILABLE FIRE FLOW FROM THE HYDRANT AND THE MINIMUM REQUIRED FIRE FLOW CALCULATION FROM
- 18. CONTRACTOR SHALL REPLACE WITH NEW ALL DRIVEWAY PIPES AND OTHER DRAINAGE PIPES/CULVERTS THAT ARE DISTURBED WHILE INSTALLING THE UTILITIES. ALL PIPE/CULVERTS SHALL MEET THE REQUIREMENTS OF NCDOT.
- 19. ALL ROADWAY DITCHES DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION OR BETTER AND CONFORM TO NCDOT REQUIREMENTS OR AUTHORITIES HAVING JURISDICTION ALL DITCHES SHALL BE LINED WITH EROSION CONTROL MATTING UNLESS OTHERWISE NOTED.

SOLID WASTE INSPECTION STATEMENT

- 1. SOLID WASTE SERVICES ARE TO BE PROVIDED BY CITY OF RALEIGH.
- 2. THE DEVELOPER SHALL COMPLY WITH ALL THE REQUIREMENTS SET FORTH IN THE SOLID WASTE
- 3. THIS PROJECT PROPOSES TO USE ROLL-OUT CARTS FOR SOLID WASTE AND SINGLE STEAM
- 4. EACH RESIDENTIAL LOT SHALL PROVIDE A DESIGNATED LOCATION FOR THE STORAGE OF ROLL-
- IF WALL CONTRACTOR REQUIRES ADDITIONAL STAKING BEYOND WALL AT FINISHED GRADE,
 THE ENGINEER MAY PROVIDE A CAD FILE NOTING LOCATION OF THE ITEMS TO BE STAKED.
 LOCATIONS WHERE WALL BREAKS OR CHANGES IN WALL ANGLES ARE TO BE NOTED ON THE
 CAD FILE.

- 5. RETAINING WALLS WILL BE ISSUED UNDER SEPARATE PERMIT.
- NTRACTOR TO INSTALL TEMPORARY FENCING/BARRICADES DURING CONSTRUCTION UNTIL PERMANENT FENCING IS INSTALLED.
- CONSTRUCTION, REPAIR OF DAMAGES SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER AND SHALL BE DONE TO THE SATISFACTION OF THE ENGINEER AND OWNER.

14. ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO

- 15. ALL ISOLATION VALVES WITHIN THE "HOT BOX" SHALL BE ELECTRICALLY SUPERVISED. PLEASE WORK WITH YOUR FIRE SPRINKLER AND ALARM INSTALLER IN REGARD TO RUNNING WIRE FOR TAMPER SWITCH.
- NCFPC APPENDIX B OR OTHER APPROVED METHOD.
- 20. ALL EXCAVATED MATERIAL SHALL BE PLACED WITHIN THE LIMITS OF DISTURBANCE DURING UTILITY INSTALLATION. THE CONTRACTOR SHALL PROVIDE THE NECESSARY SEDIMENT AND EROSION CONTROL MEASURES TO CONTROL MUN-OFF. ALL EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF LEGALLY.

- 1. TEW REFERS TO TOP FACE OF WALL ELEVATION, BEW REFERS TO THE BOTTOM FACE OF WALL ELEVATION AT FINISHED GRADE, NOT FOOTING GRADE.
- IF STAKED BY WITHERSRAVENEL, INC., BOTTOM OF WALL GRADE AT FINISHED GRADE WILL BE STAKED. ANY DIFFERENCES BETWEEN FOUNDATION OF WALL AS COMPARED TO FINISHED GRADE DOTTOM IS TO BE STATED SO ON RETAINING WALL PLANS BY OTHERS.
- 4. WALL BATTER ASSUMPTIONS

 a. WERE O'VERTICAL BRE

 b. THE WALL CONTRACTOR OR ENGINEER OF RECORD FOR THE PROPOSED WALL SHALL
 NOTIFY THE WITHERSPAYENEL, INC. IF THE RETAINING WALL BATTER MUST DEVIATE
 FROM THE ABOVE WALL ASSUMPTIONS AT THE TIME OF DESIGN FOR VERIFICATION TO
 THE MEET SITE DESIGN CRITERIA.
- PRIOR TO WALL STAKING, A MEETING SHALL BE HELD BY THE SURVEYOR AND WALL CONTRACTOR TO DETERMINE STAKING CRITERIA.
- 8. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES TO PERMANENT FENCING DURING



EXISTING		
w	FIRE HYDRAN	т
TO PP	POWER POLI	
o IPS	IRON PIPE SE	r
O IPF	IRON PIPE FOU	ND
٥	CALCULATED PO	INT
M	WATER VALV	E
-	CATCH BASIN	4
0	SANITARY MANH	IOLE
	BLOW OFF VAL	VE
	PROJECT BOUNDAI	RY LINE
	ADJACENT PROPER	TY LINE
	RIGHT OF WA	Y
— — OHE —	OVERHEAD ELECTR	IC LINE
ss	SANITARY SEWER	LINE
	STORM DRAINA	GE LINE
	WATER LINE	
	MAJOR CONTOUR	LINE
	MINOR CONTOU	LINE
EASEMENT ABBREVIATION	LEGEND	UTILI
PGE PUBLIC GREENWAY EASEMENT PAE PUBLIC ALLEY EASEMENT UPE UTILITY PLACEMENT EASEMENT PDE PRIVATE DRAINAGE EASEMENT SCHMAE SCH AND TEXANGE AND ACCESS SDT SIGHT DISTANCE EASEMENT VWDE VARIBLE WIDTH DRAINAGE EAS WME RETAINING WALL MAINTENANCE	EMENT (PUBLIC) EASEMENT	FHA BOA GV RED PAE WIME VIVIDE SCMMAE
CORSSE CITY OF RALEIGH SANITARY SEW		

EXISTING

LEGEND

UTILIT	Y ABBREVIATION LEGEND
FHA	FIRE HYDRANT ASSEMBLY
BOA	BLOWOFF ASSEMBLY
GV	GATE VALVE
RED	REDUCER
PAE	PUBLIC ALLEY EASEMENT
WME	RETAINING WALL MAINTENANCE EASEMENT
VWDE	VARIABLE WIDTH DRAINAGE EASEMENT (PUBLI
SCMMAE	SCM MAINTENANCE AND ACCESS EASEMENT

PROPOSED

WYDE VARIABLE WIDTH DRAINAGE EASEMEN WME RETAINING WALL MAINTENANCE FASE CORSSE CITY OF RALEIGH SANTARY SEWER FA CORVILE CITY OF RALEIGH WATERLINE EASEME	IT (PUBLIC) VWDE SCMMAE SCMMAE	VARIABLE WIDTH DRAINAGE EASEMENT (PUBLIS SCM MAINTENANCE AND ACCESS EASEMENT
	GENERAL LEGEND	
DESCRIPTION	EXISTING	PROPOSED
POWER POLE		N/A
GUY ANCHOR		N/A
LIGHT POLE	*	N/A
ELECTRICAL PEDESTAL	Ф	N/A
GAS MAIN	— — GAS —	N/A
ABANDONED GAS MAIN		N/A
GAS VALVE	M	N/A
TELEPHONE TELEPHONE STRUCTURE		N/A
	0	N/A
TELEPHONE PEDESTAL	<u>A</u>	N/A
TELEVISION PEDESTAL	9	N/A
FIBER OPTIC MARKER	Æ	N/A
UTILITY MANHOLE	0	N/A
STRUCTURES		
FENCING STRUCTURE		
TREE LINE	.~~~	N/A
WATERWAYS		N/A
SIGN		N/A
MAIL BOX		N/A
PROPERTY IRON	•	N/A
CONCRETE MONUMENT	(340.17)	N/A 339.92
SPOT ELEVATION	CL CL	339.72 EP
	*	*
DESCRIPTION	EXISTING	PROPOSED
1' CONTOUR INTERVAL		
5 CONTOUR INTERVAL		
PROPERTY LINE		
ROADWAY CENTERLINE		
RIGHT OF WAY LIMITS		
RIGHT OF WAY LIMITS		
RIGHT OF WAY LIMITS EASEMENT LINE		
RIGHT OF WAY LIMITS EASEMENT LINE CURB & GUTTER		
RIGHT OF WAY LIMITS EASEMENT LINE CURS & GUTTER EDGE OF PAVEMENT		
RIGHT OF WAY LIMITS EASEMENT LINE CURB & GUTTER EDGE OF PAVEMENT WATER MAIN		
RIGHT OF WAY LIMITS LASEMENT LINE CURB & GUTTER EDGE OF PAVEMENT WATER MAIN FIRE HYDRANT ASSEMBLY	♦	
RIGHT OF WAY LIMITS EASTMENT LINE CURB & GUITTER EDGE OF PAVMENT! WATER MAIN FRE HYDRANT ASSEMBLY BLOWOFF ASSEMBLY	♦	— " — " — " — " — " — " — " — " — " — "
RIGHT OF WAY LIKETS LASPIGNT LINE CURB & GUTTER EDGE OF PROVINENT WATER MAIN FIRE HYDRAMT ASSEMELY BLOWOFF ASSEMELY WATER VALVE	Q →→ N/A	€ ⊢ #⊢ H
RIGHT OF WAY LINETS EAST-PRINT LINE CURB & CUTTE EDGE OF PAVEMENT WATER MAIN FIRE PROBANT RASCHILLY BLOWOFF ASSEMBLY WATER WALNE WATER MAIN WATER WALNE WATER METER	Q →→ N/A	d(−)+ #>+ # #
RIGHT OF WALLERTS EASWERT LINE CLORE GUTTLE EDGE OF PAVISHENT WITE HORSE ATT ASSEMBLY BLOWGF ASSEMBLY WATER WATE WATER MATE WATER MATER WATER MATER WATER MANHOLE	Q—M- N/A IÖl ⊚	# ** ** ** ** ** ** ** ** ** ** ** ** **
RIGHT OF WAY LIMITS DASHMORT LIME CLORE & CUTTER ECKE OF PAYMENTY WITE MAIN FIRE HYDOANT ASSEMBLY WATER VALVE WATER MAINE WATER MAINE WATER MAINE SANITARY SERVER MAIN SANITARY SERVER MAIN	(} →₩- N/A Öl ©	# ** ** ** ** ** ** ** ** ** ** ** ** **
RIGHT OF WAY LIMITE LEMBORT UNE CURB A CUTTER EDGE OF PAVIMENT WITE HARM FIRE PYROANT ASSEMBLY WATER VALVE WATER VALVE WATER WATER WATER WATER SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME SAME	(→ → → N/A · · · · · · · · · · · · · · · · · · ·	# ** ** ** ** ** ** ** ** ** ** ** ** **
RIGHT OF WALLERTS DESPIRET LINE CLORE GUTTLE LOCK OF PAVISHENT WITE HORSANT ASSEMBLY RICHOGE ASSEMBLY WATER WATE WATER MATER WATER MANIBLE SANITARY SEMPE MANIBLE SANITARY SEMPE MANIBLE SANITARY SEMPE MANIBLE MATTARY SEMPE MANIBLE MANTARY SE	N/A N/A Sign O NA NA	€ → + → → → → → → → → → → → → → → → → →
RIGHT OF WAY LIMITS DESENTE THE CURB & QUTTER ECKE OF PAYMENTY WITE MANN FIRE HYDROUT ASSEMBLY BELOWOFF ASSEMBLY WATER WALVE WATER MANNE WATER MANN SANITARY SERVER MANNOLE SANITARY	NA	# H B O
RIGHT OF WAY LIMITE EASHNEY THE CURB A GUTTLE EDGE OF PAVENMENT WITH HAMPING AND A SERVICE BLOWNOFF ASSEMBLY WATER MANNE WATER MANNE WATER MANNE SANITARY SERVICE STORM DAMAGING SPICE STORM DAMA	Q → → − NA	# H B O
RIGHT OF WALLERTS DESPIRET LINE CURB GUTTER EDGE OF PAVEMENT WITE HORNALT ASSEMBLY BUCHOFF ASSEMBLY WATER WATE WATER MATTE SANIFARY SEVER MANGLE SANIFARY	N/A	# H B O

ELECTRIC

PRELIMINARY SUBDIVISION PLAN

BANKS 20

PHASES 1 & 2

2916, 3020, 3060, 3062, 3100 HODGE ROAD; 7000 POOLE ROAD | RALEIGH, NC 27610 | WAKE COUNTY PRELIMINARY

NOT APPROVED
FOR CONSTRUCTION

VAUG

INITIAL PLAN DATE: 9/29/23 REVISIONS:

WR JOB NUMBER 200458 DRN: WR DGN: WR CKD: WR

GENERAL NOTES

Raleigh Fire Department Office of the Fire Marshal 310 W. Martin Street, Suite 200 Raleigh, NC 27602 Office: (919) 996-6392

Alternate Material, Design or Methods Application

Phone #: 919-238-0447

Signature: Ly Vougham

Design Professional: Kyle Vaughan

Building Address: <u>167 E Chatham Street Cary, NC 27511</u>

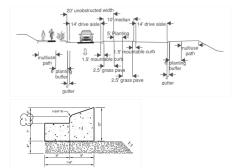
Alternate Material Design or Methods Application requires 10 business days for review In certaine Material, Design or methods application requires to obstiness days for review coordance with 2018 NORTH CAROLINA ADMINISTRATIVE CODE AND POLICIES ection 105 Alternative Material, Design or Methods.

I am requesting review of an alternate or modification to the provisions of Section 503.2.1 of the 2018 NC Fire CODE:

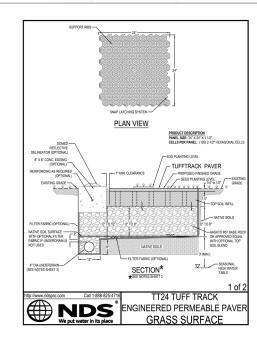
This code section requires: "Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6 and an unobstructed vertical clearance of not less than 13 feet 6inches (4115 mm)."

Proposed Alternate: (Include drawings to clearly illustrate request, before and

after if appropriate) We propose a section that would include the gutter of the curb on the side towards the bike path for 2 feet, with a 14 feet travel lane, then a 1.5 foot mountable curb with a permeable/load-rated surface within the median for 2.5 feet for the total 20 feet needed for the unobstructed width.



Reason for Request: Trying to maintain a median typical section with the City of Raleigh standards and maintain the Fire Code unobstructed drive aisle.



I	NOTES:
	ENGINEERING

COMPRESSIVE STRENGTH OF TT24 PAVER: EMPTY PAVER: ULTIMATE LOAD = 86,563 LBS / 601 PSI FILED PAVER: ULTIMATE LOAD = 400,000 LBS POROSITY OF AASHTO #57 AGGREGATE = 0.4

TOP SOIL FILL:

"SULF FILL".

INSECTION TO SOLE FOR MACEFUL INSIDE THE PAPERS.

ENTED TO SOLE NORSE PAPER AN ADDITIONAL Y, TO IN NOW A BOVE PAPER SURFACE AND MATCH SURFOLATION GRADE. PROPOSED

RESIDED GIVES ED OFFE PROPLECT GORAGINE ARE PROPEET FAVES AREA WAIT, GRANS SISTIFICENTLY STRAUSHED TO HANCE

THAT IN, PROVIDE "THAT IL CLARACE ENTRES ANY CONCRETE EDGE AND PAPER.

THAT IL CHARGE THAT IL CLARACE ENTRES ANY CONCRETE EDGE AND PAPER.

AND DESIDED TO THE STREET LAWS.

ASHTO #57 BASE ROCK:
GRADATION OF ALSHTO BY CARSE BASE ROCK: 100% PASSING 1 ½" SCREEN, 95-100% PASSING 1", 25-60% PASSING ½", AND
0-10% PASSING 85 SCREEN.
OPTIONAL: ADD OF ALL YERIZED MATIVE TOP SOIL EQUAL, TO 19% OF TOTAL VOLUME. BLEND TO GETAIN HOMOGENEOUS MATURE PRIOR TO

IC PREJECTS CLOGGING OF AGGREGATE LAYER AND EXTENDS ITS USEFUL LIFE. USE OF FLITER FABRIC IS STROWGLY SINCED ARKANDE DOES PRAN. NUMBENDS KON-WOYCH NEEDLE FAUNCHED GEDTEXTLE. WOYCH GEDTEXTLES SHOULD MOT BE USED. THE FABRIC WITH AGG. SOM IN PICH NATIVE SOILS WITH 1950 AND LESS PAPTICLES SH YEEPING FASSING 200 SEYE. USE FLITER ITH AGS. 43,000M FOR MATIVE SOILS WITH 1950 AN GREATER PARTICLES SH YEEPING FASSING THE NO. 200 SEYE.

INDERDRAIN:

DEMONSTRATING INSERTINANT DOLLET PRODUCT TO MATERIAN CONFT TO PROJECT STORMARTER ADDITIVE ON MATERIAN CONFT. TO PROJECT STORMARTER ADDITIVE ON MATERIAN CONFT. TO PROJECT STORMARTER ADDITIVE ON MATERIAN CONFT. TO PROJECT STORMARTER ADDITIVE OF GO. COURSE OF MATERIAN CONFT. TO PROJECT STORMARTER ADDITIVE OF GO. COURSE OF MATERIAN CONFT. TO PROJECT STORMARTER ADDITIVE OF GO. COURSE OF MATERIAN CONFT. TO PROJECT STORMARTER ADDITIVE OF GO. COURSE OF MATERIAN CONFT. TO PROJECT STORMARTER ADDITIVE OF THE CONFT. CON

2 of 2

TT24 TUFF TRACK ENGINEERED PERMEABLE PAVER **GRASS SURFACE**

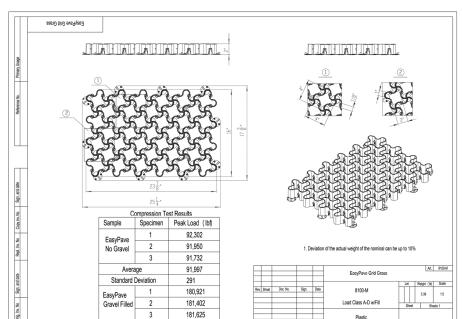
Request For Alternate Material, Design or Methods

Date Received:12/11/2024
Evaluation of Proposal by: RFD Office of the Fire Marshal
Suitability: Okay
Strength:Okay
Effectiveness: Okay
Fire Resistance:
Durability:Okay
Safety:
Sanitation:
Recommended Action: APPROVE XXX DENY By: KT Bailey - Assistant Fire Marshall
Conditions:Curb detail - I will approve as shown to expedite the review - Change the curbing

Additional Information on Proposed Alternate:

detail to show a 1" reveal instead of the 1-3/4" as shown.

Approved by: Kevin T. Bailey - F931 Date: 12/11/2024



enel Withers Ray



MUNGO HOMES OF I CAROLINA 2521 SCHIEFFELN RO, SUITE APEK, NC 27592

BANKS 20
PHASES 1 & 2

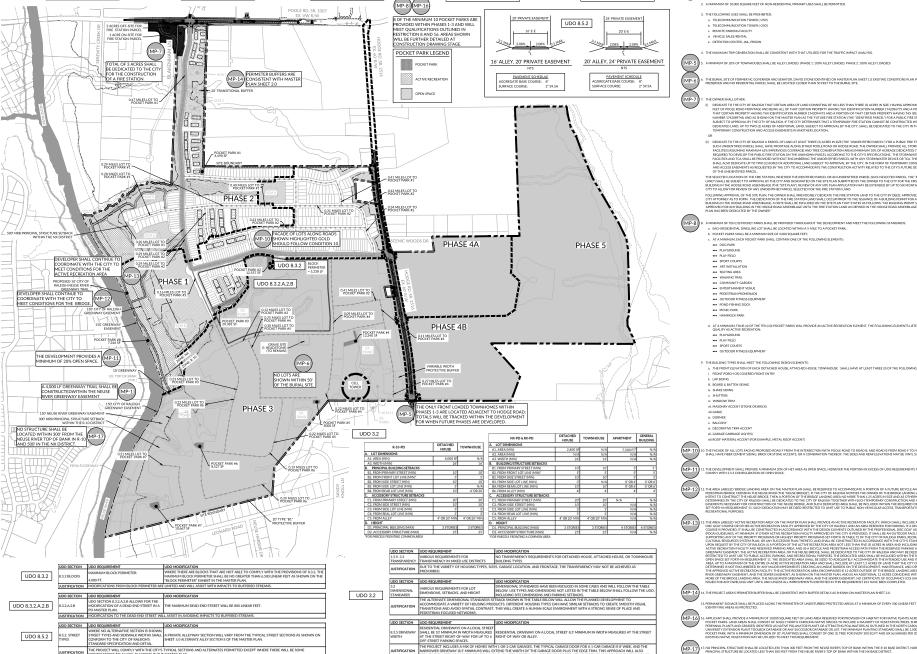
3060, 3062, 3100 HODGE ROAD; 7000 POOLE ROAD | RALEIGH, NC 27610 | WAKE COUNTY

3020, PRELIMINAR) NOT APPROVED

INITIAL PLAN DATE: 9/29/23

WR JOB NUMBER 200458 DRN: WR DGN: WR CKD: WR

GENERAL NOTES



USTIFICATION

DEVELOPER TO FOLLOW BUILDING TYPE COMMITMENTS; THIS WILL BE EVIDENT IN THE FUTURE WITH

BUILDING PERMIT SUBMITTALS.

NON-RESIDENTIAL PRIMARY USES ARE NOT INCLUDED WITH THIS PLAN SET. BUT THE CONDITION WILL BE

MET WITH FUTURE DEVELOPMENT

UDO 8.5.2

USTIFICATION

NONE OF THE PROHIBITED USES ARE PROPOSED WITH THIS

DEVELOPMENT.

THE PROJECT WILL COMPLY WITH THE CITYS TYPICAL SECTIONS AND ALTERNATES PERMITTED EXCEPT WHERE THERE WILL BE SOMI MODIFICATIONS TO ALLEYS AS SHOWN IN THE MASTER PLAN.

MAXIMUM TRIP GENERATION IS

UTILIZED AS PART OF THE TIA.

MASTER PLAN RESTRICTIONS

A 4,000 UNEAR FOOT GREENWAY TRAIL WILL BE BUILT WITHIN THE NEUSE RIVER GREENWAY EASEMENT, SUBJECT TO APPROVAL BY THE CITY OF RALEIGH AND THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY.

TO COMPLY WITH THE CONDITION

4. THE MAXIMUM TRIP GENERATION SHALL BE CONSISTENT WITH THAT UTILIZED FOR THE TRAFFIC IMPACT ANALYSIS

A MINIMUM OF 20% OF TOWNHOUSES SHALL BE ALLEY LOADED. (PHASE 1: 100% ALLEY LOADED, PHASE 2: 100% ALLEY LOADED)

(i) DEDICATE TO THE CITY OF PALBOHA PANCEL OF LAND AT LEAST THREE DYACHES IN SIZE (THE "LANDCHTHED PANCEL") FOR A YIBLE FIRE STATION.
SUCH UNDERTHER PANCEL SALL HAVE FRONTAGE ALONG BITHER POOLE BOLD OF HOOGE BOLD. THE OWNER SHALL PROVIDE ALL STORMANTER
FINALLINES (SWINNING MANNING MAS AND HEAVER ALL STORMANTER AND THE CONFIDENCE ALL STORMANTER
FINALLINES (SWINNING MANNING MAS AND HEAVER AND THE CONFIDENCE AND THE STORMANTER OF THE CONFIDENCE AND THE STORMANTER OF THE CONFIDENCE AND THE STORMANTER OF THE STORMANTER AND THE STORMANTER OF THE STORMANTER OF THE STORMANTER AND THE STORMANTER OF TH

3. THE MISE LABBLED TOTH'S ECERTION AREA ON THE MASTER HAN SHALL PRODUCE AN ACTIVE SECRETION FACILITY, WHICH SHALL INCLUDE A FINCE OF COLUMN TO THE COLUMN THE COLUMN THROUGH AND ACTIVE SECRETION FACILITY. WHICH SHALL INCLUDE A FINCE OF COLUMN THROUGH AND ACTIVE SECRETION FACILITY, WHICH SHALL INCLUDE A FINCE OF COLUMN THROUGH AND ACTIVE SECRETION FACILITY AND ACTI

THE PROJECT AREA'S PERIMETER BUFFER SHALL BE CONSISTENT WITH BUFFER DETAILS AS SHOWN ON MASTER PLAN SHEET 2.0

ICIPAL STRUCTURE SHALL BE LOCATED LESS THAN 300 FEET FROM THE NEUSE RIVER'S TOP OF BANK WITHIN THE R-10 BASE DISTRICT, NOR SHALL A AL STRUCTURE BE LOCATED LESS THAN 500 FEET FROM THE NEUSE RIVER'S TOP OF BANK WITHIN THE NX BASE DISTRICT.

Φ. -sRaven€ e Ē

Will 115 MacKens Ucense #: F-1

NORTH MUNGO HOMES OF I CAROLINA 2521 SCHIFFELIN BADE, NC. 27502

7 180N PL PRELIMINARY SUBDIVISI BANKS 2 PHASES 1

3060, 3062, 3100 HODGE ROAD; 7000 POOLE RALEIGH, NC 27610 | WAKE COUNTY 3020, 2916,









ZONING CONDITIONS CONFORMANCE PLAN





MUNGO HOMES OF NORTH CAROLINA 2521 SCHIETELIN BO. SUIT 116 APEX. NO. 275902

2916, 3020, 3060, 3062, 3100 HODGE ROAD; 7000 POOLE ROAD| RALEIGH, NC 27610 | WAKE COUNTY PRELIMINARY NOT APPROVED



LEGEND

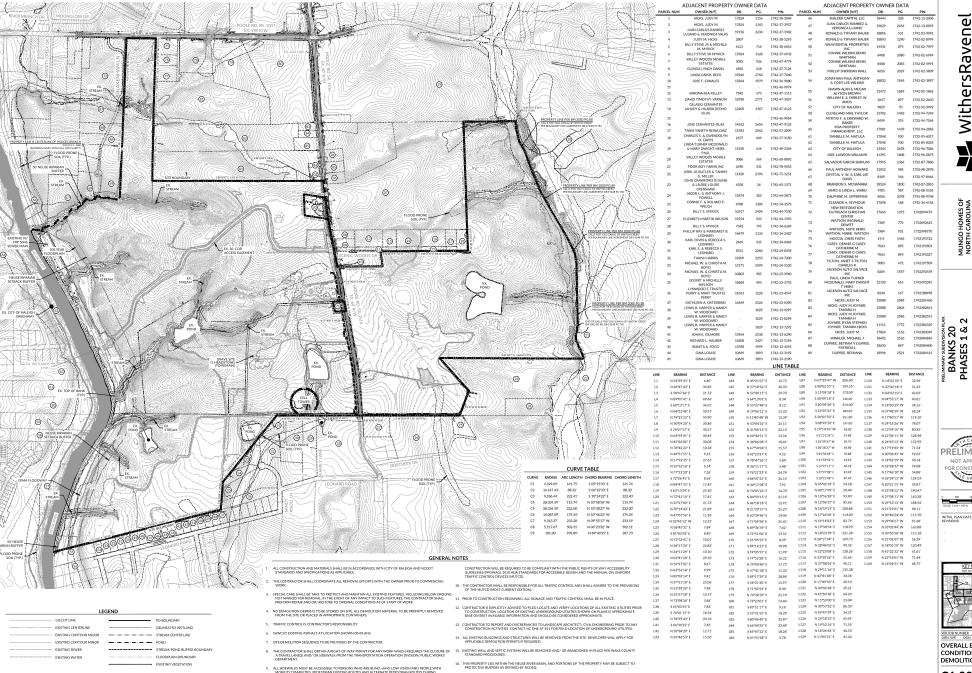
POD A - NX BASE DISTRICT

ZONE BOUNDARY

■ POD BOUNDARY

POD B - RX BASE DISTRICT POD G - RX BASE DISTRICT DISTRICT DENSITY PLAN C0.06

A 58.2 B 134.8		N/A 0.55 N/A 3.20	50 18 530 196	70 880	14 236
POD (BASE DISTRICT) (ACREAGE)		NSITY ALLOWED PROVIDED DENSITY (U/AC)	MAX SINGLE FAMILY (UNITS) PROVIDED SING		PROVIDED TOWNHOMES (UNITS
P. Top of short Offs THE PROPERTY OF SHORT PROP	CEONNO DODO 100 100 100 100 100 100 100 100 100 10	SOUTH PART AT THE	SIDECREEK DR	APPROXICE OF BY OTHERS	TITON NO SECOND



17. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.

rsRavenel a) With

7 1 &

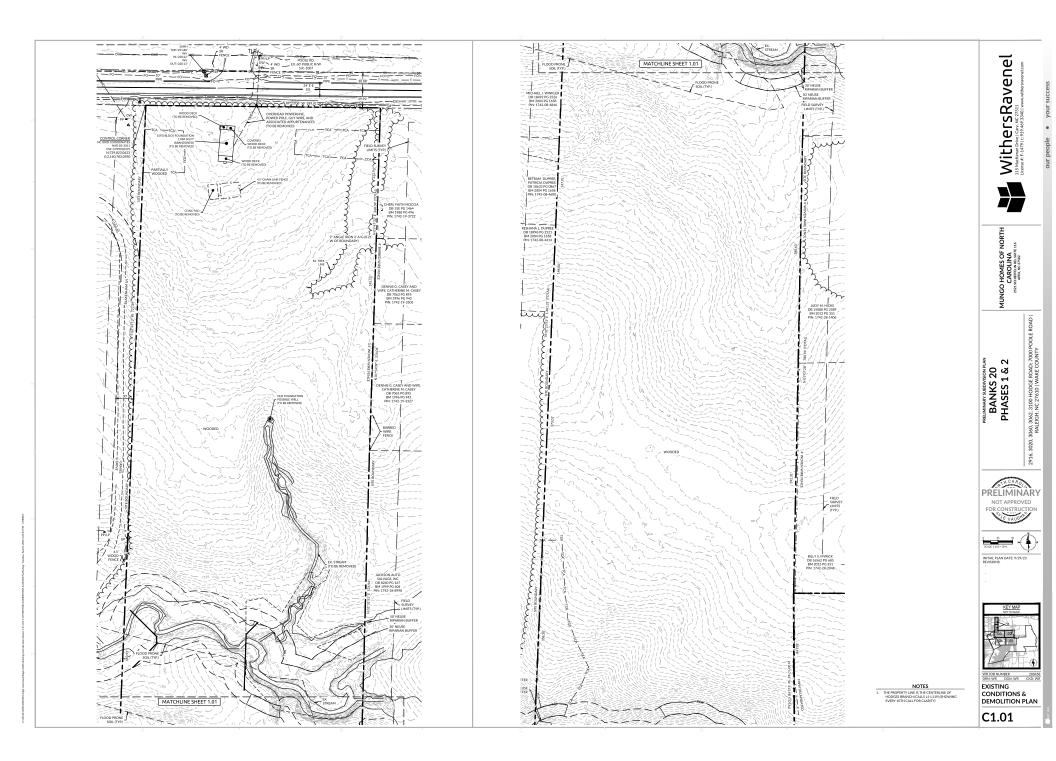
2916, 3020, 3 PRELIMINARY NOT APPROVED

3060, 3062, 3100 HODGE ROAD; 7000 RALEIGH, NC 27610 | WAKE COUNTY



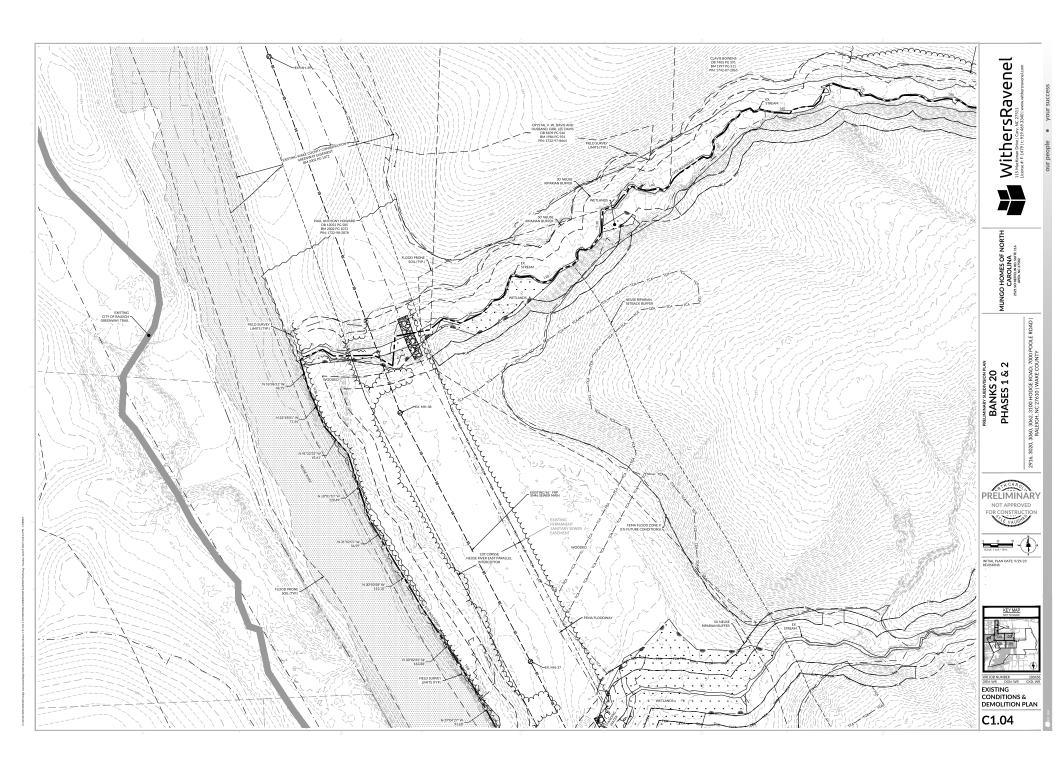
OVERALL EXISTING CONDITIONS & DEMOLITION PLAN

C1.00



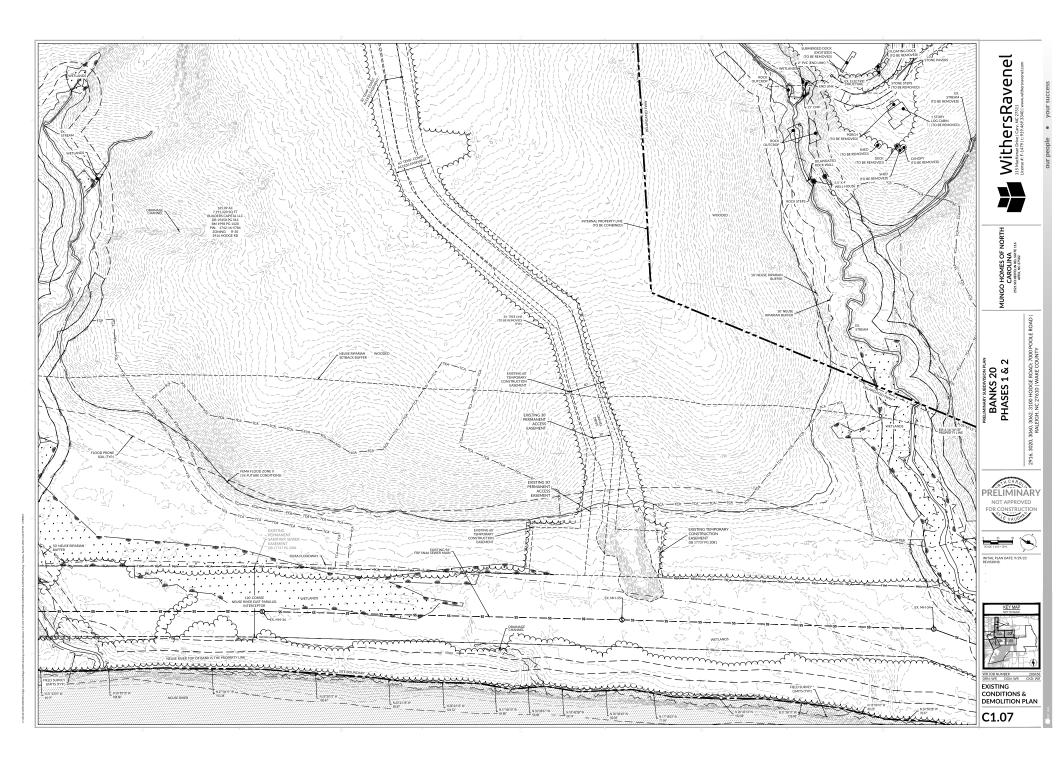








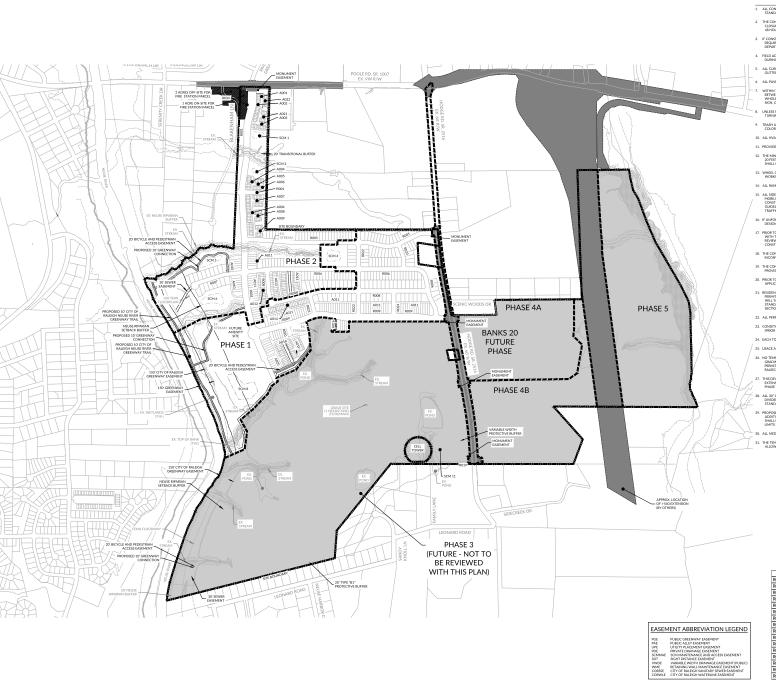




3060, 3062, 3100 HODGE ROAD; 7000 POOLE ROAD | RALEIGH, NC 27610 | WAKE COUNTY

OVERALL SITE PLAN

C2.00



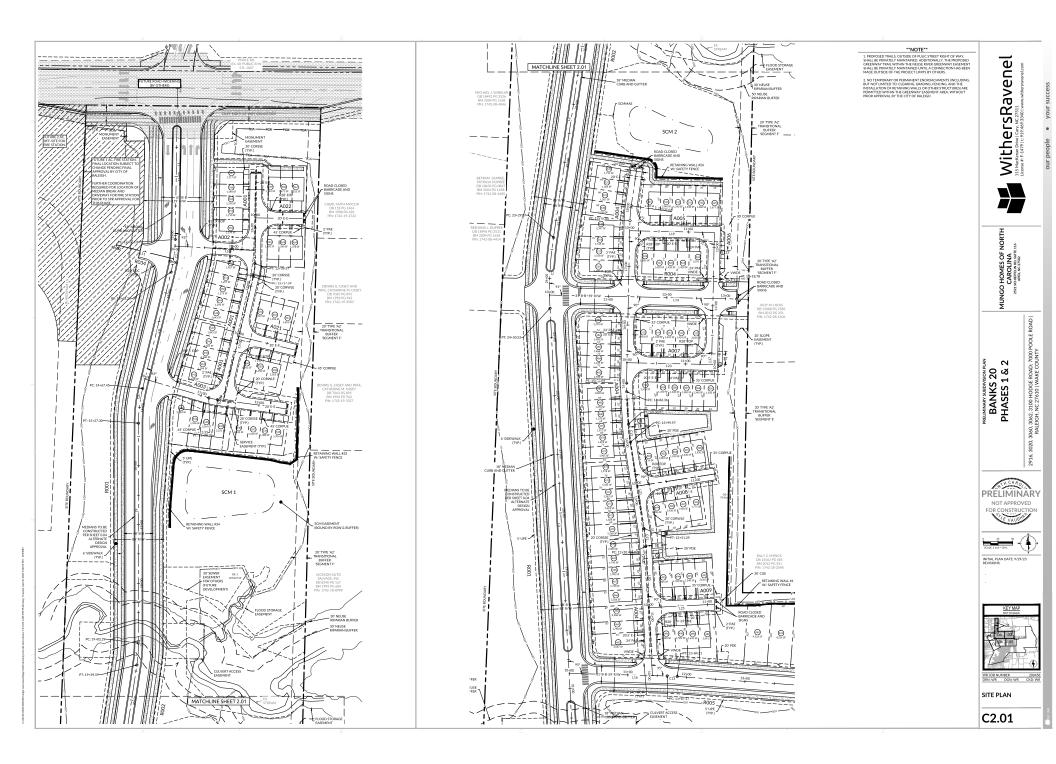
GENERAL NOTES

- I. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANESI, PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEA 48 HOURS IN ADVANCE.
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED
- ALL CURB AND GUTTER SHOWN ON SITE IS EITHER 30" STANDARD CURB AND GUTTER, OR 90" VALLEY GUTTER, PER PLAN.
- ALL PAVEMENT DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED.
- WITHIN THE SIGHT DISTANCE TRIANGLES / EASEMENTS SHOWN ON THIS PLAN, NO OBSTRUCTION
 BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURBLINE LEVATION SHALL BE LOCATED IN
 WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, POLIAGE, FENCE, WAL
- UNLESS NOTED OTHERWISE, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28" MINIMUM.
- TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL BE COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
- 10. ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
- 11. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAS 20 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR RESIDENTIAL DRIVEWAY. NO DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
- WHEEL CHAIR ACCESS RAMPS SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBL WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
- 14. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
- 15. ALL SIDEVANUS MUST BE ACCESSIBLE TO PERSONS WHO ARE BUND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DESBUTTES, PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DUBLING CONSTRUCTION WILL BE REQUIRED TO BE COMPULANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBLITY GUIDELINES (PPOWAGE, 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM-TRAFFIC CONTROL DEVICES INUTCD).
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
- 17. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALECH PUBLIC WORKS DEPARTMENT? TRANSPORTATION FIELD SERVICE STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES CURRISH.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- PRIOR TO START OF CONSTRUCTION, ALL SIGNAGE AND TRAFFIC CONTROL DEVICES SHALL BE IN PLACE, AS APPLICABLE.
- 21. RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECT TO APPROVAL AT TIME OF SITE PRIMITING REVIEW. IF THE SUBJECTION DOES NOT REQUIRE SITE PRIMITING REVIEW THE REVIEW WILL TAKE PLACE AT THE TIME OF BUILDING GREWIT FIR. THE CITY OF RAJEGH RESIDENTIAL DRIVEWAY STANDARD DETAILS AND REQUIATIONS AS FOUNDING REALIDENT STREET DESIGN MANAGLA RATICLE 95 AM
- ALL PERMANENT OPEN SPACES WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 CONDITION OF APPROVAL BOW MND/OSE ASSEMENT DEDICATION PLAT IS REQUIRED FOR THIS PROJECT (PROR TO CITY ACCEPTANCE OF UTULITIES).
- IMAGE TO CITY ACCEPTANCE OF OTICITIES.
- 24. EACH TOWNHOUSE INCLUDES 2 GARAGE PARKING SPACES AND 1 ON THE DRIVEWAY.
- 25. USACE AND NCDWR PERMITS FOR WETLAND AND BUFFER IMPACTS WILL BE REQUIRED.
- TO ADMINISTRATE PROCINCIAN OF THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES ARE REMAINED BY THE PROCINC, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES ARE REMAINED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.
- THIS DEVELOPMENT SHALL BE COMPLETED IN MULTIPLE PHASES CONSISTING OF OFF-SITE UTILITY
 EXTENSIONS, OFF-SITE ROAD IMPROVEMENTS, AND SEVEN (7) INTERNAL DEVELOPMENT PHASES, EACH
 PHASE IS CONTEMP ATED TO BE RECORDED SEPARATELY
- ALL 30° CURB FOR THE DEVELOPMENT SHALL BE 30° VALLEY CURB, WITH THE EXCEPTION OF THE 2-LANE DIVIDED AVENUES IDENTIFIED AS RO22 AND ROSS ON THE OVERALL SITE PLAN WHICH SHOULD HAVE 30 STANDARD CURB ALONG THE OUTER EDGE OF TRAVEL.
- OWNERS AND THE DESIGNATION OF PUBLIC STREET, BUT ON THE CONTROLL OF THE AND THE POWN THAT STROUGH ONE SO STANDARD CONTROLL OF THE AND THE AND
- IO. ALL MEDIAN CURR TO BE 1" MOUNTARILE CURR TO MAINTAIN FIRE ACCESSIBILITY THROUGHOUT THE SIZ
- 31. THE TEMPORARY TURNAROUNDS WILL MEET THE FIRE CODE REQUIREMENTS OF 20 WIDE PAVEMENT, ALLOW FULL FIRE TRUCK MOVEMENT, AND WILL USE THE SAME MATERIAL AS THE STREET SECTIONS

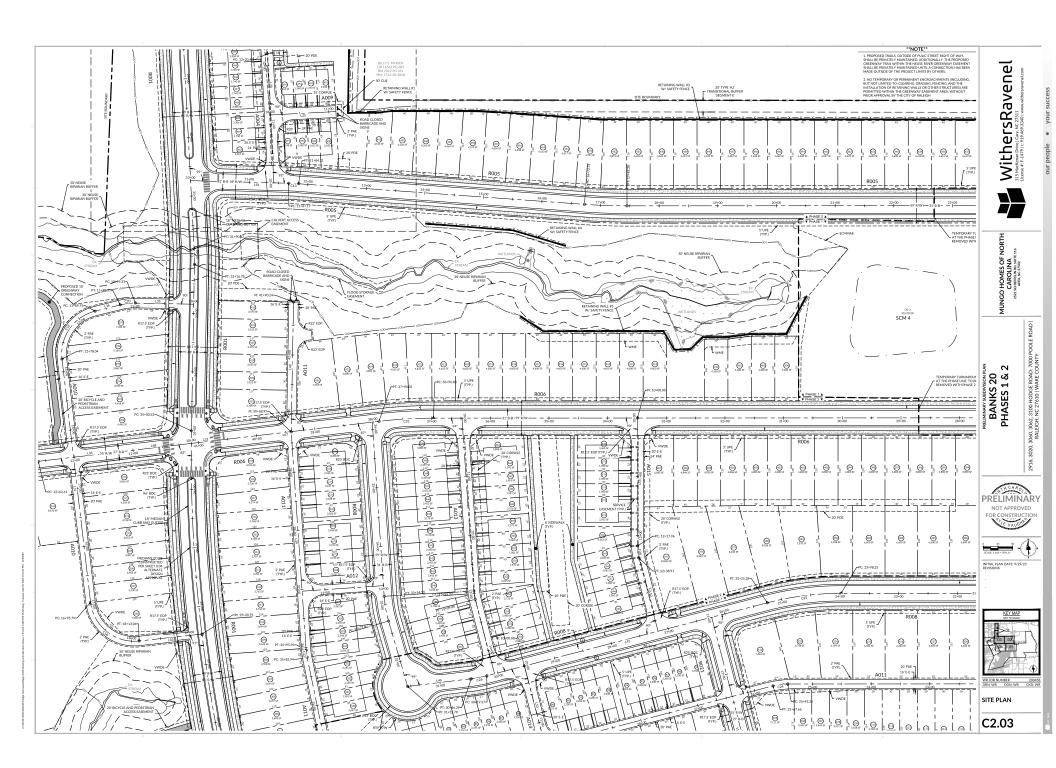
NOTE

1. REFER TO GENERAL NOTES SHEETS FOR ADDITIONAL INFORMATION
2. ALL PROPOSED ALLEYS ARE PRIVATE

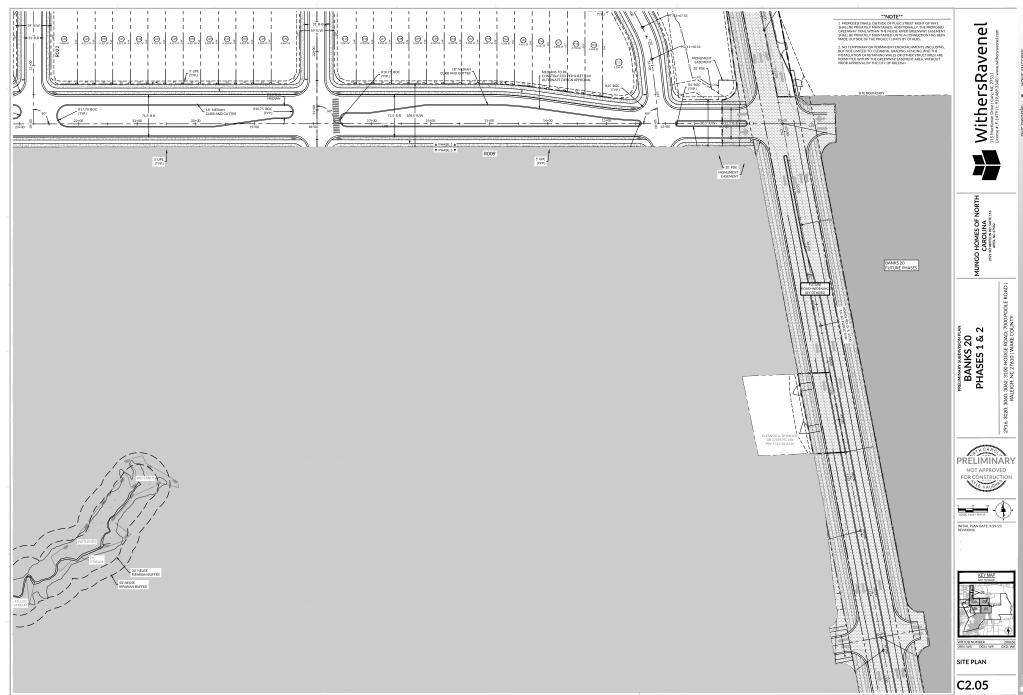
Street Name	Street Type
R001	2-Lane Divided Avenue
R002 (North of A020)	2-Lane Divided Avenue
R002 (South of A020)	Neighborhood Local
R004	Neighborhood Local
R005	Neighborhood Local
R006	Neighborhood Local
R007	Neighborhood Yield
R008	Neighborhood Local
R009	2-Lane Divided Avenue
R014	Neighborhood Local
R019	Neighborhood Street
R020	Neighborhood Local
R021	Neighborhood Yield
R022	Neighborhood Local
R023	Neighborhood Yield
R024 (North of R009)	Neighborhood Yield















RALEIGH, NC 27610 | WAKE COUNTY

WR JOB NUMBER 200458
DRN: WR DGN: WR CKD: WR

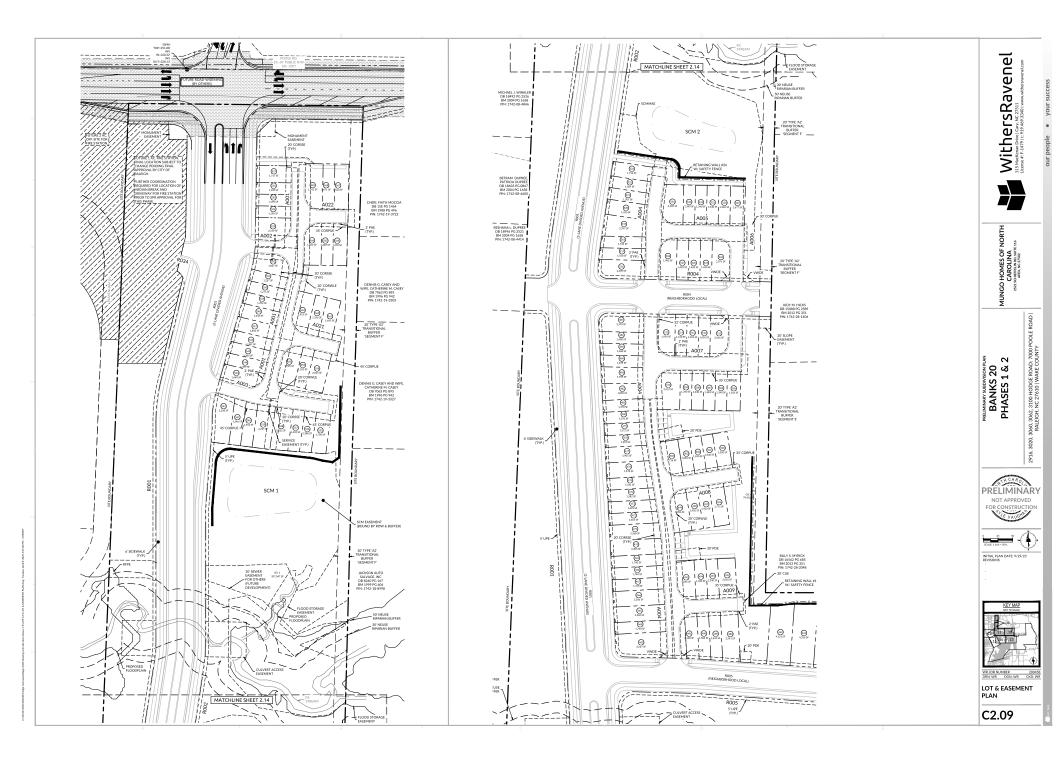
SITE PLAN

C2.08

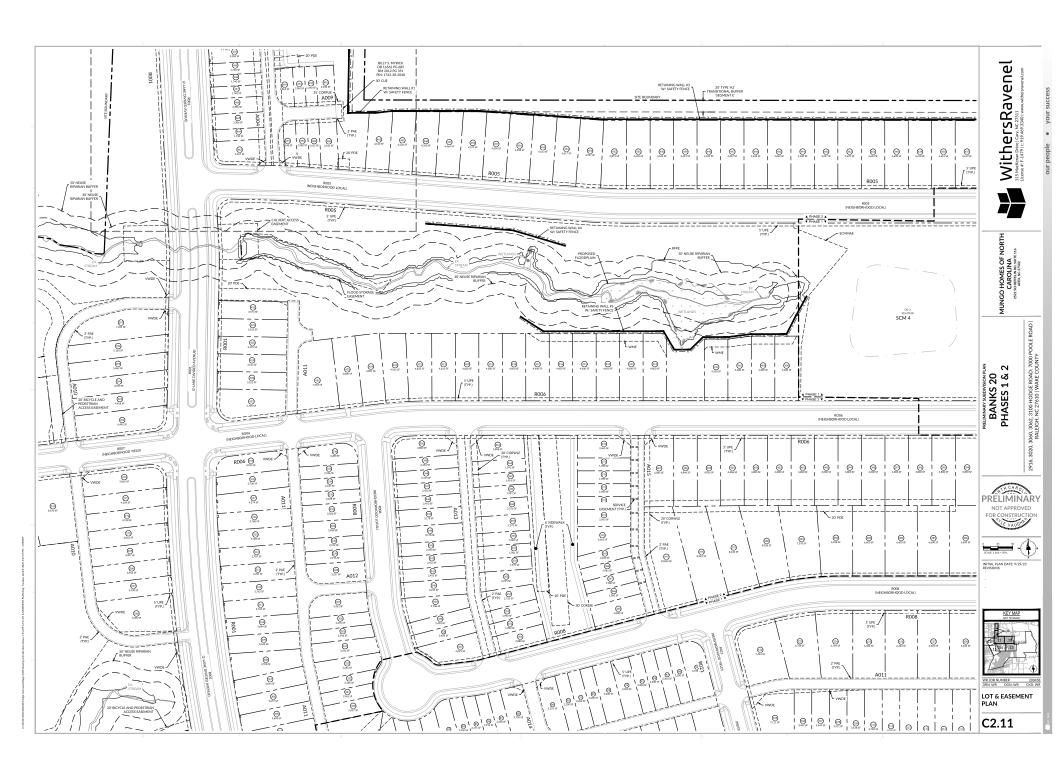
LINE TABLE				LINE TABLE			LINET	ABLE	LINE TABLE				
LINE #	LENGTH	DIRECTION	LINE Ø	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION		
C1	56.12	507° 17' 08"W	C26	26.92	\$79° 16' 03"W	C55	27.59	904° 55' 42"W	L4	283.75	901° 01' 32'V		
C2	37.30	504° 16' 27"W	C29	20.96	507° 18' 40"E	C57	211.01	\$50° 15' 21"W	L5	652.16	524° 40′ 46°		
C3	120.95	502° 46' 24"W	C30	191.95	\$84° 26' 36"W	C58	60.12	\$13° 35' 32"W	1.6	152.03	523° 05' 11'		
C4	26.36	901* 30' 36"E	C31	39.32	572" 35' 44"W	C59	169.24	N52* 06: 08"W	L7	146.49	524" 41' 46'		
C5	6.95	523° 52' 59"E	C32	63.82	N85* 27' 48"W	C61	48.90	S12° 15' 24"W	L8	204.19	513* 43' 01"		
C6	7.02	\$23° 53' 28"E	C33	93.15	S86° 37' 59"W	C62	67.71	907° 30′ 56°W	L9	374.99	500° 00' 00'		
C7	1121.60	S11° 49' 37'E	C34	44.30	N15° 49' 25"W	C63	201.48	504° 17' 27"E	L10	236.37	586° 47' 44'		
C8	59.85	\$10° 17' 01"W	C35	56.99	N16* 56' 42'W	C68	156.22	505° 09' 48"E	L11	106.58	N76° 16' 59"		
C11	30.89	N05* 57: 27:W	C36	207.14	N38* 10' 04"W	C69	274.65	506° 49' 44°E	L14	318.78	588° 47' 12'		
C12	30.95	N05* 57' 26"W	C37	130.39	510° 14' 38'E	C70	111.11	508* 29' 07"E	L16	217.17	588° 28' 50'		
C13	17.04	S87° 10' 44"E	C38	50.56	576° 39' 35"W	C71	222.41	510° 27' 53°E	L19	144.43	588° 47' 21'		
C16	254.53	N81° 05' 30°E	C39	141.70	\$80° 09' 16"W	C72	337.74	510° 44' 34"E	L20	220.40	N03° 00' 08"		
C17	65.80	N77° 53' 24"E	C40	430.74	579° 19' 59"W	C73	175.34	\$10° 46' 23"E	L21	148.68	N08° 54' 45"		
C18	117.24	\$51° 29' 08"E	C41	34.97	N02* 31' 49'W	C74	233.20	509° 55' 17"E	L23	146.02	588° 47' 21'		
C19	108.29	534" 39' 42"W	C42	59.59	N01* 07: 11*W	C75	502.31	506° 23' 32'E	L25	112.00	N86" 59' 54		
C20	26.18	583° 31' 32"W	C43	86.21	\$73° 00' 30"W	C76	297.81	520° 00' 46"E	L28	285.12	N63° 51' 03		
C21	47.27	\$77° 52' 52"W	C45	101.59	N80° 17' 54°E	C77	26.42	N70° 21' 58"E	L29	303.00	N88° 59' 08		
C22	11.99	N07° 48' 42"W	C46	12.01	588° 51' 10"E	L1	257.13	900° 51' 14"W	L31	417.76	506° 42' 09'		
C24	25.41	582° 41' 25"W	C52	235.75	N20° 17' 45"E	L2	389.98	908° 32' 54"W	L32	49.99	\$83° 17' 51"		
C25	127.03	582° 41' 25"W	C53	215.82	548° 46′ 53°W	L3	739.89	503° 00' 06"E	L33	107.76	N83" 43' 53		
	LINE T.	ABLE		LINE TARLE			LINE TARLE			LINE TABLE			
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION		

	LINET	ABLE		LINET	ABLE		LINE T	ABLE	LINE TABLE			
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	
L34	262.62	583" 17" 51"W	L61	575.85	575" 24' 42"W	L95	456.20	902° 17' 39"W	L130	66.54	503° 59' 50°I	
L35	99.33	N88* 58* 28*W	L62	90.42	500° 01' 52"E	L96	307.21	907° 33' 46"W	L131	322.14	S11° 05' 58"	
L36	44.23	576° 01' 32"W	L63	210.54	N06° 03' 36'W	L97	495.68	N84° 25' 27"W	L132	219.77	S11° 07' 46"	
L37	497.28	\$72° 27' 54"W	L64	121.65	N27° 49' 49' W	L98	384.61	N84° 25' 27"W	L133	135.95	\$10° 59' 57"	
L39	373.05	N03* 54' 36'W	L65	244.81	N10* 54:35'W	L101	183.53	\$14° 58' 39"W	L134	207.56	510° 41' 11"	
L40	221.27	N01" 01' 32"E	L66	1911.45	589" 58' 08"W	L102	396.65	N19" 46' 49"W	L135	116.66	510° 38′ 19°	
L43	1542.26	589° 58' 08"W	L67	322.01	S83° 17' 51"W	L105	397.86	909° 27' 18"W	L136	243.53	503° 35' 45"	
L45	494.09	575° 24' 42"W	L68	100.01	S83° 17' 51"W	L106	346.50	905° 34' 33"W	L137	64.01	537° 12' 33"	
L46	109.41	583° 07' 24"W	L69	754.53	N90° 00' 00"W	L107	155.32	\$14° 09° 26°E	L138	356.35	503° 04' 56"	
L49	289.27	\$65° 19' 14"W	L70	665.63	579° 33' 24"W	L110	730.89	N84° 25' 27"W	L139	272.24	514° 35′ 18″	
L50	1398.25	589° 58' 08"W	L71	220.98	573" 45' 46"W	L111	1728.88	N75" 50' 34"E	L140	392.01	N24" 48' 43"	
L52	128.88	514° 35' 18'E	L72	292.71	N02° 17' 39°E	L121	169.86	504° 08' 15"E	L141	109.70	N65" 19' 14'	
L53	139.50	S14° 35' 18"E	L73	361.29	N04" 32"02"W	L122	266.76	504° 29' 27"E	L142	488.18	N75° 24' 42'	
L54	132.11	\$21° 22' 35"E	L79	926.36	S89° 28' 25"W	L123	111.08	504° 18' 09"E	L143	325.50	N65° 19' 14'	
L55	217.96	900° 02' 03"E	L80	156.36	N70° 35' 49°E	L124	95.02	503° 58' 53"E	L144	539.00	N24° 40' 46"	
L56	212.69	569° 46' 46"W	L81	707.60	N90° 00' 00'E	L125	103.31	503° 48' 56'E				
L57	1194.69	N00° 02' 03"W	L82	148.49	587° 42' 21'E	L126	523.59	504° 04' 36'E				
L58	297.77	N80° 53' 35"W	L83	664.00	500° 00' 00"E	L127	320.96	504° 05' 40"E				
L59	100.00	589° 57' 59"W	L84	664.00	500° 00' 00"E	L128	211.61	503° 57' 06"E				

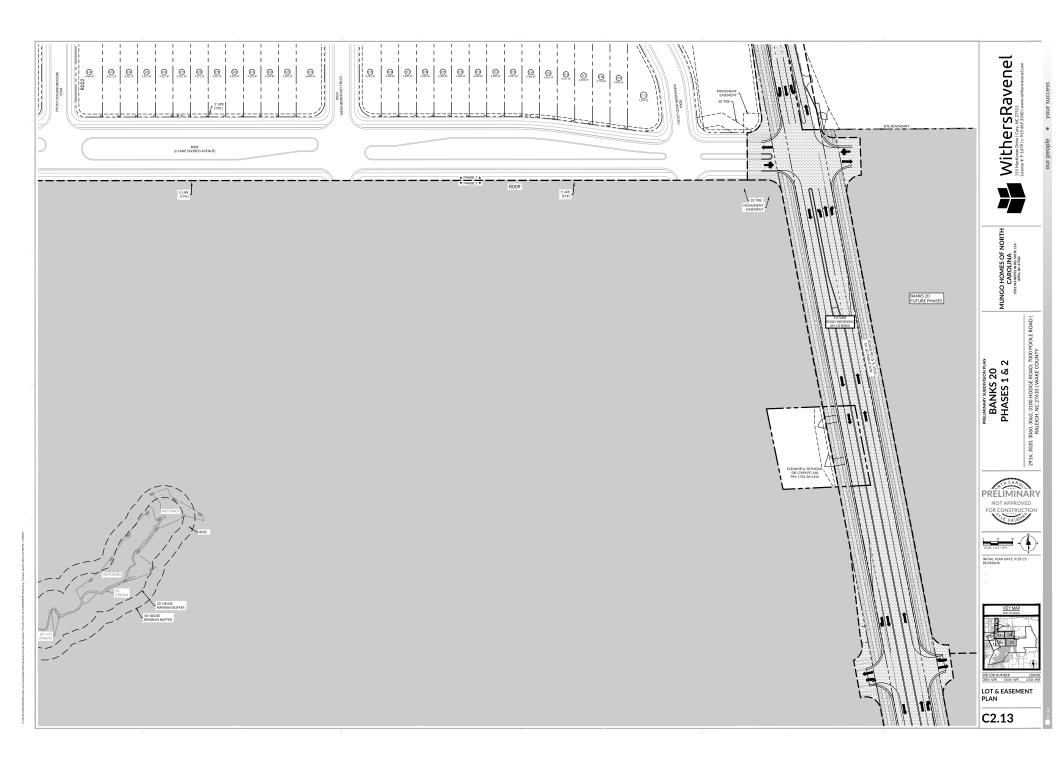
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	CURVE TABLE						CURVE TABLE						CURVE TABLE					
CURVE #	RADIUS	LENGTH	CHORD	CHORD DIRECTION	CUF	ZE Ø RAD	(US LENG	CHORD	CHORD DIRECTION	CUR	IVE 0	RADIUS	LENGTH	CHORD	CHORD DIRECTION			
C1	250.00	56.12	56.01	507° 17' 08"W	- 0	6 200	.00 26.9	26.90	579° 16' 03"W	c	55	300.00	27.59	27.58	904° 55' 42"W			
C2	250.00	37.30	37.27	904° 16' 27"W	c	9 82	50 20.9	20.90	507° 18' 40"E	С	57	150.00	211.01	194.03	\$55° 16' 36'W			
C3	600.00	120.95	120.75	902° 46′ 24″W	- 0	0 37	.00 191.9	5 189.86	S84° 26' 36"W	С	58	1000.00	60.12	60.11	\$13° 15' 19'W			
C4	375.00	26.36	26.35	500° 59' 17"E	-	1 40	.00 39.3	39.30	572" 35' 44"W	c	59	150.00	169.24	160.40	N52" 06' 08"W			
C5	250.00	6.95	6.95	523° 52' 59°E	-	2 40	.00 63.8	63.75	N85° 27' 48"W	c	61	500.00	48.90	48.88	512° 15' 24'W			
C6	250.00	7.02	7.02	523° 53' 28°E	- 0	3 80	.00 93.1	93.10	S86° 37' 59"W	c	62	1000.00	67.71	67.69	907° 30′ 56″W			
C7	2500.00	1121.60	1112.22	511° 49' 37"E	c	4 150	.00 44.3	44.14	N19° 22' 12'W	c	63	585.00	201.48	200.48	504° 17' 27"E			
C8	250.00	59.85	59.71	906° 51' 30"W	C	5 150	.00 56.9	56.65	N16° 56' 42'W	С	68	4329.69	156.22	156.21	505° 09' 48"E			
C11	299.50	30.89	30.88	N05° 57' 27"W		6 150	.00 207.1	4 191.07	N50° 28' 14"W	С	69	14147.43	274.65	274.65	506° 45' 12°E			
C12	300.00	30.95	30.94	N05° 57' 26"W	-	7 351	.00 130.3	9 129.64	510° 42' 14°E	c	70	2707.31	111.11	111.10	508° 29' 07"E			
C13	375.00	17.04	17.04	587° 10' 44°E	- 0	8 500	.00 50.5	50.54	576° 39' 35"W	c	71	9186.44	222.41	222.40	S10° 24' 22"E			
C16	375.00	254.53	249.67	N83° 17' 44"E	- 0	9 500	.00 141.7	0 141.22	S81° 52' 53"W	C	72	28334.59	337.74	337.74	\$10° 45' 28"E			
C17	150.00	65.80	65.28	N76° 25' 06"E	c	0 100	1.00 430.7	4 427.42	577° 39' 37'W	С	73	14087.09	175.34	175.34	\$10° 46' 23°E			
C18	75.00	117.24	105.66	551° 29' 08'E	- 0	1 500	.00 34.9	34.96	N02° 31' 49"W	С	74	9313.37	233.20	233.19	509° 55' 17"E			
C19	75.00	108.29	99.13	534" 39' 42"W	-	2 500	.00 59.5	59.55	N01" 07' 11"W	c	75	5117.67	502.31	502.11	506° 23' 32°E			
C20	100.00	26.18	26.11	S83° 31' 32"W		3 150	.00 86.2	85.03	573° 00' 30"W		76	500.00	297.81	293.43	\$20° 08' 45°E			
C21	250.00	47.27	47.20	577° 52' 52"W	- 0	5 300	.00 101.5	9 101.11	N80° 17' 54"E	C	77	150.00	26.42	26.38	N70° 21' 58"E			
C22	88.00	11.99	11.98	N07° 48' 42"W	c	6 30	.00 12.0	12.01	588° 51' 10"E									
C24	100.00	25.41	25.34	\$82° 41' 25"W	c	2 150	.00 235.7	5 212.22	N20° 17' 45"E									
C25	500.00	127.03	126.69	S82* 41' 25"W	- 0	3 150	.00 215.8	2 197.68	S48" 46' 53"W									

















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MUNGO HOMES OF NORTH CAROLINA 2521 SCHIEFELIN RD, SUIT 116 APEX. NC. 27592

PRELIMINARY SUBDIVISION PLAN BANKS 20 PHASES 1 & 2

2916, 3020, 3060, 3062, 3100 HODGE ROAD; 7000 POOLE ROAD | RALEIGH, NC 27610 | WAKE COUNTY

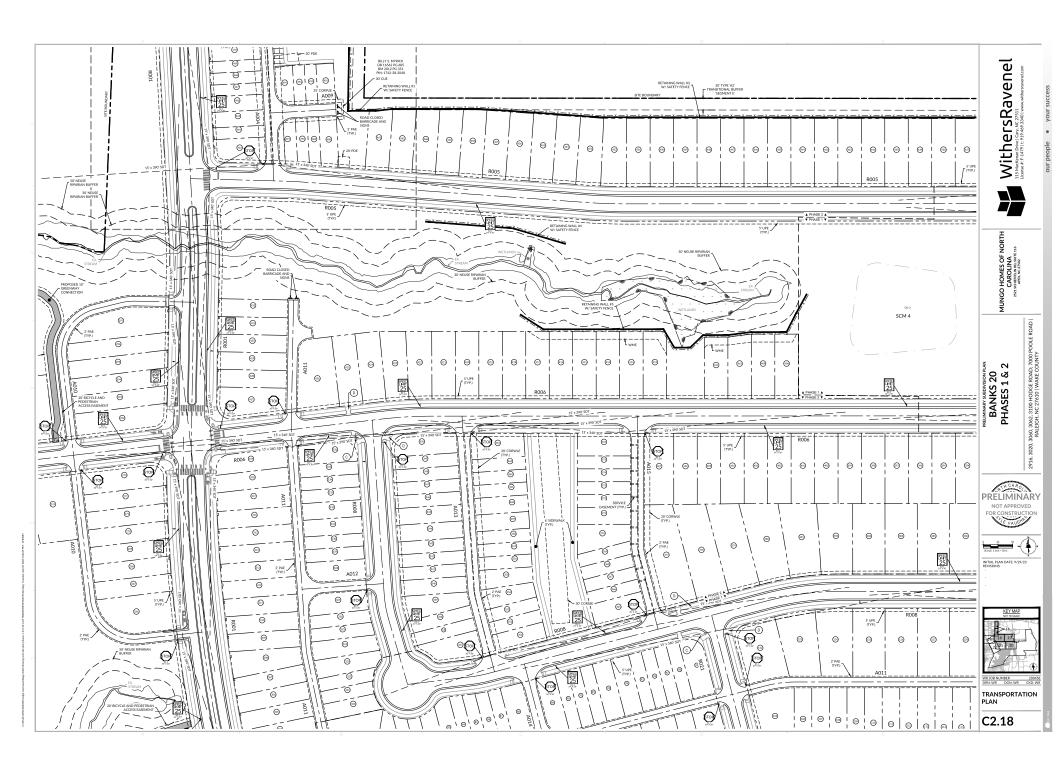
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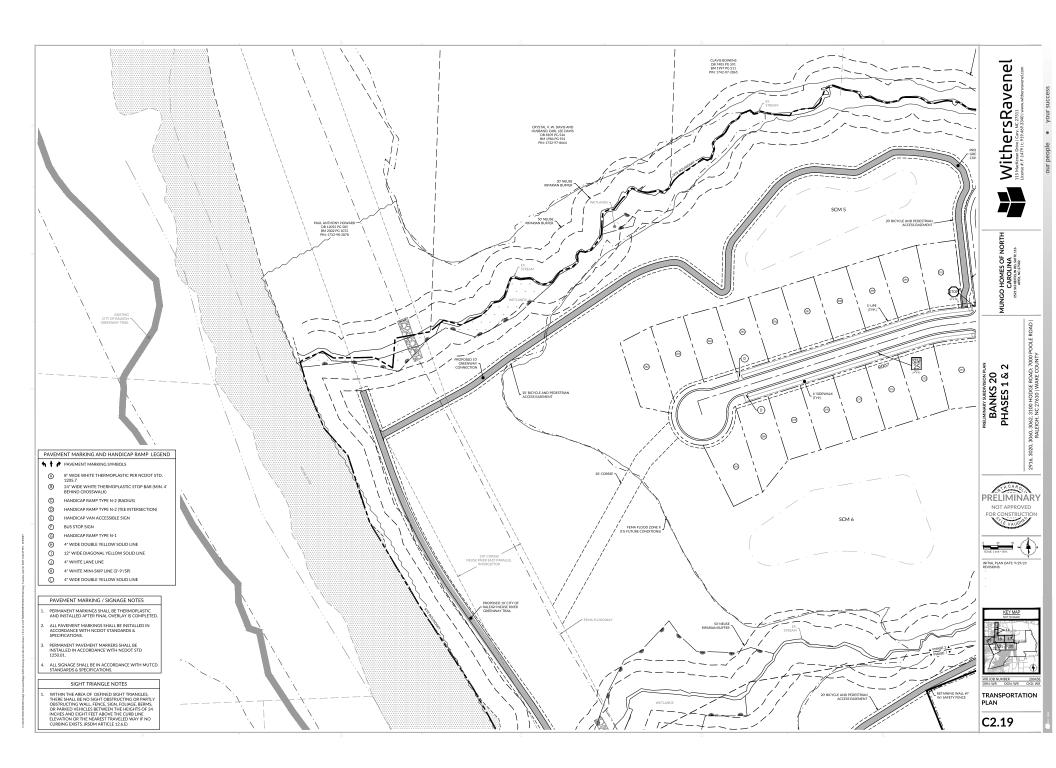


TRANSPORTATION PLAN

C2.16







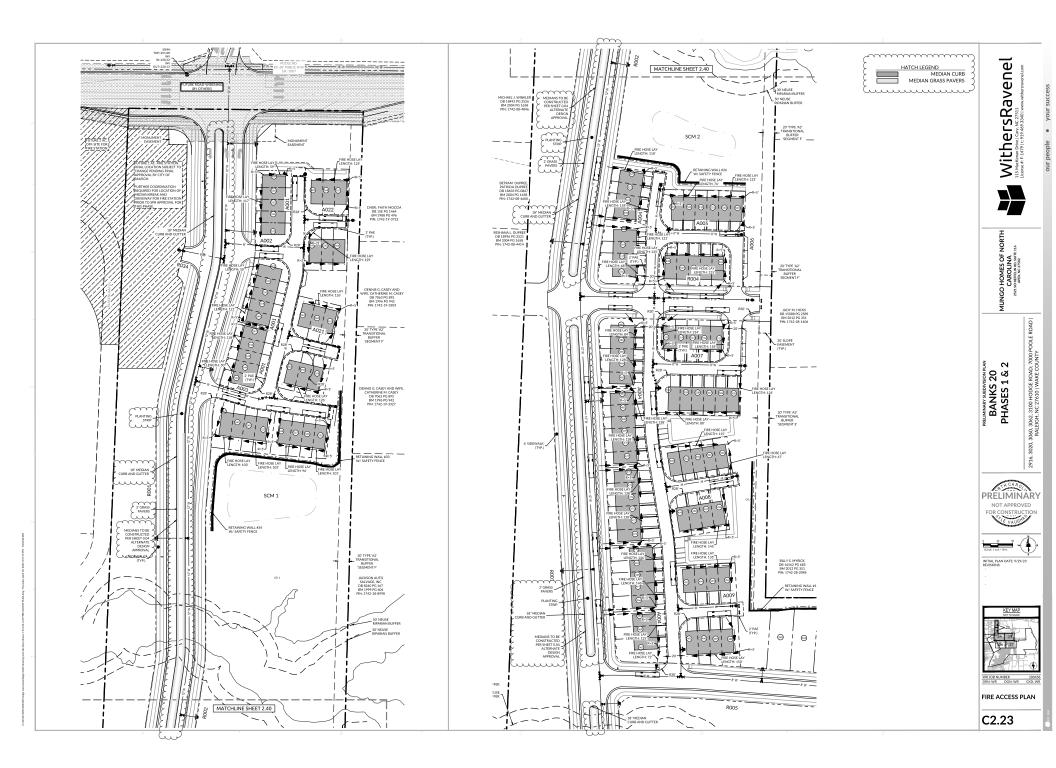


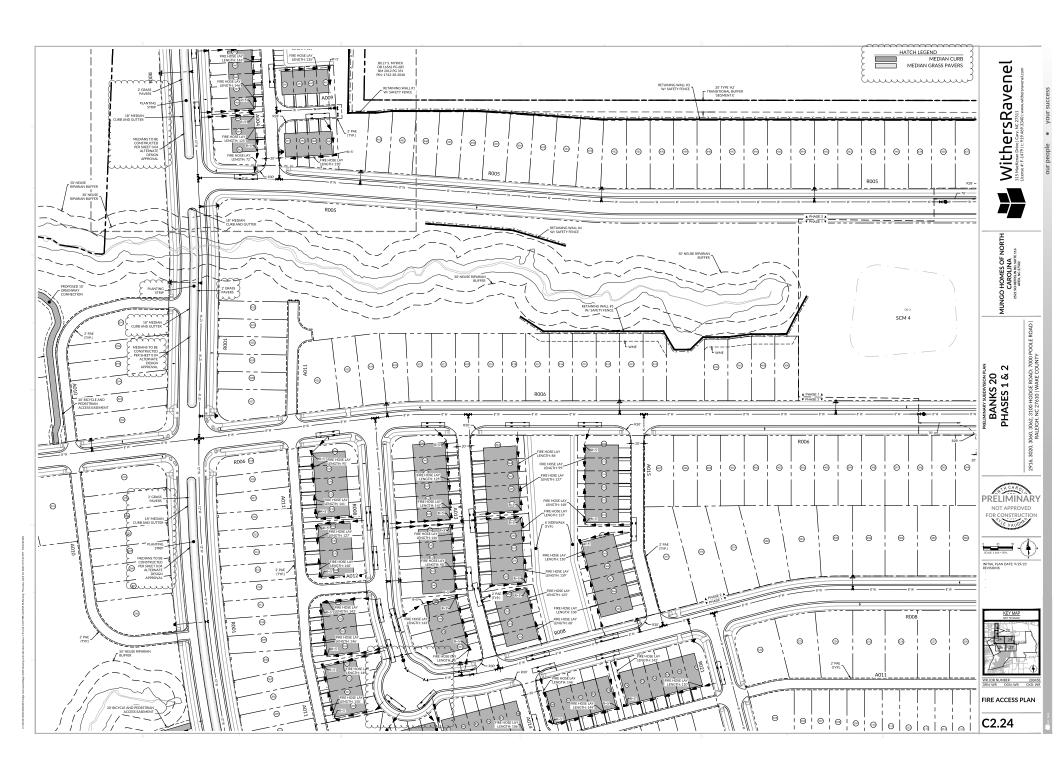


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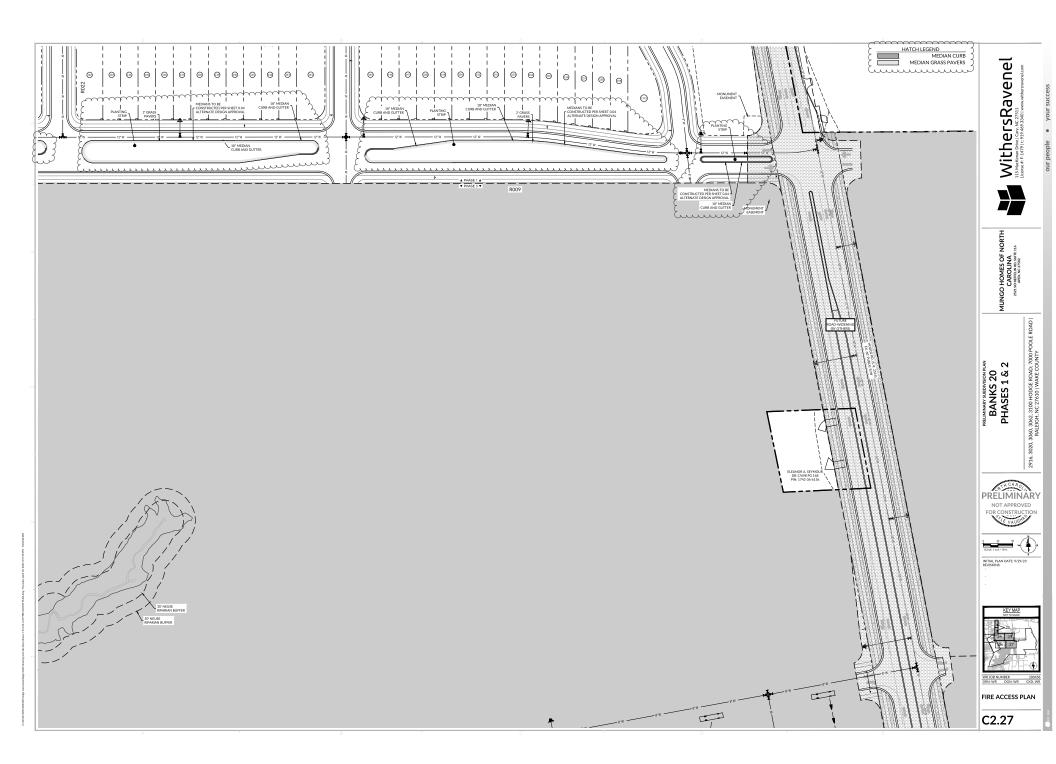






















C2.29

WithersRavenel Last Automorphisms of the Comment of the Company of

NORTH

7 1 & BANKS SPHASES 1

2916, 3020, 3060, 3062, 3100 HODGE ROAD: 7000 POOLE ROAD | RALEIGH, NC 27610 | WAKE COUNTY PRELIMINARY NOT APPROVED

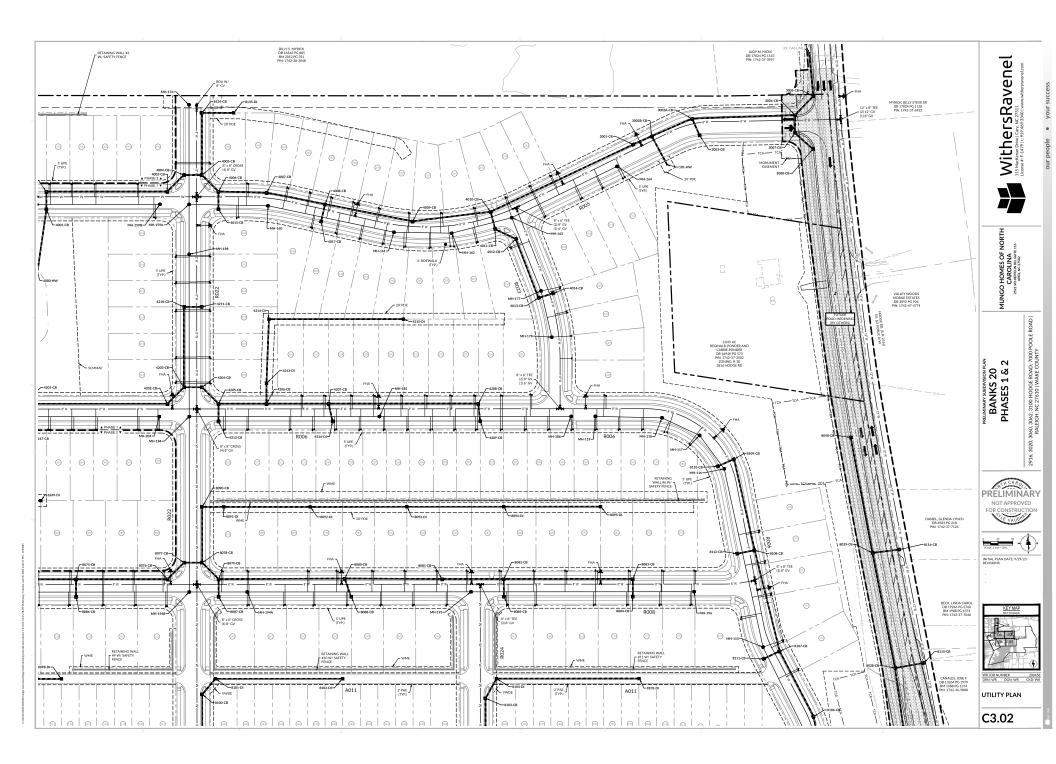


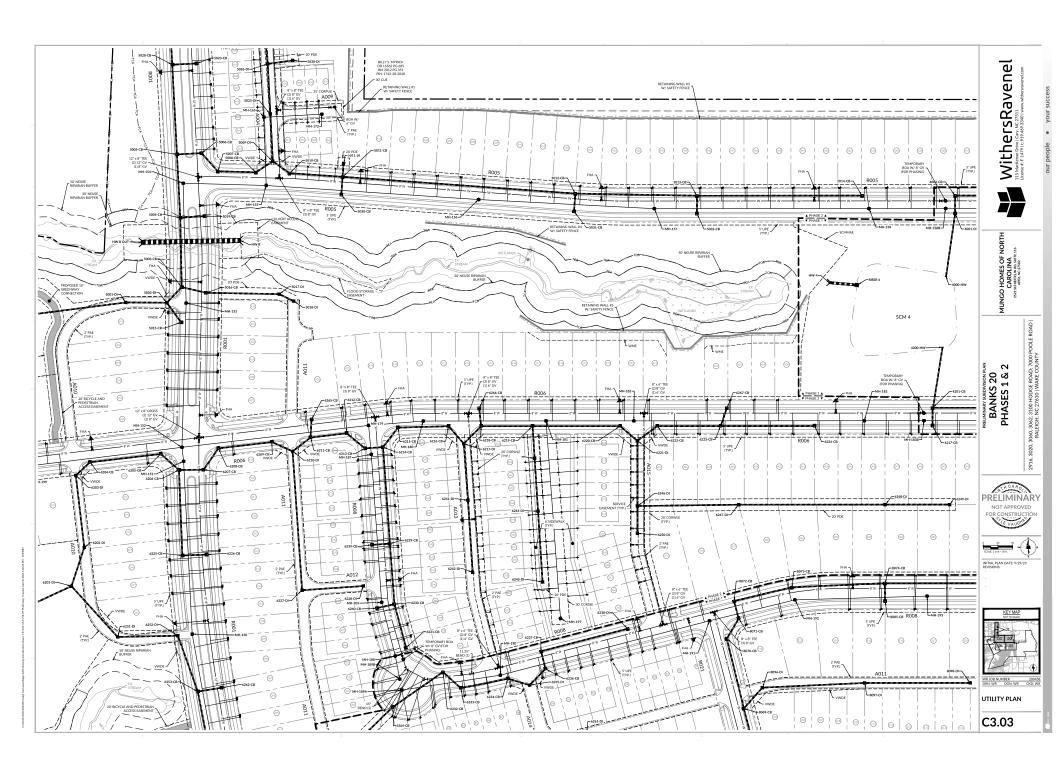


OVERALL UTILITY PLAN

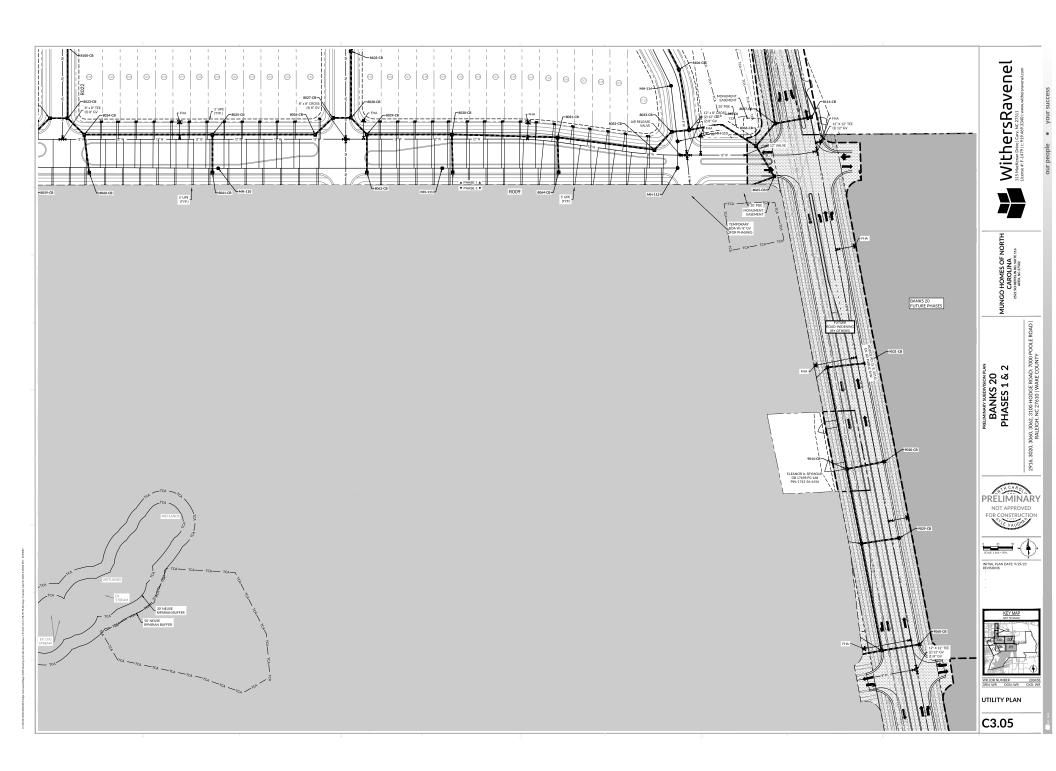
C3.00

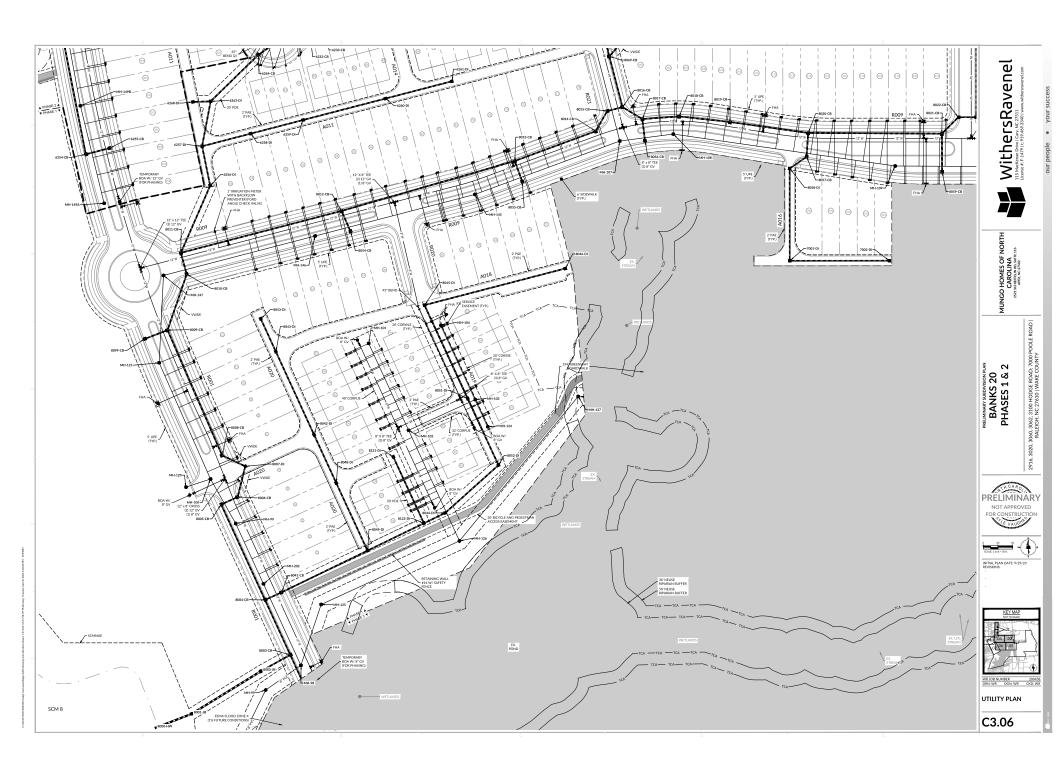










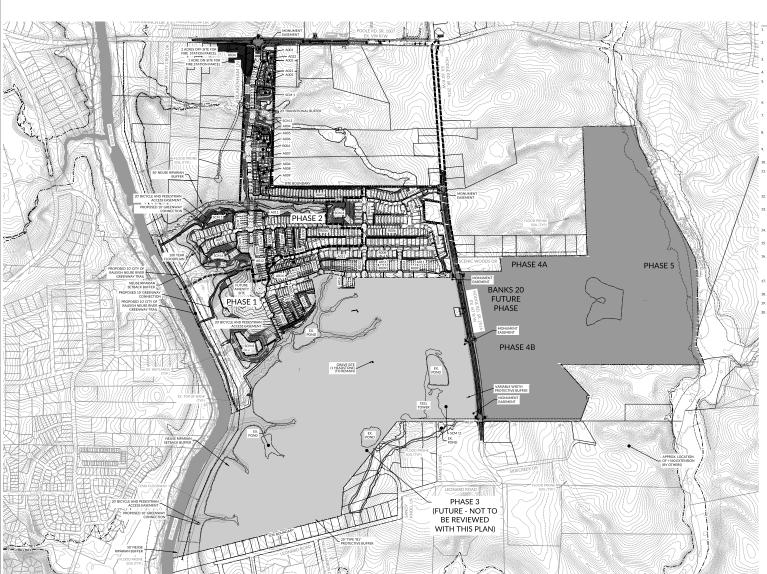






OVERALL GRADING PLAN

C5.00

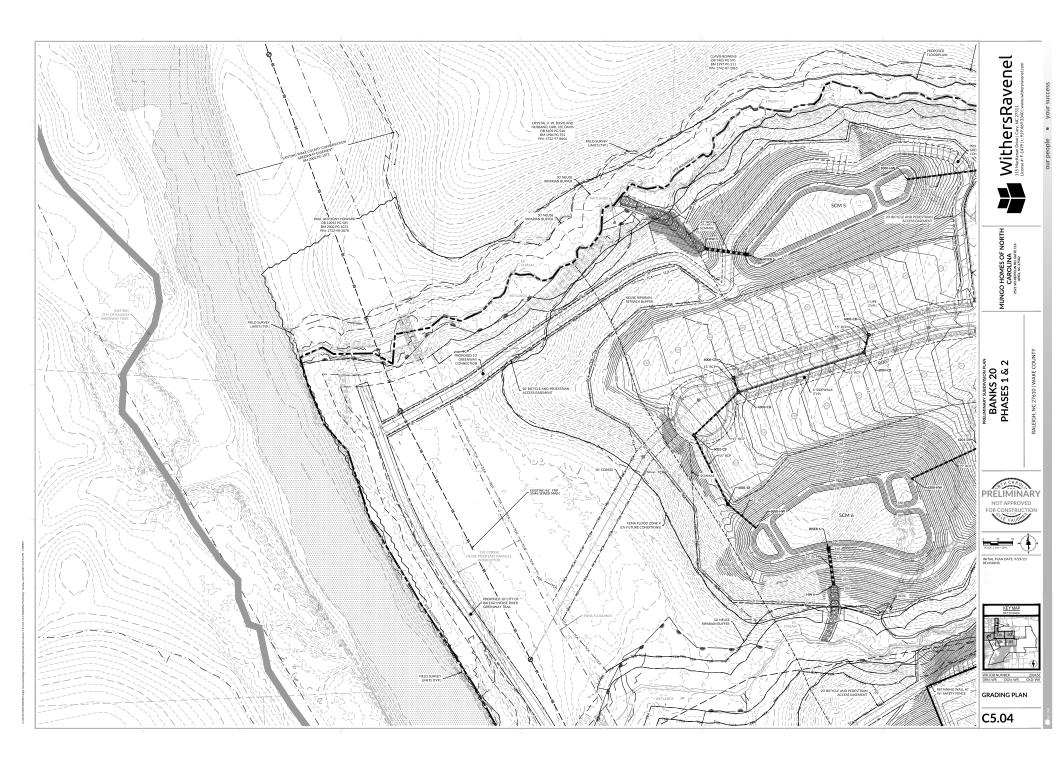


GENERAL NOTES

NOTE
REFER TO GENERAL NOTES SHEETS FOR ADDITIONAL INFORMATION













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2916, 3020, 3060, 3062, 3100 HODGE ROAD; 7000 POOLE ROAD | RALEIGH, NC 27610 | WAKE COUNTY PRELIMINARY NOT APPROVED





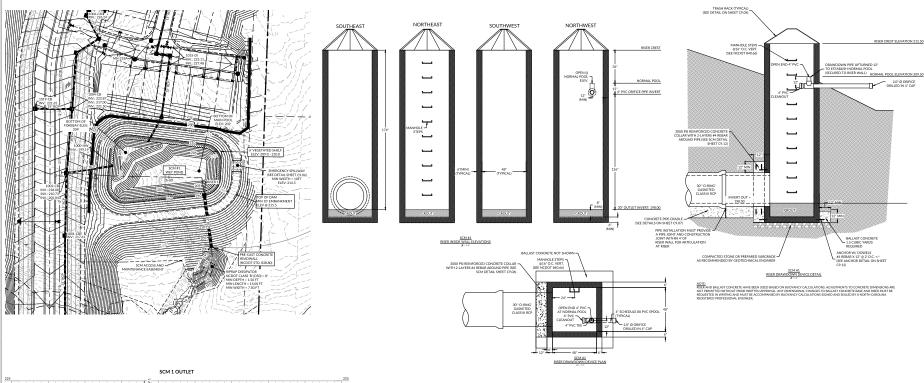


BUILDING & CURB GRADES PLAN

C6.02

WR JOB NUMBER 200458 DRN: WR DGN: WR CKD: WR

C9.00



- WET POND STORMNATIR CONTROL MIASURE (SCM) GINERAL NOTES

 1. PRIOR TO OR DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THE PLANS OR SPECIFICATIONS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE (c.g., MINIMUM DESIGN CRITERIA), AND LOCAL STANDARDS AND SPECIFICATIONS, HEREBY INCORPORATED BY REFERENCE,
- CONTRACTOR SHALL OBTAIN A COPY OF THE SITE GEOTECHNICAL REPORT. THE REPORT AND ITS RECOMMENDATION SHALL BE PART OF THE STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION OF THE SCM. UPON COMPLETION OF CONSTRUCTION CERTIFICATION OF THE SOM BY THE GEOTECHNICAL ENGINEER WILL BE REQUIRED PRIOR TO FINAL SCM THE GEOTECHNICAL ENGINEER SHALL EVALUATE SOILS FOR SUITABILITY OF DAM CONSTRUCTION AND SLOPE STABILITY
- ITED COLLEGE DEPOSIT SPACE EVALUATE SOCIATION STORMENT OF DISCONDINCTIVE ORDER OSSIBILITY AND STORMENT A

- FILL MATERIALS SHALL CONSIST OF SOLS WHICH CLASSIFY AS SC, SM, CL, CL-CH AND ML IN ACCORDANCE WITH THE UNIFIED CLASSIFICATION SYSTEM OR AS APPROVED BY THE GEOTECHNICAL ENGINEER.

 FILL MATERIALS SHALL HAVE A MAXIMUM PARTICLE SEZ OF 3 INCHES IN MIGHT DIMORTER.
- FILL SHALL BE PLACED IN 8 INCH MAXIMUM LODGE LIFT'S UNDIG THE SUPERVISION OF THE GOTTCHNICAL ENGINEER OR THEIR BEPRESDITATIVE. FILL SHALL BE BROUGHT UP BY SERVICING, INTO THE EXISTING SLOPE. AWARMUM HIGHOT OF ZETE THALL USED FOR EACH BEACH LIFT TAKENS CASE TO REMOVE BOT STRUCTURES AS THE FILL PROCEEDS. THE SUPPLICE OF EACH HIT SHALL BE SCARRIED PRIOR TO PLACEMENT OF THE NEXT LIFT IN ORDER TO SPETCHEVE YET IT HE FILL HIST TOKETHER.
- ALL COMPACTION SHALL BETESTED BY THE SAND CONE METHOD (ASTM D-1564) OR NUCLEAR METHOD (ASTM D-6783) AT A RATE OF AT LEAST ONE TEST FER \$,000 SF PER ONE FOOT OF COMPACTED FILL THICKNESS IN GENERAL AREA FILES AND ONE TEST FER SO UNEAL FEET FER IN LADORS THE BRAND AS
- GREAM, AREA PILLS AND ONE TEST PER SOLINAN, ETERT PER LIFT ALONG THE BARRIEL.

 1 THE MERMAL CONNICTION SHALL BE A MIRRIANDED VISE OF THE MANIBARD AT STANDED PROCESS DESIGNITY AND THE AND THE ADMINISTRATION OF THE ADMINIS
- EMBANKMENT AND SIDE SLOPES OF THE BASIN SHALL BE STABILIZED PER SEEDING SCHEDULE ON EROSION CONT DETAILS SHEET OR SOODED, SEE LANDSCAPE PLAN ON SHEETS LLDG AND LLD7 FOR FURTHER PLANTING DETAILS.
- 10. IF, DURING CONSTRUCTION, THE SCM IS TO BE USED AS AN EROSION CONTROL MEASURE, THE FOREBAY BERMIS) SHALL NOT BE INSTALLED DURING THE INITIAL CONSTRUCTION OR WHILE THE SCM IS USED AS AN EROSION CONTROL MEASURE.
- THE FOREBAY BERMISI SHALL BE CONSTRUCTED WITH THE SAME REQUIREMENTS, AND USING THE SAME METHODS AS THE DAM (SEE NOTE 5).
- LIMM DEL NOTE 3).

 2) PALES OFFICENSES NOTED, ALL PERMANENT STRUCTURES (H_B, RESENBARREL, WER WALLS, ETC.) ARE TO BE INSTALLED WITH THE INITIAL DAM CONSTRUCTION.

 13. FOR SITE BULL FEATURES (H_B, WER WALLS, DRIOP STRUCTURES, BRIDGES, ETC.). THE CONTRACTOR SHALL PROVIDE STRUCTURAL DRIANGES OT THE CREATER FOR REVIEW AND APPROVIATION FROM TO CONSTRUCTION.

- CONTRACTOR SHALL PROVIDE SUFFICIENT AS BULL SURVEY NORMATION TO CONSTRUCTION.

 THE SPECIFIC COMMISSIONAL REQUIREMENTS ASSULTS SURVEY NORMATION TO CONTRACT THE ENVISED SCI.
 THE SPECIFIC COMMISSIONAL REQUIREMENTS ASSULDED.

 MINERALM DEEP POD, DEPTH (REWINDOWS, POD)

 MINERALM DEEP POD, DEPTH (REWINDOWS, POD)

 MINERALM SURVEY, CAREAST PROVIDED.

- MINIMUM RETENTION VOLUME AT TEMPORARY POOL = . LOW POINT TOP OF EMBANKMENT (AUXILIARY SPILLWAY) a
- AVERAGE TOP OF EMBANKMENT (+/- 0.1 FT) =

- ELEVATIONS SHOULD BE WITHIN 0.1 FEET OF THE ABOVE ELEVATIONS FOR EARTHWORK, AND 0.05 FEET FOR OUTLET STRUCTURE. ALL SUPPACE AREAS, ARE THE MINIMUMS AREAS, REQUEST FOR A REDUCTIONS IN THE MINIMUM VALUES WILL BE CONDIDEDED ON ACCESS FOXE BEAS.
 ONCE THE PROJECT STIE THAS BEEN STABLUZED, CONTRACTOR SHALL DETAIN APPROVAL BY EROSION CONTROL INSPECTOR IN ORDITOR TO REMOTE THEOROPICATION CONTROL DIVISION.
- ONCE ALL SEDIMENT AND EROSION CONTROL DEVICES HAVE BEEN REMOVED, THE SCM SHALL BE CONVERTED TO
 A PERMANENT SCM.
- ALL SEDIMENT SHALL BE REMOVED AND DISPOSED OF PROPERLY
- FOREBAY AND VEGETATED SHELF SHALL BE CONSTRUCTED AS SHOWN ON THE PLAN
- FORERAL WAVE VESTIGATED SHEEP SHILL BE CLOSED BOOLED AS SHOWN ON THE FORENCE.
 YECETTATED SHEEF SHALL BE PLANTED PER PLANT SCHEDULE ON LANDSCAPE PLAN ISEE SHEET LL07).
 CERTIFICATION OF THE SCM BY A PROFESSIONAL ENGINEER IS REQUIRED. CLAY LINER SPECIFICATIONS:
- CALV MIRS SPICENCATIONS:

 THE CONTRACTOR SHALL INSTALL A CLAY LINER TO MAINTAIN A PERMANENT POOL AT THE DESIGN ELEVATION. IF THE SITE GEOTICHICAL DESCRIBED RETERMINES THAT THE DISTING STIT CONDITIONS SION PROPERTIES, DISTING WATER TRABLE EXPLORATION, ADVINCED THAT THE THE DISTING STIT CONDITIONS SION PROPERTIES, DISTING WATER TRABLE EXPLORATION FOR THE CALVE HIRSE THE CORTON CONDITION AND ADVINCED THAT THE CALVE HIRSE SHOT RESTALLED, THE CLAY LINER IS NOT INSTALLED, THE OWNER SHALL EXCEPT A CENTRAL THE DELECTION OF THE DUTTE.
- AT A MINIMUM, THE CLAY LINER MATERIAL FOR THE WET POND SHALL MEET THE POULDWING SPECIFICATIONS.
- INIMUM, THE CLAY LINER MATERIAL FOR THE WET POND SHALL MEET THE FOLL

 UNIFIED SOIL CLASSIFICATION SYSTEM DESIGNATION OF CL, CH, ML, OR SC

 MINIMUM OF 40% PASSING #200 SIEVE

 MINIMUM PLASTICITY INDEX OF 12

- MAXIMUM PERMEABILITY OF 1 X 10⁻¹ CM/SEC
- A MINIMUM OF 2 TESTS OF EACH ABOVE PARAMETER SHALL BE PROVIDED FROM AN APPROVED LABORATORY ON THE LINER MATERIAL AND PRESENTED TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF THE MATERIAL
- THE UNITED HAS INCIDENT EXPENSIVE OF THE MARKET AND PROPERTY THAN OF VISILIZATION OF THE MARKET AND A COMPACTION OF THE MARKET AND A COMPACTION DESIGN THE ADMINISTRATION OF THE MARKET AND A COMPACTION DESIGN THEST FEE ZEOD SQUARE FEET).

 AN IN-PLACE ANDRIAND MOSTITUTE OF THE MARKET AND FEET AND A COMPACTION DESIGN THEST FEE ZEOD SQUARE FEET).

 RECOMMENDATIONS OF THE SITE CONTECHNICAL ENGINEER MAY SUPERICEDE THE ABOVE SPECIFICATIONS.
- THE CLAY LINER SHALL BE PLACED UNDER THE BOTTOM OF THE SCM PERMANENT POOL TO A MINIMUM THICKNESS OF 8 INCHES. A DEPOSITION OF A INCHES OF TOPSOIL SHALL BE PLACED ABOVE THE CLAY LINER TO THE FINISHED GRADE AS SHOWN ON THE DRAWINGS AND/OR DETAILS.

AND/OR DETAILS. CARE SHALL BE TAKEN WHEN PLACING THE TOPSOIL SO AS TO DAMAGE THE CLAY LINER, A CLAY/SOIL, NO ORGANICS, MIXTURE MAY BE USED IF THE ABOVE SPECIFICATIONS ARE SATISHED AND WITH WRITTEN APPROVAL BY THE GEOTECHNICAL ENGINEER.

- THE BODY E-PELFACITION ARE SATISFED AND WITH WIN THAN APPROVING BY THE DESCRIPTION. BY THE RESISTANCE THAT METERALS PROVIDED.

 1. ALL PRINCAST CONCRETE STRUCTURES SHALL CONFORM TO ASTM CYSS RECTANGULARS OR CATR ROUNDS.

 2. ALL REINFORCED CONCRETE FIRE SHALL CONFORM TO ASTM CYS. ALL REINFORCED CONCRETE FIRE SHALL CONFORM TO ASTM CYS. CLASS IS IMM.ESS OTHERWISE NOTEDI.

 2. O-RING SOMTS ROSCED SHALL CONFORM TO ASTM CYS. A STM CYS.

- 2.2. NON O-RING IDINTS (RCP) SHALL CONFORM TO ASTM C990

SEASONALLY HIGH WATER TABLE DETERMINATION:

- CONTRACTOR S REQUIRED TO COMPLETE SEASONAL HIGH WATER TABLE ISSNIT) TESTING TO A MINIMUM OF 2 FT BELOW THE INVEST OF THE SUSTICUTIES PROPE OF DISSTALLATION, IT SHAVE IS FOUND TO BE WITHIN 2 FT OF STRUCTURE INVEST, THEN INJURIES SHALL BE NOTIFIED IMMEDIATELY FOR DESIGN MODIFICATIONS, SHAVE RELATIONSHIP TO PERMANENT POOL IS ADDRESSED BY CALL VIEW.

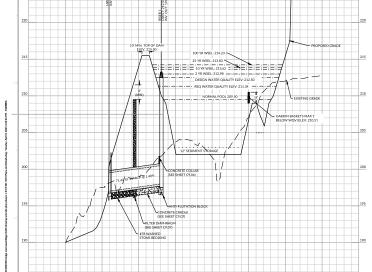
IS ADDRESSED BY CLAY UNIO.

SOUTHWAY REQUIREMENTS

1. SUCH MIST BE LOCATED WITHIN COMMON OPEN SPACE, AND WITHIN AN ACCESS AND MAINTENANCE EASIMENT.

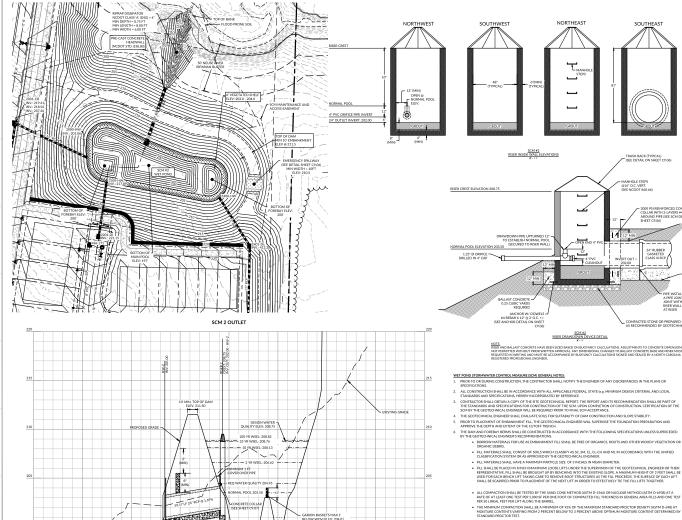
AND OPENTATIONS AND MAINTENANCE MANUAL AND MAINTENANCE AGREEMENT SHALL BE PREPARED AND PROVIDED TO THE OWNER, ADDRESSED REQUIREMENTS AGREEMENTS, AGREEMENTS, ETC. HAV APPAY.

SCM 1 PLANS AND DETAILS



SCM 2 PLANS AND DETAILS

C9.01



ALL SEDIMENT SHALL BE REMOVED AND DISPOSED OF PROPERLY.

PIPE INSTALLATION MUST PROVIDE A PIPE JOINT AND CONSTRUCTION JOINT WITHIN 4" OF RISER WALL FOR ARTICULATION

SOUTHEAST

- THE GEOTECHNICAL ENGINEER SHALL EVALUATE SOILS FOR SUITABILITY OF DAM CONSTRUCTION AND SLOPE STABILITY
- PRIOR TO PLACEMENT OF EMBANKMENT FILL, THE GEOTECHNICAL ENGINEER WILL SUPERVISE THE FOUNDATION PREPARATION AND APPROVE THE DEPTH AND EXTENT OF THE CUTOFF TRENCH.

- FILL MATERIALS SHALL HAVE A MAXIMUM PARTICLE SIZE OF 3 INCHES IN MEAN DIAMETER.

- 7. SUBGADE ON THE BISEN STRUCTURE AND OUTLET PIPE SHALL BE APPROVED BY THE GEOTECHACAL ENGINEER PRIOR TO PLACEMENT. FITHER GEOTECHACAL ENGINEER REQUIRES ADDITIONAL SUBGRADE PREPARATION THE ADDITIONAL COST SHALL BE APPROVED BY THE ENGINEER PROPER TO PLACEMENT.
- THE OUTLET PIPE SHALL BE BEDDED IN CONCRETE FOR 2/3 OF THE PIPE LENGTH, BEGINNING AT THE RISER, AND IN #78 STONE FOR 1/3 OF PIPE LENGTH TO THE OUTLET. SEE DETAILS ON SHEET C9.06.
- REMANDMENT AND DISK SECRET OF THE BOARS HALL BE TRANSLED FOR SECRETAL SO-FEDULE OF RESIONS CONTROL DETAILS SHEET OR SOODLING. SEE HOUNDERFEAR AND HERSTELL SLOAM OLD SOFT REPRIEFE PLANSING DITAILS.
 IF, DURNES CONSTRUCTION, THE SOM IS TO BE USED AS AN RESIGNO CONTROL MASSING. THE FOREIAY BERWEST SHALL NOT BE INSTALLED DURNES THE RETAIL CONSTRUCTION OF WHILE THE SOM BE USED AS AN RESIGNO CONTROL MASSING.
- 11. THE FOREBAY BERM(S) SHALL BE CONSTRUCTED WITH THE SAME REQUIREMENTS, AND USING THE SAME METHODS AS THE DAM (SEE NOTE
- UNIESS OTHERWISE NOTED, ALL PERMANENT STRUCTURES (e.g. RISER/BARREL, WEIR WALLS, ETC.) ARE TO BE INSTALLED WITH THE INITIAL DAM CONSTRUCTION.
- FOR SITE BULLT FEATURES (N.g., WEIR WALLS, DROP STRUCTURES, BRIDGES, ETC.), THE CONTRACTOR SHALL PROVIDE STRUCTURAL DRAWINGS TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- PROR TO FINAL GRADING OF THE SCM. THE CONTRACTOR SHALL PROVIDE SUFFICIENT AS BULLT SURVEY INFORMATION TO CONSIGN THAT FOR POSHED SCM. WILL MEET THE SPECIFIC DIRECTIONAL REQUIREMENTS PRIJUDIEL TO THE SCM. THOSE REQUIREMENTS INCLUDE:
 - MINIMUM DEEP POOL DEPTH (FROM NORMAL POOL) =
 - MINIMUM DEEP POOL DEPTH (FROM NORMAL POOL)
 MINIMUM SURFACE AREA AT NORMAL POOL ELEVATION =
 MINIMUM RETENTION VOLUME AT TEMPORARY POOL =
 LOW POINT TOP OF EMBANKMENT (AUXILIARY SPILLWAY) =
 AVERAGE TOP OF EMBANKMENT (+/-0.1 FT) =
- 15. ELEVATIONS SHOULD BE WITHIN 0.1 FEET OF THE ABOVE ELEVATIONS FOR EARTH-MOSK, AND 0.05 FEET FOR OUTLET STRUCTURE. ALL SURFACE AREAS, ARE THE MINIMUMS AREAS, REQUEST FOR A REDUCTIONS IN THE MINIMUM VALUES WILL BE CONSIDERED ON A CASE BY CASE PASS.
- 16. ONCE THE PROJECT SITE HAS BEEN STABILIZED, CONTRACTOR SHALL OBTAIN APPROVAL BY EROSION CONTROL INSPECTOR IN ORDER TO REMOVE TEMPORARY EROSION CONTROL DEVICES.
 - ONCE ALL SEDIMENT AND EROSION CONTROL DEVICES HAVE BEEN REMOVED, THE SCM SHALL BE CONVERTED TO A PERMANENT SCM.

- . FOREBAY AND VEGETATED SHELF SHALL BE CONSTRUCTED AS SHOWN ON THE PLAN
- FOREBRY AND VEGETATED SHELF SHALL BE CURSTINGUED AS SHOWN ON THE FLAM.
 VEGETATED SHELF SHALL BE PLANTED PER PLANT SCHEDULE ON LANDSCAPE PLAN (SEE SHEET LL07).
 CERTIFICATION OF THE SCM BY A PROFESSIONAL ENGINEER IS REQUIRED.

CLAY LINER SPECIFICATIONS:

SIAM LINES SECTIONS:

THE CONTRACTOR BUT ANTHUR A CLAY LINES TO MAINTAIN A RESIMBLET FOOL AT THE DESCRIPTION E THE STE CONTRICTION BUT THE STEEL STEEL

BALLAST CONCRETE NOT SHOWN

- AT A MINIMUM THE CLAY LINER MATERIAL EDRITHE MET DOND SHALL MEET THE EDIT DWING SPECIFICATIONS
- INDIVIDENT THE CLAY LINER MATERIAL FOR THE WET POND SHALL MEET THE FOLU-UNIFIED SOIL CLASSIFICATION SYSTEM DESIGNATION OF CL. CH. ML. OR SC MINIMUM OF 40% PASSING #200 SIEVE MINIMUM PLASTICITY INDEX OF 12
- MAXIMUM PERMEABILITY OF 1 X 10⁻⁵ CM/SEC

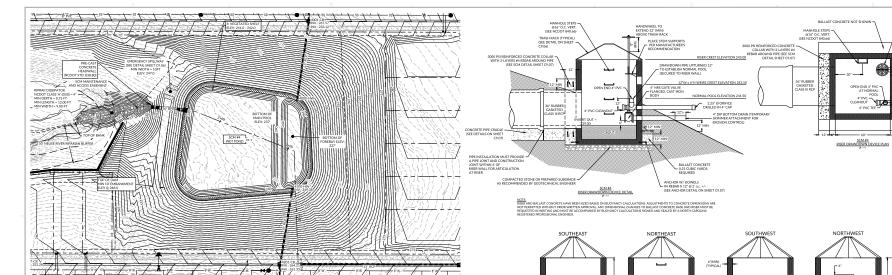
- AMANDAM PROPAULITY OF JACK TO CONSEQUENT BY SHALL BE RECOVED TREAT AN APPROVED LIBERATORY OF THE LIBER MATERIAL AND ADMINISTRATION OF THE LIBER MATERIAL AND ADMINISTRATION OF THE LIBER MATERIAL AND ADMINISTRATION OF THE ADMINISTRATION OF THE MATERIAL AND ATTEMPTS AND ADMINISTRATION OF THE ADMINISTRATION OF
- THE CAP VINES MALL BE PACED MODE THE EOTTON OF THE SOCK PERMANENT POOR. TO A MARKANIA THEORYSIG OF B RIVERS A PRIMARY OF A PACHES OF THOMAS CHARLES HAVE ADOM THE CAP VINES OF THE REPORT DOMAGE. AS SHOWN OF THE DRAWNESS AND ONE THE CAP SOCK PERMANENT PACHES OF THE PROPERTY OF THE PACK PERMANENT PACK THE OTHER ACLAY/SOCK, NO DREAMICS, MOSTURE MAY BE USED IT THE ADDRY SEPECTATIONS ARE STATISTICS ON WITH WINTERS THE PROPILE BY THE DRAWNESS AND OTHER PACK PERMANENT PACK THE OTHER PACK PERMANENT PACK P
- THE REGISTS CHEMICATED AND THE BUILD AND WITH WITH THE ARMOUNT OF THE LIGHT CHEMICAL EXCEPTION OF THE REGIST CONCERN THAT MEMORIAN CHEMICATE CHEMI

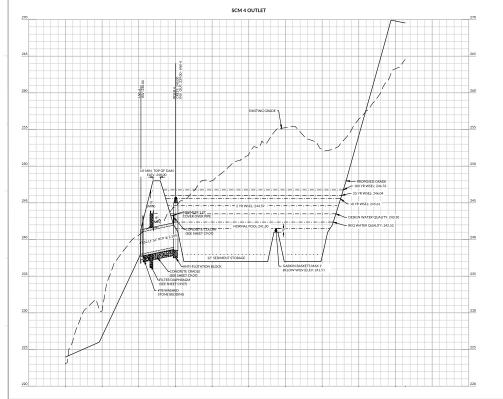
- SEASONALLY HIGH WATER TABLE DETERMINATION:
- CONTRACTOR IS REQUIRED TO COMPLETE SEASONAL HIGH WATER TABLE (SHWT) TESTING TO A MINIMUM OF 2 FT BELOW THE INVERT OF THE STRUCTURE PRIOR TO INSTALLATION. IF SHWT IS FOUND TO BE WITHIN 2 FT OF STRUCTURE HYBER, THEN ENGINEER SHALL BE NORTHED IMMEDIATELY FOR DESIGN MODIFICATIONS, SHWT RELATIONSHIP TO PERSHAND TROOL IS ADDRESSED BY CLAY LIVER.
- ADDITIONAL REQUIREMENTS

 1. SCMS MUST BE LOCATED WITHIN COMMON OPEN SPACE, AND WITHIN AN ACCESS AND MAINTENANCE EASEMEN
- AN OPERATIONS AND MAINTENANCE MANUAL AND MAINTENANCE AGREEMENT SHALL BE PREPARED AND PROVIDED TO THE OWNER. ADDITIONAL REQUIREMENTS (E.G. RECORDATION OF EASEMENTS, AGREEMENTS, ETC.) MAY APPLY.

WR JOB NUMBER 200458 DRN: WR DGN: WR CKD: WR

C9.02





WET POND STORMWATER CONTROL MEASURE (SCM) GENERAL NOTES:

- PRIOR TO OR DURING CONSTRUCTION, THE CONTRACTOR SHALL DISCREPANCIES IN THE PLANS OR SPECIFICATIONS.
- ALL CONTRICTION WHILE BY IN ACCORDANCE WITH MALL APPLICABLE FEDERAL STATE IS:
 MENISMA DEBID OF REPERAL ARE LOCAL STANDARDS AND SPECIFICATIONS. HERBY
 INCOMPORTED BY REFERENCE.
 CONTRICTION SHIP OF THE STITL CONTRICTION OF THE SPECIFICATION OF
- THE GEOTECHNICAL ENGINEER SHALL EVALUATE SOILS FOR SUITABILITY OF DAM CONSTRUCTION AND SLOPE STABILITY.
- AND SLOPE STABILITY.

 5. PRIOR TO FOLZEMENT OF EMBANKMENT FILL THE GEOTECHNICAL ENGINEER WILL SUPERVISE THE FOUNDATION PREPARATION AND APPROVE THE DEPTH AND EXTENT OF THE CUTOFF TRENCH.

 6. THE DAM AND FOREST EXEMPLES HALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS UNILESS SUPPRECIDED BY THE GEOTECHNICAL INCINITIESS ECCOMMENDATIONS.

 - FILL MATERIALS SHALL HAVE A MAXIMUM PARTICLE SIZE OF 3 INCHES IN MEAN DIAMETER.

 - ALL COMPACTION SHALL BE TESTED BY THE SAND CONE METHOD (ASTM D-1566) OR NUCLEAR METHOD (ASTM D-9/38) AT A RATE OF AT LEAST ONE TEST PER \$,000 SF PER ONE FOOT OF COMPACTED FILL THICKNESS IN GENERAL AREA FILLS AND ONE TEST PER SI LINEAL FEET PER LIFT ALONG THE BARREL.
 - THE MINIMUM COMPACTION SHALL BE A MINIMUM OF 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY ASTIM O-498| AT MOISTURE CONTENTS VARYING FROM 2 PERCENT BEROW TO 3 PERCENT ABOVE OPTIMUM MOISTURE CONTENT DETERMINED BY STANDARD PROCTOR TEST.
- SUBGRADE FOR THE RISER STRUCTURE AND OUTLET PIPE SHALL BE APPROVED BY THE GEOTECHNICAL INCINEER PRIOR TO PIACEMENT. IF THE GEOTECHNICAL INCINEER REQUIRES ADDITIONAL SUGGRADE PREPARATION, THE ADDITIONAL COST SHALL BE APPROVED BY THE ENGINEER PRIOR TO PIACEMENT.
- PROPRIET ROBOT TO LACEAUTH.

 THE CONTENT OF THE CON
- 10. IF, DURING CONSTRUCTION, THE SCM IS TO BE USED AS AN EROSION CONTROL MEASURE, THE FOREBAY BERMIS SHALL NOT BE INSTALLED DURING THE INITIAL CONSTRUCTION OR WHILE THE SCM IS USED AS AN EROSION CONTROL MEASURE.
- UNLESS OTHERWISE NOTED, ALL PERMANENT STRUCTURES (n.g. RISER/BARREL, WEIR WALLS, ETC.) ARE TO BE INSTALLED WITH THE INITIAL DAM CONSTRUCTION.
- 13. FOR SITE BUILT FEATURES (e.g. WEIR WALLS DROP STRUCTURES, BRIDGES, ETCL. THE CONTRACTOR SHALL PROVIDE STRUCTURAL DRAWINGS TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- - - 53770 CF

SCM #4 RISER INSIDE WALL ELEVATIONS

- BORROW MATERIALS FOR USE AS EMBANKMENT FILL SHALL BE FREE OF ORGANICS, ROOTS AND OTHER WOODY VEGETATION OR ORGANIC DEBRIS.
- FILL MATERIALS SHALL CONSIST OF SOILS WHICH CLASSIFY AS SC, SM, CL, CL-CH AND ML IN ACCORDANCE WITH THE UNIFIED CLASSIFICATION SYSTEM OR AS APPROVED BY THE GEOTECHNICAL ENGLISEF
- UNIVERSITY OF THE PROCESS OF SHARE AND ADDRESS OF THE SECTION OF THE CENTER HAVE A SHARE AND ADDRESS OF THE REPORT OF THE REPORT OF THE PROCESS OF THE ADDRESS OF THE PROCESS OF THE PROCE

- THE FOREBAY BERMIS) SHALL BE CONSTRUCTED WITH THE SAME REQUIREMENTS, AND USING THE SAME METHODS AS THE DAM (SEE NOTE 5).
- PROOR TO CONSTRUCTION.

 PROOR TO FINAL GADDING OF THE SCM, THE CONTRACTOR SHALL PROVIDE SUFFICIENT AS BUILT
 SURVEY WEDGOATION TO CONTROL THAT THE RINSHED SCH WILL BETT THE SPECIE.

 MINISHING DEEP CONTROL OF THE SCM NORMAL POOL 1

 MINISHING DEEP COOL DEPTH PROOM NORMAL POOL 1

 MINISHING DEEP SCAL CARE AN ENDOMAL POOL 2

 22200 SF
- MINIMUM RETENTION VOLUME AT TEMPORARY POOL = . LOW POINT TOP OF EMBANKMENT (ALIXILIARY SPILL WAY) =
- 247.0 FT

- AVERAGE TOP OF EMBANKMENT (+/- 0.1 FT) =
- AVERAGE TOP OF EMBANAMENT (*) 0.1 FT)*
 ELEVATIONS SHOULD EWITHING 1. FET OF THE ABOVE ELEVATIONS FOR EARTHWORK, AND DOS FEET FOR OUTLET STRUCTURE. ALL SURFACE AREAS ARE THE MINIMUMS AREAS. REQUEST FOR A REDUCTIONS IN THE MINIMUM AUGUST WILL BE CONDIDERED ON A CASE BY CASE BASIS.
 CONCETTHE PROJECT SITE HAS BEEN STABILIZED, CONTRACTOR SHALL DEFAN APPROVAL BY BOSCONG CONTROL INSPECTOR NO DOCETTO DEMONST EMPORARY EXEGONIC CONTROL DEVICES.
- ONCE ALL SEDIMENT AND EROSION CONTROL DEVICES HAVE BEEN REMOVED, THE SCM SHALL BE CONVERTED TO A PERMANENT SCM.
- ALL SEDIMENT SHALL BE REMOVED AND DISPOSED OF PROPERLY.
- . FOREBAY AND VEGETATED SHELF SHALL BE CONSTRUCTED AS SHOWN ON THE PLAN.

248 O FT

- VEGETATED SHELF SHALL BE PLANTED PER PLANT SCHEDULE ON LANDSCAPE PLAN (SEE SHEET L1.07).
- 17. FINAL CERTIFICATION OF THE SCM BY A PROFESSIONAL ENGINEER IS REQUIRED.

12. THE CATE CHIEF CATE OF THE EACH RY ARROTISSOONAL DEGREES B EQUIPED.

THE CONTROL THE STREET CHIEF CATE OF THE CATE OF THE CATE OF THE CONTROL THE CONTROL THE CONTROL THE CATE OF THE

- AT A MINIMUM, THE CLAY LINER MATERIAL FOR THE WET POND SHALL MEET THE FOLLOWING SPECIFICATIONS: UNIFIED SOIL CLASSIFICATION SYSTEM DESIGNATION OF CL. CH. ML OR SC.

 - MINIMUM OF 40% PASSING #200 SIEVE
 MINIMUM PLASTICITY INDEX OF 12
 MAXIMUM PERMEABILITY OF 1 X 10⁻⁵ CM/SEC

 - A MINIMUM OF 2 TESTS OF EACH ABOVE PARAMETER SHALL BE PROVIDED FROM AN
 APPROVED LABORATORY ON THE LINER MATERIAL AND PRESENTED TO THE ENGINEER
 FOR APPROVAL PRIOR TO PLACEMENT OF THE MATERIAL.

 - IOS OPPORTUNIT, IORA IL DIVILLADENTI. DE THE MANISHAM. TARABADA DISCUTOR DENERTY.

 COMPACTION TO A MINISHAM OF DES OF THE MANISHAM TARABADA DISCUTOR DENERTY.

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 COMPACTION DESIGN THE THE REPORTUNITY OF THE MANISHAM OF I

 AN IN-PACE MANISHAM INFINITATION PAIL OF DE OR INCHES PER HOUR.

 RECOMMENDATIONS OF THE SITE GOTECHNICAL ENGINEER MAY SUPERCIDE THE
 ABOUT SEVERICATIONS.

HE CLAY LARIES HAVE BE PLACED MIDRET HE BOTTOM OF THE SCM PERMANENT POOL TO A MINIMALIM-HICKNESS OF BINCHESS, AMBINIMAL OF A ROCHES OF TOPOGLI SHALL BE RAZED ABOVE THE CLAY LIKER LOCKEN THE TOPOGLI SO AND TO PAMORE THE CLAY MILITIA CLAY COLOR LOCKED HE TOPOGLI SHALL BE RAZED ABOVE THE CLAY LUSED IF THE ABOVE SPECIFICATIONS ARE SATISFED AND WITH WRITTEN APPROVAL BY THE TOTCHINGLE PROCHESE.

PRECAST CONCRETE MATERIALS NOTES:

- ALL PRECAST CONCRETE STRUCTURES SHALL CONFORM TO ASTM C913 (RECTANGULAR) OR C478 (ROUND).

- 2.2. NON O-RING JOINTS IRCPL SHALL CONFORM TO ASTM C990

SEASONALLY HIGH WATER TABLE DETERMINATION:

NOMENT HIER WATER FABLE OFTENHANTON

CONTRACTOR SEQUENCE TO COMPLET SEASONAL HIGH WATER TABLE ISHWIT TESTING TO A
MINIMUM OF 2 FT BELOW THE INVERT OF THE STRUCTULE PROPORT DISTALLATION, IF SHWIT IS
FOUND TO BE WITHIN 2 FT OF STRUCTULE PROPORT, THE NICHAELER SHALL BE NOTALLATION, IF SHWIT IS
FOUND TO BE WITHIN 2 FT OF STRUCTULE PROPORT, THEN CALMEDES SHALL BE NOTALLATION
IMMEDIATELY YOR DESIGN MODIFICATIONS. SHWIT BELATIONSHIP TO PERMANENT POOL IS
ADDRESSED FOR CALL MINIK.

ADDITIONAL REQUIREMENTS

- SCMS MUST BE LOCATED WITHIN COMMON OPEN SPACE, AND WITHIN AN ACCESS AND MAINTENANCE EASEMENT.
- MAIN ERRACE EASEMENT.

 POPERATIONS AND MAINTENANCE MANUAL AND MAINTENANCE AGREEMENT SHALL BE PREPARED AND PROVIDED TO THE OWNER. ADDITIONAL REQUIREMENTS (E.G. RECORDATION OF EASEMENTS, AGREEMENTS, ETC.) MAY APPLY.

WithersRavenel

NORTH

MUNGO HOMES OF P CAROLINA 2521 SCHIEFELIN RD. SUITE 1 APEX, NC 27502

7 PRELIMINARY SUBDIVISION PLA BANKS 20 PHASES 1 & 2

3060, 3062, 3100 HODGE ROAD; 7000 POOLE RALEIGH, NC 27610 | WAKE COUNTY 2916, 3020, 3

PRELIMINARY NOT APPROVED

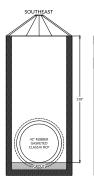


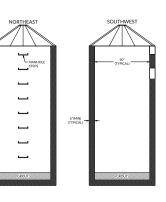
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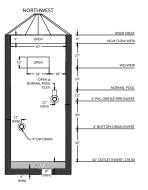
SCM 5 PLANS AND DETAILS

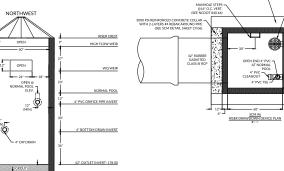
C9.03

C9.04









SCM #6 RISER INSIDE WALL ELEVATIONS

WET POND STORMWATER CONTROL MEASURE ISCMI GENERAL NOTES:

- PRIOR TO OR DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THE PLANS OR SPECIFICATIONS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE (e.g., MINIMUM DESIGN CRITERIA), AND LOCAL STANDARDS AND SPECIFICATIONS, HEREBY INCORPORATED BY REFERENCE.
- ODDITION AND USE A ROUND SHOW AND HE STEED CONTROLLING HIS PORT. THE RESON AND THE STEED CONTROLLING HAVE DESIRED AND THE STEED CONTROLLING HIS PORT. THE RESON AND THE STEED CONTROLLING HIS PORT. THE STEED CONTROLLING HIS PORT OF THE STEED CONTROLLING HIS PORT OF THE STEED CONTROLLING HIS PORT. THE STEED CONTROLLING HIS PORT OF THE STEED CONTROLLING HIS PORT OF THE STEED CONTROLLING HIS PORT. THE STEED CONTROLLING HIS PORT OF THE STEED CONTROLLING HI
- PRIOR TO PLACEMENT OF EMBANKMENT FILL THE GEOTECHNICAL ENGINEER WILL SUPERVISE THE FOUNDATION PREPARATION AND APPROVE THE DEPTH AND EXTENT OF THE CUTOFF TRENCH.
- THE DAM AND FOREBAY BERMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS UNLESS SUPERCEDED BY THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- BORROW MATERIALS FOR USE AS EMBANMENT FILL SHALL BE FREE OF ORGANICS, ROOTS AND OTHER WOOD'VEGETATION OR ORGANIC DEBITS.
 FILL MATERIALS SHALL CONSIST FOR SIM SHIFL CLASSIFY AS SC, SM, CL, CL-CH AND ML IN ACCORDINACE WITH THE UNREID CLASSIFICATION SYSTEM OR AS APPROVED BY THE GOTTENINGLA BUSINEER.
- FILL MATERIALS SHALL HAVE A MAXIMUM PARTICLE SIZE OF 3 INCHES IN MEAN DIAMETER
- Fig. 100, LEGIS AND SPORT, MAYS A MANAGEMENT PROFILES LEGIS OF THE SUPPLY WORDS OF THE COTTON CALL OF THE PROFILES AND SPORT AND STATE OF THE SUPPLY AND OF THE COTTON CALL OF THE REPRESENTATIVE, FILL SHALL BE BELIEVED FOR THE COTTON CALL OF THE PROFILES AND STRUCTURES AS THE FILL PROCEEDS. THE SUPPLY COT EACH LIFT SHALL BE SCARRED PRIOR TO PLACEMENT OF THE NEXT LIFT IN ORDER TO FEFFICIALLY IT BUT REFLUE THE TOTAL OF THE PROFILES.
- ALL COMPACTION SHALL BE TESTED BY THE SAND CONE METHOD (ASTM D-1546) OR NUCLEAR
 METHOD (ASTM D-4938) AT 8 RATE OF AT LEAST ONE TEST PER 5,000 SF PER CNE FOOT OF
 COMPACTED FELT THICKNESS IN GENERAL AREA FILLS AND ONE TEST PER 50 LINEAL FEET PER
 LITT ALONG THE BRAREL
- THE MINIMUM COMPACTION SHALL BE A MINIMUM OF 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY ASTM D-4998 AT MOISTURE CONTENTS VARYING FROM 2 PERCENT BELOW TO 3 PERCENT ABOVE OPTIMUM MOISTURE CONTENT DETERMINED BY STANDARD PROCTOR TEST.
- THE OUTLET PIPE SHALL BE BEDDED IN CONCRETE FOR 2/3 OF THE PIPE LENGTH, BEGINNING AT THE RISER, AND IN 478 STONE FOR 1/3 OF PIPE LENGTH TO THE OUTLET. SEE DETAILS ON SHEET C9.07.
- EMBANKMENT AND SIDE SLOPES OF THE BASIN SHALL BE STABILIZED PER SEEDING SCHEDULE ON EROSION CONTROL DETAILS SHEET OR SOCIOED. SEE LANDSCAPE PLAN ON SHEETS LLOG AND LLOF FOR FURTHER PLANTING DETAILS.
- INJURIES CERULES.

 INJURIES CERULES CONTROLLED SENSE OF DESIGNED AND RESIGNED CONTROL MEASURE. THE FORESHIP CONTROLLED AND RESIGNED SHARED AND RESIGNED AND RESIG

- FOR SITE BUILT FEATURES IG., WHIR WALLS DROP STRUCTURES, BRIDGES, ETC.), THE CONTRACTOR SHALL PROVIDE STRUCTURAL DRAWINGS TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- 14. PRIOR TO FINAL GRADING OF THE SCM, THE CONTRACTOR SHALL PROVIDE SUFFICIENT AS-BUILT SURVEY INFORMATION TO COMPRIM THAT THE FINISHED SCM WILL MEET THE SPECIFIC DIMENSIONAL REQUIREMENTS APPLICABLE TO THE SCM. THOSE REQUIREMENTS INCLUDE:
- MINIMUM DEEP POOL DEPTH (FROM NORMAL POOL) =

22290.50

- . MINIMUM SUPEACE AREA AT NORMAL POOL ELEVATION -
- MININUM SURFACE AREA AT NORMAL POOL ELEVATION =
 MINIMUM RETENTION VOLUME AT TEMPORARY POOL =
 LOW POINT TOP OF EMBANIMENT (AUXILLARY SPILLWAY) =
 AVERAGE TOP OF EMBANIMENT (+/-0.1 FT) = 74100 CF 191.0 FT 192.0 FT
- 15. ELEVATIONS SHOULD BE WITHIN 0.1 FEET OF THE ABOVE ELEVATIONS FOR EARTHWORK, AND 0.05 FEE FOR OUTLET STRUCTURE. ALL SURFACE AREAS ARE THE MINIPUMS AREAS, REQUEST FOR A REDUCTION THE MINIMUM VALUES WILL BE CONSIDERED ON A CASE BY CASE BRISE.
- 16. ONCE THE PROJECT SITE HAS BEEN STABILIZED, CONTRACTOR SHALL OBTAIN APPROVAL BY EROSION CONTROL INSPECTOR IN ORDER TO REMOVE TEMPORARY EROSION CONTROL DEVICES.
 - ONCE ALL SEDIMENT AND BROSION CONTROL DEVICES HAVE BEEN REMOVED, THE SCIM SHALL BE CONVERTED TO A PERMANENT SCM.
 ALL SEDIMENT SHALL BE REMOVED AND DISPOSED OF PROPERLY.

 - FOREBAY AND VEGETATED SHELF SHALL BE CONSTRUCTED AS SHOWN ON THE PLAN
 - VEGETATED SHELF SHALL BE PLANTED PER PLANT SCHEDULE ON LANDSCAPE PLAN ISEE SHEET
- CLAY LINER SPECIFICATIONS:

NAME AND SECRECATIONS.

THE CONTRACTOR SHELL RESTAUL A CLAY LINE TO MAINTAIN A PERMANENT FOOL AT THE DESIGN ELEVATION. IF THE STILL CONTRACTOR SHELL RESTAURCH AND PROPERTY.

SHELL CONTRACTOR SHELL TO PROBACT HE THE DESIT HE DESITS OF STILL CONTRACTOR SHELL AND THE PROPERTY OF THE PROPE

AT A MINIMUM, THE CLAY LINER MATERIAL FOR THE WET POND SHALL MEET THE FOLLOWING SPECIFICATIONS:

- UNIFIED SOIL CLASSIFICATION SYSTEM DESIGNATION OF CL, CH, ML, OR SC.
- MINIMUM OF 40% PASSING #200 SIEVE . MINIMUM PLASTICITY INDEX OF 12
- MAXIMUM PERMEABILITY OF 1 X 10⁻⁵ CM/SEC

- - AN INJOI ACE MAXIMI IM INEIL TRATION DATE OF 0.01 INCHES DED HOUR.
- RECOMMENDATIONS OF THE SITE GEOTECHNICAL ENGINEER MAY SUPERCEDE THE ABOVE SPECIFICATIONS.

THE CLAY LINES THAT BE PLACED UNDER THE BOTTOM OF THE SCM PERMANENT POOL TO A MINIMUM THICKNESS OF BINCHES A MINIMUM OF 4 BUCHES OF TOPSOL SHALL BE PLACED ABOVE THE CLAY LINES TO THE RINISHED ROBE AS SHOWN ON THE DIAMINISM, AND EDITING STATES, CARE SHALL BE TAKES WHITH PLACING THE RINISHED ROBE AS SHOWN ON THE DIAMINISM, AND EDITING STATES, CARE SHALL BE TAKES WHITH PLACING THE ROBE OF THE CLAY LINES A CLAYSOU, NO ORGANICS, MIXTURE MAY BE USED IT THE ARROWS SECRETARION AS AS STRIFTED AND WITH HINTERT AND PROPOURLE THE ECCUPIONACIAL ROMORER.

- PRECAST CONCRETE MATERIALS NOTES:

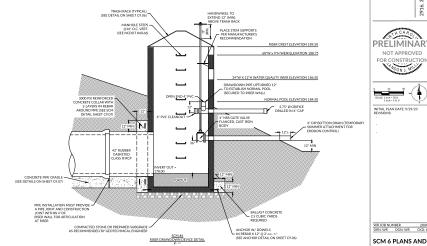
 1. ALL PRECAST CONCRETE STRUCTURES SHALL CONFORM TO ASTM C913 (RECTANGULAR) OR C478 (ROUND

 2. ALL REINFORCED CONCRETE PIPE SHALL CONFORM TO ASTM C76, CLASS III (LINLESS OTHERWISE NOTED).
- 2.1. O-RING JOINTS (RGRCP) SHALL CONFORM TO ASTM C443 & ASTM C361. 2.2. NON O-RING JOINTS (RCP) SHALL CONFORM TO ASTM C990

SEASONALLY HIGH WATER TABLE DETERMINATION:

CONTRACTOR IS REQUIRED TO COMPLETE SEASONAL HIGH WATER TABLE (SHWT) TESTING TO A MINIT OF 2 FT BELOW THE INVEST OF THE STRUCTURE PRIOR TO INSTALLATION. IF SHWT IS FOUND TO BE WITHIN 2 FT OF STRUCTURE INVEST, THEN ENGINEES SHALL BE NOTHED MIMEDIATELY FOR DESIGN MODIFICATIONS, SHWT RELATIONSHIP TO PERMANENT FOOL IS ADDRESSED BY CLAF UNDER.

- ADDITIONAL REQUIREMENTS



REO WATER CHALITY 185 68

SCM 6 OUTLET

DETAILS

DETAILS C9.05

WET POND STORMWATER CONTROL MEASURE (SCM) GENERAL NOTES:

DRIOR TO OR DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THE PLANS OR SPECIFICATIONS.

CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE (c.g. MINIMUM HIGH CRITERIA), AND LOCAL STANDARDS AND SPECIFICATIONS, HEREBY INCORPORATED BY REFERENCE.

DESIGN CHIERRIA, AND LOUAL STANDARDS AND SPECIFICATIONS, HERBET INCLORYONALD BY WEST-BERKE.
CONTRACTOR SHALL DETRINA OF OF THE STEE GOTTECHNICAL REPORT AND THE SECONDARD AND SPECIFICATIONS FOR CONSTRUCTION OF THE
SECONMENDATION SHALL BE PART OF THE STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION OF THE
SCM. UPPO. COMPLETION OF CONSTRUCTION CONTRACTOR OF THE SCM BY THE GEOTECHNICAL
ENGINEER WILL BE REQUIRED PROR TO FINAL SCM ACCEPTANCE. THE GEOTECHNICAL ENGINEER SHALL EVALUATE SOILS FOR SUITABILITY OF DAM CONSTRUCTION AND SLOPE STRAIL ITY.

THE DAM AND FOREBAY BERMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS UNLESS SUPERCEDED BY THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

- PLATINIS VOILESS SUPEREDEL BY THE USU ILLIMINAL ENVIROLES RECOMMENSATIONS.

- BORROW MATERIALS FOR USE & BEMINOREST TILLIALLE ERREC OF CRANICS, ROOTS AND
OTHER WOODLY VECETATION OR ORGANIC DEBRIS.

- FILL MATERIALS SHALL CONSIST OF SOLS WHICH CLUSSIFY AS SC, SM, CL, CL, CH AND ML IN
ACCORDANCE WITH THE UNIFED CLASSIFICATION SYSTEM OR AS APPROVED BY THE
GIOTICINACLA LEGISLER.

FILL MATERIALS SHALL HAVE A MAXIMUM PARTICLE SIZE OF 3 INCHES IN MEAN DIAMETER.

ALL COMPACTION SHALL BE TESTED BY THE SAND CONE METHOD (ASTM D-1566) OR NUCLEAR

THE MINIMUM COMPACTION SHALL BE A MINIMUM OF BEY OF THE MAYING IM STANDARD

THE MINIMUM COMPACTIONS SHALL BE A HIMMAM OF 95% OF THE MADDRAM STANLARDS PROTOCO BESTY MASTIN DAY AT MOSTURE CONTENT DETERMINED SYSTANCH PROCESSES.
 SPECCHT AGOVG OFFINIAM MOSTURE CONTENT DETERMINED BY STANLARDS PROCTOR TEST.
 SUBGRADE FOR THE RESES STANLICHUS AND OUTLIFT PRE SHALL BE PRIPOYED BY THE CONTENT HOLD CONTENT OF THE PROPERTY OF THE CONTENT HOLD CONTENT OF THE CONTENT HOLD CONTENT OF THE CONTENT HOLD ON ALCOHOM.

8. THE OUTLITE HER SHALL BE BEDGED IN CONCRETE FOR 20 OF THE PIPE LENGTH, BEGINNING AT THE RISSE, AND HER YES TOM FOR 1.5 OF PIPE LENGTH SHEET AND HER STORMED AT THE RISSE, AND HER YES TOM FOR 1.5 OF PIPE LENGTH FOR THE OUTLIT. SEE DETAILS ON SHEET C 5/07.

SHEMMONDEY AND DOES CAPES OF THE BEAD HAVEL BE STRUZIED FOR SEEDING SCHOOLING THE RISSEN CONTROL DETAILS SHEET OR SODDED. SEE LANDSCAPE PLAN ON SHEETS LED AND LED FOR FURTHER PLANTING DETAILS.

IF, DURING CONSTRUCTION, THE SCM IS TO BE USED AS AN EROSION CONTROL MEASURE, THE FOREBAY BERMSI SHALL NOT BE INSTALLED DURING THE INITIAL CONSTRUCTION OR WHILE THE SCM IS USED AS AN EROSION CONTROL MEASURE.

THE FOREBAY BERMISI SHALL BE CONSTRUCTED WITH THE SAME REQUIREMENTS, AND USING THE SAME METHODS AS THE DAM (SEE NOTE S).

 UNLESS OTHERWISE NOTED, ALL PERMANENT STRUCTURES (e.g. RISER/BARREL, WEIR WALLS, ETC.) ARE TO BE INSTALLED WITH THE INITIAL DAM CONSTRUCTION. 13. FOR SITE BUILT FEATURES (e.g., WERR WALLS, DROP STRUCTURES, BRIDGES, ETC.), THE CONTRACTOR SHALL PROVIDE STRUCTURAL DRAWINGS TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

PRIOR TO FINAL GRADING OF THE SCM. THE CONTRACTOR SHALL BROVIDE SUFFICIENT MICROMATION TO CONTRIBE THAT THE RINISHED SCM MILL MEET THE SPCICIC DIMEN REQUIREMENTS APPLICABLE TO THE SCM. THOSE REQUIREMENTS INCLIDE:

INNIMIM DEEP POOL DEPTH (ROOM NORMAL POOL) =

MINIMIM DEEP POOL DEPTH (ROOM NORMAL POOL) =

MINIMIM SURFACE AREA AT NORMAL POOL ELEVATION
6820X

68200 SF.

 MINIMUM RETENTION VOLUME AT TEMPORARY POOL = 147100 CF . LOW POINT TOP OF EMBANKMENT (EMERGENCY SPILLWAY) . 188 0 FT

LOW POINT TOP OF SHANKWART SPRINGENCY SHALLWAY—
 MEMBER COOP OF SHANKWART IN -0.181 —
 SHALL WAS ASSESSED.
 SHAL

ALL SEDIMENT SHALL BE REMOVED AND DISPOSED OF PROPERLY.

FOREBAY AND VEGETATED SHEIF SHALL BE CONSTRUCTED AS SHOWN ON THE PLAN.
 VEGETATED SHEIF SHALL BE PLANTED PER PLANT SCHEDULE ON LANDSCAPE PLAN (SEE SHEET LLD?).

17. FINAL CERTIFICATION OF THE SCIM BY A PROFESSIONAL ENGINEER IS REQUIRED.

JACK LINEAR SECTION 1008

THE CONTRICTOR BUILD STOLL ACAY LINES TO MANTANA RESAMBLY FOR AT THE DISCOVERY/TONFIRE STEE CONTRIVANCE, ENCHRIST OFTENSES THAT THE DISTING STEE CONTRIVANCE OF ENCORPTION
FIRE STEE CONTRIVANCE, ENCHRIST OFTENSES THAT THE DISTING STEE CONTRIVANCE OF ENCORPTION
FOR STEEL STEEL STEEL STEEL STEEL STEEL THAT THE DISTING STEEL CONTRIVENCE OF THE STEEL ST

AT A MINIMUM, THE CLAY LINER MATERIAL FOR THE WET POND SHALL MEET THE FOLLOWING SPECIFICATIONS:

UNIFIED SOIL CLASSIFICATION SYSTEM DESIGNATION OF CL, CH, ML, OR SC
 MINIMUM OF 40% PASSING #200 SIEVE
 MINIMUM PLASTICITY INDEX OF 12

MAXIMUM PERMEABILITY OF 1 X 10⁻⁵ CM/SEC

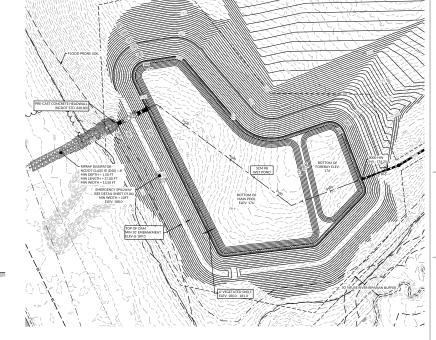
A MINIMUM OF 2 TESTS OF EACH AIRONE PARAMETER SHALL BE PROVIDED FROM AN APPROVED LABORATORY ON THE LINES MATERIAL AND PRESENTED TO THE ENGINEER FOR APPROVAL PRIOF TO PLACEMENT OF THE MATERIAL.

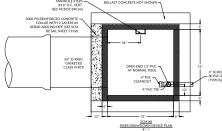
. AN IN-PLACE MAXIMUM INFILTRATION RATE OF 0.01 INCHES PER HOUR

RECOMMENDATIONS OF THE SITE GEOTECHNICAL ENGINEER MAY SUPERCEDE THE ABOVE SPECIFICATIONS.

RISER CREST WEIR ELEVATION 184,00 60"W X 12"H WATER QUALITY WEIR ELEVATION 182.50 OPEN END 4" PV NORMAL POOL ELEVATION 180.50

RISER DRAWDOWN DEVICE DETAIL





ALL PRECAST CONCRETE STRUCTURES SHALL CONFORM TO ASTM C913 IRECTANGUARS OR C478 IRDUNDI.
 ALL REINFORCED CONCRETE PIPE SHALL CONFORM TO ASTM C7A. CLASS IN UNLESS OTHERWISE NOTEDI.
 LO RING JORTIS (ROSCP) SHALL CONFORM TO ASTM C443 & ASTM C361.

SCMS MUST BE LOCATED WITHIN COMMON OPEN SPACE, AND WITHIN AN ACCESS AND MAINTENANCE EASEMENT. EASIMENT.

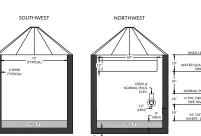
AN OPERATIONS AND MAINTENANCE MANUAL AND MAINTENANCE AGREEMENT SHALL BE PREPARED AND PROVIDED TO THE OWNER.

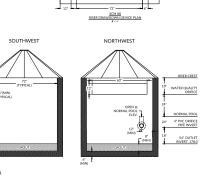
ADDITIONAL REQUIREMENTS (E.G.

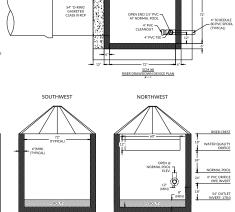
2.2. NON O-RING JOINTS (RCP) SHALL CONFORM TO ASTM C990

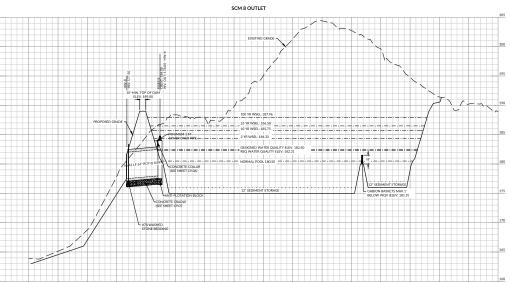
PROVIDED TO THE OWNER.
RECORDATION OF EASEMENTS, AGREEMENTS, ETC. I MAY APPLY.

ADDITIONAL REQUIREMENTS









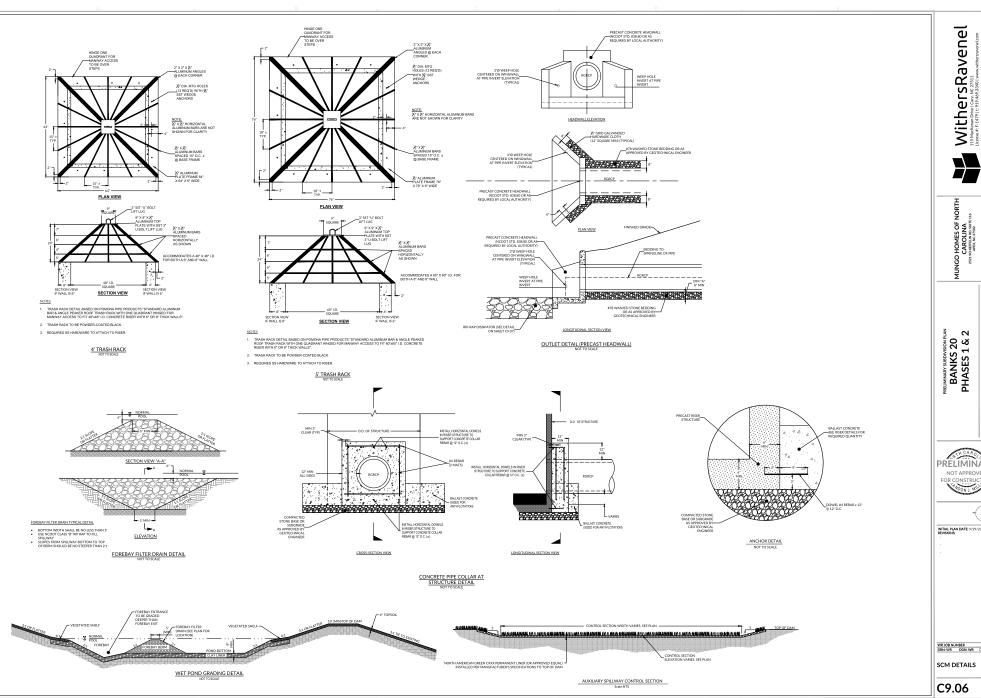
SOLITHEAST

PRECAST CONCRETE MATERIALS NOTES:



NORTHEAST

SCM #8 RISER INSIDE WALL ELEVATIONS



WithersRavenel Last Augustics Markenel Divers C 27531 Losses RF-5479 [L 979-469-3340] www.withersavenel.com



MUNGO HOMES OF NORTH CAROLINA 2521 SCHIEFELINED, SUITE 116 APEX, NC 27592

2916, 3020, 3060, 3062, 3100 HODGE ROAD; 7000 POOLE ROAD | RALEIGH, NC 27610 | WAKE COUNTY

PRELIMINARY NOT APPROVED

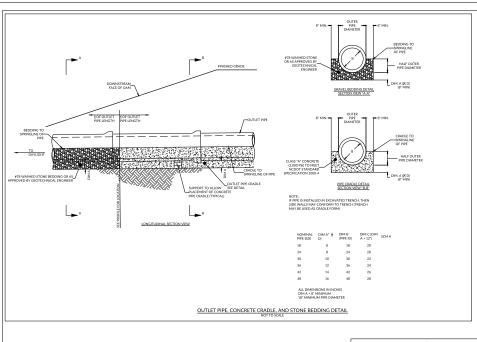
WR JOB NUMBER 200458 DRN: WR DGN: WR CEBD: WR

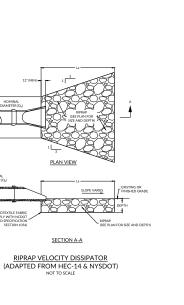
SCM DETAILS



SCM DETAILS

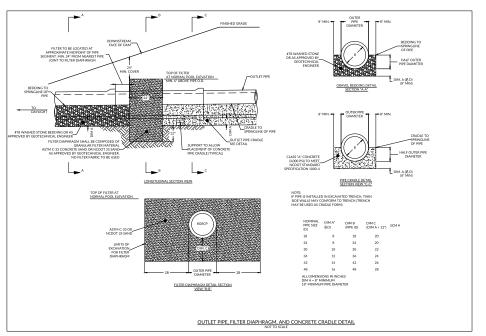
C9.07

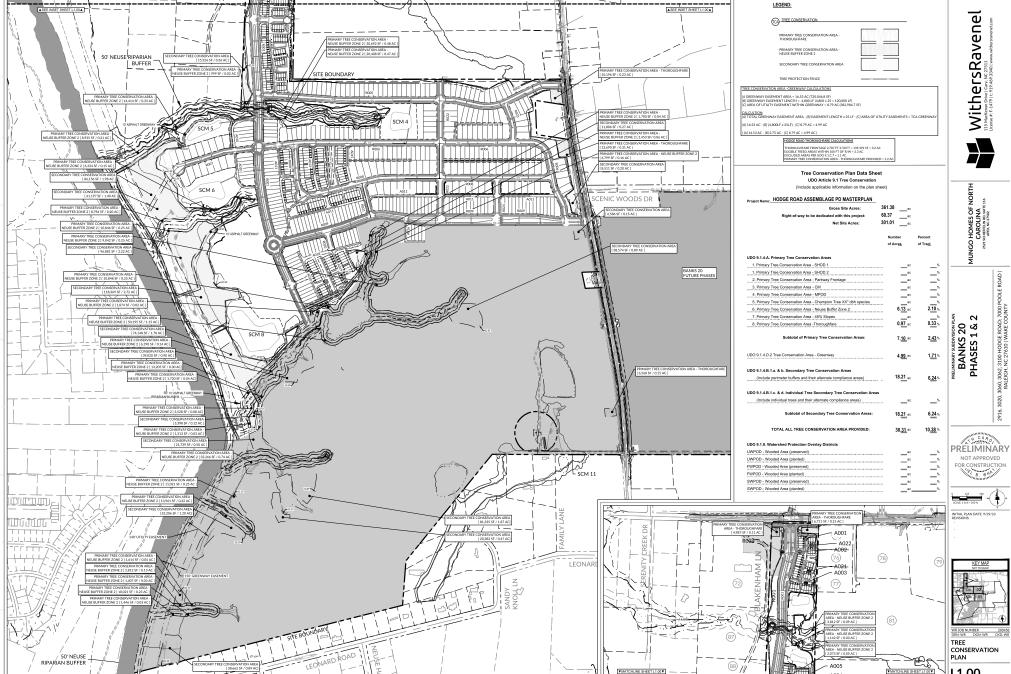




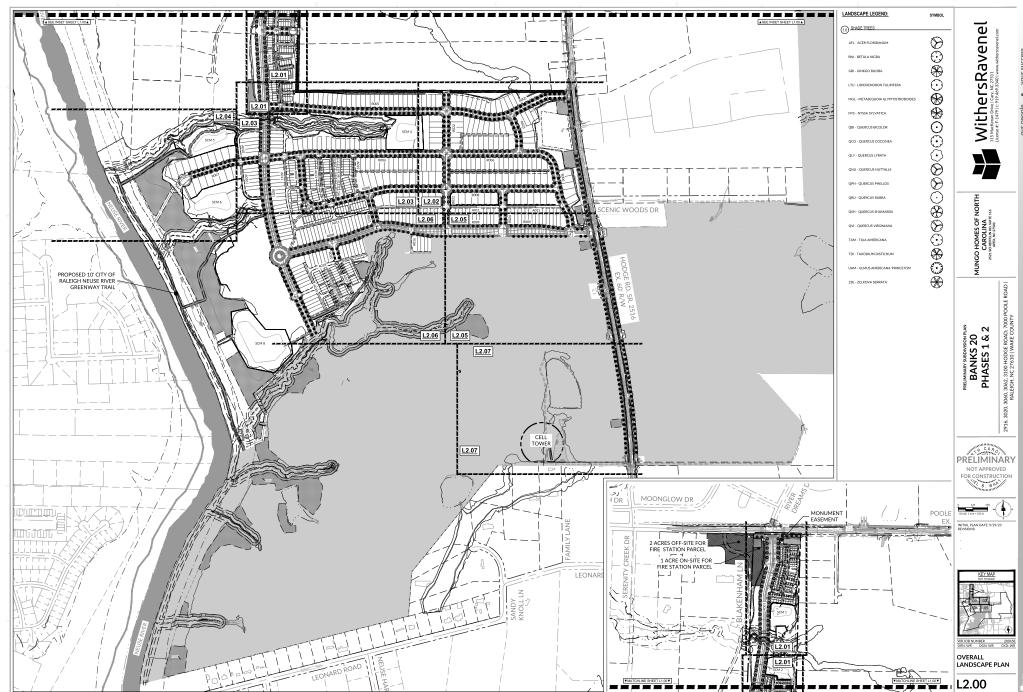
PLAN VIEW

SECTION A-A

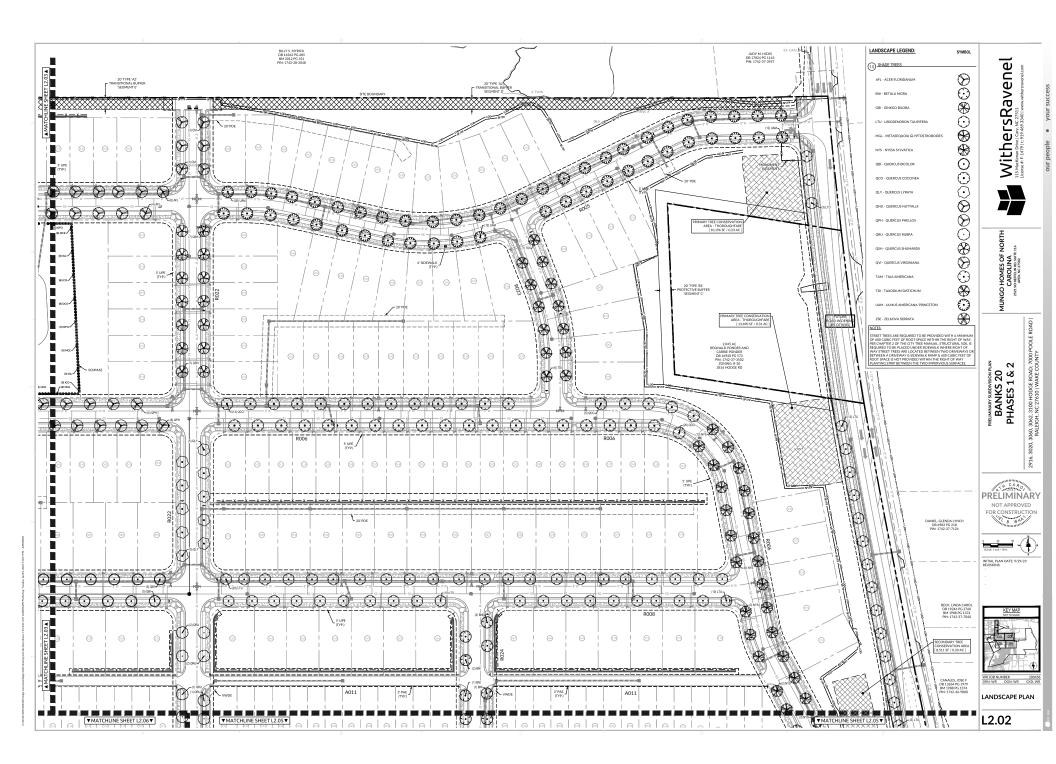


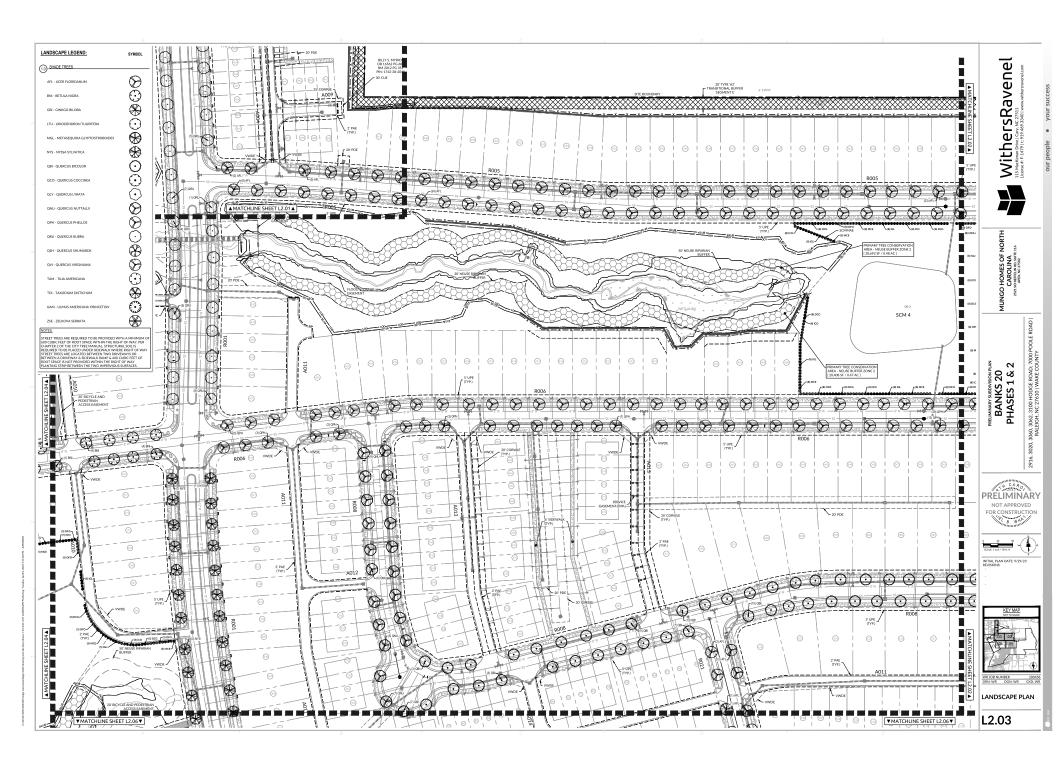


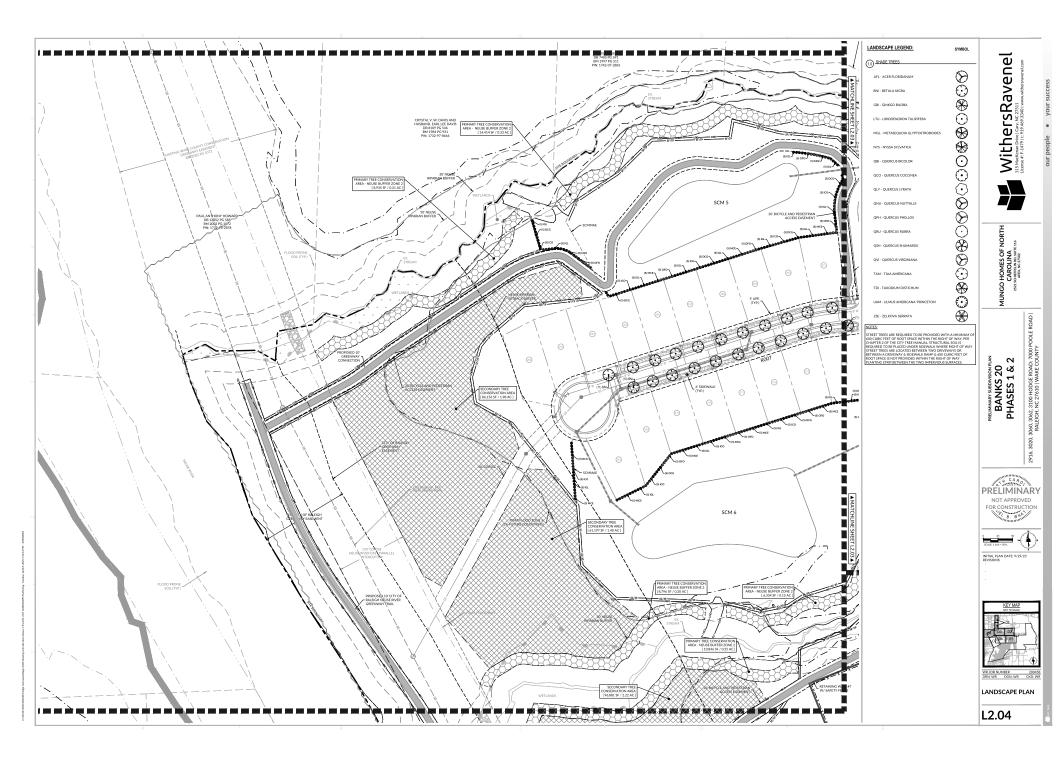
L1.00

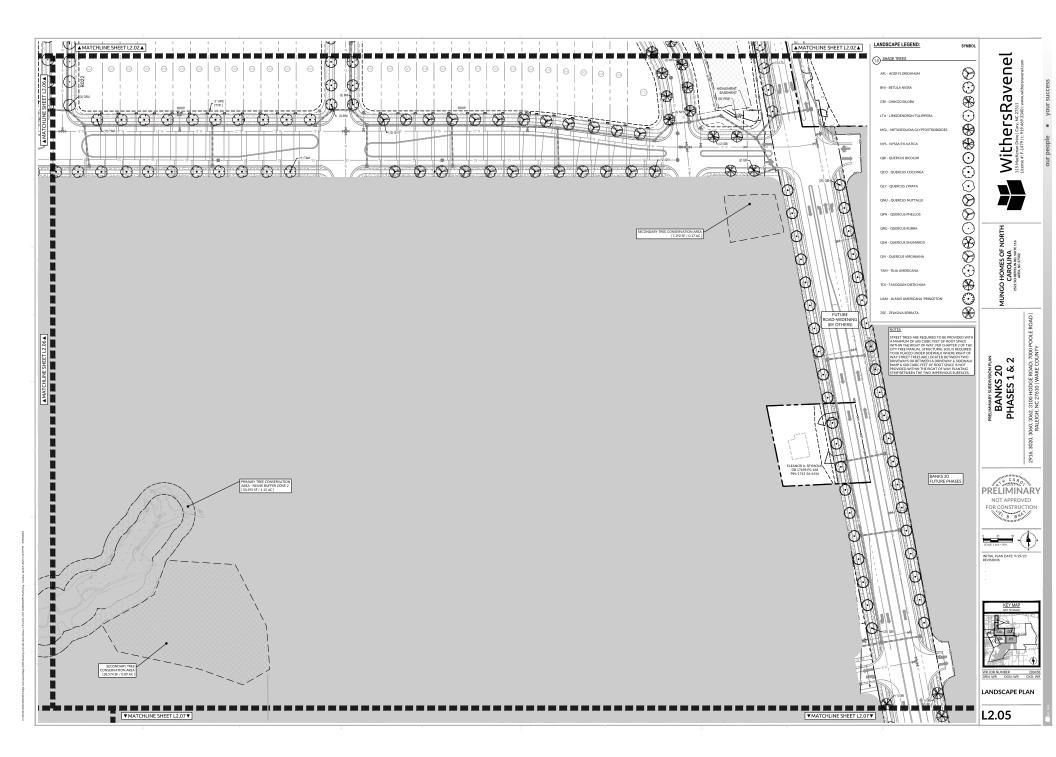


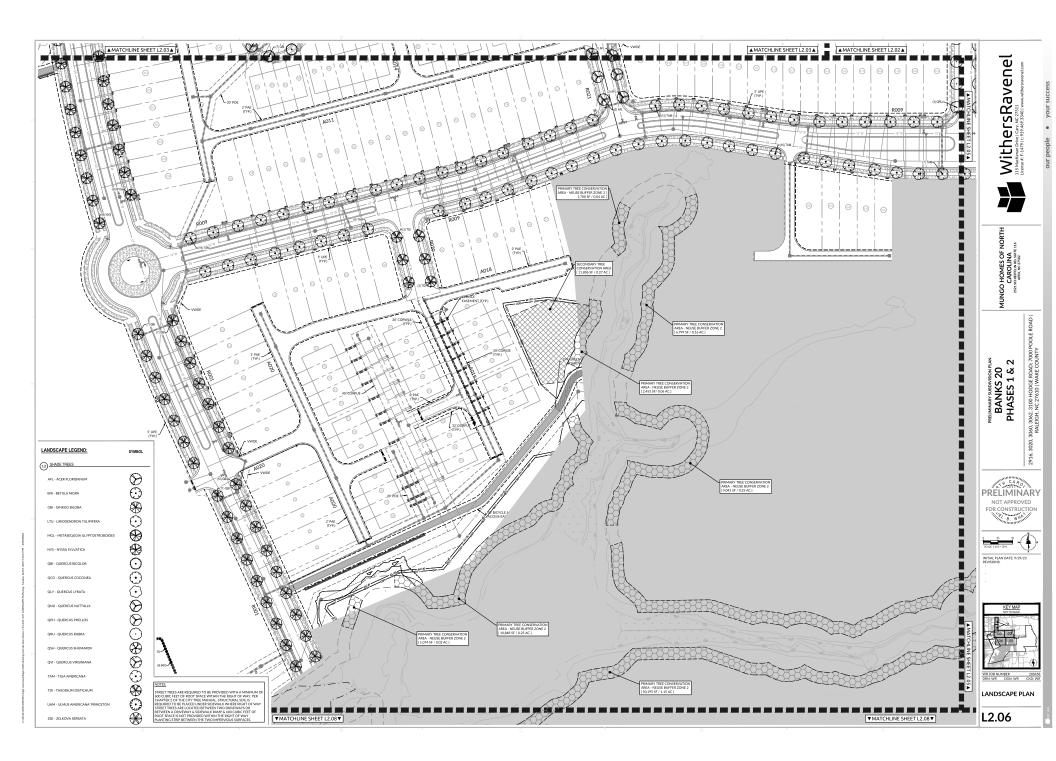


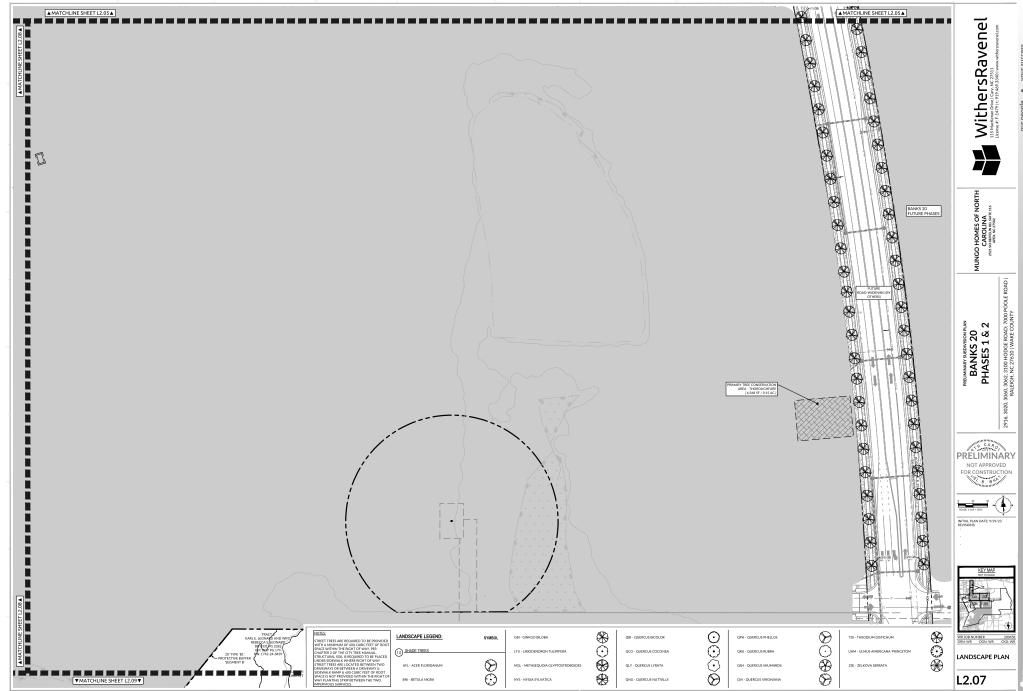




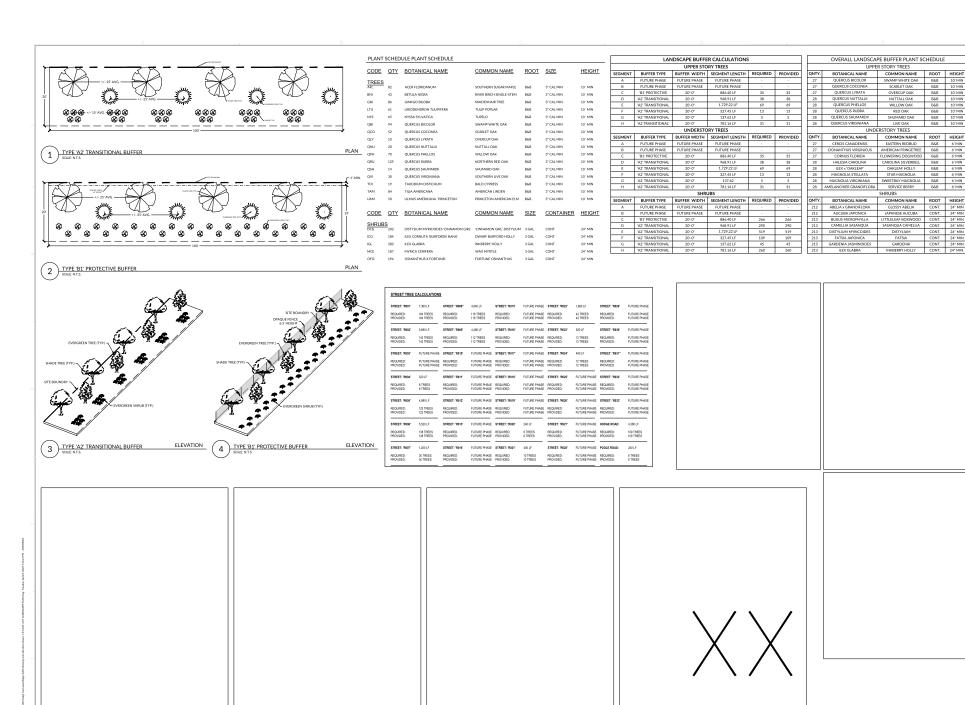








39 hodge nood anoemblags CAG/deneing sets take planes 1,71,2,01,2,07 LANDSCART PLANDINg: Tuesday, April 8, 2025 51,51,9 PM - JOHN



WithersRavenel

MUNGO HOMES OF NORTH CAROLINA 2521 SCHIEFERINED SUIT 116 APEX NO. 273902

BANKS 20
PHASES 1 & 2

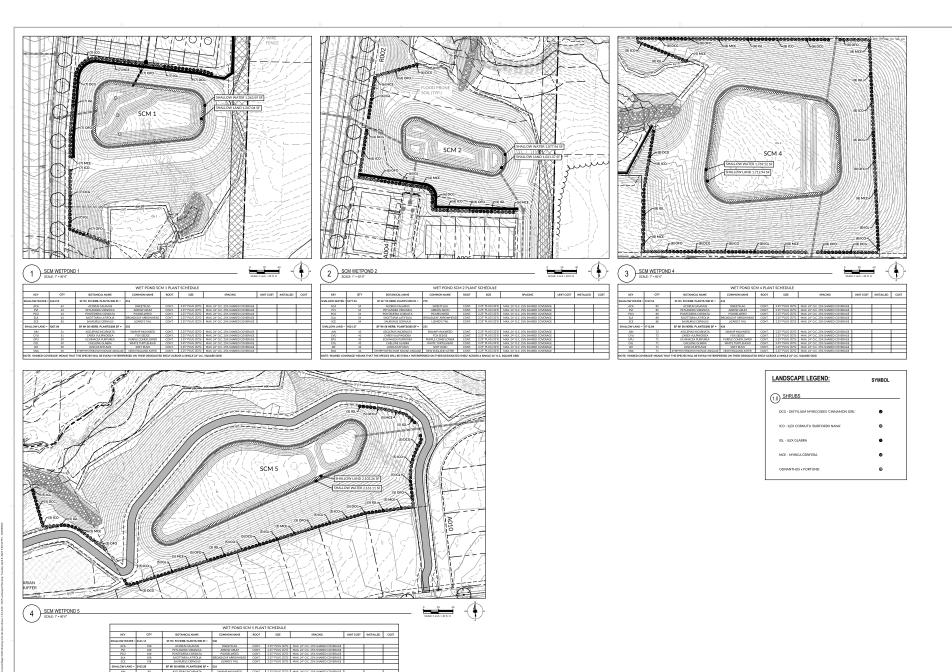
2916, 3020, 3060, 3062, 3100 HODGE ROAD; 7000 POOLE ROAD | RALEIGH, NC 27610 | WAKE COUNTY PRELIMINARY NOT APPROVED FOR CONSTRUCTION

INITIAL PLAN DATE: 9/29/23 REVISIONS



LANDSCAPE DETAILS

L2.08



WithersRavenel Last Mackenel Days (C 2733) Lists Mackenel Days (C 2733) Markenel Days (C 2734) (I 2757) (I 2757

MUNGO HOMES OF NORTH CAROLINA 2521 SCHIEFEUNES SUITT 116 APEX. RC 275902

PRELIMINARY SUBDIVISION PLAN BANKS 20 PHASES 1 & 2

2916, 3020, 3060, 3062, 3100 HODGE ROAD: 7000 POOLE ROAD | RALEIGH, NC 27610 | WAKE COUNTY PRELIMINARY NOT APPROVED FOR CONSTRUCTION

INITIAL PLAN DATE: 9/29/23 REVISIONS:



SCM LANDSCAPE PLAN

L3.00



MUNGO HOMES OF NORTH
CAROLINA
2521 SCHIEFELIN BO. SUTT 116
APE. NC 2552

PRELIMINARY SUBDIVISION PLAN BANKS 20 PHASES 1 & 2

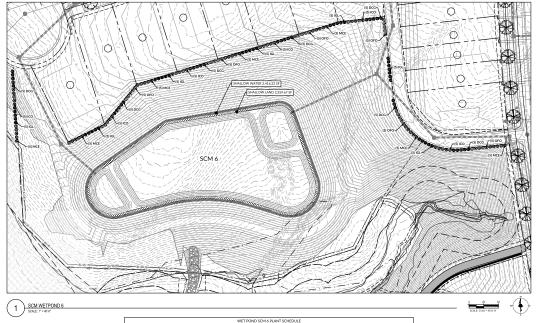
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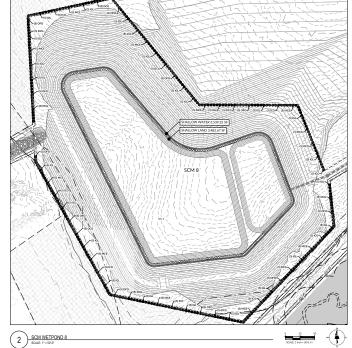
NOT APPROVED

FOR CONSTRUCTION

SCM LANDSCAPE PLAN

L3.01





			WET POND SC	M 8 PLAN	T SCHEDULE				
KEY	qty	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING	UNIT COST	INSTALLED	COST
HALLOW WATER -	3539.22	SF W/ 50 HERB. PLANTS/200 SF =	885		•				
ACA	177	ACORUS CALAMUS	SWEETFLAG	CONT.	2.25" PLUG (325)	MAX. 24" O.C. 25% SHARED COVERAGE			
Pri	177	PETLANDRA VIRGINICA	ARROW ARUM	CONT.	2.25° PLUG (32%)	MAX. 24" O.C. 25% SHARED COVERAGE			
PCO	177	PONTEDERIA CORDATA	PICKRELWEED	CONT.	2.25° PLUG (22'5)	MAX. 24" O.C. 25% SHARED COVERAGE			
SLA	177	SACRITARIA LATIFOLIA	DROADLEAF ARROWNEAD	CONT.	2.25° PLUG (32'5)	MAX. 24" O.C. 25% SHARED COVERAGE			
SCE	177	SAURURUS CERNUUS	LIZARD'S TAIL	CONT.	2.25° PLUG (32%)	MAX. 24" O.C. 25% SHARED COVERAGE			
SHALLOW LAND =	3482.67	SF WI 50 HERB. PLANTS(200 SF =	871						
AN	146	ASCLEPIAS INCARNATA	SWAMPMILKWEED	CONT.	2.25" PLUG (32'5)	MAX. 24" O.C. 25% SHARED COVERAGE			
CVU	145	CAREX VULPINOIDEA	FOX SEDGE	CONT.	2.25° PLUG (32%)	MAX, 24" O.C. 25% SHARED COVERAGE			
EPU	145	ECHINACEA PURPUREA	PURPLE CONEFLOWER	CONT.	2.25° PLUG (22'5)	MAX. 24" O.C. 25% SHARED COVERAGE			
CGL	145	CHELONE GLASIFA	WHITE TURTLEHEAD	CONT.	2.25" PLUG (32'5)	MAX. 24" O.C. 25% SHARED COVERAGE			
JEF	145	JUNCUS EFFUSUS	SOFT RUSH	CONT.	2.25° PLUG (32%)	MAX. 24" O.C. 25% SHARED COVERAGE			
SNA	145	SYMPHYOTRICHUM NOVAE-ANGUAE	NEW ENGLAND ASTER	CONT.	2.251 PLUG (225)	MAX 26" O.C. 25% SHARED COVERAGE			

LANDSCAPE LEGEND:	SYMBOL
1.0 SHRUBS	
DCG - DISTYLIUM MYRICOIDES 'CINNAMON GIRL'	•
ICO - ILEX CORNUTA 'BURFORDII NANA'	•
IGL - ILEX GLABRA	•
MCE - MYRICA CERIFERA	•
OSMANTHUS × FORTUNEI	•

