Preliminary Subdivision Application

Planning and Development

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

DEVELOPMENT TYPE (UDO Section 2.1.2)			
(●) Conventional Subdivision	( ) Compact Development	( ) Conservation Development	( ) Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			

GENERAL INFORMATION			
Scoping/sketch plan case number(s): n/a			
Development name (subject to approval): East End Market - Phase 2			
Property Address(es): 2006, 2010, 2012, 2014, 2016, 2018, 2028, 2030, 2032, 2034, 2038, 2040 WAKE FOREST RD, 2000, 2001 & 2020 PROGRESS CT, 1007 & 1019 E WHITAKER MILL RD			
Recorded Deed PIN(s): 1714196409, 1714192468, 1714192865, 1714190977, 1714193767, 1714194824, 1714191797, 1714196735, 1714193363, 1714198573, 1714197266, 1714192379, 1714192453, 1714194255, 1714192553, 1714193587, 1714191970			
What is your project type?	☐ Single family ☐ Apartment	☐ Townhouse ☐ Non-residential	☐ Attached houses ☑ Other: Mixed Use

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION **NOTE: Please attach purchase agreement when submitting this form**	
Company: EEM Phase 2 Land LLC	Owner/Developer Name and Title: Andrew Allman/Principal-Development Services
Address: 4242 Six Forks Road, Suite 820	
Phone #: 404.995.1583	Email: andrewallman@regentpartners.com
APPLICANT INFORMATION	
Company: McAdams	Contact Name and Title: David Boyette, Project Manager
	Address: One Glenwood Ave, Suite 201, Raleigh, 27603
Phone #: 919.244.9528	Email: boyette@mcadamsco.com

Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE
(Applicable to all developments)

ZONING INFORMATION

Gross site acreage: 11.17 ac	
Zoning districts (if more than one, provide acreage of each): PD with CX base zoning; Ordinance (2021) 251 ZC 823	
Overlay district: n/a	Inside City limits? ☑ Yes ☐ No
Conditional Use District (CUD) Case # Z- 22-20	Board of Adjustment (BOA) Case # A- n/a

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 7.06 Square Feet: 307,624	Proposed Impervious Surface: Acres: 9.59 Square Feet: 417,643
Neuse River Buffer ☐ Yes ☑ No	Wetlands ☐ Yes ☑ No

Is this a flood hazard area? ☐ Yes ☑ No
If yes, please provide the following:
Alluvial soils: _____
Flood study: _____
FEMA Map Panel #: 3720171400J

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots: Detached n/a Attached n/a Prelim Subdivision Only	
Total # of single-family lots: n/a	
Proposed density for each zoning district (UDO 1.5.2.F): n/a - Prelim Subdivision Only	
Total # of open space and/or common area lots: 0	
Total # of requested lots: 4	

SIGNATURE BLOCK

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

I, David M Boyette, Jr, PE will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature:	Date: 2021.11.04
Printed Name: David M Boyette, Jr, PE	
Signature:	Date:
Printed Name:	

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

EAST END MARKET
PHASE 1 & 2

PRELIMINARY SUBDIVISION PLAN

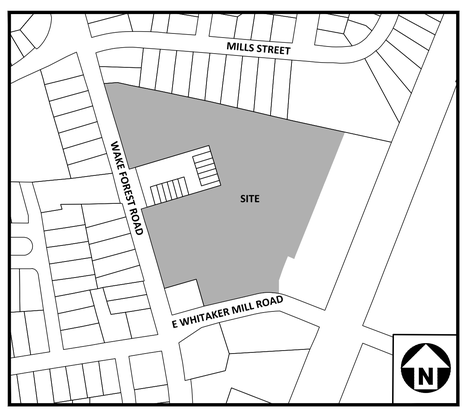
2001 PROGRESS COURT
RALEIGH, NORTH CAROLINA, 27608
PROJECT NUMBER: 202111393
DATE: NOVEMBER 04, 2021
REVISED: APRIL 13,2022
REVISED: AUGUST 2, 2022
REVISED: JANUARY 16, 2022
CASE #: SUB-0082-2021

SITE DATA:

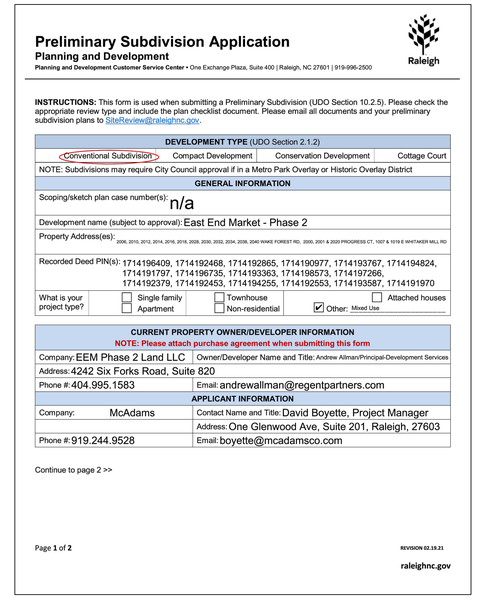
SITE ADDRESS:	2001 PROGRESS COURT RALEIGH, NORTH CAROLINA 27608
OWNER:	EEM PHASE 2 LAND LLC
DEVELOPER:	REGENT PARTNERS 3340 PEACHTREE ROAD, SUITE 1400 ATLANTA, GEORGIA 30326
PIN (& DEEDED ACREAGE):	1714190977 (.15 AC.), 1714191970 (.57 AC.), 1714192865 (.44 AC.), 1714191797 (.23 AC.), 1714194824 (.32 AC.), 1714193767 (.67 AC.), 1714196735 (1.40 AC.), 1714192553 (.19 AC.), 1714193587 (.11 AC.), 1714192468 (.17 AC.), 1714192453 (.60 AC.), 1714192379 (.15 AC.), 1714193363 (.62 AC.), 1714194255 (.41 AC.), 1714196409 (2.17 AC.) 1714198573 (2.27 AC.) , 1714197266 (.63 AC.)
REAL ESTATE ID:	0033241, 0033240, 0019711, 0057620, 0005953, 0019712, 0109535, 0015578, 0068165, 0075457, 0252688, 0015574, 0034840, 0108146, 0065775, 0075615, 0031418
GROSS SITE AREA:	484,409 SF (11.12 AC.)
ROW DEDICATION:	100,655 SF (2.31 AC.)
NET SITE AREA:	383,754 SF (8.81 AC.)
ZONING:	PD WITH CX BASE DISTRICT
EXISTING USE:	VACANT, RESIDENTIAL, COMMERCIAL, CONDOMINIUM COMPLEX
PROPOSED USE:	VACANT OPEN LOTS
RIVER BASIN:	NEUSE RIVER BASIN
WATERSHED:	NEUSE
AREA IN FLOODWAY/FLOODPLAIN:	NONE
FEMA FIRM MAP	1714
VEHICULAR PARKING SUMMARY:	REQUIRED PARKING N/A PROVIDED PARKING 52 SPACES
ACCESSIBLE PARKING SUMMARY:	REQUIRED PARKING N/A PROVIDED PARKING 4 SPACES (1 VAN)
OPEN SPACE	PROVIDED IN PHASE 1 (SPR-0001-2020)
PREVIOUS APPROVALS	MASTER PLAN (MP-1-20, 2-22-20) PHASE 1 (ASR-SR-37-2019, SPR-0001-2020)
REFERENCE LOTS	LOT 1 (TRACT E PER MP-1-20) 49,204 SF(1.13 AC.) LOT 2 (TRACT D PER MP-1-20) 129,388 SF(2.97 AC.) LOT 3 (TRACT C PER MP-1-20) 62,637 SF(1.44 AC.) LOT 4 (TRACT A PER MP-1-20) 123,446 SF(2.83 AC.) LOT 5 (TRACT A PER MP-1-20) 19,079 SF(0.44 AC.)
TOTAL EXISTING LOTS TOTAL PROPOSED LOTS	17 5

GENERAL NOTES

1. PER MP-1-20/Z-22-20: PHASE 2 – STREET A, STREET C, INCLUDING WATER AND SEWER REMAINING E. WHITAKER MILL RD – TRACT C FRONTAGE IMPROVEMENTS INCLUDE ROAD WIDENING AND STREETSCAPE.
2. PER MP-1-20/Z-22-20: OFF-SITE INFRASTRUCTURE IMPROVEMENTS WILL BE PHASED AS RECOMMENDED BY THE TRAFFIC IMPACT ANALYSIS FOR EAST END MARKET PLANNED DEVELOPMENT.
3. PER MP-1-20/Z-22-20: PHASE 2 WILL INCLUDE SHARED SCM DEVICES.
4. PER MP-1-20/Z-22-20: ALL COMMON AND SHARED ELEMENTS REQUIRED FOR OPEN SPACE ARE BY THE PD FOR THE PD PARCEL IN WHOLE.
5. SOLID WASTE COMPLIANCE STATEMENT: DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL
6. LOT 4 APPROVED SITE PERMIT REVIEW (SPR-0001-2020) INCLUDES APPROVED ADMINISTRATIVE ALTERNATE (AAD-21-19), VARIANCE (A-27-19), & DESIGN ADJUSTMENT (A-122-19).



VICINITY MAP
N.T.S.



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Raleigh

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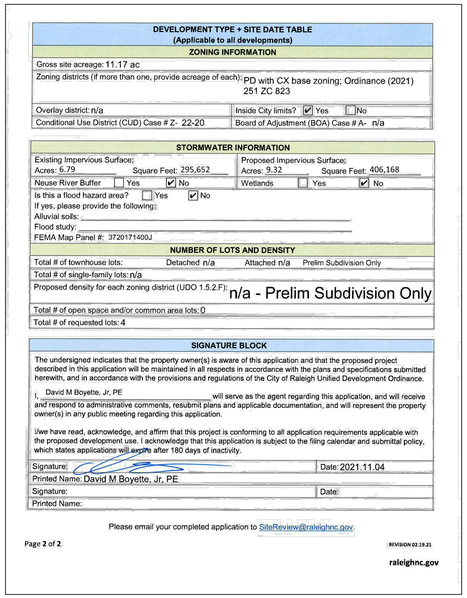
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(Applicable to all developments)

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Gross site acreage: 11.17 ac
Zoning districts (if more than one, provide acreage of each): PD with CX base zoning; Ordinance (2021) 251 ZC 823
Overlay district: n/a | Inside City limits? ☑ Yes ☐ No
Conditional Use District (CUD) Case # Z- 22-20 | Board of Adjustment (BOA) Case # A- n/a

STORMWATER INFORMATION

Existing Impervious Surface; Acres: 6.79 Square Feet: 295,652
Proposed Impervious Surface; Acres: 9.32 Square Feet: 406,168
Neuse River Buffer ☐ Yes ☑ No | Wetlands ☐ Yes ☑ No
Is this a flood hazard area? ☐ Yes ☑ No
If yes, please provide the following:
Alluvial soils:
Flood study:
FEMA Map Panel #: 3720171400J

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots: Detached n/a Attached n/a Prelim Subdivision Only
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Signature: Date: 2021.11.04
Printed Name: David M Boyette, Jr. PE
Signature: Date:
Printed Name:

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

REVISION 02.19.21
raleighnc.gov

SHEET INDEX

C0.00	PROJECT NOTES
C0.01	TYPICAL SECTIONS
C0.02	ZONING CONDITIONS
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C1.02	DEMOLITION PLAN AREA "A"
C1.03	DEMOLITION PLAN AREA "B"
C2.00	OVERALL SUBDIVISIONPLAN
C2.01	SUBDIVISION PLAN AREA "A"
C2.02	SUBDIVISION PLAN AREA "B"
C2.03	PHASING PLAN
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C8.00	SITE DETAILS
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L5.00	OVERALL LANDSCAPE PLAN
L5.01	LANDSCAPE PLAN AREA "A"
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L6.00	OVERALL LIGHTING PLAN (FROM DUKE ENERGY)

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

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

MAXIMUM IMPERVIOUS SURFACE ALLOWED

	ALLOWABLE	PROPOSED
LOT 1	34,500 SF	33,335 SF
LOT 2	110,660 SF	109,462 SF
LOT 3	55,500 SF	54,294 SF
LOT 4	107,000 SF	105,722 SF
LOT 5	488 SF	91 SF
R/W	98,020 SF	98,020 SF
TOTAL	406,168 SF	400,924 SF

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

ATTENTION CONTRACTORS

The **Construction Contractor** responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the **Public Works Department** at **(919) 996-2409**, and the **Public Utilities Department** at **(919) 996-4540** at least **twenty four hours** prior to beginning any of their construction.

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

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

MCADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CONTACT
DAVID BOYETTE
boyette@mcadamsco.com
PHONE: 919. 823. 4300

CLIENT
REGENT PARTNERS, LLC
3340 PEACHTREE ROAD, SUITE 1400
ATLANTA, GEORGIA 30326
CONTACT: ANDREW ALLMAN
PHONE: 404.995.1583

PROJECT DIRECTORY
DEVELOPER
REGENT PARTNERS
3340 PEACHTREE ROAD, SUITE 1400
ATLANTA, GEORGIA 30326
PHONE: 404.364. 1400

ARCHITECT
GENSLER
530 HILLSBOROUGH STREET
RALEIGH, NC, 27603
PHONE: 919. 645. 4317

ARCHITECT
JDAVIS
510 S WILMINGTON STREET
RALEIGH, NC, 27601
PHONE: 919. 835. 1500

NO.	DATE	
1	04.13.2022	CITY OF RALEIGH COMMENTS
2	08.02.2022	CITY OF RALEIGH COMMENTS
3	01.16.2023	CITY OF RALEIGH COMMENTS

PRELIMINARY SUBDIVISION PLAN FOR:
EAST END MARKET-PHASE 2
RALEIGH, NORTH CAROLINA 27608
PROJECT NUMBER: 202111393

SITE PLAN NOTES

1. NON-ALLEY LOADED DRIVEWAYS MAY INTERSECT A STREET NO CLOSER THAN 20 FEET FROM THE INTERSECTION OF TWO STREET RIGHT-OF-WAYS. THE MINIMUM CORNER CLEARANCE FROM CURB LINE OR EDGE OF PAVEMENT OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE RADIUS OF CURVATURE, OR 20 FEET FROM THE INTERSECTION OF RIGHT-OF-WAY LINES, WHICH EVER IS GREATER. THE RADIUS OF THE DRIVEWAY SHALL NOT ENCROACH ON THE MINIMUM CORNER CLEARANCE. REFER TO SECTION 6.5 OF THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL FOR ADDITIONAL DETAILS.
2. WITHIN THE AREA DEFINED SIGHT TRIANGLES SHOWN ON THESE PLANS, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND 8 FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVEL WAY IF NO CURB LINE EXISTS. REFER TO SECTION 6.12 OF THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL FOR ADDITIONAL DETAILS.
3. MULTIWAY STOP CONTROL WILL NOT BE USED AT ANY PUBLIC STREET INTERSECTION WITHOUT AN ENGINEERING STUDY TO PROVIDE DATA TO CITY OF RALEIGH TRANSPORTATION DIVISION THAT THE MULTIWAY STOP INSTALLATION WARRANTS CAN BE MET AND ORDINANCED BY CITY COUNCIL APPROVAL.
4. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
5. ALL DIMENSIONS SHOWN ON SITE PLAN ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE ENGINEER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE OWNER.
7. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER, BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
8. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
9. CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
10. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
11. PRIOR TO BEGINNING CONSTRUCTION BEYOND EROSION CONTROL MEASURES, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT (919) 996-2409, AND A REPRESENTATIVE OF THE ENGINEER AND OWNER. THE PURPOSE OF THIS MEETING IS TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THE FACILITIES DURING CONSTRUCTION.
12. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
13. ACCESSIBLE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE (UDO) DETAILS.
14. ALL SIDEWALKS THAT CONNECT TO THE PUBLIC RIGHT-OF-WAY MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
15. TYPICAL PAVEMENT SECTION DETAILS ARE SHOWN WITHIN THIS SET AND INTENDED TO BE A MINIMUM PAVEMENT SECTION REQUIREMENT. THE CURRENT GEOTECHNICAL REPORT SHALL OVER-RIDE ALL TYPICAL PAVEMENT SECTIONS SHOWN, IF THE GEOTECHNICAL ENGINEER DEEMS A HEAVIER SECTION IS REQUIRED.
16. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO SUBSTITUTION OF ALTERNATE EQUIPMENT.
17. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL AND CONTACT PUBLIC WORKS STAFF FOR FURTHER GUIDANCE.
18. ALL SIGNAGE ASSOCIATED WITH THE PUBLIC STREET SYSTEM SHALL ADHERE TO MUTCD STANDARDS AND SPECIFICATIONS.

TRAFFIC CONTROL NOTES

1. THE CONTRACTOR SHALL CONDUCT ALL WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
3. PRIOR TO START OF WORK, A PRE CONSTRUCTION MEETING MUST BE SETUP WITH THE CONTRACTOR AND THE CITY OF RALEIGH TRANSPORTATION FIELD SERVICES STAFF. CONTACT ENGINEERING INSPECTIONS AT 919-996-2409 TO SET UP THE MEETING.
4. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE TEMPORARY CLOSURE OF A STREET, TRAVEL LANE, PARKING SPACE OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
5. A TEMPORARY STREET CLOSURE REQUEST MUST BE SUBMITTED AT LEAST A MINIMUM OF TWO WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV. SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT REQUEST TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
6. THE CONTRACTOR SHALL HAVE A COMPLETE SET OF CONTRACT DOCUMENTS AS WELL AS ALL PERMITS, APPROVALS AND EASEMENTS ON THE JOB SITE AT ALL TIMES.
7. THE CONTRACTOR SHALL REPAIR ALL DAMAGED DRIVEWAYS, DRIVEWAY PIPES, CURB AND GUTTER, SIDEWALKS AND STREETS TO EXISTING CONDITION OR BETTER.
8. SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MOBILITY DISABILITIES. EXISTING PEDESTRIAN ROUTES AND ALTERNATE PEDESTRIAN ROUTES, DURING CONSTRUCTION, WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

PAVEMENT MARKING NOTES

1. ALL PAVEMENT MARKINGS SHOWN IN THESE PLANS FOR CITY OF RALEIGH MAINTAINED STREETS ARE SUBJECT TO FINAL APPROVAL FROM PUBLIC WORKS TRANSPORTATION OPERATIONS DIVISION. CONTRACTOR SHALL CONTACT TRANSPORTATION OPERATIONS AT 919-996-3030 FOR COORDINATION AND FINAL APPROVAL PRIOR TO PLACEMENT OF ANY PAVEMENT MARKINGS. MARKINGS WITHIN NCDOT RIGHT-OF-WAYS SHALL BE IN COMPLIANCE WITH NCDOT STANDARDS AND SPECIFICATIONS.
2. ALL SIGNS & PAVEMENT MARKINGS ASSOCIATED WITH THE PUBLIC STREET SYSTEM WILL REQUIRE APPROVAL BY CITY COUNCIL TO BE ORDINANCED FOR ENFORCEMENT.
3. ALL PAVEMENT MARKINGS SHALL BE PLACED PER THE NCDOT DIVISION 12 STANDARD DETAILS. BICYCLE LANE MARKINGS SHALL BE PLACED PER CITY OF RALEIGH STANDARD BICYCLE FACILITIES DETAILS.

GRADING NOTES

1. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
2. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
4. CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. TIMING OF REMOVAL SHALL BE COORDINATED WITH THE EROSION CONTROL INSPECTOR.
5. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
6. SOIL UNDER BUILDINGS, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
7. CONTRACTOR SHALL DETERMINE LOCATIONS FOR SPILL CURB TO PROVIDE POSITIVE DRAINAGE TO STORM STRUCTURES THROUGHOUT THE SITE. NO "BIRDBATHS" SHALL BE CREATED WITHIN THE CURB AND GUTTER OR ASPHALT PAVED AREAS.

STORM DRAINAGE NOTES

1. ALL STORM DRAINAGE PIPES SHOWN SHALL BE CLASS III REINFORCED CONCRETE (RCP) UNLESS NOTED OTHERWISE.
2. ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS.
3. ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
4. ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL.
5. ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M-198 FOR TYPE B FLEXIBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.
6. THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED UP AND SMOOTHED TO AN ACCEPTABLE STANDARD, USING MORTAR MIXED TO MANUFACTURER'S SPECIFICATIONS.
7. ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATION MATTER, WASTE CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.
8. MATERIALS DEEMED BY THE OWNER'S REPRESENTATIVE OR GEOTECH AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
9. BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PIPE IS LAID. THE FILL AROUND THE PIPE SHALL BE THOROUGHLY COMPACTED TO 95 % OF THE MAXIMUM DRY DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE TOP EIGHT (8) INCHES SHALL BE COMPACTED TO 100 PERCENT STANDARD PROCTOR.
10. UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.
11. ALL CONCRETE PIPE AND PRECAST STORM STRUCTURES SHALL MEET NCDOT STANDARDS AND STAMPED ACCORDINGLY BY MANUFACTURER.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL PIPE AND STRUCTURES FOR CRACKS OR BREAKS, PRIOR TO INSTALLATION. ANY DAMAGED ITEMS SHALL NOT BE INSTALLED.
13. "KNOCK-OUT" BOXES OR HDPE PIPE SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAYS UNLESS APPROVED IN WRITING BY CITY OF RALEIGH STORMWATER DEPARTMENT.

RETAINING WALL NOTES

1. THE RETAINING WALL ALIGNMENT SHOWN ON THESE PLANS DEPICTS THE LOCATION OF THE FRONT FACE OF THE RETAINING WALL AT THE TOP OF THE WALL. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING RETAINING WALLS ARE NOT LOCATED IN ANY STREAM BUFFERS, AND THEIR CONSTRUCTION DOES NOT ENCROACH INTO ANY ADJACENT PROPERTIES DUE TO ANY BATTER INCORPORATED IN THE DESIGN OF THE WALLS.
2. RETAINING WALLS ARE TO BE DESIGN-BUILD PROJECTS BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FINAL CONSTRUCTION DRAWINGS FROM A REGISTERED ENGINEER AND GAIN ALL REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE RETAINING WALLS.
3. RETAINING WALLS SHALL BE ASSUMED TO BE BACKFILLED WITH OFF-SITE BORROW MATERIAL OR PROCESSED FILL, UNLESS THE CONTRACTOR CAN PROVIDE TO THE OWNER WITH CONFIRMATION FROM THE GEOTECHNICAL ENGINEER AND THE RETAINING WALL DESIGNER, THAT READILY AVAILABLE ON-SITE SOILS CAN BE USED.
4. THE TOP AND BOTTOM OF WALL ELEVATIONS SHOWN ON THESE PLANS IDENTIFY FINISHED GRADE ELEVATIONS ONLY. THE EXTENT THAT THE RETAINING WALL WILL BE EXTENDED BELOW GRADE TO THE FOOTING OR ABOVE GRADE TO THE TOP OF THE CAP BLOCK COURSE SHALL BE IDENTIFIED ON THE RETAINING WALL CONSTRUCTION DRAWINGS.
5. ALL RETAINING WALLS OVER 30" HIGH SHALL HAVE A SAFETY FENCE (DESIGN BY OTHERS).
6. ANY PART OF ANY RETAINING WALL THAT EXTENDS INTO THE RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT AGREEMENT. ENCROACHMENT AGREEMENTS FOR RETAINING WALLS SHALL BE APPROVED PRIOR TO CONSTRUCTION DRAWING APPROVAL.
7. ANY TIEBACK SYSTEMS FOR THE RETAINING WALLS SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAY.
8. STORMWATER RUN-OFF SHALL BE DIRECTED AWAY FROM RETAINING WALLS. ANY RUN-OFF FLOWING TO AND OVER A RETAINING WALL SHALL BE KEPT TO AN ABSOLUTE MINIMUM AND BROUGHT TO THE ATTENTION OF THE WALL DESIGNER PRIOR TO THEIR DESIGN.

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

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:
   a) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
   b) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
   c) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
   d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
   e) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
   f) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
7. INSTALL 3/4" COPPER* WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
8. INSTALL 4" PVC* SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 250-7825 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

ADDITIONAL UTILITY NOTES:

1. ALL WATER MAINS, SERVICES AND FIRE SERVICES GREATER THAN 2" DIAMETER ARE TO BE DUCTILE IRON PIPE. 2" & SMALLER DOMESTIC SERVICES MUST BE TYPE K SOFT COPPER (WITHOUT FITTINGS) TO THE WATER METER.
2. ALL SEWER MAINS SHALL BE EITHER PVC OR DUCTILE IRON PIPE AS SHOWN ON THE PLANS. ALL PIPE MATERIAL SHALL MEET CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AS DEFINED IN THE LATEST ISSUE OF THE PUBLIC UTILITIES HANDBOOK AND/OR UNIFIED DEVELOPMENT ORDINANCE (UDO).
3. ALL FIRE HYDRANTS ALONG PUBLIC R/W LINES SHALL HAVE A 3'Wx3'L CITY OF RALEIGH WATERLINE EASEMENT ONTO ADJACENT PROPERTY.
4. ALL SANITARY SEWER INTERCEPTOR LINES (12" AND LARGER), AS WELL AS MANHOLES AND FITTINGS ASSOCIATED WITH THE INTERCEPTOR LINE, SHALL BE INTERNALLY LINED WITH PROTECTO 401 OR APPROVED EQUAL TO PREVENT HYDROGEN SULFIDE CORROSION. SEE THE CURRENT CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT HANDBOOK FOR APPROVED COATINGS AND APPLICATION METHODS.
5. IN ACCORDANCE WITH GENERAL STATUTE 87-121(G), ALL UNDERGROUND UTILITIES INSTALLED AFTER OCTOBER 1, 2014 SHALL BE ELECTRONICALLY LOCATABLE. CONTRACTOR SHALL COORDINATE DIRECTLY WITH THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT FOR DETAILS AND SPECIFICATIONS FOR MEETING THESE REQUIREMENTS.
6. EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
7. ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY TO BE OWNED, OPERATED, AND MAINTAINED BY THE CITY OF RALEIGH.
8. ALL WATER AND SEWER MAINS NOT WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY TO BE PRIVATELY OWNED, OPERATED, AND MAINTAINED BY THE PROPERTY OWNER.
9. ALL UTILITY SLEEVES SHALL BE SCHEDULE 40 PVC AND INSTALLED WITH 2' MINIMUM COVER. BOTH ENDS SHALL BE CAPPED AND MARKED.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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REGENT PARTNERS

EAST END MARKET PHASE 1 & 2

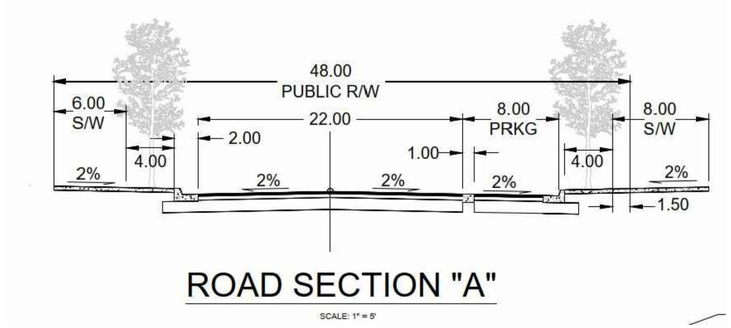
PRELIMINARY SUBDIVISION PLAN
2001 PROGRESS COURT
RALEIGH, NC, 27608

PROJECT NO.	202111393
FILENAME	202111393-N1
CHECKED BY	JB
DRAWN BY	JNJ
SCALE	NTS
DATE	11. 04. 2021

SHEET

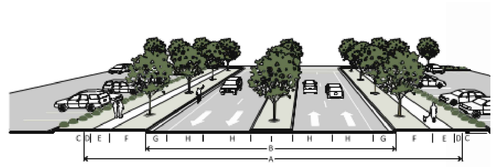
PROJECT NOTES

C0.00

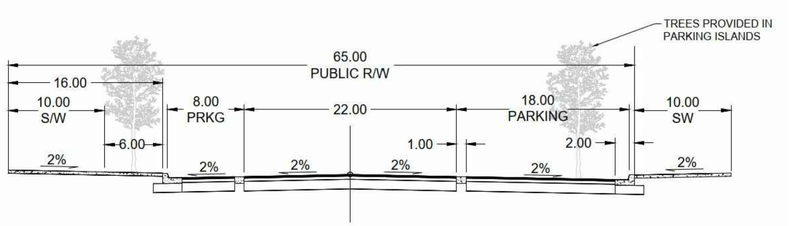


ROAD SECTION "A"

SCALE: 1" = 5'

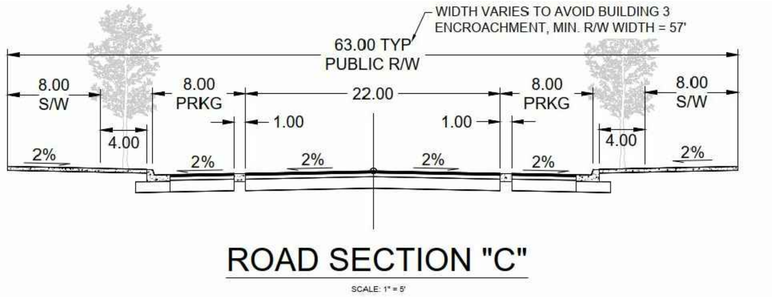


	4-Lane	6-Lane
Width		
A Right-of-way width	104'	126'
B Back-of-curb to back-of-curb	76'	98'
Streetscape		
C Utility placement, easement	5'	5'
D Maintenance strip (min)	2'	2'
E Sidewalk (min)	6'	6'
F Planting area (min)	6'	6'
Travelway		
G Bike lane	7.5'	7.5'
H Travel lane	11'	11'
I Median	17'	17'
General		
Walkway type	Sidewalk	Sidewalk
Planting type	Tree grate / lawn	Tree grate / lawn
Tree spacing	40' o.c. avg	40' o.c. avg



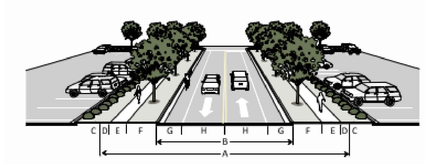
ROAD SECTION "B"

SCALE: 1" = 5'

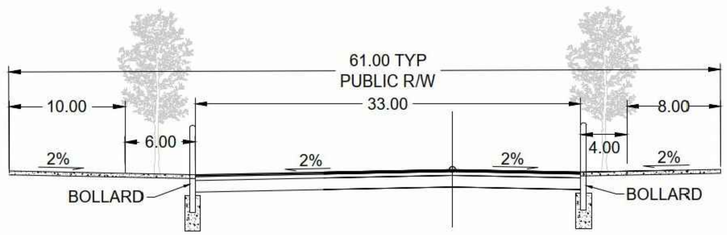


ROAD SECTION "C"

SCALE: 1" = 5'



Width		
A Right-of-way width	64'	--
With center turn lane	--	75'
With median	--	79'
B Back-of-curb to back-of-curb	36'	--
With center turn lane	--	48'
With median	--	52'
Streetscape		
C Utility placement, easement	5'	5'
D Maintenance strip (min)	2'	2'
E Sidewalk (min)	6'	6'
F Planting area (min)	6'	6'
Travelway		
G Bike lane	7'	7.5'
H Travel lane	11'	11'
I Center lane		
Striped turn lane	--	11'
Median	--	15'
General		
Walkway type	Sidewalk	Sidewalk
Planting type	Tree lawn	Tree lawn
Tree spacing	40' o.c. avg	40' o.c. avg



ROAD SECTION "D"

SCALE: 1" = 5'

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REGENT PARTNERS

EAST END MARKET PHASE 1 & 2

PRELIMINARY SUBDIVISION PLAN
2001 PROGRESS COURT
RALEIGH, NC, 27608

[redacted]

PROJECT NO.	202111393
FILENAME	202111393-N1
CHECKED BY	JB
DRAWN BY	JNJ
SCALE	NTS
DATE	11. 04. 2021

SHEET

TYPICAL SECTIONS

C0.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

EAST END MARKET
PLANNED DEVELOPMENT (PD) DISTRICT
MASTER PLAN

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EAST END MARKET

MASTER PLAN NARRATIVE

1. INTRODUCTION

This document and the associated plan sheets submitted herewith (collectively, the Master Plan) are provided pursuant to the Unified Development Ordinance for the Planned Development district for the East End Market development (the Project). This project concerns the 11.16 acres located in the northeast quadrant of the Wake Forest Road and E. Whitaker Mill Road intersection. The property is located within a City Growth Center between Downtown Raleigh and North Hills, immediately west of the CSX railroad tracks and east of the Hi-Mount neighborhood. The Master Plan proposes a mixed-use development of residential, office, retail and restaurant land uses with building heights that transition from the tallest buildings at the Wake Forest Road and E. Whitaker Mill Road intersection to shorter buildings on the northern portion of property, closer to the moderate-density residential neighborhoods.

2. STATEMENT OF INTENT

The proposed development meets the intent of the PD District set forth in UDO Section 4.1.1.F. in several ways. First, the PD District allows the applicant to address block perimeter for a site that is bounded by public right-of-way to the south and west, a railroad corridor to the east, and single-family homes to the north. Second, the PD District allows the applicant to provide greater transparency and certainty to the public and surrounding residents regarding the location of building height and non-residential land uses, which is particularly important given the location of this property within a City Growth Center as it transitions to lower density neighborhoods. Third, the PD District allows the applicant to modify various UDO standards that better enable the applicant to develop a more compact, pedestrian-friendly, mixed-use project than would otherwise be possible without the modifications.

The increase in development intensity and height is justified by the property's proximity to both Downtown and Midtown Raleigh. The property lies between the two areas, both of which are designated as growth center on the City's Urban Form Map, with Capital Boulevard providing efficient transportation to either growth center. Additionally, the Wake BRT: Northern Corridor will likely provide increased transit opportunities near the site. Along with other projects in the immediate vicinity, the Project would serve as an intermediary between Downtown and Midtown.

3. COMPREHENSIVE PLAN CONFORMANCE

The Future Land Use Map identifies the property as split between Neighborhood Mixed Use on the western and southern portions of the property and Moderate Density Residential on the eastern and northern portions of the property. Neighborhood Mixed Use applies to neighborhood shopping centers and pedestrian-oriented retail districts, as well as Medium Density residential uses that complement those commercial uses. Moderate Density Residential recommends a mix of single-family detached homes, townhomes and multifamily dwellings with overall gross density not exceeding fourteen (14) units per acre. Additionally, much of the property is located in a City

Growth Center, which identifies areas in the City for significant infill development and refill development with an urban or hybrid frontage. The property fronts along a Transit Emphasis Corridor, where higher levels of bus service are planned and hybrid frontage are also recommended. The Project is consistent with this policy guidance given the proposed mix of retail, restaurant, office and residential land uses. The more intense uses and building heights are located near the existing intersection, and then transition to residential land uses closer to the neighborhoods. The Project would increase the property's development intensity, which supports the City's investment in higher levels of bus service along Wake Forest Road.

4. DESIGN GUIDELINE CONFORMANCE

The Project complies with many of the Urban Design Guidelines and Downtown Design Guidelines, as more specifically addressed in the responses to these guidelines included with the rezoning petition. Generally, the Project complies with these guidelines by requiring the buildings to be closer to the street, prohibiting parking between the streets (Wake Forest Road and E. Whitaker Mill Road) and the building, and by providing effective pedestrian circulation throughout the property. Specific responses to the General Design Principles of UDO Section 4.7.5. are attached to this Master Plan Narrative.

5. GENERAL DESIGN PRINCIPLES CONFORMANCE

The Project complies with many of the General Design Principles set forth in UDO section 4.7.5. Specifically, the Project includes the opportunity to provide apartment units and dwelling units above first floor commercial space, and it proposes a compact, well-integrated mix of land uses instead of such uses being widely separated and buffered. The Master Plan also ensures compatibility with surrounding land uses by locating the taller buildings farthest from the moderate density neighborhoods, and situating the residential land uses and shorter buildings along a proposed internal street on the northern portion of the property; the internal street facilitates traffic through the property and extends the buffer between buildings and the adjacent neighborhood. The Project anticipates providing a mix of a residential and non-residential uses in a variety of building types.

6. BLOCK PERIMETER

The block perimeter standards shall be satisfied for the development per the Master Plan. The existing railroad right-of-way is a physical barrier to an east-west public street connection, and the single-family neighborhood to the north prevents a connection to Mills Street. In order to move pedestrian and vehicular traffic through the property, the Project proposes an internal street with access along both Wake Forest Road and E. Whitaker Mill Road. Although block perimeter cannot be calculated for Tract A, the Master Plan's proposed street network would facilitate safe and efficient transportation throughout the property. As shown on Plan Sheets C4.01 and C4.02, the Project includes a variety of street types to meet the needs of pedestrian and vehicular traffic. Where bike lanes are not included on certain street sections, the Project compensates by widening the sidewalks.

7. PHASING

The Project contains two (2) phases and is shown in detail on Master Plan Sheets C3.10 and C3.11. The initial phase of development may either be within Phase 1 or Phase 2, or a combination of those. At least two (2) building types (which may include the "Open Lot" building type) shall be included in the first phase of development. Project phasing may be by entire Phase or by portions of any Phase, and is not required to be sequential. Final project phasing will be determined at the time of site permitting. Utility infrastructure that serves a particular phase of development, as shown on Master Plan Sheets C3.10 and C3.11, shall be installed during the development of said phase, as provided by the UDO.

8. LAND USES & INTENSITY

A. Base District. The base district for this Planned Development district shall be the Commercial Mixed Use (CX) district. All principal and accessory uses that are Permitted, Limited, or Special Uses in the CX- district shall be allowed on the Property in accordance with the Allowed Principal Use Table in UDO Section 6.1.4., except as prohibited in Section 10 of this Master Plan.

B. Overall Maximum Development Intensity. The total amount of development on the Property shall not exceed the intensities for each use as set forth below:
   i. Office and Medical – 344,508 SF, which can be located in Mixed-Use, and General, build singing types
   ii. Retail Sales – 9,120 SF, which can be located in Mixed-Use and General building types
   iii. Restaurant/Bar – 40,777 SF, which can be located in Mixed-Use and General building types
   iv. Residential Dwelling Units – 500 units, which can be located in Apartment and Mixed-Use building types
   v. Remote Parking – During construction, each Tract may be used for Remote Parking to another Tract. If remote parking is necessary, it shall comply with UDO Section 6.4.7.C..

C. Tract A Maximum Development Intensity.
   i. Uses & Density – 44,508 SF Office and Medical; 11,312 SF Restaurant/Bar
   ii. Building Height – 7 stories
   iii. Building Types – General Building, Mixed Use Building, Open Lot

D. Tract B Maximum Development Intensity.
   i. Uses & Density – 5,520 SF Retail Sales; 7,465 SF Restaurant/Bar
   ii. Building Height – 7 stories
   iii. Building Types – General Building, Mixed Use Building, Open Lot

E. Tract C Maximum Development Intensity.
   i. Uses & Density – 300,000 SF Office and Medical; 12,000 SF Restaurant/Bar
   ii. Building Height – 11 stories. The building(s) in Tract C are also subject to

thestandards set forth in Section 10.__ of this Master Plan.
   iii. Building Types – General Building, Mixed Use Building, Open Lot

F. Tract D Maximum Development Intensity.
   i. Uses & Density – 397 dwelling units; 3,600 SF Retail Sales; 10,000 SF Restaurant/Bar
   ii. Building Height – 6 stories/83' (Building 5) and 7 stories (Building 4). See Sheet C3.00 for allowable height within Tract D. Building 5 is also subject to the height limitation set forth in Section 10.J. of this Master Plan.
   iii. Building Type – Apartment Building, General Building, Mixed Use Building, Open Lot

G. Tract E Maximum Development Intensity.
   i. Uses & Density – 103 dwelling units
   ii. Building Height – 6 stories
   iii. Building Type – Townhouse, Apartment Building, Open Lot

H. General Notes.
   i. Within each tract, an Apartment or Mixed-Use building type can have all, none ora portion of the amount of permitted residential dwelling units.
   ii. References to land uses in this Section 8 shall have the meaning as ascribed in theAllowed Principal Use Table (UDO section 6.1.4). This Section 8 shall not act as a prohibition on specific land uses otherwise allowed as a permitted, limited or special use in UDO Section 6.1.4. and not listed in Section 10.A. of the Master Plan. Additionally, the floor area for any land use permitted by this Master Plan that is not expressly listed in Section 10.A. shall be counted against the amount offloor area assigned for the Office and Medical land uses.

9. MODIFICATIONS

A. Building Setbacks – In order to have the buildings define the streetscape and promote walkability, the primary and side street minimum setback requirements of UDO Sections 3.2.4., 3.2.5. and 3.2.6. shall not apply to any internal street or railroad right-of-way.

B. Building Massing – Due to the Tract's odd shape and the need to place the most-intense development at street intersections, the building massing standards of UDO Section 3.3.3. shall not apply to buildings in Tract C. No other Tracts beside Tract C have an allowable maximum building height above seven (7) stories; thus, the building massing standards shall not apply to any Tract.

C. Building Separation – No building separation that may be required by the UDO shall be applicable. Instead, building separation shall be governed by the North Carolina Building Code.

D. Ground Floor Elevation – The minimum ground floor elevation requirements of UDO

Sections 3.2.4., 3.2.5. and 3.2.6. shall not apply to any building type in any tract.

E. New Streets – To create a street network that meets the needs of both vehicular and pedestrian traffic, new streets shall adhere to the standards of Master Plan Sheets C4.01 and C4.02.

F. Parking Standards – The Project shall be exempt from the parking standards set forth in UDO Section 7.1.2. and shall following the parking ratios set forth below:

   i. Parking Standard – The Project shall provide a minimum 0.5 parking spaces per dwelling unit, but no vehicle parking shall be required for the first 16 dwelling units. The Project shall provide a minimum 1 vehicle parking space per 500 square feet of Office uses, but shall not be required to provide vehicle parking for any other Commercial uses. Additionally, the minimum number of parking spaces required by this paragraph shall be reduced by an additional 10 spaces.

   ii. Structured Parking – The standard in UDO section 7.1.6.B.2. shall be modified to delete the limitation that no more than two compact parking spaces may abut each other. Instead, the limit shall be a maximum of 10 compact parking spaces adjoining each other in a continuous row. The other standards of UDO section 7.1.6.B.2. are not being modified.

G. Outdoor Amenity Area – The outdoor amenity standards shall not apply.

H. Build-To – Table 1 of Plan Sheet C3.00 shows the Project's build-to standards. For each building type, the build-to standards of UDO Section 3.2.4.D. shall only apply toWake Forest Road and E. Whitaker Mill Road. Build-to standards shall not apply to any other street.

I. Driveway Spacing – The minimum driveway spacing requirement of UDO Section 8.3.5.C.3. shall be reduced to fifty feet (50') in order to provide efficient access to eachof the Tracts.

J. Intersection Spacing – The minimum driveway spacing from intersections requirement found in Raleigh Street Design Manual Article 9.5 shall be reduced to fifty feet (50') in order to provide efficient access to each of the Tracts.

K. Neighborhood Transitions – Due to the limited space between the proposed internal street and the adjacent residential properties on Mills Street, coupled with the need for street trees, the Neighborhood Transition standards found in UDO Article 3.5 shall not apply to Tract A.

L. Cross-Access – Due to the existing building on the adjacent parcel, the cross-access requirement (in UDO Section 8.3.5.D.) to that parcel with PIN 1714-19-3211 (Deed Book 17630, Page 1575, Wake County Registry; the "2000 Wake Forest Road Parcel") shall not apply. However, this shall not preclude cross access between the Project and

the 2000 Wake Forest Road parcel in the event the developer of the Project and the owner of the 2000 Wake Forest Road Parcel mutually agree to a cross access easement.

M. Transitional Protective Yard – For that Type B1 Transitional Protective Yard within Tract D, the Project shall have the option to construct an opaque fence at least 6.5' in height, in lieu of the required wall as specified in UDO Section 7.2.4.

10. ADDITIONAL DEVELOPMENT STANDARDS

A. The following principal uses as listed in UDO section 6.1.4. shall be prohibitedthroughout the Project:
   i. Vehicle Fuel Sales
   ii. Vehicle Sales/Rental
   iii. Detention Center, Jail, Prison
   iv. Vehicle Repair (Major)
   v. Vehicle Repair (Minor)
   vi. Self-Service Storage
   vii. Research & Development
   viii. Adult Establishment
   ix. Car Wash

B. The following principal uses as listed in UDO Section 6.1.4. shall be prohibited onlyin Tract E:
   i. Overnight Lodging
   ii. Restaurant/Bar
   iii. Light Manufacturing

C. The Project shall make an offer of cross-access to the parcel with PIN 1714-19-8961 (Deed Book 17646, Page 2682, Wake County Registry) (referred herein as the "Mills Street Apartments").

D. The Project shall permit the owner of that parcel with PIN 1714-19-5944 (Deed Book 7123, Page 88, Wake County Registry; the "Mann Parcel") to directly access the Project from the Mann Parcel as shown on Plan Sheet C3.00.

E. The Project shall make an offer of cross-access to the parcel with PIN 1714-19-2655 (Deed Book 9370, Page 1726, Wake County Registry) (referred herein as "Cotton Exchange"). In order to prevent unauthorized parking within Cotton Exchange, the Project shall also fund and construct a vehicular gate between the Project and Cotton Exchange, in the general way as shown on Plan Sheet C3.00. Additionally, subject to approval of the City of Raleigh and North Carolina Department of Transportation (if applicable), and subject to the granting of all necessary easements, licenses and rights by the Olde Towne Village Townhomes Homeowners Association, Inc., the Project shall fund and construct a vehicular gate between the Wake Forest Road right-of-way and Cotton Exchange. If an applicable governmental entity does not provide the

requisite approvals, or if the Olde Towne Village Townhomes Homeowners Association does not grant the necessary rights, then the requirement for the vehicular gate at the Wake Forest Road entrance to Cotton Exchange shall be extinguished. The Project shall construct a separate pedestrian gate, as illustrated on Plan Sheet C3.00. These vehicular gates and pedestrian gate shall be installed prior to the first certificate of occupancy issued for new development on Tract C, Tract D or Tract E.

F. Along Tract D's shared boundary lines with "Lots 1-11" and "Open Space" as shown on that subdivision plat found in Book of Maps 2001, Page 1303, Wake County Registry, the Project shall provide the following within an area measuring at least 20 feet from the aforementioned shared boundary line: (i) an opaque fence at least 8.0 feet in height, (ii) at least 40 shrubs per 100 feet, (iii) at least 5 shade trees per 100 feet, and (iv) at least 5 understory trees per 100 feet. At least 50% of the cumulative number of trees (shade trees plus understory trees) required by this condition shall be evergreen species.

G. Along the northern boundary line of Tract A, the Project shall provide an opaque fence or wall at least 6.5' in height, except for that forty-feet (40') wide portion necessary for the offer of cross-access to the Mills Street Apartment.

H. Along the northern boundary line of Tract A, the Project shall plant evergreen shrubs within ten feet (10') of the opaque fence or wall in Section 10.G. The evergreen shrubs shall be Nellie Stevens Holly or similar thereto, and planted at a rate of twelve (12) shrubs per 100 linear feet, except where such plantings conflict with offers of cross-access. Each shrub shall have a minimum height of four feet (4') at the time of planting.

I. Although Building 4 and Building 5 as illustrated on Plan Sheet C3.00 are shown as connected structures, each building shall be considered separate for the purposes of calculating building height and stories under UDO section 1.5.7.

J. For that portion of Building 5 that is located both (i) generally parallel to Olde Towne Village Lots 6 through 11 (Book of Maps 2001, Page 1303), and (ii) between the building elevation facing Wake Forest Road and the eastern boundary of Olde Towne Village Lot 6, there shall be no more than five (5) stories entirely above the finished grade as measured on the north-facing elevation. The number of stories as measured on other building elevations may differ due to changes in the grade of the site.

K. No outdoor dining shall be located between Buildings 4, 5 and 6, and the Cotton Exchange Townhomes.

L. No outdoor dumpster shall be located within twenty-five feet (25') of the parcels identified as "Lots 1-11" or "Open Space" in that Book of Maps 2001, Page 1303, Wake County Registry.

M. If a parking structure is constructed on Tract C, the lighting associated with the parking

structure shall be designed to reduce light spillage outside the parking structure according to the following:

   i. Internal illumination shall be screened so that internal light sources shall not be visible from the adjacent public right-of-way or adjacent parcels. Light fixtures designed to direct light downward shall be used, and fixtures shall not be mounted upward or shall contain shielded fixtures to prevent such visibility.
   ii. Internal illumination shall conform to the standards of UDO section 7.4.7. Lighting, Outdoor.
   iii. Lighting levels measured at the property line of parcels adjacent to the structured parking deck shall not be greater than 0.5 footcandles.

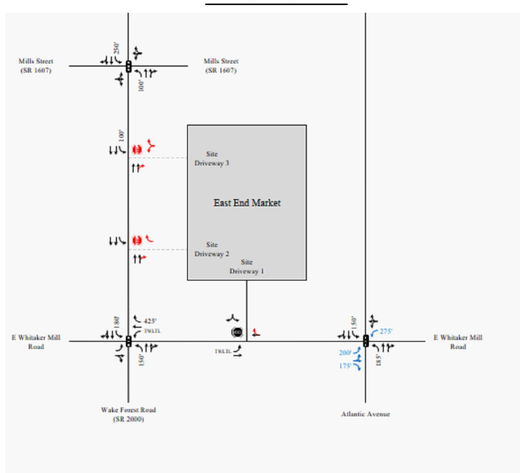
N. If a parking structure is constructed on Tract C, those parking structure facades located at the perimeter of the building and adjacent to or facing Wake Forest Road, E. Whitaker Mill and "Street C" shall comply with the following:
   i. Any facades of the parking structure shall screen openings and all vehicles and any internal lighting from view at the property line, except for vehicular ingress/egress and pedestrian access openings.
   ii. Screening elements shall be designed in a structurally sound manner and have a gap of no more than 3 inches between any screening elements that are 6 feet above grade. Mesh or decorative panels, louvers, green walls, tinted or sandblasted opaque spandrel glass, or similar screening elements shall be used. Alternative decorative elements which provide an equivalent level of screening may be allowed. Where the building is located within 50 feet of a residential use, the exterior side of the screening frame, no individual opening shall exceed four square inches. Chain link fencing and similar screening elements shall be prohibited as an allowable mesh or wall screening element.
   iii. Once all screening criteria is provided adjacent to an exterior wall, any such facades shall have exterior opaque walls with a minimum height of 42 inches above any finished grade and any finished floor.

O. At least 10% of pavers used within the Project but outside of the public right-of-way shall be pervious pavers.

P. Where common area accessible to and intended for use by residents and/or tenants of a building is located on top of a parking structure (Tract C or Tract D), there shall be vegetation (ie., plantings, landscaping) incorporated as part of that space.

Q. This condition shall govern how the building(s) on Tract C transition to the property located at the intersection of Wake Forest Road and E Whitaker Mill Road with the address of 2000 Wake Forest Road (the "Adjacent Property"). There shall be a minimum building setback of 20' from the eastern property line of the Adjacent Property. There shall be a minimum building setback of 20' feet from the eastern property line of the Adjacent Property. The maximum heights of building(s) on Tract C shall be as shown on Plan Sheet C3.00.

TIA DIAGRAM



NOTES:

1. ALL COMPONENTS OF ZONING DOCUMENT Z-022-20 SHALL BE MET PRIOR TO CO OF NEW DEVELOPMENT AS SHOWN IN MP-01-20.

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CONTACT: ANDREW ALLMAN
PHONE: 404.995.1583

REGENT PARTNERS

EAST END MARKET PHASE 1 & 2

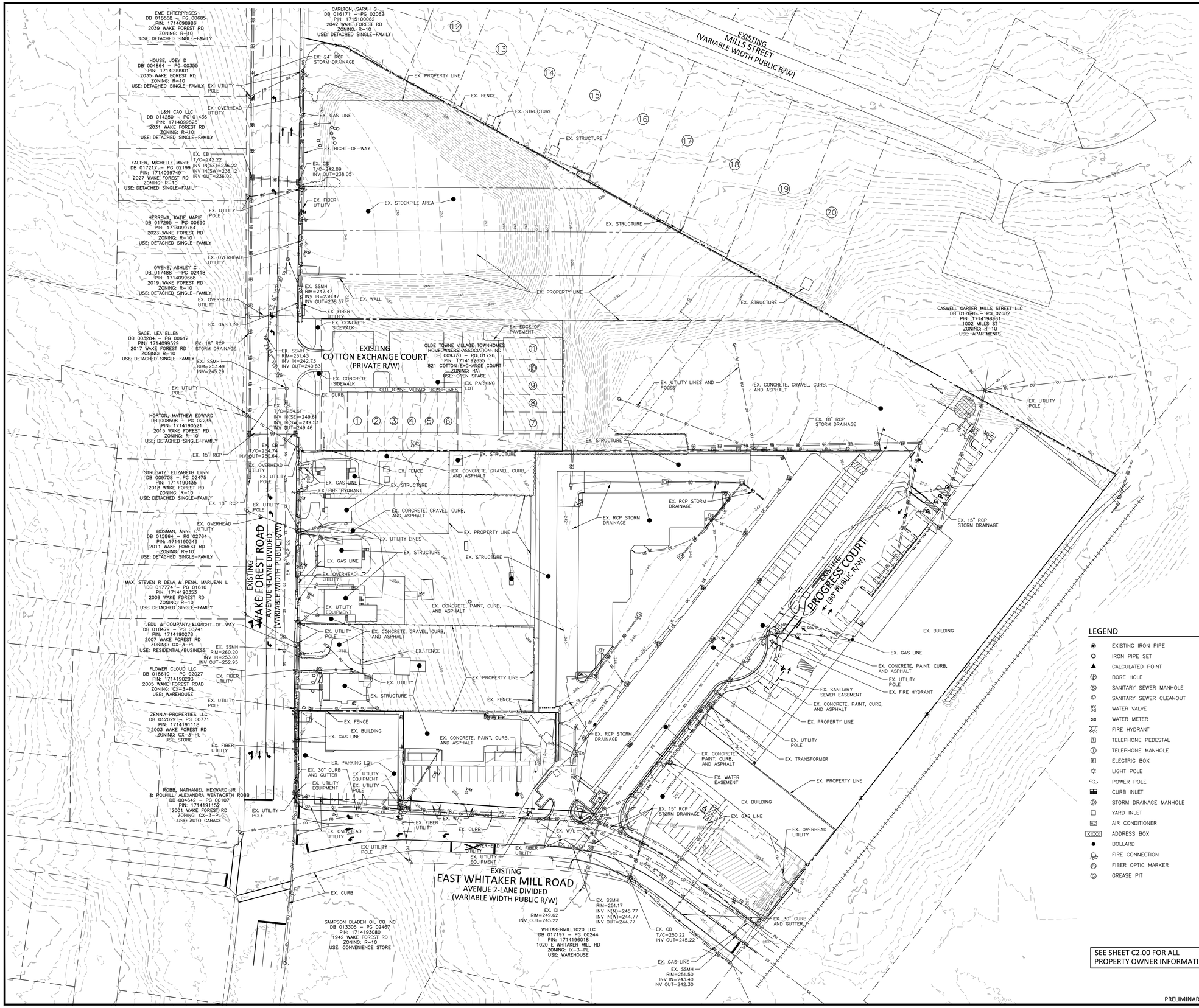
PRELIMINARY SUBDIVISION PLAN
2001 PROGRESS COURT
RALEIGH, NC, 27608

PROJECT NO.	202111393
FILENAME	202111393-N1
CHECKED BY	JB
DRAWN BY	JNJ
SCALE	NTS
DATE	11. 04. 2021
SHEET	

ZONING CONDITIONS

C0.02

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



LEGEND

EXISTING IRON PIPE		ACCESSIBLE PARKING	
IRON PIPE SET		IRRIGATION CONTROL VALVE	
CALCULATED POINT		FLOOD LIGHT	
BORE HOLE		MAIL BOX	
SANITARY SEWER MANHOLE		MONITORING WELL	
SANITARY SEWER CLEANOUT		SIAMESE CONNECTION	
WATER VALVE		SIGN	
WATER METER		WELL	
FIRE HYDRANT		WATER MANHOLE	
TELEPHONE PEDESTAL		LIGHT SINGLE	
TELEPHONE MANHOLE		LIGHT DOUBLE	
ELECTRIC BOX		CABLE BOX	
LIGHT POLE		FIBER OPTIC VAULT	
POWER POLE		SPRINKLER HEAD	
CURB INLET	SD	STORM DRAIN PIPE	
STORM DRAINAGE MANHOLE	OU	OVERHEAD UTILITY LINES	
YARD INLET	W	WATER LINE	
AIR CONDITIONER	SS	SANITARY SEWER LINE	
ADDRESS BOX	T	TELEPHONE LINE	
BOLLARD	G	GAS LINE	
FIRE CONNECTION	UE	UNDERGROUND ELECTRIC	
FIBER OPTIC MARKER	UT	UNDERGROUND TELEPHONE	
GREASE PIT	X	FENCE LINE	

SEE SHEET C2.00 FOR ALL PROPERTY OWNER INFORMATION.

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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EAST END MARKET PHASE 1 & 2

PRELIMINARY SUBDIVISION PLAN
2001 PROGRESS COURT
RALEIGH, NC, 27608

PROJECT NO.	202111393
FILENAME	202111393-XC1
CHECKED BY	JB
DRAWN BY	JNJ
SCALE	1"=50'
DATE	11. 04. 2021

SHEET

OVERALL EXISTING CONDITIONS

C1.00

DEMOLITION LEGEND

- TREE — TREE OR OTHER VEGETATION TO BE REMOVED
- UNDERGROUND UTILITY TO BE REMOVED
- AREA TO BE REMOVED (SIDEWALK, CURB AND GUTTER, STRUCTURES, ASPHALT, CONCRETE PAVING, ETC.)

NOTE: SEE PLAN FOR DETAILED DEMOLITION PROCEDURES, SEQUENCING AND SPECIFICATIONS.

EME ENTERPRISES
DB 018568 – PG 00685
PIN: 1714098986
2039 WAKE FOREST RD
ZONING: R–10
USE: DETACHED SINGLE–FAMILY

CARLTON, SARAH G
DB 016171 – PG 02062
PIN: 1715100062
2042 WAKE FOREST RD
ZONING: R–10
USE: DETACHED SINGLE–FAMILY

EX. UTILITY TO BE RELOCATED. CONTRACTOR TO COORDINATE WITH OWNER.

HOUSE, JOEY D
DB 004864 – PG 00355
PIN: 1714099901
2035 WAKE FOREST RD
ZONING: R–10
USE: DETACHED SINGLE–FAMILY

L&N CAO LLC
DB 014250 – PG 01436
PIN: 1714099825
2031 WAKE FOREST RD
ZONING: R–10
USE: DETACHED SINGLE–FAMILY

FALTER, MICHELLE MARIE
DB 017217 – PG 02199
PIN: 1714099749
2027 WAKE FOREST RD
ZONING: R–10
USE: DETACHED SINGLE–FAMILY

EX. STOCKPILE AREA

HERREMA, KATIE MARIE
DB 017295 – PG 00690
PIN: 1714099754
2023 WAKE FOREST RD
ZONING: R–10
USE: DETACHED SINGLE–FAMILY

EX. RIGHT–OF–WAY TO BE ABANDONED

EX. PROPERTY LINE TO BE ABANDONED

OWENS, ASHLEY C
DB 017488 – PG 02418
PIN: 1714099668
2019 WAKE FOREST RD
ZONING: R–10
USE: DETACHED SINGLE–FAMILY

EX. UTILITY TO BE RELOCATED. CONTRACTOR TO COORDINATE WITH OWNER.

SAGE, LEA ELLEN
DB 003284 – PG 00612
PIN: 1714099529
2017 WAKE FOREST RD
ZONING: R–10
USE: DETACHED SINGLE–FAMILY

OLDE TOWNE VILLAGE TOWNHOMES HOMEOWNERS ASSOCIATION, INC.
DB 009370 – PG 01726
PIN: 1714192650
821 COTTON EXCHANGE COURT
ZONING: RA
USE: OPEN SPACE

EXISTING
COTTON EXCHANGE COURT
(PRIVATE R/W)

CASWELL CARTER MILLS STREET LLC
DB 017646 – PG 02682
PIN: 1714198961
1002 MILLS ST
ZONING: R–10
USE: APARTMENTS

HORTON, MATTHEW EDWARD
DB 008598 – PG 02235
PIN: 1714190521
2015 WAKE FOREST RD
ZONING: R–10
USE: DETACHED SINGLE–FAMILY

EX. UTILITY TO BE REMOVED

EX STORM DRAINAGE TO BE REMOVED

EX. CONCRETE, STRUCTURES, CURB, AND ASPHALT TO BE REMOVED

STRUGATZ, ELIZABETH LYNN
DB 009708 – PG 02475
PIN: 1714190435
2013 WAKE FOREST RD
ZONING: R–10
USE: DETACHED SINGLE–FAMILY

EX. HYDRANT TO BE RELOCATED

EXISTING
WAKE FOREST ROAD
AVENUE 4-LANE DIVIDED
(VARIABLE WIDTH PUBLIC R/W)

EX. UTILITY TO BE REMOVED

EX STORM DRAINAGE TO REMAIN

SERVICE CONNECTIONS TO EXISTING BUILDING TO REMAIN

EX STORM DRAINAGE TO REMAIN

BOSMAN, ANNE C
DB 015864 – PG 02764
PIN: 1714190349
2011 WAKE FOREST RD
ZONING: R–10
USE: DETACHED SINGLE–FAMILY

EX. CONCRETE, STRUCTURES, CURB, AND ASPHALT TO BE REMOVED

MAX, STEVEN R DELA & PENA, MARLEAN L
DB 017774 – PG 01610
PIN: 1714190353
2009 WAKE FOREST RD
ZONING: R–10
USE: DETACHED SINGLE–FAMILY

EX STORM DRAINAGE TO BE REMOVED

EX W/L TO BE CAPPED AND REMOVED

EX. CONCRETE, STRUCTURES, CURB, AND ASPHALT TO BE REMOVED

PARKING LOT IMPROVEMENTS UNDER REVIEW WITH SPR–0001–2020

JEDU & COMPANY, LLC
DB 018479 – PG 00741
PIN: 1714190278
2007 WAKE FOREST RD
ZONING: CX–3–PL
USE: RESIDENTIAL/BUSINESS

EX. RIGHT–OF–WAY TO BE ABANDONED

EX. UTILITY TO BE REMOVED

EX. UTILITY TO BE RELOCATED. CONTRACTOR TO COORDINATE WITH OWNER.

EX SS TO REMAIN

EXISTING
PROGRESS COURT
(30' PUBLIC R/W)

SERVICE CONNECTIONS TO EXISTING BUILDING TO REMAIN

FLOWER CLOUD LLC
DB 018610 – PG 02027
PIN: 1714190293
2005 WAKE FOREST ROAD
ZONING: CX–3–PL
USE: WAREHOUSE

EX STORM DRAINAGE TO REMAIN

EX. UTILITY TO BE REMOVED

EX. UTILITY TO BE REMOVED

ZENNIA PROPERTIES LLC
DB 012029 – PG 00771
PIN: 1714191118
2003 WAKE FOREST RD
ZONING: CX–3–PL
USE: STORE

EX. CONCRETE, STRUCTURES, CURB, AND ASPHALT TO BE REMOVED

SERVICE CONNECTIONS TO EXISTING BUILDING TO REMAIN

ACS509 LLC
DB 017630 – PG 1575
PIN: 1714193218
2000 WAKE FOREST RD
ZONING: CX–3–PL
USE: AUTO GARAGE

EX SS AND W/L TO REMAIN

EX. CONCRETE, STRUCTURES, CURB, AND ASPHALT TO BE REMOVED

ROBB, NATHANIEL HEYWARD JR & ROLHILL, ALEXANDRA WENTWORTH ROBB
DB 004642 – PG 00107
PIN: 1714191152
2001 WAKE FOREST RD
ZONING: CX–3–PL
USE: AUTO GARAGE

EX. UTILITY TO BE RELOCATED. CONTRACTOR TO COORDINATE WITH OWNER.

EX STORM DRAINAGE TO REMAIN

EXISTING
EAST WHITAKER MILL ROAD
AVENUE 2-LANE DIVIDED
(VARIABLE WIDTH PUBLIC R/W)

EX SS AND W/L TO REMAIN

SAMPSON BLADEN OIL CO INC
DB 013305 – PG 02467
PIN: 1714193080
1942 WAKE FOREST RD
ZONING: R–10
USE: CONVENIENCE STORE

WHITAKERMILL1020 LLC
DB 017197 – PG 00244
PIN: 1714196018
1020 E WHITAKER MILL RD
ZONING: IX–3–PL
USE: WAREHOUSE

SEE SHEET C2.00 FOR ALL PROPERTY OWNER INFORMATION.

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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REGENT PARTNERS

EAST END MARKET PHASE 1 & 2

PRELIMINARY SUBDIVISION PLAN
2001 PROGRESS COURT
RALEIGH, NC, 27608

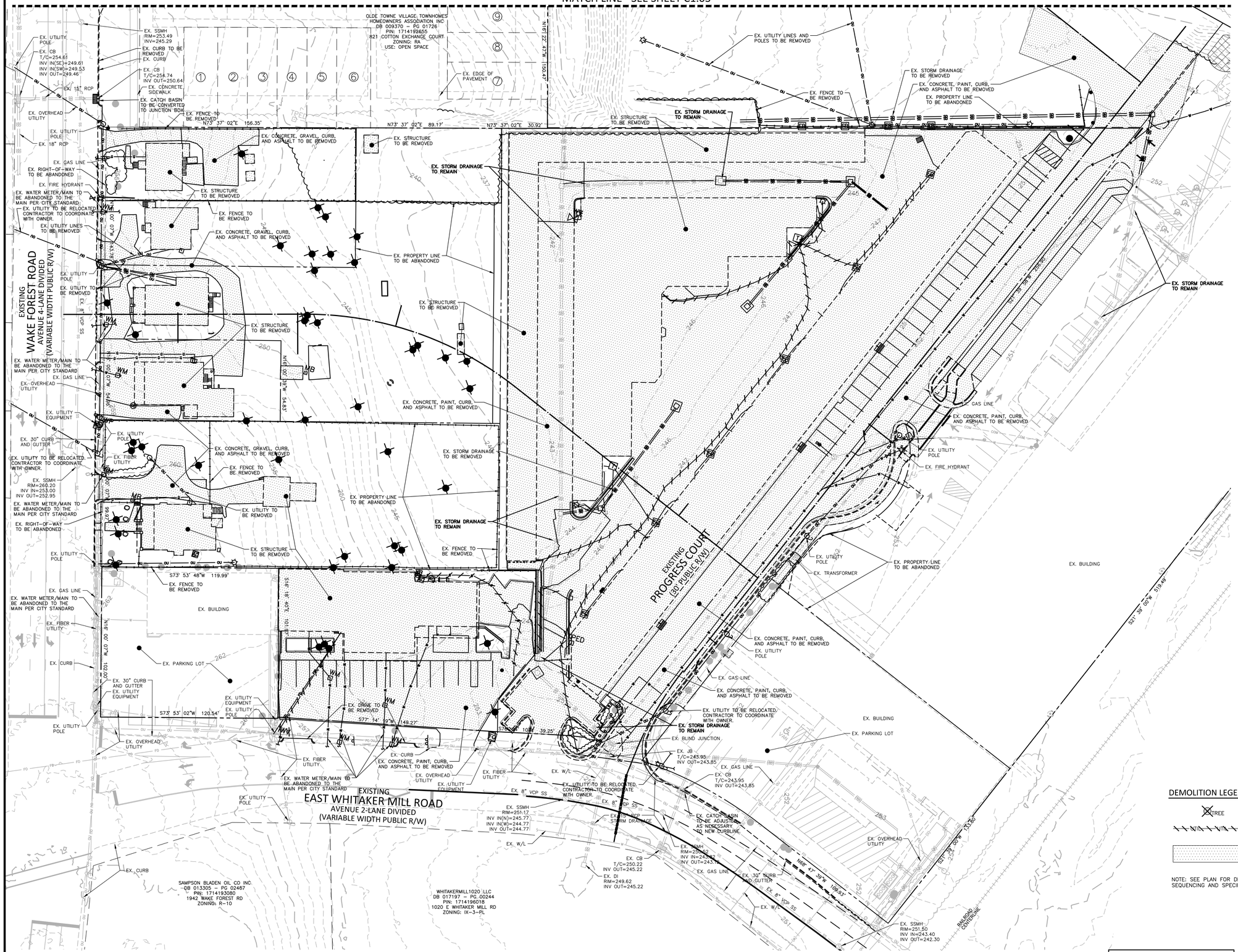
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FILENAME	202111393-DM1
CHECKED BY	JB
DRAWN BY	JNJ
SCALE	1"=50'
DATE	11. 04. 2021

SHEET

OVERALL DEMOLITION PLAN

C1.01

MATCH LINE - SEE SHEET C1.03



SEE SHEET C2.00 FOR ALL PROPERTY OWNER INFORMATION.

DEMOLITION LEGEND

- TREE — TREE OR OTHER VEGETATION TO BE REMOVED
- UTILITY — UNDERGROUND UTILITY TO BE REMOVED
- AREA — AREA TO BE REMOVED (SIDEWALK, CURB AND GUTTER, STRUCTURES, ASPHALT, CONCRETE PAVING, ETC.)

NOTE: SEE PLAN FOR DETAILED DEMOLITION PROCEDURES, SEQUENCING AND SPECIFICATIONS.

GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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EAST END MARKET PHASE 1 & 2

PRELIMINARY SUBDIVISION PLAN
2001 PROGRESS COURT
RALEIGH, NC, 27608

PROJECT NO.	202111393
FILENAME	202111393-DM1
CHECKED BY	JB
DRAWN BY	JNJ
SCALE	1"=30'
DATE	11. 04. 2021

SHEET

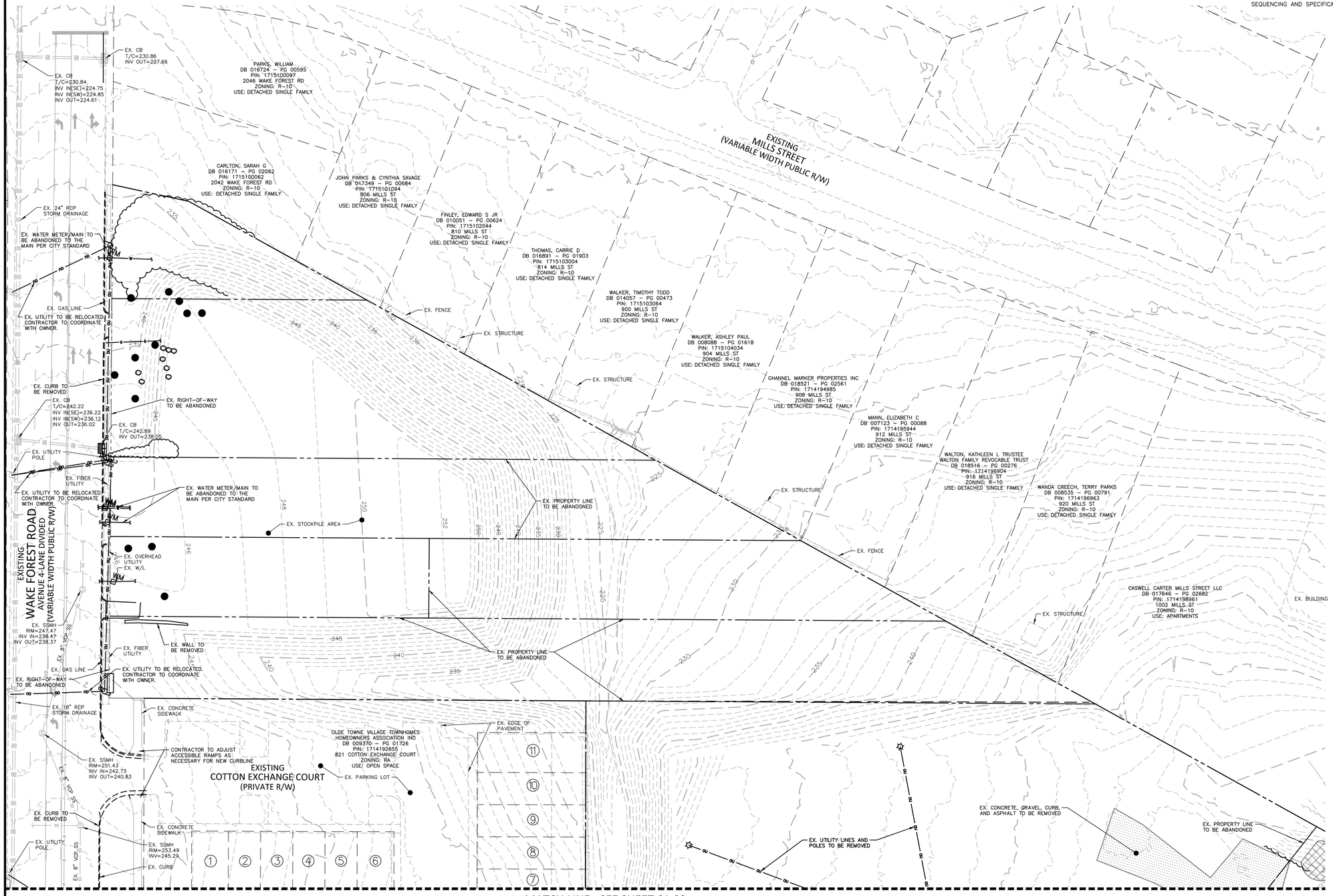
DEMOLITION PLAN AREA "A"

C1.02

DEMOLITION LEGEND

TREE	TREE OR OTHER VEGETATION TO BE REMOVED
W/G W/G W/G	UNDERGROUND UTILITY TO BE REMOVED
	AREA TO BE REMOVED (SIDEWALK, CURB AND GUTTER, STRUCTURES, ASPHALT, CONCRETE PAVING, ETC.)

NOTE: SEE PLAN FOR DETAILED DEMOLITION PROCEDURES, SEQUENCING AND SPECIFICATIONS.



MATCH LINE - SEE SHEET C1.02

SEE SHEET C2.00 FOR ALL PROPERTY OWNER INFORMATION.

GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

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ATLANTA, GEORGIA 30326
CONTACT: ANDREW ALLMAN
PHONE: 404.995.1583

EAST END MARKET PHASE 1 & 2

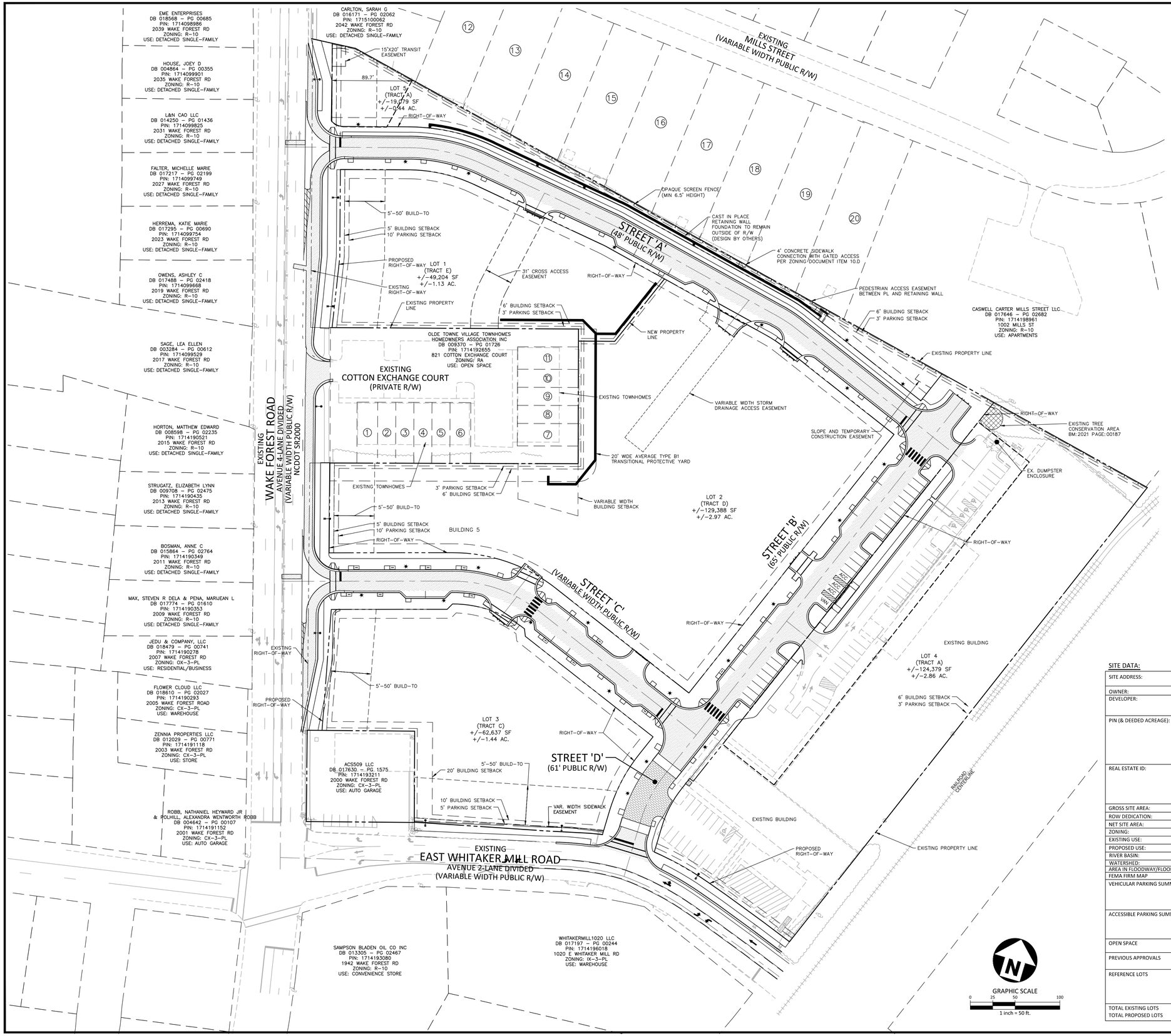
PRELIMINARY SUBDIVISION PLAN
2001 PROGRESS COURT
RALEIGH, NC, 27608

PROJECT NO.	202111393
FILENAME	202111393-DM1
CHECKED BY	JB
DRAWN BY	JNJ
SCALE	1"=30'
DATE	11. 04. 2021

SHEET

DEMOLITION PLAN AREA "B"

C1.03



SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC VAN — ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT–OF–WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT

ADJACENT PROPERTY OWNER TABLE

	OWNER	PIN	ZONING	USE
1	MILLER, DANIEL E	1714192518	RX–3	ATTACHED SINGLE–FAMILY
2	CARMICHAEL, LORI ELIZABETH	1714192538	RX–3	ATTACHED SINGLE–FAMILY
3	WEST, MARK BULLARD & WEST, IVY BUNN	1714192559	RX–3	ATTACHED SINGLE–FAMILY
4	GLIDEWELL, WILLIAM C IV & GLIDEWELL, LINDSAY G	1714192579	RX–3	ATTACHED SINGLE–FAMILY
5	MORGAN, JON DURHAM & MORGAN, KELLY S	1714192690	RX–3	ATTACHED SINGLE–FAMILY
6	RASKIND, MATTHEW HENRY	1714193611	RX–3	ATTACHED SINGLE–FAMILY
7	CHAMPION, JASON M	1714194603	RX–3	ATTACHED SINGLE–FAMILY
8	WEST, TRENTON ALLEN	1714193695	RX–3	ATTACHED SINGLE–FAMILY
9	ANTHONY, SANDRA C	1714193697	RX–3	ATTACHED SINGLE–FAMILY
10	MORTON, ALISON E	1714193689	RX–3	ATTACHED SINGLE–FAMILY
11	OVERTON, LINDSAY C & OVERTON, ALISON S	1714193781	RX–3	ATTACHED SINGLE–FAMILY
12	PARKS, JOHN KEITH & SAVAGE, CYNTHIA A	1715101094	R–10	DETACHED SINGLE–FAMILY
13	FINLEY, EDWARD S JR	1715102044	R–10	DETACHED SINGLE–FAMILY
14	THOMAS, CARRIE D	1715103004	R–10	DETACHED SINGLE–FAMILY
15	WALKER, TIMOTHY TODD	1715103064	R–10	DETACHED SINGLE–FAMILY
16	WALKER, ASHLEY PAUL	1715104034	R–10	DETACHED SINGLE–FAMILY
17	CHANNEL MARKER PROPERTIES INC	1714194985	R–10	DETACHED SINGLE–FAMILY
18	MANN, ELIZABETH C	1714195944	R–10	DETACHED SINGLE–FAMILY
19	WALTON, KATHLEEN L TRUSTEE	1714196904	R–10	DETACHED SINGLE–FAMILY
20	CREECH, WANDA M & CREECH, TERRY PARKS	1714196963	R–10	MULTI–FAMILY

*ALL USES DESIGNATED RESIDENTIAL IN THE TABLE.

NOTES:

1. ALL CURB & GUTTER RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED
2. AMENITY/OPEN SPACE HAS BEEN APPROVED IN PHASE 1 (SPR-0001-2020)
3. ALL COMPONENTS OF ZONING DOCUMENT Z-022-20-ORD SHALL BE MET PRIOR TO CO OF NEW DEVELOPMENT. SEE SHEET C0.02 FOR ZONING CONDITIONS.

SITE DATA:

SITE ADDRESS:	2001 PROGRESS COURT RALEIGH, NORTH CAROLINA 27608
OWNER:	EEM PHASE 2 LAND LLC
DEVELOPER:	REGENT PARTNERS 3340 PEACHTREE ROAD, SUITE 1400 ATLANTA, GEORGIA 30326
PIN (& DEEDED ACREAGE):	1714190977 (.15 AC.), 1714191970 (.57 AC.), 1714192865 (.44 AC.), 1714191797 (.23 AC.), 1714194824 (.32 AC.), 1714193767 (.67 AC.), 1714196735 (1.40 AC.), 1714192553 (.19 AC.), 1714193587 (.11 AC.), 1714192468 (.17 AC.), 1714192453 (.60 AC.), 1714192379 (.15 AC.), 1714193363 (.62 AC.), 1714194255 (.41 AC.), 1714196409 (2.17 AC.) 1714198573 (2.27 AC.) , 1714197266 (.63 AC.)
REAL ESTATE ID:	0033241, 0033240, 0019711, 0057620, 0005953, 0019712, 0109535, 0015578, 0068165, 0075457, 0252688, 0015574, 0034840, 0108146, 0065775, 0075615, 0031418
GROSS SITE AREA:	484,409 SF (11.12 AC.)
ROW DEDICATION:	100,655 SF (2.31 AC.)
NET SITE AREA:	383,754 SF (8.81 AC.)
ZONING:	PD WITH CX BASE DISTRICT
EXISTING USE:	VACANT, RESIDENTIAL, COMMERCIAL, CONDOMINIUM COMPLEX
PROPOSED USE:	VACANT OPEN LOTS
RIVER BASIN:	NEUSE RIVER BASIN
WATERSHED:	NEUSE
AREA IN FLOODWAY/FLOODPLAIN:	NONE
FEMA FIRM MAP	1714
VEHICULAR PARKING SUMMARY:	REQUIRED PARKING N/A PROVIDED PARKING 52 SPACES
ACCESSIBLE PARKING SUMMARY:	REQUIRED PARKING N/A PROVIDED PARKING 4 SPACES (1 VAN)
OPEN SPACE	PROVIDED IN PHASE 1 (SPR-0001-2020)
PREVIOUS APPROVALS	MASTER PLAN (MP-1-20, Z-22-20) PHASE 1 (ASR-SR-37-2019, SPR-0001-2020)
REFERENCE LOTS	LOT 1 (TRACT E PER MP-1-20) 49,204 SF(1.13 AC.) LOT 2 (TRACT D PER MP-1-20) 129,388 SF(2.97 AC.) LOT 3 (TRACT C PER MP-1-20) 62,637 SF(1.44 AC.) LOT 4 (TRACT A PER MP-1-20) 123,446 SF(2.83 AC.) LOT 5 (TRACT A PER MP-1-20) 19,079 SF(0.44 AC.)
TOTAL EXISTING LOTS TOTAL PROPOSED LOTS	17 5

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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CLIENT

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CONTACT: ANDREW ALLMAN
PHONE: 404.995.1583

EAST END MARKET PHASE 1 & 2

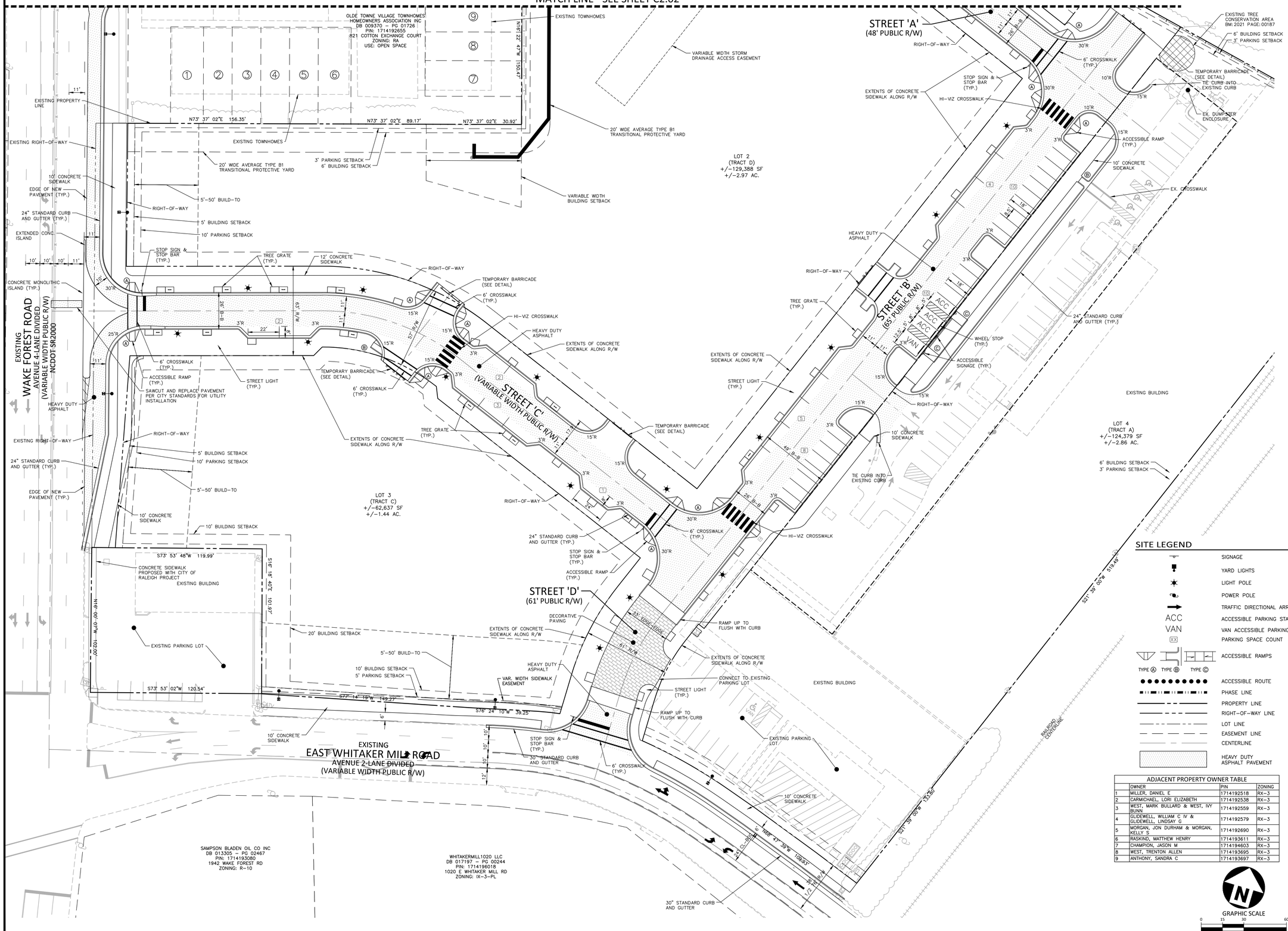
PRELIMINARY SUBDIVISION PLAN
2001 PROGRESS COURT
RALEIGH, NC, 27608

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SHEET

OVERALL SUBDIVISION PLAN

C2.00



SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL (ACC)
- VAN ACCESSIBLE PARKING STALL (VAN)
- PARKING SPACE COUNT (XX)
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT

ADJACENT PROPERTY OWNER TABLE

	OWNER	PIN	ZONING
1	MILLER, DANIEL E	1714192518	RX-3
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3	WEST, MARK BULLARD & WEST, IVY BUNN	1714192559	RX-3
4	GLIDEWELL, WILLIAM C IV & GLIDEWELL, LINDSAY G	1714192579	RX-3
5	MORGAN, JON DURHAM & MORGAN, KELLY S	1714192690	RX-3
6	RASKIND, MATTHEW HENRY	1714193611	RX-3
7	CHAMPION, JASON M	1714194603	RX-3
8	WEST, TRENTON ALLEN	1714193695	RX-3
9	ANTHONY, SANDRA C	1714193697	RX-3

GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

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EAST END MARKET PHASE 1 & 2

PRELIMINARY SUBDIVISION PLAN
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SHEET

SUBDIVISION PLAN AREA "A"

C2.01

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT

PARKS, WILLIAM
DB 016724 – PG 00595
PIN: 1715100097
2046 WAKE FOREST RD
ZONING: R-10
USE: DETACHED SINGLE FAMILY

CONCRETE SIDEWALK PROPOSED WITH CITY OF RALEIGH PROJECT

CARLTON, SARAH G
DB 016171 – PG 02062
PIN: 1715100062
2042 WAKE FOREST RD
ZONING: R-10
USE: DETACHED SINGLE FAMILY

EXISTING MILLS STREET
(VARIABLE WIDTH PUBLIC R/W)

EXISTING WAKE FOREST ROAD
AVENUE 4-LANE DIVIDED
(VARIABLE WIDTH PUBLIC R/W)
NCDOT SR2000

EXISTING RIGHT-OF-WAY
10' CONCRETE SIDEWALK
EDGE OF NEW PAVEMENT (TYP.)
RIGHT-OF-WAY
EXTENDED CONC. ISLAND
24" STANDARD CURB AND GUTTER (TYP.)
CONCRETE MONOLITHIC ISLAND (TYP.)
6' CROSSWALK (TYP.)
HEAVY DUTY ASPHALT
ACCESSIBLE RAMP (TYP.)
TEMPORARY BARRICADE (SEE DETAIL)
5'-50' BUILD-TO
SAWCUT AND REPLACE PAVEMENT PER CITY STANDARDS FOR UTILITY INSTALLATION
10' PARKING SETBACK
5' BUILDING SETBACK
10' CONCRETE SIDEWALK
EDGE OF NEW PAVEMENT (TYP.)
EXISTING CONCRETE SIDEWALK
EXISTING RIGHT-OF-WAY
EXISTING CONCRETE SIDEWALK

15'X20' TRANSIT EASEMENT
10' PARKING SETBACK
5' PARKING SETBACK
5'-50' BUILD-TO
SAWCUT AND REPLACE PAVEMENT PER CITY STANDARDS FOR UTILITY INSTALLATION
STOP SIGN & STOP BAR (TYP.)
LOT 5
(TRACT A)
+/-19,079 SF
+/-0.44 AC.
24" STANDARD CURB AND GUTTER (TYP.)
OPAQUE SCREEN FENCE (MIN 6.5' HEIGHT)
6' BUILDING SETBACK
3' PARKING SETBACK
CAST IN PLACE RETAINING WALL FOUNDATION TO REMAIN OUTSIDE OF R/W (DESIGN BY OTHERS)
STREET LIGHT (TYP.)
RIGHT-OF-WAY
PEDESTRIAN ACCESS EASEMENT BETWEEN PL AND RETAINING WALL
CONCRETE SIDEWALK CONNECTION STUB WITH GATE TO LOT 18 PER MP-01-20
OPAQUE SCREEN FENCE (MIN 6.5' HEIGHT)
CAST IN PLACE RETAINING WALL FOUNDATION TO REMAIN OUTSIDE OF R/W (DESIGN BY OTHERS)
ACCESSIBLE RAMP (TYP.)
TREE GRATE (TYP.)
TEMPORARY BARRICADE (SEE DETAIL)
HEAVY DUTY ASPHALT
6' CROSSWALK (TYP.)
RIGHT-OF-WAY
4' CONCRETE SIDEWALK ALONG BOTTOM OF WALL, TO REMAIN ON PROPERTY
PEDESTRIAN ACCESS EASEMENT BETWEEN PL AND RETAINING WALL
STAIRS WITH HANDRAILS, WALLS AND FOUNDATIONS TO REMAIN ON PROPERTY
6' CONCRETE SIDEWALK
6' BUILDING SETBACK
3' PARKING SETBACK
SLOPE AND TEMPORARY CONSTRUCTION EASEMENT
STREET "B"
(65' PUBLIC R/W)
TEMPORARY BARRICADE (SEE DETAIL)
SLOPE AND TEMPORARY CONSTRUCTION EASEMENT

STREET 'A'
(48' PUBLIC R/W)

LOT 1
(TRACT E)
+/-49,204 SF
+/-1.13 AC.
31' CROSS ACCESS EASEMENT
6' BUILDING SETBACK
3' PARKING SETBACK
S73° 46' 53"W 298.94'
EXISTING PROPERTY LINE
NEW PROPERTY LINE
VARIABLE WIDTH STORM DRAINAGE ACCESS EASEMENT
20' WIDE AVERAGE TYPE B1 TRANSITIONAL PROTECTIVE YARD

OLDE TOWNE VILLAGE TOWNHOMES HOMEOWNERS ASSOCIATION INC
DB 009370 – PG 01726
PIN: 1714192655
821 COTTON EXCHANGE COURT
ZONING: RA
USE: OPEN SPACE

EXISTING COTTON EXCHANGE COURT
(PRIVATE R/W)

EXISTING TOWNHOMES

LOT 2
(TRACT D)
+/-129,388 SF
+/-2.97 AC.

CASWELL CARTER MILLS STREET LLC
DB 017646 – PG 02682
PIN: 1714198961
1002 MILLS ST
ZONING: R-10
USE: APARTMENTS

[redacted]

MATCH LINE - SEE SHEET C2.01

GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

ADJACENT PROPERTY OWNER TABLE

	OWNER	PIN	ZONING
1	MILLER, DANIEL E	1714192518	RX-3
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5	MORGAN, JON DURHAM & MORGAN, KELLY S	1714192690	RX-3
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7	CHAMPION, JASON M	1714194603	RX-3
8	WEST, TRENTON ALLEN	1714193695	RX-3
9	ANTHONY, SANDRA C	1714193697	RX-3
10	MORTON, ALISON E	1714193689	RX-3
11	OVERTON, LINDSAY C & OVERTON, ALISON S	1714193781	RX-3
12	PARKS, JOHN KEITH & SAVAGE, CYNTHIA A	1715101094	R-10
13	FINLEY, EDWARD S JR	1715102044	R-10
14	THOMAS, CARRIE D	1715103004	R-10
15	WALKER, TIMOTHY TODD	1715103064	R-10
16	WALKER, ASHLEY PAUL	1715104034	R-10
17	CHANNEL MARKER PROPERTIES INC	1714194985	R-10
18	MANN, ELIZABETH C	1714195944	R-10
19	WALTON, KATHLEEN L TRUSTEE	1714196904	R-10
20	CREECH, WANDA M & CREECH, TERRY PARKS	1714196963	R-10

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EAST END MARKET PHASE 1 & 2

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2001 PROGRESS COURT
RALEIGH, NC, 27608

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SHEET

SUBDIVISION PLAN AREA "B"

C2.02

EME ENTERPRISES
DB 018568 – PG 00685
PIN: 1714098986
2039 WAKE FOREST RD
ZONING: R–10
USE: DETACHED SINGLE–FAMILY

HOUSE, JOEY D
DB 004864 – PG 00355
PIN: 1714099901
2035 WAKE FOREST RD
ZONING: R–10
USE: DETACHED SINGLE–FAMILY

L&N CAO LLC
DB 014250 – PG 01436
PIN: 1714099825
2031 WAKE FOREST RD
ZONING: R–10
USE: DETACHED SINGLE–FAMILY

FALTER, MICHELLE MARIE
DB 017217 – PG 02199
PIN: 1714099749
2027 WAKE FOREST RD
ZONING: R–10
USE: DETACHED SINGLE–FAMILY

HERREMA, KATIE MARIE
DB 017295 – PG 00690
PIN: 1714099754
2023 WAKE FOREST RD
ZONING: R–10
USE: DETACHED SINGLE–FAMILY

OWENS, ASHLEY C
DB 017488 – PG 02418
PIN: 1714099668
2019 WAKE FOREST RD
ZONING: R–10
USE: DETACHED SINGLE–FAMILY

SAGE, LEA ELLEN
DB 003284 – PG 00612
PIN: 1714099529
2017 WAKE FOREST RD
ZONING: R–10
USE: DETACHED SINGLE–FAMILY

HORTON, MATTHEW EDWARD
DB 008598 – PG 02235
PIN: 1714190521
2015 WAKE FOREST RD
ZONING: R–10
USE: DETACHED SINGLE–FAMILY

STRUGATZ, ELIZABETH LYNN
DB 009708 – PG 02475
PIN: 1714190435
2013 WAKE FOREST RD
ZONING: R–10
USE: DETACHED SINGLE–FAMILY

BOSMAN, ANNE C
DB 015864 – PG 02764
PIN: 1714190349
2011 WAKE FOREST RD
ZONING: R–10
USE: DETACHED SINGLE–FAMILY

MAX, STEVEN R DELA & PENA, MARIJEAN L
DB 017774 – PG 01610
PIN: 1714190353
2009 WAKE FOREST RD
ZONING: R–10
USE: DETACHED SINGLE–FAMILY

JEDU & COMPANY, LLC
DB 018479 – PG 00741
PIN: 1714190278
2007 WAKE FOREST RD
ZONING: CX–3–PL
USE: RESIDENTIAL/BUSINESS

FLOWER CLOUD LLC
DB 018610 – PG 02027
PIN: 1714190283
2005 WAKE FOREST ROAD
ZONING: CX–3–PL
USE: WAREHOUSE

ZENNIA PROPERTIES LLC
DB 012029 – PG 00771
PIN: 1714191118
2003 WAKE FOREST RD
ZONING: CX–3–PL
USE: STORE

ROBB, NATHANIEL HEYWARD JR
& POLHILL, ALEXANDRA WENTWORTH ROBB
DB 004642 – PG 00107
PIN: 1714191152
2001 WAKE FOREST RD
ZONING: CX–3–PL
USE: AUTO GARAGE

CARLTON, SARAH G
DB 016171 – PG 02062
PIN: 1715100062
2042 WAKE FOREST RD
ZONING: R–10
USE: DETACHED SINGLE–FAMILY

EXISTING WAKE FOREST ROAD
AVENUE 4–LANE DIVIDED
(VARIABLE WIDTH PUBLIC R/W)
NCDOT SR2000

EXISTING MILLS STREET
(VARIABLE WIDTH PUBLIC R/W)

15'X20' TRANSIT EASEMENT

LOT 1 (TRACT A)
+/–19,079 SF
+/–0.44 AC.

LOT 1 (TRACT E)
+/–49,204 SF
+/–1.13 AC.

LOT 2 (TRACT D)
+/–129,388 SF
+/–2.97 AC.

LOT 3 (TRACT C)
+/–62,637 SF
+/–1.44 AC.

LOT 4 (TRACT A)
+/–124,379 SF
+/–2.86 AC.

EXISTING RIGHT–OF–WAY
RIGHT–OF–WAY
5'–50' BUILD–TO
5' BUILDING SETBACK
10' PARKING SETBACK
31' CROSS ACCESS EASEMENT
6' BUILDING SETBACK
3' PARKING SETBACK
EXISTING PROPERTY LINE
NEW PROPERTY LINE
CAST IN PLACE RETAINING WALL FOUNDATION TO REMAIN OUTSIDE OF R/W (DESIGN BY OTHERS)

STREET 'A'
(48' PUBLIC R/W)

OLDE TOWNE VILLAGE TOWNHOMES HOMEOWNERS ASSOCIATION INC
DB 009370 – PG 01726
PIN: 1714192655
821 COTTON EXCHANGE COURT
ZONING: RA
USE: OPEN SPACE

EXISTING COTTON EXCHANGE COURT
(PRIVATE R/W)

EXISTING TOWNHOMES
VARIABLE WIDTH STORM DRAINAGE ACCESS EASEMENT
20' WIDE AVERAGE TYPE B1 TRANSITIONAL PROTECTIVE YARD
3' PARKING SETBACK
6' BUILDING SETBACK
VARIABLE WIDTH BUILDING SETBACK

CASWELL CARTER MILLS STREET LLC
DB 017646 – PG 02682
PIN: 1714198961
1002 MILLS ST
ZONING: R–10
USE: APARTMENTS

SLOPE AND TEMPORARY CONSTRUCTION EASEMENT
EX. DUMPSTER ENCLOSURE
PHASE 1 FENCE
PHASE 2 FENCE

STREET 'B'
(65' PUBLIC R/W)

ACC
VAN
PARKING LOT IMPROVEMENTS UNDER REVIEW WITH SPR–0001–2020
EXISTING BUILDING

STREET 'C'
(VARIABLE WIDTH PUBLIC R/W)

STREET 'D'
(61' PUBLIC R/W)

ACS509 LLC
DB 017630 – PG 1575
PIN: 1714193211
2000 WAKE FOREST RD
ZONING: CX–3–PL
USE: AUTO GARAGE

20' BUILDING SETBACK
10' BUILDING SETBACK
5' PARKING SETBACK
VAR. WIDTH SIDEWALK EASEMENT

EXISTING EAST WHITAKER MILL ROAD
AVENUE 2–LANE DIVIDED
(VARIABLE WIDTH PUBLIC R/W)

RAILROAD CENTERLINE
EXISTING PROPERTY LINE

SAMPSON BLADEN OIL CO INC
DB 013305 – PG 02467
PIN: 1714193080
1942 WAKE FOREST RD
ZONING: R–10
USE: CONVENIENCE STORE

WHITAKERMILL1020 LLC
DB 017197 – PG 00244
PIN: 1714196018
1020 E WHITAKER MILL RD
ZONING: IX–3–PL
USE: WAREHOUSE

SITE LEGEND

- SIGNAGE
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- ACCESSIBLE PARKING STALL
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- PARKING SPACE COUNT
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
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GRAPHIC SCALE
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1 inch = 50 ft.

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REGENT PARTNERS

EAST END MARKET PHASE 1 & 2

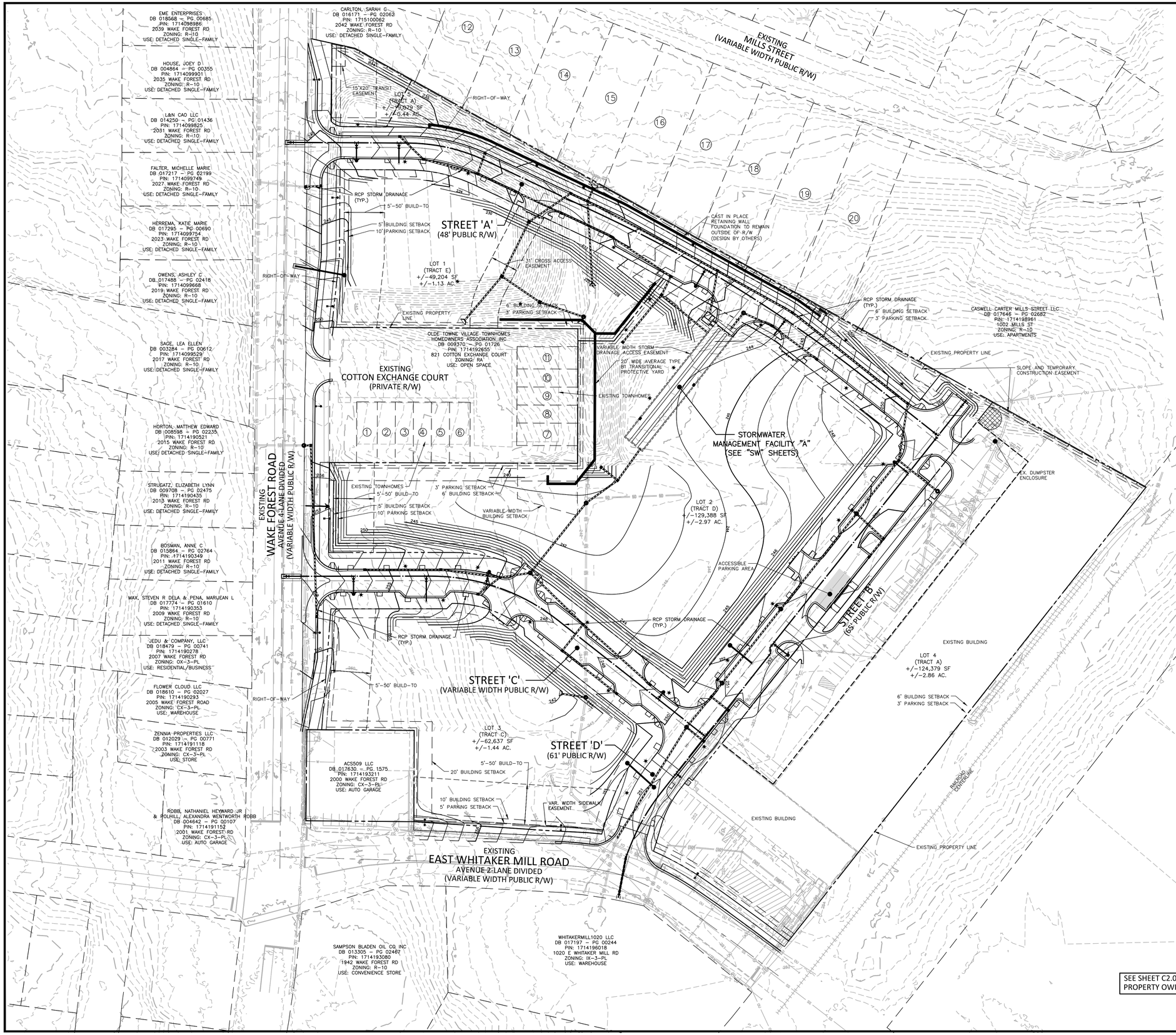
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SHEET

PHASING PLAN

C2.03



GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF–DRAIN
- JUNCTION BOX
- DRAINAGE FLOW ARROW
- LINE BREAK SYMBOL
- 250.50 / 250.00 — TOP & BOTTOM CURB ELEVATIONS
- TW=223.00 / BW=213.00 — TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
- + 250.60 — SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
- RD RD RD — ROOF DRAIN, 8" ADS NON–PERFORATED TUBING OR EQUAL 1.0% MIN. SLOPE 3' MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS
- TP TP TP — TREE PROTECTION FENCE
- LD LD — LIMITS OF DISTURBANCE
- WOODED AREA
- 250 — MAJOR CONTOUR
- 252 — MINOR CONTOUR
- 250 — EXISTING MAJOR CONTOUR
- 252 — EXISTING MINOR CONTOUR
- EASEMENT LINE
- ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)

SEE SHEET C2.00 FOR ALL PROPERTY OWNER INFORMATION.

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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CLIENT

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3340 PEACHTREE ROAD, SUITE 1400
ATLANTA, GEORGIA 30326
CONTACT: ANDREW ALLMAN
PHONE: 404.995.1583

EAST END MARKET PHASE 1 & 2

PRELIMINARY SUBDIVISION PLAN
2001 PROGRESS COURT
RALEIGH, NC, 27608

PROJECT NO.	202111393
FILENAME	202111393-G1
CHECKED BY	JB
DRAWN BY	JNJ
SCALE	1"=50'
DATE	11. 04. 2021

SHEET

OVERALL GRADING PLAN

C3.00

MATCH LINE - SEE SHEET C3.02

EXISTING WAKE FOREST ROAD AVENUE 4-LANE DIVIDED (VARIABLE WIDTH PUBLIC R/W)

EXISTING EAST WHITAKER MILL ROAD AVENUE 2-LANE DIVIDED (VARIABLE WIDTH PUBLIC R/W)

OLDE TOWNE VILLAGE TOWNHOMES HOMEOWNERS ASSOCIATION INC. DB 009370 - PG 01726 PIN: 1714192655 821 COTTON EXCHANGE COURT ZONING: RA USE: OPEN SPACE

STREET 'A' (48' PUBLIC R/W)

STREET 'B' (65' PUBLIC R/W)

STREET 'C' (VARIABLE WIDTH PUBLIC R/W)

STREET 'D' (61' PUBLIC R/W)

STORMWATER MANAGEMENT FACILITY 'A' (SEE "SW" SHEETS)

LOT 2 (TRACT D) +/-129,388 SF +/-2.97 AC.

LOT 3 (TRACT C) +/-62,637 SF +/-1.44 AC.

LOT 4 (TRACT A) +/-124,379 SF +/-2.86 AC.

SAMPSON BLADEN OIL CO INC DB 013305 - PG 02467 PIN: 1714193080 1942 WAKE FOREST RD ZONING: R-10

WHITAKERMILL1020 LLC DB 017197 - PG 00244 PIN: 1714196018 1020 E WHITAKER MILL RD ZONING: IX-3-PL

GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF-DRAIN
- JUNCTION BOX
- DRAINAGE FLOW ARROW
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- 250 — MAJOR CONTOUR
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- 250 — EXISTING MAJOR CONTOUR
- 252 — EXISTING MINOR CONTOUR
- EASEMENT LINE
- ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)

GRAPHIC SCALE 0 15 30 60 — 1 inch = 30 ft.

SEE SHEET C3.02 FOR ALL STORM DRAINAGE TABLES.

LIMITS OF DISTURBANCE = 6.90 AC.

SEE SHEET C2.00 FOR ALL PROPERTY OWNER INFORMATION.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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EAST END MARKET PHASE 1 & 2

PRELIMINARY SUBDIVISION PLAN
2001 PROGRESS COURT
RALEIGH, NC, 27608

PROJECT NO.	202111393
FILENAME	202111393-G1
CHECKED BY	JB
DRAWN BY	JNJ
SCALE	1"=30'
DATE	11. 04. 2021

SHEET

GRADING PLAN AREA "A"

C3.01

STORM DRAINAGE TABLES

CB-101
T/C=234.36
INV IN=224.50 (CB-102)
INV IN=222.80 (CB-108)
INV OUT=222.70

CB-102
T/C=234.28
INV IN=224.80 (DI-103)
INV OUT=224.70

CB-108
T/C=239.48
INV IN=229.80 (SCM A)
INV IN=228.10 (CB-109)
INV OUT=228.00

CB-109
T/C=245.47
INV IN=230.20 (CB-110)
INV OUT=230.10

CB-200
T/C=240.50
INV IN=235.50 (CB-201)
INV IN=229.40 (CB-202)
INV OUT=229.30

CB-202
T/C=237.33
INV IN=229.70 (CB-203)
INV OUT=229.60

CB-203
T/C=234.91
INV IN=230.30 (CB-204)
INV OUT=230.20

CB-204
T/C=234.28
INV IN=230.80 (CB-205)
INV OUT=230.70

CB-205
T/C=234.75
INV IN=231.30 (CB-206)
INV OUT=231.20

CB-206
T/C=235.86
INV IN=231.70 (CB-207)
INV IN=231.70 (CB-208)
INV OUT=231.60

CB-207
T/C=235.92
INV OUT=231.90

CB-208
T/C=237.78
INV IN=232.90 (CB-209)
INV OUT=232.80

EW-100
INV=222.50

CB-209
T/C=238.56
INV OUT=233.60

CB-501
T/C=243.49
INV IN=238.50 (CB-502)
INV OUT=238.40

CB-502
T/C=246.62
INV OUT=241.60

DI-103
T/C=234.65
INV IN=225.30 (DI-104)
INV OUT=225.20

DI-104
T/C=237.65
INV IN=232.60 (HW-104A)
INV IN=225.90 (DI-105)
INV OUT=225.80

JB-500
RIM=241.45
INV IN=236.40 (CB-501)
INV OUT=236.30

CB-110
T/C=251.12
INV IN=233.60 (CB-111)
INV OUT=233.50

CB-111
T/C=251.27
INV IN=242.30 (JB-112)
INV IN=235.00 (JB-113)
INV OUT=234.90

CB-114
T/C=250.21
INV OUT=244.50

CB-115
T/C=251.06
INV IN=244.40 (CB-116)
INV OUT=244.30

CB-116
T/C=249.63
INV OUT=244.60

CB-118
T/C=251.37
INV OUT=246.20

CB-120
T/C=251.21
INV OUT=246.00

CB-121
T/C=251.02
INV IN=245.10 (CB-122)
INV IN=239.70 (JB-123)
INV OUT=239.60

CB-122
T/C=251.02
INV OUT=245.30

CB-124
T/C=250.68
INV OUT=244.90

CB-300
T/C=245.90
INV IN=240.70 (CB-301)
INV IN=239.10 (JB-302)
INV OUT=239.00

CB-301
T/C=245.90
INV OUT=240.90

CB-304
T/C=247.88
INV IN=242.80 (CB-305)
INV IN=241.80 (CB-306)
INV OUT=241.70

CB-305
T/C=249.26
INV OUT=244.20

CB-306
T/C=247.88
INV IN=242.90 (CB-307)
INV OUT=242.65

CB-307
T/C=248.70
INV OUT=243.70

CB-308
T/C=249.90
INV IN=245.30 (CB-309)
INV IN=244.90 (CB-310)
INV OUT=244.80

CB-309
T/C=250.63
INV OUT=245.60

CB-310
T/C=252.67
INV IN=247.70 (CB-311)
INV OUT=247.60

CB-311
T/C=256.51
INV OUT=251.50

CB-401
T/C=254.25
INV IN=250.70 (CB-402)
INV OUT=250.64

CB-402
T/C=254.62
INV IN=250.90 (CB-403)
INV OUT=250.80

CB-403
T/C=259.00
INV OUT=254.00

EX. JB-125
RIM=250.57
INV IN=242.18 (EX. JB-126)
INV OUT=241.70

EX. JB-126
RIM=250.43
INV OUT=242.38

JB-112
RIM=251.40
INV OUT=243.00

JB-113
RIM=249.90
INV IN=244.40 (CB-114)
INV IN=244.00 (CB-115)
INV IN=236.30 (JB-117)
INV OUT=236.20

JB-117
RIM=251.06
INV IN=246.10 (CB-118)
INV IN=238.00 (JB-119)
INV OUT=237.90

JB-119
RIM=250.90
INV IN=245.90 (CB-120)
INV IN=239.30 (CB-121)
INV OUT=239.20

JB-123
RIM=250.23
INV IN=244.70 (CB-124)
INV IN=240.30 (EX. JB-125)
INV OUT=240.20

JB-302
RIM=246.49
INV IN=239.90 (JB-303)
INV OUT=239.80

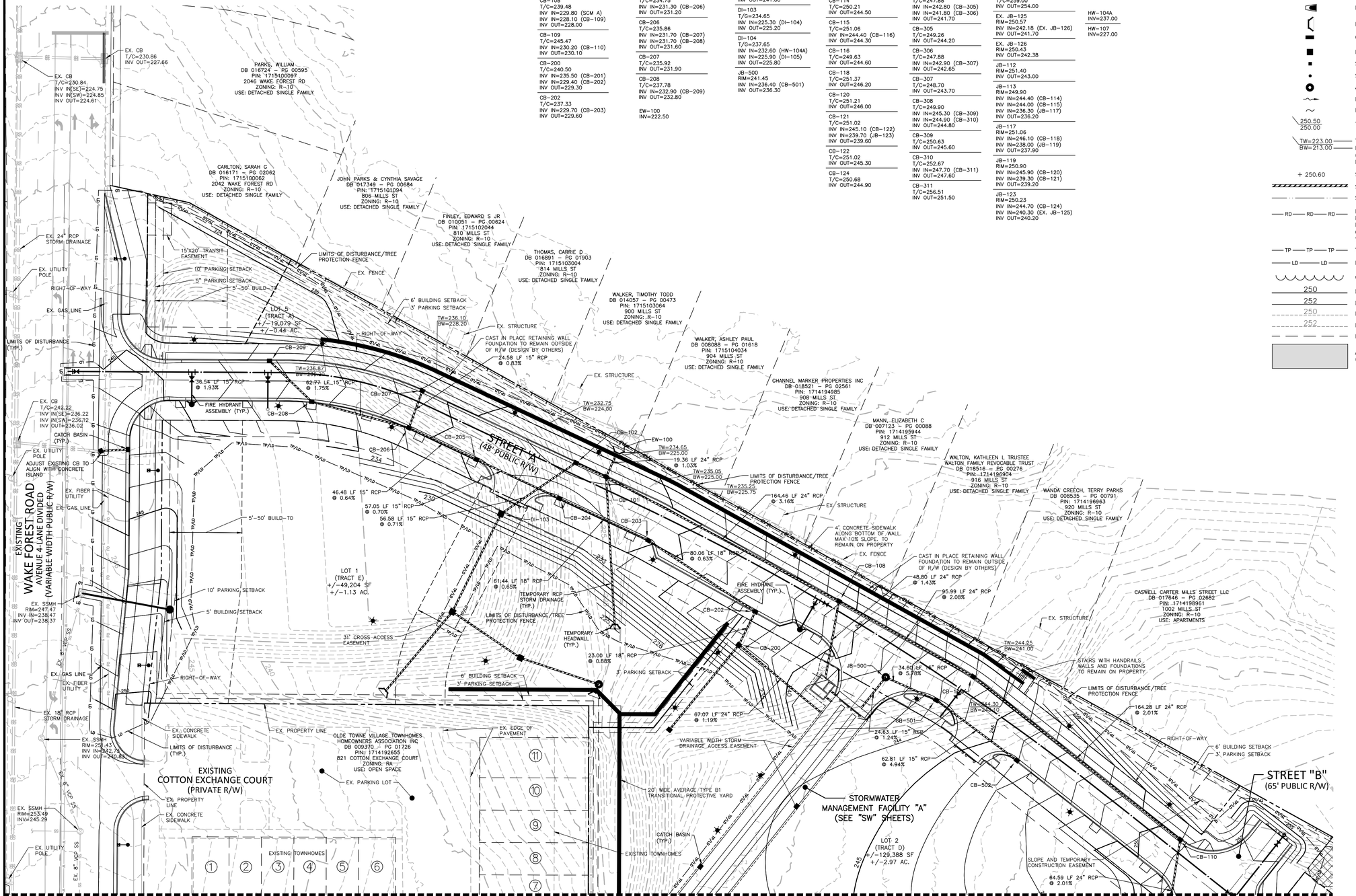
JB-303
RIM=248.39
INV IN=241.00 (CB-304)
INV IN=243.40 (CB-308)
INV OUT=240.90

HW-104A
INV=237.00

HW-107
INV=227.00

GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
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- STORM SERVICE ROOF-DRAIN
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- ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)



MATCH LINE - SEE SHEET C3.01

SEE SHEET C2.00 FOR ALL PROPERTY OWNER INFORMATION.

GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

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REGENT PARTNERS

EAST END MARKET
PHASE 1 & 2
PRELIMINARY SUBDIVISION PLAN
2001 PROGRESS COURT
RALEIGH, NC, 27608

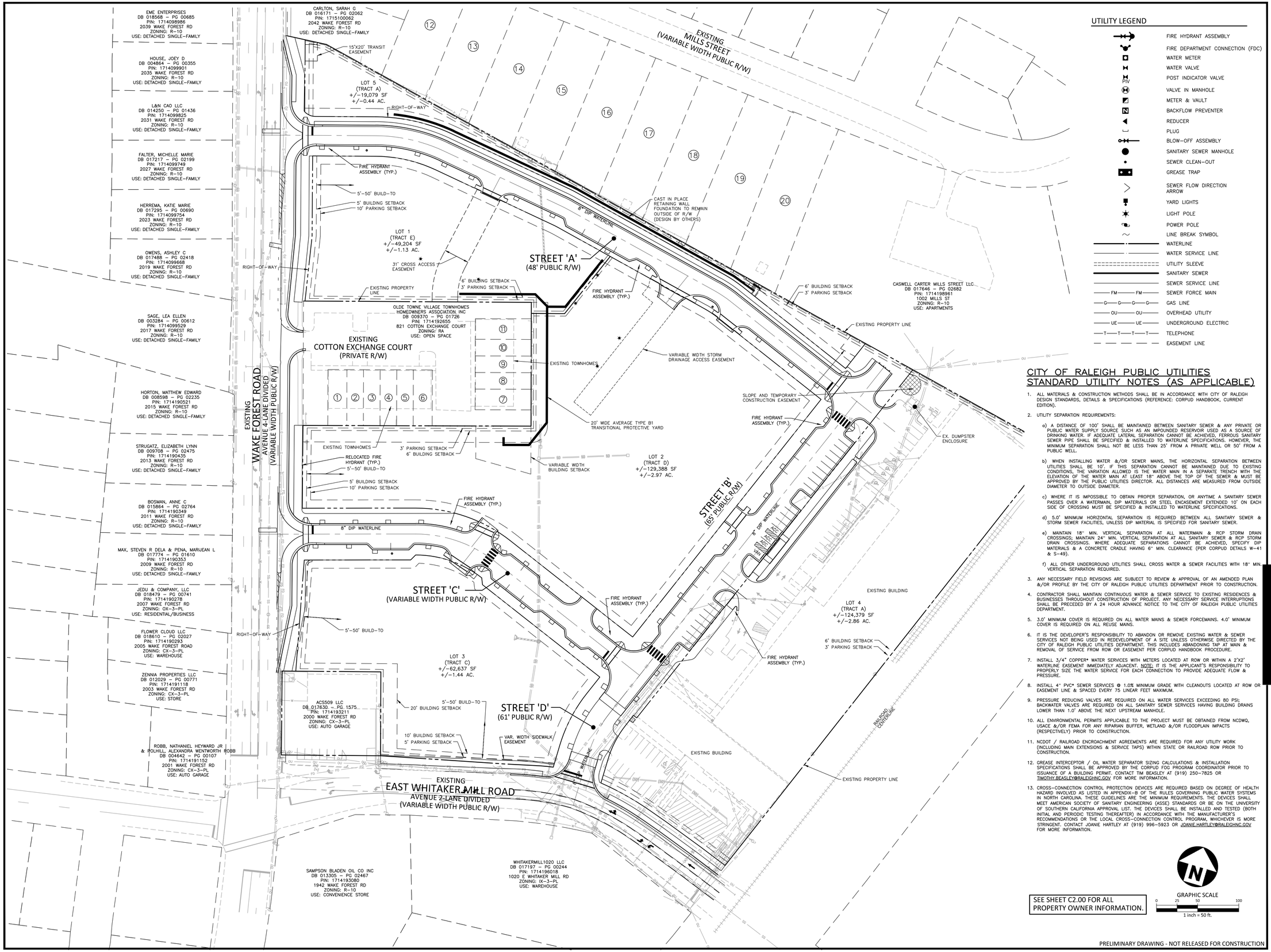
PROJECT NO.	202111393
FILENAME	202111393-G1
CHECKED BY	JB
DRAWN BY	JNJ
SCALE	1"=30'
DATE	11. 04. 2021

SHEET

GRADING PLAN AREA "B"

C3.02

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW–OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN–OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE

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

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:
   a) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
   b) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
   c) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
   d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
   e) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W–41 & S–49).
   f) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
7. INSTALL 3/4" COPPER* WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
8. INSTALL 4" PVC* SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 250–7825 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
13. CROSS–CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX–B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS–CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996–5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

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EAST END MARKET PHASE 1 & 2

PRELIMINARY SUBDIVISION PLAN
2001 PROGRESS COURT
RALEIGH, NC, 27608

PROJECT NO.	202111393
FILENAME	202111393-U1
CHECKED BY	JB
DRAWN BY	JNJ
SCALE	1"=50'
DATE	11. 04. 2021

SHEET

OVERALL UTILITY PLAN

C4.00

MATCH LINE - SEE SHEET C4.02

OLDE TOWNE VILLAGE TOWNHOMES HOMEOWNERS ASSOCIATION INC
DB 009370 – PG 01726
PIN: 1714192655
821 COTTON EXCHANGE COURT
ZONING: RA
USE: OPEN SPACE

EXISTING WAKE FOREST ROAD
AVENUE 4-LANE DIVIDED
(VARIABLE WIDTH PUBLIC R/W)

EXISTING EAST WHITAKER MILL ROAD
AVENUE 2-LANE DIVIDED
(VARIABLE WIDTH PUBLIC R/W)

STREET 'A'
(48' PUBLIC R/W)

STREET 'B'
(65' PUBLIC R/W)

STREET 'C'
(VARIABLE WIDTH PUBLIC R/W)

STREET 'D'
(61' PUBLIC R/W)

STORMWATER MANAGEMENT FACILITY "A"
(SEE "SW" SHEETS)

LOT 2
(TRACT D)
+/–129,388 SF
+/–2.97 AC.

LOT 3
(TRACT C)
+/–62,637 SF
+/–1.44 AC.

LOT 4
(TRACT A)
+/–124,379 SF
+/–2.86 AC.

SAMPSON BLADEN OIL CO INC
DB 013305 – PG 02467
PIN: 1714193080
1942 WAKE FOREST RD
ZONING: R–10

WHITAKERMILL1020 LLC
DB 017197 – PG 00244
PIN: 1714196018
1020 E WHITAKER MILL RD
ZONING: IX–3–PL

APPROXIMATELY 40 LF STEEL 16" CASING PIPE (0.25" WALL THICKNESS) W/ 8" DUCTILE IRON CARRIER PIPE INSTALLED BY BORE & JACK

SEE SHEET C2.00 FOR ALL PROPERTY OWNER INFORMATION.

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW–OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN–OUT
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- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE

GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

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EAST END MARKET PHASE 1 & 2

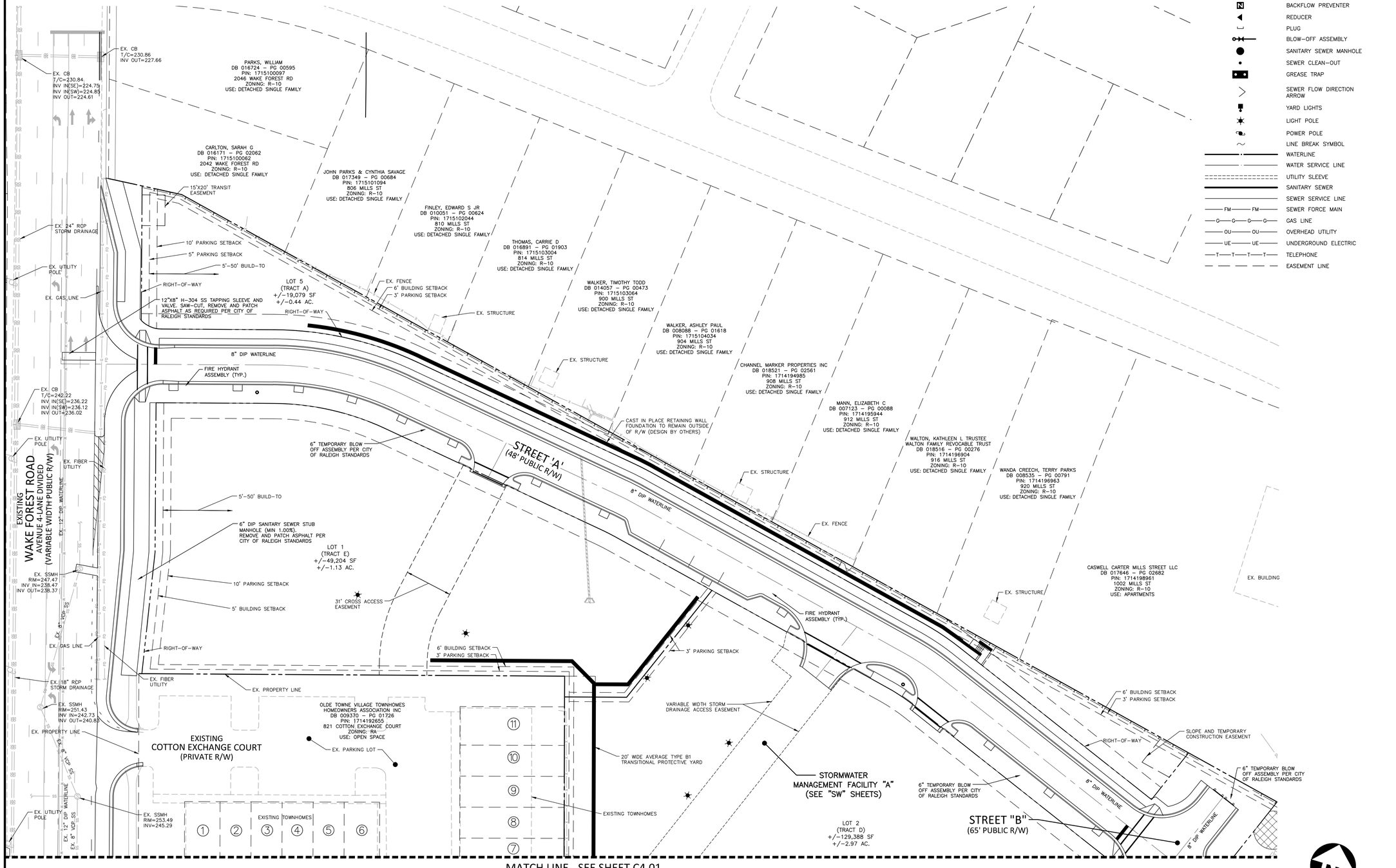
PRELIMINARY SUBDIVISION PLAN
2001 PROGRESS COURT
RALEIGH, NC, 27608

PROJECT NO.	202111393
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DRAWN BY	JNJ
SCALE	1"=30'
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SHEET

UTILITY PLAN
AREA "A"

C4.01



MATCH LINE - SEE SHEET C4.01

SEE SHEET C2.00 FOR ALL PROPERTY OWNER INFORMATION.

GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE (PIV)
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- FM FM — SEWER FORCE MAIN
- G G G G — GAS LINE
- OU OU — OVERHEAD UTILITY
- UE UE — UNDERGROUND ELECTRIC
- T T T T — TELEPHONE
- EASEMENT LINE

McADAMS
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license number: C-0293, C-187
www.mcadamsco.com

CLIENT

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ATLANTA, GEORGIA 30326
CONTACT: ANDREW ALLMAN
PHONE: 404.995.1583

EAST END MARKET PHASE 1 & 2

PRELIMINARY SUBDIVISION PLAN
2001 PROGRESS COURT
RALEIGH, NC, 27608

PROJECT NO.	202111393
FILENAME	202111393-U1
CHECKED BY	JB
DRAWN BY	JNJ
SCALE	1"=30'
DATE	11. 04. 2021

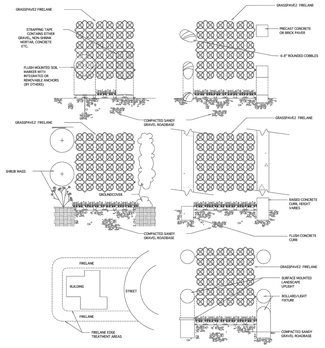
SHEET

UTILITY PLAN AREA "B"

C4.02

GRASSPAVE2 Firelane Detail

Use this detail for delineating a Grasspave2 firelane



NOTE:
THIS DETAIL IS SCHEMATIC IN NATURE. DESIGNER SHALL SPECIFY SPACING AND DESIGN OF EDGE TREATMENTS. SPACING WILL VARY WITH TURF TYPE, SLOPE, FIRE DEPARTMENT REQUIREMENTS, ETC.

NOT TO SCALE

1
1OF1

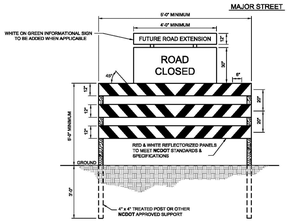
GRASSPAVE²
PERMEABLE PAVEMENT REINFORCEMENT

Invisible Structures, Inc.
GP2Firelane11.dwg

INVISIBLE STRUCTURES

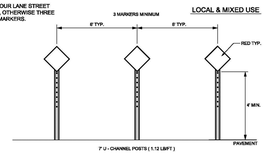
303-233-8383
www.invisiblestructures.com
v4.1

MAJOR STREET



FOR USE AT FOUR LANE STREET AND 3- 40 MPH, OTHERWISE THREE RED OBJECT MARKERS.

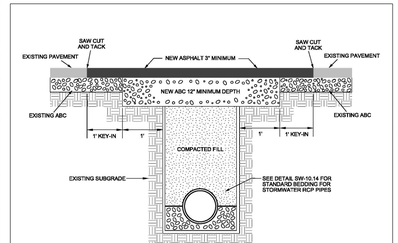
LOCAL & MIXED USE



NOTES:
1. BARRICADE(S) TO BE ERECTED ACROSS ENTIRE ROADWAY INCLUDING CURB & GUTTER.
2. ADVANCE WARNING SIGN W14-1 (DEAD END) SHALL BE PLACED JUST AFTER LAST INTERSECTING STREET.
3. MARKINGS FOR BARRICADE RAILS SHALL BE REFLECTIVE AND ALTERNATE RED & WHITE STRIPS.
4. "ROAD CLOSED" SIGN SHALL MEET SPECIFICATIONS OF M.U.T.C.D. R11-2 AND BE REQUIRED AT OF EACH BARRICADE USED.
5. CALL 811 FOR UNDERGROUND UTILITY LOCATE PRIOR TO INSTALLATION.

CITY OF RALEIGH
STANDARD DETAIL

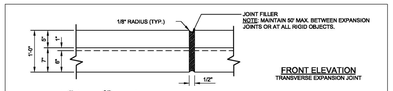
REVISIONS	DATE: 8/2020	NOT TO SCALE
	TEMPORARY BARRICADE FOR DEAD END ROADS	
	T-10.28	



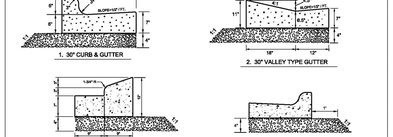
NOTES:
1. THE PAVEMENT EDGE SHALL BE DEFINED BY A STRAIGHT EDGE FORMED BY A MACHINED SAW CUT.
2. THE TRENCH SUBGRADE MATERIAL SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO A DENSITY OF AT LEAST 95% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY NCDOT.
3. THE FINAL 1' OF FILL SHALL CONSIST OF ABC MATERIAL COMPACTED TO A DENSITY EQUAL TO 100% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-90 AS MODIFIED BY NCDOT. BITUMINOUS BASE OR BINDER MAY BE SUBSTITUTED IF APPROVED BY TRANSPORTATION DIRECTOR OR DESIGNEE.
4. THE ENTIRE THICKNESS/VERTICAL EDGE OF THE CUT SHALL BE TACKED.
5. THE SAME DEPTH OF PAVEMENT MATERIAL WHICH EXISTS SHALL BE REINSTALLED, BUT IN NO CASE SHALL THE ASPHALT BE LESS THAN 3" THICK.
6. THE ASPHALT PAVEMENT MATERIAL SHALL BE INSTALLED AND COMPACTED THOROUGHLY AND ROLLED WITH A SMOOTH DRUM ROLLER TO ACHIEVE A SMOOTH, LEVEL PATCH.

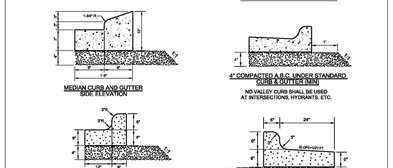
CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2020	NOT TO SCALE
	ASPHALT PAVEMENT PATCH AND RCP PIPE BACKFILL	
	T-10.05	



FRONT ELEVATION
TRANSVERSE EXPANSION JOINT





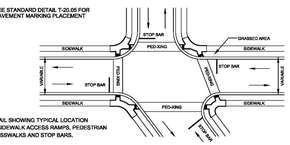
NOTES:
1. 1/2" MAXIMUM BETWEEN DUMMY JOINTS. 1/8" MAXIMUM BETWEEN DUMMY JOINTS ON MACHINE POURS.
2. 1/2" EXPANSION JOINT EVERY 50'.
3. 3000 PSI CONCRETE MINIMUM, 4" SLUMP MAXIMUM.
4. LIQUID MEMBRANE CURING COMPOUND SHALL MEET THE REQUIREMENTS OF SECTION 1026-2 OF NCDOT STANDARDS & SPECIFICATIONS FOR ROADS AND STRUCTURES.
5. ALL CONSTRUCTION JOINTS SHALL BE FILLED WITH JOINT FILLER AND SEALER IN ACCORDANCE WITH NCDOT ROADWAY STANDARD DETAIL 846.01 THE JOINT MATERIAL SHALL CONFORM TO SECTION 1028-2 OF NCDOT STANDARD & SPECIFICATIONS FOR ROADS AND STRUCTURES.
6. REFER TO NCDOT DETAIL 846.01 FOR CURB AND GUTTER SUPERELEVATION RATES.

SHEET 1 OF 2

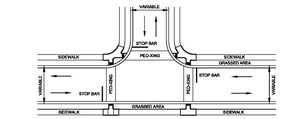
CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2020	NOT TO SCALE
	CURB AND GUTTER	
	T-10.26.1	

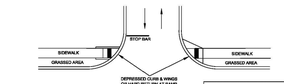
NOTE: SEE STANDARD DETAIL T-20.05 FOR PAVEMENT MARKING PLACEMENT



DETAIL SHOWING TYPICAL LOCATION OF SIDEWALK ACCESS RAMPS, PEDESTRIAN CROSSWALKS AND STOP BARS.



DETAIL SHOWING TYPICAL LOCATION OF SIDEWALK ACCESS RAMPS PEDESTRIAN CROSSWALKS AND STOP BARS FOR TEE INTERSECTION.



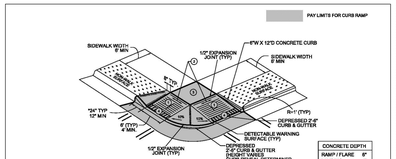
FOR RAMPS AT ASPHALT TO ASPHALT STREET TYPE DRIVEWAYS OR PRIVATE STREET TIE IN.

SHEET 1 OF 8

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2020	NOT TO SCALE
	CURB RAMPS	
	T-20.01.1	

PAY LIMITS FOR CURB RAMP

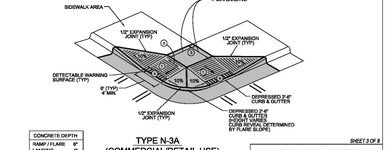


NOTE: * UEC SMALL FLARE ONLY WHEN A CURB WOULD DIRECTLY CONFLICT WITH APPROACHING VEHICLE TURNING MOVEMENTS.

CONCRETE DEPTH	
RAMP / FLARE	6"
LANDING	4"

TYPE N-3

1. 8.33% (12:1) MAX RAMP SLOPE
2. CROSS SLOPE: 2.00%
3. CURB RAMPS REQUIRE A (4'-0") MINIMUM LANDING WITH A MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00% WHERE PEDESTRIANS PERFORM TURNING MANEUVERS. SLOPE TO DRAIN TO CURB.
4. RAMPS AND DOMES SHALL BE INSTALLED THE SAME WIDTH AS THE SIDEWALK.



CONCRETE DEPTH	
RAMP / FLARE	6"
LANDING	4"

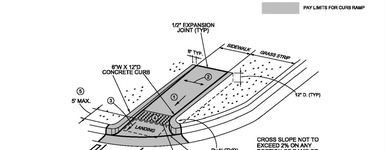
TYPE N-3A
(COMMERCIAL/RETAIL USE)

SHEET 3 OF 8

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2020	NOT TO SCALE
	CURB RAMPS (NEW DEVELOPMENT)	
	T-20.01.3	

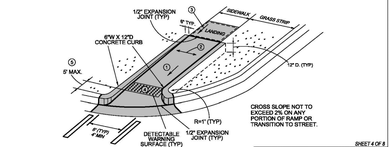
PAY LIMITS FOR CURB RAMP



TYPE N-4

1. SLOPE TO MEET GRADE, 10' MAXIMUM.
2. CROSS SLOPE: 2.00%
3. CURB RAMPS REQUIRE A (4'-0") MINIMUM LANDING WITH A MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00% WHERE PEDESTRIANS PERFORM TURNING MANEUVERS. SLOPE TO DRAIN TO CURB.
4. RAMPS AND DOMES SHALL BE INSTALLED THE SAME WIDTH AS THE SIDEWALK.
5. 8' LENGTH EXCEEDS 6', TRUNCATED DOMES SHALL BE INSTALLED ALONG THE BACK OF THE CURB COVERING THE FULL WIDTH OF THE RAMP.

CONCRETE DEPTH	
RAMP	6"
LANDING	4"



TYPE N-4A

SHEET 4 OF 8

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2020	NOT TO SCALE
	CURB RAMPS (NEW DEVELOPMENT)	
	T-20.01.4	

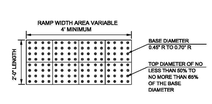
CITY OF RALEIGH
CURB RAMPS
GENERAL NOTES

1. CITY OF RALEIGH STANDARD CURB RAMPS HAVE BEEN DEVELOPED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND PUBLIC RIGHT OF WAY ACCESS GUIDELINES (PROWAG).
2. CURB RAMPS SHALL BE PROVIDED AT LOCATIONS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. SIDEWALK ACCESS RAMPS SHALL BE LOCATED AS INDICATED IN THE DETAIL, HOWEVER, THE LOCATION MAY BE ADJUSTED IN COORDINATION WITH THE CITY OF RALEIGH WHERE EXISTING LIGHT POLES, FIRE HYDRANTS, DROP INLETS, ETC. AFFECT PLACEMENT.
3. DOUBLE WHEELCHAIR RAMPS ARE TO BE INSTALLED AT ALL PUBLIC STREET INTERSECTIONS WHERE SIDEWALK IS REQUIRED.
4. THE WALKING SURFACE SHALL BE SLIP RESISTANT. THE COLOR FOR THE DETECTABLE WARNING AREA SHALL BE YELLOW FOR CONTRAST.
5. NO SLOPE ON THE SIDEWALK ACCESS RAMP SHALL EXCEED 1"/FT (12:1) IN RELATIONSHIP TO THE GRADE OF THE STREET.
6. IN NO CASE SHALL THE WIDTH OF THE SIDEWALK ACCESS RAMP BE LESS THAN 48" ALL RAMPS SHALL BE INSTALLED THE SAME WIDTH AS THE SIDEWALK.
7. USE CLASS A (3000 PSI) CONCRETE WITH A SIDEWALK FINISH IN ORDER TO OBTAIN A ROUGH NONSKID SURFACE.
8. A 1/2" EXPANSION JOINT INSTALLED FULL DEPTH WILL BE REQUIRED WHERE THE CONCRETE SIDEWALK ACCESS RAMP JOINS THE CURB AND ALSO WHERE NEW CONCRETE ABUTS EXISTING CONCRETE.
9. CURB RAMPS SHOULD BE PLACED PARALLEL TO THE DIRECTION OF TRAVEL.

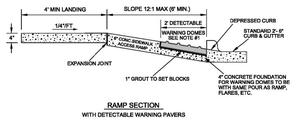
SHEET 5 OF 8

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2020	NOT TO SCALE
	CURB RAMP NOTES	
	T-20.01.8	



DETECTABLE WARNING DOMES CONCRETE PAVER



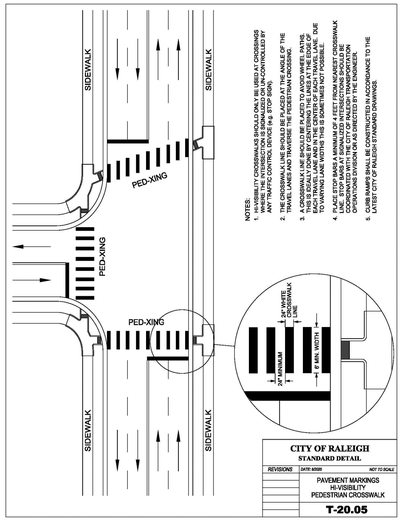
RAMP SECTION
WITH DETECTABLE WARNING PAVERS

NOTES:
1. DETECTABLE WARNING DOMES SHALL COVER 2'-0" LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON DETAIL. SIZE OF PAVER SHALL BE 1' X 1'.
2. THE COLOR FOR THE DETECTABLE WARNING AREA SHALL BE YELLOW FOR CONTRAST.

SHEET 2 OF 4

CITY OF RALEIGH
STANDARD DETAIL

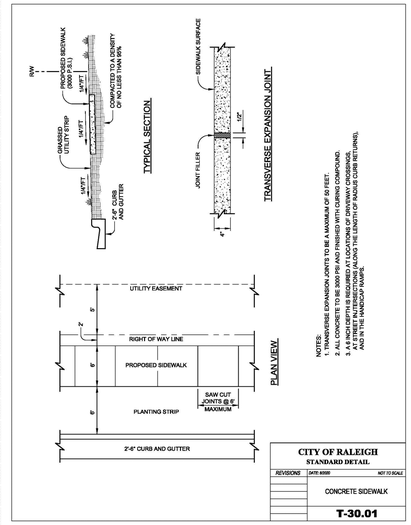
REVISIONS	DATE: 8/2020	NOT TO SCALE
	DETECTABLE WARNING SURFACE PAVERS	
	T-20.04.2	



NOTES:
1. HI-VISIBILITY CROSSWALKS SHOULD ONLY BE USED AT CROSSINGS WHERE PEDESTRIAN MOVEMENTS ARE CONTROLLED BY ANY TRAFFIC CONTROL DEVICE (e.g. STOP SIGN).
2. THE CROSSWALK LINE SHOULD BE PLACED AT THE ANGLE OF THE CROSSING, NOT NECESSARILY PERPENDICULAR TO THE CURB.
3. A CROSSWALK LINE SHOULD BE PLACED TO AVOID WHEEL PATHS. THUS IT SHOULD NOT BE CENTERED IN THE AREA BETWEEN THE BASE OF CURB RAMPS BUT CENTERED ON THE CURB RAMP WITH THE "TO WARNING LINE WIDTHS THIS IS SOMETIMES NOT POSSIBLE.
4. CURB RAMPS SHALL BE PLACED TO PROVIDE A DIRECT ROUTE ACROSS THE SIDEWALK LINE. STOP BARS AT SIGNALIZED INTERSECTIONS SHOULD BE PLACED AS DIRECTED BY THE TRAFFIC ENGINEERING AND TRAFFIC OPERATIONS DIVISION OR AS DIRECTED BY THE ENGINEER.
5. CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE TO THE LATEST CITY OF RALEIGH STANDARD DRAWINGS.

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2020	NOT TO SCALE
	PAVEMENT MARKINGS HI-VISIBILITY PEDESTRIAN CROSSWALK	
	T-20.05	



NOTES:
1. TRANSVERSE EXPANSION JOINTS TO BE A MAXIMUM OF 50 FEET.
2. ALL CONCRETE TO BE 3000 PSI AND FINISHED WITH CURING COMPOUND.
3. A 6 INCH DEPTH IS REQUIRED AT LOCATIONS OF DRIVEWAY CROSSINGS, AND AT INTERSECTIONS WITH A RADIUS LESS THAN 15 FEET (CURB RAMPS), AND IN THE HANDICAP RAMPS.

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2020	NOT TO SCALE
	CONCRETE SIDEWALK	
	T-30.01	

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CLIENT

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PHONE: 404.995.1583

REGENT PARTNERS

EAST END MARKET PHASE 1 & 2

PRELIMINARY SUBDIVISION PLAN
2001 PROGRESS COURT
RALEIGH, NC, 27608

[redacted]

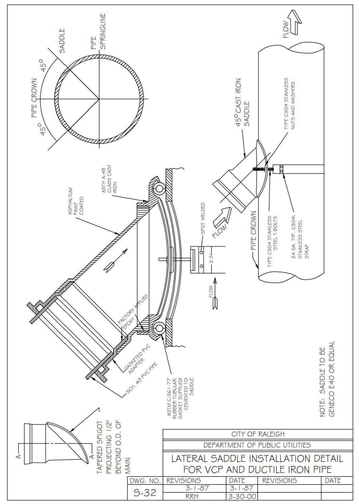
PROJECT NO.	202111393
FILENAME	202111393-D1
CHECKED BY	JB
DRAWN BY	JNJ
SCALE	NTS
DATE	11. 04. 2021

SHEET

SITE DETAILS

C8.00

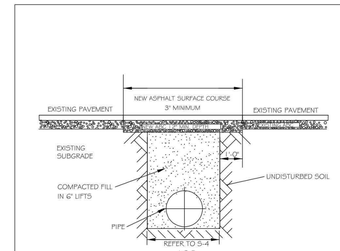
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

LATERAL SADDLE INSTALLATION DETAIL
FOR VCP AND DUCTILE IRON PIPE

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-32	3-1-87	3-1-87		
	RRH	3-30-00		

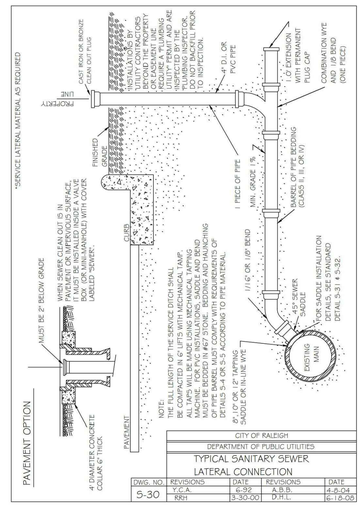


NOTES:
1. IN NCDOT MAINTAINED ROADWAYS ENCROACHMENT PAVEMENT PATCH REQUIREMENTS SHALL TAKE PRECEDENCE.
2. THE PAVEMENT CUT SHALL BE DEFINED BY A STRAIGHT EDGE AND CUT WITH AN APPROPRIATE SAWCUT MACHINE.
3. THE TRENCH SUBGRADE MATERIAL SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO A DENSITY OF AT LEAST 95% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY NCDOT.
4. THE FINAL 1' OF FILL SHALL CONSIST OF ABC MATERIAL COMPACTED TO A DENSITY EQUAL TO 100% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-180 AS MODIFIED BY NCDOT.
5. THE ENTIRE THICKNESS AND VERTICAL EDGE OF CUT SHALL BE TACKED.
6. THE ASPHALT PAVEMENT MATERIAL SHALL BE INSTALLED AND COMPACTED THOROUGHLY WITH A SMOOTH DRUM ROLLER TO ACHIEVE A SMOOTH LEVEL PATCH.
7. REFER TO CITY OF RALEIGH STANDARDS FOR TRENCHES AND PIPE BEDDING (S-4 & S-5) FOR ADDITIONAL DETAILS.
8. NO HAND PATCHING ALLOWED.
9. NO HAND PATCHING ALLOWED.
10. PAVEMENT CUTS WITHIN NCDOT ROW SHALL CONFORM TO THE APPROVED ON SITE ENCROACHMENT PERMIT.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

STANDARD ASPHALT
PAVEMENT PATCH DETAIL

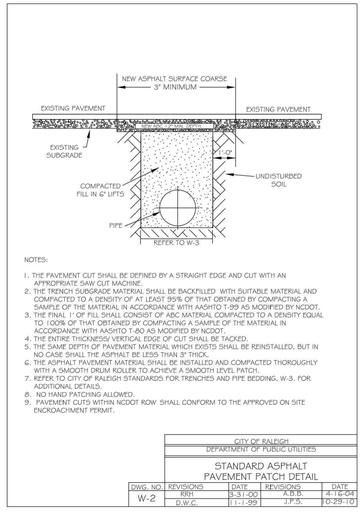
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-3	D.W.C.	1-1-99	A.B.B.	4-19-04
	RRH	3-30-00	J.P.S.	10-8-10



CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

TYPICAL SANITARY SEWER
LATERAL CONNECTION

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-30	Y.C.A.	6-1-92	A.B.B.	4-19-04
	RRH	3-30-00	D.H.L.	6-18-08

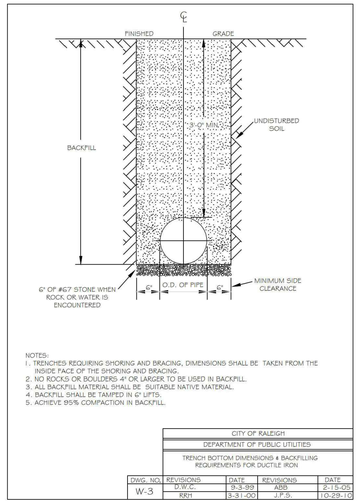


NOTES:
1. THE PAVEMENT CUT SHALL BE DEFINED BY A STRAIGHT EDGE AND CUT WITH AN APPROPRIATE SAW CUT MACHINE.
2. THE TRENCH SUBGRADE MATERIAL SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO A DENSITY OF AT LEAST 95% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY NCDOT.
3. THE FINAL 1' OF FILL SHALL CONSIST OF ABC MATERIAL COMPACTED TO A DENSITY EQUAL TO 100% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-180 AS MODIFIED BY NCDOT.
4. THE ENTIRE THICKNESS VERTICAL EDGE OF CUT SHALL BE TACKED.
5. THE SAME DEPTH OF PAVEMENT MATERIAL WHICH EXISTS SHALL BE REINSTALLED, BUT IN NO CASE SHALL THE ASPHALT BE LESS THAN 3" THICK.
6. THE ASPHALT PAVEMENT MATERIAL SHALL BE INSTALLED AND COMPACTED THOROUGHLY WITH A SMOOTH DRUM ROLLER TO ACHIEVE A SMOOTH LEVEL PATCH.
7. REFER TO CITY OF RALEIGH STANDARDS FOR TRENCHES AND PIPE BEDDING, W-3. FOR ADDITIONAL DETAILS.
8. NO HAND PATCHING ALLOWED.
9. PAVEMENT CUTS WITHIN NCDOT ROW SHALL CONFORM TO THE APPROVED ON SITE ENCROACHMENT PERMIT.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

STANDARD ASPHALT
PAVEMENT PATCH DETAIL

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-2	RRH	3-1-00	A.B.B.	4-16-04
	D.W.C.	1-1-99	J.P.S.	10-29-10

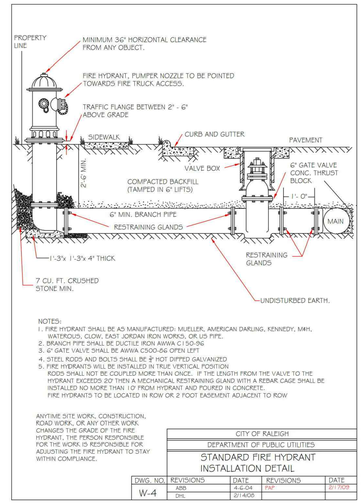


NOTES:
1. TRENCHES REQUIRING SHORING AND BRACING, DIMENSIONS SHALL BE TAKEN FROM THE INSIDE FACE OF THE SHORING AND BRACING.
2. NO ROCKS OR BOULDERS 4" OR LARGER TO BE USED IN BACKFILL.
3. ALL BACKFILL MATERIAL SHALL BE SUITABLE NATIVE MATERIAL.
4. BACKFILL SHALL BE TAMPED IN 6" LIFTS.
5. ACHIEVE 95% COMPACTION IN BACKFILL

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

TRENCH BOTTOM DIMENSIONS & BACKFILLING
REQUIREMENTS FOR DUCTILE IRON

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-3	D.W.C.	9-3-99	ABB	2-15-05
	RRH	3-31-00	J.P.S.	10-29-10



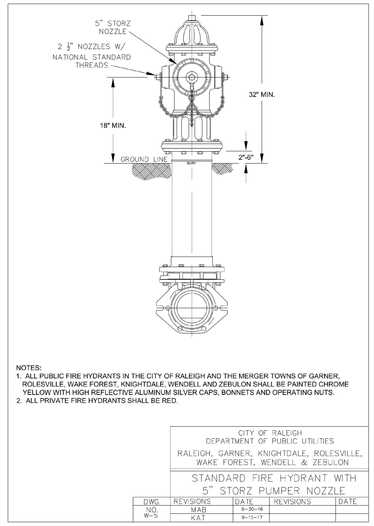
NOTES:
1. FIRE HYDRANT SHALL BE AS MANUFACTURED: MUELLER, AMERICAN DARLING, KENNEDY, MMI, WATEROUS, CLOW, EAST JORDAN IRON WORKS, OR US PIPE.
2. BRANCH PIPE SHALL BE DUCTILE IRON AWWA C150-96
3. 6" GATE VALVE SHALL BE AWWA C500-96 OPEN LEFT
4. STEEL RODS AND BOLTS SHALL BE 3" HOT DIPPED GALVANIZED
5. FIRE HYDRANTS WILL BE INSTALLED IN TRUE VERTICAL POSITION RODS SHALL NOT BE COUPLED MORE THAN ONCE. IF THE LENGTH FROM THE VALVE TO THE HYDRANT EXCEEDS 20' THEN A MECHANICAL RESTRAINING GLAND WITH A REBAR CAGE SHALL BE INSTALLED NO MORE THAN 10' FROM HYDRANT AND POURED IN CONCRETE. FIRE HYDRANTS TO BE LOCATED IN ROW OR 2' FOOT EASEMENT ADJACENT TO ROW

ANYTIME SITE WORK, CONSTRUCTION, ROAD WORK, OR ANY OTHER WORK CHANGES THE GRADE OF THE FIRE HYDRANT, THE PERSON RESPONSIBLE FOR THE WORK IS RESPONSIBLE FOR ADJUSTING THE FIRE HYDRANT TO STAY WITHIN COMPLIANCE.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

STANDARD FIRE HYDRANT
INSTALLATION DETAIL

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-4	ABB	4-6-04	FW	8/7/2009
	DHL	2/14/08		

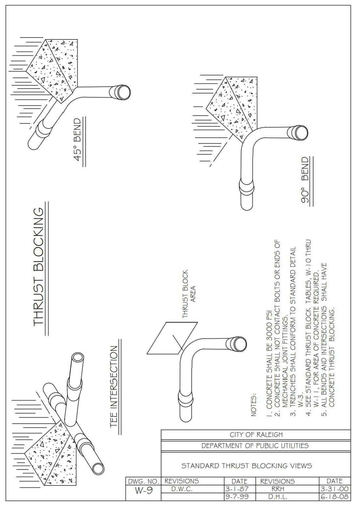


NOTES:
1. ALL PUBLIC FIRE HYDRANTS IN THE CITY OF RALEIGH AND THE MERGER TOWNS OF GARNER, ROLESVILLE, WAKE FOREST, KNIGHTDALE, WENDELL AND ZEBULON SHALL BE PAINTED CHROME YELLOW WITH HIGH REFLECTIVE ALUMINUM SILVER CAPS, BONNETS AND OPERATING NUTS.
2. ALL PRIVATE FIRE HYDRANTS SHALL BE RED.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
RALEIGH, GARNER, KNIGHTDALE, ROLESVILLE, WAKE FOREST, WENDELL & ZEBULON

STANDARD FIRE HYDRANT WITH
5" STORZ PUMPER NOZZLE

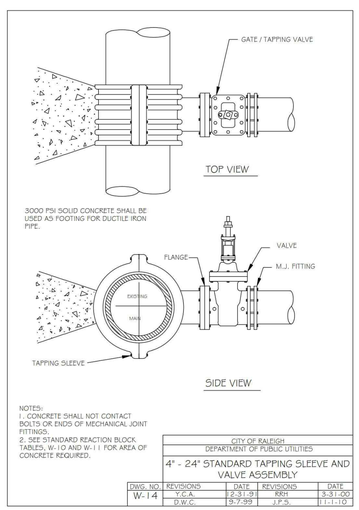
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-5	MAB	6-30-16		
	KAT	9-15-17		



CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

STANDARD THRUST BLOCKING VIEWS

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-9	D.W.C.	3-1-87	RRH	3-31-00
		9-7-99	D.H.L.	6-18-08

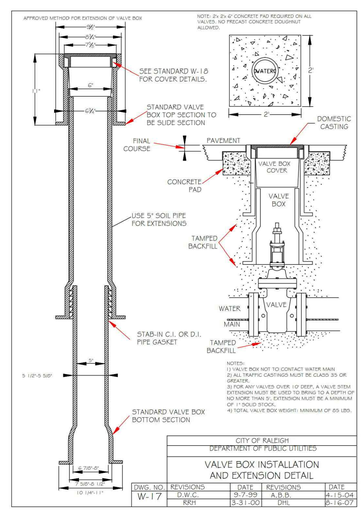


NOTES:
1. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT FITTINGS.
2. SEE STANDARD REACTION BLOCK TABLES, W-10 AND W-11 FOR AREA OF CONCRETE REQUIRED.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

4" - 24" STANDARD TAPPING SLEEVE AND
VALVE ASSEMBLY

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-14	Y.C.A.	2-21-91	RRH	3-31-00
	D.W.C.	9-7-99	J.P.S.	11-1-10

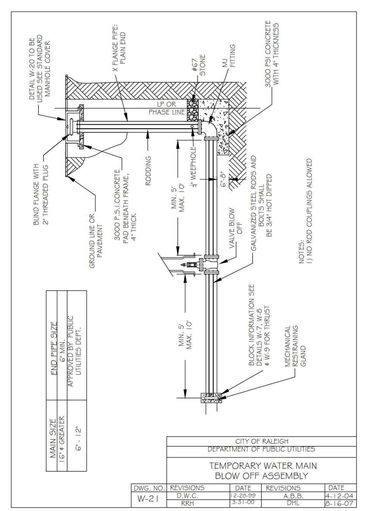


NOTES:
1) VALVE BOX NOT TO CONTACT WATER MAIN
2) ALL TRAFFIC CASTINGS MUST BE CLASS 35 OR GREATER.
3) FOR ANY VALVES OVER 10' DEEP, A VALVE STEM EXTENSION MUST BE USED TO BRING TO A DEPTH OF NO MORE THAN 5'. EXTENSION MUST BE A MINIMUM OF 1" SOLID STOCK.
4) TOTAL VALVE BOX WEIGHT: MINIMUM OF 85 LBS.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

VALVE BOX INSTALLATION
AND EXTENSION DETAIL

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-17	D.W.C.	9-7-99	A.B.B.	4-15-04
	RRH	3-31-00	DHL	5-16-07



CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

TEMPORARY WATER MAIN
BLOW OFF ASSEMBLY

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-21	D.W.C.	2-23-99	A.B.B.	4-12-04
	RRH	3-31-00	DHL	5-16-07

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ATLANTA, GEORGIA 30326
CONTACT: ANDREW ALLMAN
PHONE: 404.995.1583

REGENT PARTNERS

EAST END MARKET PHASE 1 & 2

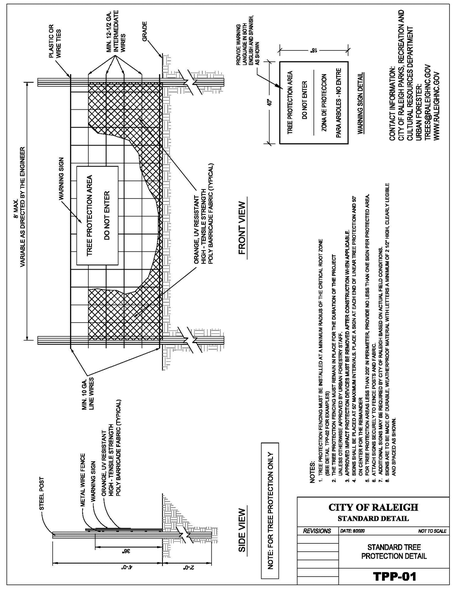
PRELIMINARY SUBDIVISION PLAN
2001 PROGRESS COURT
RALEIGH, NC, 27608

PROJECT NO.	202111393
FILENAME	202111393-D1
CHECKED BY	JB
DRAWN BY	JNJ
SCALE	NTS
DATE	11. 04. 2021
SHEET	

UTILITY DETAILS

C8.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

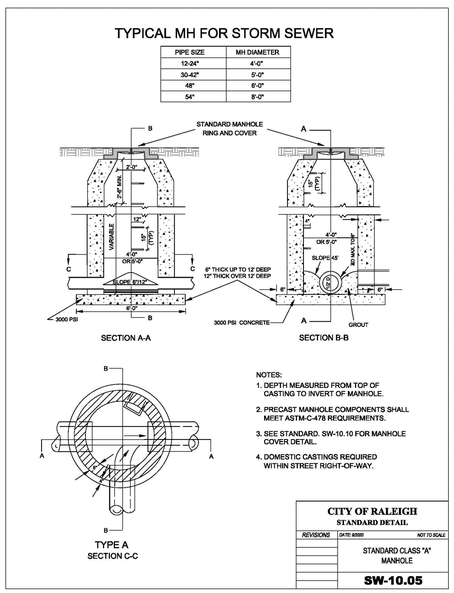


CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2020	NOT TO SCALE
	STANDARD TREE PROTECTION DETAIL	
	TPP-01	

TYPICAL MH FOR STORM SEWER

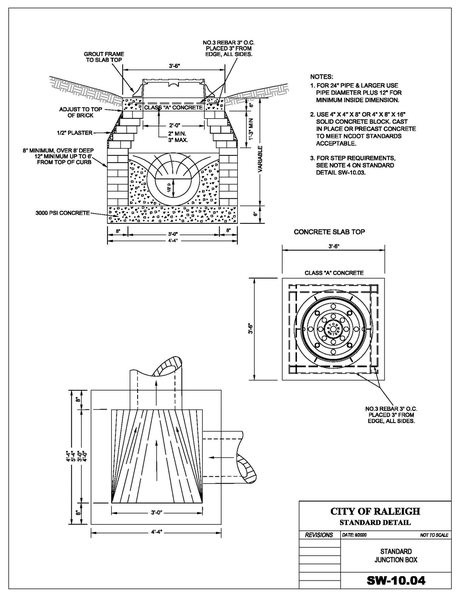
PIPE SIZE	MH DIAMETER
12-24"	4'-0"
30-42"	5'-0"
48"	6'-0"
54"	8'-0"



NOTES:
1. DEPTH MEASURED FROM TOP OF CASTING TO INVERT OF MANHOLE.
2. PRECAST MANHOLE COMPONENTS SHALL MEET ASTM-C-478 REQUIREMENTS.
3. SEE STANDARD, SW-10.10 FOR MANHOLE COVER DETAIL.
4. DOMESTIC CASTINGS REQUIRED WITHIN STREET RIGHT-OF-WAY.

CITY OF RALEIGH
STANDARD DETAIL

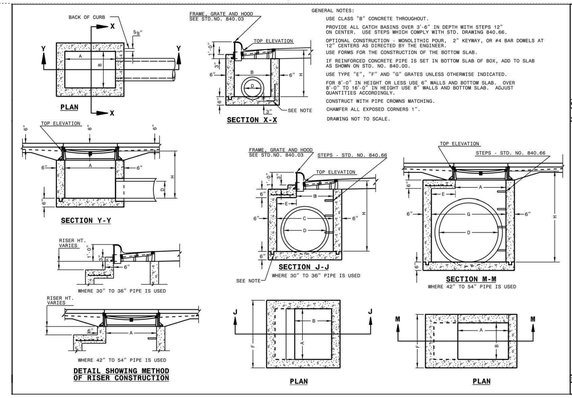
REVISIONS	DATE: 8/2020	NOT TO SCALE
	STANDARD CLASS "A" MANHOLE	
	SW-10.05	



NOTES:
1. FOR 24" PIPE & LARGER USE PIPE DIAMETER PLUS 12" FOR MINIMUM INSIDE DIMENSION.
2. USE 4" X 4" X 8" OR 4" X 8" X 16" SOLID CONCRETE BLOCK, CAST IN PLACE OR PRECAST CONCRETE TO MEET NCDOT STANDARDS ACCEPTABLE.
3. FOR STEP REQUIREMENTS, SEE NOTE 4 ON STANDARD DETAIL SW-10.03.

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2020	NOT TO SCALE
	STANDARD JUNCTION BOX	
	SW-10.04	

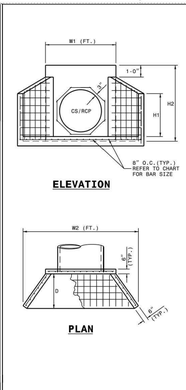


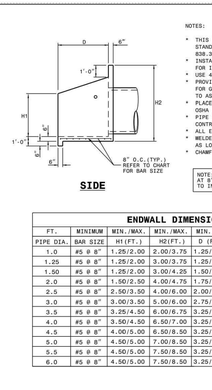
GENERAL NOTES:
USE CLASS "B" CONCRETE THROUGHOUT.
PROVIDE ALL CATCH BASINS OVER 5'-6" IN DEPTH WITH STEPS 12" ON CENTER. USE STEPS WHICH COMPLY WITH STD. DRAWING 840.66.
OPTIONAL CONSTRUCTION - MONOLITHIC POUR. 2" KEYWAY, OR #4 BAR DOWELS AT 12" CENTERS AS DIRECTED BY THE ENGINEER.
USE FORMS FOR THE CONSTRUCTION OF THE BOTTOM SLAB.
IF REINFORCED CONCRETE PIPE IS SET IN BOTTOM SLAB OF BOX, ADD TO SLAB AS SHOWN ON STD. NO. 840.00.
USE TYPE "E", "F" AND "G" GRATES UNLESS OTHERWISE INDICATED.
FOR 9'-0" IN HEIGHT OR LESS USE 6" WALLS AND BOTTOM SLAB. OVER 9'-0" IN HEIGHT USE 8" WALLS AND BOTTOM SLAB. ADJUST QUANTITIES ACCORDINGLY.
CONSTRUCT WITH PIPE CROWNS MATCHING.
CHAMFER ALL EXPOSED CORNERS 1".
DRAWING NOT TO SCALE.

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.
I-1B

ROADWAY STANDARD DRAWING FOR
CONCRETE CATCH BASIN
12" THRU 54" PIPE

SHEET 1 OF 2
840.02





NOTES:
* THIS PRECAST ENDWALL MAY BE USED FOR THE FOLLOWING STANDARDS: 838.01, 838.11, 838.21, 838.27, 838.33, 838.39, 838.51, 838.57, 838.63 AND 838.69.
* INSTALL PRECAST ENDWALLS WITH WINGS AND PAY FOR IN ACCORDANCE WITH SPECIFICATION SECTION 838.
* USE 4000 PSI CONCRETE.
* PROVIDE ALL REINFORCING STEEL WHICH MEETS ASTM A615 FOR GRADE 60 AND WELDED WIRE FABRIC CONFORMING TO ASTM A185 WITH 2" MIN. CLEARANCE.
* PLACE LIFT HOLES OR PINS IN ACCORDANCE WITH OSHA STANDARD 1926.704.
* PIPE TO BE GROUTED INTO HEADWALL AT JOB SITE BY CONTRACTOR
* ALL ELEMENTS PRECAST TO MEET ASTM C913.
* WELDED WIRE FABRIC MAY BE SUBSTITUTED FOR REBAR AS LONG AS THE SAME AREA OF STEEL IS PROVIDED.
* CHAMFER ALL CORNERS 1" OR HAVE A RADIUS OF 1".

NOTE: THE MINIMUM BAR SIZE SHALL BE #5 BARS AT 8" CTS.THE CONTRACTOR WILL HAVE THE OPTION TO INCREASE THIS BAR SIZE AS NEEDED.

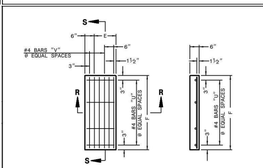
ENDWALL DIMENSIONS

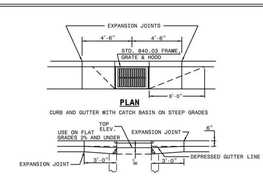
FT.	MINIMUM	MIN./MAX.	MIN./MAX.	MIN./MAX.	MIN./MAX.	MIN./MAX.
PIPE DIA.	BAR SIZE	H1(FT.)	H2(FT.)	D (FT.)	W1	W2
1.0	#5 @ 8"	1.25/2.00	2.00/3.75	1.25/1.75	3.00/3.75	5.50/6.00
1.25	#5 @ 8"	1.25/2.00	3.00/3.75	1.25/2.00	3.50/3.75	6.50/6.75
1.50	#5 @ 8"	1.25/2.00	3.00/4.25	1.50/2.50	3.50/3.75	6.50/6.75
2.0	#5 @ 8"	1.50/2.50	4.00/4.75	1.75/2.50	4.00/4.25	7.50/8.25
2.5	#5 @ 8"	2.50/3.50	4.00/6.00	2.00/3.00	4.50/5.50	10.00/11.50
3.0	#5 @ 8"	3.00/3.50	5.00/6.00	2.75/3.50	5.25/5.75	11.50/11.75
3.5	#5 @ 8"	3.25/4.50	6.00/6.75	3.25/3.50	6.00/6.75	12.00/13.25
4.0	#5 @ 8"	3.50/4.50	6.50/7.00	3.25/3.50	6.50/6.75	13.00/13.25
4.5	#5 @ 8"	4.00/5.00	6.50/8.50	3.25/4.00	7.00/9.25	13.50/15.75
5.0	#5 @ 8"	4.50/5.00	7.00/8.50	3.25/4.00	7.25/9.25	13.75/15.75
5.5	#5 @ 8"	4.50/5.00	7.50/8.50	3.25/4.00	7.25/9.25	14.00/15.75
6.0	#5 @ 8"	4.50/5.00	7.50/8.50	3.25/4.00	7.75/9.25	14.75/16.75

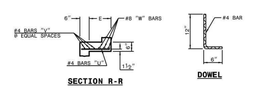
STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.
I-1B

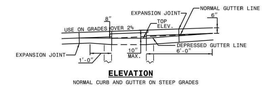
ROADWAY STANDARD DRAWING FOR
PRECAST CONCRETE ENDWALL
FOR SINGLE 12" THRU 72" PIPE @ 90° SKEW

SHEET 1 OF 1
838.80









MINIMUM DIMENSIONS AND QUANTITIES FOR CONCRETE CATCH BASIN(BASED ON MIN. HEIGHT, H, WITH NO RISER) *

DIMENSIONS OF BOX AND PIPE						COVER DIMENSION			CU.YDS. CONC. IN BOX				DEDUCTIONS ONE PIPE	
									BARS-U		BARS-V		BARS-H		TOTAL	TOP	BOTTOM	
PIPE	SPAN	WIDTH	WIDTH	SPAN	MIN. HEIGHT	D	E	F	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	LBS.	SLAB	SLAB	C.Y.
12"	3'-0"	3'-0"	---	---	2'-9"	---	---	---	---	---	---	---	---	---	---	0.235	0.772	0.015
15"	3'-0"	3'-0"	---	---	3'-0"	---	---	---	---	---	---	---	---	---	---	0.235	0.829	0.020
18"	3'-0"	3'-0"	---	---	3'-3"	---	---	---	---	---	---	---	---	---	---	0.235	0.887	0.033
24"	3'-0"	3'-0"	---	---	3'-9"	---	---	---	---	---	---	---	---	---	---	0.235	1.001	0.059
30"	3'-0"	3'-0"	3'-6"	---	4'-3"	1'-2"	4'-0"	4	1'-5"	2	3'-9"	3	3'-9"	39	0.123	0.321	1.433	0.092
36"	3'-0"	3'-0"	3'-10"	---	4'-9"	1'-8"	4'-0"	4	1'-11"	2	3'-9"	3	3'-9"	43	0.167	0.358	1.774	0.122
42"	3'-0"	3'-0"	---	4'-5"	5'-3"	1'-5"	5'-2"	4	1'-8"	2	3'-11"	3	3'-11"	33	0.112	0.318	1.736	0.180
48"	3'-0"	3'-0"	---	5'-0"	5'-9"	2'-0"	5'-2"	4	2'-3"	2	3'-11"	3	3'-11"	35	0.145	0.352	2.052	0.225
54"	3'-0"	3'-0"	---	5'-7"	6'-3"	2'-7"	5'-2"	4	2'-10"	2	3'-11"	3	3'-11"	41	0.180	0.386	2.387	0.297

* RISER HAS .228 CUBIC YARDS OF CONCRETE PER FOOT HEIGHT

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.
I-1B

ROADWAY STANDARD DRAWING FOR
CONCRETE CATCH BASIN
12" THRU 54" PIPE

SHEET 2 OF 2
840.02

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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CONTACT: ANDREW ALLMAN
PHONE: 404.995.1583

EAST END MARKET PHASE 1 & 2

PRELIMINARY SUBDIVISION PLAN
2001 PROGRESS COURT
RALEIGH, NC, 27608

PROJECT NO.	202111393
FILENAME	202111393-D1
CHECKED BY	JB
DRAWN BY	JNJ
SCALE	NTS
DATE	11. 04. 2021

SHEET

STORM DRAINAGE DETAILS

C8.02

STORMWATER MANAGEMENT FACILITY 'A' CONSTRUCTION SPECIFICATIONS

GENERAL NOTES

1. PRIOR TO CONSTRUCTION, ANY DISCREPANCIES IN THE PLANS AND NOTES SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION.
2. PRIOR TO ANY CONSTRUCTION OR PLACEMENT OF ANY BACKFILL, THE ONSITE GEOTECHNICAL ENGINEER SHALL INSPECT THE EXCAVATION AREA FOR THE UNDERGROUND SCM WITHIN THIS AREA TO ASSESS WHETHER SUITABLE SOILS EXIST AT THE SUBGRADE LEVEL. IF THE CONTRACTOR CONSTRUCTS AND COVERS UP THE UNDERGROUND SCM PRIOR TO INSPECTION, THEN THIS AREA SHALL BE UNCOVERED AND TESTED (TO THE ENGINEER'S AND OWNER'S APPROVAL) AT THE CONTRACTOR'S EXPENSE.
3. THE FACILITY SHALL NOT BE USED AS A TEMPORARY EROSION CONTROL DEVICE (I.E. SEDIMENT TRAP OR SEDIMENT BASIN) DURING CONSTRUCTION.
4. PRIOR TO PLACING STORMFILTER CARTRIDGES WITHIN THE UNDERGROUND SYSTEM , THE CONTRACTOR SHALL REQUEST AN ONSITE MEETING WITH THE DESIGN ENGINEER AND THE EROSION CONTROL INSPECTOR TO ENSURE THE UPSTREAM DRAINAGE AREA IS COMPLETELY STABILIZED (I.E. GOOD VEGETATIVE COVER). IF THE CONTRACTOR DECIDES TO PLACE THE STORMFILTER CARTRIDGES PRIOR TO APPROVAL FROM THE DESIGN ENGINEER AND THE EROSION CONTROL INSPECTOR, THEN THE CONTRACTOR SHALL EXCAVATE/REPLACE, AS NECESSARY, THE COMPONENTS NEEDED FOR THE SYSTEM TO FUNCTION PROPERLY AT HIS / HER EXPENSE SHOULD THE STORMFILTER CARTRIDGES NOT FUNCTION PROPERLY (I.E. WILL NOT DRAIN DUE TO SEDIMENT DEPOSITION) DUE TO AN UNSTABILIZED UPSTREAM DRAINAGE AREA.
5. ONCE CONSTRUCTED, THE STORMFILTER CARTRIDGES SHALL NOT RECEIVE STORMWATER RUNOFF UNTIL THE ENTIRE CONTRIBUTING DRAINAGE AREA TO THE UNDERGROUND SYSTEM HAS BEEN COMPLETELY STABILIZED AND SITE CONSTRUCTION IS COMPLETE.
6. ALL COMPONENTS OF THE UNDERGROUND SCM SYSTEM (STORMFILTER VAULT, JOINT / RISER CONNECTIONS, ENDCAPS, ACCESS MANHOLES, ETC.) SHALL BE DESIGNED BY OTHERS. ANY VARIATIONS OR CHANGES MADE FROM THESE SPECIFICATIONS AND DRAWINGS DURING THE ORDERING AND/ OR INSTALLATION OF ALL COMPONENTS MUST BE APPROVED BY THE DESIGN ENGINEER. THE STRUCTURAL DESIGN OF THE UNDERGROUND SCM, ALONG WITH ITS ASSUMPTIONS, IS ALSO BY OTHERS. THE JOHN R. McADAMS COMPANY, INC. AND ITS EMPLOYEES ASSUME NO LIABILITY WITH RESPECT TO ANY ASPECT OF THE STRUCTURAL DESIGN FOR THE UNDERGROUND SCM SYSTEM.
7. ALL PIPE / RISER CONNECTIONS AND JOINTS ASSOCIATED WITH THE UNDERGROUND SCM SYSTEM SHALL BE WATER TIGHT. THE MECHANISM FOR ACHIEVING THIS SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR REVIEW.
8. THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE, AND MAINTAIN ANY PUMPING EQUIPMENT, ETC. NEEDED FOR REMOVAL OF WATER FROM VARIOUS PARTS OF THE UNDERGROUND SCM SYSTEM SITE. IT IS ANTICIPATED THAT PUMPING WILL BE NECESSARY IN THE EXCAVATION AREAS, DURING PLACEMENT OF FILL WITHIN THIS AREA (OR OTHER AREAS AS NECESSARY), THE CONTRACTOR SHALL KEEP THE WATER LEVEL BELOW THE BOTTOM OF THE EXCAVATION. THE MANNER IN WHICH THE WATER IS REMOVED SHALL BE SUCH THAT THE EXCAVATION BOTTOM AND SIDE SLOPES ARE STABLE.
9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADHERE TO ALL CURRENT OSHA REGULATIONS FOR CONFINED SPACE ENTRY AND PROVIDE SUCH DURING ENGINEER WALK-THROUGH/INSPECTION.
10. ALL PIPE PENETRATIONS THROUGH A CONCRETE OR CMP STRUCTURE (I.E. STORMFILTER CARTRIDGE / DETENTION SYSTEM, STORM DRAINAGE MANHOLES, ETC.) SHALL BE MADE WATERTIGHT USING NON-SHRINK CEMENTIOUS GROUT.
11. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
12. STORM STRUCTURES IMMEDIATELY UPSTREAM OF THE CMP STORAGE PIPES MUST HAVE A MINIMUM 2-FOOT DEEP SEDIMENT STORAGE SUMP.

FOUNDATION NOTES

1. ONCE THE EXCAVATION IS COMPLETE AND PRIOR TO INSTALLATION OF THE CAAP AND STORMFILTER SYSTEMS, THE ONSITE GEOTECHNICAL ENGINEEER SHALL VERIFY THE BEARING CAPACITY OF THE UNDERLYING SOILS TO SERVE AS A FOUNDATION FOR THE DETENTION SYSTEMS. IF THE ONSITE GEOTECHNICAL ENGINEER DEEMS THE FOUNDATION SOILS AS UNSUITABLE, THEN THE UNSUITABLE MATERIAL SHOULD BE REMOVED DOWN TO A SUITABLE DEPTH AND THEN BUILT BACK UP TO THE CORRECT ELEVATION WITH A COMPACTED BACKFILL MATERIAL THAT IS APPROVED BY THE ONSITE GEOTECHNICAL ENGINEER. THE APPROVED BACKFILL MATERIAL SHOULD HAVE A GRADATION THAT WILL NOT ALLOW THE MIGRATION OF FINES, WHICH COULD CAUSE SETTLEMENT OF THE UNDERGROUND DETENTION SYSTEM. IF NECESSARY, A GEOTEXTILE FABRIC CAN BE USED TO SEPARATE THE UNDERLYING SOILS AND THE BACKFILL MATERIAL. THIS GEOTEXTILE FABRIC (IF USED) IS TO BE SPECIFIED BY THE GEOTECHNICAL ENGINEER.
2. IF THE FOUNDATION SUBGRADE WILL BE EXPOSED FOR AN EXTENDED PERIOD DURING CONSTRUCTION, THEN IT SHOULD BE GRADED TO A SLIGHT SLOPE SUCH THAT SATURATION OF THE SUBGRADE DOES NOT OCCUR.
3. THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE, AND MAINTAIN ANY PUMPING EQUIPMENT, ETC. NEEDED FOR REMOVAL OF WATER FROM THE EXCAVATION. IT IS BEST TO BEGIN THE CONSTRUCTION OF THE UNDERGROUND DETENTION SYSTEM AT THE DOWNSTREAM END WITH THE OUTLET ALREADY CONSTRUCTED TO ALLOW A ROUTE FOR WATER TO ESCAPE.
4. THE ONSITE GEOTECHNICAL ENGINEER SHALL DETERMINE IF FOUNDATION DRAINS ARE REQUIRED FOR THE CAAP AND STORMFILTER SYSTEM. THE DESIGN ENGINEER SHALL BE NOTIFIED FOLLOWING THIS DETERMINATION. IF REQUIRED, THE FOUNDATION DRAINS ARE TO BE DESIGNED ENTIRELY BY THE ONSITE GEOTECHINCAL ENGINEER. THE FOUNDATION DRAIN SYSTEMS SHALL TIE TO THE NEAREST STORM SEWER INLET / JUNCTION BOX WITH INVERT LOWER THAN THE INVERT OF THE FOUNDATION DRAIN. FOUNDATION DRAIN SYSTEM SHALL NOT TIE INTO THE UNDERGROUND DETENTION SYSTEM AT ANY POINT.

BEDDING NOTES

1. THE EXCAVATION SUBGRADE MUST BE TRANSIT LEVEL.
2. THE EXCAVATION PIT SHALL BE LINED (ON THE BOTTOM AND ALL FOUR SIDES) WITH A NON-WOVEN GEO-TEXTILE (GEOTEX 401 OR APPROVED EQUIVALENT). THE ONSITE GEOTECHNICAL ENGINEER SHALL APPROVE FABRIC FOR USE.
3. THE SUBGRADE FOR THE DETENTION SYSTEM CAN BE A CONCRETE SLAB, OR CLEAN GRANULAR MATERIAL WITH A MAXIMUM AGGREGATE SIZE OF 3/4". THE BEDDING SHALL BE FREE FROM ROCK FORMATIONS, PROTRUDING STONES, FROZEN LUMPS, ROOTS, AND OTHER FOREIGN MATERIAL.
4. PREPARE THE SUBGRADE PER THE ONSITE GEOTECHNICAL ENGINEER'S DIRECTION (APPROXIMATELY 5-6" BELOW GRADE ON WHICH SLAB WILL SET). THE BEDDING MATERIAL SHOULD BE GRADED SUCH THAT A SMOOTH UNIFORM GRADE IS ESTABLISHED TO ALLOW FOR OPTIMUM PLACEMENT OF THE DETENTION.
5. THE SUBGRADE MUST SUPPORT THE DETENTION SYSTEM WITHOUT DIFFERENTIAL SETTLEMENT BETWEEN PIECES.
6. IF CONSTRUCTION EQUIPMENT WILL BE OPERATING FOR AN EXTENDED PERIOD OF TIME ON THE BEDDING, THEN THE APPROPRIATE MEASURES (E.G. STIFF GEOGRID, ETC.) SHALL BE TAKEN TO ENSURE THE INTEGRITY OF THE BEDDING IS NOT COMPROMISED.

STORMWATER SYSTEM MATERIAL SPECIFICATIONS

1. THE CAAP AND STORMFILTER SYSTEMS SHALL MEET THE MINIMUM DIMENSIONS AS SHOWN. THE STRUCTURES FOR THE SYSTEMS SHALL BE DESIGNED BY OTHERS. SHOP DRAWINGS OF THE CAAP AND STORMFILTER YSTEMS SHALL BE PROVIDED TO THE DESIGN ENGINEER PRIOR TO INSTALLATION FOR REVIEW.
2. ACCESS MANWAYS SHALL BE INSTALLED PER STRUCTURAL SPECIFICATIONS AND SHALL BE NO LESS THAN 36" IN DIAMETER. LADDERS SHALL BE ATTACHED TO THE RISERS TO ALLOW FOR ACCESS INTO THE CAAP SYSTEM. ACCESS TO THE OUTLET CONTROL STRUCTURE AND THE STORMFILTER SYSTEM SHALL INCLUDE EITHER LADDERS OR MANHOLE STEPS. IF OFFSETS OF GREATER THAN 3" WILL RESULT (IF MANHOLE STEPS WERE TO BE INSTALLED), A LADDER (FOR SAFETY REASONS) SHALL BE PROVIDED IN LIEU OF MANHOLE STEPS.
3. THE RCP OUTLET BARREL SHALL BE CLASS III RCP, MODIFIED BELL AND SPIGOT, MEETING THE REQUIREMENTS OF ASTM C76-LATEST. THE PIPE SHALL HAVE CONFINED O-RING RUBBER GASKET JOINTS MEETING ASTM C-443-LATEST. THE PIPE JOINTS SHALL BE TYPE R-4.
4. GEOTEXTILE FABRIC FOR THE OUTLET BARREL JOINTS SHALL BE MIRAFI 180N OR ENGINEER APPROVED EQUAL (NON-WOVEN FABRIC). THE ONSITE GEOTECHNICAL ENGINEER SHALL APPROVE FABRIC FOR USE.
5. THE CAAP SYSTEM SHALL BE 72-INCH DIAMETER 12 GAGE, 3"X1" CAAP WITH WELDED SEAMS AND FLANGE JOINTS. ALL CAAP SHALL BE WATER-TIGHT AND SHALL BE BOLTED TOGETHER WITH GASKETTED FLANGED CONNECTIONS. HUGGER BANDS WILL NOT BE ACCEPTED.
6. ALL POURED CONCRETE SHALL BE MINIMUM 3000 PSI (28 DAY) UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR SHALL INSTALL THE CAAP AND STORMFILTER SYSTEMS PER MANUFACTURERS' SPECIFICATIONS. CONTRACTOR TO PROVIDE A LETTER FROM MATERIAL SUPPLIER(S) STATING MATERIALS MEET THE SPECIFIED STANDARDS PRIOR TO INSTALLATION.
8. THE JOINT DESIGN FOR THE CONCRETE CONTROL STRUCTURE SHALL CONFORM TO ASTM C-478. THE JOINTS SHALL BE SEALED USING BUTYL RUBBER SEALANT CONFORMING TO ASTM-990. THE CONTRACTOR SHALL PARGE JOINTS ON BOTH THE INSIDE AND OUTSIDE WITH HYDRAULIC CEMENT.

BACKFILL MATERIAL NOTES

1. THE ON-SITE GEOTECHNICAL ENGINEER SHALL SPECIFY THE BACKFILL MATERIAL FOR THE CAAP AND STORMFILTER SYSTEMS.
2. THE BACKFILL MATERIAL SHOULD BE FREE OF ROCKS, FROZEN LUMPS, AND OTHER FOREIGN MATTER THAT COULD CAUSE HARD SPOTS WITHIN THE BACKFILL MATERIAL, OR THAT COULD DECOMPOSE AND CREATE VOIDS.
3. HIGHLY PLASTIC SILTS, HIGHLY PLASTIC CLAYS, ORGANIC SILTS, ORGANIC CLAYS, AND PEATS SHOULD NOT BE USED AS A BACKFILL MATERIAL.
4. THE BACKFILL MATERIAL SHOULD BE PLACED IN 6" LOOSE LIFTS AND COMPACTED TO 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM-D698). THE FILL SOILS SHOULD BE COMPACTED AT A MOISTURE CONTENT WITHIN +/- TWO PERCENT OF ITS OPTIMUM MOISTURE CONTENT.
5. ANY MATERIAL STOCKPILING ON TOP OF THE CAAP AND STORMFILTER SYSTEMS SHALL BE APPROVED BY THE STRUCTURAL DESIGN ENGINEER.

STORMFILTER VAULT CONSTRUCTION NOTES

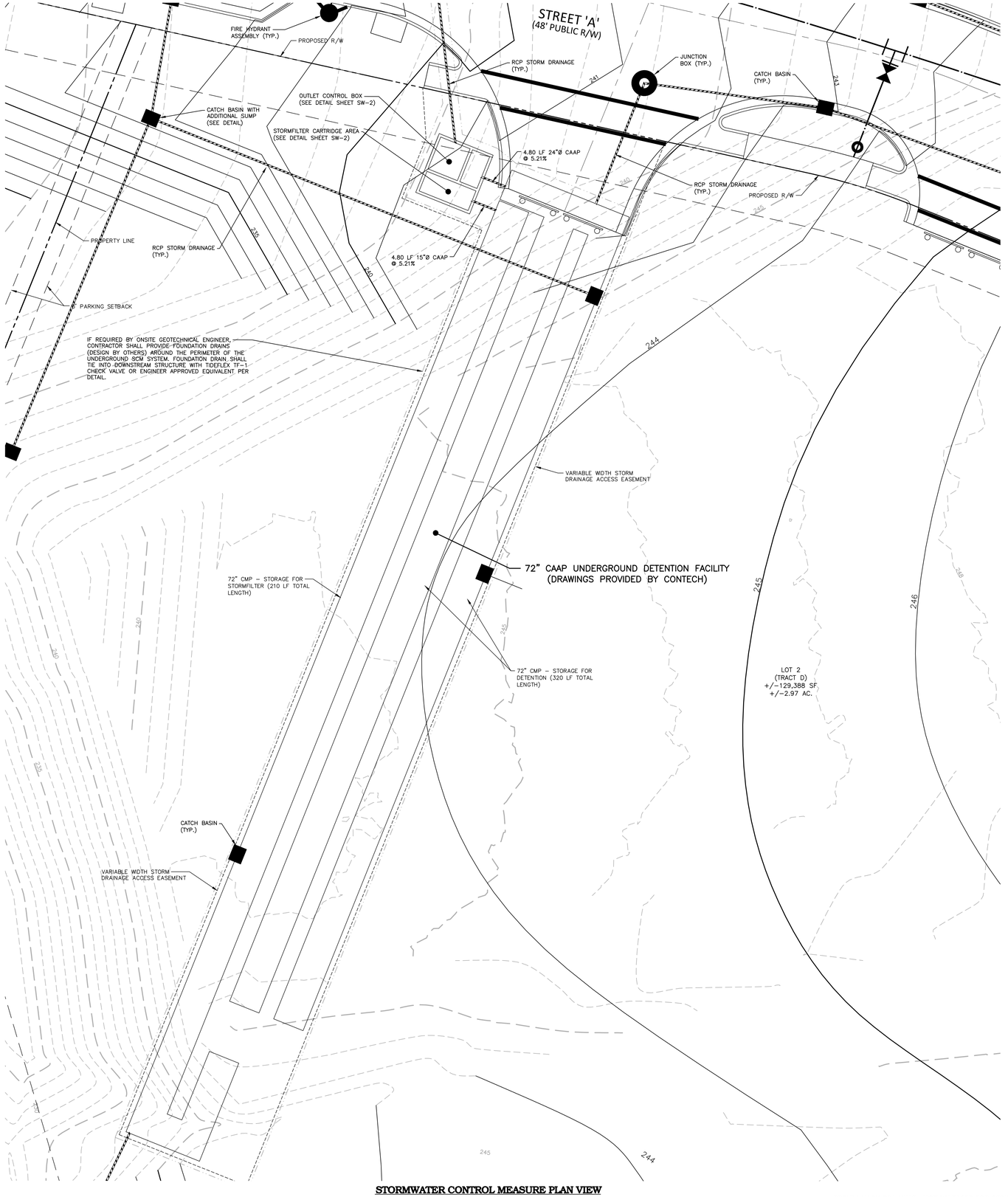
1. STORMFILTER VAULT CONFIGURATION IS PROVIDED ON SHEET SW-2.
2. ABSOLUTELY NO RUNOFF SHALL ENTER THE STORMFILTER VAULTS UNTIL ALL CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED.
3. MANHOLE ACCESS SHALL BE PROVIDED FOR THE STORMFILTER VAULTS. MANHOLES SHALL BE IN COMPLIANCE WITH CITY OF RALEIGH STANDARD DETAILS BUT SHALL BE A MINIMUM OF 36 INCHES IN DIAMETER. CONTRACTOR SHALL PROVIDE ACCESS LADDERS FOR ACCESS BELOW ALL MANHOLES. MANHOLE COVERS SHALL ALLOW FOR PROPER VENTILATION.

SYSTEM TESTING NOTES

1. PRIOR TO PLACEMENT OF THE BACKFILL MATERIAL AND STORM FILTER CARTRIDGES, CONTRACTOR SHALL TEST FOR WATER TIGHTNESS. ENTRANCES AND EXITS SHALL BE PLUGGED AND THE SYSTEM COMPLETELY FILLED WITH WATER TO DEMONSTRATE WATER TIGHTNESS. WATER TIGHTNESS MEANS NO LEAKAGE FOR A PERIOD OF 8 HOURS. CONTRACTOR SHALL CALL AND SCHEDULE THE FIELD TESTING OF THE SYSTEM (BOTH WATER-TIGHTNESS AND FLOW DISTRIBUTION) WITH THE ENGINEER AT LEAST 2 WORKING DAYS PRIOR TO THE TEST. THE CONTRACTOR SHALL PROVIDE WRITTEN REPORTS TO THE ENGINEER VERIFYING THE WATER TIGHTNESS OF THE STORMWATER VAULT AND ADEQUATE FLOW DISTRIBUTION PRIOR TO PLACEMENT OF THE FILTER MEDIA.
2. THE SYSTEM SHALL REMAIN WATERTIGHT FOR THE MAXIMUM HYDROSTATIC PRESSURE, CALCULATED ON THE UPSTREAM SIDE OF THE CONTROL STRUCTURE, EXPERIENCED DURING THE 10-YEAR STORM EVENT OR UP TO THE SHWT (WHICHEVER IS GREATER). THIS REQUIREMENT CAN BE SATISFIED BY COMPLYING WITH ONE OR BOTH OF THE FOLLOWING EVALUATION METHODS: A. DEMONSTRATE, BY MANUFACTURE CERTIFICATION AND TEST RESULTS, THAT THE UNDERGROUND DETENTION SYSTEM HAS BEEN TESTED AND SHOWN TO MEET AN ACCEPTABLE WATER TIGHTNESS STANDARD AS GOVERNED IN THE PRODUCT DESIGN. B. PLUG OR BLOCK ALL ORIFICES AND WEIRS THAT WOULD ACTIVATE DURING A TEN-YEAR STORM, SHUT-OFF ANY PUMPS ASSOCIATED WITH THE DEVICE, WAIT FOR A COUPLE OF STORM EVENTS TO FILL UP THE DEVICE, MEASURE THE DEPTH OF WATER IN THE DEVICE, AND THEN MEASURE THE DEPTH OF WATER IN THE DEVICE AFTER 24 HOURS. IF NO APPRECIABLE WATER-LOSS (LESS THAN 1% BY VOLUME) HAS BEEN MEASURED/OBSERVED, THE DEVICE WILL BE DEEMED WATER-TIGHT. IF, HOWEVER, GREATER THAN 1% OF THE CAPTURED VOLUME HAS BEEN LOST IN 24 HOURS, THE STORAGE TANKS SHALL BE FIXED SUCH THAT COMPLIANCE WITH THIS REQUIREMENT HAS BEEN ACHIEVED.

STATEMENT OF RESPONSIBILITY

1. ALL REQUIRED MAINTENANCE AND INSPECTIONS OF THIS FACILITY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, PER THE EXECUTED OPERATION AND MAINTENANCE AGREEMENT FOR THIS FACILITY.



STORMWATER CONTROL MEASURE PLAN VIEW
1" = 10'

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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REGENT PARTNERS

EAST END MARKET PHASE 1 & 2

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RALEIGH, NC, 27608

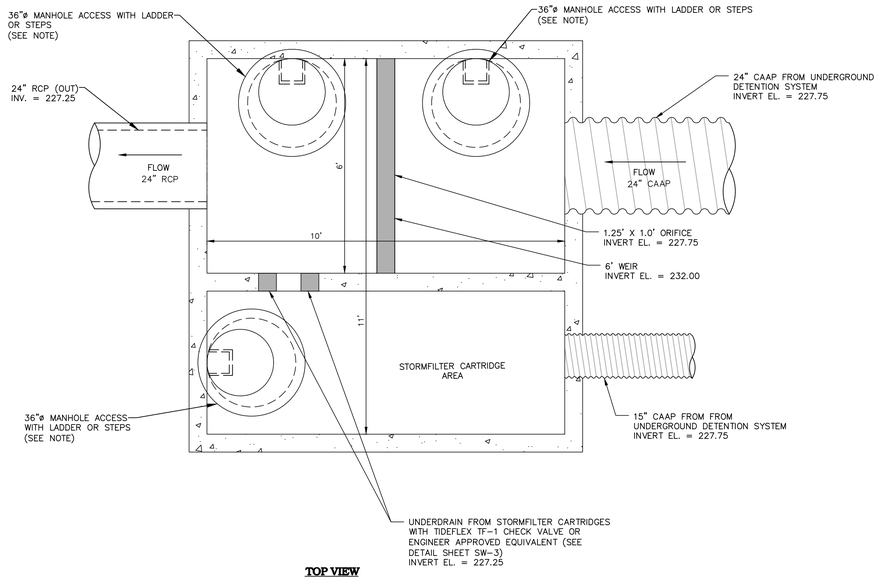
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FILENAME	202111393
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SCALE	AS NOTED
DATE	11. 04. 2021

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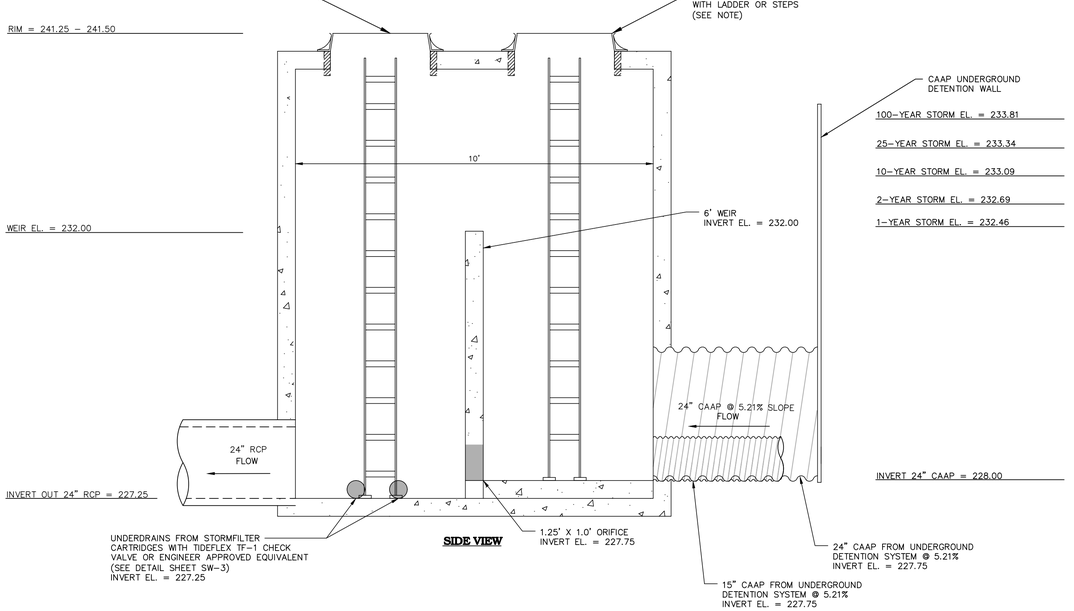
STORMWATER MANAGEMENT FACILITY "A" PLAN VIEW

C9.00

ACCESS NOTE: ACCESS MANHOLES SHALL INCLUDE LADDERS OR MANHOLE STEPS IN ACCORDANCE WITH NCDOT STD. 840.66. IF, AT ANY ACCESS POINT, MANHOLE STEPS WOULD RESULT IN A 3' OR GREATER OFFSET, A LADDER SHALL BE PROVIDED. ALL LADDERS SHALL INCLUDE AN EXTENDING AND RETRACTING SECTION THAT ALLOWS THE LADDER TO BE EXTENDED ABOVE THE ACCESS LID TO FACILITATE SAFE INGRESS AND EGRESS TO/FROM A STANDING POSITION.



TOP VIEW



SIDE VIEW

OUTLET CONTROL BOX
N.T.S.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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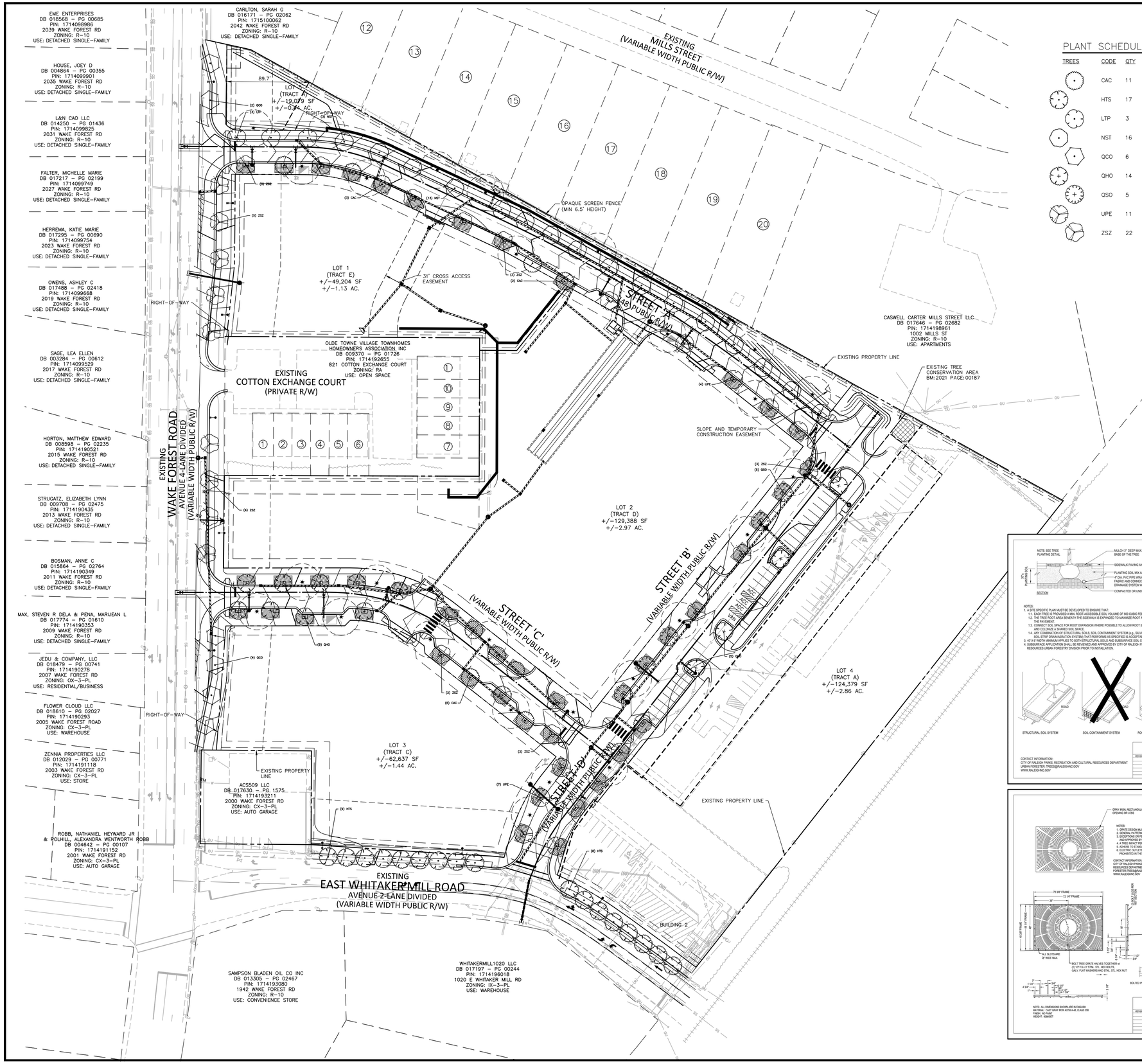
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STORMWATER MANAGEMENT FACILITY "A" DETAILS

C9.01



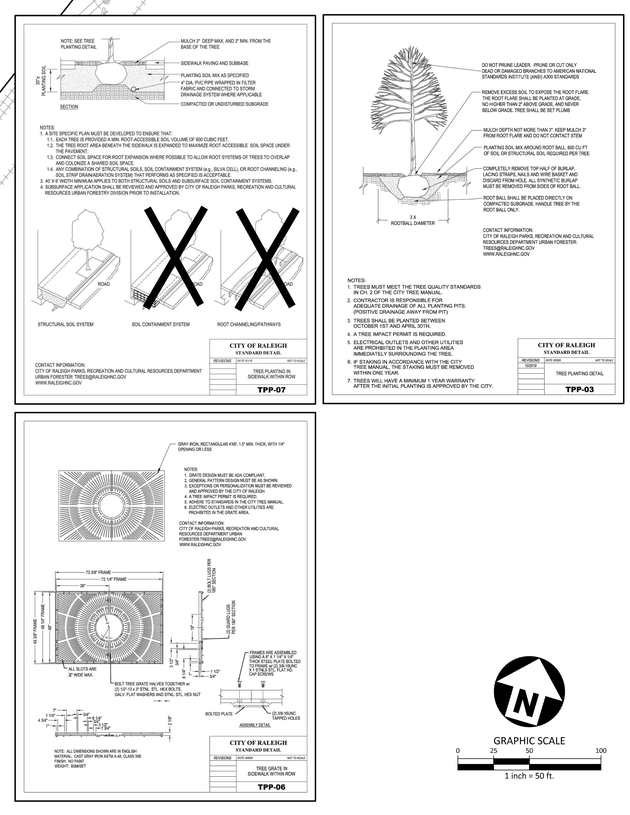
PLANT SCHEDULE OVERALL

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT	REMARKS
	CAC	11	American Hornbeam	Carpinus caroliniana	3" min	10' min	
	HTS	17	Carolina Silverbell	Halesia tetraptera	1.5" min	8' min	
	LTP	3	Tulip Poplar	Liriodendron tulipifera	3" min	10' min	
	NST	16	Tupelo	Nyssa sylvatica	3" min	10' min	
	QCO	6	Scarlet Oak	Quercus coccinea	3" min	10' min	
	QHO	14	Highbeam Overcup Oak	Quercus lyrata 'QLFTB' TM	3" min	10' min	
	QSO	5	Shumard Oak	Quercus shumardii	3" min	10' min	
	UPE	11	Lacebark Elm	Ulmus parvifolia	3" min	10' min	
	ZSZ	22	Sawleaf Zelkova	Zelkova serrata	3" min	10' min	

STREET TREE CALCULATIONS		
STREET	LENGTH	TREES REQUIRED (STREET LENGTH / 40)
WAKE FOREST RD • NORTH OF COTTON EXCHANGE • SOUTH OF COTTON EXCHANGE	242 LF (300'-58' FOR 1 DRIVEWAY) 293 LF (346'-53' FRO 1 DRIVEWAY)	7 TREES 8 TREES
E. WHITAKER MILL RD • EAST OF STREET D • WEST OF STREET D	176 LF **UNDERSTORY TREES 195 LF (STREET LENGTH / 20)	8 TREES** 9 TREES**
STREET A • NORTH • SOUTH	732 LF 573 LF (715'-143' FOR 3 DRIVEWAYS)	19 TREES 15 TREES
STREET B • EAST • WEST	N/A *** 359 LF	3 TREES*** 9 TREES
STREET C • NORTH • SOUTH	370 LF (445'-75' FOR 2 DRIVEWAYS) 362 LF (409'-47' FOR 1 DRIVEWAY)	10 TREES 10 TREES
STREET D • EAST • WEST	197 LF 118 LF	5 TREES 3 TREES

NOTE: STREET CANOPY TREES ARE PROVIDED AT AN AVERAGE OF 40' O.C.
**STREET UNDERSTORY TREES ARE PROVIDED AT AN AVERAGE OF 20' O.C.

*** STREET TREES PROVIDED IN PARKING ISLANDS. TYPICAL CALCULATION NOT APPLIED.



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EAST END MARKET PHASE 1 & 2

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PROJECT NO.	202111393
FILENAME	202111393-S1
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SCALE	1"=50'
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SHEET

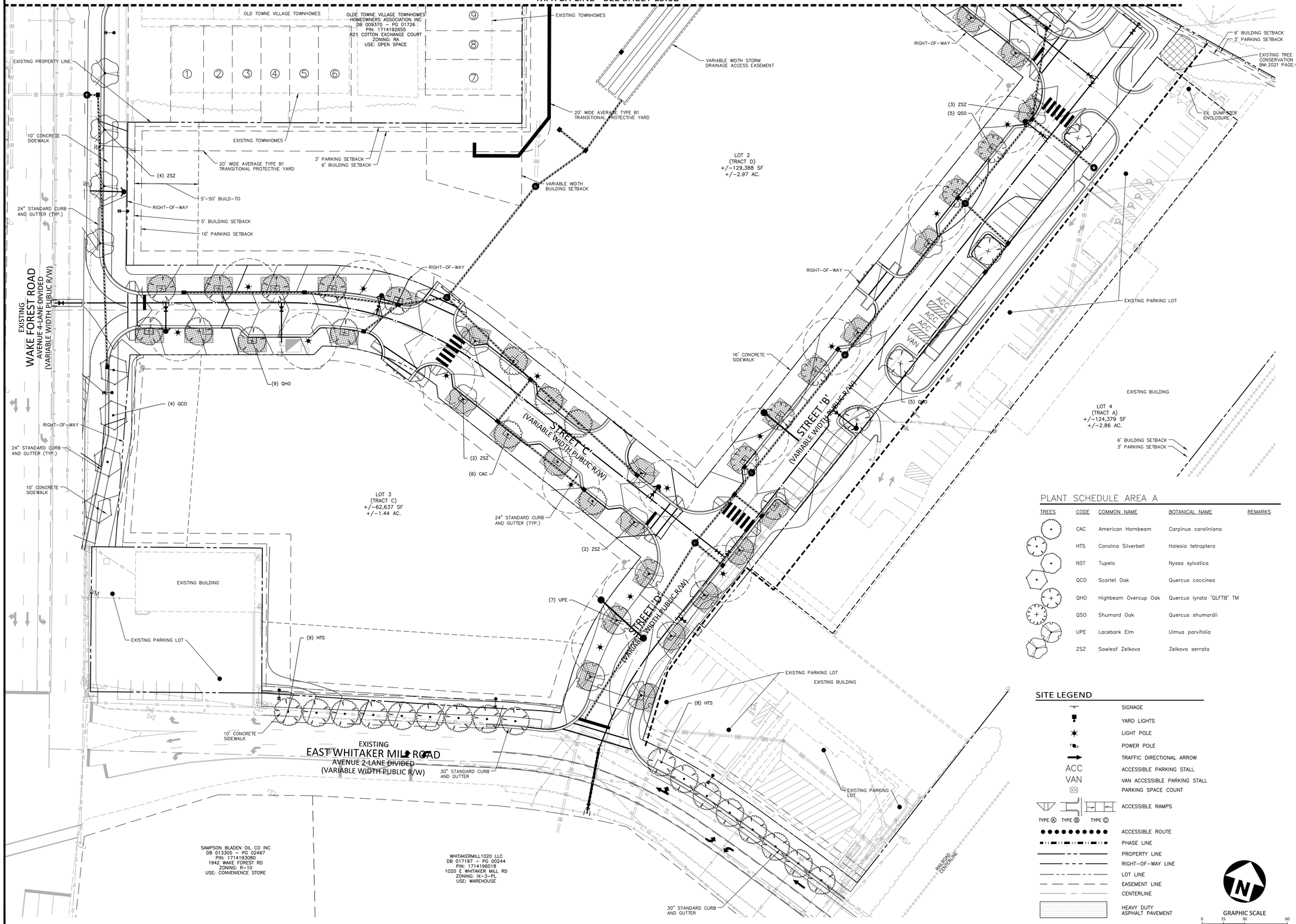
OVERALL LANDSCAPE PLAN

L5.00

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

MATCH LINE - SEE SHEET L5.02



PLANT SCHEDULE AREA A

TREES	CODE	COMMON NAME	BOTANICAL NAME	REMARKS
	CAC	American Hornbeam	Carpinus caroliniana	
	HTS	Carolina Silverbell	Halesia tetraptera	
	NST	Tupelo	Nyssa sylvatica	
	QCO	Scarlet Oak	Quercus coccinea	
	QHO	Highbeam Overcup Oak	Quercus lyrata 'QLFTB' TM	
	QSO	Shumard Oak	Quercus shumardii	
	UPE	Lacebark Elm	Ulmus parvifolia	
	ZSZ	Sawleaf Zelkova	Zelkova serrata	

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT

GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

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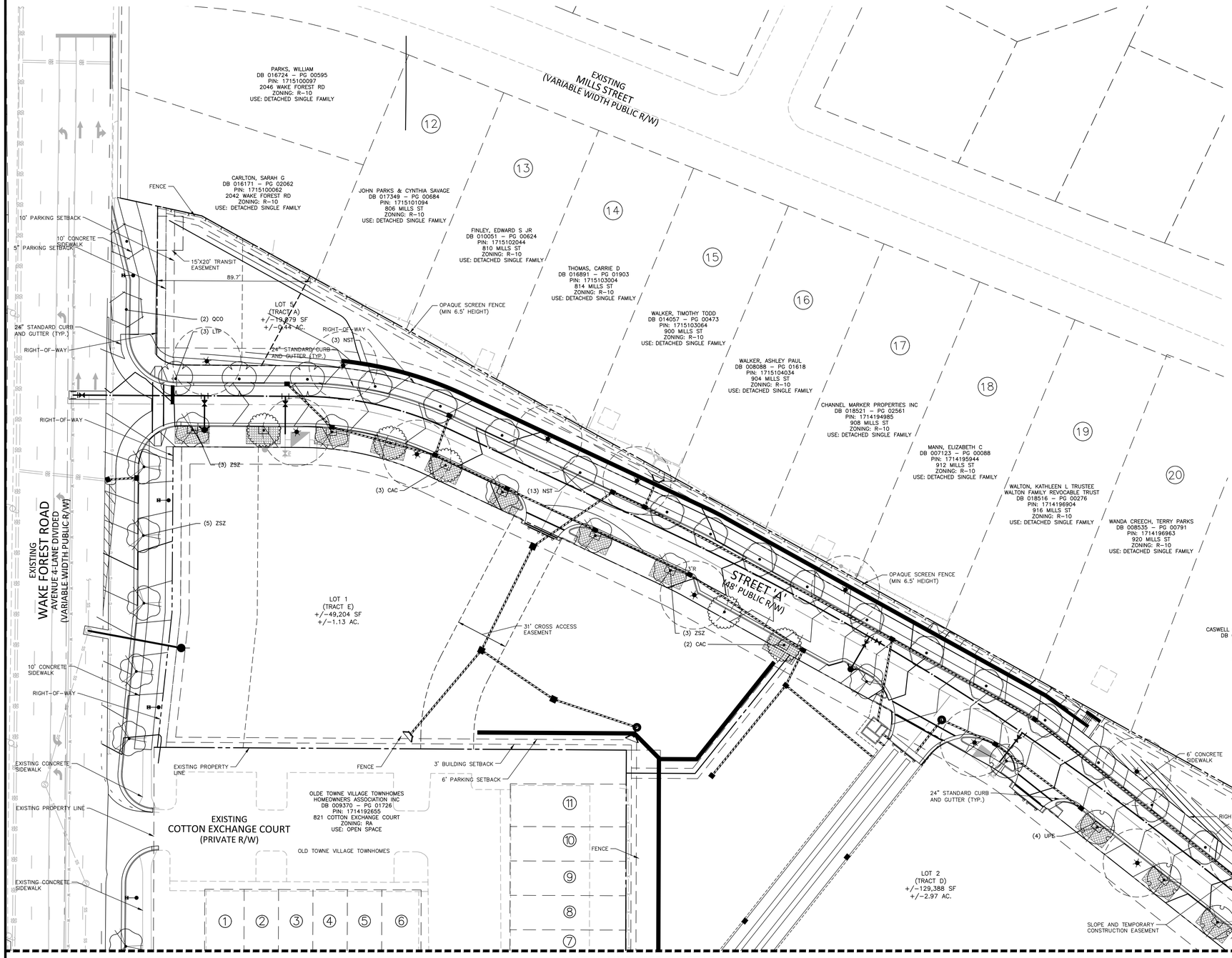
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SHEET

LANDSCAPE PLAN
AREA "A"

L5.01



MATCH LINE - SEE SHEET L5.01

PLANT SCHEDULE AREA B

TREES	CODE	COMMON NAME	BOTANICAL NAME	REMARKS
	CAC	American Hornbeam	Carpinus caroliniana	
	LTP	Tulip Poplar	Liriodendron tulipifera	
	NST	Tupelo	Nyssa sylvatica	
	QCO	Scarlet Oak	Quercus coccinea	
	UPE	Lacebark Elm	Ulmus parvifolia	
	ZSZ	Sawleaf Zelkova	Zelkova serrata	

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT–OF–WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT

GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

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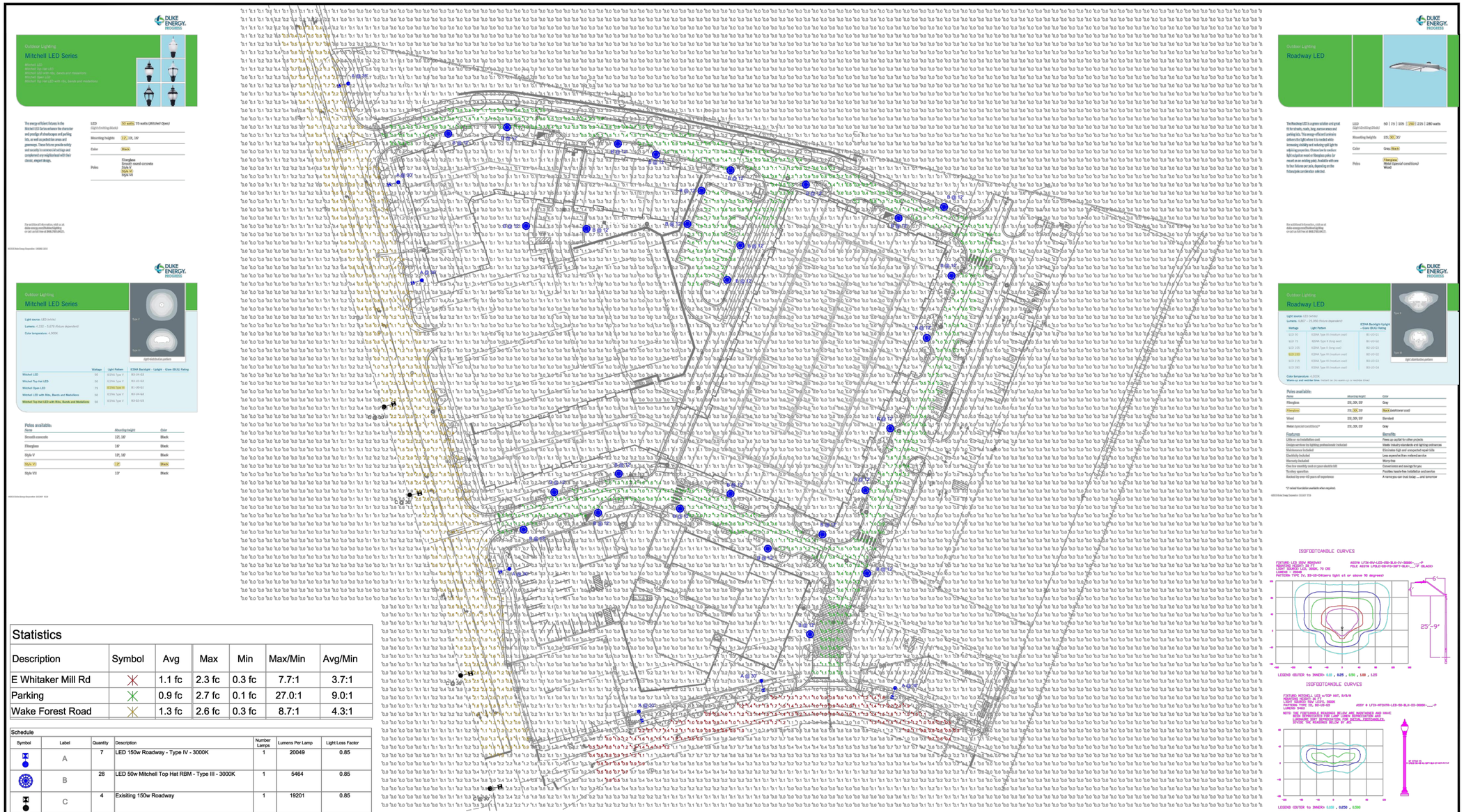
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SHEET

LANDSCAPE PLAN AREA "B"

L5.02



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
E Whitaker Mill Rd		1.1 fc	2.3 fc	0.3 fc	7.7:1	3.7:1
Parking		0.9 fc	2.7 fc	0.1 fc	27.0:1	9.0:1
Wake Forest Road		1.3 fc	2.6 fc	0.3 fc	8.7:1	4.3:1

Schedule

Symbol	Label	Quantity	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor
	A	7	LED 150w Roadway - Type IV - 3000K	1	20049	0.85
	B	28	LED 50w Mitchell Top Hat RBM - Type III - 3000K	1	5464	0.85
	C	4	Exisiting 150w Roadway	1	19201	0.85

NO.	DATE	REVISION	BY

LIGHTING DESIGN TOLERANCE

The calculated footcandle light levels in this lighting design are predicted values and are based on specific information that has been supplied to Duke Energy. Any inaccuracies in the supplied information, differences in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (foliage or otherwise) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will also affect results.

DUKE ENERGY® PROGRESS

PROPRIETARY & CONFIDENTIAL

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EAST END MARKET
Raleigh, NC
SITE LIGHTING ARRANGEMENT

Designed by	DUKE ENERGY PROGRESS LIGHTING SOLUTIONS		
Reviewed by	N. Johnson	Scale	1" = 50'
Date	08/02/2022	Size	Drawing size "D"
Description	LED Roadway & Mitchell Top Hat RBM Style VI Post		
Drawing No.	22-0304A	Sht.	1 OF 1

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REGENT PARTNERS

EAST END MARKET PHASE 1 & 2

PRELIMINARY SUBDIVISION PLAN
2001 PROGRESS COURT
RALEIGH, NC, 27608

PROJECT NO.	202111393
FILENAME	202111393-LI1
CHECKED BY	JB
DRAWN BY	JNJ
SCALE	1"=50'
DATE	11. 04. 2021

SHEET

OVERALL LIGHTING PLAN

L6.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION