

Case File / Name: SUB-0087-2022 DSLC - FIFTH OAK MULTI-FAMILY City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

**LOCATION:** This site is located on the north side of Buffaloe Road, west of William and Mary

Drive at 7425 Buffaloe Rd. It is outside the city limits.

**REQUEST:** Subdivision of a 50.7 acres site, split zoned R-10-CU SHOD-1 and RX-3-CU

SHOD-1, with a combined right-of-way dedication of 6.73 acres, leaving a net area of 43.97 acres. A proposed 39-lot development with 34 detached single-family dwelling lots, and 5 Open Lots. Two of the open lots are designated for ownership

by a homeowners association (lots 21 and 37).

Z-58-20 - 7425 Buffaloe Road - Adopted 9/21/2021 and Effective 9/26/21. Applicable rezoning conditions and uses tied to R-10 CU SHOD-1 & RX-3-CU

SHOD-1.

**DESIGN** 

ADJUSTMENT(S)/

ALTERNATES, ETC: ASR-0005-2023: DSLC - Administrative Site Review [ASR]/Administrative Site

Review

FINDINGS: City Administration finds that this request, with the below conditions of

approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated June 23, 2023 by McAdams.

### **CONDITIONS OF APPROVAL and NEXT STEPS:**

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

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

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

### General

- 1. Sheet L5.04, demonstrates design compliance with UDO Sec.7.2.8.D.1 & Sec.7.2.4 for proposed retaining wall #8, per the TW/BW grade levels as shown on sheet C3.04, exceeding the 10'ft allowance. The landscaping schedule and tree quantity information is revised and updated accordingly.
- 2. Sheet C2, revise the lot information chart, for Common Lots 21 & 37, in the civil Site Permit Review (SPR) plans set, removing the term "HOA" per the Conventional Development design and approval option.
- 3. Coversheet, revise the site data table 'proposed uses' to show detached single-family dwellings and Open Lots, per the development plan. Additionally correct the case number to show SUB-0087-2022 on the cover sheet.



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- Retaining walls grade elevations accompany the civil Site Permit Review (SPR) plans set, demonstrating height and design grade levels per the grading plans set sheets and UDO Sec.7.2.
- 5. Final review and approval of public infrastructure will occur with the SPR process. The final SPR plans will include ultimate public Right-of-Way widths and required street elements per the applicable UDO cross-sections. Required public infrastructure improvements along the frontage and at intersections where mitigation improvements are called for, shall be reviewed and approved with the SPR plan set.
- 6. Revise assigned preliminary subdivision case project # to read: SUB-0087-2022, on the site permit SPR plans set.

### **Engineering**

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

### **Public Utilities**

8. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

### **Stormwater**

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

### **Urban Forestry**

- 13. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
- 14. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

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



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

### General

- 1. The greenway easement as shown on the preliminary plan shall be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway.
- 2. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
- 3. A Type C2 Street Protective Yard is required for this project's retaining wall #8 and a note shall be placed on the final plat stating this requirement.
- A demolition permit shall be issued and this building permit number shown on all maps for recording.

### **Engineering**

- 5. A fee-in-lieu for any development required public infrastructure not constructed, if agreed to by the City, is paid to the City of Raleigh (UDO 8.1.10).
- A public infrastructure surety shall be provided to City of Raleigh Transportation Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
- 7. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
- 8. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

### **Public Utilities**



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- 9. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.
- 10. A fee-in-lieu of construction shall be paid to the City of Raleigh Public Utilities Department for the construction of a water and/or sewer main.
- 11. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

### **Stormwater**

- 12. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
- 13. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
- 14. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
- 15. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
- 16. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

### **Urban Forestry**

- 17. A public infrastructure surety for 19 street trees along William and Mary Drive, 49 street trees along Timberfield Way, 153 street trees along Landover Ridge Drive shall be provided to City of Raleigh Transportation Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
- 18. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 7.23 acres of tree conservation area.

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

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

### General



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- 1. A Type C2 Street Protective Yard is required for this project and a note shall be placed on the final plat stating this requirement.
- 2. A demolition permit shall be obtained.
- 3. Comply with all conditions of Z-58-20.
- 4. A record plat for SUB-0087-2022 shall be recorded at the Wake Co. Register of Deeds with signatures, book map & page #s. And a copy shall be returned and/or presented before any permit issuance for lots.

### **Public Utilities**

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

### **Urban Forestry**

- 6. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
- 7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 23 street trees along William and Mary Drive, 49 street trees along Timberfield Way, 153 street trees along Landover Ridge Drive.

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

### General

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

### Stormwater

- 2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
- 3. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: August 23, 2026

Record at least ½ of the land area approved.

5-Year Sunset Date: August 23, 2028

Record entire subdivision.



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I hereby certify this	administrative decision.		
Signed:	Daniel L. Stegall	Date:	08/23/2023
	Development Services Dir/Designee	_	
Staff Coordinator:	Jermont Purifov		

### Preliminary Subdivision Application

Page 1 of 2

Printed Name:

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

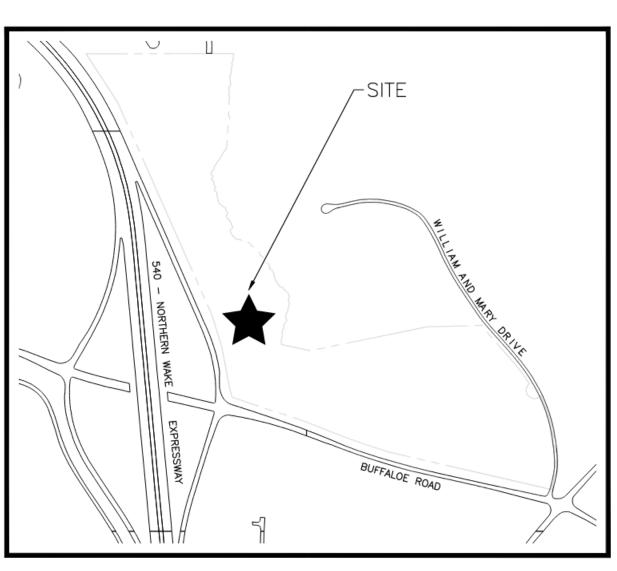
DEV	ELOPME	NT OPTIONS (UDO	Chapter 2)		
Conventional Subdivision	Cor	mpact Development		Conservation	n Development
Cottage Court		Flag lot	Free	quent Transit	Development Option
NOTE: Subdivisions may require City Co	uncil appı	roval if located in a H	listoric Overla	ay District.	
	GENI	ERAL INFORMATIO	N		A STATE OF THE REAL PROPERTY.
Scoping/sketch plan case number(s):					
Development name (subject to approval)					
Property Address(es): 7425 Buffaloe R	load, Ra	leigh, NC 27616			
Recorded Deed PIN(s): 1746333342					
Building type(s): Detached Hou	ise	Attached House	Townho	use	Apartment
General Building Mixed Use Bu	ilding	Civic Building	Open Lo	ot	Tiny House
CURRENT PROPER	TY OWN	ER/APPLICANT/DE	VELOPER I	NFORMATIO	N
Current Property Owner(s) Names: Ellis	s Colema	an			
Company: Fifth Oak Development LL0	С	Title:			
Address: 1005 Saint Andrews Blvd. S	Suite C C	Charleston, SC 29	9407-7136		
Phone #: 843-588-5530	Email	andy@eyccompa	anies.com		A CONTRACTOR OF THE CONTRACTOR
Applicant Name (If different from owner	r. See "w	ho can apply" in in	structions):		
Relationship to owner: Lessee or con	tract purc	haser Owner's a	authorized ag	ent Ease	ment holder
Company:	Addre	ss:			
Phone #:	Email	:			
NOTE: please attach purchase agreeme	ent or co	ntract, lease or eas	ement when	submitting	this form.
Developer Contact Names: Ellis Colem	nan				
Company: Fifth Oak Development LLC		Title:			
Address: 1005 Saint Andrews Blvd. S	uite C	Charleston, SC 29	407-7136		
Phone #: 843-588-5530	Email:	andy@eyccompa	anies.com		

Gross site acreage: 50.70 Ac.							
Zoning districts (if more than on	e, p	rovide acreage of ea	ich):				
R-10-CU (21.35 Ac.); RX-3-	-CU	(29.36 Ac.)					
Overlay district(s): SHOD-1		Inside City Limits? Yes V No			Historic District/Landmark: N/A ✔		
Conditional Use District (CUD) Case # Z- 58-20		Board of Adjustment Case # BOA-		se #	Design Alternate Case # DA-		
		STORMWATER	RINF	ORMATION	N		
Imperious Area on Parcel(s): Existing (sf) 25,700 Propose	ed to	The Contract on the Contract of the Contract o			a for Compliance (includes right-of-way): Proposed total (sf)		
		NUMBER OF LO	TS A	AND DENSI	TY		
# of Detached House Lots: 34		# of Attached House Lots: N/A			# of Townhouse Lots: N/A		
	# 0	of Open Lots: N/A		# of Other I	Lots (Apartment, General, Civic): 5 (Open Spa		
# of Tiny House Lots: N/A				WIINOU OOO,	, Civic).		
	То	tal # Dwelling Units:	N/A		, divid).		
# of Tiny House Lots: N/A  Total # of Lots: 39  Proposed density for each zoning					, divio).		

landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f). 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. The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application. Signature: Printed Name: Ellis Coleman

**REVISION 04.17.23** Page 2 of 2

Date:



**VICINITY MAP** 



### FIFTH OAK MULTI-FAMILY

7425 BUFFALOE ROAD RALEIGH, NORTH CAROLINA, 27603

### PRELIMINARY SUBDIVISION PLAN CITY OF RALEIGH CASE #SUB-0087-2023

PROJECT NUMBER: 2021110279 DATE: DECEMBER 19, 2022

### ZONING CONDITIONS

**REVISION 04.17.23** 

raleighnc.gov

Z-58-20 -- 7425 BUFFALOE ROAD, LOCATED AT THE NORTHEAST CORNER OF ITS INTERCHANGE WITH 1-540. BEING A PORTION OF WAKE COUNTY PIN 1746236378. APPROXIMATELY 50.43 ACRES REZONED TO RESIDENTIAL MIXED USE-3 STORIES-CONDITIONAL USE WITH SPECIAL HIGHWAY OVERLAY DISTRICT-1 (RX-3-CU W/SHOD-1) AND RESIDENTIAL-10-CONDITIONAL USE WITH SPECIAL HIGHWAY OVERLAY DISTRICT

### CONDITIONS DATED: APRIL 13, 2021

THE FOLLOWING CONDITIONS SHALL APPLY TO THAT PORTION OF THE PROPERTY ZONED R-10: RESIDENTIAL DENSITY SHALL NOT EXCEED 6 UNITS PER ACRE.

### RESPONSE - N/A

2. EXCEPT FOR THE EXTENSION OF LANDOVER RIDGE DRIVE, THE PROPERTY SHALL MAINTAIN A THIRTY FOOT (30') UNDISTURBED BUFFER ALONG THE SHARED BOUNDARIES WITH THE FOLLOWING PROPERTIES: PIN 1746-05-9687 (DEED BOOK 16743, PAGE 1911, WAKE COUNTY REGISTRY), PIN 1746-15-8502 (DEED BOOK 16204, PAGE 1362, WAKE COUNTY REGISTRY), AND PIN 1746-15-9572 (DEED BOOK 10522, PAGE 1344, WAKE COUNTY REGISTRY).

### RESPONSE - AT LEAST 30' HAS REMAINED UNDISTURBED ALONG THE NEIGHBORING PROPERTIES LISTED ABOVE.

3. A MINIMUM OF TWENTY-FIVE PERCENT (25%) OF THE NET SET AREA OF THIS PORTION OF THE PROPERTY SHALL BE DESIGNATED AS OPEN AREA. "OPEN AREA" AS USED IN THIS CONDITION SHALL MEAN LAND AREA (I) LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY; (II) LOCATED OUTSIDE OF A LOT DEVELOPED WITH A RESIDENTIAL DWELLING UNIT; (III) LOCATED OUTSIDE OF A PARKING AREA; AND (IV) OWNED IN ACCORDANCE WITH UDO SECTION 2.5.7.A. LAND AREA ASSOCIATED WITH ANY PRIVATE COMMUNITY AMENITY AREA PROVIDED MAY COUNT TOWARD THIS OPEN AREA REQUIREMENT SO LONG AS IT COMPLIES WITH DEFINITION OF OPEN AREA IN

### RESPONSE - AT LEAST 25% OPEN AREA HAS BEEN MAINTAINED IN THIS ZONING AREA.

4. THE APARTMENT BUILDING TYPE SHALL BE PROHIBITED.

THE FOLLOWING CONDITIONS SHALL APPLY TO THAT PORTION OF THE PROPERTY ZONED RX-3: THERE SHALL BE NO MORE THAN 300 DWELLING UNITS ON THIS PORTION OF THE PROPERTY.

### 2. ONLY THOSE RESIDENTIAL USES THAT ARE PERMITTED, LIMITED, OR SPECIAL USES IN THE RX-ZONING DISTRICT SHALL BE ALLOWED ON THE PROPERTY. RESPONSE - ONLY PERMITTED RESIDENTIAL USES ARE PROPOSED.

3. THERE SHALL BE A MINIMUM FIFTY FOOT (50') PRIMARY BUILDING SETBACK FROM THE ADJACENT PROPERTIES WITH PIN 1746-23-8985 (DEED BOOK 14962, PAGE 1816, WAKE COUNTY REGISTRY)AND THE FRONTAGE ALONG WILLIAM AND MARY DRIVE.

RESPONSE - A 50' BUILDING SETBACK HAS BEEN PLACED ALONG THE PARCEL ABOVE AND ALONG THE FRONTAGE OF WILLIAM AND MARY DRIVE TO REMAIN. 4. EXCEPT FOR A STREET CONNECTION TO WILLIAM AND MARY DRIVE, THE PROPERTY SHALL

MAINTAIN A THIRTY FOOT-WIDE (30') UNDISTURBED BUFFER ALONG ITS WILLIAM AND MARY DRIVE FRONTAGE. THE WIDTH OF THE BUFFER SHALL BE REDUCED PROPORTIONALLY TO THE WIDTH OF ANY REQUIRED STREET PROTECTIVE YARD.

RESPONSE - A 30' UNDISTURBED BUFFER ALONG WILLIAM AND MARY HAS BEEN MAINTAINED.

### SITE DATA

SITE ADDRESS:	7425 BUFFALOE ROAD RALEIGH, NC	
PARCEL PIN NUMBER:	1746333342	
ZONING:	EXISTING: R-10-CU - 21.35 ACRES, 929,616 SF. RX-3-CU - 29.36 ACRES, 1,279,053 SF	
LOT USES PROPOSED	EXISTING: MANUFACTURES HOME	PROPOSED: DETACHED, ATTACHED, TOWNHOUSE RESIDENTIAL
OVERLAY DISTRICT:	SHOD-1	
WATERSHED:	CRABTREE CREEK	
FLOODPLAIN/FIRM PANEL:	N/A	
SITE AREA:	GROSS SITE AREA: RIGHT-OF-WAY DEDICATION: NET SITE AREA: R-10-CU TOTAL LOT AREAS: RX-3-CU TOTAL LOT AREAS:	50.70 ACRES/2,208,669 SF 6.73 ACRES/293,247 SF 43.97 ACRES/1,915,422 SF 18.67 ACRES/813,360 SF (PORTION OF LOTS 37-39) 25.30 ACRES/1,102,062 SF (LOTS 1-36 & PORTION OF LOTS 37-39)
TREE CONSERVATION	REQUIRED: PROVIDED:	4.40 ACRES, 191,542 SF - (10%) 7.23 ACRES, 315,322 SF - (16.4%)
DWELLING UNITS	R-10-CU: (6 UNITS PER ACRE MAX PE PROPOSED - 0 UNITS	R Z-58-20)
	RX-3-CU:(300 DWELLING UNITS MAX PROPOSED - 0 UNITS	( PER Z-58-20)

		LO	T INFORMATION	
LOT NUMBER	LOT	AREA	LOT TYPE	LOT ZONI
1	12.10 AC	526,949 SF	OPEN LOT	RX-3-CU
2	0.09 AC	4,005 SF	SINGLE FAMILY DETACHED	RX-3-CU
3	0.15 AC	6,373 SF	SINGLE FAMILY DETACHED	RX-3-CU
4	0.12 AC	5,377 SF	SINGLE FAMILY DETACHED	RX-3-CU
5	0.12 AC	5,377 SF	SINGLE FAMILY DETACHED	RX-3-CU
6	0.12 AC	5,377 SF	SINGLE FAMILY DETACHED	RX-3-CU
7	0.13 AC	5,732 SF	SINGLE FAMILY DETACHED	RX-3-CU
В	0.14 AC	6,059 SF	SINGLE FAMILY DETACHED	RX-3-CU
9	0.14 AC	6,195 SF	SINGLE FAMILY DETACHED	RX-3-CU
10	0.14 AC	6,281 SF	SINGLE FAMILY DETACHED	RX-3-CU
11	0.14 AC	5,973 SF	SINGLE FAMILY DETACHED	RX-3-CU
12	0.12 AC	5,400 SF	SINGLE FAMILY DETACHED	RX-3-CU
13	0.09 AC	4,050 SF	SINGLE FAMILY DETACHED	RX-3-CU
14	0.09 AC	4,050 SF	SINGLE FAMILY DETACHED	RX-3-CU
15	0.09 AC	4,050 SF	SINGLE FAMILY DETACHED	RX-3-CU
16	0.09 AC	4,050 SF	SINGLE FAMILY DETACHED	RX-3-CU
17	0.09 AC	4,050 SF	SINGLE FAMILY DETACHED	RX-3-CU
18	0.09 AC	4,050 SF	SINGLE FAMILY DETACHED	RX-3-CU
19	0.12 AC	5,394 SF	SINGLE FAMILY DETACHED	RX-3-CU
20	0.13 AC	5,514 SF	SINGLE FAMILY DETACHED	RX-3-CU
21	4.96 AC	216,102 SF	HOA COMMON LOT / OPEN LOT	RX-3-CU
22	0.16 AC	6,953 SF	SINGLE FAMILY DETACHED	RX-3-CU
23	0.14 AC	5,954 SF	SINGLE FAMILY DETACHED	RX-3-CU
24	0.12 AC	5,430 SF	SINGLE FAMILY DETACHED	RX-3-CU
25	0.12 AC	5,349 SF	SINGLE FAMILY DETACHED	RX-3-CU
26	0.12 AC	5,349 SF	SINGLE FAMILY DETACHED	RX-3-CU
27	0.12 AC	5,349 SF	SINGLE FAMILY DETACHED	RX-3-CU
28	0.12 AC	5,349 SF	SINGLE FAMILY DETACHED	RX-3-CU
29	0.12 AC	5,349 SF	SINGLE FAMILY DETACHED	RX-3-CU
30	0.12 AC	5,349 SF	SINGLE FAMILY DETACHED	RX-3-CU
31	0.12 AC	5,349 SF	SINGLE FAMILY DETACHED	RX-3-CU
32	0.12 AC	5,349 SF	SINGLE FAMILY DETACHED	RX-3-CU
33	0.12 AC	5,349 SF	SINGLE FAMILY DETACHED	RX-3-CU
34	0.12 AC	5,349 SF	SINGLE FAMILY DETACHED	RX-3-CU
35	0.12 AC	5,349 SF	SINGLE FAMILY DETACHED	RX-3-CU
36	0.16 AC	6,861 SF	SINGLE FAMILY DETACHED	RX-3-CU
37	3.57 AC	155,301 SF	HOA COMMON LOT / OPEN LOT	RX-3-CU, R-
38	7.60 AC	330,985 SF	OPEN LOT	R-10-CU, RX-
39	11.59 AC	504,691 SF	OPEN LOT	R-10-CU, RX
TOTAL	43.97 AC	1,915,422 SF		
*ALL AREAS O	UTSIDE OF B	UILDING FOOTPI	RINTS WILL BE HOA COMMON OPE	N AREA

IMPERVIOUS AREA T	RACKING TAI	BLE - ASSUME	S 95% IMPER	RVIOUS																_
	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	LOT 11	LOT 12	LOT 13	LOT 14	LOT 15	LOT 16	LOT 17	LOT 18	LOT 19	
ACREAGE	12.10 AC.	0.09 AC.	0.15 AC.	0.12 AC.	0.12 AC.	0.12 AC.	0.13 AC.	0.14 AC.	0.14 AC.	0.14 AC.	0.14 AC.	0.12 AC.	0.09 AC.	0.12 AC.						
MAX. IMPERVIOUS AREA	11.49 AC.	0.08 AC.	0.14 AC.	0.11 AC.	0.11 AC.	0.11 AC.	0.12 AC.	0.13 AC.	0.13 AC.	0.13 AC.	0.13 AC.	0.11 AC.	0.08 AC.	0.11 AC.						
	LOT 20	LOT 21	LOT 22	LOT 23	LOT 24	LOT 25	LOT 26	LOT 27	LOT 28	LOT 29	LOT 30	LOT 31	LOT 32	LOT 33	LOT 34	LOT 35	LOT 36	LOT 37	LOT 38	LOT 39
ACREAGE	0.13 AC.	4.96 AC.	0.16 AC.	0.14 AC.	0.12 AC.	0.16 AC.	3.57 AC.	7.60 AC.	11.59 AC											
MAX. IMPERVIOUS AREA	0.12 AC.	4.71 AC.	0.15 AC.	0.13 AC.	0.11 AC.	0.15 AC.	3.39 AC.	7.22 AC.	11.01 AC											
							•										•			

**SHEET INDEX** 

C0.02

C1.01

C2.00

C2.01

C2.02

C2.03

C2.04

C2.05

C2.06

C2.07

C2.08

C2.09 C3.00

C3.01

C3.02

C3.03

C3.04

C4.00

C4.01

C4.02

C4.03

C4.04

C8.00 C8.01

C8.02 C8.03

C9.01

C9.06

C9.11

C9.26

C7.01

C7.02

C7.03

ALTA/NSPS LAND TITLE SURVEY

ALTA/NSPS LAND TITLE SURVEY

ALTA/NSPS LAND TITLE SURVEY

ALTA/NSPS LAND TITLE SURVEY

TIA RECOMMENDATIONS

OVERALL SUBDIVISION PLAN

SUBDIVISION PLAN - AREA A

SUBDIVISION PLAN - AREA B

SUBDIVISION PLAN - AREA C

SUBDIVISION PLAN - AREA D

LOT DIMENSION PLAN - AREA A

LOT DIMENSION PLAN - AREA B

LOT DIMENSION PLAN - AREA C LOT DIMENSION PLAN - AREA D

**BLOCK PERIMETER EXHIBIT** 

OVERALL GRADING PLAN

GRADING PLAN - AREA A

**GRADING PLAN - AREA B** 

GRADING PLAN - AREA C

GRADING PLAN - AREA D

OVERALL UTILITY PLAN

UTILITY PLAN - AREA A

UTILITY PLAN - AREA B

UTILITY PLAN - AREA C

UTILITY PLAN - AREA D

STORM DRAINAGE DETAILS

SANITARY SEWER DETAILS

LANDSCAPE PLAN - AREA A

LANDSCAPE PLAN - AREA B

LANDSCAPE PLAN - AREA C

LANDSCAPE PLAN - AREA D

TREE CONSERVATION PLAN

BUFFALOE ROAD AND FORESTVILLE ROAD OFFSITE

OVERALL ROAD IMPROVEMENTS PLAN

BUFFALOE ROAD IMPROVEMENTS PLAN

BUFFALOE ROAD IMPROVEMENTS PLAN

FORESTVILLE ROAD IMPROVEMENTS PLAN

WILLIAM AND MARY DRIVE IMPROVEMENTS PLAN

OVERALL TREE CONSERVATION PLAN

TREE CONSERVATION CALCULATIONS

PLANS (SUBMITTED TO DOT UNDER SEPARATE COVER)

STORMWATER CONTROL MEASURE "A" DETAILS

STORMWATER CONTROL MEASURE "B" DETAILS

STORMWATER CONTROL MEASURE "C" DETAILS STORMWATER CONTROL MEASURE "D" DETAILS

STORMWATER CONTROL MEASURE "E" DETAILS

STORMWATER CONTROL MEASURE "F" DETAILS

STORMWATER CONTROL MEASURE "I" DETAILS

STORMWATER CONTROL MEASURE "G"&"H" DETAILS

SITE DETAILS

WATER DETAILS

PROJECT NOTES

DEMOLITION PLAN

### RIGHT-OF-WAY OBSTRUCTION NOTES

- 1. STREET, LANE, AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.
- A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO  $\underline{rightofwayservices@raleighnc.gov} \ AT \underline{www.raleighnc.gov} \ KEYWORD \ "RIGHT-OF-WAY SERVICES.$
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE
- ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE

4. THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR

- LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
- 6. ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

### ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.

**GREENWAY EASEMENT NOTES** 

NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

THE MINIMUM CORNER CLEARANCE FOR A DRIVEWAY FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE. RSDM

WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMING OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.



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.

### 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

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.

twenty four hours prior to beginning any of their construction.

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.

### SOLID WASTE INSPECTION STATEMENT:

- THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY PRIVATE SERVICES. THE CITY OF RALEIGH SOLID WASTE SERVICES (SWS) WILL NOT SERVICE THIS DESIGN.

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

The John R. McAdams Company, Inc

Raleigh, NC 27603 phone 919. 823. 4300 fax 919. 361. 2269 license number: C-0293, C-187

One Glenwood Avenue

www.mcadamsco.com

### **CONTACT**

Gray Harrell harrell@mcadamsco.com PHONE: 919. 287. 0728

### **CLIENT**

EYC COMPANIES

1005 C STREET ANDREWS BOULEVARD CHARLESTON, SOUTH CAROLINA 29407

EYC COMPANIES (C)

### PROJECT DIRECTORY

1005 C STREET ANDREWS BOULEVARD

CHARLESTON, SOUTH CAROLINA, 29407

DEVELOPER **EYC COMPANIES** 

PHONE: 843. 588. 5021

ARCHITECT S. ROBERT ANDRON, ARCHITECT **5723 SENTINEL DRIVE** RALEIGH, NORTH CAROLINA, 27609 PHONE: 919. 616. 0405



1 03. 02. 2023 REVISED PER COR 1ST PSP COMMENTS

2 05. 08. 2023 REVISED PER COR 2ND PSP COMMENTS

### PRELIMINARY SUBDIVISION PLANS FOR:

FIFTH OAK MULTI-FAMILY RALEIGH, NORTH CAROLINA, 27603 PROJECT NUMBER: 2021110279

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

To: FIFTH OAK, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY AND METRO

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(B)(2), 7(C), 8, 9, 10, 11, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 29, 2021.

DATE OF PLAT OR MAP:

RONALD T. FREDERICK, P.L.S. L-4720

May 25, 2022

### TITLE COMMITMENT

METRO TITLE COMPANY AGENT FOR COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NUMBER: MET2022-00323 COMMITMENT DATE: FEBRUARY 10, 2022 AT 08:00AM

- 1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the dote on which all of the Schedule B. Port I-Requirements are met. -NOT A SURVEY MATTER
- 2. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
  -NOT A SURVEY MATTER
- 3. Matters affecting the Property as shown on plot recorded in Book of Maps 2022, Page \_\_\_\_\_, Woke County Registry. NOTE: Subdivision Plat to be recorded prior to closing. -DOCUMENT NOT PROVIDED
- 4. Easements to Carolina Power and Light Company recorded in Book 978, Page 196, Book 978, Page 199, Book 1874, Page 569, Book 1967, Page 136, Book 4387, Page 45, Book 6369, Page 454, Book 8141, Page 1708, and Book 9408, Page 2113, Wake County Registry. -DB. 9408, PG. 2113-SHOWN HEREON
- 5. Right of way easement to Southern Bell Telephone and Telegraph Company recorded in Book 4331, Page 270, Wake County Registry, and shown on the Survey.
  -SHOWN HEREON
- 6. Easement to Bellsouth Telecommunications, Inc. recorded in Book 9370, Page 2163, Wake County Registry.
  -SHOWN HEREON ALONG WITH SOUTHERN BELL EASEMENT
- 7. Memorandum of Option and Land Lease Agreement by and between Poul K. Hester (Lessor) and The Bernstein Group, Inc., as assigned to Raleigh-Durham MSA Limited Partnership\*(Lessee) recorded in Book 6318, Page 508, Wake County Registry; and related Assignment and Assumption of Lease Agreement from Alltel Communications, LLC d/b/a Verizon Wireless (successor in interest to The Bernstein Group, Inc.) to American Towers LLC recorded in Book 16669, Page 1711, Wake County Registry. (Affects that portion of the insured land that lies on and abuts the southern right of way line of Buffalo Road). \*Raleigh Durham MSA Limited Partnership is d/b/a for Alltel Communications, LLC. -NOT ON SURVEYED PROPERTY
- 8. Memorandum of PCS Site Agreement ("Agreement") between Paul K. Hester and Linda Eloine Hester ("Owner") and SprintCom, Inc. recorded in Book 8131, Page 1602, as re— recorded in Book 8185, Page 1265, Woke County Registry; and related Memorandum of First Amendment to PCS Site Agreement between Owner and STC Two LLC, successor-in-interest to SprintCom, Inc., by and through attorney—in—fact, Global Signal Acquisitions II LLC, recorded in Book 13682, Poge 1898, Wake County Registry. (Affects that portion of the insured land that lies on and abuts the northern right of way line of Buffalo Rood). -NOT A SURVEY MATTER
- 9. Wireless Communication Easement and Assignment Agreement in favor of TI 0 Unison Site Management, LLC, recorded in Book 14688, Page 2580, Wake County Registry, as assigned from B MelTel LLC, f/k/a T10 MelTel LLC f/k/a Unison Site Management LLC to AMelTel LLC by Assignment recorded in Book 17691, Page 72, Wake County Registry, and shown on the Survey.
- 10. Wireless Communication Easement and Assignment Agreement in favor of TI I Unison Site Management LLC recorded in Book 14712, Page 2181, Wake County Registry, and shown on the Survey. -SHOWN HEREON
- 11. Provisions set out in Book 7586, Page 247, Wake County Registry prohibiting direct access to Interstate 540. -NOT A SURVEY MATTER
- 12. Driveway Easement recorded in Book 12011, Page 1001, Wake County Registry, and shown on the Survey. -SHOWN HEREON
- 13. Temporary Easement for cut and fill slopes to the Deportment of Transportation recorded in Book 12182, Page 1441, Woke County Registry. 14. Sanitary Sewer Easement to the City of Raleigh recorded in Book 12568, Page
- 371, Woke County Registry. -SHOWN HEREON 15. Secondary Road Right of Way Agreement in favor of the North Carolina Department of Transportation recorded in Book 15390, Page 902, Woke County Registry. (Affects that portion of the insured land that lies on and abuts the southern right of way line of Buffaloe Road).
  -NOT ON SURVEYED PROPERTY
- 16. The creation or loss of land by natural or artificial changes along water forming port of the boundary of the land; and/or title to land lying below the higher of the mean high water mark and/or the normal bounds of any body of water; and/or riparian and/or littoral rights incident to any branches, creeks, streams, lakes, ponds, or other waters coursing or abutting
- -NOT A SURVEY MATTER 17. This policy does not insure any house trailer, manufactured home, mobile home or mobile dwelling located on the Land.
  -NOT A SURVEY MATTER
- 18. Matters of survey affecting Parcel 1 (north of Buffaloe Rood) as shown by ALTA/NSPS Land Title Survey prepared by Ronald T. Frederick,PLS, dated
- 19. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title and lying interior to the boundary lines shown on Boundary Survey by Barry L. Scott, PLS, dated February 9, 2022 that would be disclosed by an accurate and complete survey of the Land. (Parcel 2 (south of Buffaloe Road) -NOT ON SURVEYED PROPERTY

### PROPERTY DESCRIP

BEING all of that certain parcel of land lying in St. Matthews Township, Woke County, North Carolina containing approximately 50.70 acres as more particularly shown and described on ALTA/NSPS land title survey entitled "7425 Buffaloe Road", prepared by Ronald T. Frederick, PLS, dated \_\_\_\_\_ 2022. (Metes and bounds description to be prepared from survey). Parcel 2:

Beginning at an existing NC DOT concrete monument at the Eastern r/w of I-540 and the Southern r/w of Buffaloe Rd. (NCSR 2049) intersection. Sold point having N.C. grid coordinates of N=763,181.38' and E=2,142,009.69' (NAD '83/2011) thence runs along the Southern r/w of Buffaloe Rd. S 75-08'-50" E 199.96' to on iron pipe set; thence runs S 00-56'-22" W 728.01' to a pk nail set; thence runs S 88-44'-01" W 1.90' to an existing iron pipe; thence runs S 89-40'-31" W 364.29' to on iron pipe set; thence runs N 07-54'-17" E 195.15' to an iron pipe set; thence runs N 14-41'-44" E 182.57' to on NC DOT concrete monument; thence runs N 15-11'-21" E 426.28' to the point and place of beginning. This tract contains 5.08 acres and is a portion of the Lindo E. Hester property Note that both "parcels" above ore currently port of the same existing parcel. Parcel 1 lies to the north of Buffaloe Road and Parcel 2 lies to the south of Buffaloe Road. It is expected

that the property will be formerly subdivided to create 2 separate parcels prior to closing.

TION(FROM	TITLE)	GENERAL	NOTES
TIOIT(I TOM			

- 1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND, THIS IS AN ALTA/NSPS LAND TITLE SURVEY.
- 2. BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD
- 83(2011).
  3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- ZONING: RX-3-CU & R-10-CU
- AREA BY COORDINATE GEOMETRY. 6. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL #3720174600J DATED MAY, 02, 2006. THIS IS THE CURRENT FLOOD ZONE MAP FOR SUBJECT
- REFERENCES: BM. 1947, PG 4, DB. 2911, PG. 252 OF THE WAKE COUNTY REGISTRY.
- . UTILITY STATEMENT.
  THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
- 9. NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE. 10. WETLAND DELINEATION SHOWN HEREON WAS DEVELOPED FROM DELINEATION COMPLETED BY SAGE ECOLOGICAL PLANS DATED JUNE 17, 2021
- 11. LINE AND CURVE TABLES SEE THIS SHEET

LINE	BEARING	DISTANCE			
L1	S 46'36'53" E	8.61'	L71	S 47*36'02" E	26.07'
L2	S 02°02'44" W	3.28'	L72	S 67'44'18" E	10.99'
L3	S 17*48'37" W	15.01'	L73	S 14°03'44" E	18.11'
L4	S 05*56'15" E	11.26'	L74	S 42'14'34" E	10.86'
L5	S 18°07'41" W	29.97	L75	S 29'37'56" E	6.94
					0.94
L6	S 23'29'15" E	11.30'	L76	S 21°07'58" W	22.27'
L7	S 24°06'49" W	18.92'	L77	S 11 <sup>4</sup> 6'43" E	10.59'
L8	S 05*55'29" E	14.82'	L78	S 56"18'23" E	10.20'
L9	S 2015'50" W	11.23'	L79	S 25°07'08" E	7.36'
L10	S 12°01'10" E	14.42'	L80	S 45'06'11" E	12.70'
				S 08'02'37" W	
L11		14.49'	L81		2.69'
L12	S 26*45'46" E	10.85	L82	S 32'54'01" E	14.90'
L13	S 0212'12" E	49.19'	L83	S 15'50'19" E	10.38'
L14	S 13'53'16" W	3.62'	L84	S 36"19'47" E	7.33'
L15	S 39°25'52" W	14.71'	L85	S 13*50'08" E	7.58'
L16	S 00'44'22" W	15.01'	L86	S 22'57'38" W	5.36'
	S 16'09'56" E			S 5312'58" W	13.12'
L17		15.06'	L87		13.12
L18	S 08'46'59" W	3.45	L88	S 11°00'41" W	10.59
L19	S 28'25'30" W	11.23'	L89	S 12"19'54" E	11.01'
L20	S 25"20'51" E	11.30'	L90	S 31"19'32" E	14.93'
L21	S 05°59'33" E	15.14'	L91	S 41'01'13" E	18.90'
L22	S 11'52'38" W	11.35'	L92	S 48'44'26" E	22.66'
L23	S 03'55'24" W	11.35	L93	S 70'34'40" E	6.66'
L24	S 16'31'22" W	7.41'	L94	N 51°06'31" E	3.32'
L25	S 00°58'00" E	3.67'	L95	S 89*43'08" E	10.50'
L26	S 09"12'01" E	15.14'	L96	S 66'44'32" E	10.93'
L27	S 03'40'04" W	56.81'	L97	S 42'41'43" E	22.72'
L28	S 13°35'48" E	3.46'	L98	S 63°29'09" E	6.76'
L29	S 44'53'48" E		L99		26.50'
		7.58'			
L30	S 20°25'10" E	3.44'	L100	S 5615'46" E	6.23'
L31	S 04'36'44" W	18.88'	L101	S 26°00'33" E	22.44'
L32	S 29'54'03" W	18.79'	L102	S 44*38'22" E	3.21'
L33	S 14"18'56" E	11.13'	L103	S 67°45'25" E	11.11'
L34	S 12'55'49" W	18.89'	L104	S 32'44'18" E	6.66'
L35	S 04'02'49" W	3.70'	L105	S 10'24'16" E	11.23'
L36	S 11°55'38" E	3.68'	L106	S 32'38'51" E	14.69'
L37	S 00°21'20" W	3.68'	L107	S 58°25'20" E	26.48'
L38	S 08'00'36" W	11.31'	L108	S 23'20'31" E	25.76'
L39	S 00'30'34" W	26.49'	L109	S 13°21'44" W	10.94'
L40	S 03'44'05" W	52.89'	L110	S 72°00'09" E	14.99'
L41	S 04°23'01" W	22.86'	L111	S 25'37'33" E	37.06'
L42	S 20°07'34" W	7.40'	L112	S 06'32'31" E	18.90'
L43	S 2410'43" W	7.57'	L113	S 25'58'41" E	30.12'
L44	S 4575'54" W	7.37'	L114	S 44*26'45" E	7.05'
L45	S 22"1'04" W	7.45'	L115	S 32°55'53" E	26.51'
L46	S 13'05'04" W	3.72'	L116	S 61°01'02" E	3.55'
L47	S 06'42'17" W	7.55'	L117	S 75*57'07" E	18.94
L48		3.59'	L118		7.33'
L49	S 42*33'17" W	15.15'	L119	S 47'05'45" E	41.47'
L50	S 25*25'07" W	11.27	L120	S 15"26'52" E	26.02'
L51	S 11'45'29" W	7.46'	L121	S 1715'28" W	22.47'
L52	S 30°05'33" E	5.83'	L122	S 20'35'14" E	19.79'
L53	S 64°25'51" E	3.68'	L123	S 13"1'56" W	53.55'
L54	S 40°06'43" E	7.32'	L124	S 31°39'12" W	14.00'
L55		3.50'	L125		25.38'
L56	S 22'03'07" W	7.39'	L126	S 26'39'19" E	12.30'
L57	S 44°46'42" W	11.34'	L127	S 01*59'35" E	7.38'
L58	S 00°04'48" E	2.70'	L128	S 34°47'09" W	36.00'
L59	S 44'37'06" E	22.68'	L129	S 18'22'18" E	14.24'
L60	S 08'09'22" E	14.97'	L130	S 14*24'41" W	6.48'
L61	S 19*31'47" E	22.72'	L131	S 46'07'45" W	12.11'
L62	S 02'36'22" E	3.39'	L132	S 0111'30" W	40.47'
L63	S 37'42'08" W	11.37'	L133	S 1810'32" W	29.96'
L64	S 05*57'11" W	2.75'	L134	S 24°20'59" E	12.77'
L65	S 48'32'56" E	18.90'	L135	S 06*58'18" W	9.69'
L66	S 24'49'11" E	3.52'	L136	N 78°01'30" W	32.57'
L67	S 06'41'07" E	26.41	L137	S 71'28'30" E	52.49'
L68	S 14'07'23" E	30.18'	L138	S 21"59'56" W	32.74
L69	S 25°29'00" E	14.96'			
L70	S 64"14'17" E	7.36'			

	CURVE TABLE							
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH				
C1	836.22'	93.85'	N 37°59'43" W	93.80'				
C2	866.26'	346.27'	N 23°29'28" W	343.96'				
C3	477.49'	191.64'	N 00°27'52" W	190.36'				
C4	3656.42'	365.12'	S 74°20'09" E	364.97'				
C5	2280.36	135.25	S 70°00'33" E	135.23'				

The John R. McAdams Company, Inc.

One Glenwood Avenue

Suite 201

www.mcadamsco.com

Raleigh, NC 27603 phone 919. 823. 4300 fax 919. 361. 2269 license number: C-0293, C-187

### CLIENT

EYC COMPANIES

1005 C ST. ANDREWS BLVD. CHARLESTON, SOUTH CAROLINA 29407

> 4 URV **RO**/ OE UFF.

### REVISIONS

NO. DATE

05.25.2021 TITLE/COMMENTS

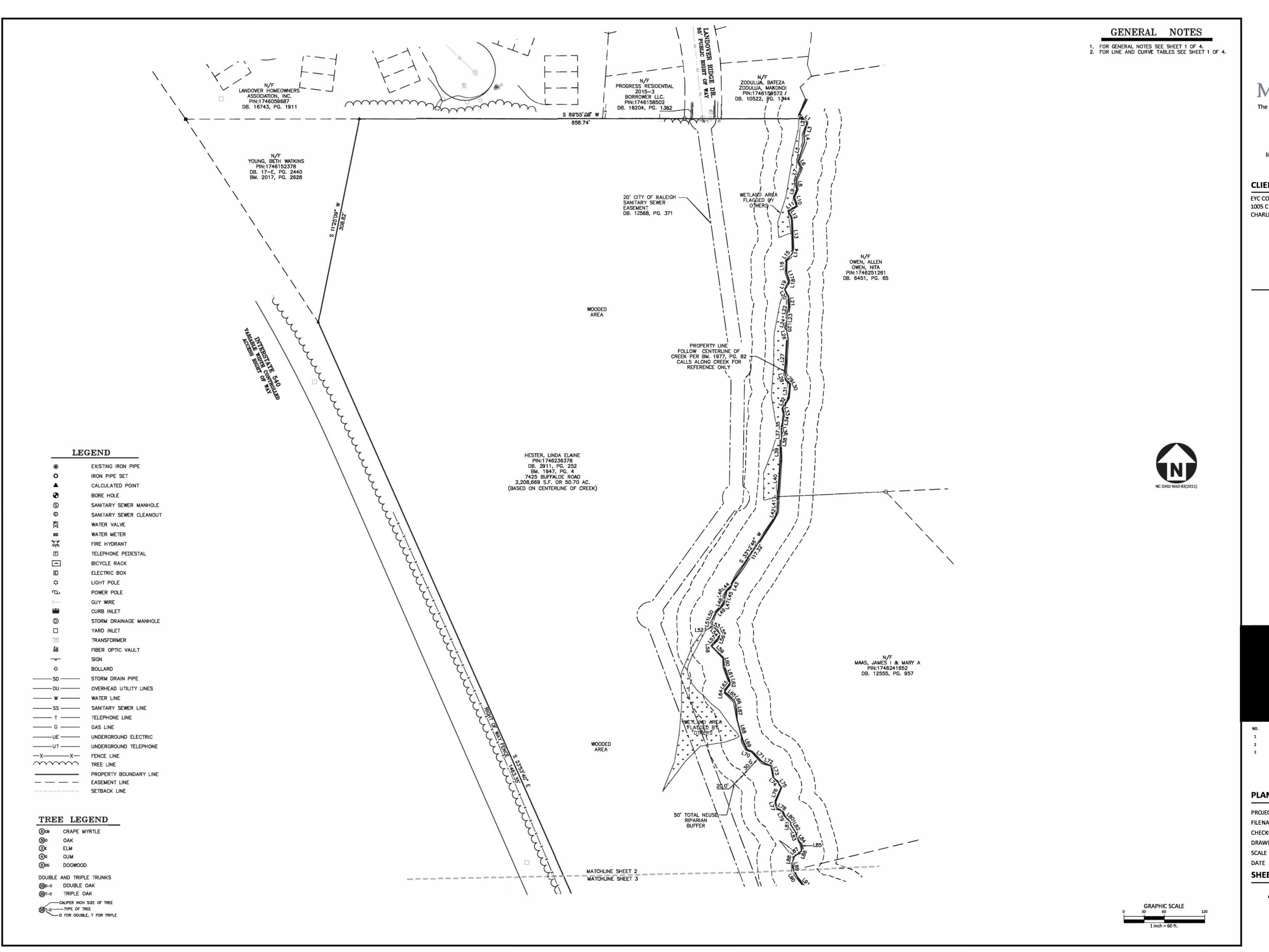
### PLAN INFORMATION

PROJECT NO. 2021110279 2021110279-AT1 FILENAME CHECKED BY DRAWN BY SCALE 1"=60'

DATE

ALTA/NSPS LAND TITLE SURVEY

06.03.2021





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

### CLIENT

EYC COMPANIES 1005 C ST. ANDREWS BLVD. CHARLESTON, SOUTH CAROLINA 29407

# **BUFF**/



05.25.2021 TITLE/COMMENTS

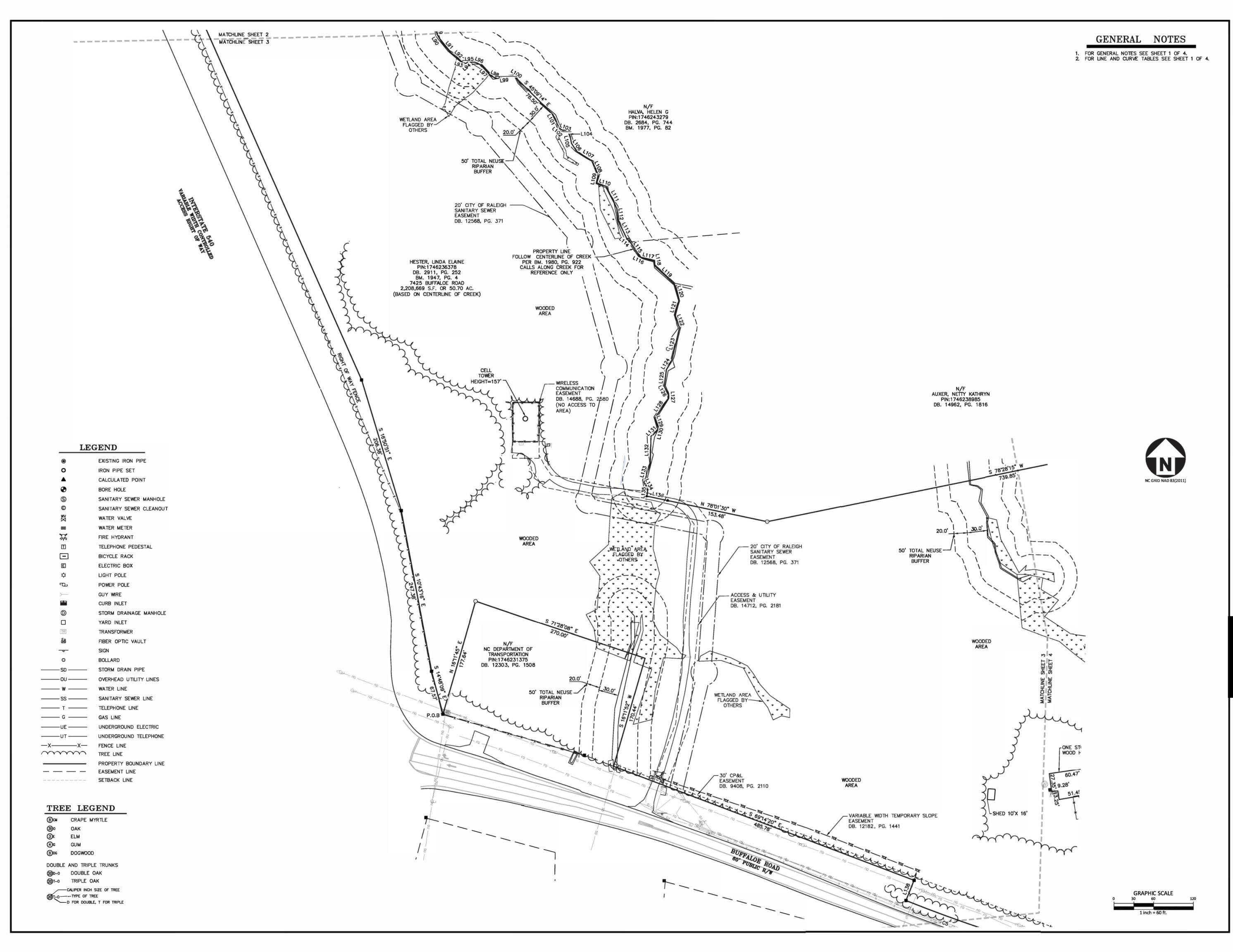
### PLAN INFORMATION

PROJECT NO. 2021110279 2021110279-AT1 FILENAME CHECKED BY DRAWN BY SCALE

SHEET

**ALTA/NSPS LAND** TITLE SURVEY

06.03.2021





### 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

### CLIENT

EYC COMPANIES 1005 C ST. ANDREWS BLVD. CHARLESTON, SOUTH CAROLINA 29407

## 7425 BUFFALOE ROAD LTA/NSPS LAND TITLE SURVEY RALEIGH, NORTH CAROLINA

### REVISIONS

NO. DATE

1 05.25.2021 TITLE/COMMENTS

2

### PLAN INFORMATION

PROJECT NO. 2021110279

FILENAME 2021110279-AT1

CHECKED BY RTF

DRAWN BY JBT

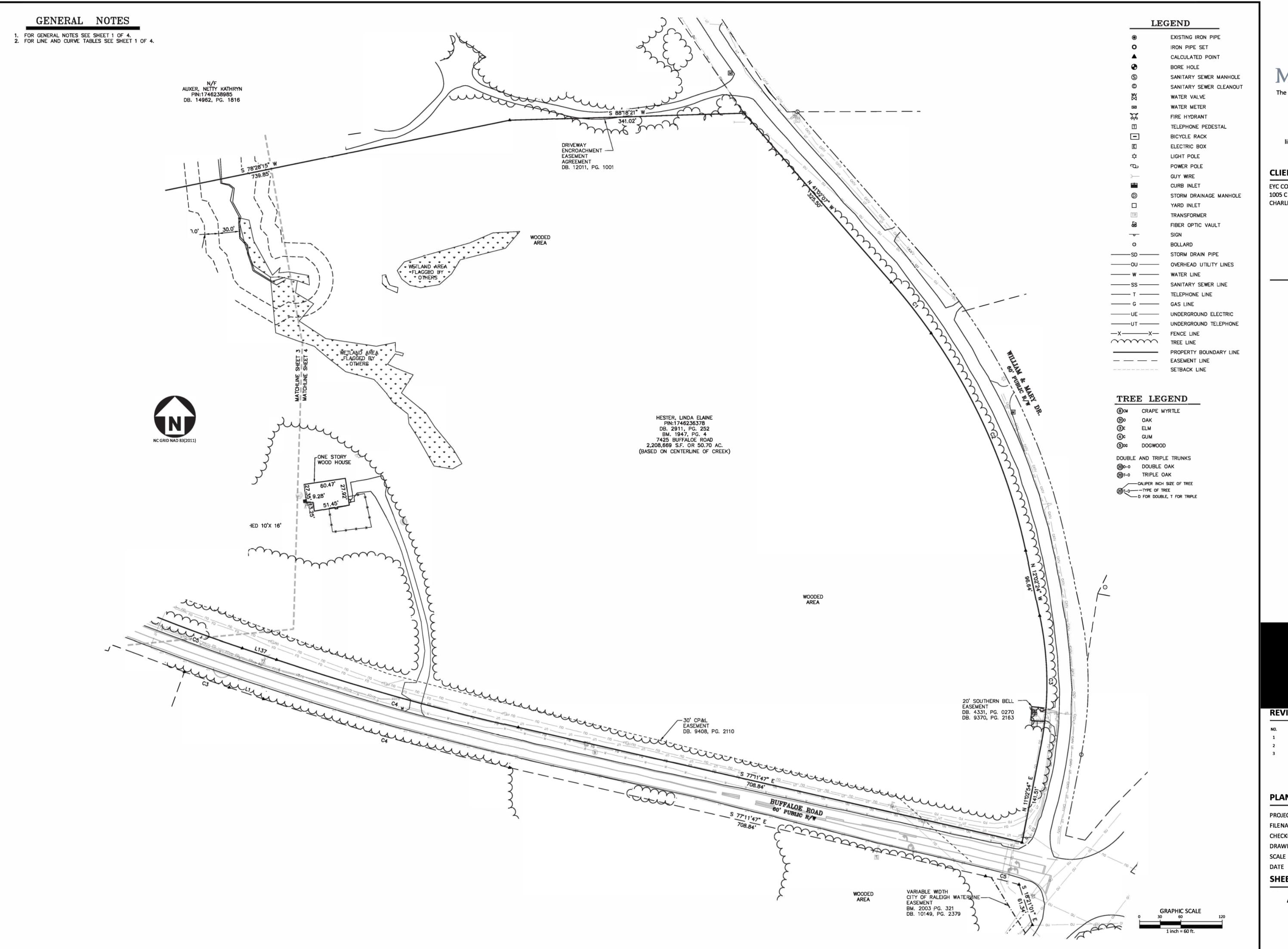
SCALE 1"=60'

DATE SHEET

> ALTA/NSPS LAND TITLE SURVEY

06.03.2021

3-4





### 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

### CLIENT

EYC COMPANIES 1005 C ST. ANDREWS BLVD. CHARLESTON, SOUTH CAROLINA 29407

**BUFF**/

### REVISIONS

NO. DATE 05.25.2021 TITLE/COMMENTS

### PLAN INFORMATION

PROJECT NO. 2021110279 **FILENAME** 2021110279-AT1 CHECKED BY DRAWN BY SCALE 1"=601 06.03.2021

SHEET

ALTA/NSPS LAND TITLE SURVEY

### 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
- 2. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50' OF ALL MINOR RESIDENTIAL, RESIDENTIAL, AND RESIDENTIAL COLLECTOR INTERSECTIONS. THE FULL LENGTH OF THE RIGHT-OF-WAY SHALL BE CLEARED AND GRADED ALONG ALL MAJOR, MINOR, & SENSITIVE AREA THOROUGHFARES.
- 3. 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.
- 4. 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.
- 5. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS
- 6. ALL DIMENSIONS SHOWN ON SITE PLAN ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 7. 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.
- 8. 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. 9. 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
- 10. 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
- 11. 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.).
- 12. 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.
- 13. 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. 14. ACCESSIBLE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE
- 15. 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).
- 16. 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.
- 17. 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.
- 18. 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.
- 20. ANY TRANSIT STOP LOCATIONS SHOWN ARE PRELIMINARY ONLY, FINAL LOCATION SHALL BE DETERMINED ONCE THE CITY OF RALEIGH TRANSIT ROUTE HAS BEEN FINALIZED. ALL TRANSIT STOPS SHALL HAVE A 10'x20'x6" (3000 PSI) CONCRETE PAD.

19. ALL SIGNAGE ASSOCIATED WITH THE PUBLIC STREET SYSTEM SHALL ADHERE TO MUTCD STANDARDS AND SPECIFICATIONS.

### ADDITIONAL UTILITY NOTES

THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

AND ALIGNMENTS DEPICTED ON THE PLANS.

(UDO) DETAILS.

- 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 5'Wx5'L CITY OF RALEIGH WATERLINE EASEMENT ONTO ADJACENT
- 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
- 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
- 7. ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY TO BE OWNED, OPERATED, AND MAINTAINED BY
- 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. 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
- 10. ALL UTILITY SLEEVES SHALL BE SCHEDULE 40 PVC AND INSTALLED WITH 2' MINIMUM COVER. BOTH ENDS SHALL BE CAPPED AND

### **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.
- ALL RETAINING WALLS OVER 30" HIGH SHALL HAVE A SAFETY FENCE (DESIGN BY OTHERS).
- 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
- ALL WORK TO BE CONSTRUCTED IN STRICT COMPLIANCE W THE GEOTECHNICAL REPORT.

Know what's **below**.

Call before you dig.

### 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:

W-41 & S-49).

- 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
- 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
- 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
- f) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION
- 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.

ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.

- 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
- 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.
- 24. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. WHERE SANITARY SERVICES ARE SERVING A BUILDING INSTALLED ON A FLOOR WITH A FINISHED FLOOR ELEVATION BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER, SUCH FIXTURES SHALL BE PROTECTED BY A BACKWATER VALVE INSTALLED IN THE SERVICE LINE. SANITARY SERVICES SERVING A BUILDING WITH A FINISHED FLOOR ELEVATION ABOVE THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER SHALL NOT DISCHARGE THROUGH
- 25. 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.
- 26. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- 27. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT STEPHEN CALVERLEY AT (919) 296-2334 OR STEPHEN.CALVERLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
- 28. 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.

### **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.
- 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
- 4. 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
- 5. PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF RALEIGH STORMWATER AND EROSION CONTROL DEPARTMENT, THE ENGINEER AND A
- 6. 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.
- 7. 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.
- 8. 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.
- ALL WORK TO BE CONSTRUCTED IN STRICT COMPLIANCE W THE GEOTECHNICAL REPORT.

## 4.2.3 NEIGHBORHOOD STREET

Width	
A Right-of-way width	64'
B Back-of-curb to back-of-curb	36'
Streetscape	
C Utility placement, easement (min)	5'
D Maintenance strip (min)	2'
E Sidewalk (min)	6'
F Planting area (min)	6'
Travelway	
G Parallel parking lane	8'
H Travel lane	10'
General	
Walkway type	Sidewalk
Planting type	Tree lawn
Tree spacing	40' o.c. avg
Parking type	Parallel

### TIMBERFIELD WAY



Width		
A Right-of-way width	59'	
B Back-of-curb to back-of-curb	31'	
Streetscape		
C Utility placement, easement (min)	5'	
D Maintenance strip (min)	2'	
E Sidewalk (min)	6'	
F Planting area (min)	61	
Travelway		
G Parallel parking/travel lane	15.5'	
General		
Walkway type	Sidewalk	
Planting type	Tree lawn	
Tree spacing	40' o.c. avg	
Parking type	Parallel	

LANDOVER RIDGE DRIVE

WILLIAM & MARY DRIVE

12.0' MULTI-USE PATH —18" MEDIAN CURB AND GUTTER (TYP.) TYPICAL SECTION AVENUE 6-LANE, DIVIDED (126' R/W, 88' B-B) **BUFFALOE ROAD** 

11' TRAVEL LANE 12.0' MULTI-USE PATH TYPICAL SECTION

> AVENUE 4-LANE, DIVIDED (104' R/W, 66' B-B)

**FORESTVILLE ROAD** 

S.R. 2215

### June 19, 2023

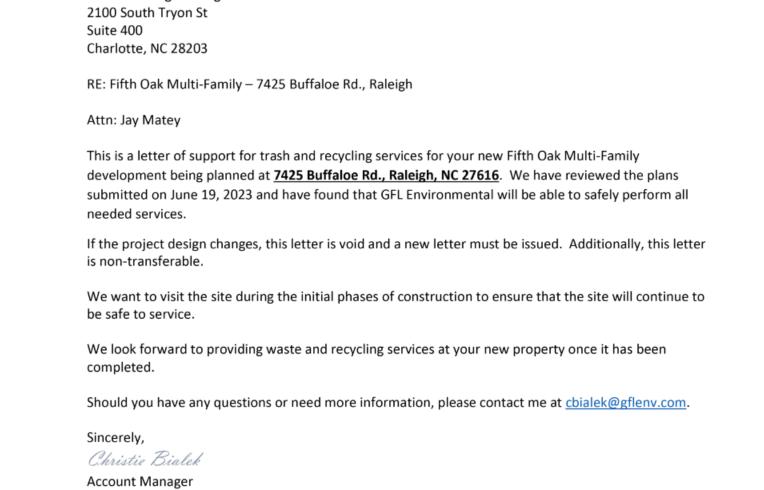
McAdams Engineering 2100 South Tryon St Suite 400

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GFL Environmental – Raleigh 3741 Conquest Drive Garner NC 27529 (M) 919-449-1692

> 3301 Benson Drive, Suite 601, Raleigh, NC 27609 Tel: 919-325-3000 | gflenv.com



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

Raleigh, NC 27603 phone 919. 361. 5000 fax 919. 361. 2269 license number: C-0293, C-187 www.mcadamsco.com

The John R. McAdams Company, Inc.

621 Hillsborough Street

CLIENT EYC COMPANIES

> 1005 C STREET ANDREWS BOULEVARD CHARLESTON, SOUTH CAROLINA 29407

### REVISIONS

NO. DATE 1 03. 02. 2023 REVISED PER COR 1ST PSP COMMENTS 2 05. 08. 2023 REVISED PER COR 2ND PSP COMMENTS

3 06. 23. 2023 REVISED PER COR 3RD PSP COMMENTS

**PLAN INFORMATION** 

PROJECT NO. 2021110279 ARCHITECTURAL IMPERIAL FILENAME CHECKED BY

DRAWN BY SCALE

SHEET

DATE

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTIO

**PROJECT NOTES** 

12. 19. 2022

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.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT

LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION



Bynum Walter, AICP, Comprehensive Planning Supervisor

Eric J. Lamb, PE, Transportation Planning Manager

May 25, 2021

SUBJECT: Traffic Impact Analysis Review for Z-58-20 – Buffaloe Road

We have reviewed the updated Traffic Impact Analysis (TIA) prepared by Ramey Kemp & Associates (RKA) for the Buffaloe Road Mixed-Use rezoning, case number Z-58-20. The following memorandum summarizes the most relevant information pertaining to the study as well as City Staff's review of the analysis and recommendations.

### Development Details

Site Location:	Northeast Raleigh on the northeast corner of I-540 and Buffaloe Road
Address:	7425 Buffaloe Road
Property PIN(s):	1746236378
Current Zoning:	AP
Proposed Zoning:	R-10, RX-3
Existing Land Use:	Forestry
Allowable Land Use:	20 single family homes
Maximum Proposed Zoning Land Use:	426 single family homes
Build-out Year:	2024

Municipal Building 222 West Hargett Street Raleigh, North Carolina 27601 One Exchange Plaza 1 Exchange Plaza, Suite 1020 Raleigh, North Carolina 27601

City of Raleigh Post Office Box 590 • Raleigh North Carolina 27602-0590

(Mailing Address)

### Study Recommendations

The analysis performed by RKA indicates that the full build-out of the proposed zoning entitlement will have impacts to the surrounding roadway network and intersections that can be partially mitigated with the study's recommended improvements listed below. The study allocates mitigations into three

### Background Improvements by Others

- Buffaloe Road and Forestville Road
- Construct an exclusive southbound right-turn lane with at least 150 feet of storage and
- Restripe existing southbound shared through-right to a through lane.

### Improvements by Developer – Proposed Zoning

- Buffaloe Road
- Construct an additional westbound lane to accommodate free-flow right-turning movements at the intersection of Forestville Road and Buffaloe Road.
- Widen one-half section of Buffaloe Road along the site frontage to its ultimate 6-lane section. Applicant will be required to dedicate a minimum of one-half of the required right-of-way and construct a minimum of one-half the required road section along the site frontage.
- Forestville Road and Buffaloe Road
- Provide a free-flow southbound right-turn lane along Forestville Road. Construct an additional exclusive eastbound left-turn lane with full storage along
- Provide a northbound auxiliary through lane with at least 400 feet of storage and
- appropriate deceleration and taper. Buffaloe Road and Site Drive 1
- Construct southbound approach with one (1) ingress lane and two (2) egress lanes on Construct an exclusive southbound left-turn lane with full storage along Site Drive 1.
- Construct an exclusive eastbound left-turn lane with at least 100 feet of storage and appropriate taper.
- Install a signal for the intersection in accordance with NCDOT congestion management
- Coordinate with NCDOT and the City to coordinate signal timings along the Buffaloe William and Mary Drive and Site Drive 2
- Construct eastbound approach with one (1) ingress lane and one (1) egress lane on
- Provide stop-control for the eastbound approach.

### Improvements by City and/or NCDOT to meet City's UDO

- I-540 Westbound ramps and Buffaloe Road Widen Buffaloe Road to include an additional through lane on the eastbound and
- westbound approaches.
- I-540 Eastbound ramps and Buffaloe Road Extend existing westbound left-turn lane to full storage.
   Construct an exclusive southbound left-turn lane along the I-540 Eastbound ramp with
  - a minimum of 100 feet of storage and appropriate taper.
  - Construct an additional eastbound through lane along Buffaloe Road.

Buffaloe Road Mixed-Use Raleigh, Wake County SC-2021-059 Existing Laneage ← Recommended Laneage √
Laneage Built By Others NCDOT Recommendation Existing Signal Signal Proposed By Others Developer Proposed Signal Monitor for Signal XXX Storage XXX NCDOT Recommended Storage <XXX> Distance Between Intersections IPS Internal Protected Stem All Distances in Feet Drawing Not to Scale SITE 100 IPS << Proposed Zoning

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license number: C-0293, C-187

### CLIENT

EYC COMPANIES 1005 C STREET ANDREWS BOULEVARD CHARLESTON, SOUTH CAROLINA 29407

EYC COMPANIES (\*\*)



### REVISIONS

NO. DATE 1 03. 02. 2023 REVISED PER COR 1ST PSP COMMENTS 2 05. 08. 2023 REVISED PER COR 2ND PSP COMMENTS

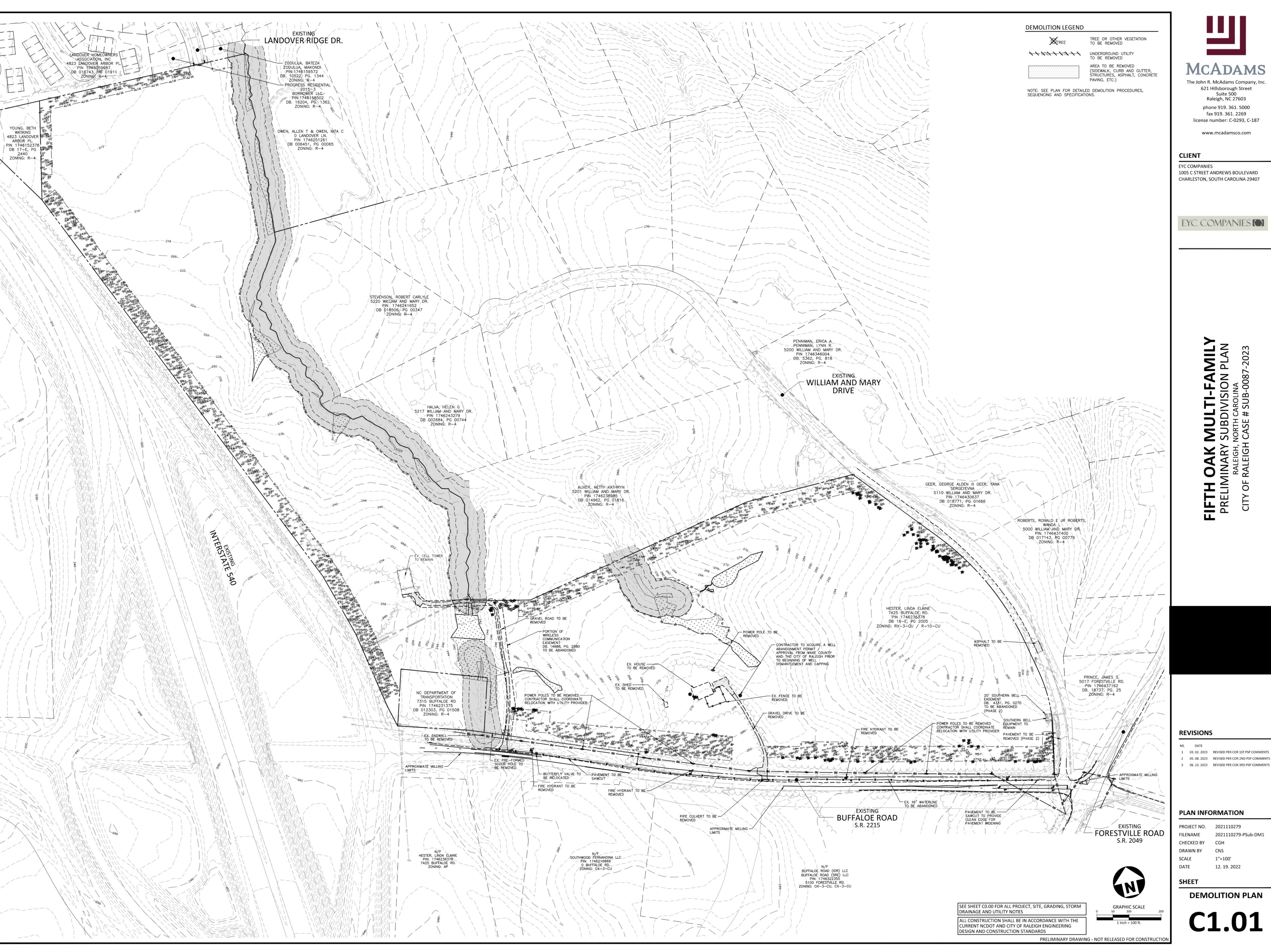
3 06. 23. 2023 REVISED PER COR 3RD PSP COMMENTS

### **PLAN INFORMATION**

PROJECT NO. 2021110279 FILENAME 2021110279-PSUB-N1 CHECKED BY DRAWN BY SCALE DATE 12. 19. 2022

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTIO

**TIA RECOMMENDATIONS** 



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EYC COMPANIES

1005 C STREET ANDREWS BOULEVARD CHARLESTON, SOUTH CAROLINA 29407

EYC COMPANIES (C)

-2023

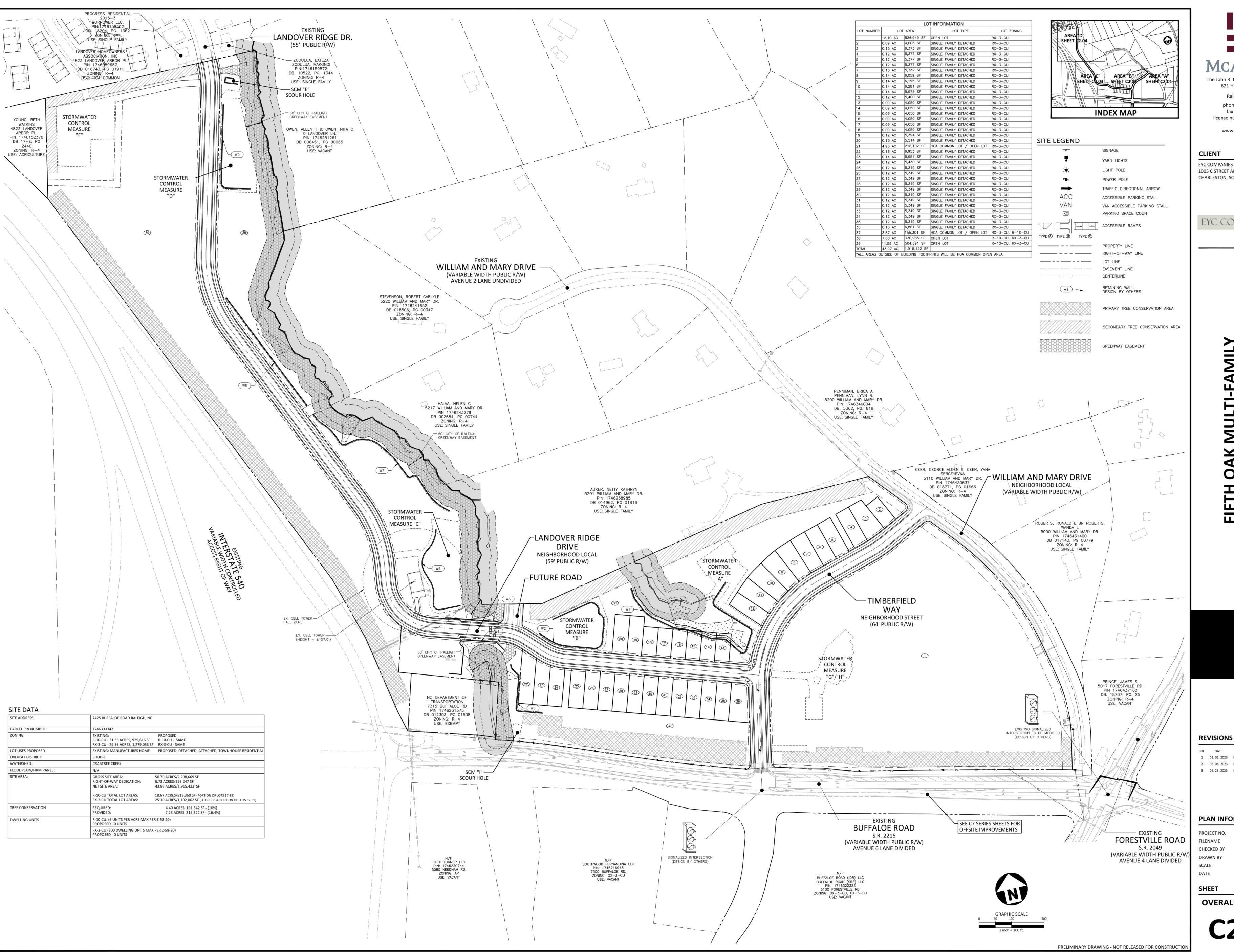
2 05. 08. 2023 REVISED PER COR 2ND PSP COMMENTS

### **PLAN INFORMATION**

PROJECT NO. 2021110279 2021110279-PSub-DM1

1"=100' 12. 19. 2022

**DEMOLITION PLAN** 



fax 919. 361. 2269

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

EYC COMPANIES

1005 C STREET ANDREWS BOULEVARD CHARLESTON, SOUTH CAROLINA 29407

EYC COMPANIES

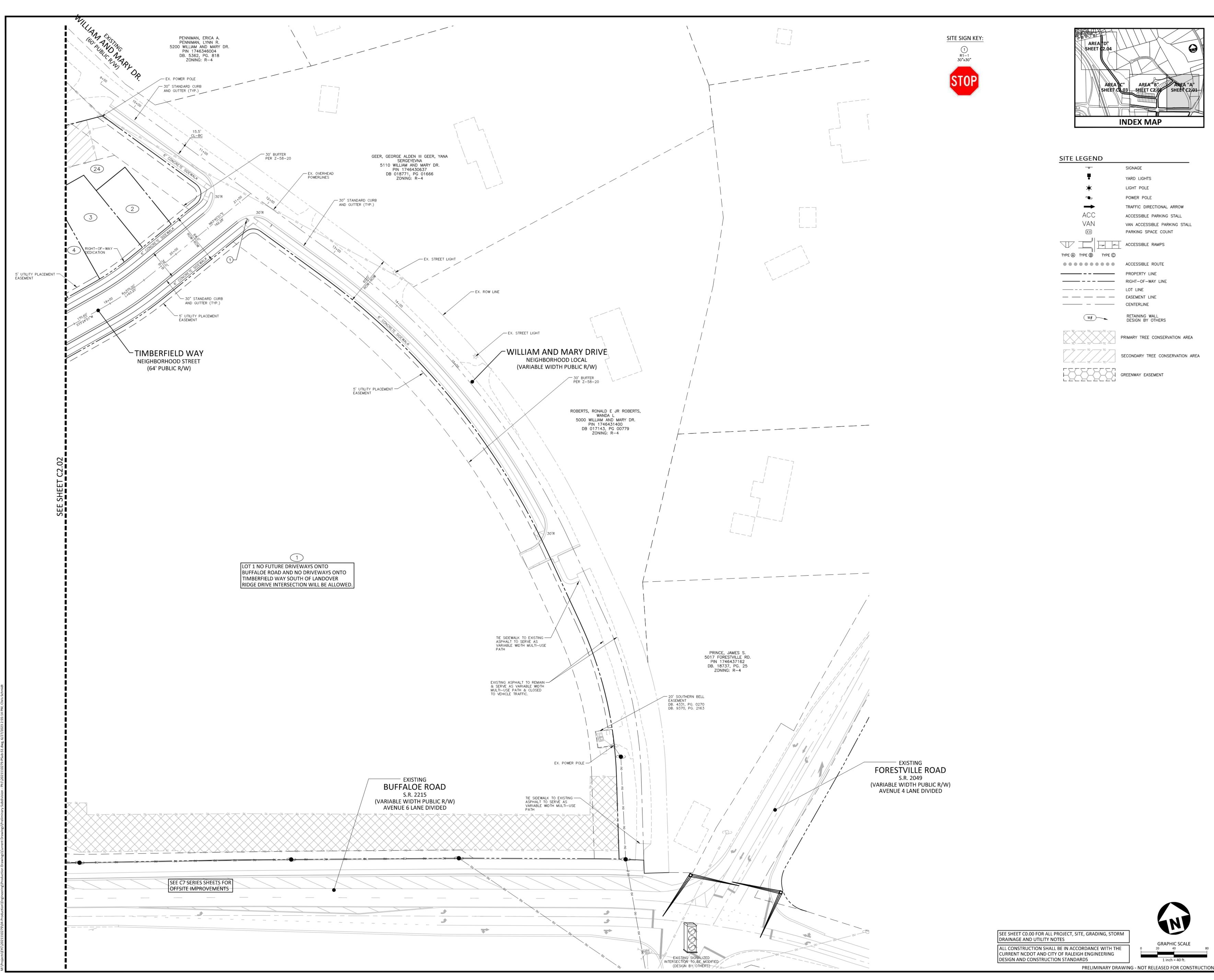
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1 03. 02. 2023 REVISED PER COR 1ST PSP COMMENTS 2 05. 08. 2023 REVISED PER COR 2ND PSP COMMENTS 3 06. 23. 2023 REVISED PER COR 3RD PSP COMMENTS

**PLAN INFORMATION** 

PROJECT NO. 2021110279 FILENAME 2021110279-PSub-OAS1 CHECKED BY DRAWN BY 1"=100' 12. 19. 2022

**OVERALL SUBDIVISION** PLAN



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CLIENT

SIGNAGE

YARD LIGHTS

LIGHT POLE

POWER POLE

TRAFFIC DIRECTIONAL ARROW

ACCESSIBLE PARKING STALL

PARKING SPACE COUNT

RETAINING WALL DESIGN BY OTHERS

PRIMARY TREE CONSERVATION AREA

SECONDARY TREE CONSERVATION AREA

VAN ACCESSIBLE PARKING STALL

EYC COMPANIES 1005 C STREET ANDREWS BOULEVARD

CHARLESTON, SOUTH CAROLINA 29407

EYC COMPANIES (C)



### **REVISIONS**

NO. DATE 1 03. 02. 2023 REVISED PER COR 1ST PSP COMMENTS 2 05. 08. 2023 REVISED PER COR 2ND PSP COMMENTS 3 06. 23. 2023 REVISED PER COR 3RD PSP COMMENTS

### **PLAN INFORMATION**

PROJECT NO. 2021110279 2021110279-PSub-S1

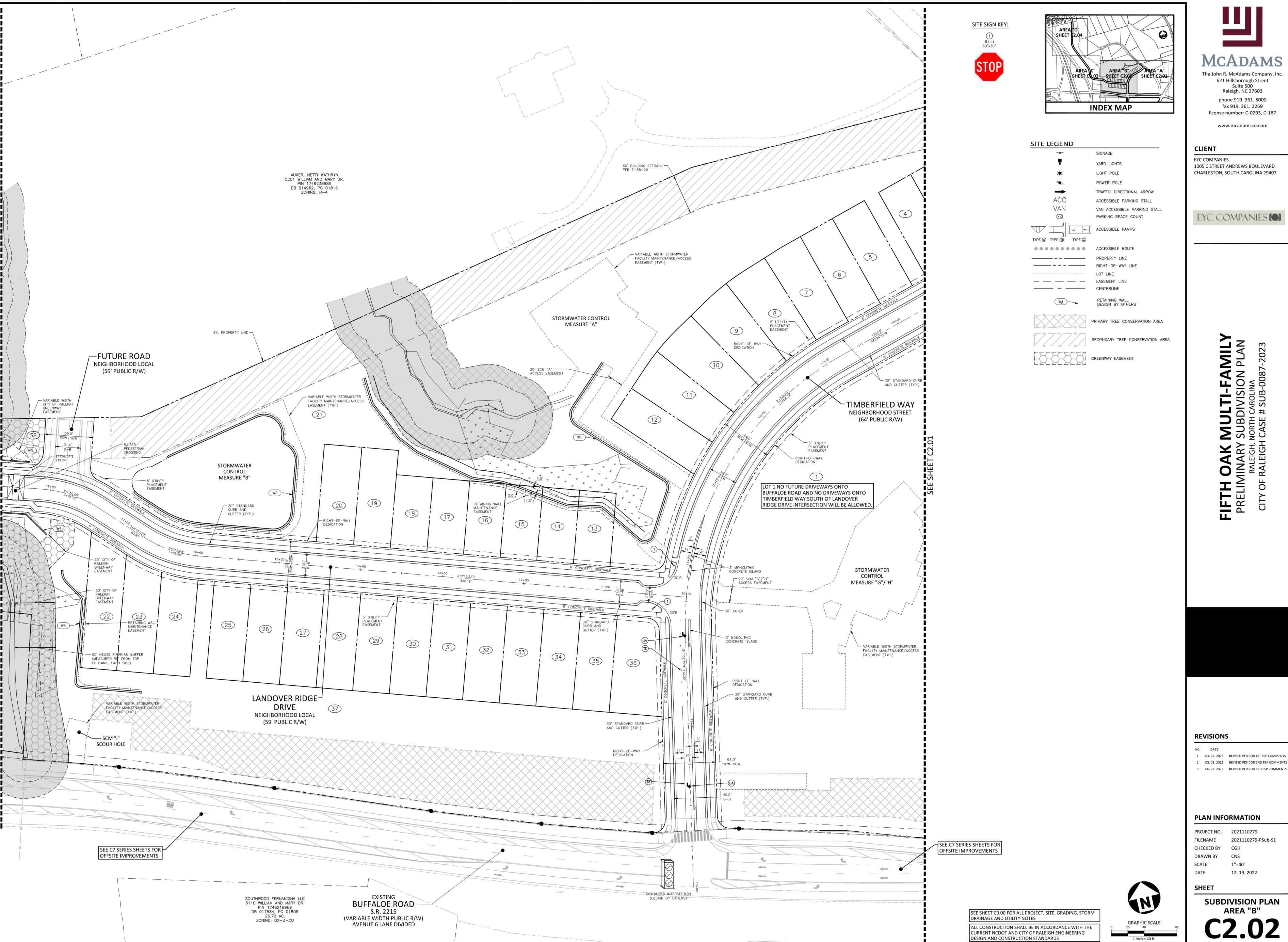
DRAWN BY

SHEET

SUBDIVISION PLAN

12. 19. 2022

GRAPHIC SCALE



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EYC COMPANIES 1005 C STREET ANDREWS BOULEVARD CHARLESTON, SOUTH CAROLINA 29407

EYC COMPANIES

1 03. 02. 2023 REVISED PER COR 1ST PSP COMMENTS 2 05. 08. 2023 REVISED PER COR 2ND PSP COMMENTS

**PLAN INFORMATION** 

PROJECT NO. 2021110279 2021110279-PSub-S1 CHECKED BY CGH

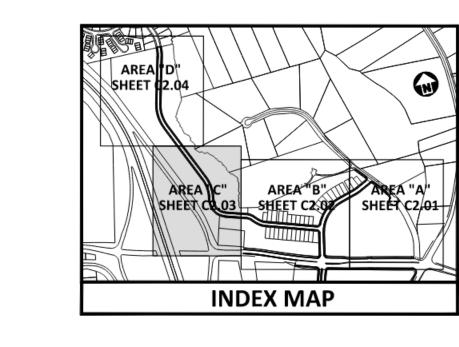
DRAWN BY 12. 19. 2022

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**SUBDIVISION PLAN** AREA "B"





SIGNAGE

YARD LIGHTS

LIGHT POLE

POWER POLE

TRAFFIC DIRECTIONAL ARROW

ACC ACCESSIBLE PARKING STALL

VAN VAN ACCESSIBLE PARKING STALL

PARKING SPACE COUNT

TYPE (A) TYPE (B) TYPE (C)

ACCESSIBLE ROUTE

PROPERTY LINE

RIGHT-OF-WAY LINE

RETAINING WALL DESIGN BY OTHER

GREENWAY EASEMENT

MCADAMS

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621 Hillsborough Street

he John R. McAdams Company, II 621 Hillsborough Street Suite 500 Raleigh, NC 27603 phone 919. 361. 5000 fax 919. 361. 2269

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C COMPANIES EN

EYC COMPANIES (

TH OAK MULTI-FAMILY
LIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
TO PROFESS # SUB-0087-2023



### REVISIONS

 NO.
 DATE

 1
 03. 02. 2023
 REVISED PER COR 1ST PSP COMMENTS

 2
 05. 08. 2023
 REVISED PER COR 2ND PSP COMMENTS

 3
 06. 23. 2023
 REVISED PER COR 3RD PSP COMMENTS

### PLAN INFORMATION

PROJECT NO. 2021110279

FILENAME 2021110279-PSub-S1

CHECKED BY CGH

DRAWN BY CNS

SCALE 1"=40'

DATE 12. 19. 2022

SHEET

SUBDIVISION PLAN AREA "C"

C2.03

SEE SHEET CO.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT NCDOT AND CITY OF RALEIGH ENGINEERING

DESIGN AND CONSTRUCTION STANDARDS

GRAPHIC SCALE

ORDANCE WITH THE

OFFICIAL SCALE

OFFICIAL SCAL





SIGNAGE YARD LIGHTS LIGHT POLE POWER POLE

TRAFFIC DIRECTIONAL ARROW ACCESSIBLE PARKING STALL VAN ACCESSIBLE PARKING STALL PARKING SPACE COUNT

ACCESSIBLE RAMPS

ACCESSIBLE ROUTE PROPERTY LINE

— — — EASEMENT LINE ----- CENTERLINE

RETAINING WALL DESIGN BY OTHERS

PRIMARY TREE CONSERVATION AREA

SECONDARY TREE CONSERVATION AREA

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EYC COMPANIES (C)



### REVISIONS

NO. DATE 1 03. 02. 2023 REVISED PER COR 1ST PSP COMMENTS 2 05. 08. 2023 REVISED PER COR 2ND PSP COMMENTS 3 06. 23. 2023 REVISED PER COR 3RD PSP COMMENTS

### PLAN INFORMATION

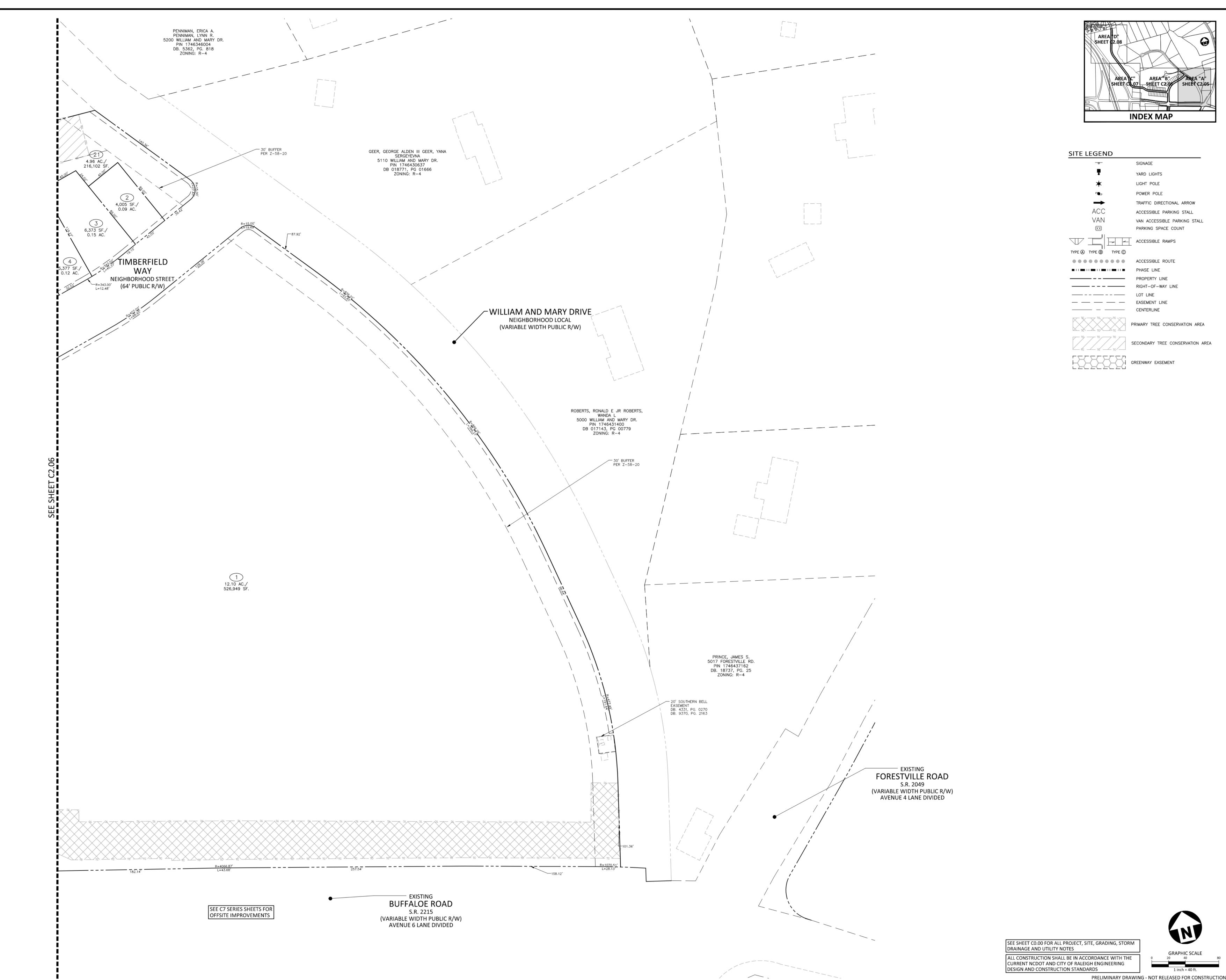
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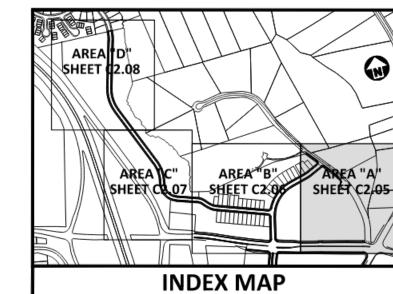
12. 19. 2022

SHEET

SUBDIVISION PLAN AREA "D"

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





SIGNAGE YARD LIGHTS LIGHT POLE POWER POLE

TRAFFIC DIRECTIONAL ARROW ACCESSIBLE PARKING STALL VAN ACCESSIBLE PARKING STALL PARKING SPACE COUNT

ACCESSIBLE RAMPS TYPE (A) TYPE (B) TYPE (C)

ACCESSIBLE ROUTE 

PRIMARY TREE CONSERVATION AREA

SECONDARY TREE CONSERVATION AREA

GREENWAY EASEMENT

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license number: C-0293, C-187

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EYC COMPANIES (\*\*)



### **REVISIONS**

NO. DATE 1 03. 02. 2023 REVISED PER COR 1ST PSP COMMENTS 2 05. 08. 2023 REVISED PER COR 2ND PSP COMMENTS 3 06. 23. 2023 REVISED PER COR 3RD PSP COMMENTS

### PLAN INFORMATION

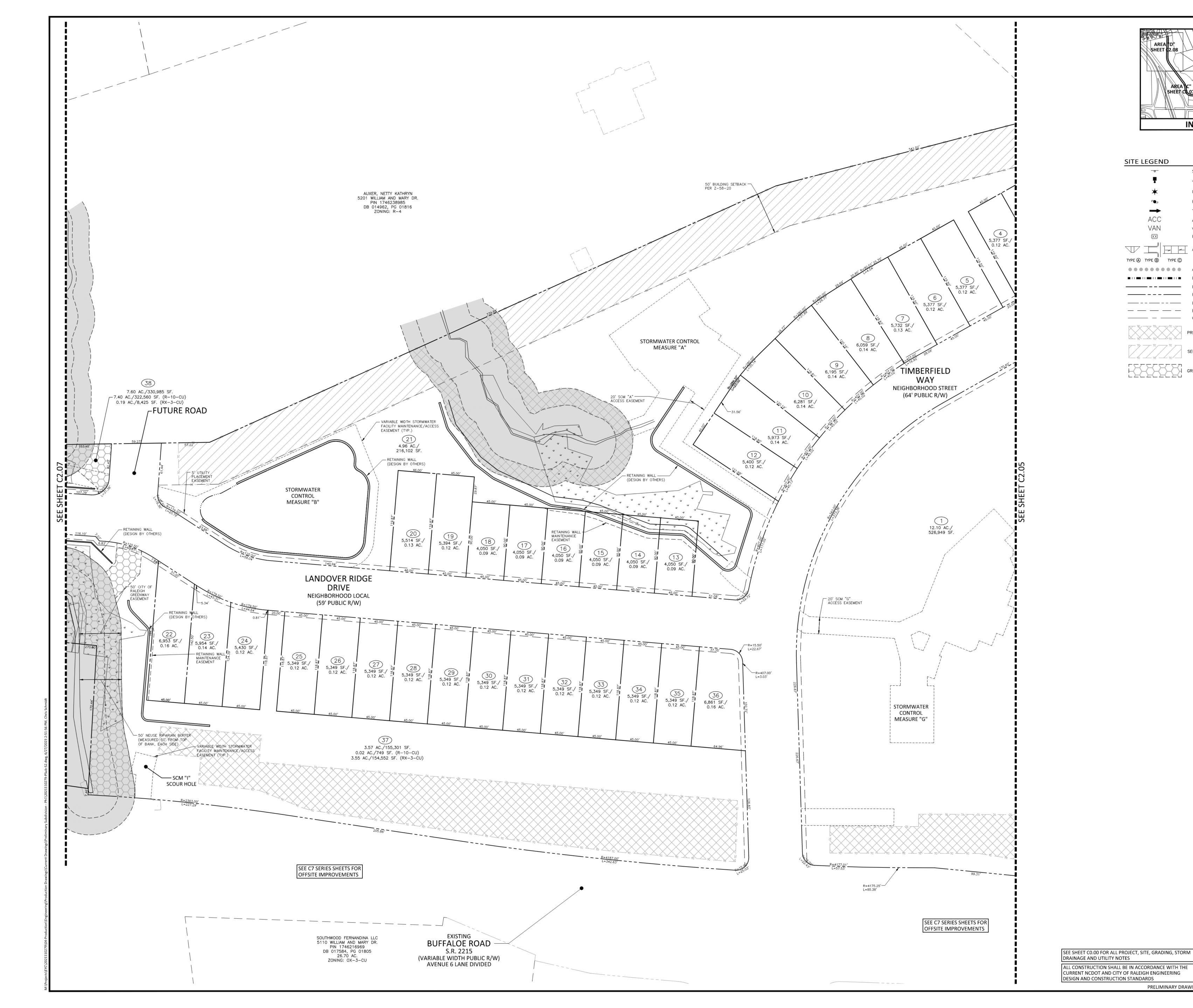
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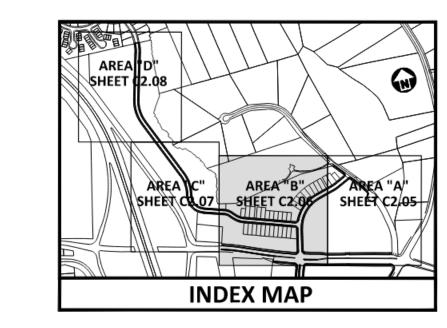
DRAWN BY DATE 12. 19. 2022

SHEET

GRAPHIC SCALE

**LOT DIMENSION PLAN** AREA "A"





SIGNAGE YARD LIGHTS LIGHT POLE POWER POLE

TRAFFIC DIRECTIONAL ARROW ACCESSIBLE PARKING STALL VAN ACCESSIBLE PARKING STALL PARKING SPACE COUNT

ACCESSIBLE RAMPS

TYPE (A) TYPE (B) TYPE (C) ACCESSIBLE ROUTE

PRIMARY TREE CONSERVATION AREA

SECONDARY TREE CONSERVATION AREA

GREENWAY EASEMENT

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license number: C-0293, C-187

EYC COMPANIES



### **REVISIONS**

NO. DATE 1 03. 02. 2023 REVISED PER COR 1ST PSP COMMENTS 2 05. 08. 2023 REVISED PER COR 2ND PSP COMMENTS 3 06. 23. 2023 REVISED PER COR 3RD PSP COMMENTS

### PLAN INFORMATION

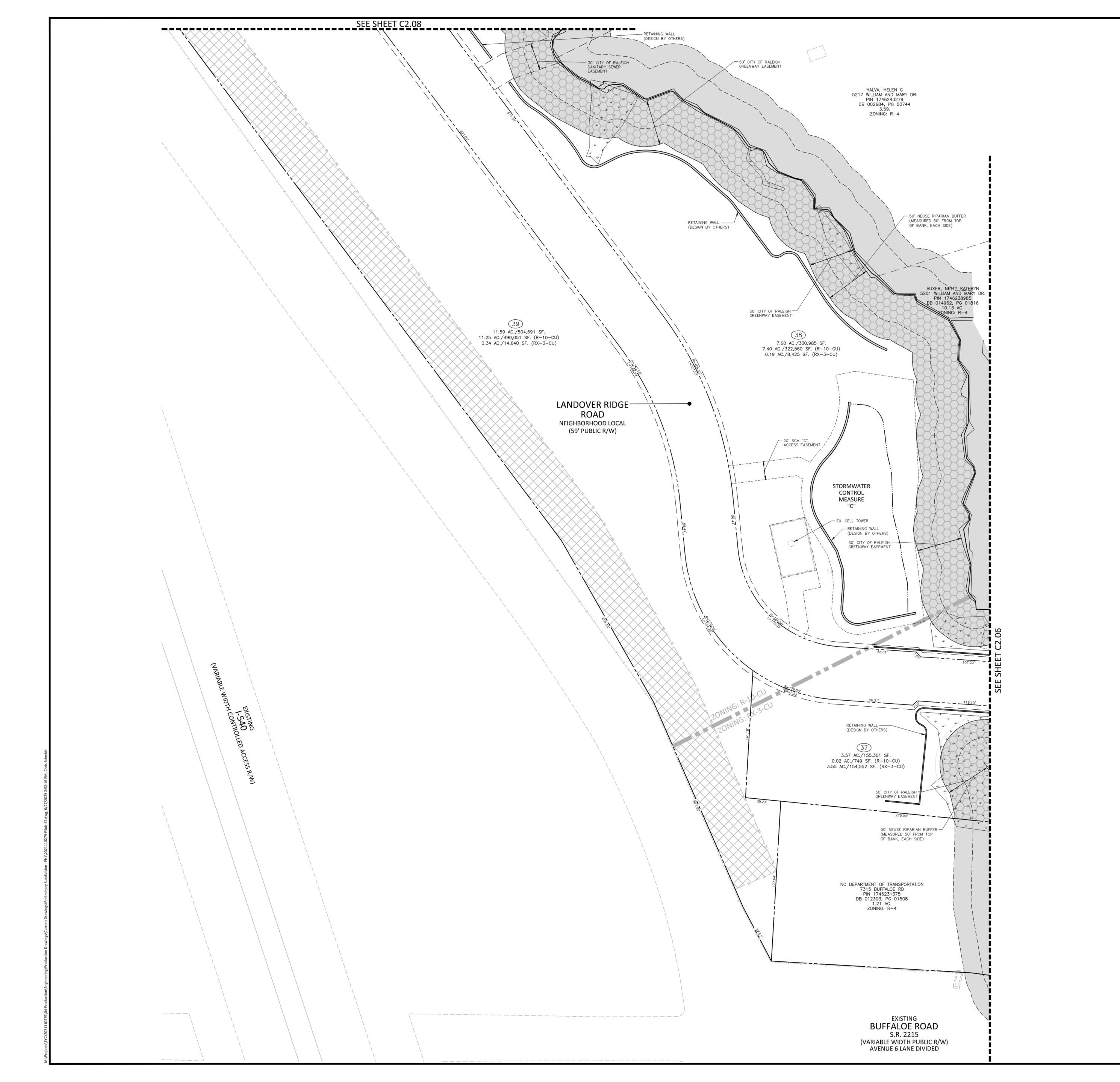
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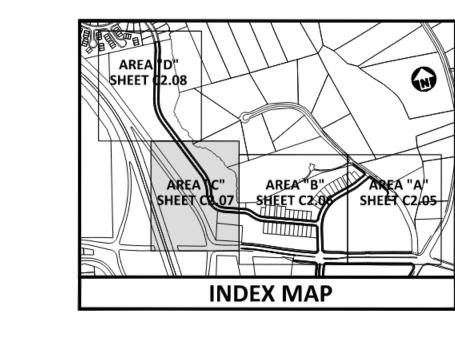
SCALE DATE 12. 19. 2022

SHEET C2.06

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

GRAPHIC SCALE





SIGNAGE YARD LIGHTS LIGHT POLE POWER POLE

TRAFFIC DIRECTIONAL ARROW ACCESSIBLE PARKING STALL VAN ACCESSIBLE PARKING STALL PARKING SPACE COUNT

ACCESSIBLE RAMPS

TYPE (A) TYPE (B) TYPE (C)

ACCESSIBLE ROUTE 

\_\_\_\_\_ - \_ \_\_\_ LOT LINE — — — EASEMENT LINE

PRIMARY TREE CONSERVATION AREA

SECONDARY TREE CONSERVATION AREA GREENWAY EASEMENT

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NO. DATE 1 03. 02. 2023 REVISED PER COR 1ST PSP COMMENTS 2 05. 08. 2023 REVISED PER COR 2ND PSP COMMENTS 3 06. 23. 2023 REVISED PER COR 3RD PSP COMMENTS

### PLAN INFORMATION

PROJECT NO. 2021110279 2021110279-PSub-S2 CHECKED BY CGH DRAWN BY

12. 19. 2022

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DATE

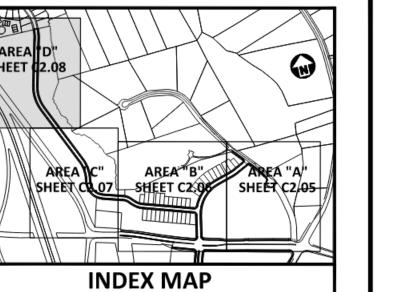
LOT DIMENSION PLAN AREA "C"

C2.07

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GRAPHIC SCALE
0 20 40 DESIGN AND CONSTRUCTION STANDARDS PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





SIGNAGE YARD LIGHTS LIGHT POLE

POWER POLE TRAFFIC DIRECTIONAL ARROW ACCESSIBLE PARKING STALL VAN ACCESSIBLE PARKING STALL PARKING SPACE COUNT

ACCESSIBLE RAMPS

ACCESSIBLE ROUTE

— — — EASEMENT LINE

PRIMARY TREE CONSERVATION AREA

SECONDARY TREE CONSERVATION AREA

GREENWAY EASEMENT

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EYC COMPANIES (C)



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NO. DATE 1 03. 02. 2023 REVISED PER COR 1ST PSP COMMENTS 2 05. 08. 2023 REVISED PER COR 2ND PSP COMMENTS

3 06. 23. 2023 REVISED PER COR 3RD PSP COMMENTS

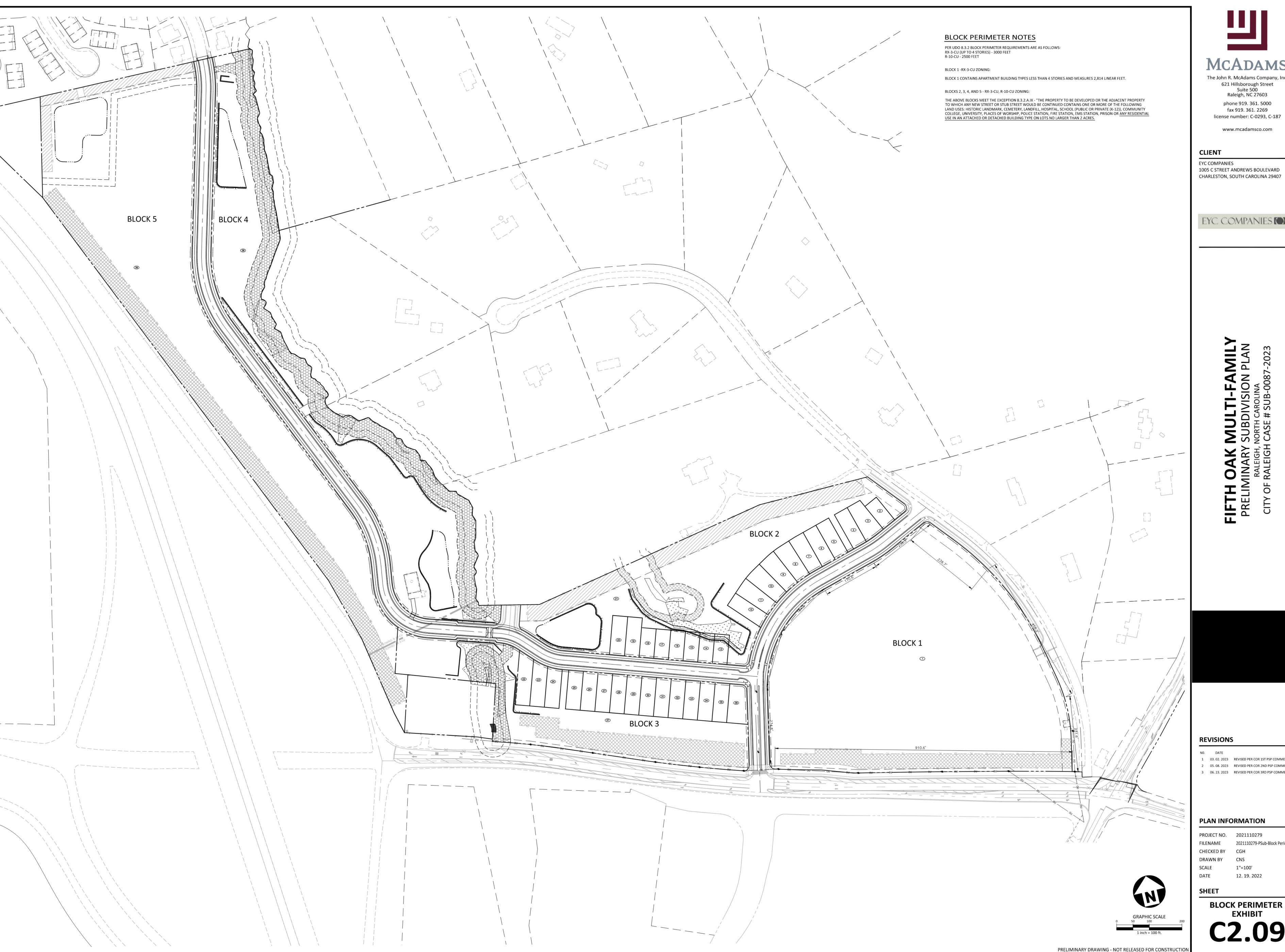
PLAN INFORMATION

PROJECT NO. 2021110279 2021110279-PSub-S2

SHEET LOT DIMENSION PLAN AREA "D"

12. 19. 2022

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





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EYC COMPANIES (



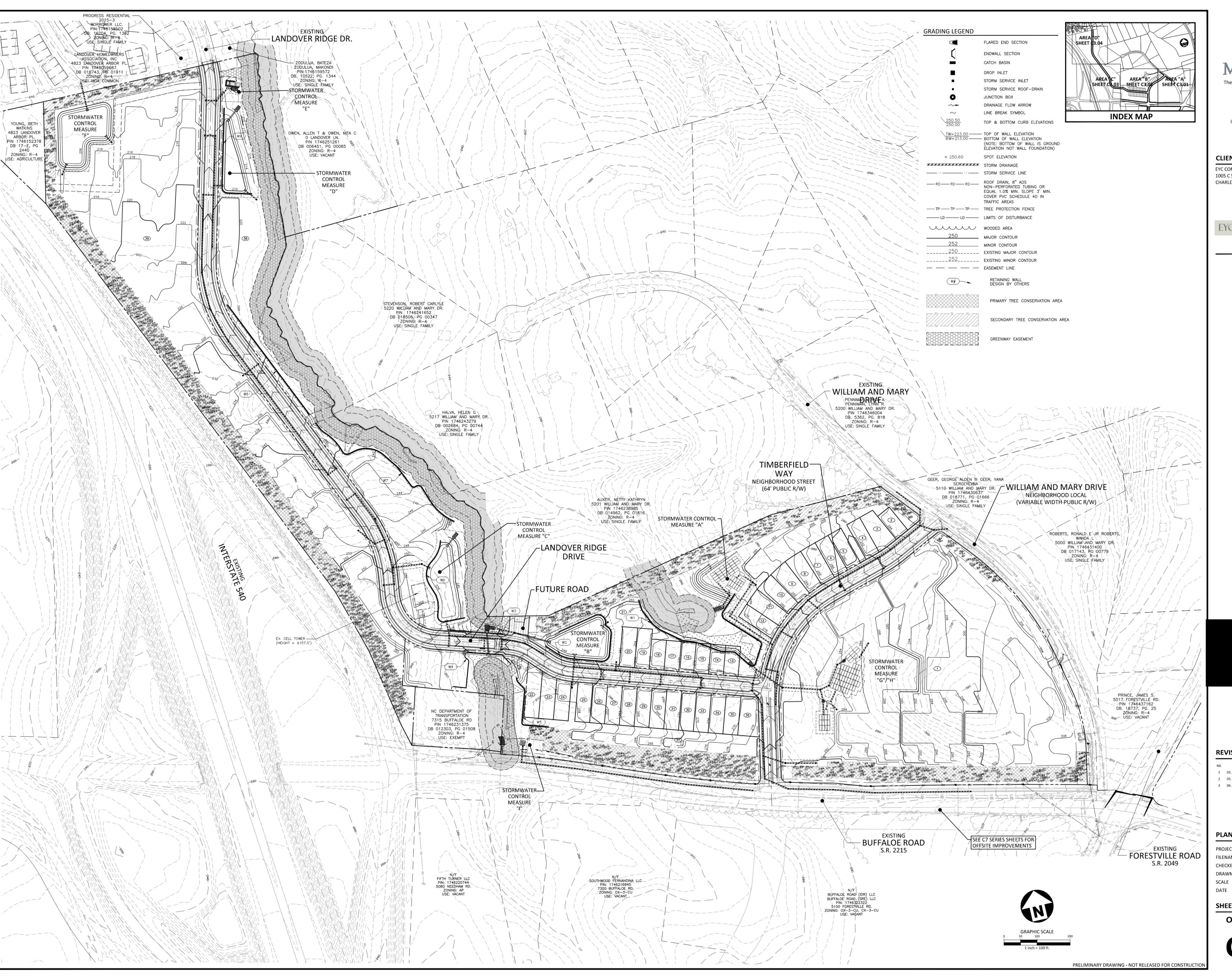
3 06. 23. 2023 REVISED PER COR 3RD PSP COMMENTS

### **PLAN INFORMATION**

PROJECT NO. 2021110279 FILENAME 2021110279-PSub-Block Perimeter

**BLOCK PERIMETER EXHIBIT** 

12. 19. 2022



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EYC COMPANIES (C)

-2023

**REVISIONS** 

2 05. 08. 2023 REVISED PER COR 2ND PSP COMMENTS 3 06. 23. 2023 REVISED PER COR 3RD PSP COMMENTS

PLAN INFORMATION

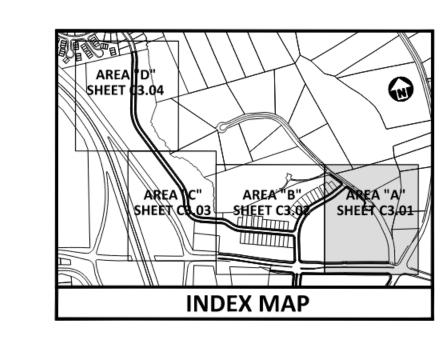
PROJECT NO. 2021110279 FILENAME 2021110279-PSub-OAG1 CHECKED BY

DRAWN BY 12. 19. 2022

SHEET

OVERALL GRADING **PLAN** 





GRADING LEGEND	
	FLARED END SECTION
ĺ	ENDWALL SECTION
ì	CATCH BASIN
•	DROP INLET
•	STORM SERVICE INLET
•	STORM SERVICE ROOF-DRAIN
0	JUNCTION BOX
~~	DRAINAGE FLOW ARROW
$\sim$	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 ——	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
LDLD	LIMITS OF DISTURBANCE
	WOODED AREA
250	MAJOR CONTOUR
	MINOR CONTOUR
	EXISTING MAJOR CONTOUR
<u>252</u>	EXISTING MINOR CONTOUR
	EASEMENT LINE
W#	RETAINING WALL



CLIENT

EYC COMPANIES

1005 C STREET ANDREWS BOULEVARD CHARLESTON, SOUTH CAROLINA 29407

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EYC COMPANIES (C)

RETAINING WALL DESIGN BY OTHERS PRIMARY TREE CONSERVATION AREA

SECONDARY TREE CONSERVATION AREA

GREENWAY EASEMENT

### **REVISIONS**

1 03. 02. 2023 REVISED PER COR 1ST PSP COMMENTS 2 05. 08. 2023 REVISED PER COR 2ND PSP COMMENTS 3 06. 23. 2023 REVISED PER COR 3RD PSP COMMENTS

### PLAN INFORMATION

PROJECT NO. 2021110279 FILENAME 2021110279-PSub-G1 CHECKED BY CGH DRAWN BY

DATE 12. 19. 2022

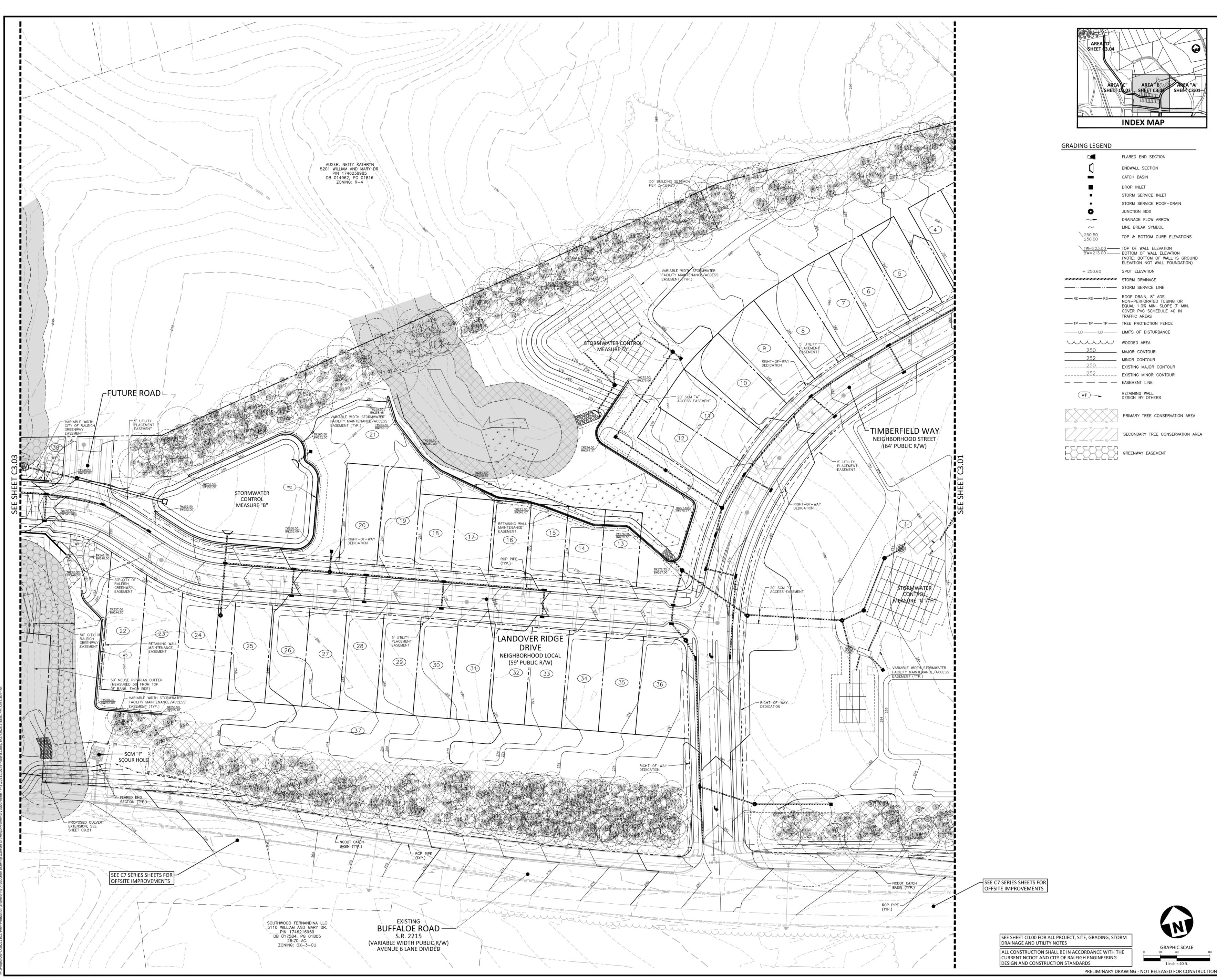
SHEET

**GRADING PLAN** AREA "A"

SEE SHEET CO.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE

CURRENT NCDOT AND CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

GRAPHIC SCALE



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CHARLESTON, SOUTH CAROLINA 29407

EYC COMPANIES



### **REVISIONS**

2 05. 08. 2023 REVISED PER COR 2ND PSP COMMENTS 3 06. 23. 2023 REVISED PER COR 3RD PSP COMMENTS

### **PLAN INFORMATION**

PROJECT NO. 2021110279 FILENAME 2021110279-PSub-G1

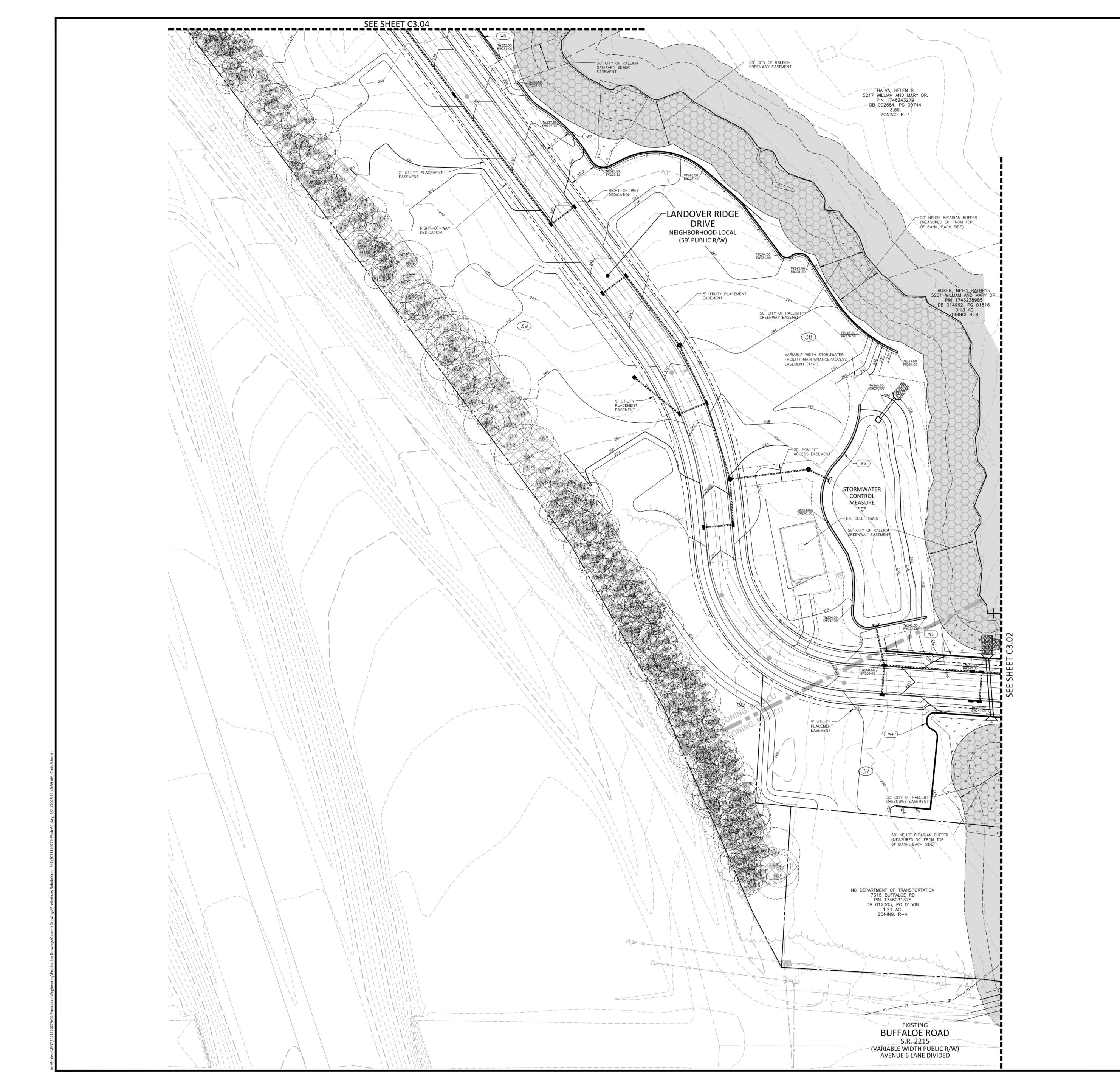
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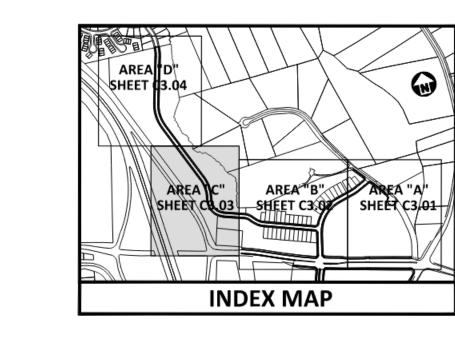
12. 19. 2022

SHEET

DATE

**GRADING PLAN** AREA "B"





### GRADING LEGEND

GRADING LEGEND	
	FLARED END SECTION
(	ENDWALL SECTION
<b>–</b>	CATCH BASIN
	DROP INLET
•	STORM SERVICE INLET
•	STORM SERVICE ROOF-DRAIN
•	JUNCTION BOX
~~	DRAINAGE FLOW ARROW
$\sim$	LINE BREAK SYMBOL
250.50 250.00	TOP & BOTTOM CURB ELEVATIONS
<u> </u>	TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUN ELEVATION NOT WALL FOUNDATION)
+ 250.60	SPOT ELEVATION
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	STORM DRAINAGE
··	STORM SERVICE LINE
—— RD—— RD——	ROOF DRAIN, 8" ADS NON-PERFORATED TUBING OR EQUAL 1.0% MIN. SLOPE 3' MIN. COVER PVC SCHEDULE 40 IN

W# RETAINING WALL DESIGN BY OTHERS

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

EXISTING MINOR CONTOUR

— TP — TP — TREE PROTECTION FENCE

— LD — LD — LIMITS OF DISTURBANCE

WOODED AREA

--- --- EASEMENT LINE

PRIMARY TREE CONSERVATION AREA

TC TC TC TC TC SECONDARY TREE CONSERVATION AREA

TRAFFIC AREAS

GREENWAY EASEMENT

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Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
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CLIENT

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C COMPANIES (A)

EYC COMPANIES (

Y SUBDIVISION PLAN
H, NORTH CAROLINA
SH CASE # SUB-0087-2023

### REVISIONS

N0.	DATE	
1	03. 02. 2023	REVISED PER COR 1ST PSP COMMENTS
2	05. 08. 2023	REVISED PER COR 2ND PSP COMMENT
3	06. 23. 2023	REVISED PER COR 3RD PSP COMMENTS

### PLAN INFORMATION

PROJECT NO. 2021110279

FILENAME 2021110279-PSub-G1

CHECKED BY CGH

DRAWN BY CNS

DATE

GRADING PLAN AREA "C"

C3.03

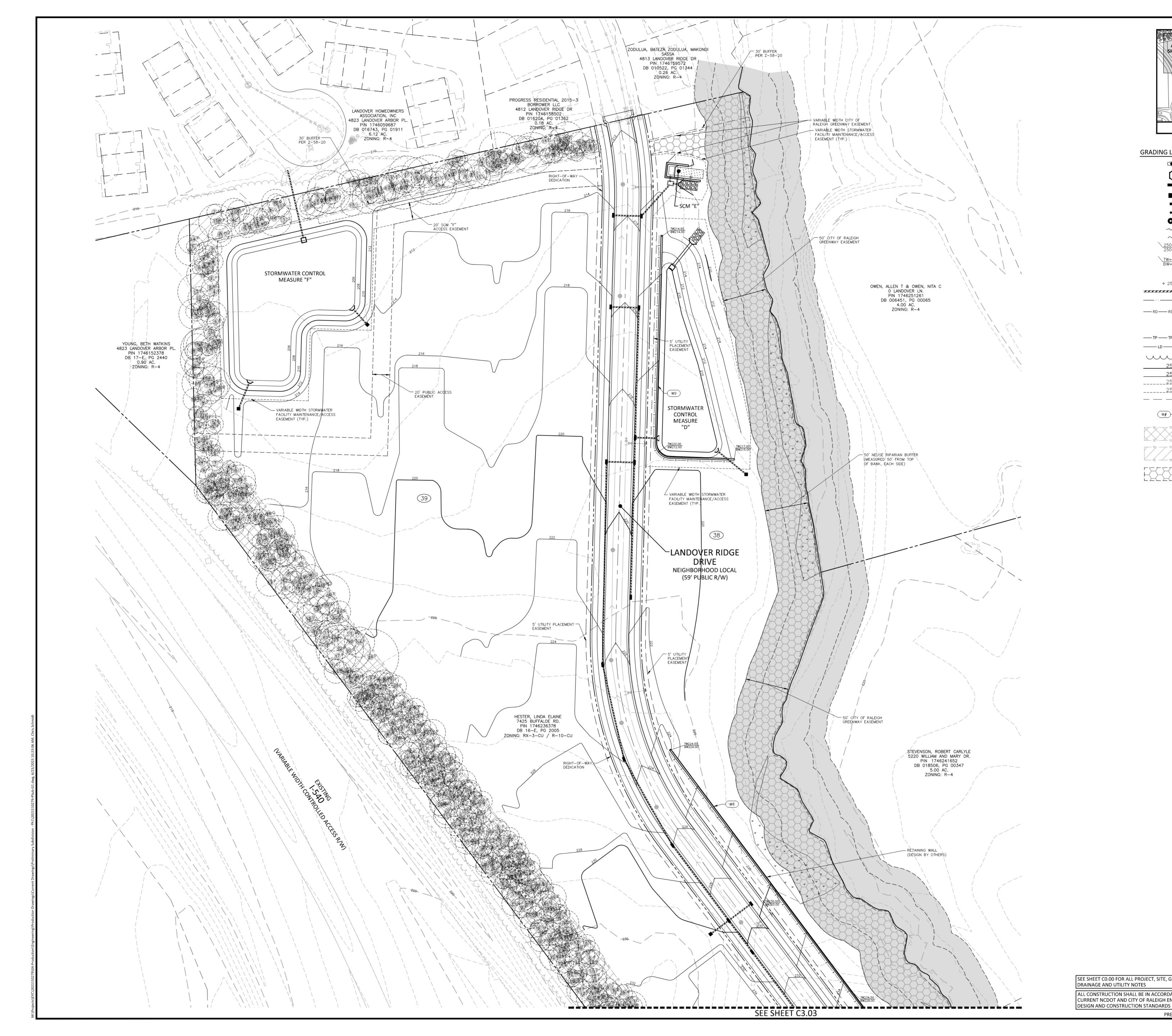
12. 19. 2022

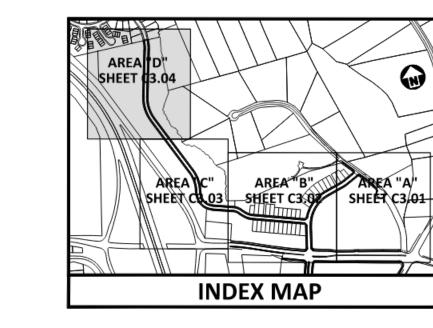
SEE SHEET CO.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
CURRENT NCDOT AND CITY OF RALEIGH ENGINEERING
DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





### **GRADING LEGEND**

	FLARED END SECTION
(	ENDWALL SECTION
_	CATCH BASIN
	DROP INLET
•	STORM SERVICE INLET
•	STORM SERVICE ROOF-DRAIN
0	JUNCTION BOX
~~	DRAINAGE FLOW ARROW
$\sim$	LINE BREAK SYMBOL
250.50 250.00	TOP & BOTTOM CURB ELEVATIO
TW=223.00	TOP OF WALL ELEVATION

TW=223.00 TOP OF WALL ELEVATION
BW=213.00 BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION) + 250.60 SPOT ELEVATION STORM DRAINAGE

COVER PVC SCHEDULE 40 IN TRAFFIC AREAS

-----LD ------ LIMITS OF DISTURBANCE WOODED AREA \_\_\_\_\_ 250 \_\_\_\_ MAJOR CONTOUR \_\_\_\_\_252 MINOR CONTOUR \_\_\_\_\_250\_\_\_\_\_ EXISTING MAJOR CONTOUR \_\_\_\_\_252\_\_\_\_\_ EXISTING MINOR CONTOUR

W# RETAINING WALL DESIGN BY OTHERS

— — — EASEMENT LINE

PRIMARY TREE CONSERVATION AREA SECONDARY TREE CONSERVATION AREA GREENWAY EASEMENT

The John R. McAdams Company, Inc. 621 Hillsborough Street

Suite 500

Raleigh, NC 27603

phone 919. 361. 5000

fax 919. 361. 2269

license number: C-0293, C-187

www.mcadamsco.com

1005 C STREET ANDREWS BOULEVARD CHARLESTON, SOUTH CAROLINA 29407

EYC COMPANIES (C)

CLIENT

EYC COMPANIES

### **REVISIONS**

N0.	DATE	
1	03. 02. 2023	REVISED PER COR 1ST PSP COMMENTS
2	05. 08. 2023	REVISED PER COR 2ND PSP COMMENT
3	06. 23. 2023	REVISED PER COR 3RD PSP COMMENTS

### **PLAN INFORMATION**

PROJECT NO. 2021110279 2021110279-PSub-G1

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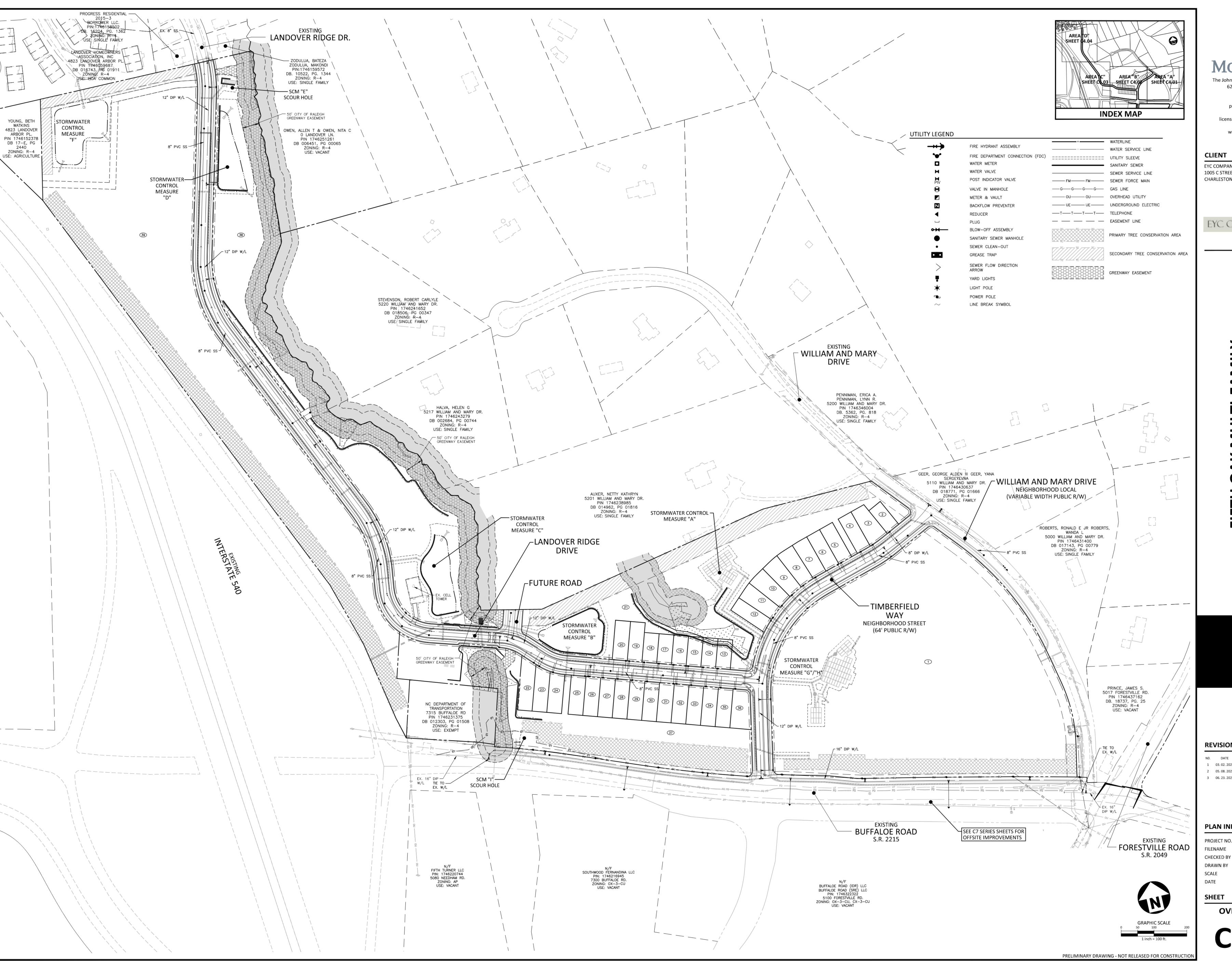
DATE

**GRADING PLAN** AREA "D"

12. 19. 2022

SEE SHEET CO.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT NCDOT AND CITY OF RALEIGH ENGINEERING

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



EYC COMPANIES

1005 C STREET ANDREWS BOULEVARD CHARLESTON, SOUTH CAROLINA 29407

license number: C-0293, C-187

www.mcadamsco.com

EYC COMPANIES

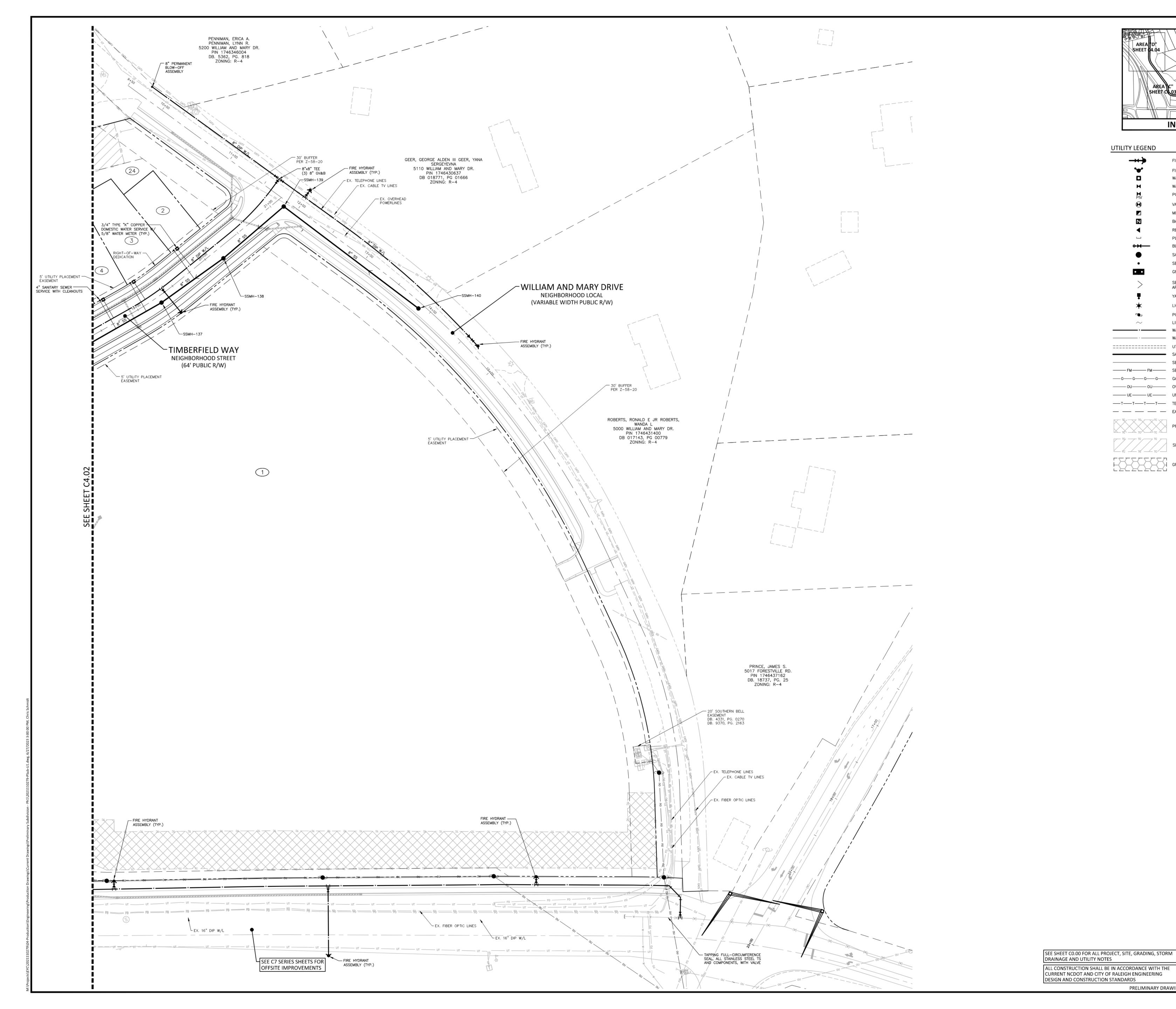
### REVISIONS

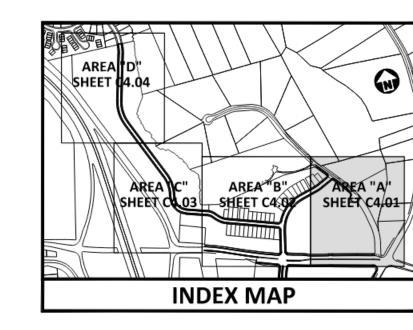
1 03. 02. 2023 REVISED PER COR 1ST PSP COMMENTS 2 05. 08. 2023 REVISED PER COR 2ND PSP COMMENTS 3 06. 23. 2023 REVISED PER COR 3RD PSP COMMENTS

### **PLAN INFORMATION**

PROJECT NO. 2021110279 FILENAME 2021110279-PSub-OAU1 CHECKED BY DRAWN BY 12. 19. 2022

**OVERALL UTILITY** PLAN





### LITILITY LEGEND

UTILITY LEGEND	
<b>→+</b>	FIRE HYDRANT ASSEMBLY
₩	FIRE DEPARTMENT CONNECTION (FDC)
	WATER METER
H	WATER VALVE
PIV	POST INDICATOR VALVE
$oldsymbol{\Theta}$	VALVE IN MANHOLE
	METER & VAULT
N	BACKFLOW PREVENTER
<b>∢</b>	REDUCER
ш	PLUG
• <del>+</del>	BLOW-OFF ASSEMBLY
•	SANITARY SEWER MANHOLE
•	SEWER CLEAN-OUT
•	GREASE TRAP
>	SEWER FLOW DIRECTION ARROW
<b>.</b>	YARD LIGHTS
*	LIGHT POLE
<b>D</b>	POWER POLE
$\sim$	LINE BREAK SYMBOL
<del></del>	WATERLINE
	WATER SERVICE LINE
=======================================	UTILITY SLEEVE
	SANITARY SEWER
	SEWER SERVICE LINE
—— FM——— FM———	SEWER FORCE MAIN
—— G—— G—— G——	GAS LINE
OUOU	OVERHEAD UTILITY
	UNDERGROUND ELECTRIC
-T $-$ T $-$ T $-$	TELEPHONE
	EASEMENT LINE
TC TC TC	PRIMARY TREE CONSERVATION AREA
TC TC TC TC	SECONDARY TREE CONSERVATION AREA
	GREENWAY EASEMENT



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

CLIENT

EYC COMPANIES 1005 C STREET ANDREWS BOULEVARD CHARLESTON, SOUTH CAROLINA 29407

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EYC COMPANIES (C)



### **REVISIONS**

NO. DATE 1 03. 02. 2023 REVISED PER COR 1ST PSP COMMENTS 2 05. 08. 2023 REVISED PER COR 2ND PSP COMMENTS 3 06. 23. 2023 REVISED PER COR 3RD PSP COMMENTS

### PLAN INFORMATION

PROJECT NO. 2021110279 2021110279-PSub-U1 DRAWN BY

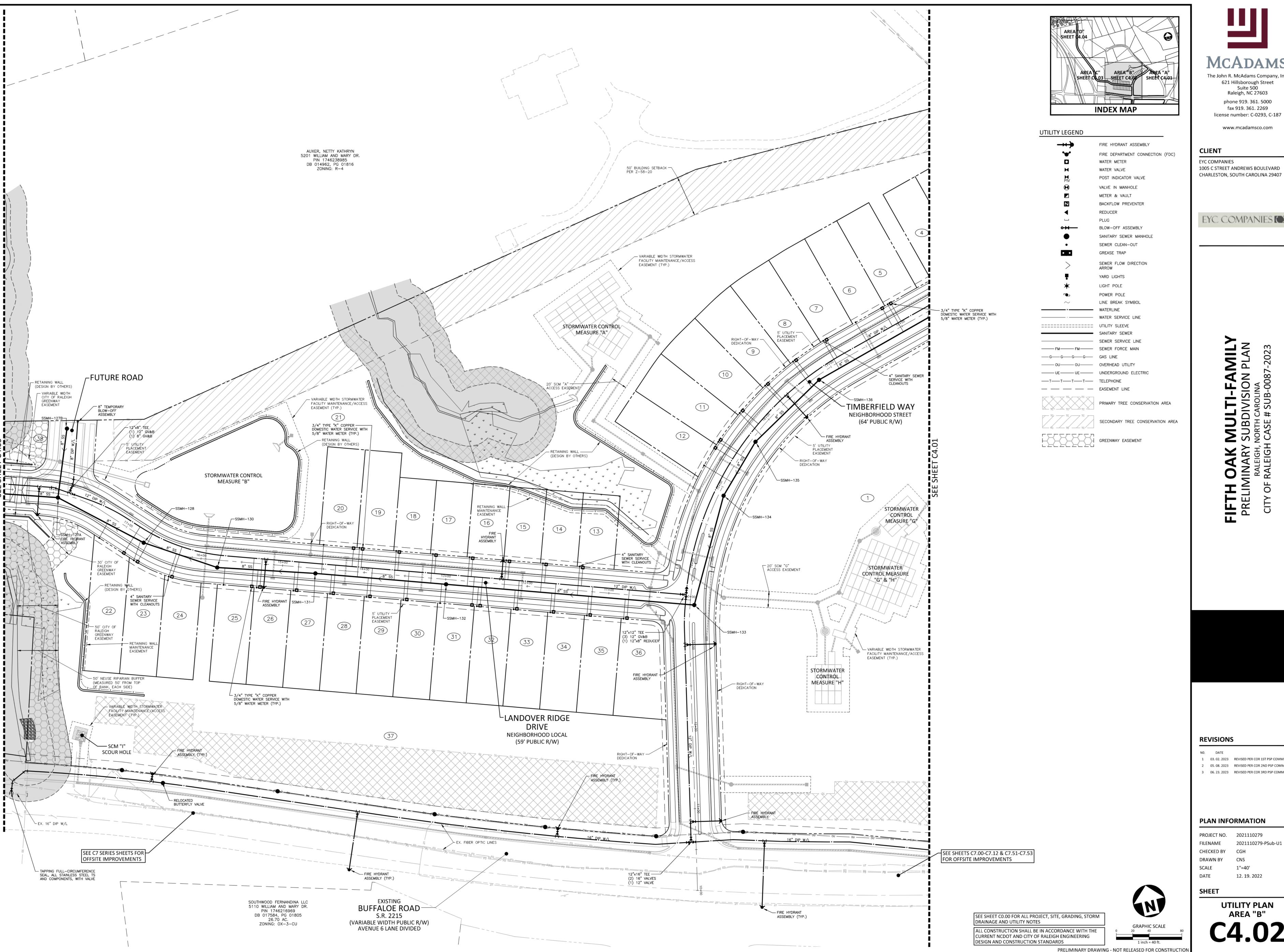
12. 19. 2022

SHEET

**UTILITY PLAN** AREA "A"

GRAPHIC SCALE

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





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### REVISIONS

NO. DATE 1 03. 02. 2023 REVISED PER COR 1ST PSP COMMENTS 2 05. 08. 2023 REVISED PER COR 2ND PSP COMMENTS 3 06. 23. 2023 REVISED PER COR 3RD PSP COMMENTS

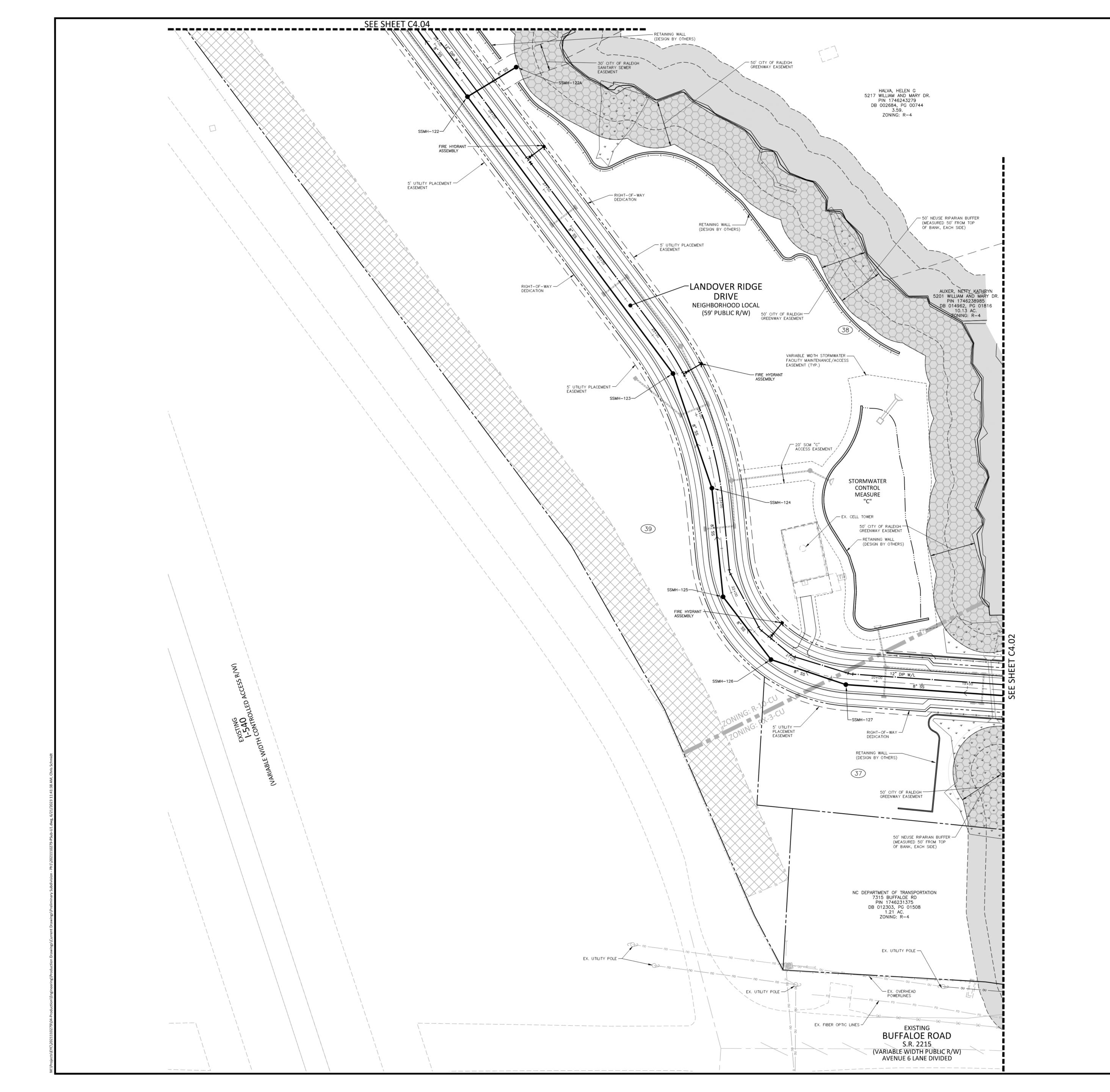
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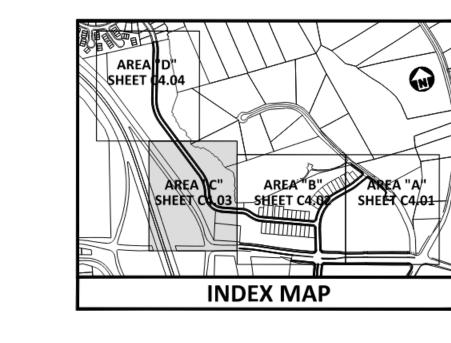
PROJECT NO. 2021110279 FILENAME 2021110279-PSub-U1 CHECKED BY CGH DRAWN BY

SCALE DATE 12. 19. 2022

SHEET

**UTILITY PLAN** AREA "B"





### UTILITY LEGEND

UTILITY LEGEND	
<b>→+</b>	FIRE HYDRANT ASSEMBLY
₩	FIRE DEPARTMENT CONNECTION (FDC)
	WATER METER
H	WATER VALVE
<b>₩</b> PIV	POST INDICATOR VALVE
$oldsymbol{oldsymbol{eta}}$	VALVE IN MANHOLE
	METER & VAULT
N	BACKFLOW PREVENTER
<b>∢</b>	REDUCER
	PLUG
<del>•+</del>	BLOW-OFF ASSEMBLY
•	SANITARY SEWER MANHOLE
•	SEWER CLEAN-OUT
•	GREASE TRAP
>	SEWER FLOW DIRECTION ARROW
7	YARD LIGHTS
*	LIGHT POLE
<b>7</b>	POWER POLE
$\sim$	LINE BREAK SYMBOL
	WATERLINE
	WATER SERVICE LINE
=======================================	UTILITY SLEEVE
	SANITARY SEWER
	SEWER SERVICE LINE
FM	SEWER FORCE MAIN
—— G—— G—— G——	GAS LINE
OUOU	OVERHEAD UTILITY
——— UE———— UE———	UNDERGROUND ELECTRIC
—T—T—T——	TELEPHONE
	EASEMENT LINE
TC TC TC TC	PRIMARY TREE CONSERVATION AREA
TC TC TC TC	SECONDARY TREE CONSERVATION AREA
	GREENWAY EASEMENT



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EYC COMPANIES

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CHARLESTON, SOUTH CAROLINA 29407

EYC COMPANIES (C)

### **REVISIONS**

NO. DATE 1 03. 02. 2023 REVISED PER COR 1ST PSP COMMENTS 2 05. 08. 2023 REVISED PER COR 2ND PSP COMMENTS

3 06. 23. 2023 REVISED PER COR 3RD PSP COMMENTS

PLAN INFORMATION

PROJECT NO. 2021110279 2021110279-PSub-U1

DRAWN BY

12. 19. 2022

DATE

SHEET UTILITY PLAN AREA "C"

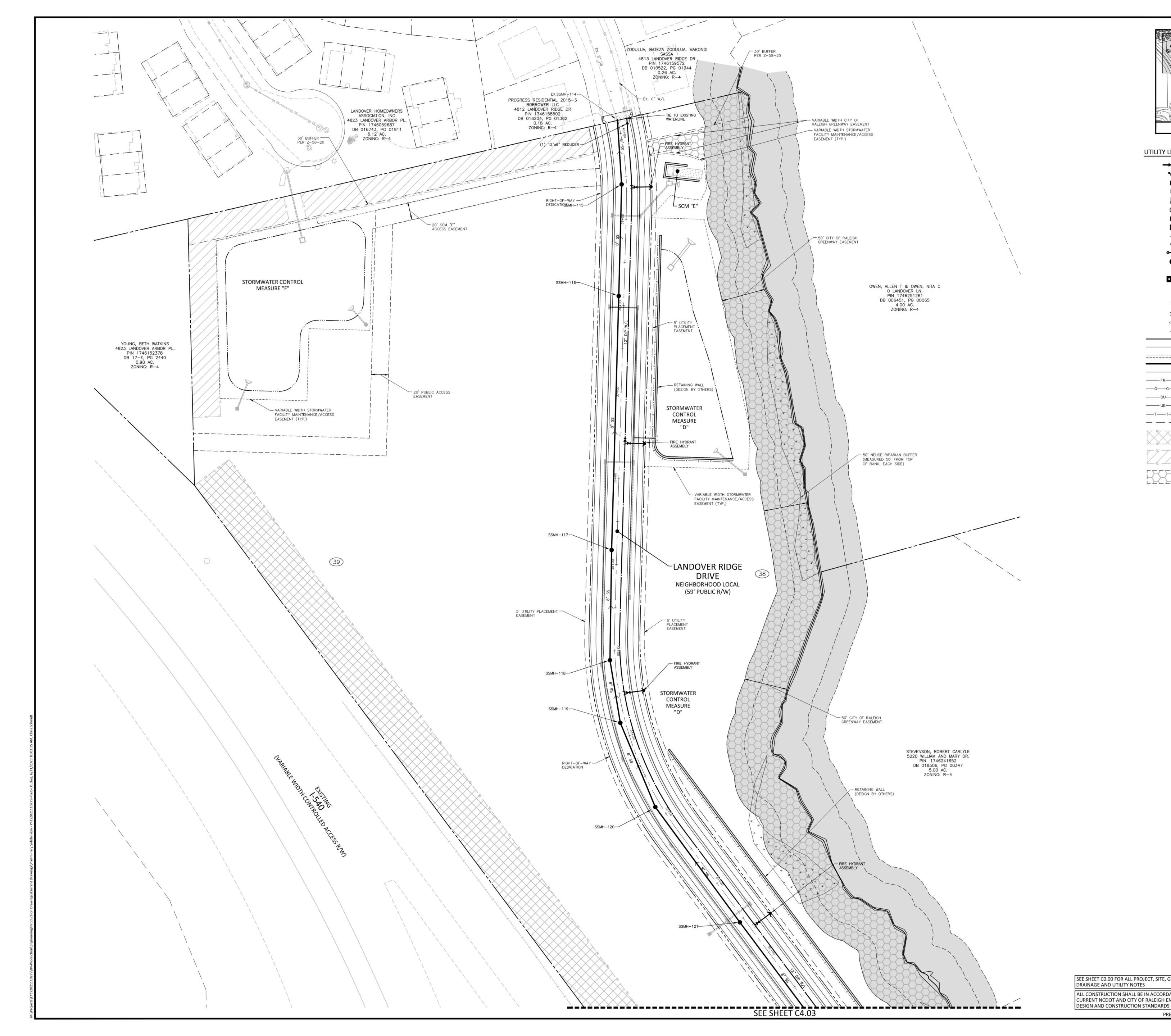
SEE SHEET CO.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT NCDOT AND CITY OF RALEIGH ENGINEERING

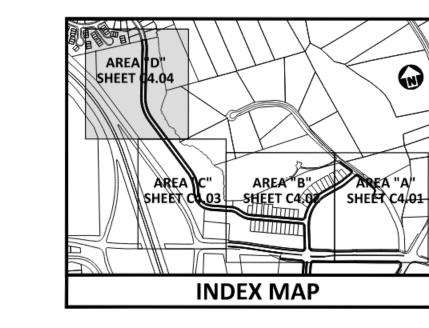
DESIGN AND CONSTRUCTION STANDARDS

GRAPHIC SCALE

20 40

1 inch = 40 PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





UTILITY LEGEND	
<b>→</b>	FIRE HYDRANT ASSEMBLY
<b>~</b>	FIRE DEPARTMENT CONNECTION (FDC) WATER METER
н	
	WATER VALVE
PIV	POST INDICATOR VALVE
$oldsymbol{\Theta}$	VALVE IN MANHOLE
	METER & VAULT
N	BACKFLOW PREVENTER
◀	REDUCER
	PLUG
<del>•+</del>	BLOW-OFF ASSEMBLY
•	SANITARY SEWER MANHOLE
•	SEWER CLEAN-OUT
	GREASE TRAP
>	SEWER FLOW DIRECTION ARROW
<b>.</b>	YARD LIGHTS
*	LIGHT POLE
~	POWER POLE
$\sim$	LINE BREAK SYMBOL
	WATERLINE
·	WATER SERVICE LINE
=======================================	UTILITY SLEEVE
	SANITARY SEWER
	SEWER SERVICE LINE
——— FM———— FM———	SEWER FORCE MAIN
—— G—— G—— G——	GAS LINE
OUOU	
—— UE——— UE———	UNDERGROUND ELECTRIC
—T—T—T—	TELEPHONE
	EASEMENT LINE
TC TC TC	PRIMARY TREE CONSERVATION AREA
TC TC TC TC	SECONDARY TREE CONSERVATION AREA

GREENWAY EASEMENT



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EYC COMPANIES (C)



### REVISIONS

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PLAN INFORMATION

PROJECT NO. 2021110279 2021110279-PSub-U1

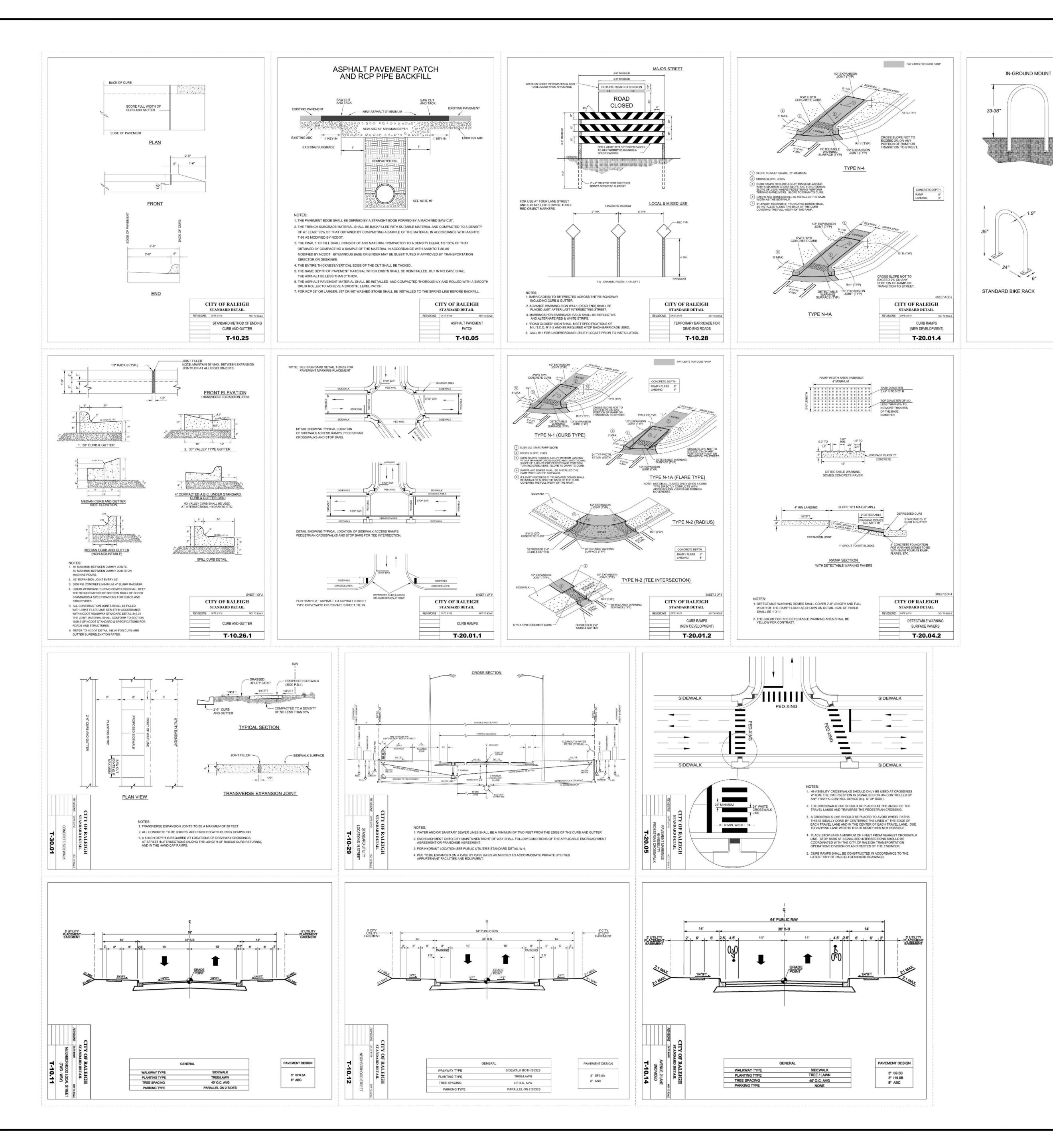
12. 19. 2022

SHEET UTILITY PLAN AREA "D"

C4.04

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CLIENT

SURFACE MOUNT

BIKE RACK INSTALLATION:

ENSURE VERTICAL PLACEMENT.

SURFACE MOUNT - WHEN INSTALLED ON

CONCRETE SURFACE, USE 3/8" ANCHORS TO PLATE MOUNT. SHIM AS NECESSARY TO

IN-GROUND MOUNT - WHEN INSTALLED ON

EMBED INTO BASE. CORE HOLES NO LESS

THAN 3" IN DIAMETER AND 10" DEEP.

PAVERS OR OTHER NON-STABLE SURFACES,

CITY OF RALEIGH

BIKE RACK DETAILS

B-20.03

STANDARD DETAIL

REVISIONS DATE: 81/118

EYC COMPANIES

1005 C STREET ANDREWS BOULEVARD CHARLESTON, SOUTH CAROLINA 29407

EYC COMPANIES (\*)



### REVISIONS

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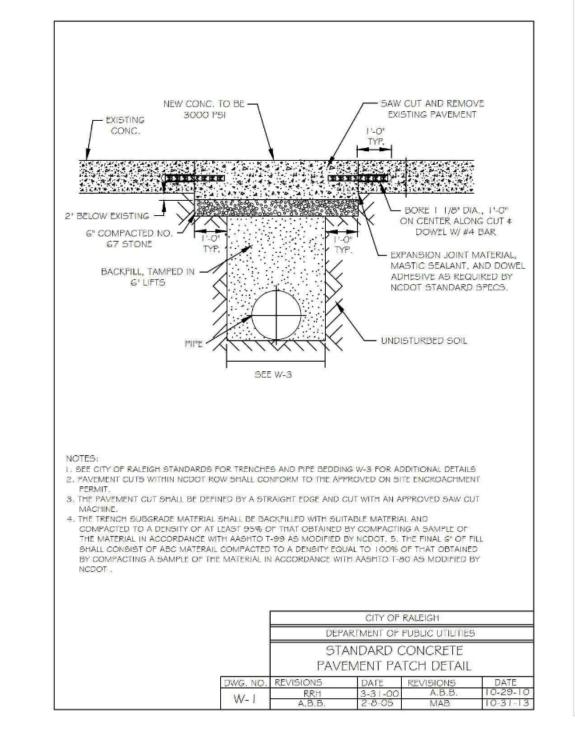
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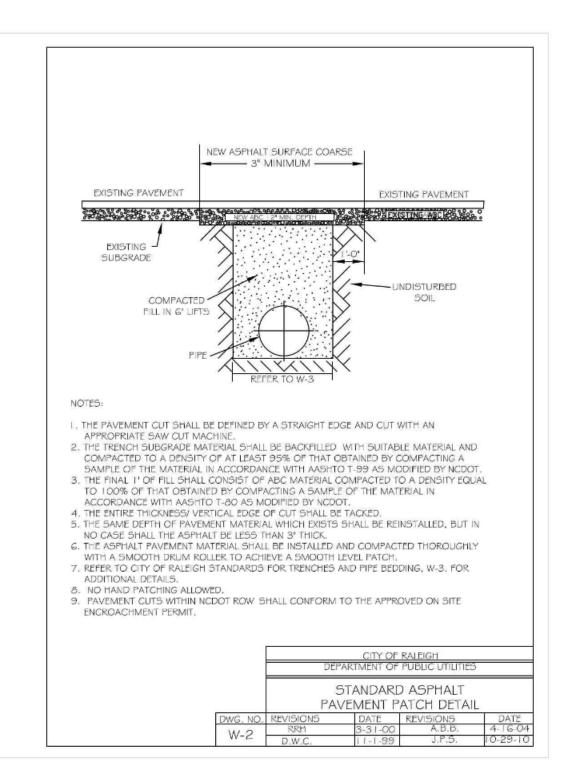
PROJECT NO. 2021110279 2021110279-PSub-D1 CHECKED BY CGH DRAWN BY

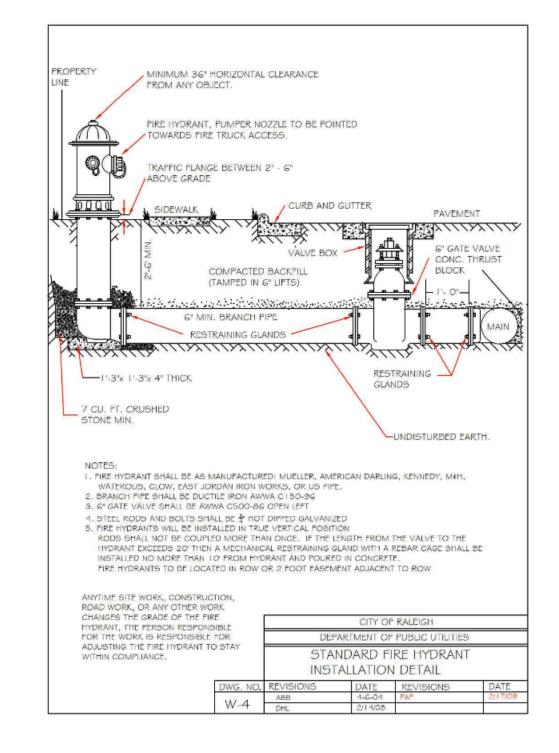
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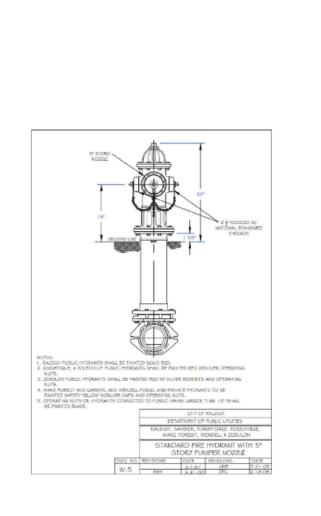
SITE DETAILS

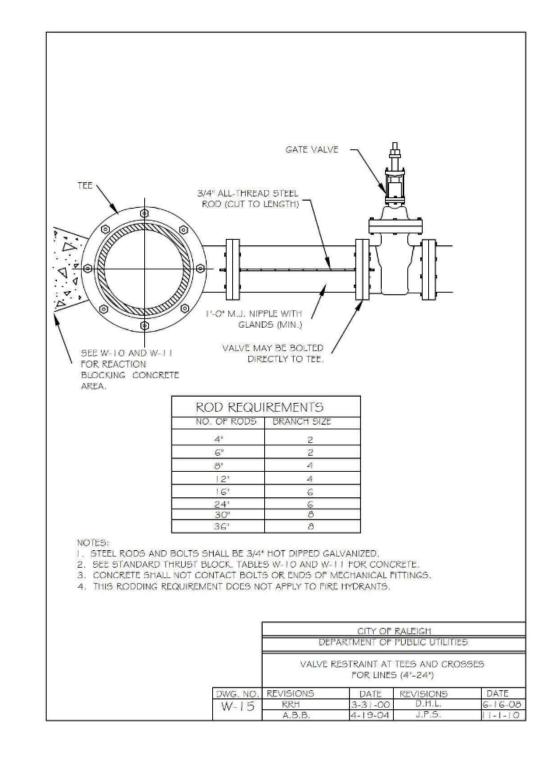
12. 19. 2022

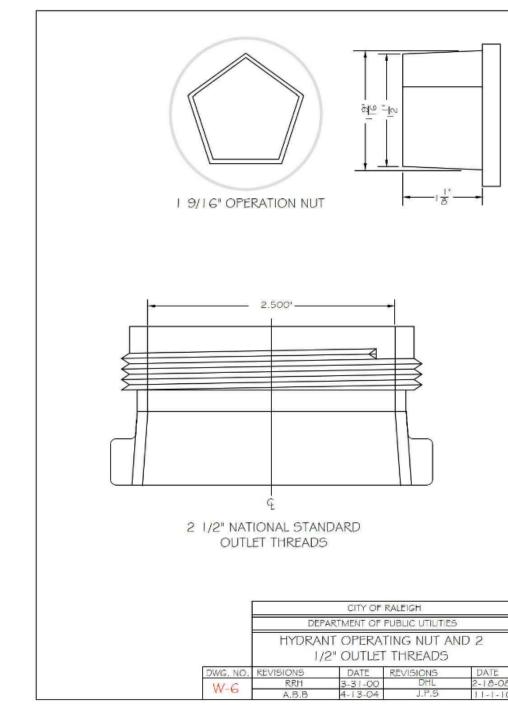


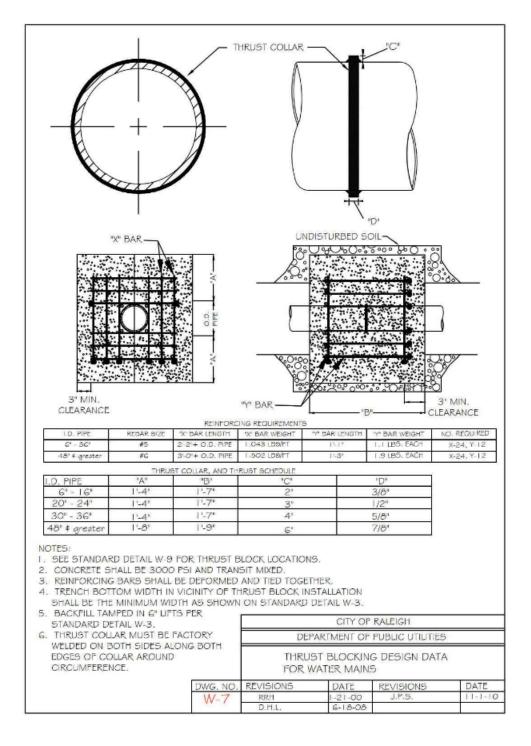


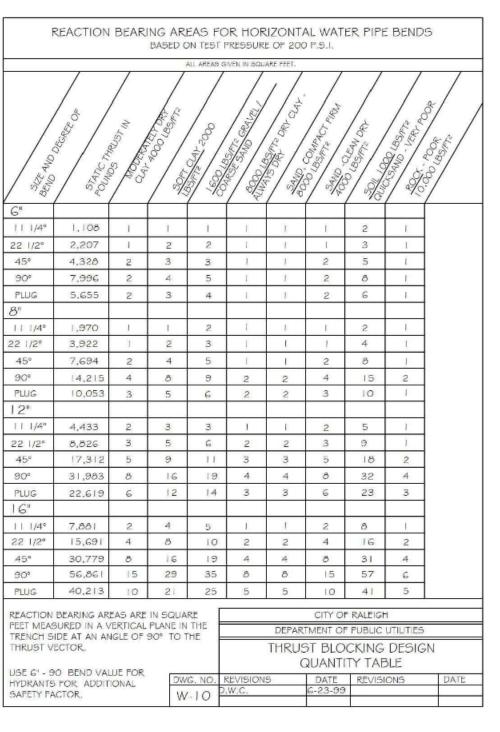


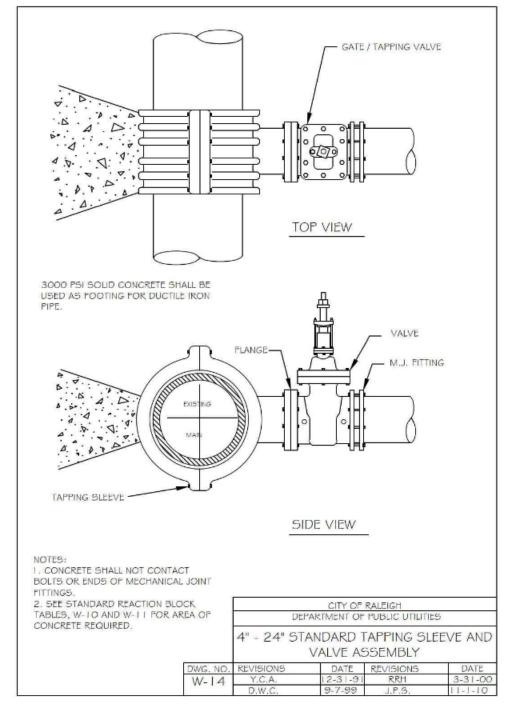


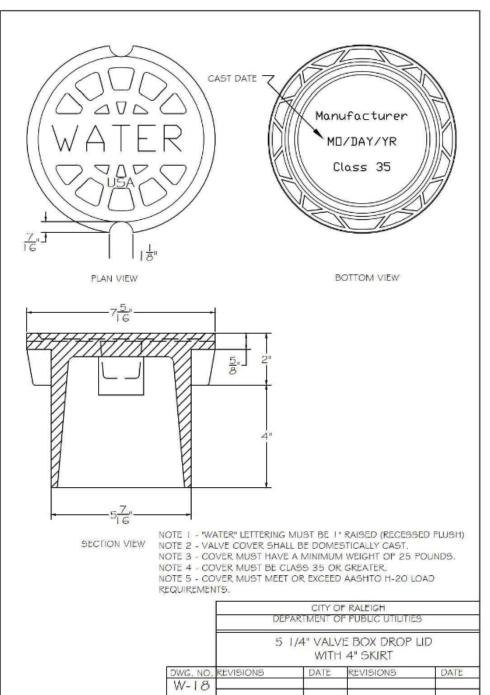


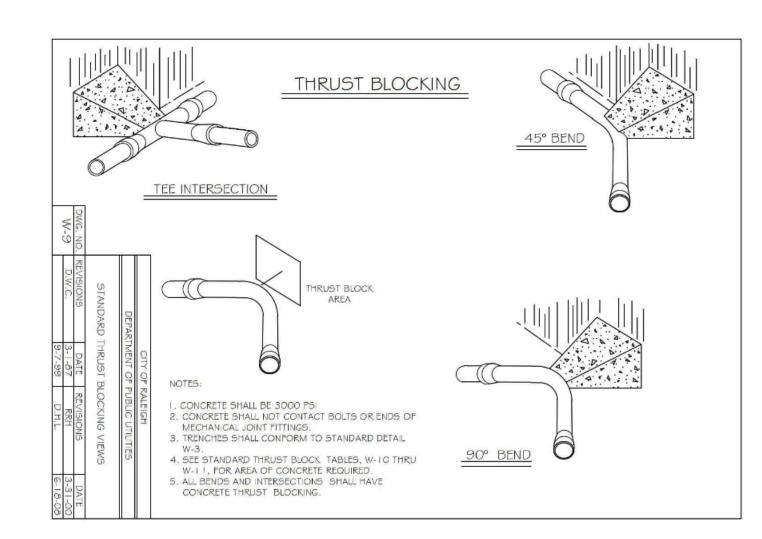


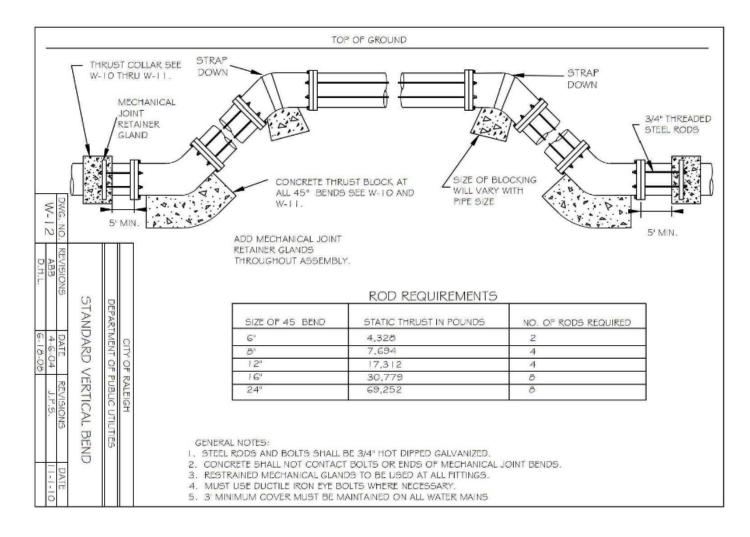


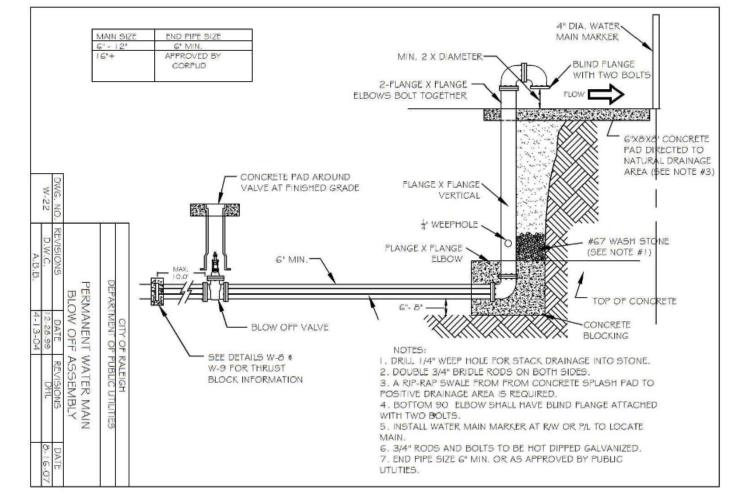














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3 06. 23. 2023 REVISED PER COR 3RD PSP COMMENTS

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1005 C STREET ANDREWS BOULEVARD

CHARLESTON, SOUTH CAROLINA 29407

EYC COMPANIES (C)

**CLIENT** 

EYC COMPANIES

PLAN INFORMATION

PROJECT NO. 2021110279

FILENAME 2021110279-PSub-D1

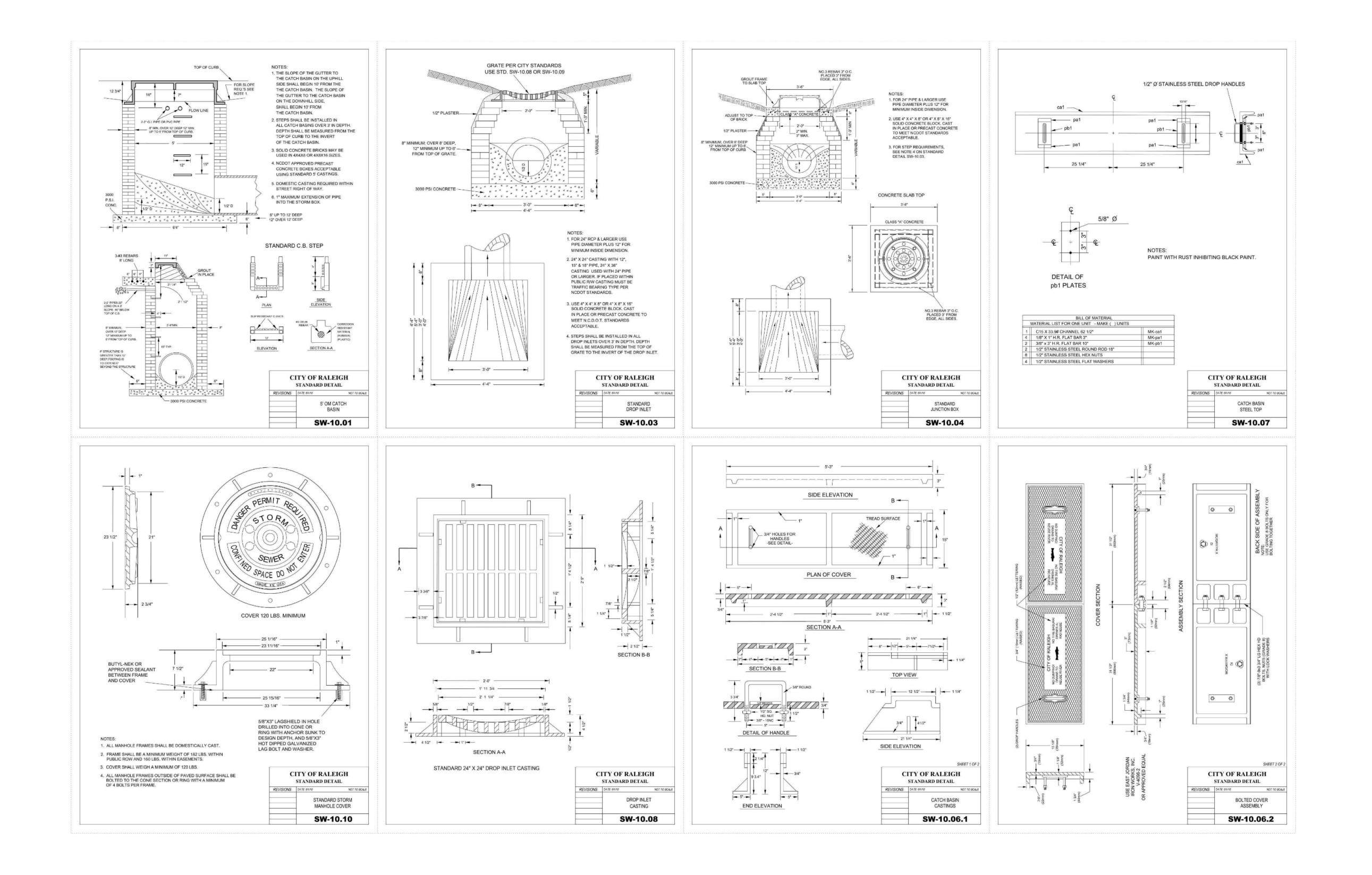
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DRAWN BY CNS
SCALE N/A
DATE 12. 19. 2022

SHEET

WATER DETAILS

C8.01





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EYC COMPANIES (\*\*)



# REVISIONS

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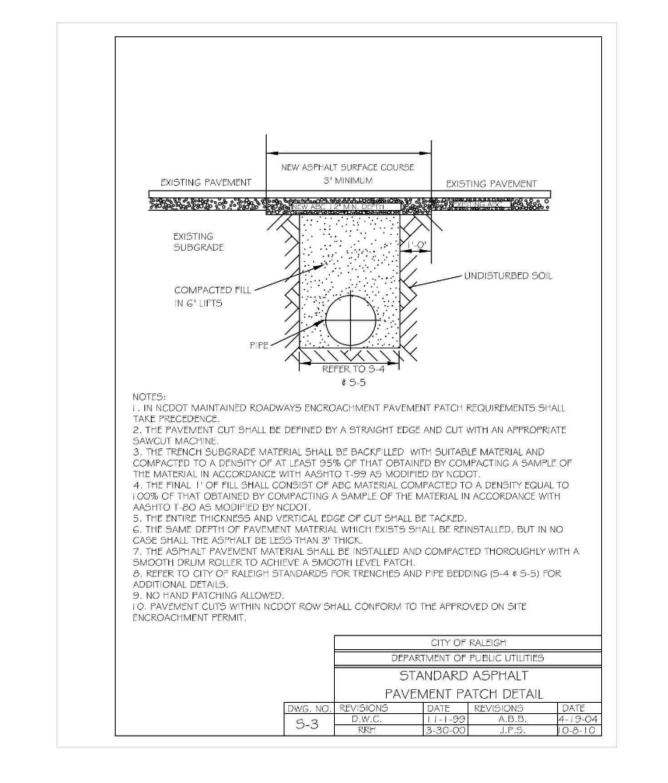
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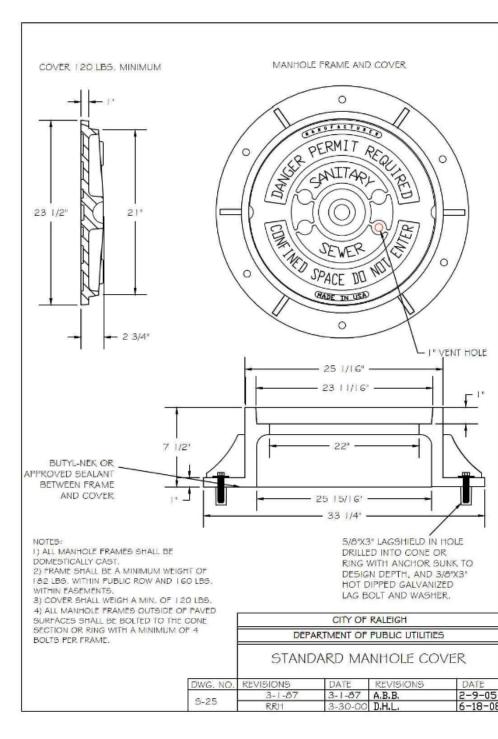
PROJECT NO. 2021110279 FILENAME 2021110279-PSub-D1 CHECKED BY CGH DRAWN BY

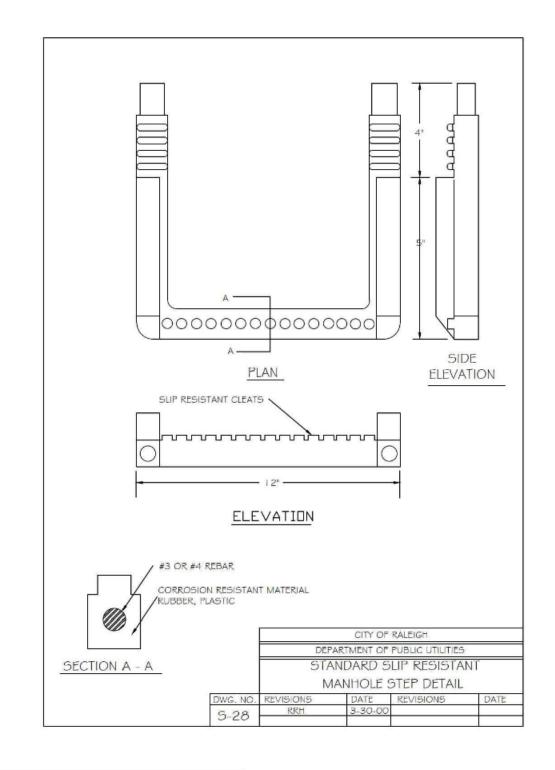
DATE 12. 19. 2022

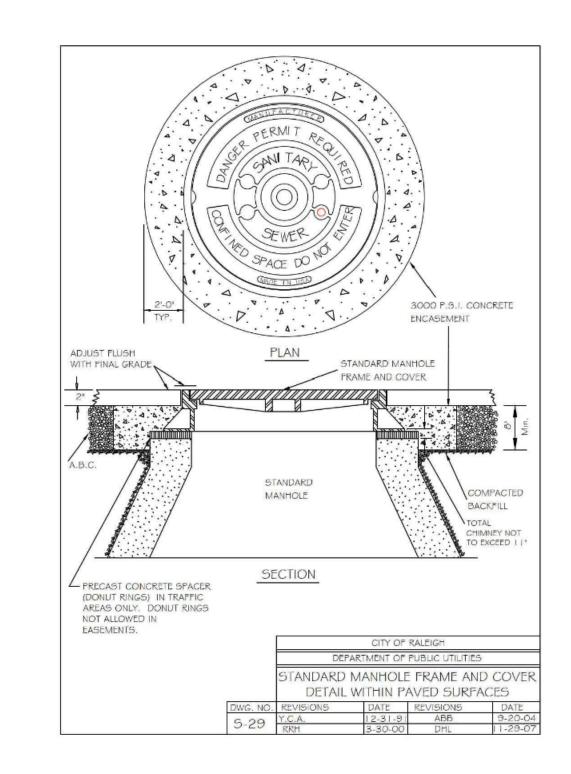
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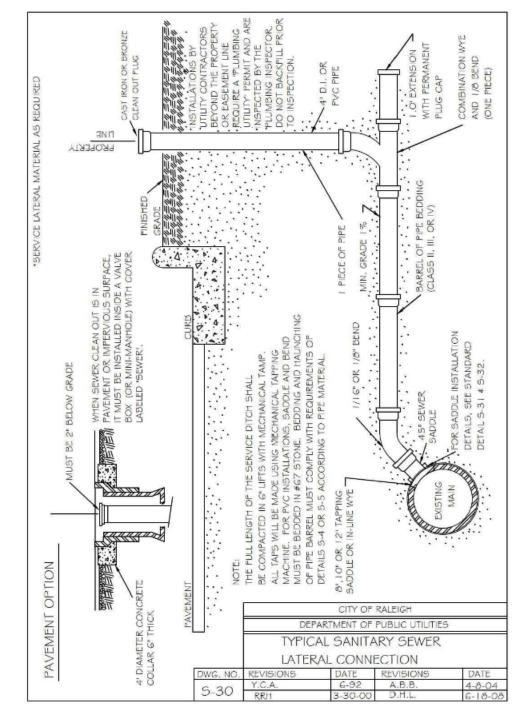
STORM DRAINAGE DETAILS

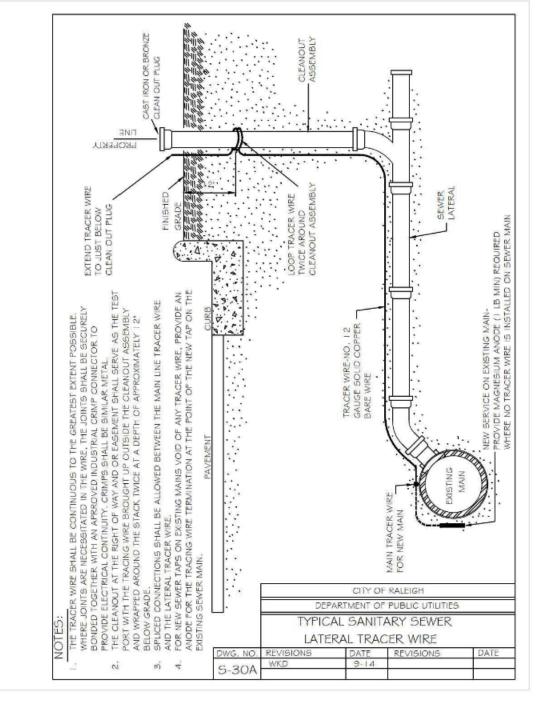


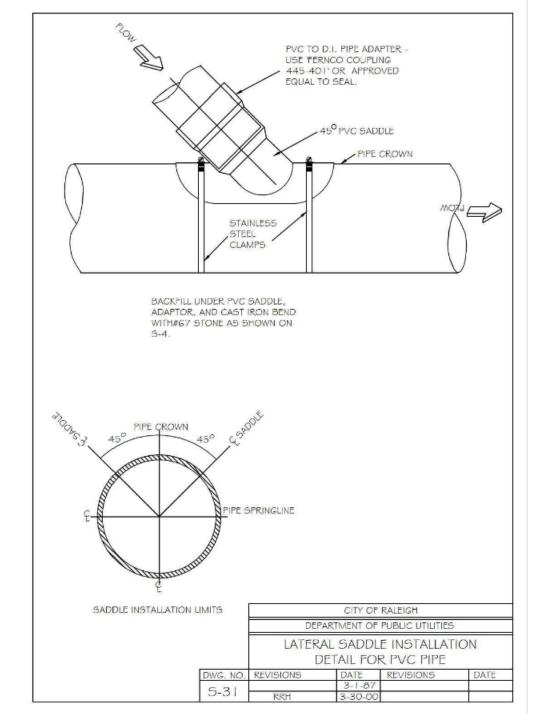












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# CLIENT

EYC COMPANIES

1005 C STREET ANDREWS BOULEVARD CHARLESTON, SOUTH CAROLINA 29407

EVC COMPANIES (EN

EYC COMPANIES (C)

FIFTH OAK MULTI-FAMILY
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
CITY OF RALEIGH CASE # SUB-0087-2023



# REVISIONS

 NO.
 DATE

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 REVISED PER COR 1ST PSP COMMENTS

 2
 05. 08. 2023
 REVISED PER COR 2ND PSP COMMENTS

 3
 06. 23. 2023
 REVISED PER COR 3RD PSP COMMENTS

# PLAN INFORMATION

PROJECT NO. 2021110279

FILENAME 2021110279-PSub-D1

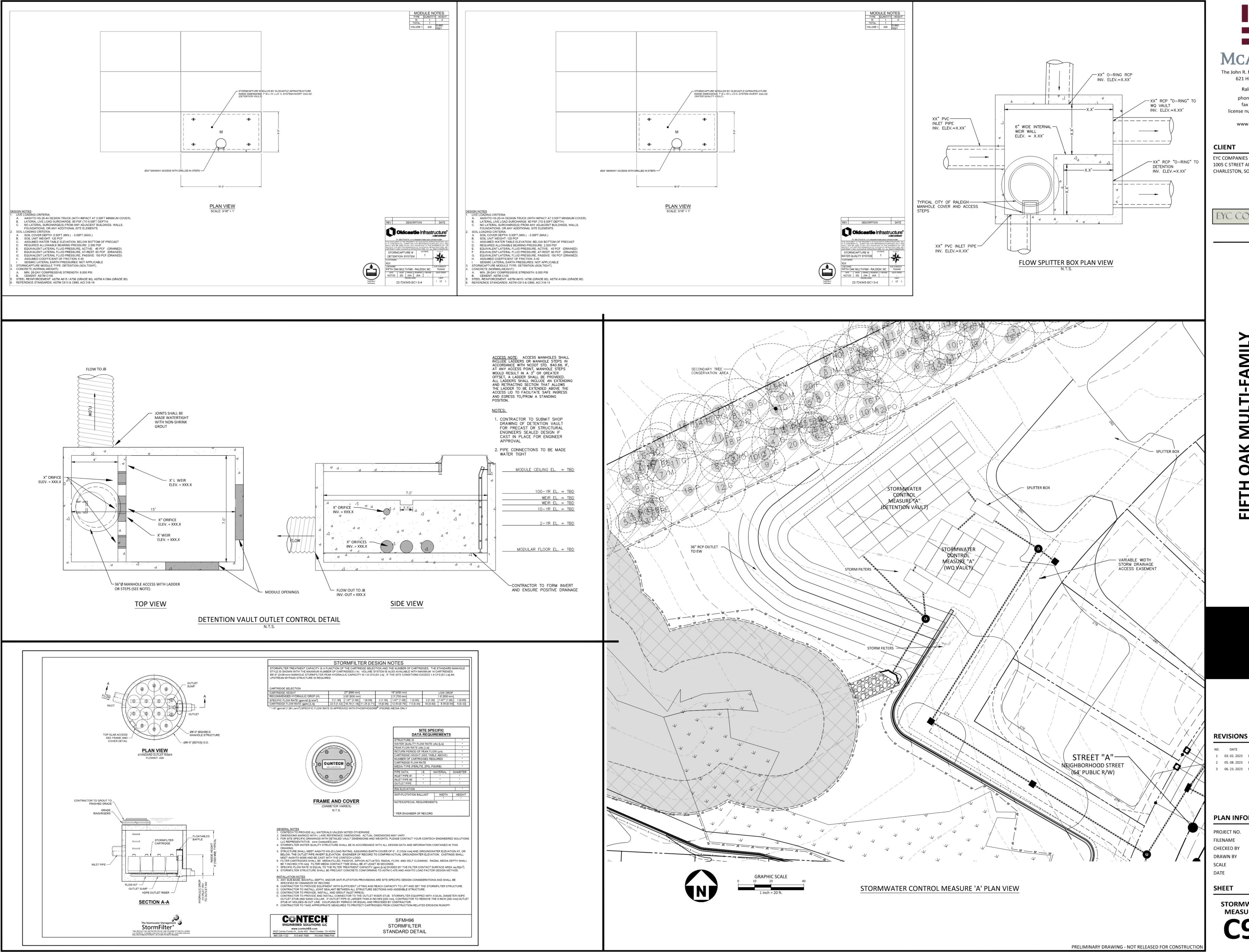
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SCALE N/A
DATE 12. 19. 2022

SHEET

SANITARY SEWER DETAILS



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EYC COMPANIES (C)

-205

1 03. 02. 2023 REVISED PER COR 1ST PSP COMMENTS 2 05. 08. 2023 REVISED PER COR 2ND PSP COMMENTS 3 06. 23. 2023 REVISED PER COR 3RD PSP COMMENTS

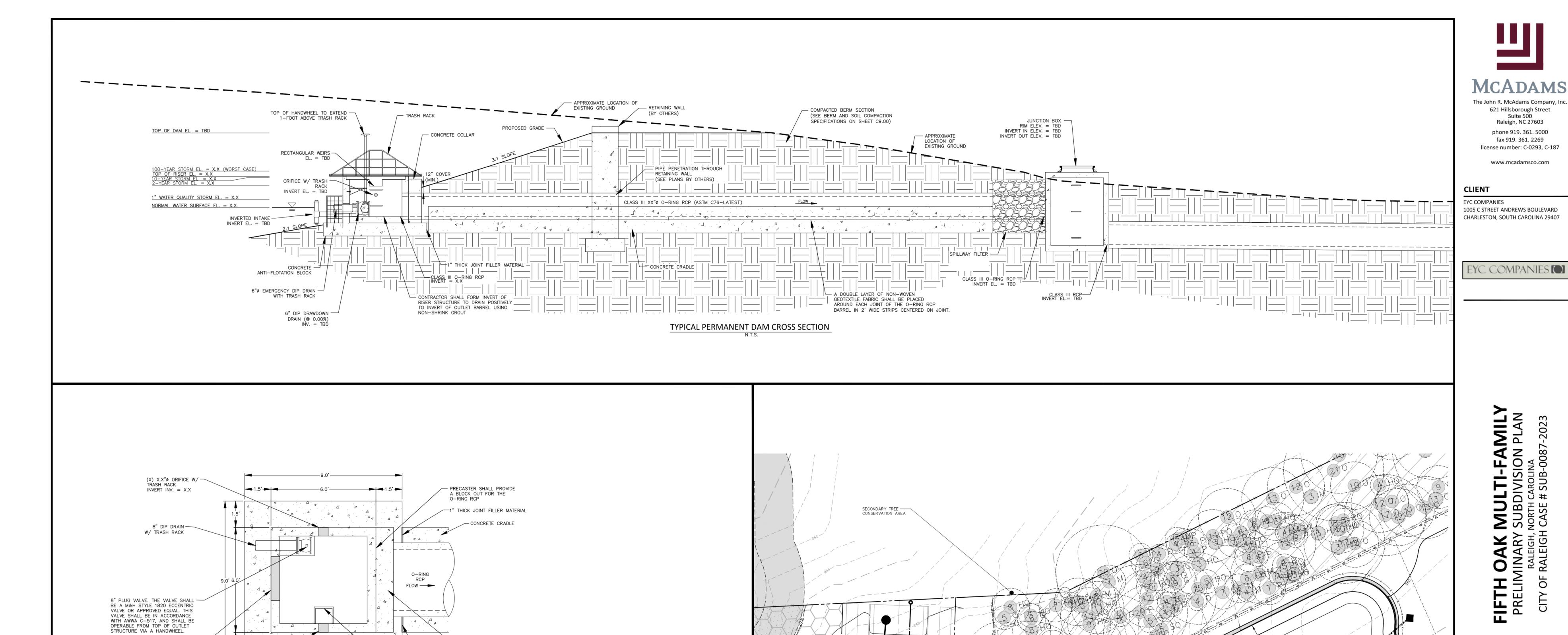
PLAN INFORMATION

PROJECT NO. 2021110279 2021110279-Psub-SWA

12. 19. 2022

SHEET

STORMWATER CONTROL **MEASURE "A" DETAILS** 



(DESIGN BY OTHERS)

RETAINING WALL

(DESIGN BY OTHERS)

LANDOVER RIDGE-

NEIGHBORHOOD LOCAL

- CONCRETE COLLAR

-1" THICK JOINT FILLER MATERIAL

- CONTRACTOR SHALL PROVIDE STEPS IN ACCORDANCE WITH NCDOT STD. 840.66. STEPS

ACCESS HATCH.

3.0'(W) X 0.5'(H) ORIFICE -

TOP OF RISER EL. = X.X

(X) X.X"Ø ORIFICE W/-TRASH RACK

INVERT INV. = X.X

INVERT EL. = X.X

HARDWARE

8"ø DIP DRAIN PIPE

8" DIP DRAIN ---W/ TRASH RACK

THE PIPE PENETRATION

USING A RUBBER BOOT AND STAINLESS STEEL

CONTRACTOR SHALL CORE-DRILL

THE HOLE FOR THE 8"Ø DIP PIPE

IN THE FIELD. PRECASTER SHALL

PERMANENT OUTLET RISER STRUCTURE 'A' DETAILS

OMIT REINFORCEMENT IN THIS

SHALL BE PLACED AT 16" O.C. AND SHALL LINE UP WITH

(TO BE CONSTRUCTED IN

THE FIELD BY THE CONTRACTOR)

---

HANDWHEEL.

BY CONTRACTOR

CONCRETE SUPPORT BLOCK TO

BE CONSTRUCTED IN THE FIELD

TOP OF HANDWHEEL TO EXTEND

1-FOOT ABOVE TRASH RACK

8" PLUG VALVE. THE VALVE SHALL BE A M&H BLOCK

STYLE 1820 ECCENTRIC VALVE OR APPROVED EQUAL. THIS VALVE SHALL BE IN ACCORDANCE

WITH AWWA C-517, AND SHALL BE OPERABLE FROM TOP OF OUTLET STRUCTURE VIA A

- CONTRACTOR SHALL PROVIDE STEPS IN

ACCORDANCE WITH NCDOT STD. 840.66. STEPS SHALL BE PLACED AT 16" O.C. AND SHALL LINE UP WITH ACCESS HATCH.

O-RING RCP

\_\_\_\_\_

RCP FLOW ---

CONCRETE COLLAR (TO BE CONSTRUCTED IN

THE FIELD BY THE CONTRACTOR)

— PRECASTER SHALL PROVIDE A BLOCK OUT FOR THE

CONCRETE CRADLE

CONCRETE ANTI-FLOTATION

" THICK JOINT FILLER MATERIAL

X.X'(W) X X.X'(H) RECTANGULAR -

3.0'(W) X 0.5'(H) ORIFICE -

(X) X.X"ø ORIFICE W/

8" Ø DIP DRAIN — W/ TRASH RACK

CONCRETE SUPPORT BLOCK TO BE CONSTRUCTED IN THE FIELD

INVERT INV. = X.X

TRÁSH RACK

BLOCK

BY CONTRACTOR

(X) X.X"ø ORIFICE W/ TRASH RACK INVERT INV. = X.X

XX"Ø O-RING

CONTRACTOR SHALL FORM

INVERT OF RISER STRUCTURE
TO DRAIN POSITIVELY TO
INVERT OF OUTLET BARREL
USING NON-SHRINK GROUT

**FOREBAY** 

VARIABLE WIDTH -

STORM DRAINAGE ACCESS EASEMENT

- RETAINING WALL (DESIGN BY OTHERS)

STORMWATER CONTROL

MEA\$URE "B"

- PRECAST RISER

STORMWATER CONTROL MEASURE 'B' PLAN VIEW

OUTLET STRUCTURE

POOL

FOREBAY

REVISIONS

1 03. 02. 2023 REVISED PER COR 1ST PSP COMMENTS 2 05. 08. 2023 REVISED PER COR 2ND PSP COMMENTS 3 06. 23. 2023 REVISED PER COR 3RD PSP COMMENTS

**PLAN INFORMATION** 

PROJECT NO. 2021110279 FILENAME 2021110279-Psub-SWB CHECKED BY DRAWN BY

SCALE 12. 19. 2022

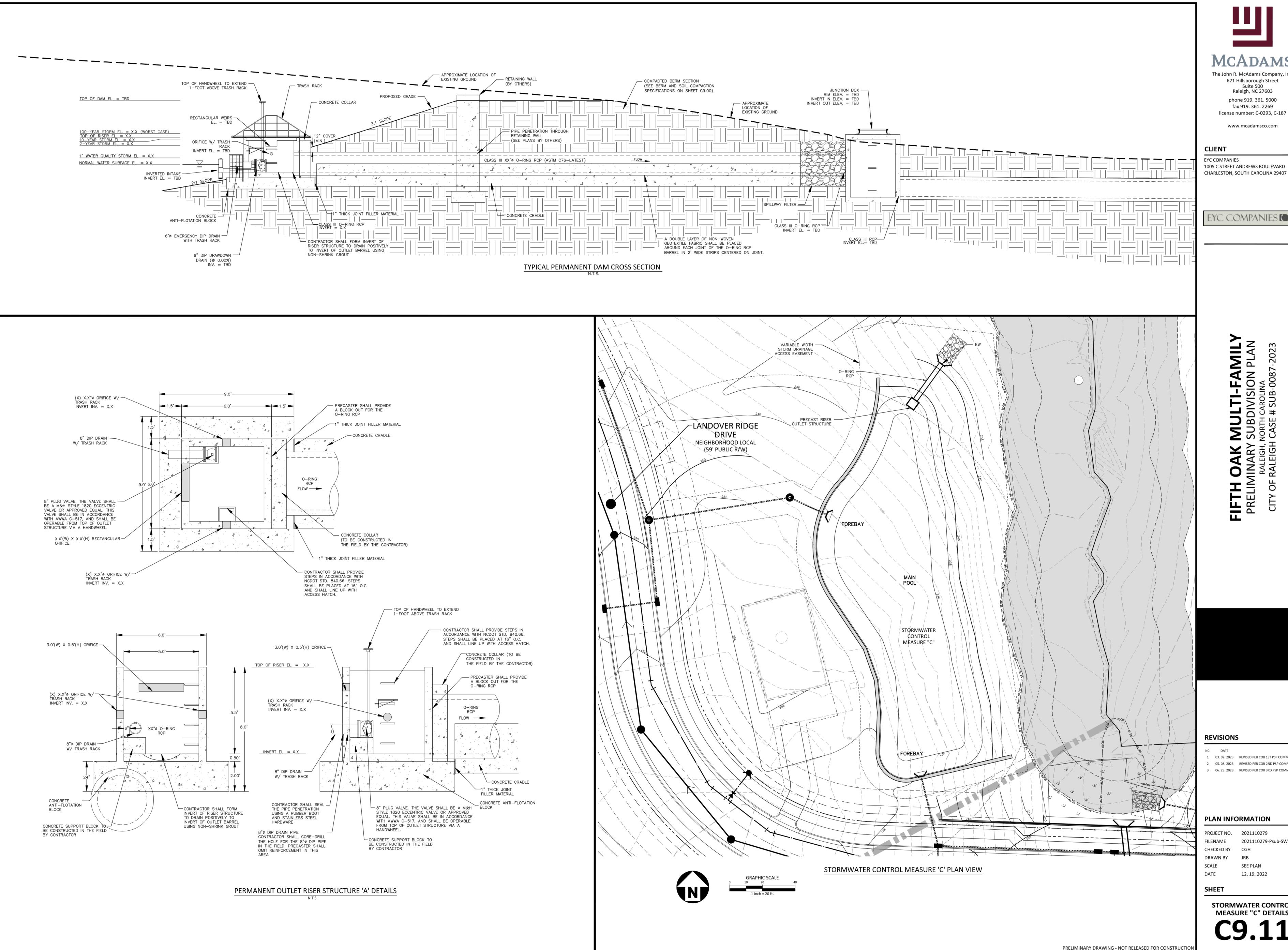
SHEET

DATE

STORMWATER CONTROL **MEASURE "B" DETAILS** 

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

₩ - \ \ - \ <del>-</del> \ \ <del>-</del> \ - \ <del>-</del> \ <del>-</del> \ \ - \ \ <del>-</del> \ \ - \ \ <del>-</del> \ \ - \ \ - \ \ - \ \ - \ \ - \ \ - \ \ - \ \ - \ \ - \ \ \ - \ \ \ - \ \ - \ \ \ - \ \ \ - \ \ \ - \ \ \ - \ \ \ - \ \ \ \



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EYC COMPANIES



# **REVISIONS**

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3 06. 23. 2023 REVISED PER COR 3RD PSP COMMENTS

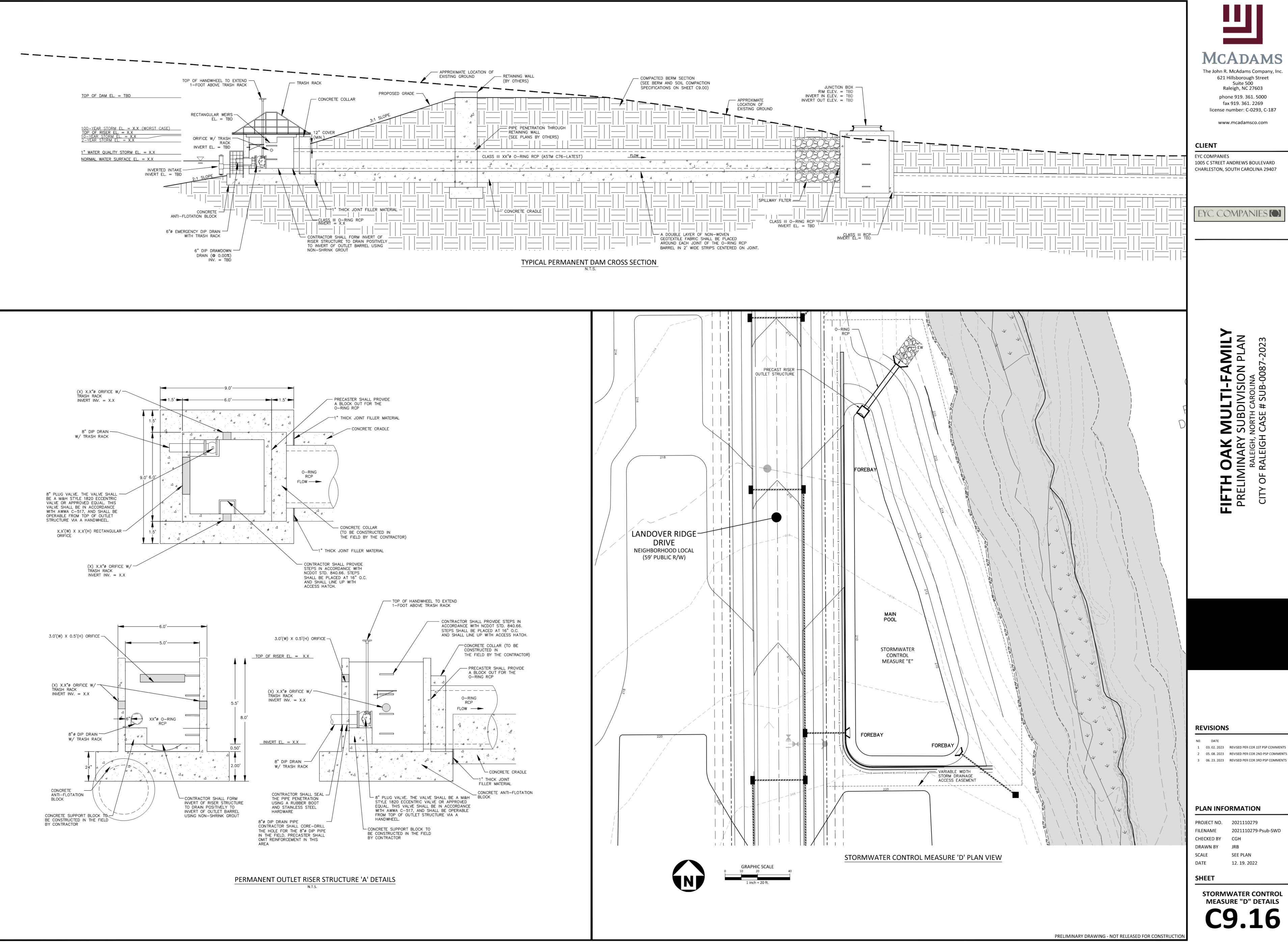
# PLAN INFORMATION

PROJECT NO. 2021110279 2021110279-Psub-SWC CHECKED BY CGH

12. 19. 2022

STORMWATER CONTROL

MEASURE "C" DETAILS



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EYC COMPANIES

REVISIONS

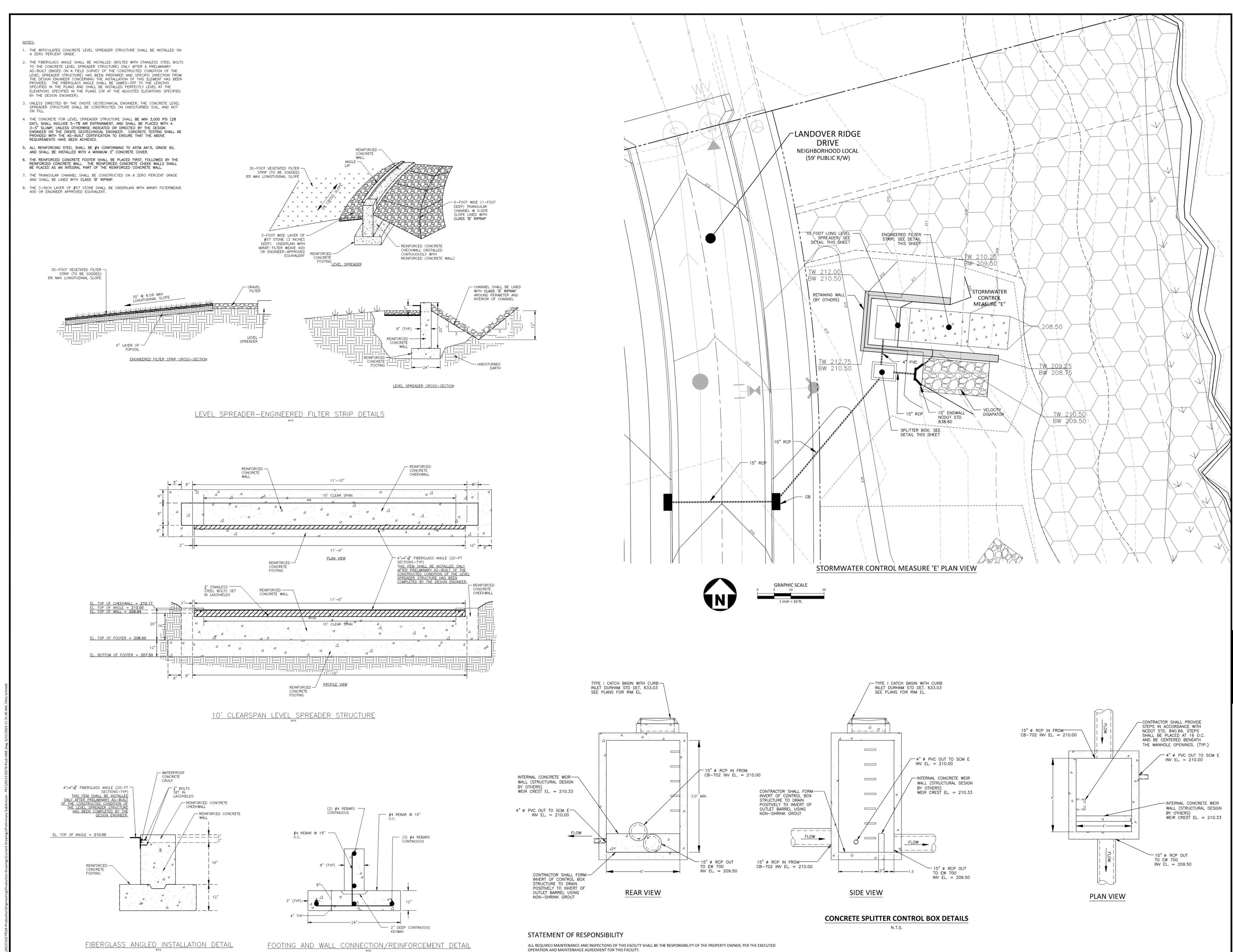
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PROJECT NO. 2021110279 2021110279-Psub-SWD

CHECKED BY CGH

12. 19. 2022

STORMWATER CONTROL **MEASURE "D" DETAILS** 



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EYC COMPANIES 1005 C STREET ANDREWS BOULEVARD

CHARLESTON, SOUTH CAROLINA 29407

EYC COMPANIES (C)

202

**REVISIONS** 

NO. DATE 1 03. 02. 2023 REVISED PER COR 1ST PSP COMMENTS 2 05. 08. 2023 REVISED PER COR 2ND PSP COMMENTS

3 06. 23. 2023 REVISED PER COR 3RD PSP COMMENTS

**PLAN INFORMATION** PROJECT NO. 2021110279 2021110279-Psub-SWE FILENAME

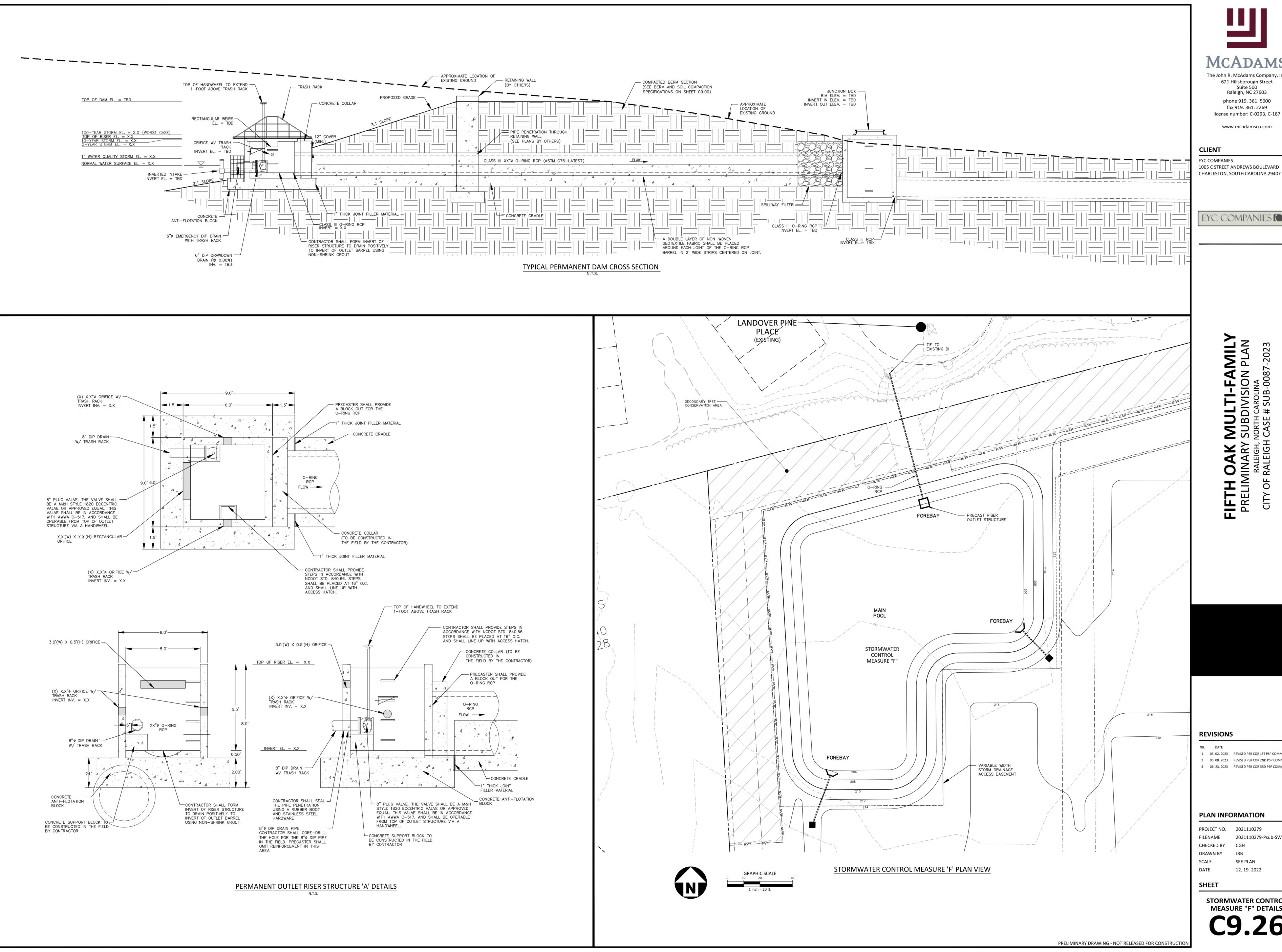
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12. 19. 2022

SHEET

DATE

STORMWATER CONTROL **MEASURE "E" DETAILS** 





621 Hillsborough Street Suite 500 Raleigh, NC 27603 phone 919. 361. 5000

fax 919. 361. 2269

www.mcadamsco.com

1005 C STREET ANDREWS BOULEVARD CHARLESTON, SOUTH CAROLINA 29407

EYC COMPANIES

REVISIONS

NO. DATE 1 03. 02. 2023 REVISED PER COR 1ST PSP COMMENTS 2 05. 08. 2023 REVISED PER COR 2ND PSP COMMENTS

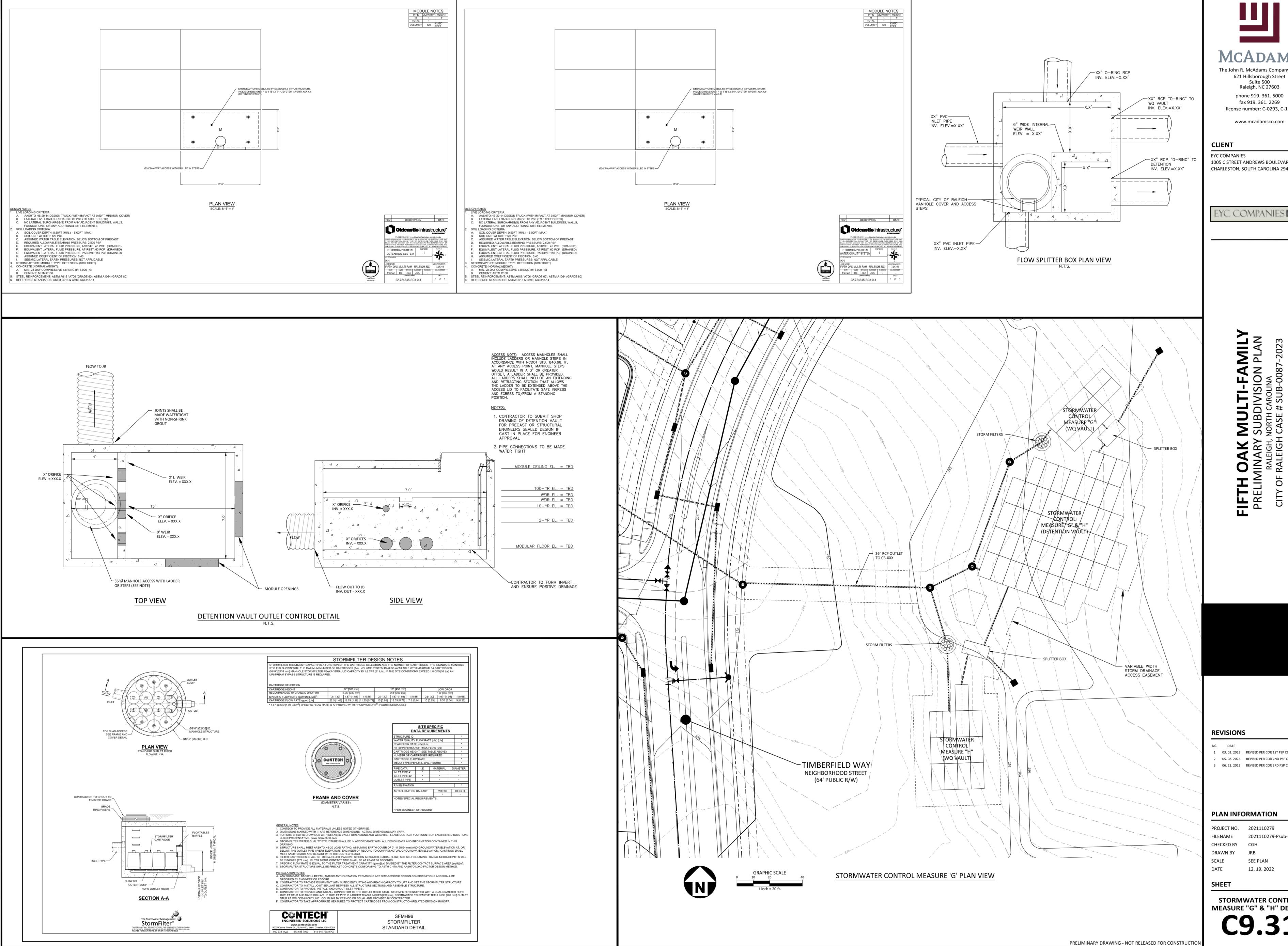
3 06. 23. 2023 REVISED PER COR 3RD PSP COMMENTS

**PLAN INFORMATION** 

PROJECT NO. 2021110279 2021110279-Psub-SWF FILENAME CHECKED BY CGH

SEE PLAN 12. 19. 2022

STORMWATER CONTROL **MEASURE "F" DETAILS** 



The John R. McAdams Company, Inc. 621 Hillsborough Street Suite 500 Raleigh, NC 27603 phone 919. 361. 5000

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

1005 C STREET ANDREWS BOULEVARD CHARLESTON, SOUTH CAROLINA 29407

EYC COMPANIES (C)

-205

**REVISIONS** 

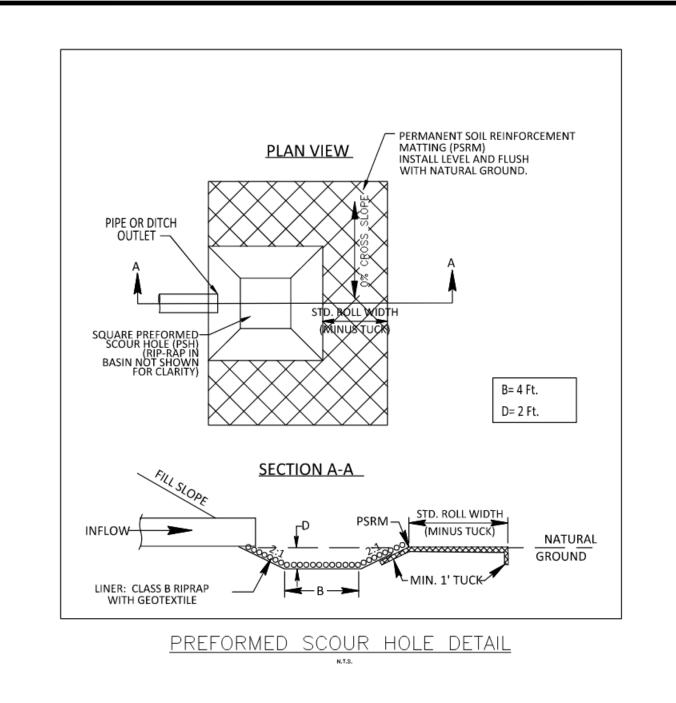
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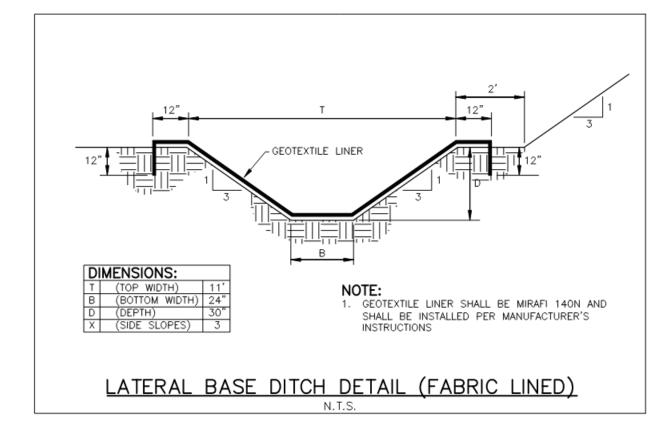
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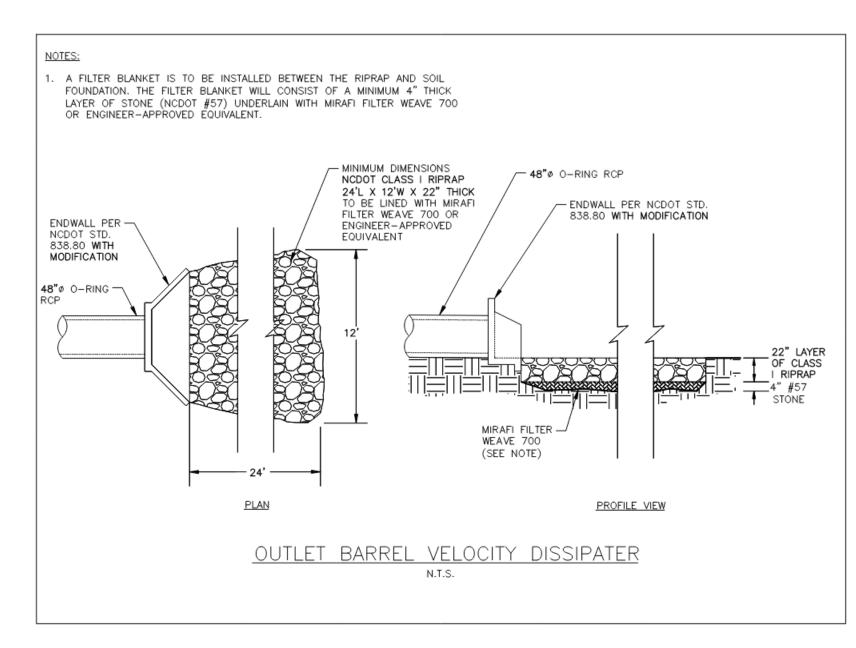
PROJECT NO. 2021110279 2021110279-Psub-SWG

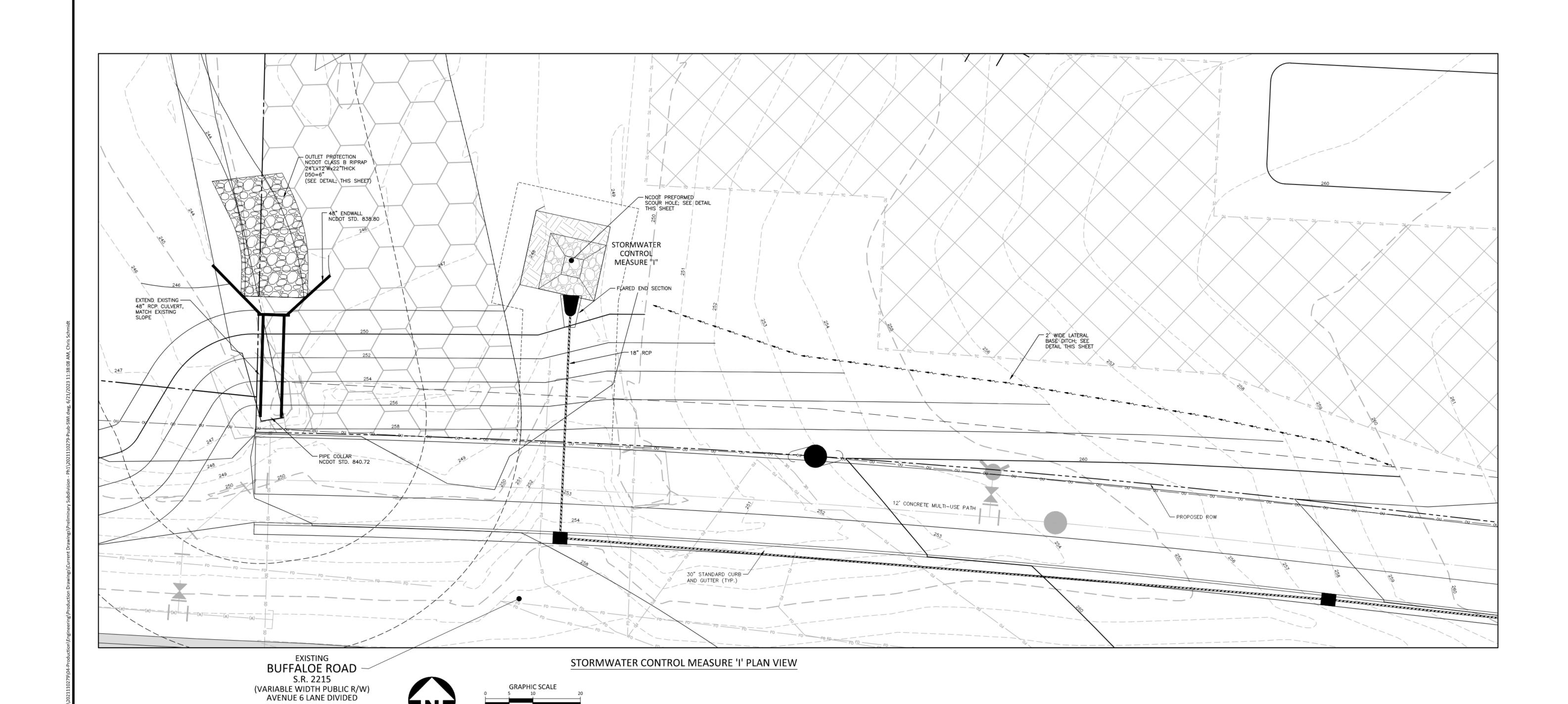
12. 19. 2022

STORMWATER CONTROL MEASURE "G" & "H" DETAILS









MCADAMS

The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500

Raleigh, NC 27603

phone 919. 361. 5000

fax 919. 361. 2269

license number: C-0293, C-187

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EYC COMPANIES

1005 C STREET ANDREWS BOULEVARD CHARLESTON, SOUTH CAROLINA 29407

EYC COMPANIES (C)

FIFTH OAK MULTI-FAMILY
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
CITY OF PAI FIGH CASE # SLIB 0087, 2023



# REVISIONS

 NO.
 DATE

 1
 03. 02. 2023
 REVISED PER COR 1ST PSP COMMENTS

 2
 05. 08. 2023
 REVISED PER COR 2ND PSP COMMENTS

 3
 06. 23. 2023
 REVISED PER COR 3RD PSP COMMENTS

# PLAN INFORMATION

PROJECT NO. 2021110279

FILENAME 2021110279-Psub-SWI

CHECKED BY CGH

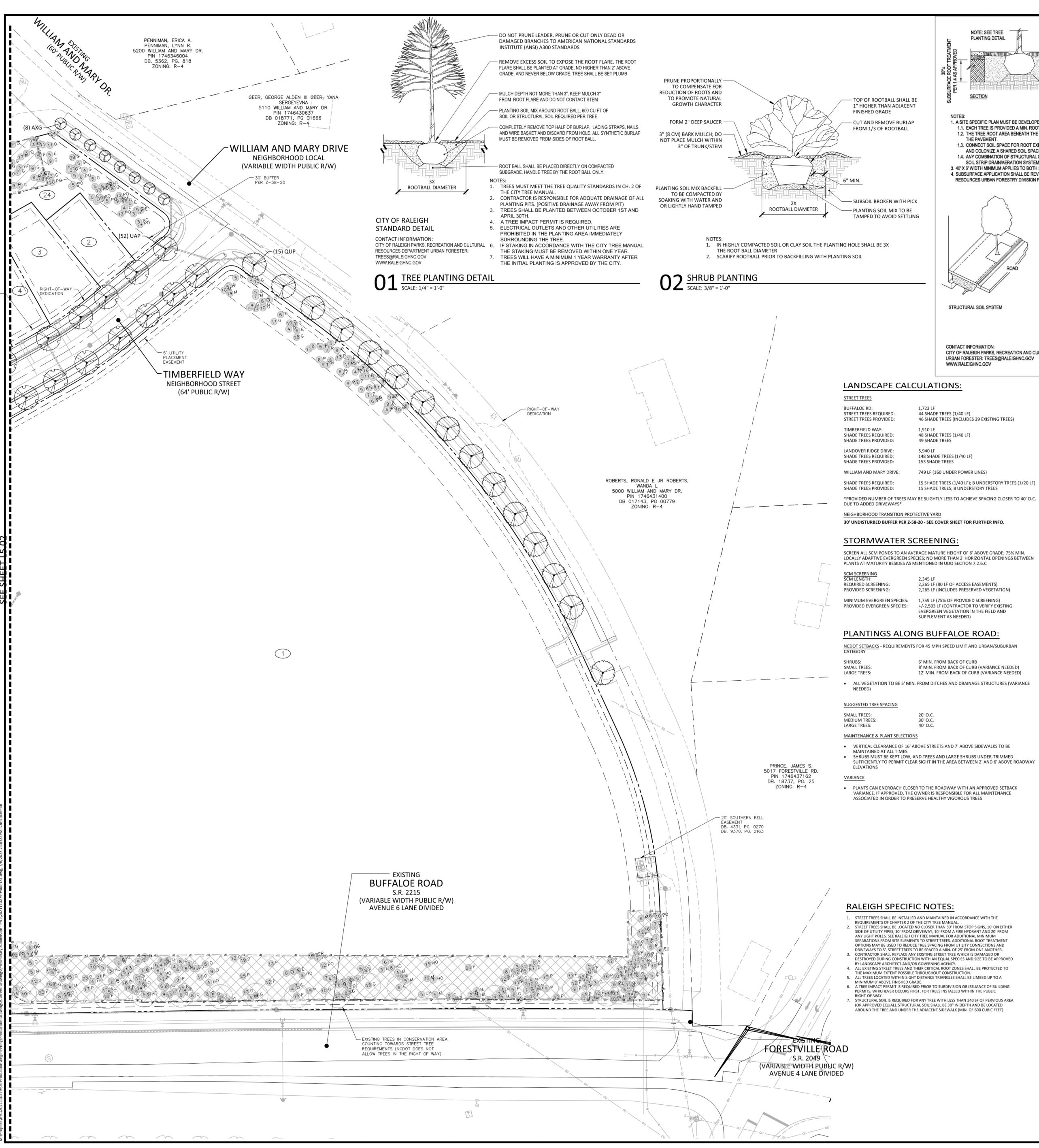
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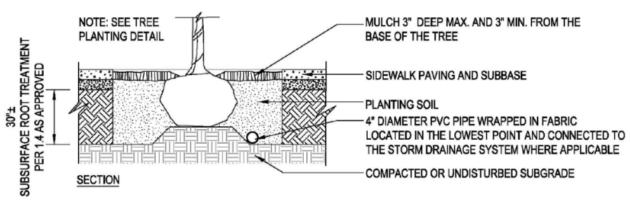
SCALE SEE PLAN
DATE 12. 19. 2022

SHEET

STORMWATER CONTROL MEASURE "I" DETAILS

C9.36

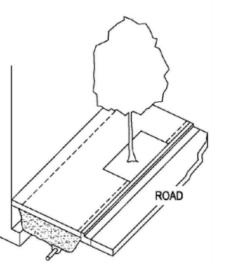




1. A SITE SPECIFIC PLAN MUST BE DEVELOPED TO ENSURE THAT:

- 1.1. EACH TREE IS PROVIDED A MIN. ROOT-ACCESSIBLE SOIL VOLUME OF 600 CUBIC FEET. 1.2. THE TREE ROOT AREA BENEATH THE SIDEWALK IS EXPANDED TO MAXIMIZE ROOT ACCESSIBLE SOIL SPACE UNDER THE PAVEMENT. 1.3. CONNECT SOIL SPACE FOR ROOT EXPANSION WHERE POSSIBLE TO ALLOW ROOT SYSTEMS OF TREES TO OVERLAP
- AND COLONIZE A SHARED SOIL SPACE. 1.4. ANY COMBINATION OF STRUCTURAL SOILS, SOIL CONTAINMENT SYSTEM (e.g., SILVA CELL), OR ROOT CHANNELING (e.g., SOIL STRIP DRAIN/AERATION SYSTEM) THAT PERFORMS AS SPECIFIED IS ACCEPTABLE. 3. 40' X 6' WIDTH MINIMUM APPLIES TO BOTH STRUCTURAL SOILS AND SUBSURFACE SOIL CONTAINMENT SYSTEMS.

4. SUBSURFACE APPLICATION SHALL BE REVIEWED AND APPROVED BY CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES URBAN FORESTRY DIVISION PRIOR TO INSTALLATION.



STRUCTURAL SOIL SYSTEM

CONTACT INFORMATION: CITY OF RALEIGH PARKS, RECREATION AND CULTURAL R URBAN FORESTER: TREES@RALEIGHNC.GOV WWW.RALEIGHNC.GOV

	STANDARD DETAIL					
	REVISIONS	DATE: 8/2020	NOT TO SO			
RESOURCES DEPARTMENT			LANTING IN CWITHIN ROW			
		TP	P-07			

CITY OF RALEIGH

### LANDSCAPE NOTES

- 1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- 2. CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
- 4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
- 6. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO

5. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S

- ARCHITECTURE, SITE AND GRADING PLANS. 7. VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE
- CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. 8. CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE
- SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS. 9. LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF

"AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE

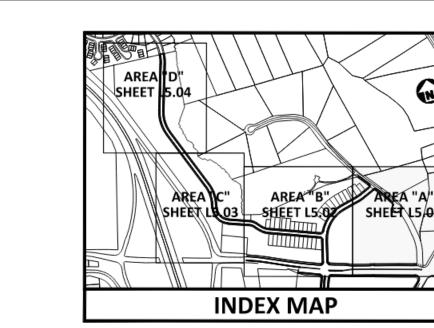
- AMERICAN NURSERY & LANDSCAPE ASSOCIATION. 10. ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE
- 11. ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH

THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING

- PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER. 12. ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT
- SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
- 13. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
- 14. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING
- 15. PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
- 16. PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE
- HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT. 17. CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO
- DETERMINE SOIL AMENDMENT REQUIREMENTS UNLESS WAIVED BY OWNER'S REPRESENTATIVE. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS.
- 18. TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLAG, CINDERS. STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH, OR OTHER EXTRANEOUS
- 19. LOOSEN SUBGRADE / SURFACE SOIL TO A MINIMUM DEPTH OF 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL
- TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIA AND MIX THOROUGHLY INTO TOP 4 INCHES OF SOIL. SPREAD PLANTING SOIL MIX TO A DEPTH OF 6 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- 20. IF IMPORTED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED OR TILLED TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO INSTALLATION OF IMPORTED TOPSOIL. FOLLOWING INSTALLATION OF IMPORTED TOPSOIL,
- THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE SOIL PROFILES. 21. PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE

OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.

- 22. ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3 INCHES, AND WITH A MINIMUM 3 FOOT RADIUS FROM BASE OF TREE OR TO DRIPLINE. MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE. MULCH SHALL NOT COVER THE ROOT FLARE. CONFIRM MULCH SPECIFICATIONS WITH OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- 23. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY, PROTECT BARK. BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING WHIPPING, AND OTHER HANDLING AND TYING DAMAGE, DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY
- 24. DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY, IMMEDIATELY AFTER UNLOADING, STAND THE TREES UP TO REDUCE THE RISK OF SUN SCALD. PROPERLY STAGED TREES ARE STANDING, UNTIED AND SPACED. UNLESS IMMEDIATELY INSTALLED, SET EXTERIOR PLANTS AND TREES IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS
- 25. SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
- 26. CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO INSTALLATION.
- 27. REMOVE GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
- 28. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISHED GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE



SITE LEGEND SIGNAGE YARD LIGHTS LIGHT POLE POWER POLE TRAFFIC DIRECTIONAL ARROW ACCESSIBLE PARKING STALL VAN ACCESSIBLE PARKING STALL PARKING SPACE COUNT ACCESSIBLE RAMPS TYPE (A) TYPE (B) TYPE (C) ACCESSIBLE ROUTE PROPERTY LINE

— — — — EASEMENT LINE PRIMARY TREE CONSERVATION AREA SECONDARY TREE CONSERVATION AREA

OVERALL TREE SCHEDULE

	OVERALL	. IKEE	: 3CF	IEDULE		
	TREES	CODE	QTY	COMMON / BOTANICAL NAME	CAL	HEIGHT
		AXG	8	`Autumn Brilliance` Serviceberry Amelanchier x grandiflora `Autumn Brilliance`	1.5" min	8` min
٩	)	MAVI	21	Sweet Bay Magnolia virginiana	-	72" min
9	• 88	QUB	26	Swamp White Oak Quercus bicolor	3" min	10` min
$\bigcirc$		QUL	35	Overcup Oak Quercus lyrata	3" min	10` min
(		QUP	15	Willow Oak Quercus phellos	3" min	10` min
Series Constitution of Constit	200,000	TXD	2	Bald Cypress Taxodium distichum	3" min	10` min
į		TAB	99	Boulevard American Linden Tilia americana 'Boulevard'	3" min	10` min
	s	UAP	52	American Elm Ulmus americana `Princeton`	3" min	10` min

OVERALL SHRUB SCHEDULE

O VERVICE STITLED SCHEDOLE								
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT	HEIGH			
$\odot$	AGEG	152	Glossy Abelia Abelia x grandiflora `Edward Goucher`	-	18`` n			
$\odot$	FXIN	38	Border Forsythia Forsythia x intermedia		24" m			
$\odot$	ILGN	203	Nigra Inkberry Ilex glabra `Nigra`		24" m			
$\odot$	ILVS	35	Sparkleberry Winterberry Ilex verticillata `Sparkleberry`	-	60" m			
0	IVSG	7	Southern Gentleman Winterberry llex verticillata 'Southern Gentleman'		60" m			
$\odot$	LCHI	263	Fringe Flower Loropetalum chinense		18`` n			
$\odot$	MYCE	123	Wax Myrtle Myrica Cerifera	-	30" m			

The John R. McAdams Company, Inc.

621 Hillsborough Street

Suite 500

Raleigh, NC 27603

phone 919. 361. 5000

fax 919. 361. 2269

license number: C-0293, C-187

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1005 C STREET ANDREWS BOULEVARD

CHARLESTON, SOUTH CAROLINA 29407

EYC COMPANIES (

CLIENT

EYC COMPANIES

REVISIONS

NO. DATE 1 03. 02. 2023 REVISED PER COR 1ST PSP COMMENTS 2 05. 08. 2023 REVISED PER COR 2ND PSP COMMENTS 3 06. 23. 2023 REVISED PER COR 3RD PSP COMMENTS

**PLAN INFORMATION** 

PROJECT NO. 2021110279 2021110279-PSub-LS1 FILENAME CHECKED BY DRAWN BY

SHEET

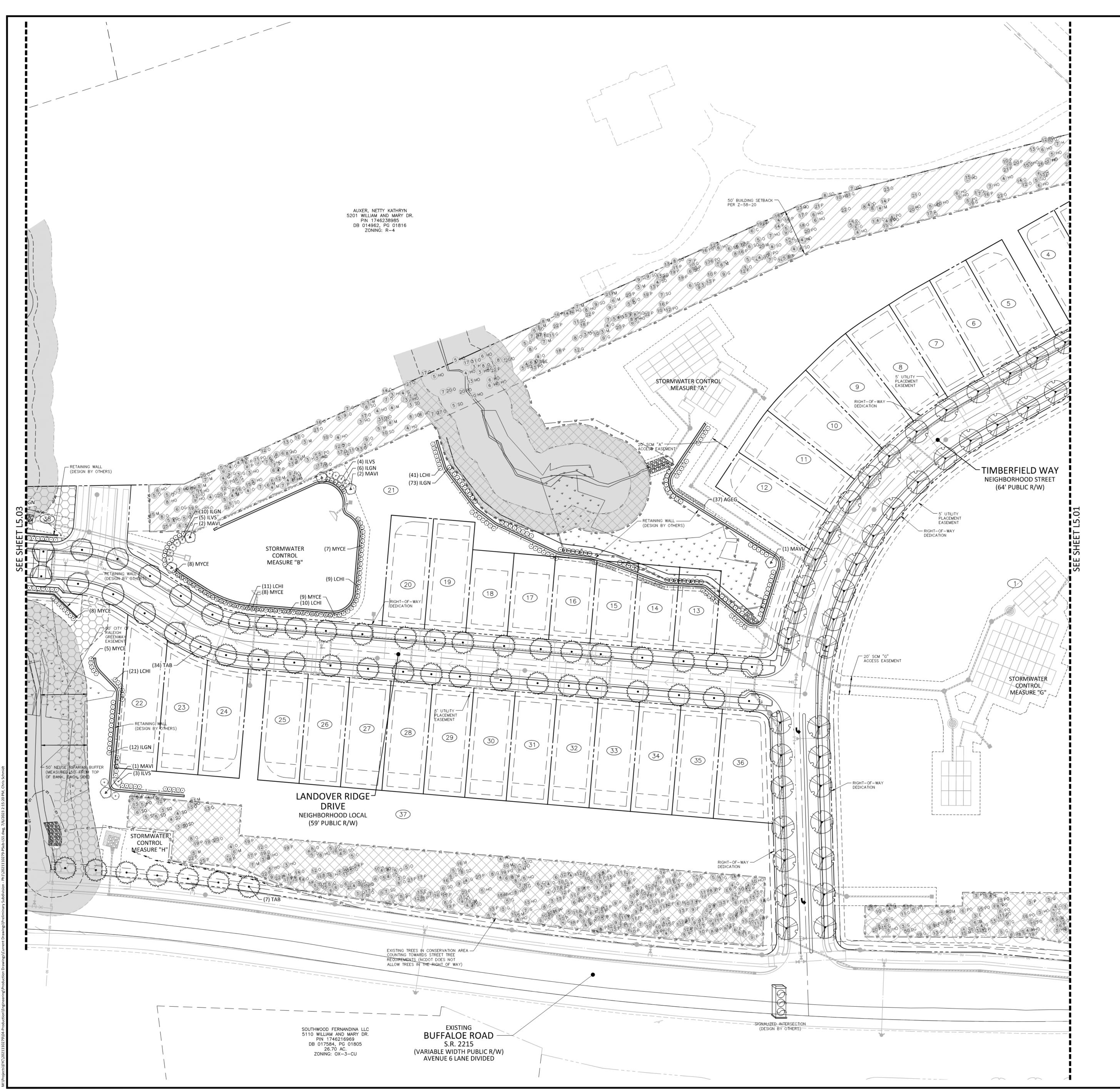
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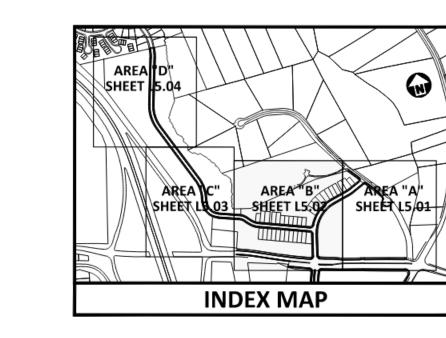
DATE

LANDSCAPE PLAN AREA "A"

12. 19. 2022

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





SITE LEGEND

SIGNAGE YARD LIGHTS LIGHT POLE POWER POLE TRAFFIC DIRECTIONAL ARROW ACCESSIBLE PARKING STALL VAN ACCESSIBLE PARKING STALL PARKING SPACE COUNT

TYPE (A) TYPE (B) TYPE (C)

ACCESSIBLE ROUTE

PRIMARY TREE CONSERVATION AREA SECONDARY TREE CONSERVATION AREA

GREENWAY EASEMENT

### **OVERALL TREE SCHEDULE**

TREES	CODE	QTY	COMMON / BOTANICAL NAME	CAL	HEIGHT
	AXG	8	`Autumn Brilliance` Serviceberry Amelanchier x grandiflora `Autumn Brilliance`	1.5" min	8` min
$\bigcirc$	MAVI	21	Sweet Bay Magnolia virginiana	-	72" min
80000000000000000000000000000000000000	QUB	26	Swamp White Oak Quercus bicolor	3" min	10` min
$\odot$	QUL	35	Overcup Oak Quercus lyrata	3" min	10` min
	QUP	15	Willow Oak Quercus phellos	3" min	10` min
orden on order	TXD	2	Bald Cypress Taxodium distichum	3" min	10` min
and a second	ТАВ	99	Boulevard American Linden Tilia americana 'Boulevard'	3" min	10` min
	UAP	52	American Elm Ulmus americana `Princeton`	3" min	10` min

# OVERALL SHRUB SCHEDULE

SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT	HEIGHT
$\odot$	AGEG	152	Glossy Abelia Abelia x grandiflora `Edward Goucher`	-	18`` min
$\odot$	FXIN	38	Border Forsythia Forsythia x intermedia	-	24" min
$\odot$	ILGN	203	Nigra Inkberry Ilex glabra `Nigra`	-	24" min
<b>(+)</b>	ILVS	35	Sparkleberry Winterberry Ilex verticillata `Sparkleberry`	-	60" min
0	IVSG	7	Southern Gentleman Winterberry Ilex verticillata 'Southern Gentleman'	-	60" min
$\odot$	LCHI	263	Fringe Flower Loropetalum chinense	-	18`` min
$\odot$	MYCE	123	Wax Myrtle Myrica Cerifera	-	30" min

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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EYC COMPANIES

1005 C STREET ANDREWS BOULEVARD CHARLESTON, SOUTH CAROLINA 29407

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EYC COMPANIES (C)



# **REVISIONS**

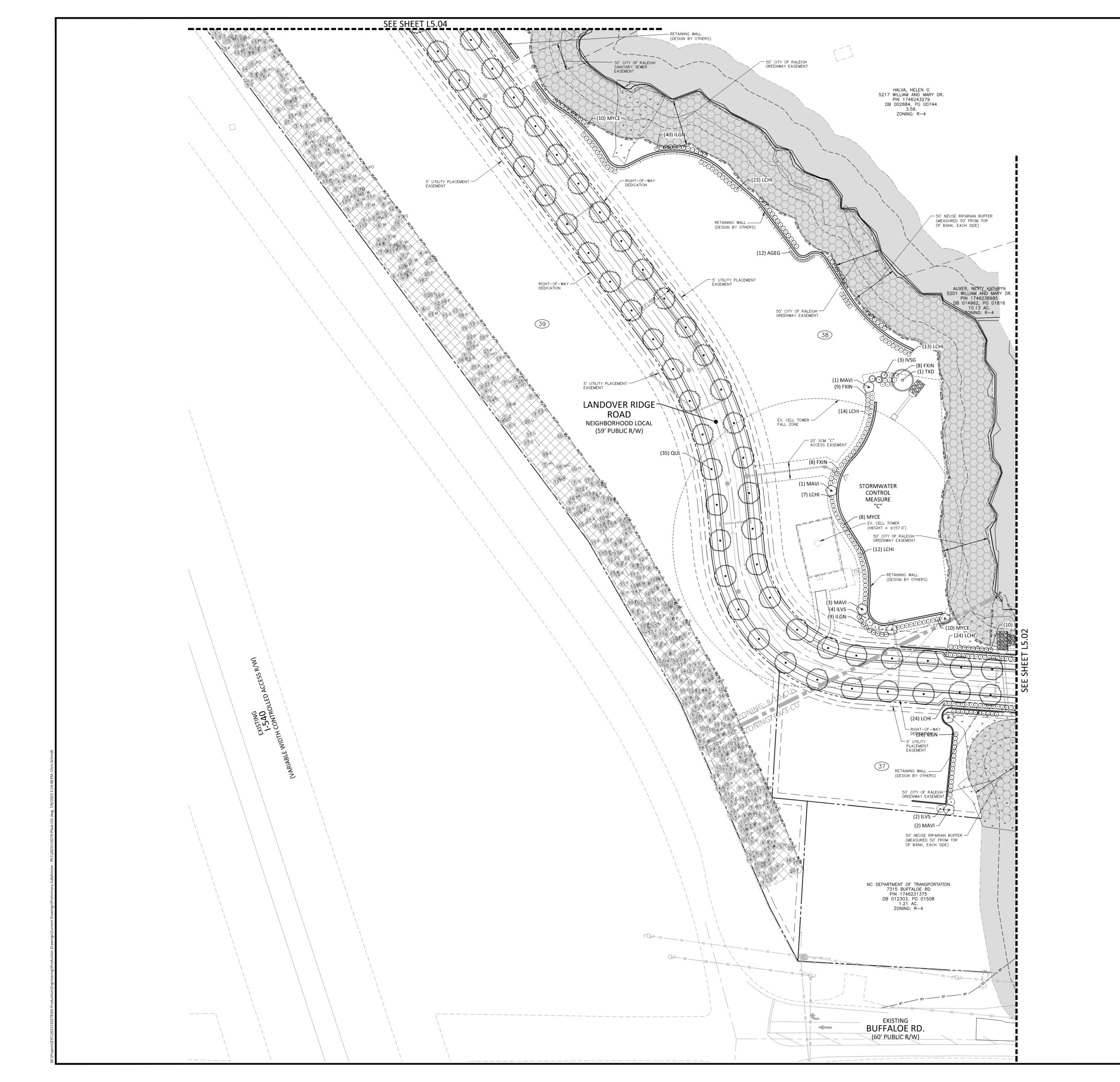
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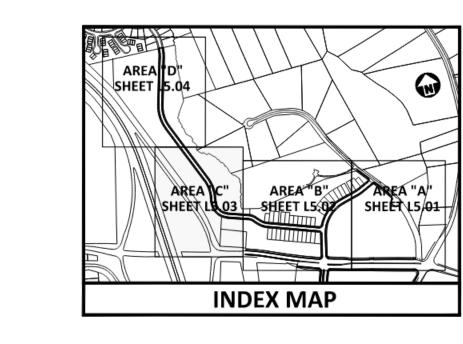
PROJECT NO. 2021110279 2021110279-PSub-LS1 FILENAME CHECKED BY CGH DRAWN BY

SHEET LANDSCAPE PLAN AREA "B"

PLAN INFORMATION

SCALE DATE 12. 19. 2022





SITE LEGEND

SIGNAGE

YARD LIGHTS

LIGHT POLE

POWER POLE

TRAFFIC DIRECTIONAL ARROW

ACC ACCESSIBLE PARKING STALL

VAN ACCESSIBLE PARKING STALL

VAN ACCESSIBLE PARKING STALL

PARKING SPACE COUNT

TYPE (A) TYPE (B) TYPE (C)

ACCESSIBLE ROUTE
PROPERTY LINE
RIGHT-OF-WAY LINE
LOT LINE

EASEMENT LINE
CENTERLINE

TC TC TC TC PRIMARY TREE CONSERVATION AREA

SECONDARY TREE CONSERVATION AREA

GREENWAY EASEMENT

OVERALL TREE SCHEDULE							
TREES	CODE	QTY	COMMON / BOTANICAL NAME	CAL	HEIGHT		
	AXG	8	`Autumn Brilliance` Serviceberry Amelanchier x grandiflora `Autumn Brilliance`	1.5" min	8` min		
٠	MAVI	21	Sweet Bay Magnolia virginiana	-	72" min		
8000000000000000000000000000000000000	QUB	26	Swamp White Oak Quercus bicolor	3" min	10` min		
$\odot$	QUL	35	Overcup Oak Quercus lyrata	3" min	10` min		
	QUP	15	Willow Oak Quercus phellos	3" min	10` min		
orden on order	TXD	2	Bald Cypress Taxodium distichum	3" min	10` min		
A A A A A A A A A A A A A A A A A A A	ТАВ	99	Boulevard American Linden Tilia americana 'Boulevard'	3" min	10` min		
	UAP	52	American Elm Ulmus americana `Princeton`	3" min	10` min		

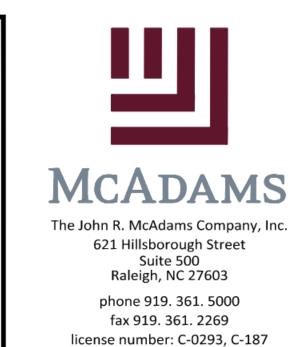
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SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT	HEIGHT
$\odot$	AGEG	152	Glossy Abelia Abelia x grandiflora `Edward Goucher`	-	18`` min
$\odot$	FXIN	38	Border Forsythia Forsythia x intermedia	-	24" min
$\odot$	ILGN	203	Nigra Inkberry Ilex glabra `Nigra`	-	24" min
$\odot$	ILVS	35	Sparkleberry Winterberry Ilex verticillata `Sparkleberry`	-	60" min
0	IVSG	7	Southern Gentleman Winterberry Ilex verticillata 'Southern Gentleman'	-	60" min
$\odot$	LCHI	263	Fringe Flower Loropetalum chinense	-	18`` min
$\odot$	MYCE	123	Wax Myrtle Myrica Cerifera	-	30" min



1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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CHARLESTON, SOUTH CAROLINA 29407

EYC COMPANIES (C)

SUBDIVISION PLAN
MORTH CAROLINA
CASE # SUB-0087-2023

# REVISIONS

NO. DATE

1 03. 02. 2023 REVISED PER COR 1ST PSP COMMENTS

2 05. 08. 2023 REVISED PER COR 3ND PSP COMMENTS

2 05. 08. 2023 REVISED PER COR 2ND PSP COMMENTS
3 06. 23. 2023 REVISED PER COR 3RD PSP COMMENTS

# PLAN INFORMATION

PROJECT NO. 2021110279

FILENAME 2021110279-PSub-LS1

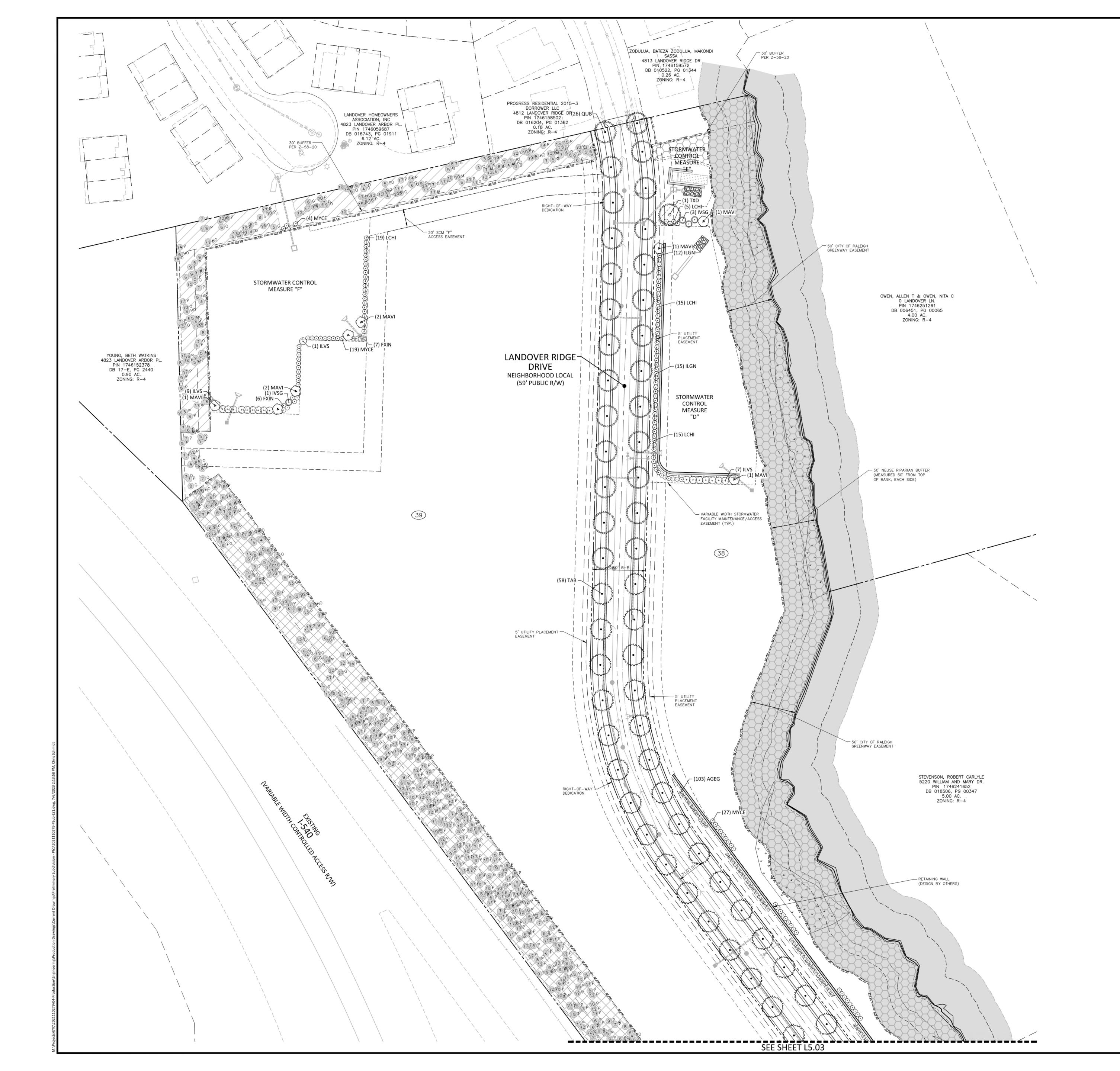
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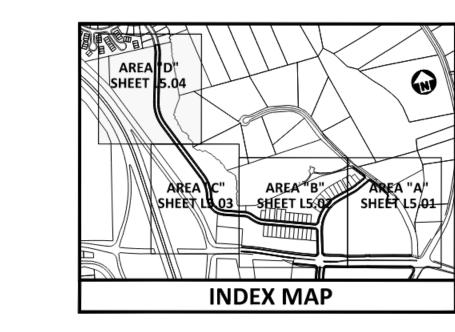
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1"=40' 12. 19. 2022

SHEET

LANDSCAPE PLAN AREA "C"





SITE LEGEND

SIGNAGE

YARD LIGHTS

LIGHT POLE

POWER POLE

TRAFFIC DIRECTIONAL ARROW

ACC ACCESSIBLE PARKING STALL

VAN ACCESSIBLE PARKING STALL

VAN PARKING SPACE COUNT

TYPE (A) TYPE (B) TYPE (C)

ACCESSIBLE ROUTE

PROPERTY LINE

RIGHT-OF-WAY LINE

LOT LINE

EASEMENT LINE

CENTERLINE

PRIMARY TREE CONSERVATION AREA

TC TC TC TC SECONDARY TREE CONSERVATION AREA

GREENWAY EASEMENT

### OVERALL TREE SCHEDULE

	TREES	CODE	QTY	COMMON / BOTANICAL NAME	CAL	HEIGHT
		AXG	8	`Autumn Brilliance` Serviceberry Amelanchier x grandiflora `Autumn Brilliance`	1.5" min	8` min
(	**	MAVI	21	Sweet Bay Magnolia virginiana	-	72" min
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		QUL	35	Overcup Oak Quercus lyrata	3" min	10` min
	000000	QUP	15	Willow Oak Quercus phellos	3" min	10` min
0000000	00000000000000000000000000000000000000	TXD	2	Bald Cypress Taxodium distichum	3" min	10` min
×	And a street	TAB	99	Boulevard American Linden Tilia americana 'Boulevard'	3" min	10` min
(Z		UAP	52	American Elm Ulmus americana `Princeton`	3" min	10` min

# OVERALL SHRUB SCHEDULE

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0	IVSG	7	Southern Gentleman Winterberry Ilex verticillata 'Southern Gentleman'	-	60" min
$\bigcirc$	LCHI	263	Fringe Flower Loropetalum chinense		18`` min
$\odot$	MYCE	123	Wax Myrtle Myrica Cerifera	-	30" min



1 inch = 40 ft.
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



CLIENT

EYC COMPANIES 1005 C STREET ANDREWS BOULEVARD CHARLESTON, SOUTH CAROLINA 29407

www.mcadamsco.com

EYC COMPANIES (C)

OAK MULTI-FAMILY
INARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA



# REVISIONS

NO. DATE

1 03. 02. 2023 REVISED PER COR 1ST PSP COMMENTS

2 05. 08. 2023 REVISED PER COR 2ND PSP COMMENTS

3 06. 23. 2023 REVISED PER COR 3RD PSP COMMENTS

# PLAN INFORMATION

PROJECT NO. 2021110279

FILENAME 2021110279-PSub-LS

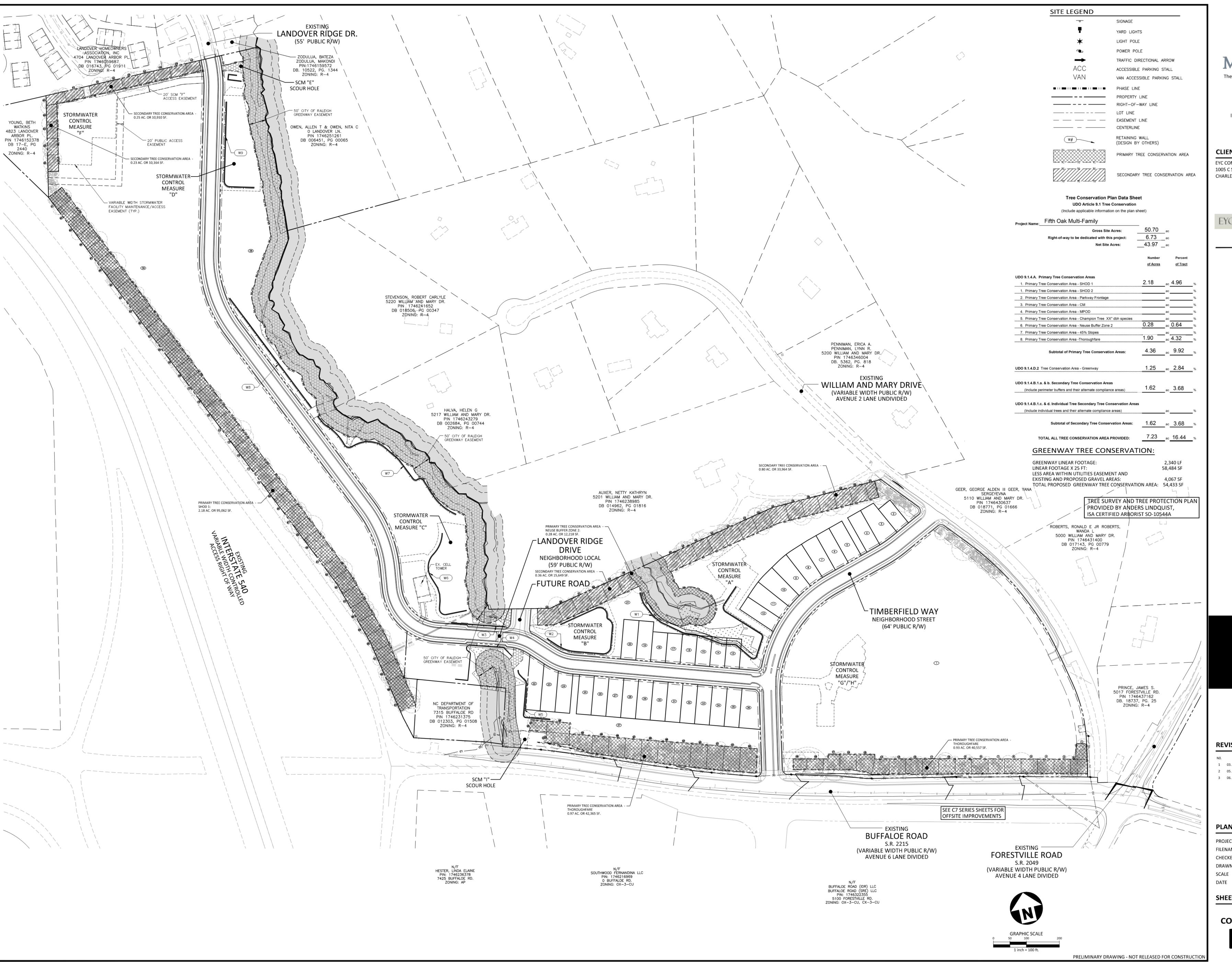
CHECKED BY CGH

DRAWN BY CNS

DATE

LANDSCAPE PLAN AREA "D"

L5.04





The John R. McAdams Company, Inc. 621 Hillsborough Street

> Suite 500 Raleigh, NC 27603 phone 919. 361. 5000 fax 919. 361. 2269

license number: C-0293, C-187

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EYC COMPANIES

1005 C STREET ANDREWS BOULEVARD CHARLESTON, SOUTH CAROLINA 29407

EYC COMPANIES

REVISIONS

1 03. 02. 2023 REVISED PER COR 1ST PSP COMMENTS 2 05. 08. 2023 REVISED PER COR 2ND PSP COMMENTS 3 06. 23. 2023 REVISED PER COR 3RD PSP COMMENTS

PLAN INFORMATION

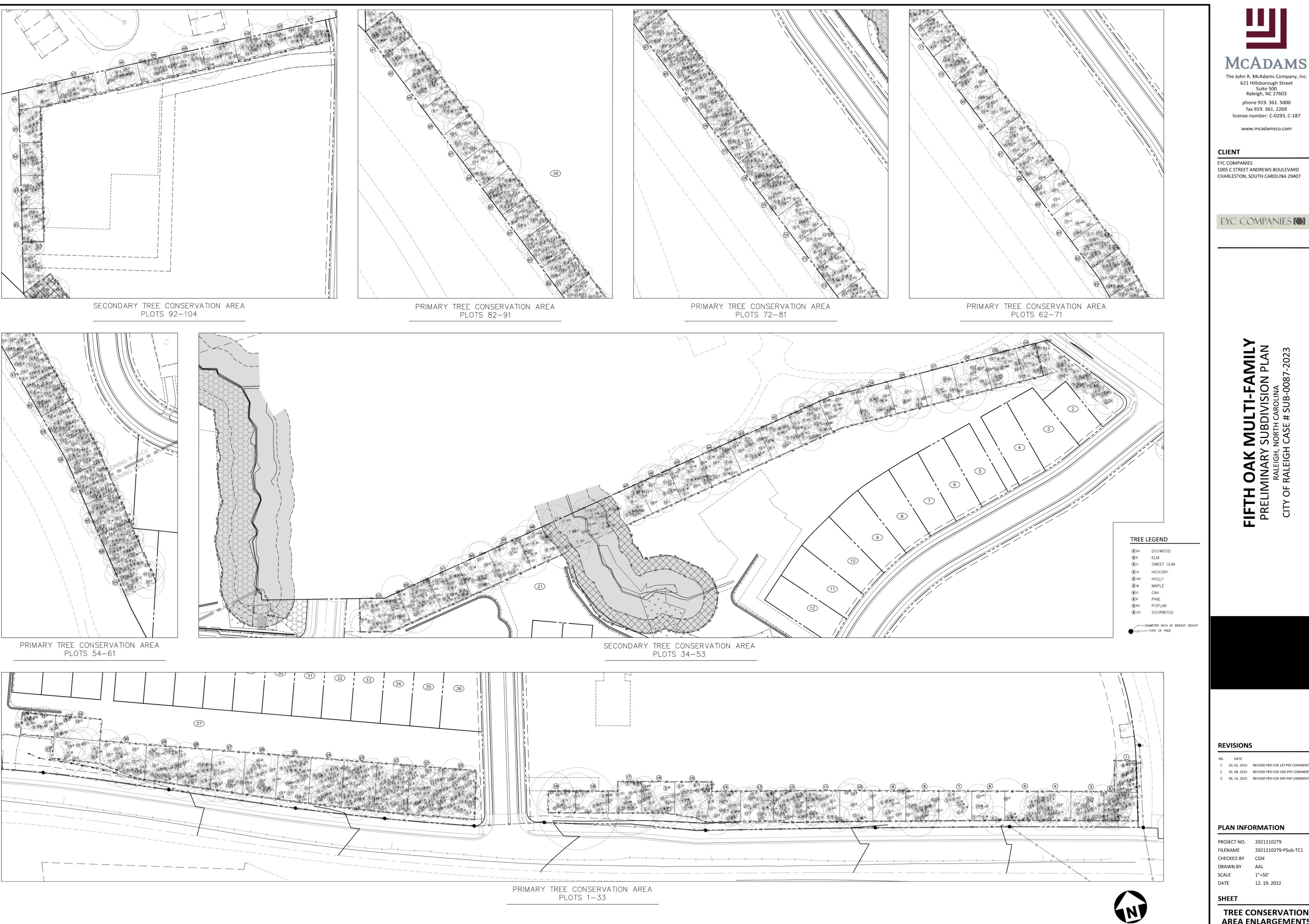
PROJECT NO. 2021110279 FILENAME 2021110279-PSub-TC1

CHECKED BY CGH DRAWN BY 1"=100'

12. 19. 2022

SHEET

OVERALL TREE **CONSERVATION PLAN** 



621 Hillsborough Street Suite 500 Raleigh, NC 27603 phone 919. 361. 5000 fax 919. 361. 2269 license number: C-0293, C-187

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EYC COMPANIES 1005 C STREET ANDREWS BOULEVARD

EYC COMPANIES (C)

REVISIONS

2 05. 08. 2023 REVISED PER COR 2ND PSP COMMENTS 3 06. 23. 2023 REVISED PER COR 3RD PSP COMMENTS

PLAN INFORMATION

PROJECT NO. 2021110279 2021110279-PSub-TC1

DRAWN BY 12. 19. 2022

SHEET

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

TREE CONSERVATION **AREA ENLARGEMENTS** 



Suite 500 Raleigh, NC 27603 phone 919. 361. 5000 fax 919. 361. 2269 license number: C-0293, C-187

EYC COMPANIES (C)

-2023 **FIFT** Pre

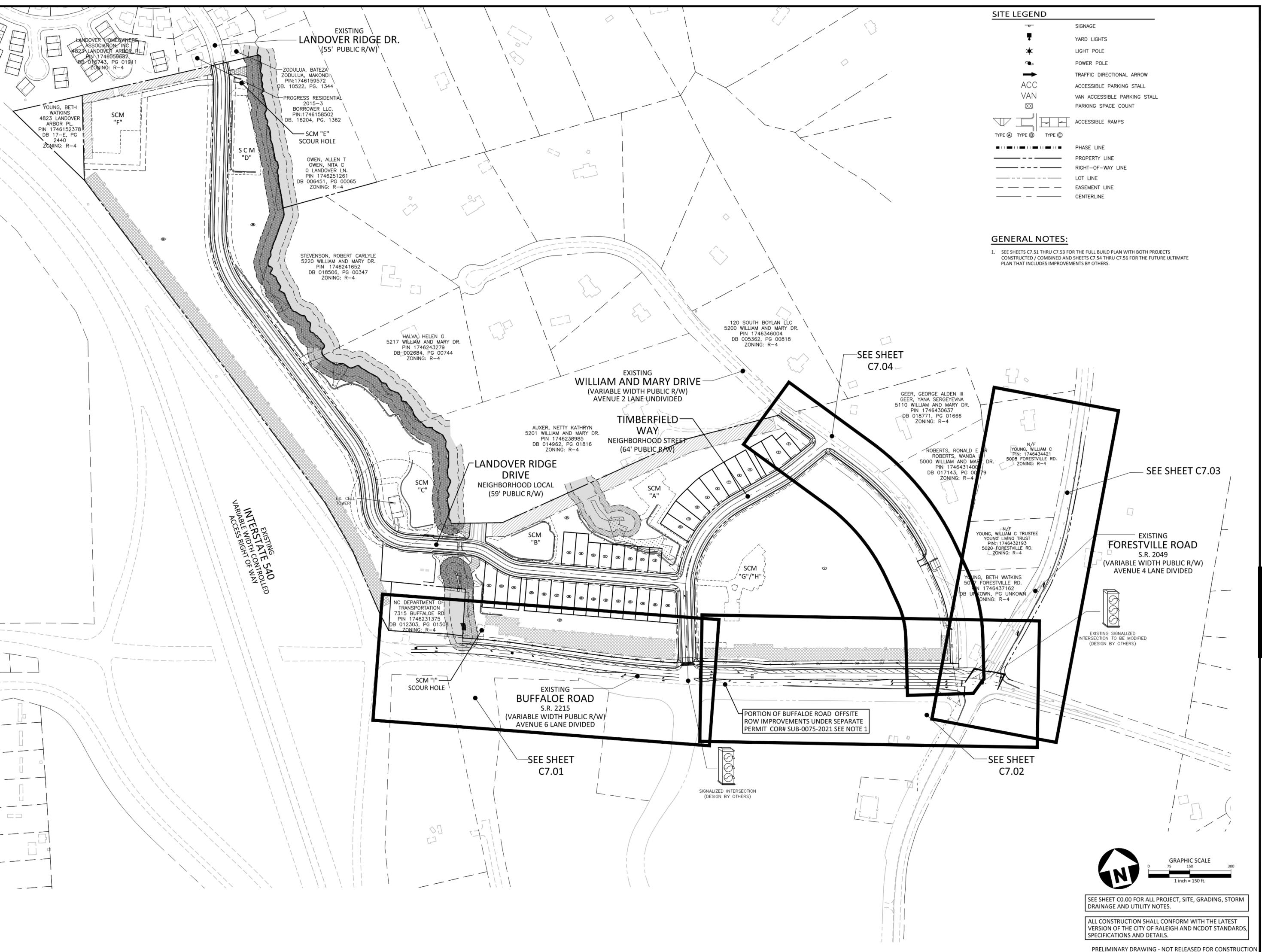
1 03. 02. 2023 REVISED PER COR 1ST PSP COMMENTS 2 05. 08. 2023 REVISED PER COR 2ND PSP COMMENTS

3 06. 23. 2023 REVISED PER COR 3RD PSP COMMENTS

# **PLAN INFORMATION**

PROJECT NO. 2021110279 2021110279-PSub-TC1 CHECKED BY CGH

TREE CONSERVATION **CALCULATIONS** 





# McAdams

The John R. McAdams Company, Inc.
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Suite 201
Raleigh, NC 27603

phone 919. 823. 4300 fax 919. 361. 2269 license number: C-0293, C-187

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### CLIENT

EYC COMPANIES

1005 C STREET ANDREWS BOULEVARD CHARLESTON, SOUTH CAROLINA 29407

EYC COMPANIES (C)

OFFSITE IMPROVEMENTS PLAI

7425 BUFFALOE ROAD

RALEIGH, NORTH CAROLINA

### REVISIONS

NO. DATE

# PLAN INFORMATION

PROJECT NO. 2021110279

FILENAME 2020110279-OFFSITE-OAS1

CHECKED BY CGH

CHECKED BY CGH

DRAWN BY CDR

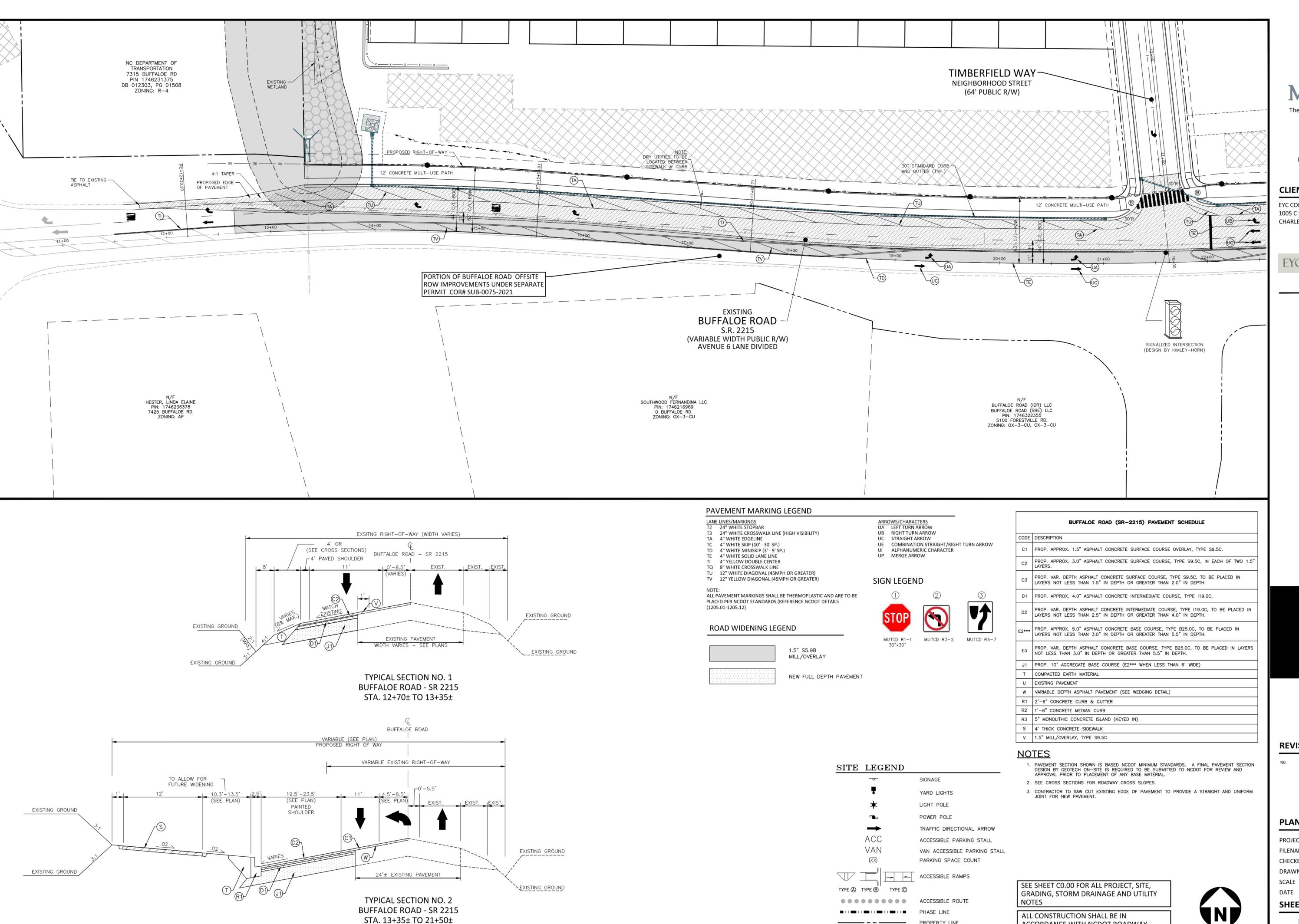
SCALE 1"=150'

DATE 02. 14. 2022

SHEET

OVERALL INFRASTRUCTURE IMPROVEMENTS PLAN

C7.00



PROPERTY LINE

— — — EASEMENT LINE

----- CENTERLINE

\_\_\_\_\_ LOT LINE

RIGHT-OF-WAY LINE

ACCORDANCE WITH NCDOT ROADWAY STANDARD DRAWINGS AND SPECIFICATIONS,

STANDARDS

AS WELL AS THE CURRENT CITY OF RALEIGH

ENGINEERING DESIGN AND CONSTRUCTION

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# EYC COMPANIES

1005 C STREET ANDREWS BOULEVARD CHARLESTON, SOUTH CAROLINA 29407

EYC COMPANIES (\*)

### REVISIONS

NO. DATE

# PLAN INFORMATION

PROJECT NO. 2021110279 FILENAME 2021110279-OFFSITE-S1.DWG

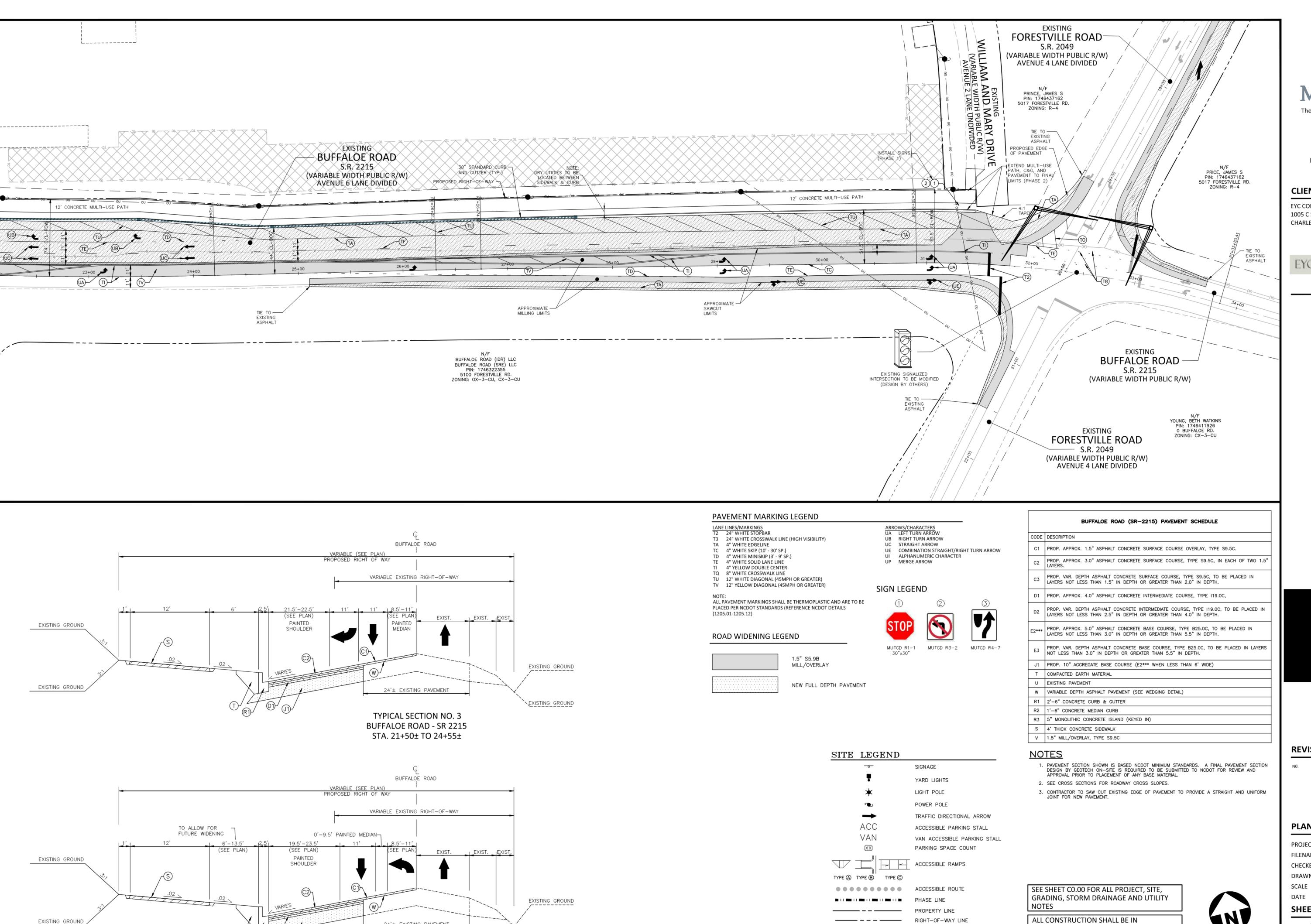
CHECKED BY DRAWN BY JRB 1"=40'

DATE 02. 14. 2022 SHEET

**GRAPHIC SCALE** 

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**BUFFALOE ROAD** IMPROVEMENTS PLAN



24'± EXISTING PAVEMENT

TYPICAL SECTION NO. 4

**BUFFALOE ROAD - SR 2215** 

STA. 21+65+/- TO 26+75+/-

EXISTING GROUND

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EYC COMPANIES 1005 C STREET ANDREWS BOULEVARD CHARLESTON, SOUTH CAROLINA 29407

EYC COMPANIES (\*\*)

REVISIONS

NO. DATE

# PLAN INFORMATION

PROJECT NO. 2021110279 FILENAME 2021110279-OFFSITE-S1.DWG

CHECKED BY DRAWN BY JRB 1"=40' 02. 14. 2022

SHEET

**BUFFALOE ROAD** IMPROVEMENTS PLAN

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**GRAPHIC SCALE** 

ACCORDANCE WITH NCDOT ROADWAY

STANDARDS

STANDARD DRAWINGS AND SPECIFICATIONS,

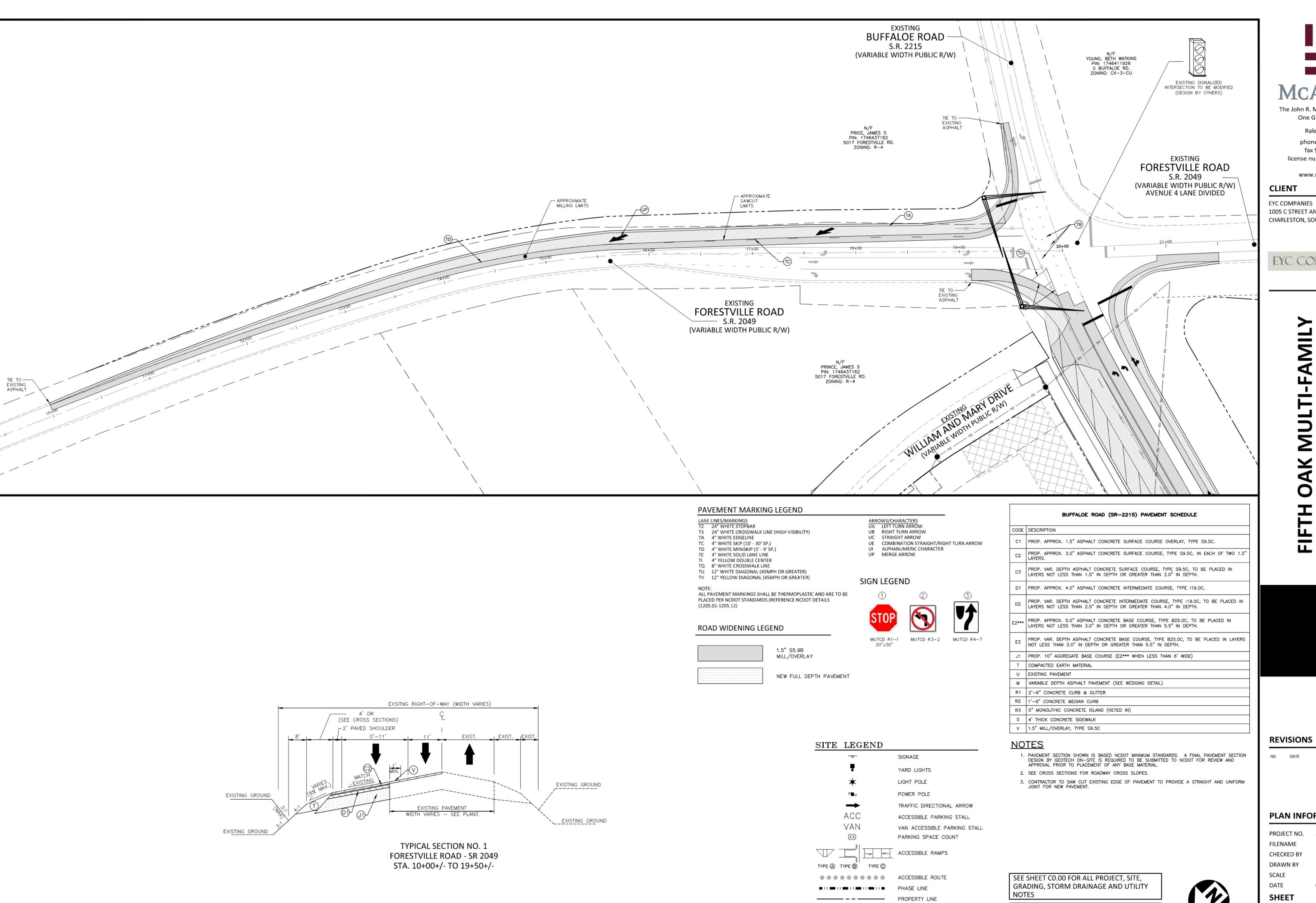
AS WELL AS THE CURRENT CITY OF RALEIGH

**ENGINEERING DESIGN AND CONSTRUCTION** 

\_\_\_\_\_ LOT LINE

— CENTERLINE

EASEMENT LINE



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EYC COMPANIES 1005 C STREET ANDREWS BOULEVARD

CHARLESTON, SOUTH CAROLINA 29407

EYC COMPANIES (

NO. DATE

# PLAN INFORMATION

PROJECT NO. 2021110279 FILENAME 2021110279-OFFSITE-S1.DWG

JRB 1"=40' 02. 14. 2022

**GRAPHIC SCALE** 

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

ALL CONSTRUCTION SHALL BE IN

STANDARDS

ACCORDANCE WITH NCDOT ROADWAY

STANDARD DRAWINGS AND SPECIFICATIONS,

AS WELL AS THE CURRENT CITY OF RALEIGH

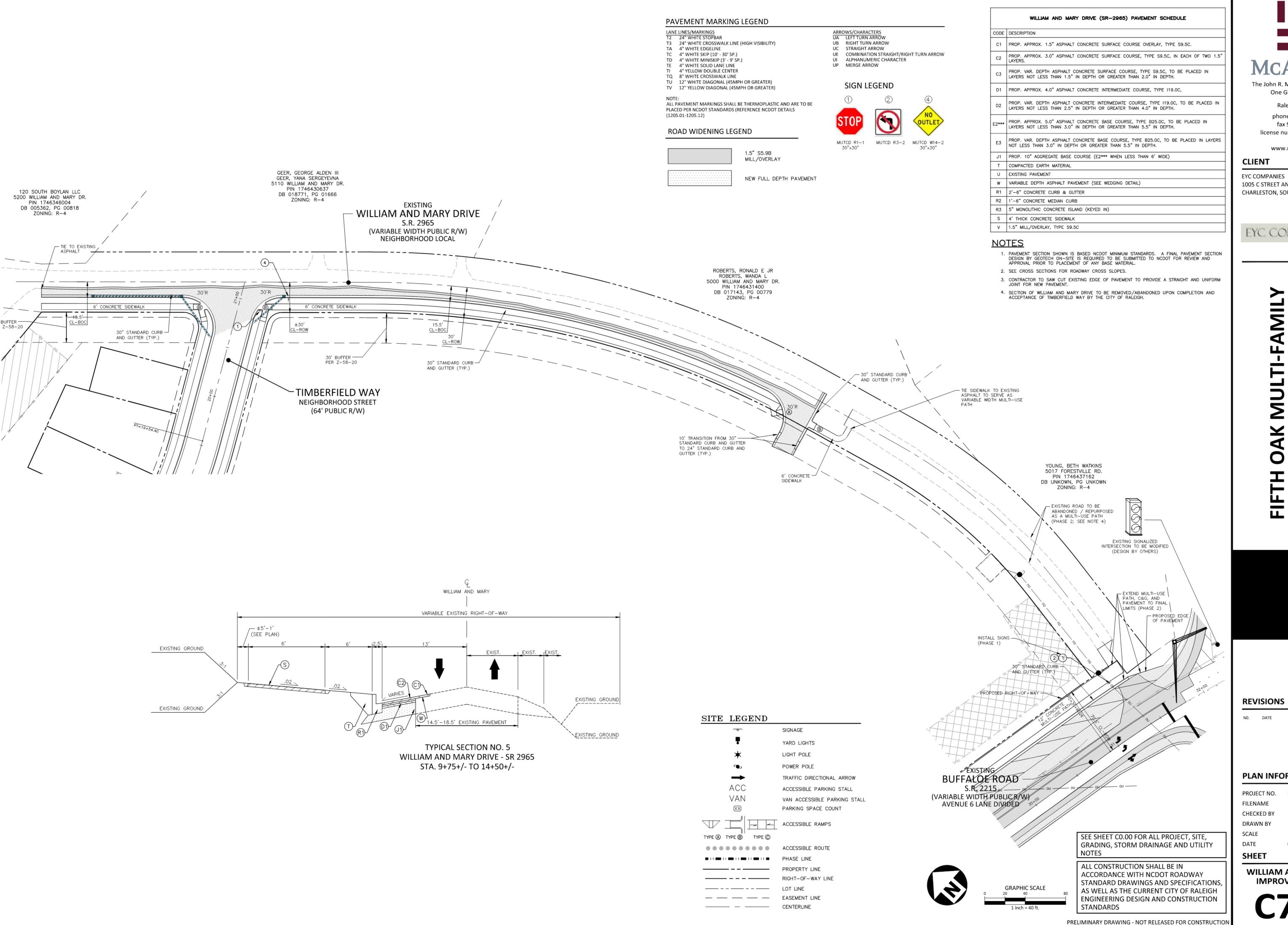
ENGINEERING DESIGN AND CONSTRUCTION

\_\_\_\_ - \_ \_ \_ LOT LINE

— — — EASEMENT LINE

---- CENTERLINE

FORESTVILLE ROAD **IMPROVEMENTS PLAN** 



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1005 C STREET ANDREWS BOULEVARD CHARLESTON, SOUTH CAROLINA 29407

EYC COMPANIES (

# REVISIONS

NO. DATE

# PLAN INFORMATION

PROJECT NO. 2021110279 FILENAME 2021110279-OFFSITE-S1.DWG CHECKED BY

DRAWN BY 1"=40' 02. 14. 2022

# SHEET

WILLIAM AND MARY DRIVE **IMPROVEMENTS PLAN**