SITE DATA T	ABLE			
OWNER	W. HAROLD			
	ROLESVILLE DEVELOPMENT, LLC			
DEVELOPER	LENNAR OF CA	ROLINAS, LLC		
PIN #	AREA (SF)	AREA (AC)		
1758988411	2,592,300	59.5		
1758983710	17,121	0.3		
1758884270 E	310,215	7.1		
1758884270 W	865,243	19.8		
GROSS AREA	3,784,879	86.89		
PARCEL A - PARK EXPANSION AREA	65,340	1.5		
NET AREA	3,719,539	85.3		
IMPERVIOUS EXISTING	2,885	0.0		
IMPERVIOUS PROPOSED	1,111,216	25.5		
PREVIOUS ZONING	RL			
USE	VACANT/AG			
FUTURE LAND USE DESIGNATION	VACANT/AG			
(ROLESVILLE COMP PLAN)	HDR			
CURRENT ZONING	RH/RM CLUSTER (
PROPOSED USE	RESIDENTIAL	CONDITIONAL		
PROPOSED USE	RESIDENTIAL			
SETBACKS MINIMUM RM (CLUSTER	1			
FRONT	20'			
SIDE	5			
CORNER SIDE	10'			
REAR	20'			
MIN FRONT LOT WIDTH	40'			
MIN LOT AREA	5,000 SF			
RM-CZ CLUSTER (SINGLE F	<u>г</u>	AREA (AC)		
	IAREA (SF)			
FINAL TRACT AREA	AREA (SF) 2,521,614	. ,		
FINAL TRACT AREA TOTAL UNITS		. ,		
TOTAL UNITS	2,521,614	57.8		
TOTAL UNITS PROPOSED DENSITY (DU/AC)	2,521,614 161	57.8		
TOTAL UNITS PROPOSED DENSITY (DU/AC) MAXIMUM DENSITY (DU/AC)	2,521,614 161 2.8 5	57.8		
TOTAL UNITS PROPOSED DENSITY (DU/AC) MAXIMUM DENSITY (DU/AC) PUBLIC GREENWAY (EST. 30' ESTM WIDTH)	2,521,614 161 2.8 5 150,754	3.4		
TOTAL UNITS PROPOSED DENSITY (DU/AC) MAXIMUM DENSITY (DU/AC) PUBLIC GREENWAY (EST. 30' ESTM WIDTH) CLUSTER OPEN SPACE PROVIDED 12%	2,521,614 161 2.8 5 150,754 252,161	57.8 3.4 5.7		
TOTAL UNITS PROPOSED DENSITY (DU/AC) MAXIMUM DENSITY (DU/AC) PUBLIC GREENWAY (EST. 30' ESTM WIDTH) CLUSTER OPEN SPACE PROVIDED 12% PROVIDED OPEN SPACE	2,521,614 161 2.8 5 150,754	57.8 3.4(5.7) 32.8(
TOTAL UNITS PROPOSED DENSITY (DU/AC) MAXIMUM DENSITY (DU/AC) PUBLIC GREENWAY (EST. 30' ESTM WIDTH) CLUSTER OPEN SPACE PROVIDED 12% PROVIDED OPEN SPACE MAX BUILDING HEIGHT	2,521,614 161 2.8 5 150,754 252,161 1,431,382 35	57.8 3.4(5.7) 32.8(ft		
TOTAL UNITS PROPOSED DENSITY (DU/AC) MAXIMUM DENSITY (DU/AC) PUBLIC GREENWAY (EST. 30' ESTM WIDTH) CLUSTER OPEN SPACE PROVIDED 12% PROVIDED OPEN SPACE MAX BUILDING HEIGHT SETBACKS MINIMUM RH -	2,521,614 161 2.8 5 150,754 252,161 1,431,382 35	57.8 3.4(5.7) 32.8(ft		
TOTAL UNITS PROPOSED DENSITY (DU/AC) MAXIMUM DENSITY (DU/AC) PUBLIC GREENWAY (EST. 30' ESTM WIDTH) CLUSTER OPEN SPACE PROVIDED 12% PROVIDED OPEN SPACE MAX BUILDING HEIGHT SETBACKS MINIMUM RH - FRONT	2,521,614 161 2.8 5 150,754 252,161 1,431,382 35 CZ (TOWNHOMES	57.8 3.4(5.7) 32.8(ft		
TOTAL UNITS PROPOSED DENSITY (DU/AC) MAXIMUM DENSITY (DU/AC) PUBLIC GREENWAY (EST. 30' ESTM WIDTH) CLUSTER OPEN SPACE PROVIDED 12% PROVIDED OPEN SPACE MAX BUILDING HEIGHT SETBACKS MINIMUM RH - FRONT PARKING SETBACK FOR TOWNHOMES*	2,521,614 161 2.8 5 150,754 252,161 1,431,382 35 CZ (TOWNHOMES 15'	57.8 3.4(5.7) 32.8(ft		
TOTAL UNITS PROPOSED DENSITY (DU/AC) MAXIMUM DENSITY (DU/AC) PUBLIC GREENWAY (EST. 30' ESTM WIDTH) CLUSTER OPEN SPACE PROVIDED 12% PROVIDED OPEN SPACE MAX BUILDING HEIGHT SETBACKS MINIMUM RH - FRONT PARKING SETBACK FOR TOWNHOMES* BUILDING SEPARATION	2,521,614 161 2.8 5 150,754 252,161 1,431,382 35 CZ (TOWNHOMES 15' 19'	57.8 3.4 5.7 32.8 ft		
TOTAL UNITS PROPOSED DENSITY (DU/AC) MAXIMUM DENSITY (DU/AC) PUBLIC GREENWAY (EST. 30' ESTM WIDTH) CLUSTER OPEN SPACE PROVIDED 12% PROVIDED OPEN SPACE MAX BUILDING HEIGHT SETBACKS MINIMUM RH - FRONT PARKING SETBACK FOR TOWNHOMES* BUILDING SEPARATION SIDE	2,521,614 161 2.8 5 150,754 252,161 1,431,382 35 CZ (TOWNHOMES 15' 19' 30'	57.8 3.4 5.7 32.8 ft		
TOTAL UNITS PROPOSED DENSITY (DU/AC) MAXIMUM DENSITY (DU/AC) PUBLIC GREENWAY (EST. 30' ESTM WIDTH) CLUSTER OPEN SPACE PROVIDED 12% PROVIDED OPEN SPACE MAX BUILDING HEIGHT SETBACKS MINIMUM RH - FRONT PARKING SETBACK FOR TOWNHOMES* BUILDING SEPARATION SIDE CORNER SIDE	2,521,614 161 2.8 5 150,754 252,161 1,431,382 35 CZ (TOWNHOMES 15' 19' 30' 10' 15'	57.8 3.4 5.7 32.8 ft		
TOTAL UNITS PROPOSED DENSITY (DU/AC) MAXIMUM DENSITY (DU/AC) PUBLIC GREENWAY (EST. 30' ESTM WIDTH) CLUSTER OPEN SPACE PROVIDED 12% PROVIDED OPEN SPACE MAX BUILDING HEIGHT SETBACKS MINIMUM RH - FRONT PARKING SETBACK FOR TOWNHOMES* BUILDING SEPARATION SIDE CORNER SIDE REAR	2,521,614 161 2.8 5 150,754 252,161 1,431,382 35 CZ (TOWNHOMES 15' 19' 30' 10' 15' 15' 15' 15'	57.8 3.4 5.7 32.8 ft		
TOTAL UNITS PROPOSED DENSITY (DU/AC) MAXIMUM DENSITY (DU/AC) PUBLIC GREENWAY (EST. 30' ESTM WIDTH) CLUSTER OPEN SPACE PROVIDED 12% PROVIDED OPEN SPACE MAX BUILDING HEIGHT SETBACKS MINIMUM RH - FRONT PARKING SETBACK FOR TOWNHOMES* BUILDING SEPARATION SIDE CORNER SIDE REAR MIN FRONT LOT WIDTH	2,521,614 161 2.8 5 150,754 252,161 1,431,382 35 CZ (TOWNHOMES 15' 19' 30' 10' 15' 15' 19' 20'	57.8 3.4(5.7) 32.8(ft		
TOTAL UNITS PROPOSED DENSITY (DU/AC) MAXIMUM DENSITY (DU/AC) PUBLIC GREENWAY (EST. 30' ESTM WIDTH) CLUSTER OPEN SPACE PROVIDED 12% PROVIDED OPEN SPACE MAX BUILDING HEIGHT SETBACKS MINIMUM RH - FRONT PARKING SETBACK FOR TOWNHOMES* BUILDING SEPARATION SIDE CORNER SIDE REAR MIN FRONT LOT WIDTH MIN LOT AREA	2,521,614 161 2.8 5 150,754 252,161 1,431,382 35 CZ (TOWNHOMES 15' 19' 30' 10' 15' 15' 15' 20' 2,000 SF	57.8 3.4(5.7) 32.8(ft		
TOTAL UNITS PROPOSED DENSITY (DU/AC) MAXIMUM DENSITY (DU/AC) PUBLIC GREENWAY (EST. 30' ESTM WIDTH) CLUSTER OPEN SPACE PROVIDED 12% PROVIDED OPEN SPACE MAX BUILDING HEIGHT SETBACKS MINIMUM RH - FRONT PARKING SETBACK FOR TOWNHOMES* BUILDING SEPARATION SIDE CORNER SIDE REAR MIN FRONT LOT WIDTH MIN LOT AREA	2,521,614 161 2.8 5 150,754 252,161 1,431,382 35 CZ (TOWNHOMES 15' 19' 30' 10' 15' 15' 19' 20'	57.8 3.4(5.7) 32.8(ft		
TOTAL UNITS PROPOSED DENSITY (DU/AC) MAXIMUM DENSITY (DU/AC) PUBLIC GREENWAY (EST. 30' ESTM WIDTH) CLUSTER OPEN SPACE PROVIDED 12% PROVIDED OPEN SPACE MAX BUILDING HEIGHT SETBACKS MINIMUM RH - FRONT PARKING SETBACK FOR TOWNHOMES* BUILDING SEPARATION SIDE CORNER SIDE REAR MIN FRONT LOT WIDTH MIN LOT AREA	2,521,614 161 2.8 5 150,754 252,161 1,431,382 35 CZ (TOWNHOMES 15' 19' 30' 10' 15' 15' 20' 2,000 SF 2,054 SF HOMES)	57.8 3.44 5.79 32.80 ft		
TOTAL UNITS PROPOSED DENSITY (DU/AC) MAXIMUM DENSITY (DU/AC) PUBLIC GREENWAY (EST. 30' ESTM WIDTH) CLUSTER OPEN SPACE PROVIDED 12% PROVIDED OPEN SPACE MAX BUILDING HEIGHT SETBACKS MINIMUM RH - FRONT PARKING SETBACK FOR TOWNHOMES* BUILDING SEPARATION SIDE CORNER SIDE REAR MIN FRONT LOT WIDTH MIN LOT AREA MIN LOT AREA PROPOSED: RH-CZ (TOWNH	2,521,614 161 2.8 5 150,754 252,161 1,431,382 35 CZ (TOWNHOMES 15' 19' 30' 10' 15' 15' 20' 2,000 SF 2,054 SF OMES) AREA (SF)	57.8 3.4(5.7) 32.8(ft) AREA (AC)		
TOTAL UNITS PROPOSED DENSITY (DU/AC) MAXIMUM DENSITY (DU/AC) PUBLIC GREENWAY (EST. 30' ESTM WIDTH) CLUSTER OPEN SPACE PROVIDED 12% PROVIDED OPEN SPACE MAX BUILDING HEIGHT SETBACKS MINIMUM RH - FRONT PARKING SETBACK FOR TOWNHOMES* BUILDING SEPARATION SIDE CORNER SIDE REAR MIN FRONT LOT WIDTH MIN LOT AREA MIN LOT AREA PROPOSED: RH-CZ (TOWNH	2,521,614 161 2.8 5 150,754 252,161 1,431,382 35 CZ (TOWNHOMES 15' 19' 30' 10' 15' 15' 20' 2,000 SF 2,054 SF 	57.8 3.4 5.7 32.8 ft) AREA (AC) 27.5		
TOTAL UNITS PROPOSED DENSITY (DU/AC) MAXIMUM DENSITY (DU/AC) PUBLIC GREENWAY (EST. 30' ESTM WIDTH) CLUSTER OPEN SPACE PROVIDED 12% PROVIDED OPEN SPACE MAX BUILDING HEIGHT SETBACKS MINIMUM RH - FRONT PARKING SETBACK FOR TOWNHOMES* BUILDING SEPARATION SIDE CORNER SIDE REAR MIN FRONT LOT WIDTH MIN LOT AREA MIN LOT AREA PROPOSED: RH-CZ (TOWNH FINAL TRACT AREA GROSS TRACT AREA	2,521,614 161 2.8 5 150,754 252,161 1,431,382 35 CZ (TOWNHOMES 15' 19' 30' 10' 15' 15' 20' 2,000 SF 2,054 SF CZ (SF) AREA (SF) 1,197,925 628,146	57.8 3.4 5.7 32.8 ft) AREA (AC) 27.5 14.4		
TOTAL UNITS PROPOSED DENSITY (DU/AC) MAXIMUM DENSITY (DU/AC) PUBLIC GREENWAY (EST. 30' ESTM WIDTH) CLUSTER OPEN SPACE PROVIDED 12% PROVIDED OPEN SPACE MAX BUILDING HEIGHT SETBACKS MINIMUM RH - FRONT PARKING SETBACK FOR TOWNHOMES* BUILDING SEPARATION SIDE CORNER SIDE REAR MIN FRONT LOT WIDTH MIN LOT AREA MIN LOT AREA PROPOSED: RH-CZ (TOWNH FINAL TRACT AREA GROSS TRACT AREA	2,521,614 161 2.8 5 150,754 252,161 1,431,382 35 CZ (TOWNHOMES 15' 19' 30' 10' 15' 15' 20' 2,000 SF 2,054 SF CZ (SF) AREA (SF) 1,197,925 628,146	57.8 3.4(5.7) 32.8(ft) AREA (AC) 27.5(14.4)		
TOTAL UNITS PROPOSED DENSITY (DU/AC) MAXIMUM DENSITY (DU/AC) PUBLIC GREENWAY (EST. 30' ESTM WIDTH) CLUSTER OPEN SPACE PROVIDED 12% PROVIDED OPEN SPACE MAX BUILDING HEIGHT SETBACKS MINIMUM RH - FRONT PARKING SETBACK FOR TOWNHOMES* BUILDING SEPARATION SIDE CORNER SIDE REAR MIN FRONT LOT WIDTH MIN LOT AREA MIN LOT AREA PROPOSED: RH-CZ (TOWNH FINAL TRACT AREA GROSS TRACT AREA NOTE: SEE PHASING PLAN (C2-7) FOR MAF	2,521,614 161 2.8 5 150,754 252,161 1,431,382 35 CZ (TOWNHOMES 15' 19' 30' 10' 15' 15' 20' 2,000 SF 2,054 SF CZ (SF) AREA (SF) 1,197,925 628,146	57.8 57.8 3.44 5.79 32.80 ft) AREA (AC) 27.50 14.42 TRACT AREA		
PROPOSED DENSITY (DU/AC) MAXIMUM DENSITY (DU/AC) PUBLIC GREENWAY (EST. 30' ESTM WIDTH) CLUSTER OPEN SPACE PROVIDED 12% PROVIDED OPEN SPACE MAX BUILDING HEIGHT SETBACKS MINIMUM RH - FRONT PARKING SETBACK FOR TOWNHOMES* BUILDING SEPARATION SIDE CORNER SIDE REAR MIN FRONT LOT WIDTH MIN LOT AREA MIN LOT AREA PROPOSED:	2,521,614 161 2.8 5 150,754 252,161 1,431,382 35 CZ (TOWNHOMES 15' 19' 30' 10' 15' 15' 20' 2,000 SF 2,000 SF 2,054 SF OMES) AREA (SF) 1,197,925 628,146 VIEW OF GROSS	57.8 57.8 3.4(5.79 32.8(ft) AREA (AC) 27.5(14.4)		
TOTAL UNITS PROPOSED DENSITY (DU/AC) MAXIMUM DENSITY (DU/AC) PUBLIC GREENWAY (EST. 30' ESTM WIDTH) CLUSTER OPEN SPACE PROVIDED 12% PROVIDED OPEN SPACE MAX BUILDING HEIGHT SETBACKS MINIMUM RH - FRONT PARKING SETBACK FOR TOWNHOMES* BUILDING SEPARATION SIDE CORNER SIDE REAR MIN FRONT LOT WIDTH MIN LOT AREA MIN LOT AREA PROPOSED: RH-CZ (TOWNH FINAL TRACT AREA GROSS TRACT AREA <u>NOTE:</u> SEE PHASING PLAN (C2-7) FOR MAF LOT AREA	2,521,614 161 2.8 5 150,754 252,161 1,431,382 35 CZ (TOWNHOMES 15' 19' 30' 10' 15' 19' 30' 20' 2,000 SF 2,054 SF 2,054 SF 1,197,925 628,146 VIEW OF GROSS 330,922	57.8 57.8 3.4(5.7) 32.8(ft) AREA (AC) 27.5(14.4) TRACT AREA		

DEVELOPMENT OF THE PROPERTY SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE ACCOMPANYING

ILLUSTRATION AND CONTEXT ONLY. FINAL LOCATIONS OF ELEMENTS SHALL BE DETERMINED AT

SUBSEQUENT STAGES OF APPROVAL. DEVELOPER SHALL BE ENTITLED TO A CREDIT AGAINST THE

PROJECT'S PARKS AND RECREATION FEES FOR THE COSTS TO CONSTRUCT PUBLIC GREENWAYS.

THE RH PARCEL SHALL HAVE A MAXIMUM OF 120 TOWNHOUSE DWELLINGS.

GRASSES, ARE NATIVE MILKWEEDS AND OTHER NECTAR-RICH FLOWERS.

PERIMETER BUFFERS MAY INCLUDE 6' FENCES INSTEAD OF WALLS.

I. A COVERED STOOP OR PORCH AT LEAST 20 SF AND 5 FT DEEP;

L. AT LEAST ONE WINDOW ON EACH SIDE ELEVATION;

THE RM PARCEL SHALL HAVE A MAXIMUM OF 170 SINGLE-FAMILY DETACHED DWELLINGS.

ALL SINGLE FAMILY DETACHED DWELLINGS SHALL HAVE THE FOLLOWING FEATURES:

D. A MINIMUM 24" STONE OR MASONRY WATER TABLE ALONG THE FRONT ELEVATION;

G. ROOF MATERIALS SHALL BE ASPHALT SHINGLES, METAL, COPPER OR WOOD;

J. ALL WINDOWS ON FRONT FACADES SHALL HAVE SHUTTERS OR WINDOW TRIM;

F. ROOF PITCHES ON THE MAIN ROOF WILL HAVE A PITCH BETWEEN 5 ON 12 AND 12 ON 12;

HIGH DENSITY (THE "RH PARCEL"):

B. RESIDENTIAL CARE (ALF, ILF, CCF)

MEDIUM DENSITY (THE "RM PARCEL"):

B. ALL GARAGE DOORS SHALL HAVE WINDOWS

ACROSS THE FRONT FAÇADE OF THE HOUSE.

H. MINIMUM 12" FRONT OVERHANGS

K. A MINIMUM 64 SF REAR PATIO;

A. TELECOMMUNICATIONS TOWER

C. TELECOMMUNICATIONS TOWER

A. LIVE-WORK UNIT

FEES FOR THIS HOME

A. A 2 CAR GARAGE;

THE FOLLOWING USES SHALL BE PROHIBITED ON THE PORTION OF THE PROPERTY ZONED RESIDENTIAL

THE FOLLOWING USES SHALL BE PROHIBITED ON THE PORTION OF THE PROPERTY ZONED RESIDENTIAL

A SINGLE FAMILY DETACHED HOME SHALL BE DEVELOPED AND DONATED AS PART OF WOUNDED WARRIOR

HOMES TO VETERANS. DEVELOPER SHALL BE ENTITLED TO A WAIVER OF ALL TOWN OF ROLESVILLE PERMIT

BE A LANDSCAPED GARDEN IN WHICH AT LEAST SEVENTY FIVE PERCENT (75%) OF ALL PLANTS, EXCLUDING

C. GROUND FLOOR ELEVATION AT THE FRONT DOOR SHALL BE A MINIMUM OF 12" ABOVE AVERAGE GRADE

E. IF MASONRY IS NOT THE PREDOMINANT FIRST FLOOR FINISH, THEN THE FRONT ELEVATION SHALL HAVE 2

TYPES OF SIDING. FOR EXAMPLE, HORIZONTAL SIDING MAY BE COMBINED WITH SHAKE/BOARD AND BATTEN;

PERIMETER BUFFERS SHALL BE PROVIDED AS SHOWN ON THE CONCEPT PLAN. TYPE 3 AND TYPE 4

HOMES, OPERATION COMING HOME, OPERATION FINALLY HOME, OR SIMILAR ORGANIZATION PROVIDING

EXHIBIT C CONCEPT PLAN, LOCATIONS SHOWN FOR COMMITTED ELEMENTS INCLUDING, BUT NOT LIMITED TO GREENWAYS, STREETS, AND OPEN AREAS SHOWN ON EXHIBIT C, ARE CONCEPTUAL AND PROVIDED FOR

v3-cid-23-06 pt 1 of 2

OPEN SPACE CALCULATIONS

RH-CZ OPEN SPACE		
RH-CZ TOTAL AREA	27.50	AC
REQUIRED OPEN SPACE (15%)	4.13	AC
REQUIRED ACTIVE OPEN SPACE		
(50% OF OPEN SPACE)	2.06	AC
PROVIDED OPEN SPACE	12.07	AC
PROVIDED ACTIVE OPEN SPACE	2.36	AC

RM-CZ CLUSTER OPEN SPACE		
RM-CZ CLUSTER TOTAL AREA	57.89	AC
REQUIRED OPEN SPACE (12%)	6.95	AC
REQUIRED ACTIVE OPEN SPACE		
(50% OF OPEN SPACE)	3.47	AC
REQUIRED CLUSTER		
DEVELOPMENT OPEN SPACE		
(40%)	23.16	AC
PROVIDED OPEN SPACE (40%)	23.93	AC
PROVIDED ACTIVE OPEN SPACE	3.66	AC

			PARKING CAL	CULATIONS		
WEST SIDE				DRIVEWAY		ΤΟΤΑ
STREET	# UNITS	SINGLE DW	DOUBLE DW	TOTAL SP	GUEST	REQD
F	38	24	14	52	10	
ALLEY 2	8	0	8	16	2	
ALLEY 3	9	0	9	18	3	
EAST SIDE						
A	13	7	6	19	4	
ALLEY 4	12	0	12	24	3	
ALLEY 1	20	0	20	40	5	
с	14	8	6	20	4	
FUTURE CLUBHOUSE*						
ΤΟΤΑΙ				103		

PARKING REQUIRED IS 2/DU + 0.25 GUEST SPACES /DU *PROPOSED CLUBHOUSE IS 1,000 SF & MINIMUM PARKING IS 5 + 1/1000 SF FOR OUTDOOR RECREATION ROUNDED UP.

PARKER RIDGE SUBDIVISION ZONING CONDITIONS

M, NO SINGLE FAMILY DETACHED HOME SHALL BE CONSTRUCTED WITH A FRONT ELEVATION OR COLOR WHILE IT IS ANTICIPATED THAT THIS CONDITION WILL BE CLARIFIED BY A FORMAL DEVELOPMENT AGREEMENT. N. A VARIED COLOR PALETTE SHALL BE USED THROUGHOUT THE SUBDIVISION.

- 10. ALL TOWNHOUSE DWELLINGS SHALL HAVE THE FOLLOWING FEATURES: A. A 1 OR 2 CAR GARAGE;
- B. A MINIMUM 24" STONE OR MASONRY WATER TABLE ALONG THE FRONT ELEVATION; C.IF MASONRY IS NOT THE PREDOMINANT FIRST FLOOR FINISH, THEN THE FRONT ELEVATION SHALL HAVE 2 PROJECT, THIS CONDITION SHALL BE DEEMED EXTINGUISHED.
- D. ROOF MATERIALS SHALL BE ASPHALT SHINGLES, METAL, COPPER OR WOOD; E. MINIMUM 12" FRONT OVERHANGS
- F. A COVERED STOOP OR PORCH AT LEAST 20 SF AND 5 FT DEEP; G. SHUTTERS OR WINDOW TRIM SHALL BE ON FRONT FAÇADE WINDOWS;

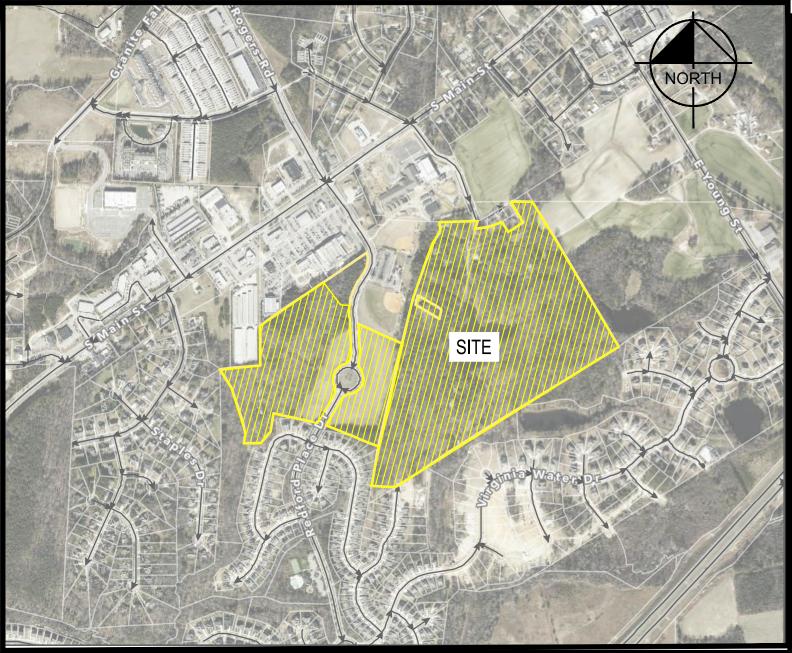
BUILDING PERMIT FOR THE PROJECT.

- H. A MINIMUM 64 SF REAR PATIO SHALL BE PROVIDED ON FRONT LOADED TOWNHOUSES; I. AT LEAST ONE WINDOW ON EACH SIDE ELEVATION (EXCLUDING INTERIOR UNITS); J. NO TOWNHOUSE SHALL BE PAINTED A COLOR THAT IS IDENTICAL TO THE HOME ADJACENT ON EITHER SIDE OF IT: AND
- K. A VARIED COLOR PALETTE SHALL BE USED THROUGHOUT THE SUBDIVISION. THE DEVELOPER SHALL OFFER TO DEDICATE THE SECTION OF LAND LABELED AS "PARCEL - A - TOWN OF ROLESVILLE PARK EXPANSION" ON THE CONCEPT PLAN FOR USE AS A PUBLIC PARK. THIS LAND SHALL
- COUNT TOWARD OPEN SPACE REQUIREMENTS FOR THE OVERALL DEVELOPMENT. THE DEVELOPMENT SHALL INCLUDE AT LEAST ONE POLLINATOR GARDEN. THE POLLINATOR GARDEN SHALL 12. THE PROJECT SHALL HAVE A PUBLIC GREENWAY STUBBED TO THE 307 S. MAIN STREET PROPERTY LINE NEAR "ACCESS C" AS SHOWN ON THE "PARKER RIDGE TRAFFIC IMPACT ANALYSIS" PREPARED BY STANTEC CONSULTING SERVICES, INC., DATED FEBRUARY 2, 2023 (THE "TIA"). NOTWITHSTANDING THE FOREGOING, THE PROJECT SHALL NOT HAVE A PUBLIC STREET ACCESS TO SCHOOL STREET. 13. DEVELOPER SHALL DESIGN AND CONSTRUCT: (1) THE PUBLIC COLLECTOR STREET IDENTIFIED AS ACCESS D
 - IN THE TIA THAT EXTENDS THE STREET NETWORK WITHIN THE DEVELOPMENT THROUGH WAKE COUNTY PIN 1768-09-8727 (THE "CAMPUS SITE") TO E YOUNG STREET ("ACCESS D ROUTE"); AND (2) A NORTHBOUND LEFT TURN LANE WITH 75 FEET OF FULL-WIDTH STORAGE AND APPROPRIATE TAPER FROM YOUNG STREET TO ACCESS D AS RECOMMENDED BY THE TIA ("TURN LANE") (ACCESS D ROUTE AND TURN LANE ARE COLLECTIVELY REFERRED TO AS THE "YOUNG STREET CONNECTION"). THE YOUNG STREET CONNECTION SHALL BE DESIGNED AND CONSTRUCTED TO TOWN OF ROLESVILLE AND NCDOT STANDARDS AND ACCESS D SHALL BE LOCATED IN SUBSTANTIAL CONFORMANCE WITH THE CORRIDOR SHOWN IN THE ATTACHED
 - EXHIBIT E. THE STREET SECTION FOR ACCESS D SHALL BE CONSTRUCTED AS SHOWN IN THE ATTACHED EXHIBIT F. DEVELOPER SHALL BE RESPONSIBLE FOR ALL COSTS TO DESIGN AND CONSTRUCT THE YOUNG STREET CONNECTION (THE "COSTS") AND DEVELOPER SHALL BE ENTITLED TO A CREDIT AGAINST THE PROJECT'S TRANSPORTATION IMPACT FEES FOR THE COSTS. CONSTRUCTION OF THE YOUNG STREET CONNECTION SHALL COMMENCE PRIOR TO APPROVAL OF THE 105TH DWELLING UNIT BUILDING PERMIT FOR THE PROJECT AND SHALL BE COMPLETE NOT LATER THAN APPROVAL OF THE 138TH DWELLING UNIT

DEVELOPER:	ENGINEER:	BOUNDARY SURVEYOR:
LENNAR CORPORATION 1100 PERIMETER PARK DRIVE, SUITE 112 MORRISVILLE, NC 27560 (919) 863-6461	BGE, INC 5400 WADE PARK BOULEVARD RALEIGH, NORTH CAROLINA 27607 (919) 276-0111	JOHNSON, MIRMIRAN & THOMPSON, IN 9201 ARBORETUM PARKWAY SUITE 310 RICHMOND, VA 23236 (804) 267-1258
CONTACT: MICHAEL TAYLOR, PE LEED AP	CONTACT: DEBRA FERM, P.E.	CONTACT MICHAEL ZMUDA, L.S., P.S.

CONSTRUCTION INFRASTRUCTURE DRAWINGS PARKER RIDGE 82 SCHOOL STREET ROLESVILLE, NORTH CAROLINA 27571

1ST SUBMITTAL: 6-01-23 2ND SUBMTTAL: 8-01-23 3RD SUBMITTAL: 10-02-23 TOWN OF ROLESVILLE CASE NUMBER: PSP23-02 PREVIOUS REZONING APPLICATION: MA22-03



OFFSITE TOTA REQD PROVIDED

SITE LOCATION MAP NOT TO SCALE

PALETTE THAT IS IDENTICAL TO THE HOME ON EITHER SIDE OF IT OR DIRECTLY ACROSS FROM IT; AND REIMBURSEMENT AGREEMENT, OR OTHER WRITTEN AGREEMENT BETWEEN THE DEVELOPER AND THE TOWN, THE ABSENCE OF SUCH A SUBSEQUENT WRITTEN AGREEMENT SHALL NOT BE DEEMED TO INVALIDATE THIS CONDITION. THIS CONDITION IS SUBJECT TO THE FOLLOWING CAVEATS: • IN THE EVENT THE CAMPUS SITE, AN APPROVED ALIGNMENT WITHIN THE EXHIBIT E CORRIDOR, OR NECESSARY RIGHTS-OF-WAY, EASEMENTS, OR OTHER PROPERTY RIGHTS ARE MADE UNAVAILABLE TO THE TYPES OF SIDING. FOR EXAMPLE, HORIZONTAL SIDING MAY BE COMBINED WITH SHAKE/BOARD AND BATTEN; • IN THE EVENT THE TOWN COMMENCES DESIGN AND/OR DEVELOPMENT OF ANY PART OF THE YOUNG STREET CONNECTION, THE DEVELOPER'S OBLIGATIONS FOR DESIGN AND/OR DEVELOPMENT, AS APPROPRIATE, FOR THOSE PORTIONS OF THE YOUNG STREET CONNECTION SHALL BE DEEMED EXTINGUISHED. FOR PURPOSES OF CLARITY, DEVELOPER SHALL REMAIN ENTITLED TO A CREDIT AGAINST THE PROJECT'S TRANSPORTATION IMPACT FEES FOR REMAINING COSTS. "PROJECT" SHALL MEAN "PARKER RIDGE" AS DESCRIBED BY MA 22-03 AND ANX 22-06. "DEVELOPER" SHALL MEAN LENNAR CAROLINAS LLC, AND ITS SUCCESSORS AND ASSIGNS.

Public	
Water Distribution / Extension System The City of Raleigh consents to the connection and extension of the City's public water system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.	
City of Raleigh Public Utilities Department Permit #	
Authorization to Construct	
Date	

Public Sewer Collection / Extension System City of Raleigh consents to the connection and extension of th City's public sewer system as shown on this plan. The material and Construction methods used for this project shall conform to the andards and specifications of the City's Public Utilities Handbook ty of Raleigh blic Utilities Department Permit #

thorization to Construct

EROSION CONTROL, STORMWATER AND FLOODPLAIN MANAGEMENT APPROVED EROSION CONTROL 🗌 S-STORMWATER MGMT. 🗌 S-FLOOD STUDY S-DATE

ENVIRONMENTAL CONSULTANT SIGNATUR

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 Utilities Department at (919) 996-4540 at least *twenty four hours* prior to beginning any of their construction.

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

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

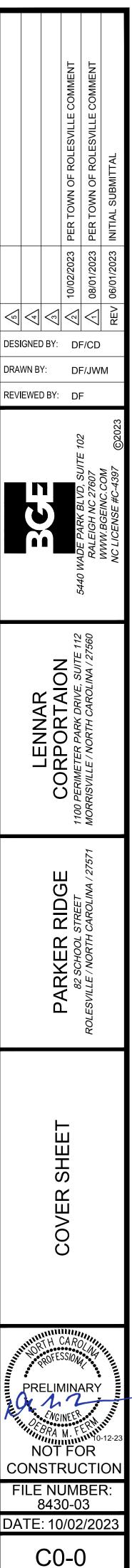


TOPOGRAPHIC SURVEYOR: ADVANCED CIVIL DESIGN, INC. 51 KILMAYNE DRIVE SUITE 102 CARY, NC 27511 (919) 460-2024 CONTACT: JAMES WHITACRE, P.E., L.S.

		SHEET LIST TABLE
	SHEET	SHEET TITLE
	NUMBER	
	C0-0 C0-1	COVER SHEET GENERAL NOTES
	C0-2	NCG01 STABILIZATION NOTES
	C1-0	EXISTING CONDITIONS (1 OF 4)
	C1-1	EXISTING CONDITIONS (2 OF 4)
	C1-2	EXISTING CONDITIONS (3 OF 4)
	C1-3 C1-4	EXISTING CONDITIONS (4 OF 4)
	C1-5	ENLARGED DEMOLITION PLAN (1 OF 6)
	C1-6	ENLARGED DEMOLITION PLAN (2 OF 6)
	C1-7	ENLARGED DEMOLITION PLAN (3 OF 6)
	C1-8	ENLARGED DEMOLITION PLAN (4 OF 6)
	C1-9 C1-10	ENLARGED DEMOLITION PLAN (5 OF 6) ENLARGED DEMOLITION PLAN (6 OF 6)
	C2-0	OVERALL SITE PLAN
	C2-1	ENLARGED SITE PLAN (1 OF 6)
	C2-2	ENLARGED SITE PLAN (2 OF 6)
	C2-3	ENLARGED SITE PLAN (3 OF 6)
	C2-4 C2-5	ENLARGED SITE PLAN (4 OF 6) ENLARGED SITE PLAN (5 OF 6)
	C2-6	ENLARGED SITE PLAN (6 OF 6)
	C2-7	PHASING PLAN
	C2-8	SIGNAGE AND STRIPING PLAN
	C3-0	OVERALL UTILITY PLAN
	C3-1 C3-2	ENLARGED UTILITY PLAN (1 OF 6) ENLARGED UTILITY PLAN (2 OF 6)
	C3-3	ENLARGED UTILITY PLAN (3 OF 6)
	C3-4	ENLARGED UTILITY PLAN (4 OF 6)
	C3-5	ENLARGED UTILITY PLAN (5 OF 6)
	C3-6 C4-0	ENLARGED UTILITY PLAN (6 OF 6)
	C4-1	ENLARGED GRADING PLAN (1 OF 6)
	C4-2	ENLARGED GRADING PLAN (2 OF 6)
	C4-3	ENLARGED GRADING PLAN (3 OF 6)
	C4-4	ENLARGED GRADING PLAN (4 OF 6)
	C4-5	ENLARGED GRADING PLAN (5 OF 6)
	C4-6	STORM SEWER TABLE (1 OF 3)
_	C4-7	STORM SEWER TABLE (2 OF 3)
	C4-8	STORM SEWER TABLE (3 OF 3)
	C4-9	STORM SEWER TABLE (%< _Objld 3>%)
	C5-0	OVERALL PHASE 1 EROSION CONTROL PLA
	C5-1	ENLARGED PHASE 1 EROSION CONTROL PLAN (1 OF 6)
	C5-2	ENLARGED PHASE 1 EROSION CONTROL PLAN (2 OF 6)
	C5-3	ENLARGED PHASE 1 EROSION CONTROL PLAN (3 OF 6)
	C5-4	ENLARGED PHASE 1 EROSION CONTROL PLAN (4 OF 6)
	C5-5	ENLARGED PHASE 1 EROSION CONTROL PLAN (5 OF 6)
	C5-6	ENLARGED PHASE 1 EROSION CONTROL PLAN (6 OF 6)
	C5-7	OVERALL PHASE 2 EROSION CONTROL PLA
	C5-8	ENLARGED PHASE 2 EROSION CONTROL PLAN (1 OF 6)
	C5-9	ENLARGED PHASE 2 EROSION CONTROL PLAN (2 OF 6)
	C5-10	ENLARGED PHASE 2 EROSION CONTROL PLAN (3 OF 6)
	C5-11	ENLARGED PHASE 2 EROSION CONTROL PLAN (4 OF 6)
	C5-12	ENLARGED PHASE 2 EROSION CONTROL PLAN (5 OF 6)
	C5-13	ENLARGED PHASE 2 EROSION CONTROL PLAN (6 OF 6)
	C6-0	CARVED STREET CT PLAN AND PROFILE
	C6-1	CAVALERA WAY PLAN AND PROFILE
	C6-2	GRANITE KNOLL CT PLAN AND PROFILE (1 OF 2)
	C6-3	GRANITE KNOLL CT PLAN AND PROFILE (2 OF 2)
	C6-4	STONE OVERLOOK CT PLAN AND PROFILE
	C6-5	WATER NEST DR PLAN AND PROFILE

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C6-6	TREE MOSS CT PLAN AND PROFILE
C6-7	QUARRY POND CT PLAN AND PROFILE
C6-8	ZANNING DR PLAN AND PROFILE
C6-9	LONG MELFORD DRIVE PLAN AND PROFILE (1 OF 5)
C6-10	LONG MELFORD DRIVE PLAN AND PROFILE (2 OF 5)
C6-11	LONG MELFORD DRIVE PLAN AND PROFILE (3 OF 5)
C6-12	LONG MELFORD DRIVE PLAN AND PROFILE
C6-13	(4 OF 5) LONG MELFORD DRIVE PLAN AND PROFILE
C6-14	(5 OF 5) ALLEY 1 PLAN AND PROFILE
C6-15	ALLEY 2 PLAN AND PROFILE
C6-16	
C6-17	ALLEY 4 PLAN AND PROFILE GW1A GREENWAY PLAN AND PROFILE (1 OF
C6-18	2)
C6-19	GW1A GREENWAY PLAN AND PROFILE (2 OF 2)
C6-20	GW2 GREENWAY PLAN AND PROFILE (1 OF 2)
C6-21	GW2 GREENWAY PLAN AND PROFILE (2 OF 2)
C6-22	GW3 GREENWAY PLAN AND PROFILE (1 OF 1)
C6-23	GW4 GREENWAY PLAN AND PROFILE (1 OF 2)
C6-24	GW4 GREENWAY PLAN AND PROFILE (2 OF 2)
C6-25	SEWER OUTFALL 1 AND 2 PLAN AND PROFILE
C6-26	SEWER OUTFALL 3 AND 4 PLAN AND PROFILE
C7-0	SCM 1 PLAN AND PROFILE
C7-1 C7-2	SCM 2 PLAN AND PROFILE SCM 3 PLAN AND PROFILE
C7-3	SCM 4 PLAN AND PROFILE
C7-4	CULVERT 1 PLAN
C7-5 C7-6	CULVERT 2 PLAN CULVERT 3 PLAN
C7-6 C7-7	CULVERT 3 PLAN
C7-8	SCM DETAILS
C8-0	SITE DETAILS (1 OF 3)
C8-1	SITE DETAILS (2 OF 3)
C8-2	SITE DETAILS (3 OF 3)
C8-3	EROSION CONTROL DETAILS (1 OF 2)
C8-4	EROSION CONTROL DETAILS (2 OF 2)
C8-5	SEWER DETAIL
C8-6	STORM-DETAIL
C8-7	WATER DETAIL (1 OF 2)
C8-8	WATER DETAIL (2 OF 2)
C9-0	OPEN SPACE PLAN
L1-0	OVERALL LANDSCAPE PLAN
L1-1	ENLARGED LANDSCAPE PLAN (1 OF 6)
L1-2	ENLARGED LANDSCAPE PLAN (2 OF 6)
L1-3	ENLARGED LANDSCAPE PLAN (3 OF 6)
L1-4	ENLARGED LANDSCAPE PLAN (4 OF 6)
L1-5	ENLARGED LANDSCAPE PLAN (5 OF 6)
L1-6	ENLARGED LANDSCAPE PLAN (6 OF 6)
L1-7 L2-0	SCM PLANTINGS
L2-0 L3-0	OVERALL TREE CONSERVATION PLAN
L3-0	ENLARGED TCA PLAN (1 OF 6)
	ENLARGED TCA PLAN (2 OF 6)
L3-2	
L3-2 L3-3	ENLARGED TCA PLAN (3 OF 6)
	ENLARGED TCA PLAN (3 OF 6) ENLARGED TCA PLAN (4 OF 6)
L3-3 L3-4 L3-5	ENLARGED TCA PLAN (4 OF 6) ENLARGED TCA PLAN (5 OF 6)
L3-3 L3-4	ENLARGED TCA PLAN (4 OF 6)



GENERAL NOTES

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

NO WORK WITHIN NCDOT OR TOWN OF ROLESVILLE RIGHT OF WAY SHALL TAKE PLACE WITHOUT ALL PERMITS.

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

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

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

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

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

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

CONTRACTOR AGREES TO REPAIR ANY DAMAGE TO THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE STANDARDS OF THE NCDOT AND THE TOWN OF ROLESVILLE

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

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

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

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

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

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

CONTACT APPROPRIATE UTILITY COMPANIES TO RELOCATE ANY EXISTING UTILITY AND/OR LIGHT POLES. 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE CONTRACTOR.

UTILITY NOTES

THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC OR PRIVATE UTILITIES (SHOWN OR NOT SHOWN) WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL CONTACT NORTH CAROLINA 811 (NC811) AT 811 OR (800)632-4949 TO COORDINATE FOR THE IDENTIFICATION OF EXISTING UTILITIES WITHIN THE SITE.

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

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

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

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

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

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

ALL UTILITIES ARE TO BE UNDERGROUND.

TRAFFIC CONTROL & PEDESTRIAN PLAN (TCPED) NOTES

PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.

- THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCDOT STREETS WITHIN RALEIGH'S JURISDICTION.
- A PERMIT REQUEST WITH A TCPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
- 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 ISSUED.

ALL TCPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:

- MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD); ••
- PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG); ••
- AMERICAN DISABILITY ACT (ADA) REQUIREMENTS; •• RALEIGH STREET DESIGN MANUAL (RSDM). ••

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

PAVING, GRADING AND DRAINAGE NOTES

- ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTIONAL RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR NCDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
- ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
- TRAFFIC CONTROL ON ALL NCDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
- ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SEEDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
- ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
- WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
- WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE 8 EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
- IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
- 10. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
- 11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO NCDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- 12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
- 13. ALL CUT OR FILL SLOPES SHALL BE 3 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
- SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- 15. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE.
- SEED, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
- 17. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
- 18. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

RETAINING WALL NOTES

DESIGN OF ALL RETAINING WALLS IS TO BE PER INTERNATIONAL BUILDING CODE SECTION 1610.3.

CONTRACTOR SHALL PROVIDE DETAILED RETAINING WALL DESIGN DRAWINGS, SEALED BY A NC LICENSED ENGINEER, AND SHALL SUBMIT TO THE LOCAL AUTHORITY FOR APPROVAL PRIOR TO CONSTRUCTION.

A NC LICENSED ENGINEER MUST PERFORM CONSTRUCTION OBSERVATION, VERIFYING IN A SEALED LETTER TO THE LOCAL AUTHORITY, ENGINEER AND OWNER THAT RETAINING WALLS ARE CONSTRUCTED PER THE ENGINEERING DRAWINGS IN COMPLIANCE WITH INTERNATIONAL BUILDING CODE.

WALLS OVER 30" IN HEIGHT REQUIRE A SAFETY FENCE TO BE INSTALLED. DESIGN OF FALL PROTECTION SHALL COMPLY WITH NC STATE BUILDING CODE SECTION 1015.

THE WALL PLAN & PROFILE SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY. BGE, INC. IS NOT RESPONSIBLE FOR RETAINING WALL DESIGN.

ANY REFERENCE TO A RETAINING WALL WITHIN THE PLAN SET IS FOR APPROVAL PERTAINING TO LOCATION, APPEARANCE, AND SIZE ONLY.

EROSION CONTROL MAINTENANCE REQUIREMENTS

SILT FENCE SHALL BE MAINTAINED AROUND THE PERIMETER OF ALL EARTHWORK AREAS TO PREVENT SEDIMENT TRANSPORT ONTO ADJACENT PROPERTIES OR OFFSITE ROADWAYS, AS APPLICABLE.

SILT FENCE FILTER BARRIERS SHALL BE INSTALLED AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETE

CONSTRUCTION ENTRANCE

- THE GRAVEL CONSTRUCTION ENTRANCE MUST BE MAINTAINED IN A CONDITION TO PREVENT TRACKING OR DIRECT FLOW OF MUD ONTO ADJACENT ROADWAYS.
- REPLACEMENT OF STONE MAY BE NECESSARY TO ENSURE THE GRAVEL ENTRANCE FUNCTIONS PROPERLY.
- REPLENISHMENT OF STONE MAY BE NECESSARY. FREQUENT CHECKS OF THE DEVICE AND TIMELY MAINTENANCE SHOULD BE COMPLETED.
- ANY MATERIAL TRACKED ONTO THE ROADWAY SHALL BE CLEANED UP IMMEDIATELY

SILT FENCE

- INSPECT THE SILT FENCE ONCE A WEEK AND AFTER EACH 1" OR GREATER RAINFALL EVENT. MAKE ANY REPAIRS IMMEDIATELY.
- INSPECT THE SILT FENCE TO BE SURE THE BOTTOM OF THE GEOTEXTILE IS KEYED IN PROPERLY.
- AT A MINIMUM, REMOVE AND DISPOSE OF ALL SILT ACCUMULATIONS WHEN DEPTH REACHES 1/2 THE HEIGHT OF THE GEOTEXTILE. DO NOT UNDERMINE THE FENCE DURING CLEANOUT.
- DISPOSE OF SEDIMENT BY HAULING IT TO AN APPROVED WASTE SITE WITH APPROPRIATE PERIMETER PROTECTION.
- REMOVE AND REPLACE DETERIORATED OR CLOGGED SILT FENCE.
- REPLACE SILT FENCE REMOVED FOR ACCESS AT THE END OF EACH DAY'S OPERATION.
- INSTALL ADDITIONAL POSTS OR WIRE BACKING IF FENCE IS SAGGING.

TEMPORARY DIVERSION

- DEVICES SHOULD BE INSPECTED ONCE A WEEK AND AFTER EACH 1" OR GREATER RAINFALL EVENT.
- AT A MINIMUM, SEDIMENT SHOULD BE REMOVED FROM THE CHANNEL WHEN THE TEMPORARY DIVERSION IS 50 PERCENT OF THE DESIGN DEPTH
- TEMPORARY DIVERSIONS SHOULD BE IMMEDIATELY REPAIRED IF DAMAGED BY EQUIPMENT OR BREACHED BY RUNOFF

SILT FENCE OUTLET

- INSPECT THE DEVICE ONCE A WEEK AND AFTER EACH 1" OR GREATER RAINFALL EVENT FOR DAMAGE AND SEDIMENT ACCUMULATION TO CONFIRM THE DEVICE IS FUNCTIONING PROPERLY
- AT A MINIMUM, REMOVE SEDIMENT FROM THE DEVICE WHEN ACCUMULATIONS REACH ONE-HALF THE HEIGHT OF THE SEDIMENT CONTROL STONE.
- REPLACE OR CLEAN THE SEDIMENT CONTROL STONE AS NEEDED TO ALLOW WATER TO DRAIN THROUGH THE DEVICE BETWEEN RAINFALL EVENTS. • REBUILD AND/OR REPAIR THE DEVICE WHEN IT IS DAMAGED.
- REPAIR AREAS WHERE SSCF BECOMES UNDERMINED DUE TO CONCENTRATED FLOWS.

TEMPORARY SLOPE DRAIN

- INSPECT SLOPE DRAINS ONCE A WEEK AND AFTER EACH 1" OR GREATER RAINFALL EVENT.
- REBUILD EARTH BERMS AND INLETS THAT HAVE WEAKENED DUE TO SCOURING.
- EXTEND SLOPE DRAINS AND REBUILD INLET PROTECTION AS SLOPE IS BUILT, AFTER EACH 2-FOOT INCREASE IN HEIGHT.
- REBUILD OR REPAIR SLOPE DRAINS IF NEEDED WHEN SEEDING AND MULCHING IS PERFORMED.
- REFURBISH CLASS B STONE OUTLET PROTECTION AND CLEAN AS NEEDED.

RECP

- REPAIR EROSION AND/OR UNDERMINING AT THE TOP OF THE SLOPE.
- REPAIR UNDERMINING BENEATH MATTING. PULL BACK MATTING, FILL AND COMPACT ERODED AREA, RESEED AND THEN SECURE MATTING FIRMLY.
- REPOSITION OR REPLACE MATTING THAT HAS MOVED ALONG THE SLOPE OR CHANNEL AND SECURE FIRMLY. REPLACE DAMAGED MATTING.

- THE UP-GRADIENT SIDE OF THE WATTLE BARRIER SHOULD BE MAINTAINED TO ALLOW THE WATER TO FLOW THROUGH, REDUCE VELOCITY AND ALLOW SEDIMENTATION TO OCCUR.
- IF THE NATURAL FIBERS OF THE WATTLE BARRIER BECOME TOO SATURATED WITH DEBRIS, SEDIMENT, ETC., AND REMOVAL OF THESE ITEMS IS NOT POSSIBLE, WATTLE BARRIERS SHOULD BE REPLACED.
- STAKES SHOULD BE USED TO ANCHOR THE WATTLE BARRIER ADEQUATELY TO THE GROUND TO PREVENT SCOURING AND WASHOUT DURING STORM EVENTS. THE EXCELSIOR PAID BENEATH THE WATTLES IS CRITICAL TO THE PROPER FUNCTIONING OF THE WATTLES.

RISER BASIN

- INSPECT THE BASIN AND RISER ONCE A WEEK AND AFTER EACH 1" OR GREATER RAINFALL EVENT.
- INSPECT THE RISER FOR PROPER OPERATION. REMOVE DEBRIS FROM AROUND THE RISER OR THE TRASH RACK.
- CHECK THE SKIMMER FOR PROPER FUNCTIONING AND TO VERIFY THAT IT IS NOT CLOGGED WITH SEDIMENT.
- MAKE SURE THE VENT PIPE ON THE SKIMMER IS TURNED UPRIGHT.
- INSPECT THE BARREL FOR SEEPAGE AROUND THE PIPE AT THE OUTLET.
- INSPECT THE EMBANKMENT, BAFFLES, OVERFLOW SPILLWAY AND OUTLET FOR EROSION DAMAGE.
- AT A MINIMUM, REMOVE SEDIMENT WHEN THE BASIN VOLUME REACHES 50% OF THE TOTAL STORAGE VOLUME AND AS NEEDED.

<u>SKIMMER BASIN</u>

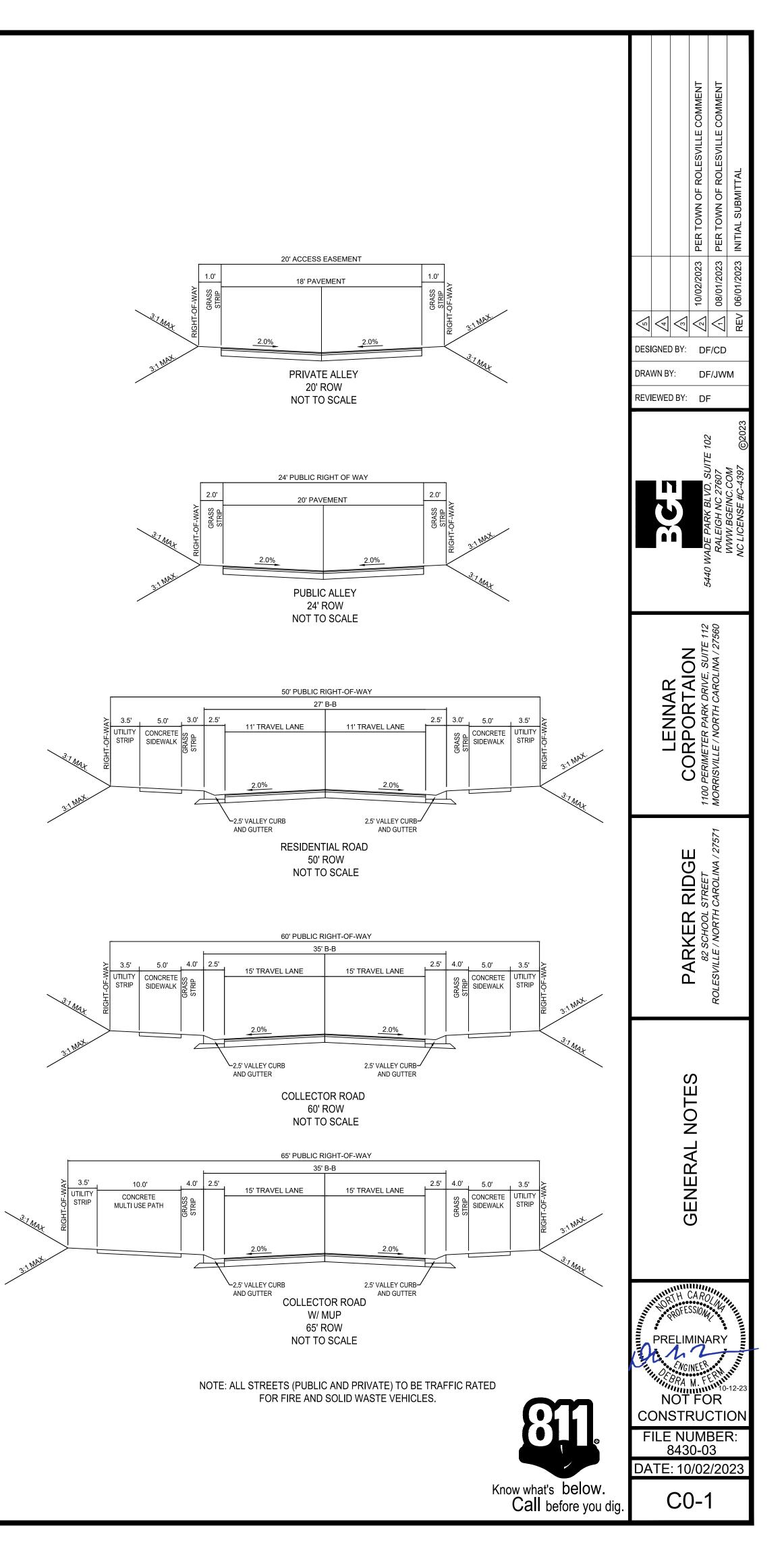
- INSPECT THE BASIN ONCE A WEEK AND AFTER EACH 1" OR GREATER RAINFALL EVENT.
- CLEAN OUT THE BASINS WHEN SEDIMENT ACCUMULATIONS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE FIRST BAFFLE.
- CHECK THE SKIMMER TO MAKE SURE THAT IT IS NOT CLOGGED WITH SEDIMENT.
- CHECK THE FABRIC LINED SPILLWAY FOR DAMAGE.
- CHECK THE COIR FIBER MAT AT THE OUTLET OF THE SKIMMER TO DETERMINE IF A REPLACEMENT IS NEEDED.
- DURING WINTER, SUPPORT THE SKIMMER AT AN ANGLE SUCH THAT WATER DOES NOT STAND INSIDE THE BARREL. THIS COULD RESULT IN THE WATER FREEZING AND PLUGGING THE SKIMMER.
- REPAIR SEED AND REPLACE MATTING ON THE SIDE SLOPE AREAS THAT HAVE ERODED OR HAVE BECOME DAMAGED BY EQUIPMENT FROM SILT CLEANOUT.
- REMOVE SEDIMENT THAT MAY ACCUMULATE ON THE STONE PAD UNDERNEATH THE SKIMMER DEVICE. INSPECT BAFFLES AFTER EACH RAIN EVENT FOR EROSION DAMAGE AND SEDIMENT ACCUMULATIONS.

COIR FIBER BAFFLE

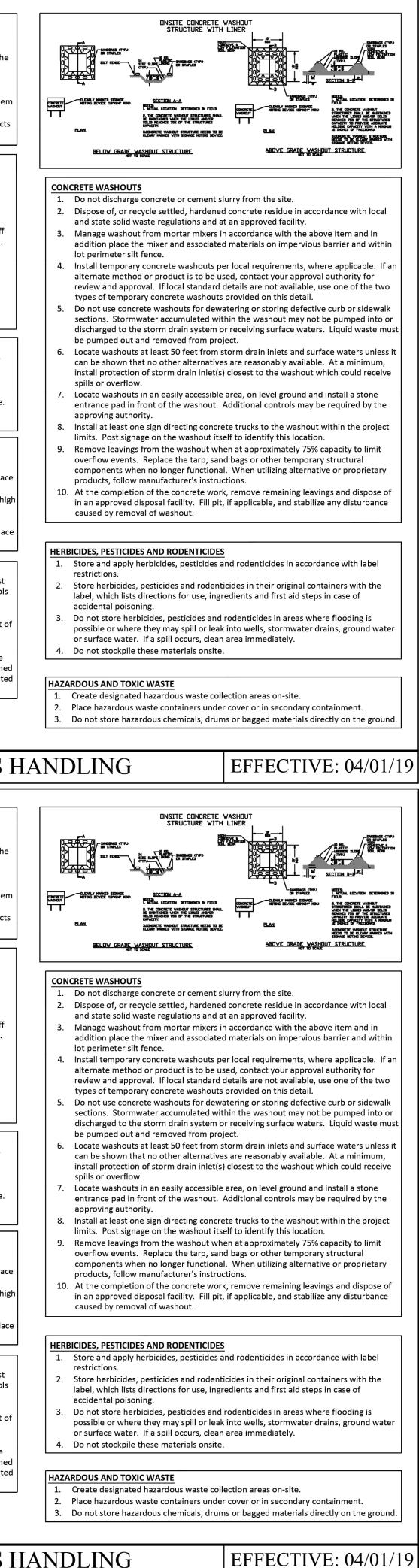
- INSPECT BAFFLES OONCE A WEEK AND AFTER EACH 1" OR GREATER RAINFALL EVENT. MAKE ANY REPAIRS IMMEDIATELY.
- INSPECT COIR FIBER BAFFLE TO BE SURE THE ENDS OF THE MAT ARE ANCHORED INTO THE GROUND OR SIDE SLOPES WITH STAPLES.
- AT A MINIMUM, REMOVE SEDIMENT FROM THE DEVICE WHEN IT REACHES 1/2 THE BAFFLE HEIGHT, AND DO NOT DAMAGE THE BAFFLES DURING SEDIMENT CLEANOUT.
- REMOVE AND REPLACE DETERIORATED OR CLOGGED BAFFLES.
- INSTALL ADDITIONAL POSTS OR WIRE BACKING IF BAFFLE IS SAGGING.

TEMPORARY STREAM CROSSING

- INSPECT FILTRATION GEOTEXTILE, STONE AND PIPE(S) ONCE A WEEK AND AFTER EACH 1" OR GREATER RAINFALL EVENT
- REPLACE GEOTEXTILE AND REPLENISH THE STONE WHEN THEY BECOME CONTAMINATED WITH SEDIMENT.
- DAMAGED TEMPORARY PIPE(S) SHOULD BE REPAIRED OR REPLACED IMMEDIATELY
- REPLACE ANY CLASS B OR NO. 57 STONE THAT GETS DISLODGED OR DAMAGED.
- CLEAN PIPE(S) IF CLOGGED WITH DEBRIS

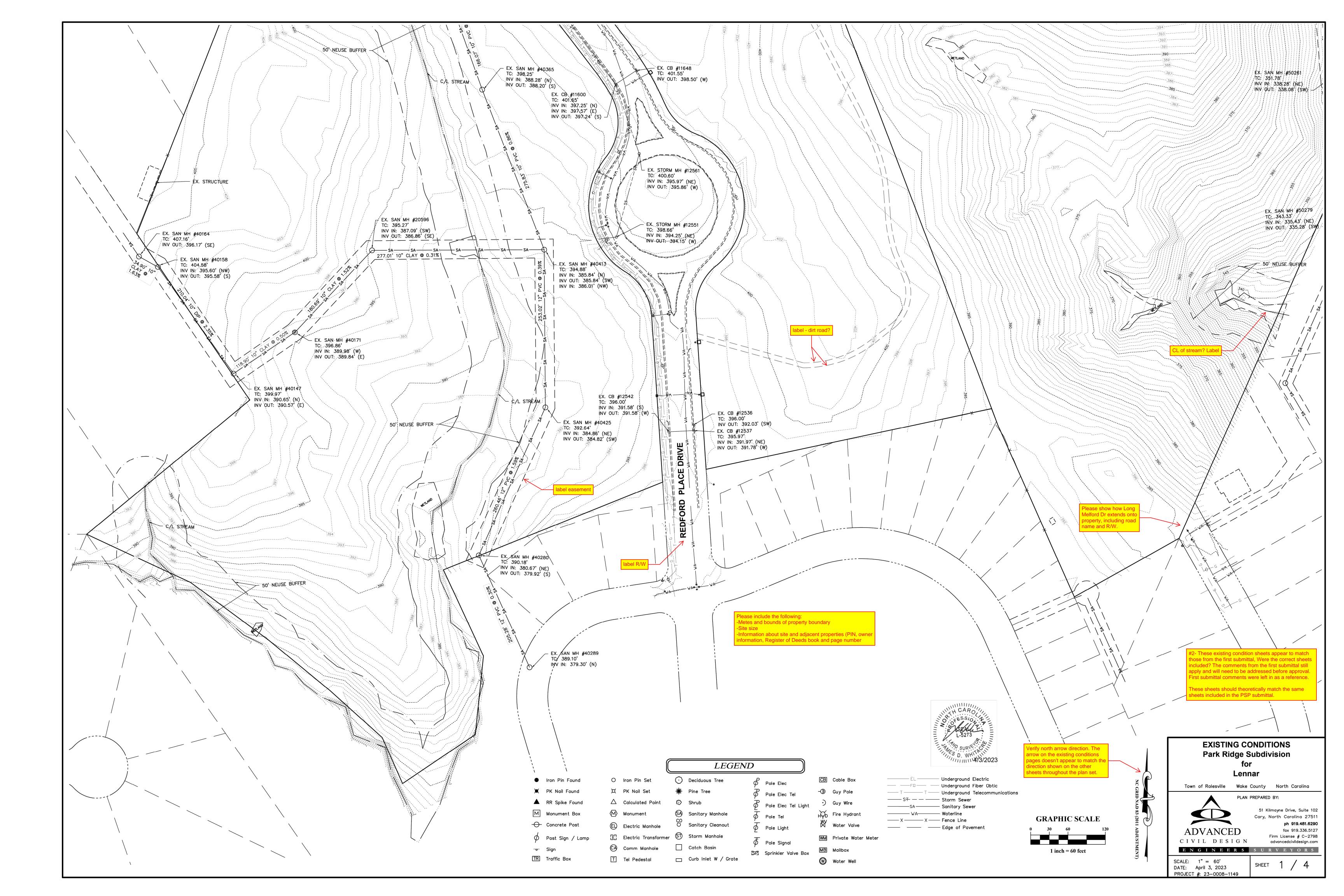


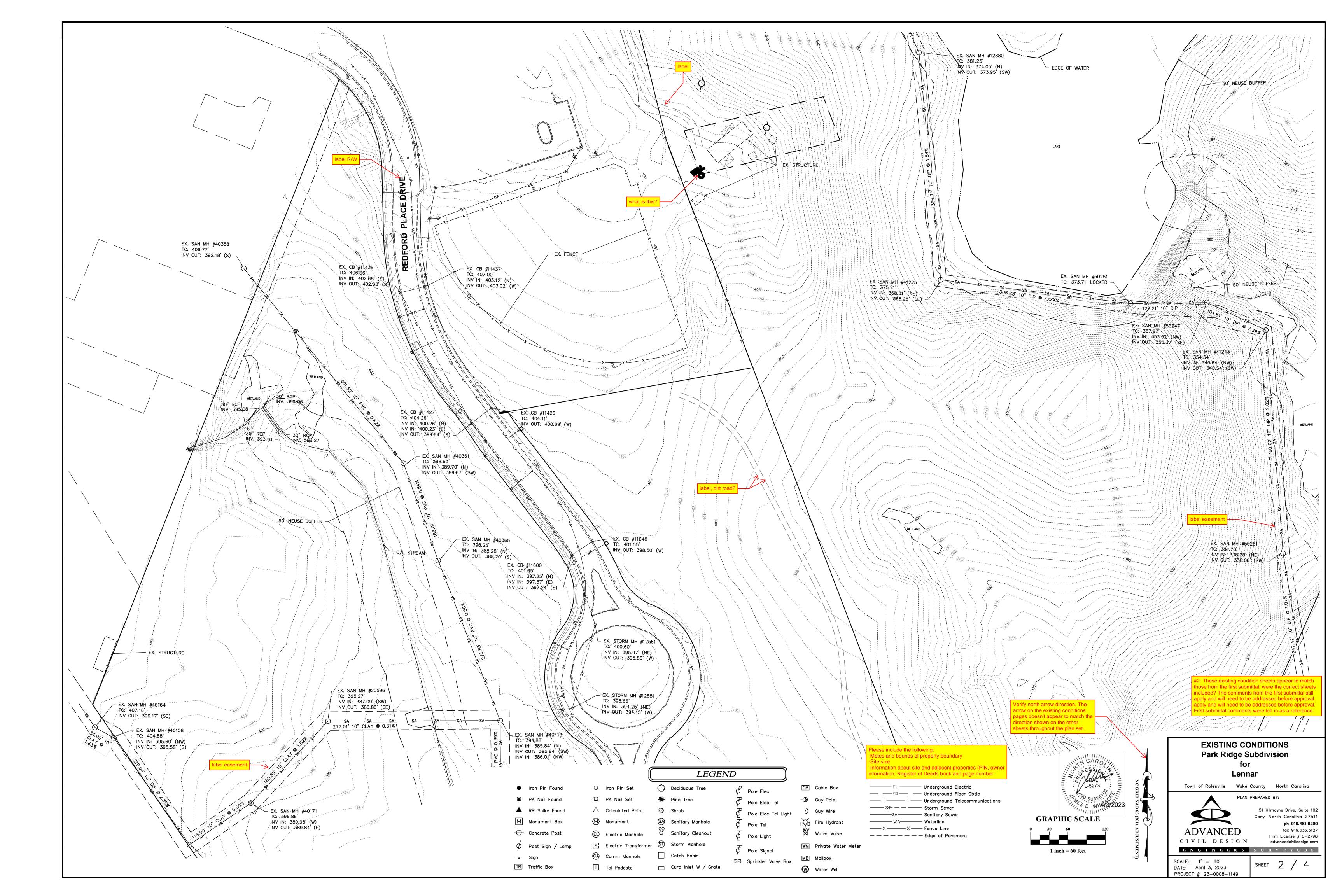
GROUND STABILIZATION THE NCG01 CONSTRUCTION		NDLING PRACTICES FOR COMPLIANCE WITH	EQUIPMENT AND VEHICLE MAINTENANCE 1. Maintain vehicles and equipment to prevent discharge of fluids.	
Implementing the details	and specifications on	this plan sheet will result in the construction ound Stabilization and Materials Handling	2. Provide drip pans under any stored equipment.	
sections of the NCG01 Co permittee shall comply wi	nstruction General Pe th the Erosion and Se	rmit (Sections E and F, respectively). The diment Control plan approved by the	 Identify leaks and repair as soon as feasible, or remove leaking equipment from the project. Collect all spent fluids, store in separate containers and properly dispose as 	
		ils and specifications shown on this sheet I the delegated authority having jurisdiction.		
SECTION E: GROUND STA			 A remove leaking venices and construction equipment from service until the problem has been corrected. Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products 	
R	equired Ground Stabi		to a recycling or disposal center that handles these materials.	e
Site Area Description	many calendar days after ceasing	Timeframe variations	LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE	
(a) Perimeter dikes,	land disturbance		 Never bury or burn waste. Place litter and debris in approved waste containers. Provide a sufficient number and size of waste containers (e.g dumpster, trash 	CONC
swales, ditches, and perimeter slopes	7	None	receptacle) on site to contain construction and domestic wastes. 3. Locate waste containers at least 50 feet away from storm drain inlets and surface	1. [2. [
(b) High Quality Water (HQW) Zones	7	None	waters unless no other alternatives are reasonably available.4. Locate waste containers on areas that do not receive substantial amounts of runoff	3. N
(c) Slopes steeper than	7	If slopes are 10' or less in length and are	from upland areas and does not drain directly to a storm drain, stream or wetland. 5. Cover waste containers at the end of each workday and before storm events or	
3:1	,	not steeper than 2:1, 14 days are allowed -7 days for slopes greater than 50' in	provide secondary containment. Repair or replace damaged waste containers. 6. Anchor all lightweight items in waste containers during times of high winds.	4. 1
		length and with slopes steeper than 4:1 -7 days for perimeter dikes, swales,	7. Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.	r
(d) Slopes 3:1 to 4:1	14	ditches, perimeter slopes and HQW Zones	 Dispose waste off-site at an approved disposal facility. On business days, clean up and dispose of waste in designated waste containers. 	5. [
		-10 days for Falls Lake Watershed -7 days for perimeter dikes, swales,	PAINT AND OTHER LIQUID WASTE	c k
(e) Areas with slopes	14	ditches, perimeter slopes and HQW Zones	1. Do not dump paint and other liquid waste into storm drains, streams or wetlands.	6. L
flatter than 4:1	14	-10 days for Falls Lake Watershed unless there is zero slope	 Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available. Contain liquid waster in a controlled area 	i
ground stabilization shall	be converted to perm	iction activities, any areas with temporary anent ground stabilization as soon as	 Contain liquid wastes in a controlled area. Containment must be labeled, sized and placed appropriately for the needs of site. 	7. L
activity. Temporary grour	nd stabilization shall b	lar days after the last land disturbing e maintained in a manner to render the permanent ground stabilization is achieved	 Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites. 	a 8. 1
surface stable against acc		permanent ground stabilization is achieved.	PORTABLE TOILETS	9. F
Stabilize the ground suffic	iently so that rain will	not dislodge the soil. Use one of the	 Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative reasonably available. If 50 foot 	
techniques in the table be Temporary Stal	pilization	Permanent Stabilization	offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.	r 10. A
Temporary grass seed cov other mulches and tackifie	ers	Permanent grass seed covered with straw or other mulches and tackifiers	2. Provide staking or anchoring of portable toilets during periods of high winds or in high foot traffic areas.	i
 Hydroseeding Rolled erosion control provident tomporary grass 	ducts with or	Geotextile fabrics such as permanent soil reinforcement matting	3. Monitor portable toilets for leaking and properly dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace	
 without temporary grass Appropriately applied strategy Plastic sheeting 	w or other mulch	Hydroseeding Shrubs or other permanent plantings covered with mulch	with properly operating unit.	HERBIC
	•	Uniform and evenly distributed ground cover sufficient to restrain erosion	EARTHEN STOCKPILE MANAGEMENT 1. Show stockpile locations on plans. Locate earthen-material stockpile areas at least	1. S
	•	Structural methods such as concrete, asphalt or retaining walls	50 feet away from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless it can be shown no other alternatives are reasonably	2. S
		Rolled erosion control products with grass seed	available. 2. Protect stockpile with silt fence installed along toe of slope with a minimum offset of	a 3. D
POLYACRYLAMIDES (PAN 1. Select flocculants th		<u>'S</u> r the soils being exposed during	five feet from the toe of stockpile.3. Provide stable stone access point when feasible.	
construction, select	ing from the NC DWR	<i>List of Approved PAMS/Flocculants.</i> o Erosion and Sediment Control Measures.	 Stabilize stockpile within the timeframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined 	4. C
3. Apply flocculants at	the concentrations s	pecified in the <i>NC DWR List of Approved</i> n the manufacturer's instructions.	as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.	HAZARI
-		treated Stormwater before discharging		1. C 2. P
				3. D
		that are kept under storm-resistant cover	NORTH CAROLINA Environmental Ouality	
or surrounded by se	econdary containmen N AND MATERIALS HAN	t structures.	STABILIZATION AND MATERIALS HA	AND
or surrounded by se GROUND STABILIZATION THE NCG01 CONSTRUCTION Implementing the details activity being considered sections of the NCG01 Con permittee shall comply widelegated authority havin	AND MATERIALS HAND ON GENERAL PERMIT and specifications on compliant with the Gr nstruction General Pe th the Erosion and Sec g jurisdiction. All deta	t structures. CG01 GROUND NDLING PRACTICES FOR COMPLIANCE WITH this plan sheet will result in the construction ound Stabilization and Materials Handling rmit (Sections E and F, respectively). The diment Control plan approved by the ils and specifications shown on this sheet	Environmental Quality STABILIZATION AND MATERIALS HA EQUIPMENT AND VEHICLE MAINTENANCE 1. Maintain vehicles and equipment to prevent discharge of fluids. 2. Provide drip pans under any stored equipment. 3. Identify leaks and repair as soon as feasible, or remove leaking equipment from the project. 4. Collect all spent fluids, store in separate containers and properly dispose as the removement of (neurone user field)	
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or surrounded by set GROUND STABILIZATION THE NCGO1 CONSTRUCTION Implementing the details activity being considered sections of the NCGO1 Compermittee shall comply widelegated authority havin may not apply depending SECTION E: GROUND STA R Site Area Description (a) Perimeter dikes, swales, ditches, and perimeter slopes (b) High Quality Water (HQW) Zones (c) Slopes steeper than 3:1 (d) Slopes 3:1 to 4:1 (e) Areas with slopes flatter than 4:1 Note: After the permaner ground stabilization shall practicable but in no case activity. Temporary grour surface stable against accomporary grass seed cow other mulches and tackifie FMOLIND STABILIZATION Stabilize the ground suffic techniques in the table be Temporary grass seed cow other mulches and tackifie Hydroseeding Rolled erosion control provite without temporary grass seed cow other mulches and tackifie Hydroseeding Rolled erosion control provite without temporary grass seed cow other mulches and tackifie Hydroseeding Rolled erosion control provite without temporary grass seed	AND MATERIALS HAN DN GENERAL PERMIT and specifications on a compliant with the Gr nstruction General Pe th the Erosion and Sea g jurisdiction. All deta on site conditions and BILIZATION equired Ground Stabi Stabilize within this many calendar days after ceasing land disturbance 7 7 7 14 14 14 14 14 14 14 14 14 15 SPECIFICATION iently so that rain will clow: belerated erosion until SPECIFICATION iently so that rain will clow: belerated erosion until SPECIFICATION iently so that rain will clow: belerated erosion until Comparison of constructions of the sea sea of the straw or ers belerated erosion until Comparison of the strain will clow: belerated erosion until Comparison of the straw or ers belerated erosion until SPECIFICATION iently so that rain will clow: belerated erosion until solution erosion development clow: belerated erosion until solution erosion development clow: belerated erosion until solution erosion development clow: belerated erosion development clow: cl	t structures. CGOOL GROUND NULING PRACTICES FOR COMPLIANCE WITH this plan sheet will result in the construction ound Stabilization and Materials Handling rmit (Sections E and F, respectively). The diment Control plan approved by the ils and specifications shown on this sheet a the delegated authority having jurisdiction. If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed -7 days for slopes greater than 50' in length and with slopes steeper than 4:1 -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed -7 days for Falls Lake Watershed -10 days of the permanent to render the permanent ground stabilization is achieved. Inot dislodge the soil. Use one of the Permanent grass seed covered with straw or other mulches and tackiffers Geotextile fabrics such as permanent soil reinforcement matting Hydroseeding Shrubs or other permanent plantings covered with mulch Uniform and evenly distributed ground cover sufficient to restrain erosion Structural methods such as concrete, asphalt or retaining walls Rolled erosion control products with grass seed S r the soils being exposed during <i>List of Approved PAMS/Flocculants.</i> o Erosion and Sediment Control Measures.	 International and the set of th	CONCE 1. C 2. C 3. M 4. I 5. C 6. L 6. L 7. L 8. I 9. F 10. A 10. A

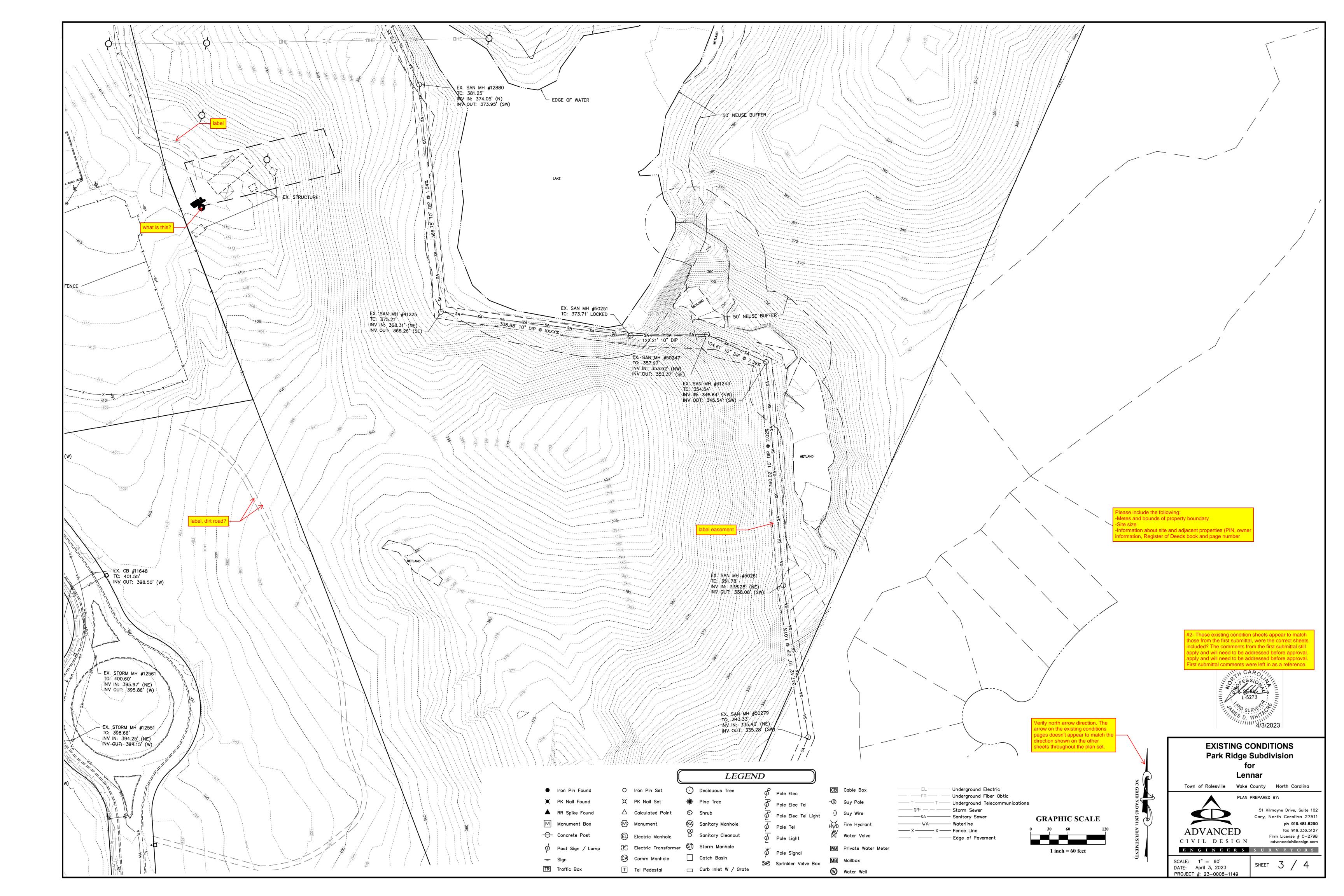


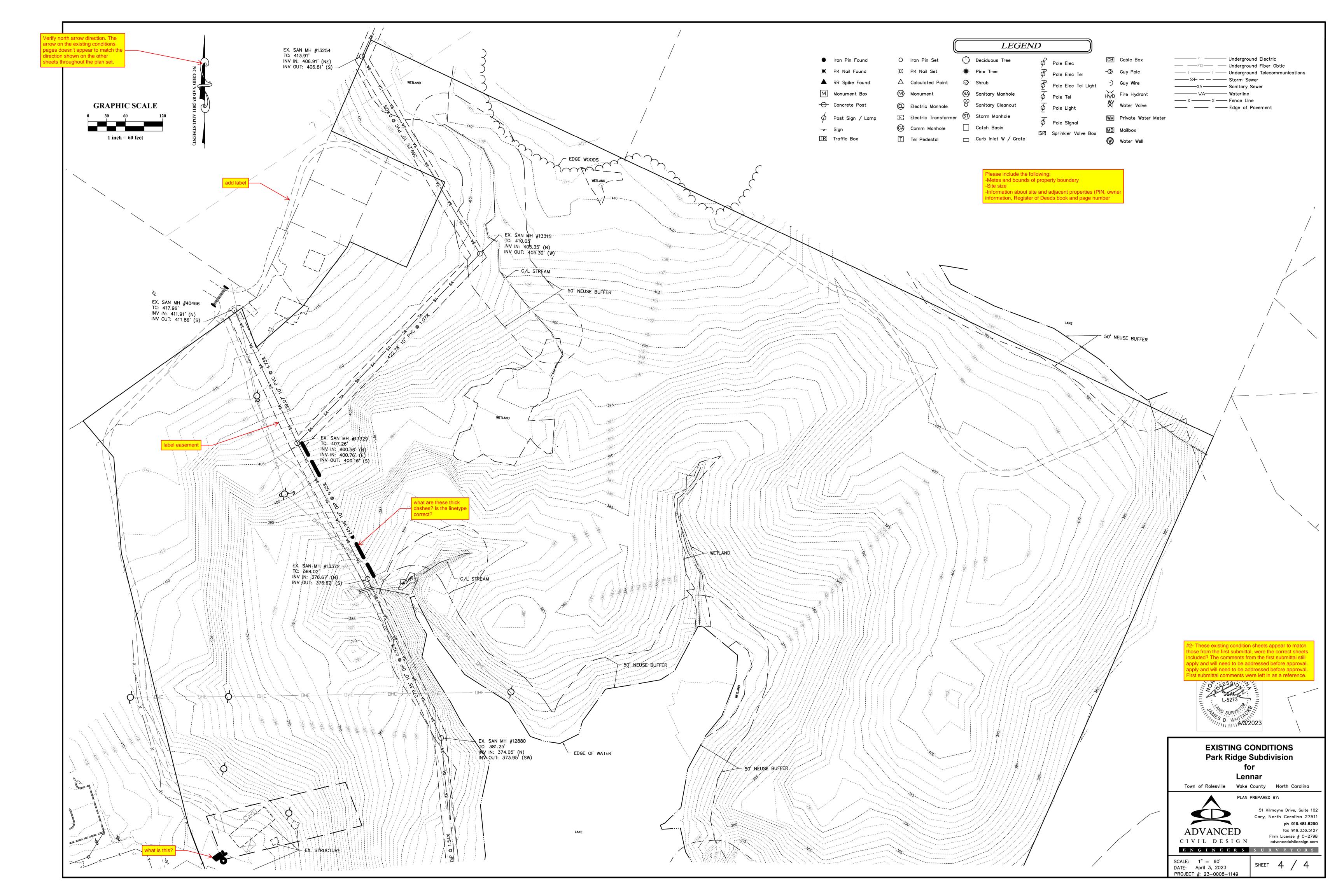
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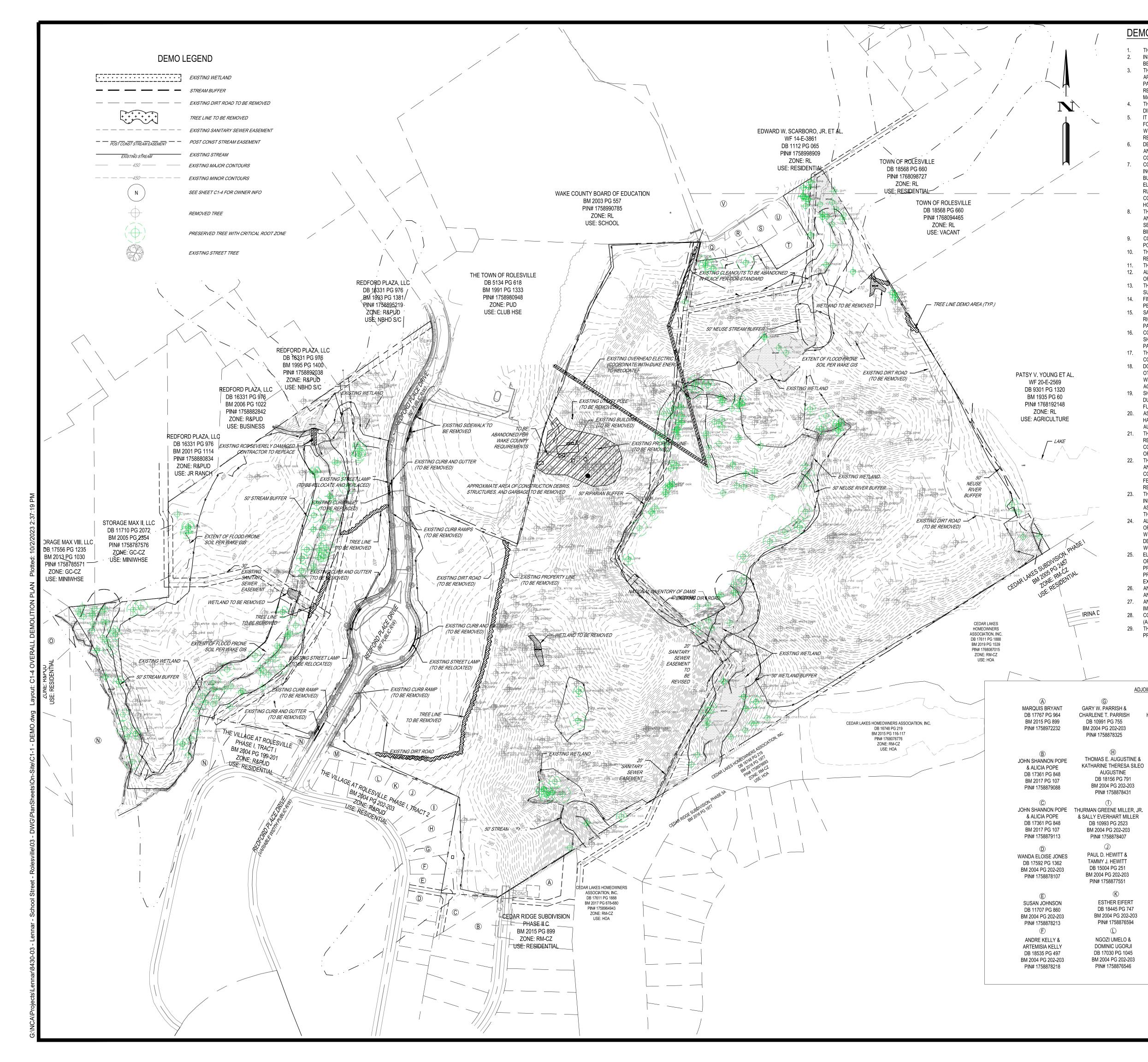












DEMOLITION NOTES

- THE CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO DEMOLITION. INSTALL EROSION AND SEDIMENT CONTROL DEVICES AND TREE PROTECTION PER THE SEQUENCE PRIOR TO
- BEGINNING DEMOLITION WORK. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL OF (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
- THE CONTRACTOR SHALL PERFORM DEMOLITION ACTIVITIES AS NOTED AND SHOWN ON THESE PLANS AND AS DIRECTED BY THE OWNER. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY AND ALL PERMITS AND PAY FEES REQUIRED FOR DEMOLITION AND HAUL-OFF FROM THE APPROPRIATE AUTHORITIES. THESE FEES SHALL BE INCLUDED
- WITH THE BID. THE CONTRACTOR SHALL PREPARE ALL DOCUMENTS AND ACQUIRE APPROPRIATE PERMITS AS REQUIRED PRIOR TO THE COMMENCEMENT OF DEMOLITION. DEMOLITION IS DEPICTED IN THE DEMOLITION PLAN AND IS INTENDED TO DESCRIBE GENERAL DEMOLITION
- AND UTILITY WORK. IT IS NOT INTENDED TO IDENTIFY EACH ELEMENT OF DEMOLITION OR RELOCATION. CONTRACTOR SHALL COORDINATE WITH THE OWNER AND APPROPRIATE UTILITY COMPANY PRIOR TO WORK. CONTRACTOR TO COMPLETELY DEMOLISH AND DISPOSE OFFSITE IN A LAWFUL MANNER EXISTING BUILDINGS, INCLUDING FOUNDATIONS AND ALL APPURTENANCES LOCATED ON AND AROUND THE PROPERTY INCLUDING BUT NOT LIMITED TO BOLLARDS, GAS METERS, AIR CONDITIONING UNITS, SIGNS, CURBS, SIDEWALKS, ELECTRIC METERS, FENCING, STAIRS, WALLS, FOUNDATIONS, CONDUITS, LIGHT POLE BASES, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA, ETC. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING EACH UTILITY COMPANY TO COORDINATE REMOVAL OF ALL UTILITIES AND FOR DETERMINING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR MAIN, AS REQUIRED, OR AS OTHERWISE NOTED. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTEND OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED. CONTRACTOR SHALL COORDINATE WITH DUKE ENERGY IN THE REMOVAL/RELOCATION OF EXISTING UTILITY
- POLES AND OVERHEAD POWER LINES. THE CONTRACTOR SHALL ARRANGE FOR RESETTING OF CURB BOXES, VALVE BOXES AND REMOVAL AND/OR RELOCATION OF OVERHEAD UTILITIES AND UTILITY POLES WITH THE APPROPRIATE UTILITY COMPANY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO REMAIN IN PLACE. ALL EXISTING ITEMS TO REMAIN WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT THE SOLE EXPENSE OF THE CONTRACTOR.
- 13. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID UNNECESSARY DAMAGE TO EXISTING ROAD SURFACES
- FINISHED SURFACES TO BE REMOVED OR DEMOLISHED SHALL BE CUT ALONG LINES OF JOINTS WHICH WILL PERMIT A NEAT SURFACE WHEN RESTORED.
- 15. SAW CUT AT INTERFACE OF PAVEMENT OR CURB TO REMAIN. SAW CUT EXISTING PAVEMENT AT THE RIGHT-OF-WAY, SAW CUTS SHALL BE MADE FULL DEPTH THROUGH THE EXISTING PAVEMENT, DISCARDED PAVEMENT SHALL BE REMOVED WITHOUT UNDERMINING THE EXISTING PAVEMENT.
- 16. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR. 17. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE ADJOINING PROPERTIES THROUGHOUT
- CONSTRUCTION. 18. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER
- ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED. 19. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
- 20. ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL CONTRACTOR ONLY AFTER NOTIFICATION OF THE CIVIL ENGINEER AND AUTHORIZATION TO PROCEED IS GIVEN BY THE CONSTRUCTION MANAGER
- THE CONTRACTOR SHALL PUMP OUT BUILDING FUEL AND WASTE OIL TANKS (IF ANY ARE ENCOUNTERED) AND REMOVE FUEL TO AN APPROVED DISPOSAL AREA BY AN APPROPRIATELY LICENSED WASTE OIL HANDLING CONTRACTOR IN STRICT ACCORDANCE WITH FEDERAL AND STATE REQUIREMENTS ONLY AFTER NOTIFICATION OF THE CIVIL ENGINEER AND AUTHORIZATION TO PROCEED IS GIVEN BY THE CONSTRUCTION MANAGER.
- THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION
- OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED. ELECTRICAL. TELEPHONE. CABLE. WATER. FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVE
- OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT OF WAY DURING CONSTRUCTION
- 26. ANY WATER WELLS ENCOUNTERED ARE TO BE BROUGHT TO THE CIVIL ENGINEER'S ATTENTION IMMEDIATELY AND PROPERLY ABANDONED BY A LICENSED WELL DRILLER. ANY SEPTIC SYSTEMS ENCOUNTERED SHALL BE BROUGHT TO THE THE CIVIL ENGINEER'S ATTENTION
- IMMEDIATELY AND SHALL BE PROPERLY DEMOLISHED. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC.
- (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY CONSTRUCTION MANAGER. THIS PLAN DOES NOT PURPORT TO SHOW ALL REQUIRED DEMOTION. CONTRACTOR SHALL FIELD VERIFY PRIOR TO SUBMITTING BID.

DOROTHY JONES PENDER ET AL.

(HEIRS OF DOROTHY D. JONES)

WF 16-E-4056

DB 1613 PG 481

PIN# 1758997386

MICHAEL T. DEBNAM ET AL

DB 11563 PG 1757

PIN# 1758998460

RICHARD E, DUNN ET AL.

(HEIRS OF MARY CATHRYN DUNN)

DB 9721 PG 2124

PIN# 1758999444

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ADJOINING PROPERTY OWNERS

THE VILLAGE AT ROLESVILLE HOMEOWNERS ASSOCIATION, INC. DB 10381 PG 2701 BM 2003 PG 1124-1125 BM 2004 PG 202-203 PIN# 1758875606

THE VILLAGE AT ROLESVILLE KATHARINE THERESA SILEO HOMEOWNERS ASSOCIATION, INC. (HEIRS OF RUTH UPCHURCH DEBNAM) DB 10381 PG 2701 BM 2003 PG 1121-1123 BM 2004 PG 199-201 PIN# 1758777301

> KENNETH LEE TURNER & ANN JOHNSTON TURNER DB 6319 PG 096 BM 1993 PG 1086 PIN# 1758784082

JAMES L. EDWARDS & JOYCE P. EDWARDS DB 7625 PG 828 BM 1993 PG 1086 PIN# 1758784109

K ESTHER EIFERT DB 18445 PG 747 BM 2004 PG 202-203 PIN# 1758876594

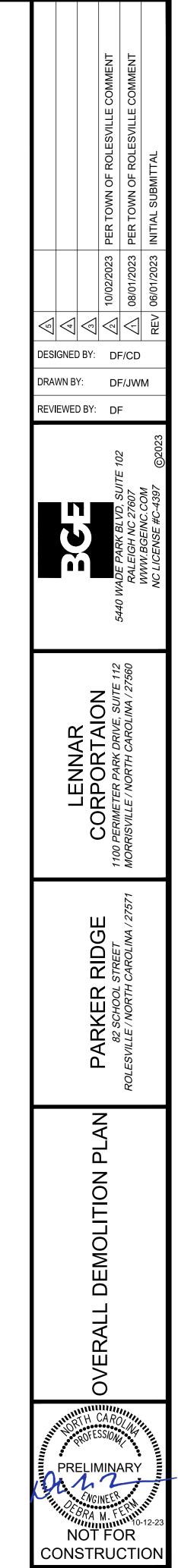
NGOZI UMELO & DOMINIC UGORJI DB 17030 PG 1045 BM 2004 PG 202-203 PIN# 1758876546

(P)

ALBERT EMERY BURKE & KIMBERLY LUANNE BURKE DB 15944 PG 1564

> PIN# 1768090349 ALBERT EMERY BURKE & KIMBERLY LUANNE BURKE DB 15944 PG 1564 PIN# 1768090437

EDWARD W. SCARBORO, JR. ET AL. WF 14-E-3861 DB 1112 PG 065 PIN# 1758998560





FILE NUMBER 8430-03

DATE: 10/02/202

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Call before you dig.

SCALE: 1" = 150

DB 18156 PG 791 BM 2004 PG 202-203 PIN# 1758878431

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AUGUSTINE

