# FORMER THALES SITE

## 2208 & 2206 Wait Ave
## Rolesville, NC 27587

## PRELIMINARY PLAT
## PR 21-01

1ST SUBMITTAL DECEMBER 23, 2020
2ND SUBMITTAL APRIL 1, 2021
3RD SUBMITTAL JANUARY 7, 2022
4TH SUBMITTAL FEBRUARY 18, 2022

VICINITY MAP
SCALE: 1" = 500'

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REFERENCE SPECIAL USE PERMIT 18-01 FOR SITE CONDITIONS
PUD AMENDMENT IN PROGRESS

## RIGHT-OF-WAY OBSTRUCTION NOTES:

1. LANE AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY LANE OR SIDEWALK OBSTRUCTION, THE CONTRACTOR OR ENGINEER SHALL SUBMIT A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN ALONG WITH A RIGHT-OF-WAY SERVICES APPLICATION TO REQUEST THE OBSTRUTION PRIOR TO THE START OF WORK TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV FOR APPROVAL.
2. THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
3. ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT 'STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL', AND THE NCDOT SUPPLEMENT TO THE MUTCD.
4. 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).
5. PRIOR TO THE START OF WORK, THE CONTRACTOR 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.
6. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

## PUBLIC INFRASTRUCTURE SUMMARY

| | TOTAL |
|---|---|
| **PHASE 1** | |
| PUBLIC WATER | |
| 12" WATER (COLLECTOR) | 2,280 LF |
| 8" WATER (LOCAL) | 1,650 LF |
| ¾" METERS (WATER STUBS) | 112 |
| PUBLIC SEWER | |
| 8" SEWER | 3,000 LF |
| 4" LATERALS (SEWER STUBS) | 112 |
| ROADWAYS | |
| FRONTAGE ALONG WAIT AVENUE | 2,140 LF |
| RESIDENTIAL COLLECTORS | 2,280 LF |
| RESIDENTIAL LOCAL | 1,650 LF |
| STREET AND SITE SIGNS | 19 |
| **PHASE 2** | |
| PUBLIC WATER | |
| 12" WATER (COLLECTOR) | 2,695 LF |
| 8" WATER (LOCAL) | 5,200 LF |
| ¾" METERS | 184 |
| PUBLIC SEWER | |
| 8" SEWER | 5,090 LF |
| 4" LATERALS | 184 |
| ROADWAYS | |
| RESIDENTIAL COLLECTORS | 2,695 LF |
| RESIDENTIAL LOCAL | 4,695 LF |
| ALLEYS | 1,750 LF |
| STREET AND SITE SIGNS | 36 |

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## SITE DATA

| | |
|---|---|
| PROJECT NAME: | FORMER THALES SITE |
| PROJECT NUMBER: | PR 21-01 |
| SITE ADDRESS: | 2028 & 2206 WAIT AVE ROLESVILLE, NC 27587 |
| COUNTY: | WAKE |
| PARCEL PIN #: | 1850950449.00, 1860045778.00, 0.00 |
| PARCEL OWNER: | THALES ACADEMY |
| TOTAL SITE AREA: | 93.73 AC |
| CURRENT ZONING: | R-PUD |
| PROPOSED ZONING: | R-PUD |
| EXISTING LAND USE: | VACANT |
| PROPOSED LAND USE: | RESIDENTIAL |
| PROPOSED # OF LOTS: | 293 LOTS |
| SINGLE FAMILY LOTS | 102 |
| 28' WIDE TH LOTS | 54 |
| 24' WIDE TH LOTS (REAR) | 97 |
| 22' WIDE TH LOTS | 40 |
| MINIMUM BUILDING SETBACKS | FRONT: 25' FOR SF / 15' FOR TH |
| | REAR: 25' FOR SF / 15' FOR TH / 15' FROM CENTERLINE OF ALLEY FOR TH SERVICED BY REAR ALLEY |
| | SIDE: 5' FOR SF LOTS / 20' SEPARATION FOR TH |
| | CORNER: 10' FOR BOTH SF AND TH |
| FLOODPLAINS: | NONE |
| RIVER BASIN: | NEUSE RIVER BASIN |
| WATERSHED: | NONE |
| CONSTRUCTION TYPE: | SINGLE FAMILY ATTACHED AND DETACHED |
| MAX BUILDING HEIGHT: | 35' |
| LIMITS OF DISTURBANCE: | 72.62 AC (3,163,335 SF) |
| TOTAL IMPERVIOUS AREA: | 27.23 AC |

| Parking | Required | Provided |
|---|---|---|
| **Phase 1** | | |
| 9' X 18' Visitor Spaces | 15 | 16 |
| 22' Townhome Resident Spaces | 13 | 13 |
| CBU Parking | 6 | 6 |
| **Total Parking** | 34 | 35 |
| Included ADA Spaces | 1 | 1 |
| Included Van Accesible Spaces | 1 | 1 |
| | | |
| **Phase 2** | | |
| 9' X 18' Visitor Spaces | 33 | 33 |
| 22' Townhome Resident Spaces | 8 | 8 |
| Amenity Area Parking | 32 | 32 |
| CBU Parking | 9 | 9 |
| **Total Parking** | 82 | 82 |
| Included ADA Accesible Spaces | 1 | 1 |
| Included Van Accesible Spaces | 1 | 1 |

* ALL TOWNHOMES LARGER THAN 22' IN WIDTH WILL PROVIDE 4 PARKING SPACES (2-CAR GARAGE AND DRIVEWAY) AND ARE SELF PARKED. NO OFF-STREET RESIDENT PARKING SPACES WILL BE REQUIRED; SEE CALCULATIONS BELOW FOR VISITOR PARKING SPACES REQUIRED.

ALL TOWNHOMES 22' IN WIDTH WILL PROVIDE 2 PARKING SPACES (1-CAR GARAGE AND DRIVEWAY). ADDITIONAL OFF-STREET RESIDENT PARKING WILL BE PROVIDED

½ RESIDENT PARKING SPOT FOR EVERY 22' TOWNHOME WITH 3 BEDROOMS ((25 / 2) + (15 / 2) = 21 RESIDENT SPACES) (CALCULATED PER PHASE)

1 VISITOR PARKING SPACE FOR EVERY 4 TOWNHOMES (191 / 4 = 48 VISITOR SPACES)

1 PARKING SPACE FOR EVERY 100 SF OF GATHERING SPACE IN THE AMENITY AREA CLUBHOUSE (3156 SF / 100 SF = 32 AMENITY AREA SPACES)

## SITE DATA BY PHASE

| | Phase 1 | Phase 2 | Future Phase |
|---|---|---|---|
| Total Site Area (AC) | 29.75 | 55.30 | 8.68 |
| R1 Single Family Lots | 53 | 49 | |
| R1 Single Family Area (AC) | 20.18 | 27.46 | |
| R3 Townhome Lots | 59 | 132 | |
| R3 Townhome Area (AC) | 9.57 | 27.84 | |
| Commercial Area | | | 8.68 |
| | | | |
| **Open Space** | | | |
| Required | | | |
| 10% R1 Single Family Area (AC) | 2.02 | 2.75 | |
| 15% R3 Townhome Area (AC) | 1.44 | 4.18 | |
| 35% Active Rec Area (AC) | 0.50 | 1.46 | |
| Total | 3.46 | 6.93 | |
| | | | |
| Provided | | | |
| Active Rec Area (AC) | 1.71 | 2.65 | |
| Passive Open Space (AC) | 8.9 | 22.88 | |
| Total Open Space (AC) | 10.61 | 25.53 | |
| | | | |
| **Density** | | | |
| Allowed | | | |
| Per Phase (DU/AC) | 6 | 6 | |
| Entire Site (DU/AC) | 8 | 8 | |
| Townhome (DU/AC) | 10 | 10 | |
| | | | |
| Provided | | | |
| Per Phase (DU/AC) | 3.76 | 3.27 | |
| Entire Site (DU/AC) | 3.13 | | |
| Townhome (DU/AC) | 6.17 | 4.74 | |
| | | | |
| **Impervious Area** | | | |
| Total Impervious Area (AC) | 10.27 | 16.96 | |
| Impervious Area from Buildings (AC) | 5.94 | 8.16 | |
| | | | |
| Existing Tree Preservation Area (AC) | 2.94 | 7.36 | |

## PREVIOUS SUP CONDITIONS (SUP 18-01)

CONDITIONS OF APPROVAL:

THE SPECIAL USE PERMIT APPROVAL IS MADE SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE PROPOSED DEVELOPMENT HAS AN OVERALL DENSITY OF FOUR UNITS PER GROSS ACRE FOR RESIDENTIAL USES ACROSS THE TRACT TO DEVELOP 143 SINGLE-FAMILY LOTS ON APPROXIMATELY 58.17 ACRES AND SCHOOL/ INSTITUTIONAL USES ON APPROXIMATELY 36.51 ACRES EXCLUDING FUTURE STREET DEDICATIONS. THE APPLICANT WISHES TO DEFER SUBMITTING DETAILED SITE PLAN FOR LATER DEVELOPMENT PHASES AND ASK THAT THE SPECIAL USE PERMIT INCLUDE APPROVAL FOR THE TYPE AND DEVELOPMENT DENSITY FOR A PARTICULAR SITE OR PHASE BE GRANTED ON THE CONDITION THAT NO DEVELOPMENT OF THE SITE TAKE PLACE UNTIL THE TOWN BOARD OF COMMISSIONERS APPROVE A DETAIL SITE PLAN OR PRELIMINARY SUBDIVISION PLAT FOR THE SITE AS AN AMENDMENT TO THE SPECIAL USE PERMIT AS PROVIDED IN SECTION 6.2.7 (5) PROCEDURES FOR APPROVAL OF A PLANNED UNIT DEVELOPMENT.

2. THE TIA REPORT RECOMMENDS THE FOLLOWING ROADWAY IMPROVEMENTS BE PERFORMED TO ACCOMMODATE THE PROJECTED THALES ACADEMY SITE TRAFFIC BASED ON THE CAPACITY ANALYSIS PRESENTED IN THE REPORT. THE FOLLOWING IS A CONDITION FOR DEVELOPMENT OF THIS PUD MASTER PLAN.
   - A. NC 98 AT AVERETTE ROAD:
     - I. CONSTRUCT AN EXCLUSIVE EASTBOUND RIGHT-TURN LANE ON NC 98 WITH 200 FEET OF STORAGE AND APPROPRIATE TAPERS.
     - II. PROVIDE A NORTHBOUND LEFT-TURN LANE ON AVERETTE ROAD WITH 250 FEET OF STORAGE AND APPROPRIATE TAPERS
     - III. MODIFY THE TRAFFIC SIGNAL TO ACCOMMODATE THE RECOMMENDED LANEAGE.
   - B. AVERETTE ROAD AT OLD PEARCE ROAD AND PROPOSED THALES WAY:
     - I. PROVIDE A NORTHBOUND LEFT-TURN LANE ON AVERETTE ROAD WITH 100 FEET OF STORAGE AND APPROPRIATE TAPERS.
     - II. CONSTRUCT AND EXCLUSIVE FREE-FLOW SOUTHBOUND RIGHT-TURN LANE ON AVERETTE ROAD WITH 100 FEET OF STORAGE AND APPROPRIATE TAPERS.
     - III. CONSTRUCT THALES WAY STREET IMPROVEMENT AS A FOUR-LANE SECTION TO THE PROPOSED CLASSICAL COURT STUB STREET INTERSECTION APPROXIMATELY 800 FEET WEST OF AVERETTE ROAD.

NOTE: PLEASE REFERENCE SUP 21-01 FOR PROPOSED CONDITIONS PERTAINING TO THIS PRELIMINARY PLAT.

STORM-WATER INFORMATION

| | PHASE 1 | PHASE 2 | |
|---|---|---|---|
| **DRAINAGE AREA** | **SCM #1** | **SCM #2** | **SCM #3** |
| On-site Drainage Area | 20.30 | 25.63 | 6.54 |
| Off-site Drainage Area | 2.88 | 0.00 | 3.11 |
| | | | |
| **TOTAL DRAINAGE (AC)** | 23.18 | 25.63 | 9.65 |
| | | | |
| **IMPERVIOUS AREA** | | | |
| On-site Buildings/Lots | 5.94 | 7.20 | 0.96 |
| On-site Roadways/Sidewalk | 4.33 | 7.76 | 1.04 |
| Off-site Areas | 0.00 | 0.00 | 0.51 |
| Existing Built Upon Area | 0.00 | 0.00 | 0.00 |
| | | | |
| **TOTAL IMPERVIOUS (AC)** | 10.27 | 14.96 | 2.51 |
| **%IMPERVIOUS** | 44% | 58% | 26% |

CLIENT | CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE - GEOMATICS | GEOTECHNICAL ENGINEERING | TRAFFIC ENGINEERING


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FIRM LICENSE #: C-1051
PROJECT #: C19003


Client:

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Vicinity map:

Seal:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 040284 RIYAD BAROUDI
02.18.2022

Project:

FORMER THALES SITE

Issued for:

PRELIMINARY PLAT

| No. | Date | Description |
|---|---|---|
| 1 | 4/01/2021 | 2ND SUBMITTAL |
| 2 | 12/23/2021 | 3RD SUBMITTAL |
| 3 | 02/17/2022 | 4TH SUBMITTAL |

Title:

COVER SHEET

Project number: C19003
Issued Date: 12.23.2020
Drawn by: MD
Approved by: RGB
Sheet #: C0.00

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## GENERAL NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION, DEPARTMENT OF INSURANCE, NCDENR, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
2. EXISTING SURVEY INFORMATION INCLUDING TOPOGRAPHIC INFORMATION PROVIDED BY STEWART , UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND FACILITY OWNERS (PER NC STATUTE) NO LESS THAN 3 BUSINESS DAYS AND NO MORE THAN 12 WORKING DAYS PRIOR TO BEGINNING DEMOLITION, EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. NO EXCAVATION OR DEMOLITION SHALL BE STARTED WITHOUT ALL UTILITIES BEING LOCATED.
4. ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
5. EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
7. THE CONTRACTOR SHALL MAINTAIN “AS-BUILT” DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT, VALVE AND MANHOLE CHANGES, AND HARDSCAPE OR LANDSCAPE CHANGES. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
8. IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
11. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
12. ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (85,000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.

## EXISTING CONDITION NOTES:

1. THIS SURVEY MAP IS INTENDED TO REPRESENT THE EXISTING CONDITIONS/TOPOGRAPHY ON THE PROPERTY OF WFINV, LLC; PIN NO'S 1850950449, 1860056400, 1860045778 & 1860143789. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT REPRESENT ALL ENCUMBRANCES UPON THIS PROPERTY.
2. THE PROPERTY LINES SHOWN HEREON HAVE BEEN CONFIRMED FROM A SURVEY BY STEWART ENGINEERING DATED FEBRUARY 7, 2018. PROPERTY LINES SHOWN TAKEN FROM REFERENCES SHOWN HEREON.
3. HORIZONTAL DATUM IS NAD 83 (2011). NO NCGS MONUMENTS WERE FOUND WITHIN 2000 FEET. THE NORTH CAROLINA STATE PLANE COORDINATES (SPC) FOR THIS PROJECT WERE PRODUCED WITH STATIC GPS OBSERVATIONS AND PROCESSED WITH ONLINE POSITIONING USER SERVICE (OPUS) SOLUTIONS.
4. THE INITIAL STATE PLANE POSITIONS FOR THIS SURVEY WERE SCALED FROM GRID TO GROUND FROM 805,932.71' N, 2,159,677.79' E, ALL DISTANCES ARE HORIZONTAL GROUND. AREAS COMPUTED BY COORDINATE GEOMETRY.
5. THE TOPOGRAPHIC AND PLANIMETRIC MAPPING FOR THIS PROJECT WAS PRODUCED BY PHOTOGRAMMETRIC METHODS FROM LIDAR DATA AND AERIAL PHOTOGRAPHY IN ACCORDANCE WITH NATIONAL MAP ACCURACYSTANDARDS FOR 1" = 50' MAPPING SCALE WITH 1 FOOT CONTOURS AS PUBLISHED BY THE USGS. PLANIMETRIC AND TOPOGRAPHIC FEATURES THAT LIE IN AREAS DELINEATED AS "OBSCURE" MAY NOT ADHERE TO NATIONAL MAP ACCURACY STANDARDS. THE DATE OF LADAR ACQUISITION AND AERIAL PHOTOGRAPHY WAS TAKEN ON DECEMBER 14, 2017 WITH A PHOTOGRAPHY SCALE OF 1" =300'..
6. UTILITIES SHOWN HEREON ARE BASED SOLELY ON ABOVE-GROUND VISIBLE EVIDENCE. NO UTILITY DESIGNATION/MARKING SERVICES WERE PERFORMED AS A PART OF THIS SURVEY. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES BEFORE COMMENCING CONSTRUCTION.
7. TREES SHOWN HEREON MAY NOT REPRESENT ALL VEGETATION ON THE SUBJECT PROPERTY.
8. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTIES LIE IN ZONES X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE FLOOD INSURANCE RATE MAPS IDENTIFIED AS 3720185000J & 3720186000J BEARING AN EFFECTIVE DATE OF MAY 2, 2006 WERE USED TO DETERMINE THE FLOOD ZONE. EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.
9. WETLANDS SHOWN HEREON WERE DELINEATED BY ECOLOGICAL ENGINEERING AND IS DEPICTED ON A WETLANDS SKETCH MAP. THEY HAVE NOT BEEN FIELD VERIFIED BY USACE OR NCDWR.

## DEMOLITION NOTES:

1. THE CONTRACTOR SHALL REMOVE CONCRETE (WHERE REQUIRED) TO THE FIRST COLD JOINT OR SAW CUT TO OBTAIN A CLEAN EDGE.
2. THE CONTRACTOR SHALL SAWCUT EXISTING ASPHALT (WHERE REQUIRED) TO OBTAIN A CLEAN EDGE.
3. CLEANOUTS AND WATER VALVES LOCATED IN AREAS OF DEMOLITION OR SUBSEQUENT CONSTRUCTION SHALL BE PROTECTED FROM DAMAGE AND RAISED TO BE FLUSH WITH NEW GRADE.
4. ANY UTILITY SERVICES SHOWN TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER. CONTRACTOR IS RESPONSIBLE FOR APPROPRIATE SEQUENCING OF UTILITY DEMOLITION WITH THE RESPECTIVE UTILITY AGENCIES.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO BEGINNING DEMOLITION OPERATIONS. NOTIFY "NORTH CAROLINA ONE CALL" (TELEPHONE 1-800-632-4949) AT LEAST 48 HOURS PRIOR TO START OF DEMOLITION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NORTH CAROLINA ONE CALL."
6. CLEAN SOILS SHALL BE UTILIZED FOR BACKFILL. COMPACTION OF THESE SOILS SHALL BE PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.
7. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ALL SUBGRADE MATERIALS DIRECTLY ASSOCIATED WITH ITEMS TO BE REMOVED.
8. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF LEGALLY OFF-SITE UNLESS OTHERWISE NOTED ON THIS PLAN.
9. REFER TO LANDSCAPE AND EROSION CONTROL DRAWINGS FOR TREE PROTECTION PLAN AND REQUIREMENTS.
10. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL JURISDICTIONAL CODES OR REQUIREMENTS.
11. TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO BEGINNING DEMOLITION
12. EROSION CONTROL PERMIT SHALL BE OBTAINED AND ONSITE PRIOR TO BEGINNING DEMOLITION.
13. ITEMS DESIGNATED TO BE SALVAGED AND/OR RE-USED SHALL BE REMOVED BY THE CONTRACTOR AND PROVIDED TO THE OWNER. COORDINATE STORAGE LOCATION WITH OWNER'S REPRESENTATIVE.
14. WHERE UTILITIES ("TO BE REMOVED") IMPACT THE FOOTPRINT OF THE NEW BUILDING, THE CONTRACTOR SHALL EXECUTE AND REMOVE AN ADDITIONAL 2 FEET OF SOILS TO EITHER SIDE OF THE PIPE, AND 1 FOOT BELOW. CLEAN SUITABLE SOIL SHALL BE UTILIZED FOR BACKFILL AND COMPACTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
15. DEMOLITION AND SUBSEQUENT CONSTRUCTION OF STORM DRAINAGE PIPING SHALL BE PERFORMED IN SUCH A MANNER THAT THE OLD PIPE AND STRUCTURES REMOVED DO NOT IMPACT DRAINAGE UPSTREAM OF THE SYSTEM. PROVISIONS SHALL BE MADE TO MAINTAIN STORM WATER DRAINAGE PATTERNS DURING CONSTRUCTION.
16. DEMOLITION AND SUBSEQUENT CONSTRUCTION OF UTILITIES (WATER, SEWER, ETC) SHALL BE PERFORMED IN SUCH A MANNER THAT THE OLD PIPE AND STRUCTURES REMOVED DO NOT IMPACT OR MINIMIZE SERVICE INTERRUPTION TO EXISTING FACILITIES TO REMAIN. PROVISIONS SHALL BE MADE TO MAINTAIN SERVICE DURING CONSTRUCTION.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL DAMAGES TO THE EXISTING DRIVEWAY, PARKING LOT, SIDEWALK AND CURB AND GUTTER AS A RESULT OF CONSTRUCTION ACTIVITY AND TRAFFIC. CONTRACTOR SHALL MAINTAIN A PRE-CONSTRUCTION VIDEO OR PHOTO DOCUMENTATION TO SHOW NO DAMAGES OCCURRED.
18. ALL MATERIALS, FURNISHINGS, UTILITIES, AND PAVEMENT THAT ARE NOT SCHEDULED TO BE DEMOLISHED AND ARE DAMAGED BY THE CONTRACTOR AS A RESULT OF THE DEMOLITION OR CONSTRUCTION OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
19. WHERE UTILITIES ARE SHOWN TO BE "REMOVED", CONTRACTOR SHALL INCLUDE NECESSARY PLUG OR VALVES TO ENSURE UTILITY LINES TO REMAIN WILL CONTINUE TO BE IN SERVICE. COORDINATE NECESSARY SHUT DOWN AND REMOVAL WITH THE LOCAL JURISDICTION OR UTILITY OWNER.
20. CONTRACTOR SHALL PROVIDE PEDESTRIAN INGRESS / EGRESS TO ALL EXISTING BUILDINGS, PARKING LOTS, AND PATHS OF PEDESTRIAN TRAVEL THROUGHOUT THE CONSTRUCTION PERIOD

## SITE NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE CONSTRUCTION LAYDOWN AREA, PERIMETER FENCE, AND ASSOCIATED GATES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE REMOVAL OF THE CONSTRUCTION LAYDOWN AREA PERIMETER FENCE AND ASSOCIATED GATES AT THE COMPLETION OF THE PROJECT.
2. THE CONTRACTOR SHALL REFERENCE THE DESIGN PLANS FOR DIMENSIONS, JOINT LOCATIONS, AND INLAY SPECIFICATIONS NEAR BUILDINGS AND IN COURTYARDS. CONTRACTOR SHALL PROVIDE JOINTS IN WALKWAYS AND HARDSCAPE PER DETAILS OR AS INDICATED ON LANDSCAPE/HARDSCAPE PLAN SHEETS.

OR

THE CONTRACTOR SHALL REFERENCE THE ARCHITECTURAL PLANS FOR DIMENSIONS, JOINTS AND INLAY SPECIFICATIONS NEAR THE BUILDING AND COURTYARD. THE CONTRACTOR SHALL PROVIDE JOINTS IN WALKWAYS EVERY TEN (10) FEET MAXIMUM, OR AS INDICATED ON ARCHITECTURAL PLANS SHEETS.

3. ALL CONSTRUCTION TRAFFIC SHALL ENTER SITE FROM ______ UNLESS OTHERWISE APPROVED IN WRITING FROM THE OWNER'S REPRESENTATIVE FOR AN ALTERNATE POINT OF ACCESS.
4. REFER TO ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
5. ALL DIMENSIONS ARE IN DECIMAL FEET TO OUTSIDE FACE OF BUILDINGS, TO CENTERLINES, AND/OR FACE OF CURB UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION.
7. ALL WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE FROM DRAWINGS.
8. ALL UTILITIES WITH SURFACE ACCESS SHALL BE LOCATED WITHIN THE PAVING PATTERN AND SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. REFER TO LAYOUT DRAWINGS.
9. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
10. ALIGN ALL JOINTS, CORNERS, AND EDGES AS SHOWN
11. CONTRACTOR SHALL REFER TO AND COORDINATE WITH ARCHITECTURAL, STRUCTURAL, AND MEP DRAWINGS AT ALL TIMES PRIOR TO AND DURING CONSTRUCTION.
12. ALL CURB TAPERS ARE SIX (6') FEET LONG UNLESS OTHERWISE SHOWN ON PLAN.
13. WHERE NEW SIDEWALK ADJOINS EXISTING WALK, PROVIDE EXPANSION JOINT BY DRILLING INTO THE FACE OF THE EXISTING WALK FOR PLACEMENT OF DOWELS. TIE NEW SIDEWALKS INTO NEAREST EXISTING PAVEMENT JOINT; MATCH WIDTH OF EXISTING WALKWAY.
14. WHERE SIDEWALK OR WALKWAYS ARE ADJACENT TO PARKING SPACES THE WALKWAY SHALL BE A MINIMUM 6.5' WIDE AS MEASURED FROM THE FACE OF CURB.
15. MAXIMUM RUNNING SLOPE FOR WALKING SURFACES CANNOT BE GREATER THAN 1:20 AND CROSS SLOPES CANNOT BE GREATER THAN 1:48. HANDICAP SPACES SURFACE SLOPES SHALL NOT EXCEED 1:48 IN ALL DIRECTIONS.
16. SIGHT TRIANGLES - NOTHING OVER 30" HIGH SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLES.
17. THE SITE SHALL BE FULLY STABILIZED (90% COVERAGE) PRIOR TO ISSUANCE OF A BUILDING CERTIFICATE OF OCCUPANCY OR PROJECT APPROVAL
18. HANDICAP RAMPS SHALL BE INSTALLED PER LATEST EDITION OF THE NC BUILDING CODE AND ANSI 117.11 WITH DETECTABLE WARNING DOMES WITH A COLOR CONTRAST OF 70% MINIMUM. SEE DETAILS AND GRADING SPOT ELEVATIONS, IF THE EXISTING CONDITIONS PRECLUDE THE ABILITY TO PROVIDE A MAXIMUM SLOPE 1/12 FOR 6-FEET OR A MAXIMUM CROSS SLOPE OF 1:48 AND A 36” MINIMUM LANDING, THE CONTRACTOR SHALL NOTIFY ENGINEER OR OWNER REPRESENTATIVE PRIOR TO INSTALLATION.

OR

HANDICAP RAMPS SHALL BE INSTALLED PER THE PLANS AND SPECIFICATIONS AND THE NC BUILDING CODE. A MAXIMUM SLOPE OF 1/12 FOR 6-FEET AND A MAXIMUM CROSS SLOPE OF 1:48 SHALL BE PROVIDED. IF EXISTING CONDITIONS PRECLUDE THIS REQUIREMENT, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION

19. THE TESTING AGENCY SHALL BE RESPONSIBLE FOR PROVIDING THE ASPHALT AND CONTRACTOR CERTIFICATION MEMO TO NCDOT FOR ALL ROADWAY IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY.

## GRADING AND STORM DRAINAGE NOTES:

1. CONTRACTOR SHALL REPORT ANY GRADE DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
2. THE MAXIMUM SLOPE ALONG ANY HANDICAP ACCESSIBLE PATHWAY SHALL NOT EXCEED 5.0% AND SHALL NOT EXCEED A 2.0% CROSS SLOPE. HANDICAP RAMPS INDICATED ON PLANS SHALL BE A MAXIMUM OF 1/12 SLOPES WITH A MAXIMUM RISE OF 30” BETWEEN LANDINGS. NON-CURB CUT RAMPS SHALL HAVE HANDRAILS AND GUARDS PER DETAILS WITH 5' LANDINGS AT THE BOTTOM AND TOP OF RAMP.
3. ALL PROPOSED ELEVATIONS SHOWN ARE EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE SPECIFIED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL NEWLY CONSTRUCTED STORM DRAINAGE IMPROVEMENTS AND RECEIVING STORM DRAINAGE SYSTEMS REMAIN CLEAN OF SEDIMENT AND DEBRIS. PRIOR TO OWNER ACCEPTANCE OF SYSTEM, THE CONTRACTOR SHALL COORDINATE AND PROVIDE A VISUAL OBSERVATION VIDEO OF ALL STORM DRAINAGE IMPROVEMENTS 12" AND LARGER. THE VISUAL OBSERVATION SHALL BE PERFORMED IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL PROVIDE TWO (2) DVD COPIES OF THE ENTIRE DRAINAGE VISUAL OBSERVATION.
5. PRIOR TO ISSUANCE OF A BUILDING CERTIFICATE OF OCCUPANCY THE CONTRACTOR SHALL PROVIDE THE OWNER WITH THE VIDEO INSPECTION OF THE STORM SEWER SYSTEM. (BOTH PUBLIC AND PRIVATE). THIS SUBMITTAL MAY NEED TO BE REVIEWED AND ACCEPTED BY THE LOCAL JURISDICTION PRIOR TO THE ISSUANCE OF THE BUILDING CO.
6. REFER TO THE EROSION CONTROL DETAILS SHEET FOR THE SEQUENCE OF CONSTRUCTION
7. INTERIM GRADING SHALL BE PROVIDED THAT ENSURES THE PROTECTION OF STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, AND WASHOUT.
8. INTERIM GRADING SHALL BE PROVIDED TO DIRECT WATER AWAY FROM BUILDINGS AND PREVENT PONDING.
9. TIE ROOF LEADERS WHERE POSSIBLE TO UNDERGROUND STORM SYSTEM. CONTRACTOR TO FIELD VERIFY LOCATE AND INSTALL WHERE POSSIBLE OR AS SHOWN ON PLANS. WHERE ROOF LEADERS DAYLIGHT AT GRADE A SPLASH BLOCK APPROVED BY THE OWNER'S REPRESENTATIVE SHALL BE INSTALLED.
10. MAXIMUM SLOPE ACROSS ANY HANDICAPPED PARKING SPACE AND AISLE SHALL NOT EXCEED 2% IN ANY DIRECTION.
11. PROPOSED CONTOURS ARE APPROXIMATE. SPOT ELEVATIONS AND ROADWAY PROFILES SHALL BE USED IN CASE OF DISCREPANCY.
12. PLACE BACKFILL AND FILL MATERIALS IN LAYER NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS. PLACE BACKFILL AND FILL MATERIALS EVENLY ON ALL SIDES TO REQUIRED ELEVATIONS, AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE. COMPACT SOIL TO NOT LESS THAN 95 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698 FOR EACH LAYER OF BACKFILL OR FILL MATERIAL UP TO TWO FEET OF FINISHED GRADE. COMPACT SOIL TO NOT LESS THAN 98 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698 FOR EACH LAYER OF BACKFILL OR FILL MATERIAL FOR THE FINAL TWO FEET.
13. SITE GRADING IMMEDIATELY ADJACENT TO FOUNDATION OF BUILDING SHALL SLOPE NOT LESS THAN 1/20 AWAY FOR MINIMUM DISTANCE OF 10 FEET. ALTERNATIVE METHOD SHALL BE PROVIDED TO DIVERT WATER AWAY FROM FOUNDATION VIA SWALES SLOPED AT A MINIMUM OF 2% OR IMPERVIOUS SURFACES SLOPED AWAY A MINIMUM OF 2% AWAY FROM BUILDING.
14. CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF EXISTING MANHOLES, METERS, VALVES, ETC. AS REQUIRED TO MEET NEW FINISHED GRADES.
15. CONTRACTOR SHALL SLOPE GRADES TO ASSURE POSITIVE STORMWATER FLOW TO KEEP WATER FROM POOLING ALONG CURBS AND WALLS.
16. TOP OF WALL ELEVATIONS INDICATE THE ELEVATION AT THE TOP OF THE CAP, UNLESS OTHERWISE NOTED.
17. BOTTOM OF WALL ELEVATIONS INDICATE THE ELEVATION OF THE FINISHED GRADE.

## UTILITY NOTES:

1. UNLESS OTHERWISE NOTED, ALL MANHOLES SHALL BE PRE-CAST CONCRETE STRUCTURES.
2. THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF UNDERGROUND UTILITIES (WATER, SEWER, STORM, ELECTRICAL, GAS, OR OTHER) FOR THIS PROJECT WITH THE BUILDING PLANS. THE UTILITY CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY SERVICES TO WITHIN FIVE (5) FEET OF THE BUILDING CONNECTION POINT.
3. THE CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS ON SITE AND UTILITY PROVIDERS DURING CONSTRUCTION TO ENSURE SMOOTH TRANSITION BETWEEN DISCIPLINES.
4. THE CONTRACTOR SHALL COORDINATE ALL PEDESTRIAN AND VEHICULAR INTERRUPTIONS WITH OWNER'S REPRESENTATIVE AT LEAST 72 HOURS PRIOR TO BEGINNING WORK.
5. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK INSIDE THE PUBLIC RIGHT OF WAY PRIOR TO RECEIPT AND COMPLIANCE WITH ALL APPLICABLE NCDOT PERMITS. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY FLAGGERS AND TRAFFIC CONTROL DURING ALL WORK INSIDE THE PUBLIC RIGHTS OF WAY.
6. THE CONTRACTOR SHALL NOT RE-USE ANY FIRE HYDRANT REMOVED AS PART OF THIS PROJECT. ANY FIRE HYDRANT SHOWN TO BE REMOVED OR RELOCATED SHALL BE REPLACED WITH A NEW FIRE HYDRANT MEETING THE LOCAL JURISDICTIONAL REQUIREMENTS AND STANDARDS.
7. ALL EXISTING SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. DEPTHS OF EXISTING UTILITIES SHOWN IN PROFILE VIEWS ARE BASED ON STANDARD ASSUMPTIONS. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION, DEPTH, SIZE AND MATERIAL OF ANY AND ALL SUB-SURFACE CONDITIONS REFERENCED IN THESE PLANS PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
8. ELEVATIONS OF UTILITIES ARE GIVEN TO THE EXTENT OF INFORMATION AVAILABLE, WHERE ELEVATIONS ARE NOT GIVEN AT POINTS OF EXISTING UTILITY CROSSINGS, SUCH ELEVATIONS SHALL BE DETERMINED BY THE CONTRACTOR AND REPORTED TO THE ENGINEER, WHEN UNKNOWN LINES ARE EXPOSED, THEIR LOCATIONS AND ELEVATIONS SHALL ALSO BE REPORTED TO THE ENGINEER.
9. UNDERGROUND UTILITIES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION OF PARKING AREA, DRIVES, CURB AND GUTTER OR CONCRETE WALKS / PADS. IF UTILITIES SHOWN ON THIS PLAN CANNOT BE INSTALLED PRIOR TO INSTALLATION OF IMPERVIOUS (ASPHALT / CONCRETE) CONDUIT SHALL BE INSTALLED FOR THE “FUTURE” UTILITY INSTALLATION.
10. AS-BUILT DOCUMENTATION REQUIREMENTS: PRIOR TO APPROVAL FROM LOCAL JURISDICTION OR ENGINEER THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS (IN BOTH PAPER AND ELECTRONIC FORMAT (CAD / PDF) PREPARED AND SEALED BY A PROFESSIONAL LAND SURVEYOR SHOWING ALL UTILITY INSTALLATION. HORIZONTAL AND VERTICAL INFORMATION SHALL BE PROVIDED FOR WATER, SEWER, STORM INCLUDING ALL STRUCTURES, VALVES, HYDRANTS, AND OTHER APPURTENANCES.

## PROPOSED UTILITY SEPARATION:

1. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM EXISTING OR PROPOSED SEWERS, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 10-FOOT HORIZONTAL SEPARATION IN WHICH CASE;
   a. THE WATER MAIN IS LAID IN A SEPARATE TRENCH, WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER; OR
   b. THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER WITH THE WATER MAIN LOCATED AT ONE SIDE OF A BENCH OF UNDISTURBED EARTH, AND WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP TO THE SEWER.
2. CROSSING A WATER MAIN OVER A SEWER. WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS OVER A SEWER, THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN 18 INCH VERTICAL SEPARATION, IN WHICH CASE BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING.
3. CROSSING A WATER MAIN UNDER A SEWER. WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER, BOTH THE WATER MAIN AND THE SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING. A SECTION OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING.
4. SEPARATION OF SANITARY SEWERS AND STORM SEWERS:
   a. A 24" VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN STORM SEWER AND SANITARY SEWER LINES OR BOTH THE SANITARY AND THE STORM LINES SHALL BE CONSTRUCTED OF FERROUS MATERIALS.

## SEWER NOTES:

1. SANITARY SEWER CLEANOUTS LOCATED IN PAVEMENT AREAS SHALL BE HEAVY DUTY TRAFFIC BEARING CASTINGS.
2. UNLESS OTHERWISE NOTED, ALL SANITARY SEWER MANHOLES ARE 4' DIA.
3. MANHOLES LOCATED IN PAVEMENT, CONCRETE OR OTHER TRAFFIC AREAS SHALL BE SET AT GRADE. MANHOLES LOCATED IN OTHER AREAS (I.E. GRASS OR WOODED AREAS) SHALL HAVE THEIR RIMS RAISED SIX INCHES ABOVE THE SURROUNDING GRADE. MANHOLES SUBJECT TO POSSIBLE WATER INFILTRATION SHALL HAVE WATERTIGHT, BOLTED LIDS.
4. MINIMUM REQUIRED SLOPES FOR SEWER SERVICES:
   4" SEWER SERVICE - 2.00% SLOPE
   6" SEWER SERVICE - 1.00% SLOPE
   8" SEWER SERVICE - 0.50% SLOPE
5. UNLESS OTHERWISE NOTED, LOCATE SANITARY SERVICE CLEANOUTS AT ALL HORIZONTAL OR VERTICAL CHANGES IN DIRECTION. MAXIMUM SPACING BETWEEN CLEANOUTS SHALL BE 75 FEET.
6. SEWER LINES LESS THAN 3 FEET OF COVER SHALL BE CLASS 50 DUCTILE IRON PIPE. SEWER LINES WITH GREATER THAN 3 FEET OF COVER SHALL BE AS NOTED BELOW:
   4" SEWER SERVICE - SCH 80
   6" SEWER SERVICE - SCH 80
   8" SEWER SERVICE - SDR-35
7. SEWER LINES UNDER CONSTRUCTION SHALL BE PROTECTED FROM DIRT, DEBRIS OR OTHER CONTAMINANTS ENTERING THE NEW SYSTEM. A MECHANICAL PLUG SHALL BE UTILIZED BOTH IMMEDIATELY UPSTREAM OF THE NEW CONSTRUCTION AND AT THE FIRST MANHOLE DOWNSTREAM IN THE EXISTING SYSTEM. EXISTING STRUCTURES, PIPING AND APPURTENANCES SHALL BE PROTECTED FROM ANY INFLOW OF WATER, DIRT OR DEBRIS DUE TO NEW CONSTRUCTION CONNECTING TO OR IN THE VICINITY OF THE EXISTING SYSTEM. CONTRACTOR TO REMOVE DEBRIS AND PLUG PRIOR TO OCCUPANCY.
8. ALL MANHOLES COVERS SHALL BE PAINTED TO LOCAL JURISDICTIONAL REQUIREMENTS.

## WATER NOTES:

1. AS INDICATED, ALL WATERLINES SHALL BE DUCTILE IRON PIPE MEETING THE REQUIREMENTS OF ANSI-AWWA C151 PRESSURE CLASS 350 OR SOFT COPPER TYPE K PIPE PER ASTM B88. IF PVC WATERLINE IS INDICATED ON THE PLANS IT SHALL MEET THE REQUIREMENTS OF AWWA C-900; CLASS 200.
2. ALL WATERLINES SHALL HAVE A MINIMUM OF 3.5 FEET OF COVER.
3. TESTING NOTES:
   PRESSURE:
   LEAKAGE SHALL NOT EXCEED THE MAXIMUM ALLOWABLE LEAKAGE SPECIFIED IN AWWA C 600.
   MINIMUM TEST PRESSURE SHALL BE 150 PSI FOR DOMESTIC AND 200 PSI FOR FIRE PROTECTION.
   BACTERIOLOGICAL:
   TWO SAMPLES FOR BACTERIOLOGICAL SAMPLING SHALL BE COLLECTED AT LEAST 24 HOURS APART. IF CONTAMINATION IS INDICATED, THEN THE DISINFECTION PROCEDURE AND TESTING SHALL BE REPEATED UNTIL SATISFACTORY RESULTS ARE OBTAINED.
4. THE CHLORINE IN HEAVILY CHLORINATED WATER FLUSHED FROM MAINS NEEDS TO BE NEUTRALIZED BEFORE DISCHARGE. CONTRACTORS SHALL NEUTRALIZE HEAVILY CHLORINATED WATER FLUSHED FROM MAINS PRIOR TO DISCHARGE OR TRANSPORT ALL HEAVILY CHLORINATED WATER OFFSITE FOR PROPER DISPOSAL.
5. PAINT VALVE COVERS, FIRE HYDRANTS AND OTHER WATER APPARATUS TO MEET THE LOCAL JURISDICTIONAL REQUIREMENTS.

## MATERIALS AND FURNISHINGS NOTES:

1. ABBREVIATIONS FOR SPECIFIC HARDSCAPE MATERIALS AND FURNISHINGS ARE LISTED IN THE LEGEND AND ARE USED THROUGHOUT THE DRAWING SET'S HARDSCAPE & FURNISHINGS PLANS, PAVING PATTERN PLANS AND SITE DETAILS.
2. REFER TO RELATED SPECIFICATION SECTION FOR SPECIFIC SUBMITTALS OF PRODUCT DATA, SAMPLES, SHOP DRAWINGS, QUALITY ASSURANCE REQUIREMENTS, EXECUTION REQUIREMENTS, AND FOR FURTHER PRODUCT INFORMATION NOT INCLUDED IN THIS SCHEDULE
3. CONTRACTOR TO SUBMIT COLOR SAMPLES AND PROVIDE MOCK-UPS FOR ALL CAST IN PLACE CONCRETE FOR APPROVAL BY LANDSCAPE ARCHITECT.

## PAVING PATTERN NOTES:

1. END ALL UNIT PAVING PATTERNS WITH A FULL OR HALF SIZE PAVER UNLESS OTHERWISE NOTED. USE OVERSIZE PAVERS WHERE PATTERN ENDS ON A UNIT SMALLER THAN HALF SIZE.
2. LAYOUT OF UNIT PAVING PATTERNS AND CONCRETE JOINTS AS INDICATED ON THIS PLAN. REFERENCE LAYOUT PLANS FOR FURTHER PAVING LAYOUT INFORMATION.
3. PAVERS ABUTTING TRUNCATED DOMES SHALL BE A CONTRASTING COLOR.
4. ALIGN ALL TRUNCATED DOME PAVER JOINTS WITH ABUTTING PAVER JOINTS.
5. PROVIDE CONTINUOUS EXPANSION JOINTS BETWEEN BACK OF CURB AND ADJOINING PAVEMENT.
6. PROVIDE CONTINUOUS EXPANSION JOINT BETWEEN ALL VERTICAL SURFACES AND ADJOINING PAVEMENT.
7. ALL DIMENSIONS MEASURED TO CENTERLINE OF JOINTS.
8. ALL WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE FROM DRAWINGS.
9. ALL ANGLES 90 DEGREES UNLESS OTHERWISE NOTED.
10. ALIGN ALL JOINTS, CORNERS AND EDGES AS SHOWN.
11. FINAL LAYOUTS TO BE APPROVED BY LANDSCAPE ARCHITECT.

## SIGNAGE, STRIPING AND MARKING NOTES:

1. ALL INTERNAL SIGNAGE SHALL BE COORDINATED WITH OWNER FOR ACTUAL LOCATION AT TIME OF INSTALLATION. SIGNAGE LEADING ONTO PUBLIC THOROUGHFARE SHALL BE INSTALLED AT RIGHT OF WAY PER DOT STANDARDS
2. ALL PAVEMENT STRIPING (EXCEPT INDIVIDUAL PARKING BAY STRIPING) SHALL BE THERMOPLASTIC REFLECTIVE PAINT. MATERIALS AND DIMENSIONS SHALL CONFORM TO NCDOT STANDARDS AND SPECIFICATIONS. PARKING BAY STRIPING SHALL BE WHITE REFLECTIVE PAINT.
3. CROSSWALKS SHALL BE CONSTRUCTED OF THERMOPLASTIC MATERIALS AND CONSTRUCTED IN ACCORDANCE WITH STATE DOT SPECIFICATIONS. CONTRACTOR TO INSTALL CROSSWALKS IN SUCH A MANNER THAT CROSSWALKS ARE ALIGNED BETWEEN HANDICAP/WALKWAY ACCESS POINTS OR PERPENDICULAR TO THE ROADWAY / DRIVE LANE.
4. ADA SYMBOLS SHOWN THESE DRAWINGS ARE FOR LOCATION PURPOSES ONLY AND NOT INTENDED TO BE PAINTED. CONTRACTOR RESPONSIBLE FOR INSTALLING ALL REQUIRED ADA SIGNAGE


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Vicinity map:

NORTH

Seal:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 049484 ENGINEER RIYAD BAROUD

02.18.2022

Project:

FORMER THALES SITE

Issued for:

PRELIMINARY PLAT

| No. | Date | Description |
|---|---|---|
| 1 | 4/01/2021 | 2ND SUBMITTAL |
| 2 | 12/23/2021 | 3RD SUBMITTAL |
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Title:

GENERAL NOTES

Project number: C19003
Issued Date: 12.23.2020
Drawn by: MD
Approved by: RGB
Sheet #: C0.10

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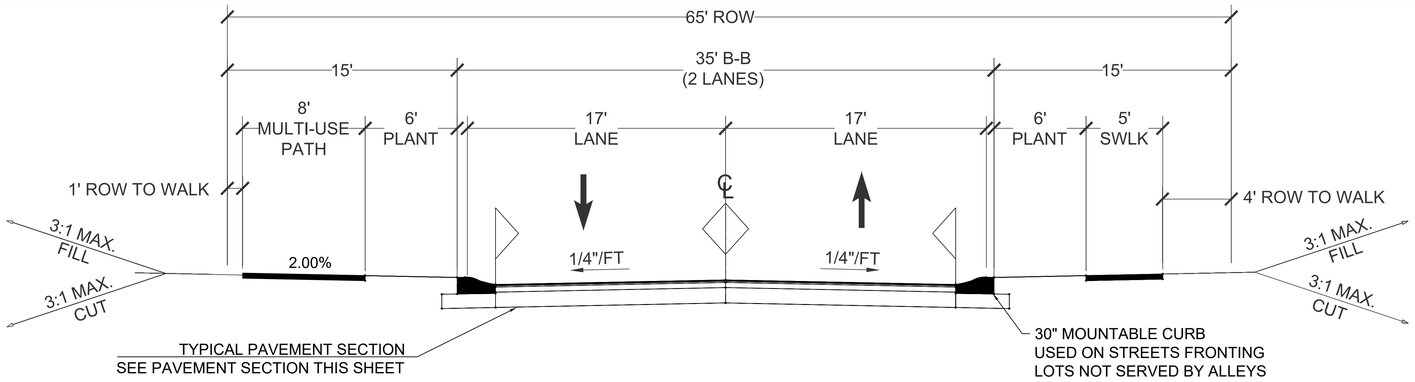
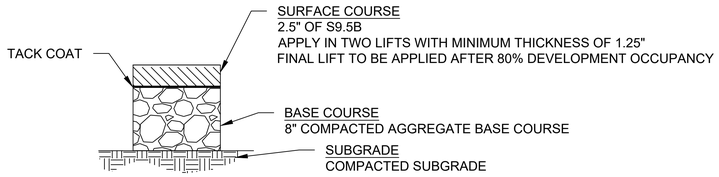
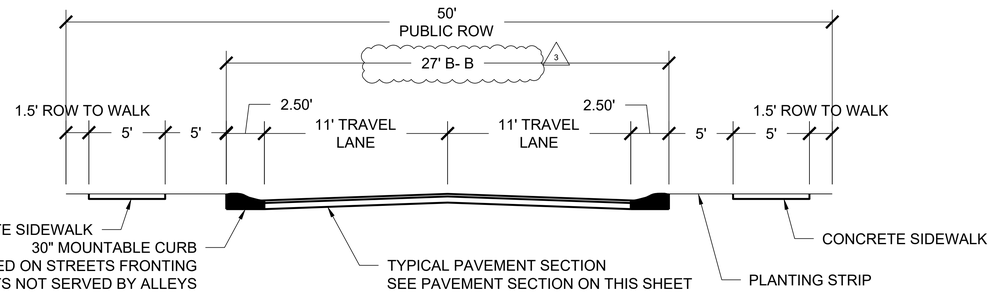


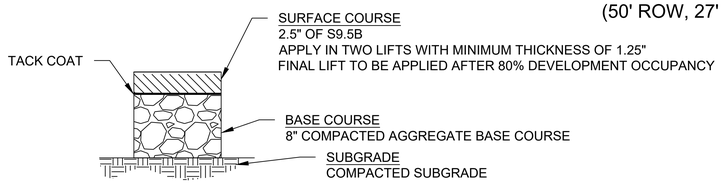

## RESIDENTIAL COLLECTOR STREET
(65' ROW, 35' B-B)



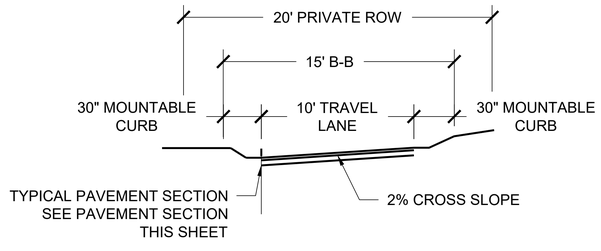

RESIDENTIAL COLLECTOR STREET
NOT TO SCALE



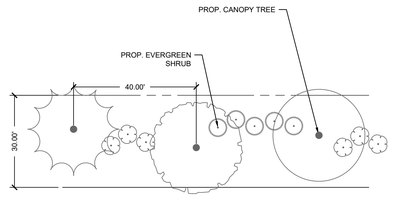

## LOCAL RESIDENTIAL STREET
(50' ROW, 27' B-B)




RESIDENTIAL LOCAL STREET
NOT TO SCALE




## PRIVATE ALLEY
(20' ROW, 15' B-B)

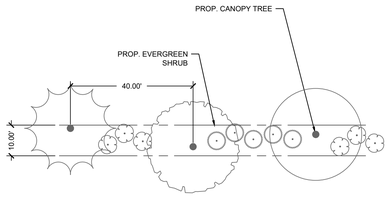



TYPE "D" STREET FRONT BUFFER
SCALE:1" =20'

30' STREET FRONT TYPE 'D' BUFFER (TYP):

1 DECIDUOUS OR EVERGREEN TREE / 40' OF FRONTAGE
50% EVERGREEN SHRUBS REQ. AT MIN. OF 3' IN HEIGHT

NOTE: EXISTING CANOPY TREES TO PARTIALLY FULFILL CANOPY TREE REQUIREMENT WITHIN BUFFER WHERE APPLICABLE

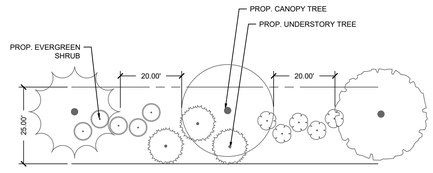



TYPE "D" STREET FRONT BUFFER
SCALE:1" =20'

10' STREET FRONT TYPE 'D' BUFFER (TYP):

1 DECIDUOUS OR EVERGREEN TREE / 40' OF FRONTAGE
50% EVERGREEN SHRUBS REQ. AT MIN. OF 3' IN HEIGHT

NOTE: EXISTING CANOPY TREES TO PARTIALLY FULFILL CANOPY TREE REQUIREMENT WITHIN BUFFER WHERE APPLICABLE



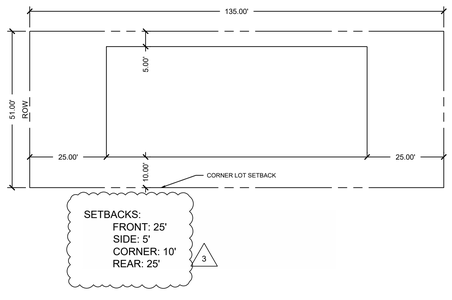

TYPE "B" LANDSCAPE BUFFER
SCALE:1" =20'

25' TYPE 'B' BUFFER (TYP):

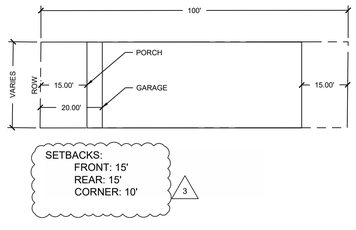
CANOPY TREES AT 20' MIN. HEIGHT - < 20' BETWEEN MATURE CANOPIES
50% EVERGREEN SHRUBS REQ. AT MIN. OF 3' IN HEIGHT

NOTE: EXISTING CANOPY TREES TO PARTIALLY FULFILL CANOPY TREE REQUIREMENT WITHIN BUFFER WHERE APPLICABLE

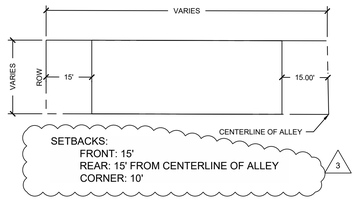
NOTE:
- BUFFER REQUIREMENTS SHOWN ON L1.00
- BUFFER LOCATIONS SHOWN ON SITE PLAN




R1 SINGLE FAMILY
RESIDENTIAL LOT




R3 TOWNHOUSE LOT




R3 TOWNHOUSE LOT
REAR LOADED ALLEY

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PROJECT #: C19003

Client:

PULTE HOMES
CHRIS RAUGHLEY
1224 CRESCENT GREEN
CARY, NC 27518
PHONE (919)816-1100

Vicinity map:

NORTH

Seal:

PRELIMINARY - DO NOT
USE FOR CONSTRUCTION

NORTH CAROLINA
PROFESSIONAL
ENGINEER
RIYAD BAROUDI
02.18.2022

Project:

FORMER THALES
SITE

SCALE: N.T.S.

Issued for:

PRELIMINARY PLAT

| No. | Date | Description |
|---|---|---|
| 1 | 4/01/2021 | 2ND SUBMITTAL |
| 2 | 12/23/2021 | 3RD SUBMITTAL |
| 3 | 02/17/2022 | 4TH SUBMITTAL |

Title:

TYPICAL SECTIONS &
BUFFERS

Project number: C19003
Issued Date: 12.23.2020
Drawn by: MD
Approved by: RGB
Sheet #: C0.20

L:\Projects\2019\C19003 - Walt Road\DWGS\3 - Preliminary Plat\3.Sheets\C19003-C0.00 Cover.dwg Feb 18, 2022 - 1:03pm

## SURVEY LEGEND:

| | |
|---|---|
| | SURVEY CONTROL POINT |
| EIP | EXISTING IRON PIPE |
| ECM | EXISTING CONCRETE MONUMENT |
| | COMPUTED POINT |
| | STORM DRAIN MANHOLE |
| | STORM DRAIN CURB INLET |
| | SANITARY SEWER MANHOLE |
| | SANITARY SEWER CLEANOUT |
| | SANITARY FORCEMAIN VALVE |
| | HYDRANT |
| WV | WATER VALVE |
| WM | WATER METER |
| | WATER MANHOLE |
| | WATER VAULT |
| | WELL |
| GV | GAS VALVE |
| GM | GAS METER |
| | TELEPHONE MANHOLE |
| TPED | TELEPHONE PEDESTAL |
| | TV MANHOLE |
| CATV | TV PEDESTAL |
| FOWP | FIBER OPTIC WITNESS POST |
| | FIBER OPTIC BOX |
| | ELECTRIC MANHOLE |
| EM | ELECTRIC METER |
| | ELECTRIC BOX |
| | UTILITY POLE |
| | GUY POLE |
| | GUY WIRE |
| | LIGHT POLE |
| | MANHOLE |
| | TRAFFIC SIGNAL BOX |
| | TRAFFIC SIGNAL POST |
| MW | MONITORING WELL |
| BOR | BORING LOCATION |
| | BOLLARD |
| | SIGN |
| FF=267.18' | FINISHED FLOOR ELEVATION |
| | DECIDUOUS TREE |
| | EVERGREEN TREE |
| | BUSH |
| X | WIRE FENCE |
| O | CHAIN LINK FENCE |
| T | UNDERGROUND TELEPHONE LINE |
| FO | UNDERGROUND FIBER OPTIC LINE |
| G | UNDERGROUND GAS LINE |
| E | UNDERGROUND ELECTRIC LINE |
| W | UNDERGROUND WATER LINE |
| TP | TREE PROTECTION FENCE |
| SS | SANITARY SEWER LINE |
| | STORM DRAIN LINE |
| OHW | OVERHEAD WIRES |
| U | UNIDENTIFIED LINE |
| | UNKNOWN DESTINATION |
| | CONCRETE SURFACE |
| DIP | DUCTILE IRON PIPE |
| PVC | POLYVINYL CHLORIDE PIPE |
| HDPE | HIGH-DENSITY POLYETHYLENE PIPE |
| RCP | REINFORCED CONCRETE PIPE |
| CMP | CORRUGATED METAL PIPE |
| CB | CATCH BASIN |

L:\Projects\2019\C19003 - Wait Road\DWGS\3 - Preliminary Plat\3-Sheets\C19003-C1.00 Existing Conditions Plan.dwg Feb 18, 2022 - 1:04pm

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PROJECT #: C19003

Client:

PULTE HOMES
CHRIS RAUGHLEY
1224 CRESCENT GREEN
CARY, NC 27518
PHONE (919)816-1100

Vicinity map:

SITE

NORTH

Seal:

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0 50 100 200

SCALE: 1"=100'

NORTH

Project:

FORMER THALES SITE

Issued for:

PRELIMINARY PLAT

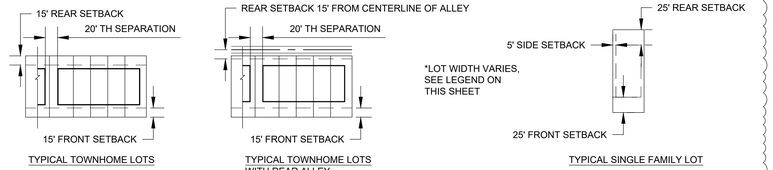
| No. | Date | Description |
|---|---|---|
| 1 | 4/01/2021 | 2ND SUBMITTAL |
| 2 | 12/23/2021 | 3RD SUBMITTAL |
| 3 | 02/17/2022 | 4TH SUBMITTAL |

Title:

EXISTING CONDITIONS PLAN

Project number: C19003
Issued Date: 12.23.2020
Drawn by: MD
Approved by: RGB
Sheet #: C1.00

NOTE: MAXIMUM OF 8 UNITS PER TOWNHOME STRUCTURE




## LOT WIDTH LEGEND:

- 51' WIDE SINGLE FAMILY LOTS
- 22' WIDE TOWNHOMES
- 24' WIDE TOWNHOMES
- 28' WIDE TOWNHOMES

## SITE LEGEND:

| SYMBOL | DESCRIPTION |
|---|---|
| | PROPOSED CONCRETE SIDEWALK |
| | PROPOSED GRAVEL |
| | PROPOSED CURB & GUTTER |
| | PROPOSED STOP BAR |
| | PROPOSED CROSSWALK |
| | PROPOSED SIGN |
| H/C | PROPOSED ADA PARKING SPACE |
| | PROPOSED RETAINING WALL |
| | PROPOSED WHEEL STOP |
| | PROPOSED MULCH |
| | PROPOSED ASPHALT TRAIL |
| | PROPOSED AMENITY AREA |
| | PROPOSED TREE SAVE AREA |
| | WETLAND |
| | EXISTING POND |
| | PROPOSED TREELINE |
| X | PROPOSED FENCE |
| | LIMITS OF DISTURBANCE |

## NOTES:

1. SEE SHEET C0.10 FOR GENERAL AND SITE NOTES.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Client:

PULTE HOMES
CHRIS RAUGHLEY
1224 CRESCENT GREEN
CARY, NC 27518
PHONE (919)816-1100

Vicinity map:

NORTH

Seal:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 038161 RIYAD BAROUD
02.18.2022

0 50 100 200
SCALE: 1" = 100'
NORTH

Project:

# FORMER THALES SITE

Issued for:

## PRELIMINARY PLAT

| No. | Date | Description |
|---|---|---|
| 1 | 4/01/2021 | 2ND SUBMITTAL |
| 2 | 12/23/2021 | 3RD SUBMITTAL |
| 3 | 02/17/2022 | 4TH SUBMITTAL |

Title:

## OVERALL SITE PLAN

Project number: C19003
Issued Date: 12.23.2020
Drawn by: MD
Approved by: RGB

Sheet #: C3.00

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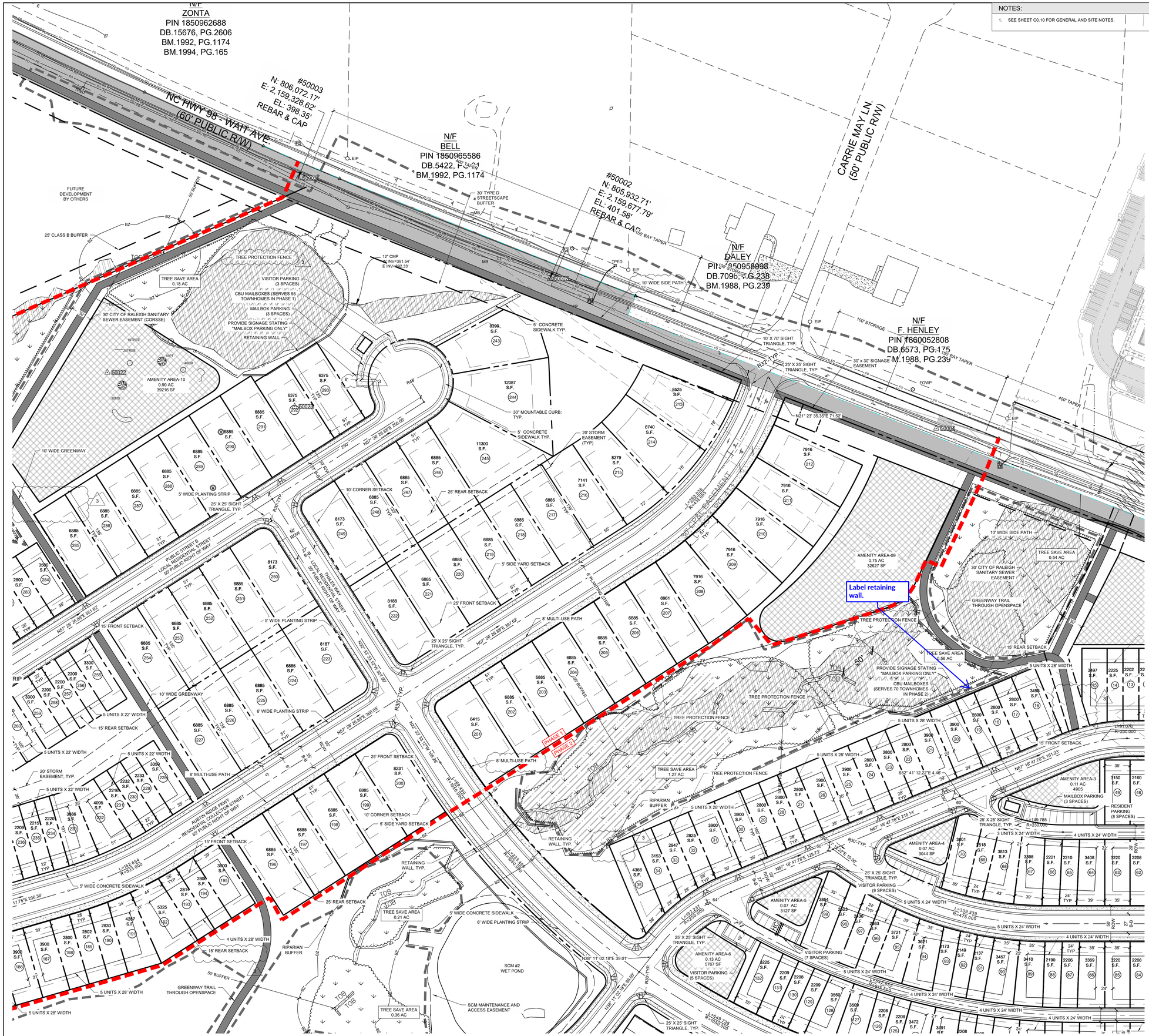


NOTES:

1. SEE SHEET C0.10 FOR GENERAL AND SITE NOTES.

SITE LEGEND:

| SYMBOL | DESCRIPTION |
|---|---|
| | PROPOSED CONCRETE SIDEWALK |
| | PROPOSED GRAVEL |
| | PROPOSED CURB & GUTTER |
| | PROPOSED STOP BAR |
| | PROPOSED CROSSWALK |
| | PROPOSED SIGN |
| H/C | PROPOSED ADA PARKING SPACE |
| | PROPOSED RETAINING WALL |
| | PROPOSED WHEEL STOP |
| | PROPOSED MULCH |
| | PROPOSED ASPHALT TRAIL |
| | PROPOSED AMENITY AREA |
| | PROPOSED TREE SAVE AREA |
| | WETLAND |
| | EXISTING POND |
| | PROPOSED TREELINE |
| X | PROPOSED FENCE |
| | LIMITS OF DISTURBANCE |

NOTE: REFER TO SHEETS C3.10 & C3.11 FOR FULL PAVEMENT MARKING AND SIGNAGE PLAN.


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Client:

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CHRIS RAUGHLEY
1224 CRESCENT GREEN
CARY, NC 27518
PHONE (919)816-1100

Vicinity map:

NORTH

Seal:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER RIYAD BAROUDI 041941

02.18.2022

0 25 50 100

SCALE: 1" = 50'

NORTH

Project:

# FORMER THALES SITE

Issued for:

## PRELIMINARY PLAT

| No. | Date | Description |
|---|---|---|
| 1 | 4/01/2021 | 2ND SUBMITTAL |
| 2 | 12/23/2021 | 3RD SUBMITTAL |
| 3 | 02/17/2022 | 4TH SUBMITTAL |
| ---- | ---- | ---- |
| ---- | ---- | ---- |
| ---- | ---- | ---- |
| ---- | ---- | ---- |
| ---- | ---- | ---- |
| ---- | ---- | ---- |
| ---- | ---- | ---- |
| ---- | ---- | ---- |
| ---- | ---- | ---- |
| ---- | ---- | ---- |

Title:

## SITE PLAN NORTHWEST

Project number: C19003
Issued Date: 12.23.2020
Drawn by: MD
Approved by: RGB

Sheet #: C3.01

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## NOTES:

1. SEE SHEET C0.10 FOR GENERAL AND SITE NOTES.

## SITE LEGEND:

| SYMBOL | DESCRIPTION |
|---|---|
| | PROPOSED CONCRETE SIDEWALK |
| | PROPOSED GRAVEL |
| | PROPOSED CURB & GUTTER |
| | PROPOSED STOP BAR |
| | PROPOSED CROSSWALK |
| | PROPOSED SIGN |
| H/C | PROPOSED ADA PARKING SPACE |
| | PROPOSED RETAINING WALL |
| | PROPOSED WHEEL STOP |
| | PROPOSED MULCH |
| | PROPOSED ASPHALT TRAIL |
| | PROPOSED AMENITY AREA |
| | PROPOSED TREE SAVE AREA |
| | WETLAND |
| | EXISTING POND |
| | PROPOSED TREELINE |
| x | PROPOSED FENCE |
| | LIMITS OF DISTURBANCE |

NOTE: REFER TO SHEETS C3.10 & C3.11 FOR FULL PAVEMENT MARKING AND SIGNAGE PLAN.

What is this bring shown in the middle of lot 209?

Label retaining wall.

Label retaining wall.

Unclear what is being labeled here. Looks like it is pointing at the streetscape buffer. Easements to the left and right should be labeled.

S68°25'54"E 288.97'

S68°30'31"E 311.10'

S68°37'38"E 200.44'

N90° 00' 00.00"E 435.63'

N90° 00' 00.00"E 503.90'

N90° 00' 00.00"E 542.62'

N90° 00' 00.00"W 553.35'

N90° 00' 00.00"W 612.38'

N90° 00' 00.00"W 624.92'

S00°38'16"W 1,528.65'

N04°53'12"E 514.59'

N16°03'59"W 316.17'

S89°03'55"E 1,244.04'

S89°02'15"E 712.(

209.19'

NOT A PART OF THIS SURVEY
N/F
THALES ACADEMY
PIN 1860-15-1206
DB 17303, PG.1329

N/F
THALES ACADE
PIN 186006900
DB.16710, PG.2
BM.1995, PG.9

THAL
PIN
DB 1
BM 2
476,7
SI
2

NC HWY 98 - WAIT AVE. (60' PUBLIC R/W)

CLASSIC

EXISTING POND

EX. POND

50' NEUSE RIPARIAN BUFFERS

TRACT A

AMENITY AREA-1 0.13 AC 5839 SF

AMENITY AREA-2 0.57 AC 24917 SF

AMENITY AREA-3 0.11 AC 4905

AMENITY AREA-4 0.07 AC 3044 SF

AMENITY AREA-5 0.07 AC 3127 SF

AMENITY AREA-6 0.13 AC 5767 SF

AMENITY AREA-7 0.32 AC 14018 SF

TREE SAVE AREA 0.54 AC

TREE SAVE AREA 0.56 AC

TREE SAVE AREA 1.27 AC

TREE SAVE AREA 1.75 AC

TREE PROTECTION FENCE

10' WIDE SIDE PATH

10' MULTI-USE PATH

30' CITY OF RALEIGH SANITARY SEWER EASEMENT

GREENWAY TRAIL THROUGH OPENSPACE

30' x 30' SIGNAGE EASEMENT

30' TYPE D STREETSCAPE BUFFER

25' TYPE B LANDSCAPE BUFFER

PROVIDE SIGNAGE STATING "MAILBOX PARKING ONLY"

CBU MAILBOXES (SERVES TOWNHOMES IN PHASE 2)

MAILBOX PARKING (3 SPACES)

RESIDENT PARKING (8 SPACES)

MAIL PARKING (4 SPACES)

CBU MAILBOXES (SERVES 62 TOWNHOMES AND 42 SINGLE FAMILY HOMES IN PHASE 2)

VISITOR PARKING (9 SPACES)

VISITOR PARKING (5 SPACES)

VISITOR PARKING (2 SPACES)

PROVIDE ADA SIGNAGE

FUTURE ROAD CONNECTION

END OF FRONTAGE MPROVEMENTS

PUBLIC STREET E
LOCAL RESIDENTIAL STREET
50' PUBLIC RIGHT OF WAY

COLLECTOR STREET
RESIDENTIAL COLLECTOR STREET
65' PUBLIC RIGHT OF WAY

PUBLIC STREET D
LOCAL RESIDENTIAL STREET
50' PUBLIC RIGHT OF WAY

PRIVATE ALLEY

20' STORM EASEMENT

5' REAR SETBACK

10' CORNER SETBACK

15' FRONT SETBACK

15' REAR SETBACK (FROM ALLEY CL)

20' FRONT SETBACK

25' REAR SETBACK

5' SIDE SETBACK

25' FRONT SETBACK

5' WIDE PLANTING STRIP

6' WIDE PLANTING STRIP

20 STREETSCAPE

10' STREETSCAPE

25' X 25' SIGHT TRIANGLE, TYP.

10' x 70' NCDOT SIGHT TRIANGLE, TYP.

5 UNITS X 22' WIDTH

5 UNITS X 28' WIDTH

5 UNITS X 24' WIDTH

4 UNITS X 24' WIDTH

3 UNITS X 24' WIDTH

PHASE 2

40' TCE

RIM: 43[illegible]'
OUT(S): 42[illegible]'

TOC: 433.64'
OUT: 429.89' - 15"RCP

TOC: 43[illegible]
IN: 429.[illegible]
OUT: 4[illegible]

0 25 50 100
SCALE: 1" = 50'

NORTH


STEWART

223 S. WEST ST., #1100
RALEIGH, NC 27603
T 919.380.8750

FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: C19003


Client:

PULTE HOMES
CHRIS RAUGHLEY
1224 CRESCENT GREEN
CARY, NC 27518
PHONE (919)816-1100

Vicinity map:

SITE

NORTH

Seal:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 040484 RIYAD BAROUDI

02.18.2022

Project:

# FORMER THALES SITE

Issued for:

## PRELIMINARY PLAT

| No. | Date | Description |
|---|---|---|
| 1 | 4/01/2021 | 2ND SUBMITTAL |
| 2 | 01.07.2022 | 3RD SUBMITTAL |
| 3 | 02/17/2022 | 4TH SUBMITTAL |

Title:

## SITE PLAN EAST

Project number: C19003
Issued Date: 12.23.2020
Drawn by: MD
Approved by: RGB

Sheet #: C3.02

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*SUBDIVISION*
*1172-1173*
*G. 2142*
*1279-1280*
*G. 2479*
*G. 527*

LONGMONT DR. (50' PUBLIC R/W)

TREE PROTECTION FENCE
TREE SAVE AREA 2.76 AC
10' WIDE GREENWAY
WETLAND, TYP.
STREAM, TYP.
30' CORSSE
5 UNITS X 28' WIDTH
RETAINING WALL, TYP.
50' BUFFER
RESIDENT PARKING (6 SPACES)
MAIL PARKING (3 SPACES)
SCM MAINTENANCE AND ACCESS EASEMENT
SCM #1 WET POND
5 UNITS X 22' WIDTH
15' REAR SETBACK
5' WIDE PLANTING STRIP
15' FRONT SETBACK
20' STORM EASEMENT, TYP.
PROVIDE SIGNAGE STATING "MAILBOX PARKING ONLY"
CBU MAILBOXES (SERVES 59 TOWNHOMES IN PHASE 1)
AA-11 0.06 AC 2583 SF
PUBLIC STREET B LOCAL RESIDENTIAL STREET 50' PUBLIC RIGHT OF WAY
AUSTIN RIDGE PKWY RESIDENTIAL COLLECTOR STREET 65' PUBLIC RIGHT OF WAY
5' WIDE CONCRETE SIDEWALK
ADA RAMP, TYP.
4 UNITS X 28' WIDTH
RIPARIAN BUFFER
GREENWAY TRAIL THROUGH OPENSPACE
TREE SAVE AREA 0.36 AC
SCM #2 WET POND
SCM MAINTENANCE AND ACCESS EASEMENT
25' X 25' SIGHT TRIANGLE, TYP.
10' CORNER SETBACK
25' REAR SETBACK
5' SIDE YARD SETBACK
25' FRONT SETBACK
8' MULTI-USE PATH
6' WIDE PLANTING STRIP
TRAILS WAY LOCAL RESIDENTIAL STREET 50' PUBLIC RIGHT OF WAY
PHASE 1
PHASE 2
TREE SAVE AREA 0.37 AC
TREE SAVE AREA 0.88 AC
TREE SAVE AREA 1.01 AC
TREE SAVE AREA 1.75 AC
TREE SAVE AREA 0.21 AC
EXISTING POND
BOARDWALK
PHASE LINE
VISITOR PARKING (10 SPACES)
RESIDENT PARKING (7 SPACES)
VISITOR PARKING (3 SPACES)
CBU MAILBOXES (SERVES 10 SINGLE FAMILY HOMES IN PHASE 2)
MAILBOX PARKING (2 SPACES)
VISITOR PARKING (10 SPACES)
AMENITY AREA PARKING (32 SPACES)
AMENITY CENTER (3,156 SF)
POOL (2,999 SF)
GEMSTONE WAY LOCAL RESIDENTIAL STREET 50' PUBLIC RIGHT OF WAY
PUBLIC STREET A LOCAL RESIDENTIAL STREET 50' PUBLIC RIGHT OF WAY
AA-8 0.95 AC 41314 SF
AA-12 0.30 AC 13125 SF
SCM #3 WET POND
20 TYPE B LANDSCAPE BUFFER
25' TPE B LANDSCAPE BUFFER
CONTROL CORNER
BM:2006 PG.1172
N: 804,368.96'
E: 2,158,295.66'
MH-3 (UNABLE TO LOCATE - COVERED IN DEBRIS)
MH-4
RIM: 338.49'
IN(N): 328.76'
OUT(SW): 328.66'
15"RCP 341.73'
I-5
IN: 335.89'
NE): 327.14'
IT(SW): 327.09'
POS 1
RETAINING WALL, TYP.
N/F

Label retaining wall.
Label retaining wall.

## SITE LEGEND:

| SYMBOL | DESCRIPTION |
|---|---|
| | PROPOSED CONCRETE SIDEWALK |
| | PROPOSED GRAVEL |
| | PROPOSED CURB & GUTTER |
| | PROPOSED STOP BAR |
| | PROPOSED CROSSWALK |
| | PROPOSED SIGN |
| H/C | PROPOSED ADA PARKING SPACE |
| | PROPOSED RETAINING WALL |
| | PROPOSED WHEEL STOP |
| | PROPOSED MULCH |
| | PROPOSED ASPHALT TRAIL |
| | PROPOSED AMENITY AREA |
| | PROPOSED TREE SAVE AREA |
| | WETLAND |
| | EXISTING POND |
| | PROPOSED TREELINE |
| X | PROPOSED FENCE |
| | LIMITS OF DISTURBANCE |

NOTE: REFER TO SHEETS C3.10 & C3.11 FOR FULL PAVEMENT MARKING AND SIGNAGE PLAN.

## NOTES:

1. SEE SHEET C0.10 FOR GENERAL AND SITE NOTES.


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FIRM LICENSE #: C-1051
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PROJECT #: C19003


Client:

PULTE HOMES
CHRIS RAUGHLEY
1224 CRESCENT GREEN
CARY, NC 27518
PHONE (919)816-1100

Vicinity map:

NORTH

Seal:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 041941 RIYAD BAROUDI
02.18.2022

0 25 50 100
SCALE: 1" = 50'
NORTH

Project:

# FORMER THALES SITE

Issued for:

## PRELIMINARY PLAT

| No. | Date | Description |
|---|---|---|
| 1 | 4/01/2021 | 2ND SUBMITTAL |
| 2 | 01.07.2022 | 3RD SUBMITTAL |
| 3 | 02/17/2022 | 4TH SUBMITTAL |

Title:

## SITE PLAN SOUTHWEST

Project number: C19003
Issued Date: 12.23.2020
Drawn by: MD
Approved by: RGB
Sheet #: C3.03

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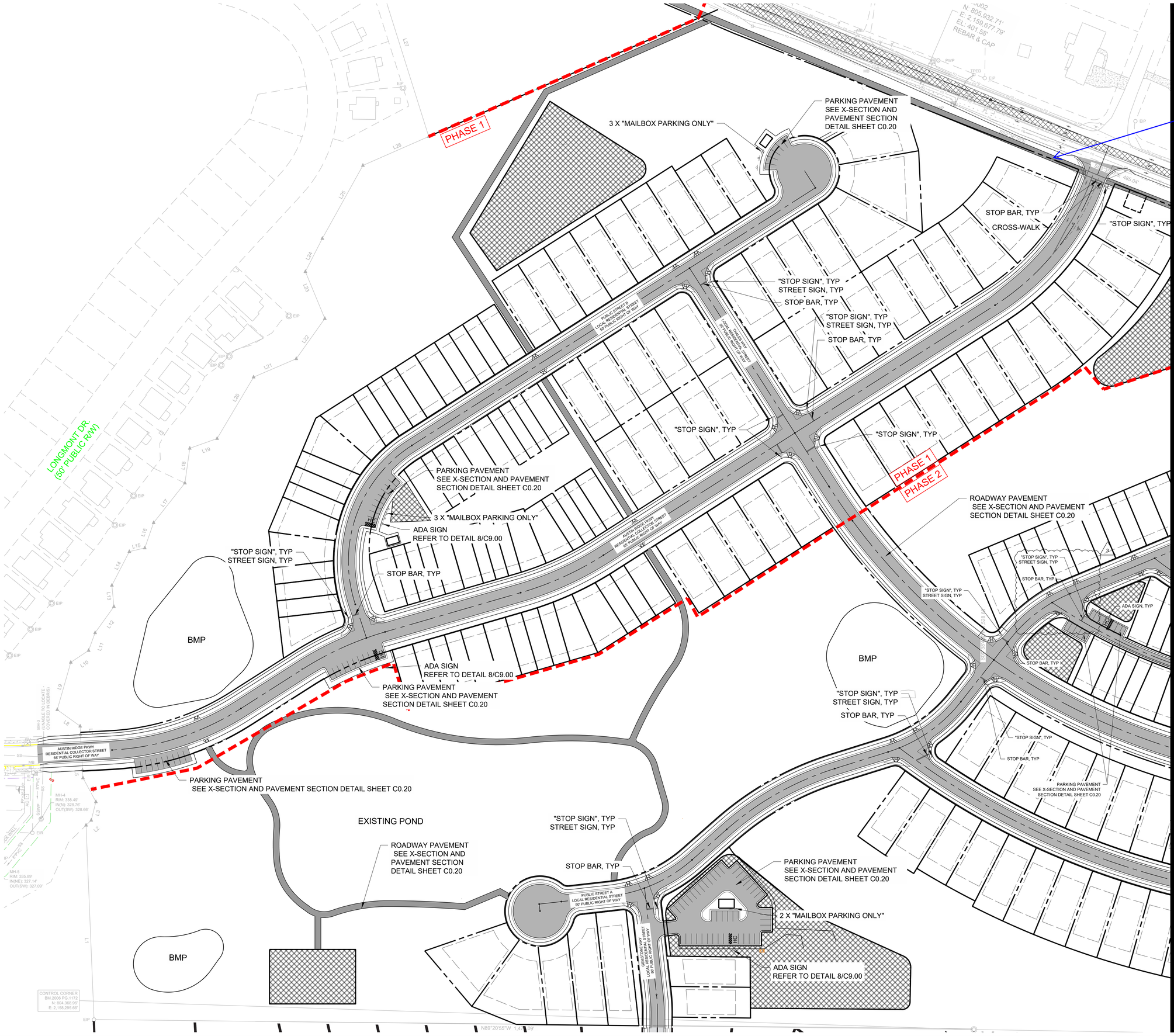


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PHONE (919)816-1100

Vicinity map:

NORTH

Seal:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049484 RIYAD BAROUDI
02.18.2022

0 30 60 120
SCALE: 1"=60'
NORTH

Project:

FORMER THALES SITE

Issued for:

PRELIMINARY PLAT

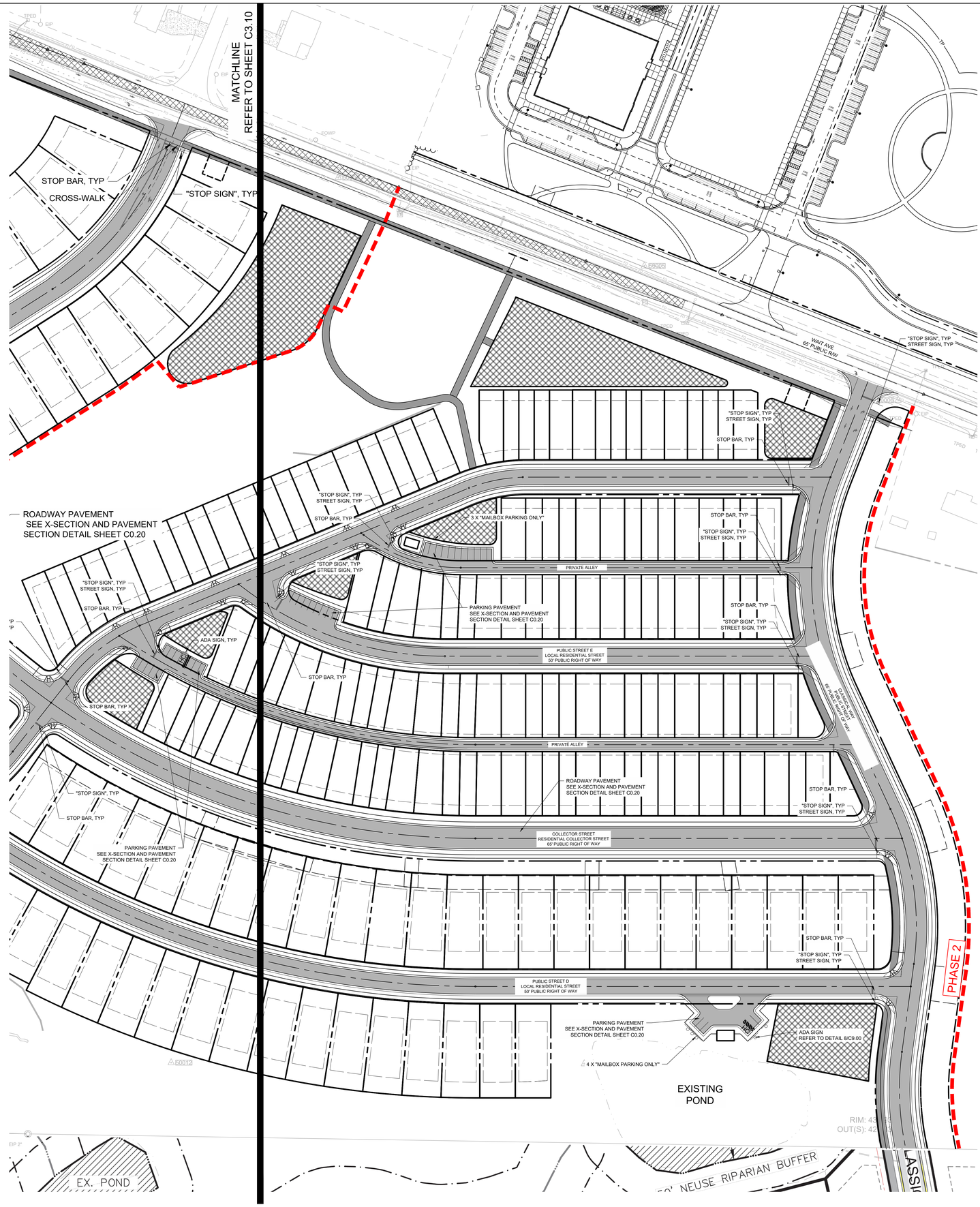
| No. | Date | Description |
|---|---|---|
| 1 | 4/01/2021 | 2ND SUBMITTAL |
| 2 | 12/23/2021 | 3RD SUBMITTAL |
| 3 | 02/17/2022 | 4TH SUBMITTAL |

Title:

PAVEMENT AND SIGNAGE PLAN

Project number: C19003
Issued Date: 12.23.2020
Drawn by: RB
Approved by: RGB
Sheet #: C3.10

L:\Projects\2019\C19003 - Wait Road\DWGS\3 - Preliminary Plat\3-Sheets\C19003-C3.10-Pavement and Signage.dwg Feb 18, 2022 - 1:11pm

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RALEIGH, NC 27603
T 919.380.8750

FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: C19003

Client:

PULTE HOMES
CHRIS RAUGHLEY
1224 CRESCENT GREEN
CARY, NC 27518
PHONE (919)816-1100

Vicinity map:

NORTH

Seal:

PRELIMINARY - DO NOT
USE FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049484 RIYAD BAROUD

02.18.2022

0 30 60 120

SCALE: 1"=60' NORTH

Project:

# FORMER THALES SITE

Issued for:

## PRELIMINARY PLAT

| No. | Date | Description |
|---|---|---|
| 1 | 4/01/2021 | 2ND SUBMITTAL |
| 2 | 12/23/2021 | 3RD SUBMITTAL |

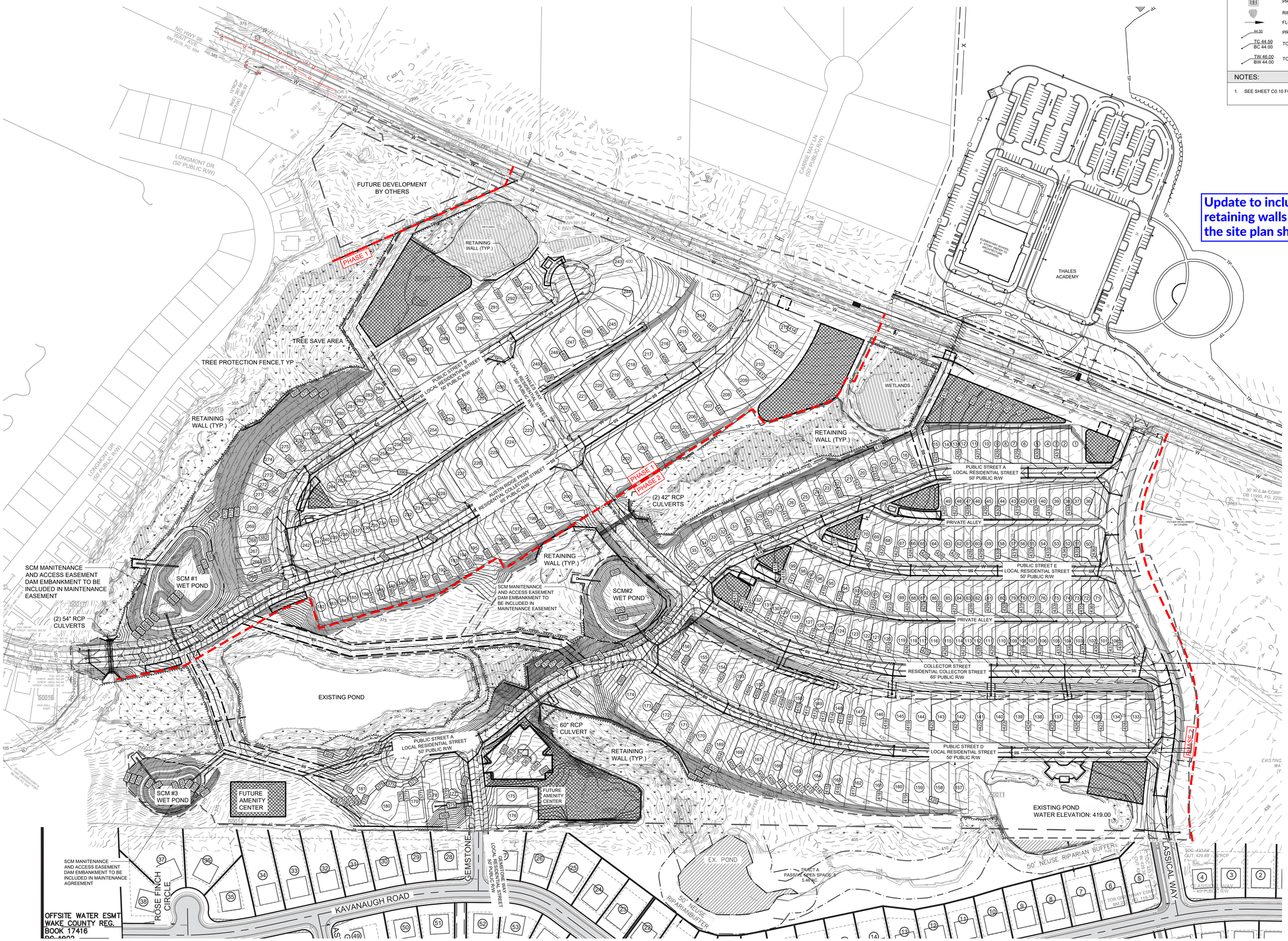
Title:

## PAVEMENT AND SIGNAGE PLAN

Project number: C19003
Issued Date: 12.23.2020
Drawn by: RB
Approved by: RGB

Sheet #: C3.11

L:\Projects\2019\C19003 - Wait Road\DWGS\3 - Preliminary Plat\3-Sheets\C19003-C3.10-Pavement and Signage.dwg Feb 18, 2022 - 1:11pm




Update to include retaining walls noted on the site plan sheets.

## GRADING LEGEND:

| SYMBOL | DESCRIPTION | DETAIL REFERENCE |
|---|---|---|
| | LIMITS OF DISTURBANCE | N/A |
| 200 | PROPOSED MAJOR CONTOUR | N/A |
| | PROPOSED MINOR CONTOUR | N/A |
| 200 | EXISTING MAJOR CONTOUR | N/A |
| | EXISTING MINOR CONTOUR | N/A |
| | PROPOSED STORM DRAINAGE | #/C9.XX |
| | PROPOSED JUNCTION BOX | #/C9.XX |
| | PROPOSED CATCH BASIN | #/C9.XX |
| | PROPOSED AREA DRAIN | #/C9.XX |
| | RIPRAP DISSIPATOR | #/C9.XX |
| | FLOW DIRECTION | N/A |
| 44.50 | PROPOSED ELEVATION | N/A |
| TC 44.50 BC 44.00 | TOP/BOTTOM OF CURB | N/A |
| TW 46.00 BW 44.00 | TOP/BOTTOM OF WALL | N/A |

## NOTES:

1. SEE SHEET C0.10 FOR GENERAL AND GRADING NOTES.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Client:

PULTE HOMES
CHRIS RAUGHLEY
1224 CRESCENT GREEN
CARY, NC 27518
PHONE (919)816-1100

Vicinity map:

NORTH

Seal:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER RIYAD BAROUD

02.18.2022

0 50 100 200

SCALE: 1"=100'

NORTH

Project:

# FORMER THALES SITE

Issued for:

## PRELIMINARY PLAT

| No. | Date | Description |
|---|---|---|
| 1 | 4/01/2021 | 2ND SUBMITTAL |
| 2 | 12/23/2021 | 3RD SUBMITTAL |

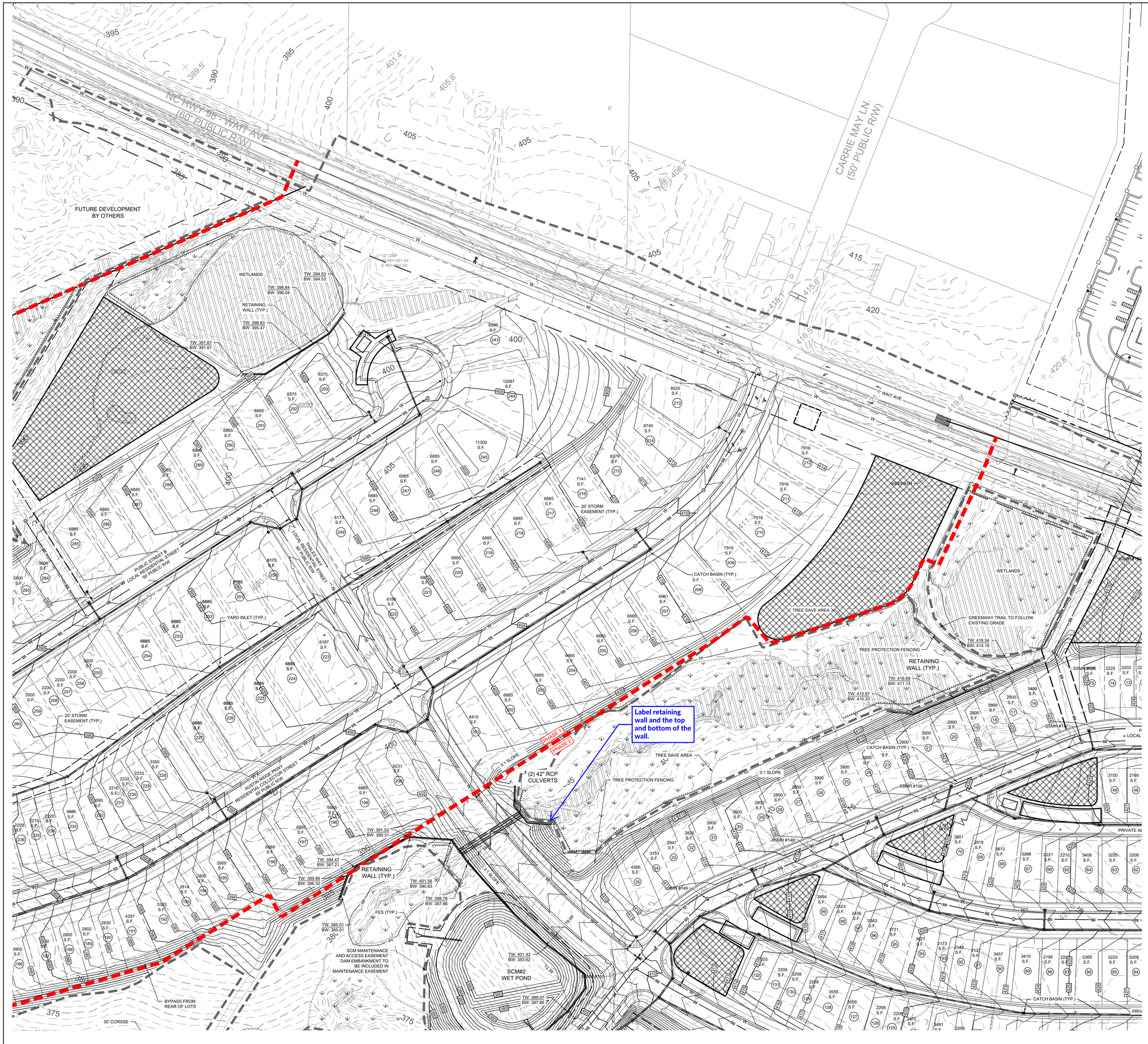
Title:

## GRADING & STORM DRAINAGE PLAN OVERALL

Project number: C19003
Issued Date: 12.23.2020
Drawn by: JP
Approved by: RGB

Sheet #: C5.00

L:\Projects\2019\C19003 - Wait Road\DWGS\3 - Preliminary Plat\3-Sheets\C19003-C5.00 Grading & Storm Drainage Plan.dwg Feb 18, 2022 - 1:16pm




## GRADING LEGEND:

| SYMBOL | DESCRIPTION | DETAIL REFERENCE |
|---|---|---|
| | LIMITS OF DISTURBANCE | N/A |
| 200 | PROPOSED MAJOR CONTOUR | N/A |
| | PROPOSED MINOR CONTOUR | N/A |
| 200 | EXISTING MAJOR CONTOUR | N/A |
| | EXISTING MINOR CONTOUR | N/A |
| | PROPOSED STORM DRAINAGE | #/C9.XX |
| D | PROPOSED JUNCTION BOX | #/C9.XX |
| | PROPOSED CATCH BASIN | #/C9.XX |
| | PROPOSED AREA DRAIN | #/C9.XX |
| | RIPRAP DISSIPATOR | #/C9.XX |
| | FLOW DIRECTION | N/A |
| 44.50 | PROPOSED ELEVATION | N/A |
| TC 44.50 / BC 44.00 | TOP/BOTTOM OF CURB | N/A |
| TW 46.00 / BW 44.00 | TOP/BOTTOM OF WALL | N/A |

## NOTES:

1. SEE SHEET C0.10 FOR GENERAL AND GRADING NOTES.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Client:

PULTE HOMES
CHRIS RAUGHLEY
1224 CRESCENT GREEN
CARY, NC 27518
PHONE (919)816-1100

Vicinity map:

NORTH

Seal:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049494 RIYAD BAROUD
02.18.2022

0 60 120 240
SCALE: 1"=120'
NORTH

Project:

# FORMER THALES SITE

Issued for:

## PRELIMINARY PLAT

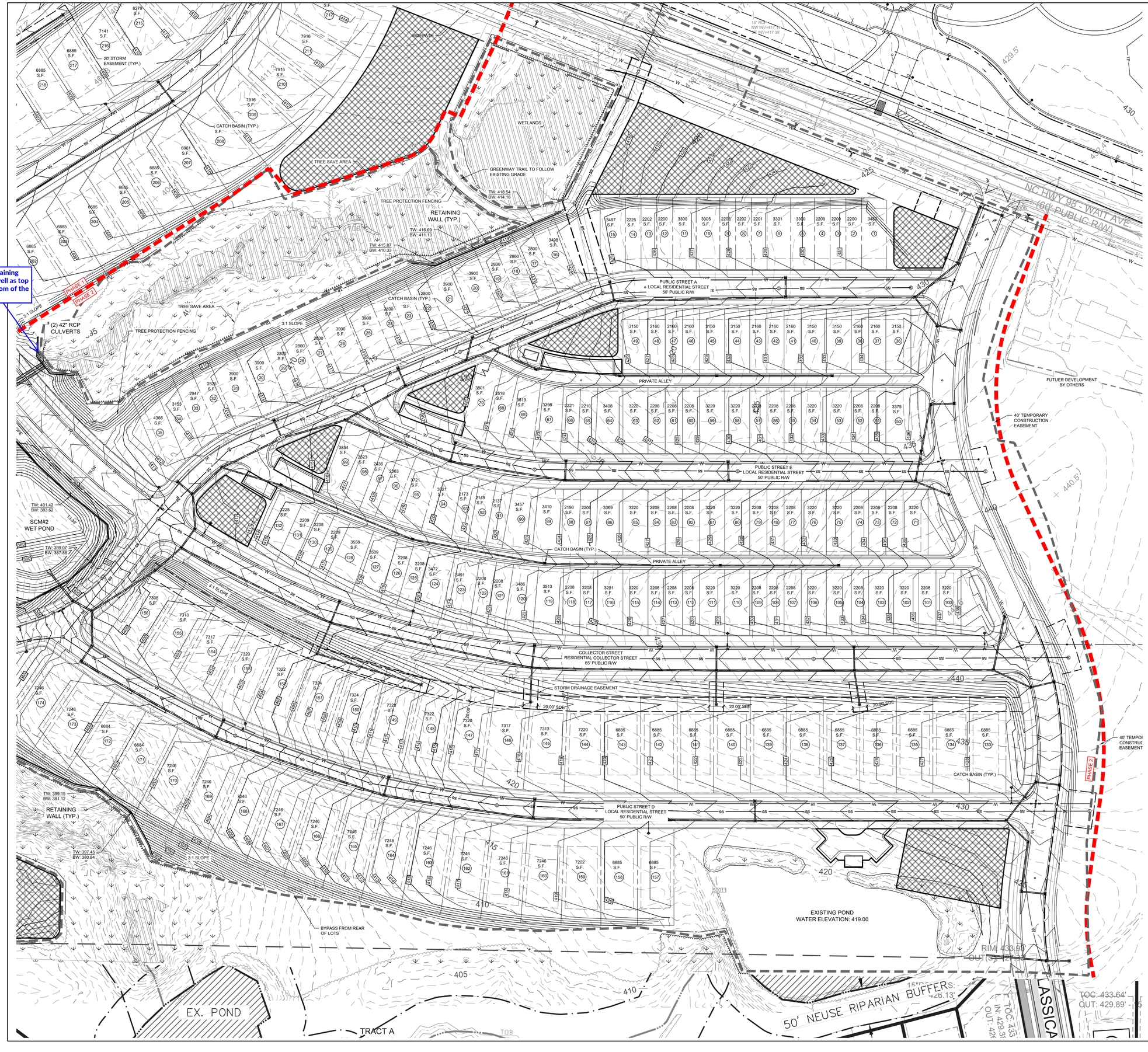
| No. | Date | Description |
|---|---|---|
| 1 | 4/01/2021 | 2ND SUBMITTAL |
| 2 | 12/23/2021 | 3RD SUBMITTAL |

Title:

## GRADING AND DRAINAGE PLAN NORTHWEST

Project number: C19003
Issued Date: 12.23.2020
Drawn by: JP
Approved by: RGB
Sheet #: C5.01

L:\Projects\2019\C19003 - Wait Road\DWGS\3 - Preliminary Plat\3-Sheets\C19003-C5.00 Grading & Storm Drainage Plan.dwg Feb 18, 2022 - 1:16pm




## GRADING LEGEND:

| SYMBOL | DESCRIPTION | DETAIL REFERENCE |
|---|---|---|
| | LIMITS OF DISTURBANCE | N/A |
| 200 | PROPOSED MAJOR CONTOUR | N/A |
| | PROPOSED MINOR CONTOUR | N/A |
| 200 | EXISTING MAJOR CONTOUR | N/A |
| | EXISTING MINOR CONTOUR | N/A |
| | PROPOSED STORM DRAINAGE | #/C9.XX |
| D | PROPOSED JUNCTION BOX | #/C9.XX |
| | PROPOSED CATCH BASIN | #/C9.XX |
| | PROPOSED AREA DRAIN | #/C9.XX |
| | RIPRAP DISSIPATOR | #/C9.XX |
| | FLOW DIRECTION | N/A |
| 44.50 | PROPOSED ELEVATION | N/A |
| TC 44.50 / BC 44.00 | TOP/BOTTOM OF CURB | N/A |
| TW 46.00 / BW 44.00 | TOP/BOTTOM OF WALL | N/A |

## NOTES:

1. SEE SHEET C0.10 FOR GENERAL AND GRADING NOTES.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Client:

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CHRIS RAUGHLEY
1224 CRESCENT GREEN
CARY, NC 27518
PHONE (919)816-1100

Vicinity map:

NORTH

Seal:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049494 RIYAD BAROUD
02.18.2022

0 60 120 240
SCALE: 1"=120'
NORTH

Project:

# FORMER THALES SITE

Issued for:

## PRELIMINARY PLAT

| No. | Date | Description |
|---|---|---|
| 1 | 4/01/2021 | 2ND SUBMITTAL |
| 2 | 12/23/2021 | 3RD SUBMITTAL |

Title:

## GRADING AND DRAINAGE PLAN EAST

Project number: C19003
Issued Date: 12.23.2020
Drawn by: JP
Approved by: RGB
Sheet #: C5.02

L:\Projects\2019\C19003 - Wait Road\DWGS\3 - Preliminary Plat\3-Sheets\C19003-C5.00 Grading & Storm Drainage Plan.dwg Feb 18, 2022 - 1:17pm

## GRADING LEGEND:

| SYMBOL | DESCRIPTION | DETAIL REFERENCE |
|---|---|---|
| | LIMITS OF DISTURBANCE | N/A |
| 200 | PROPOSED MAJOR CONTOUR | N/A |
| | PROPOSED MINOR CONTOUR | N/A |
| 200 | EXISTING MAJOR CONTOUR | N/A |
| | EXISTING MINOR CONTOUR | N/A |
| | PROPOSED STORM DRAINAGE | #/C9.XX |
| D | PROPOSED JUNCTION BOX | #/C9.XX |
| | PROPOSED CATCH BASIN | #/C9.XX |
| | PROPOSED AREA DRAIN | #/C9.XX |
| | RIPRAP DISSIPATOR | #/C9.XX |
| | FLOW DIRECTION | N/A |
| 44.50 | PROPOSED ELEVATION | N/A |
| TC 44.50<br>BC 44.00 | TOP/BOTTOM OF CURB | N/A |
| TW 46.00<br>BW 44.00 | TOP/BOTTOM OF WALL | N/A |

## NOTES:

1. SEE SHEET C0.10 FOR GENERAL AND GRADING NOTES.


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PROJECT #: C19003


Client:

PULTE HOMES
CHRIS RAUGHLEY
1224 CRESCENT GREEN
CARY, NC 27518
PHONE (919)816-1100

Vicinity map:

NORTH

Seal:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER RIYAD BAROUDI 41941
02.18.2022

0 60 120 240
SCALE: 1"=120' NORTH

Project:

# FORMER THALES SITE

Issued for:

## PRELIMINARY PLAT

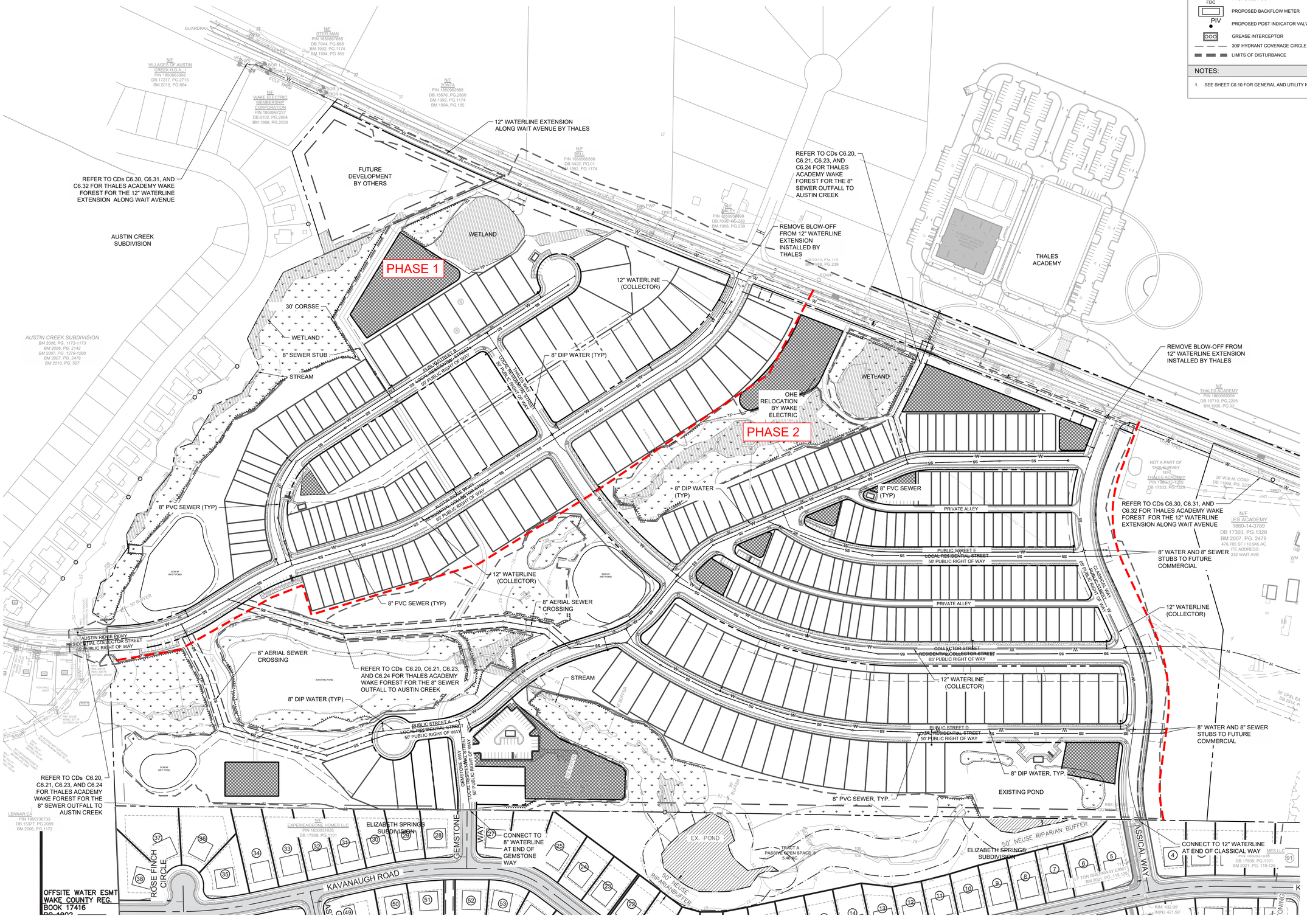
| No. | Date | Description |
|---|---|---|
| 1 | 4/01/2021 | 2ND SUBMITTAL |
| 2 | 12/23/2021 | 3RD SUBMITTAL |

Title:

## GRADING AND DRAINAGE PLAN SOUTHWEST

Project number: C19003
Issued Date: 12.23.2020
Drawn by: JP
Approved by: RGB
Sheet #: C5.03

L:\Projects\2019\C19003 - Wait Road\DWGS\3 - Preliminary Plat\3-Sheets\C19003-C5.00 Grading & Storm Drainage Plan.dwg Feb 18, 2022 - 1:17pm




## UTILITY LEGEND:

| SYMBOL | DESCRIPTION | DETAIL REFERENCE |
|---|---|---|
| W | EXISTING WATER LINE | N/A |
| W | PROPOSED WATER LINE | #/C9.XX |
| SS | EXISTING SANITARY SEWER LINE | N/A |
| SS | PROPOSED SANITARY SEWER LINE | #/C9.XX |
| | PROPOSED FIRE HYDRANT | #/C9.XX |
| | PROPOSED WATER VALVE | #/C9.XX |
| S | EXISTING SANITARY SEWER MANHOLE | N/A |
| S | PROPOSED SANITARY SEWER MANHOLE | #/C9.XX |
| CO | PROPOSED CLEANOUT | #/C9.XX |
| FDC | PROPOSED FDC | #/C9.XX |
| | PROPOSED BACKFLOW METER | #/C9.XX |
| PIV | PROPOSED POST INDICATOR VALVE (PIV) | #/C9.XX |
| | GREASE INTERCEPTOR | #/C9.XX |
| | 300' HYDRANT COVERAGE CIRCLE | N/A |
| | LIMITS OF DISTURBANCE | N/A |

## NOTES:

1. SEE SHEET C0.10 FOR GENERAL AND UTILITY NOTES.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PROJECT #: C19003


Client:

PULTE HOMES
CHRIS RAUGHLEY
1224 CRESCENT GREEN
CARY, NC 27518
PHONE (919)816-1100

Vicinity map:

NORTH

Seal:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049494 RIYAD BAROUDI
02.18.2022

0 50 100 200
SCALE: 1"=100' NORTH

Project:

# FORMER THALES SITE

Issued for:

## PRELIMINARY PLAT

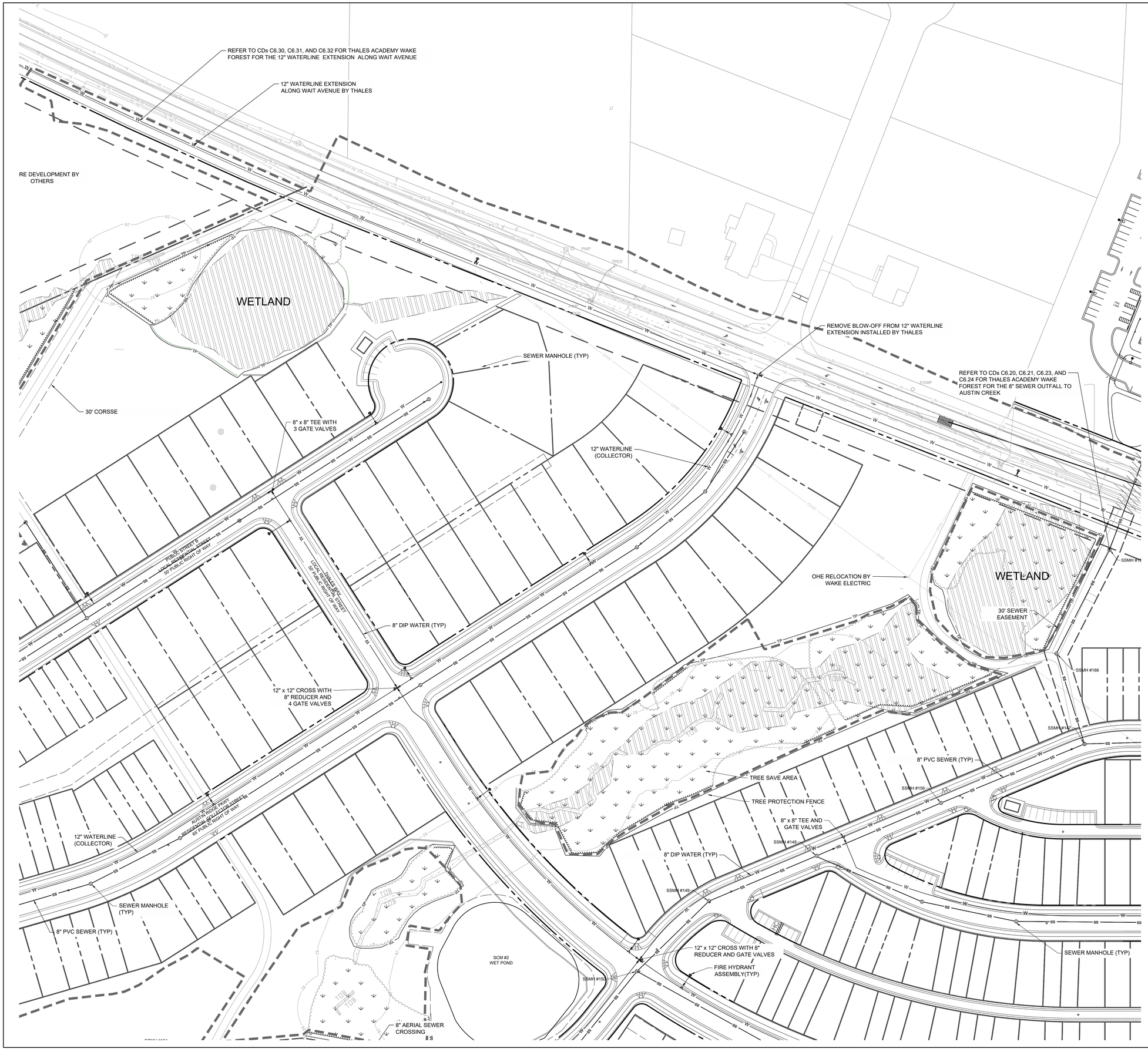
| No. | Date | Description |
|---|---|---|
| 1 | 4/01/2021 | 2ND SUBMITTAL |
| 2 | 12/23/2021 | 3RD SUBMITTAL |

Title:

## UTILITIES PLAN OVERALL

Project number: C19003
Issued Date: 12.23.2020
Drawn by: MD
Approved by: RGB
Sheet #: C6.00

L:\Projects\2019\C19003 - Wait Road\DWGS\3 - Preliminary Plat\3-Sheets\C19003-C6.00 Utility Plan.dwg Feb 18, 2022 - 1:21pm




## UTILITY LEGEND:

| SYMBOL | DESCRIPTION | DETAIL REFERENCE |
|---|---|---|
| W | EXISTING WATER LINE | N/A |
| W | PROPOSED WATER LINE | #/C9.XX |
| SS | EXISTING SANITARY SEWER LINE | N/A |
| SS | PROPOSED SANITARY SEWER LINE | #/C9.XX |
| | PROPOSED FIRE HYDRANT | #/C9.XX |
| | PROPOSED WATER VALVE | #/C9.XX |
| S | EXISTING SANITARY SEWER MANHOLE | N/A |
| S | PROPOSED SANITARY SEWER MANHOLE | #/C9.XX |
| CO | PROPOSED CLEANOUT | #/C9.XX |
| FDC | PROPOSED FDC | #/C9.XX |
| | PROPOSED BACKFLOW METER | #/C9.XX |
| PIV | PROPOSED POST INDICATOR VALVE (PIV) | #/C9.XX |
| | GREASE INTERCEPTOR | #/C9.XX |
| | 300' HYDRANT COVERAGE CIRCLE | N/A |
| | LIMITS OF DISTURBANCE | N/A |

## NOTES:

1. SEE SHEET C0.10 FOR GENERAL AND UTILITY NOTES.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FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: C19003


Client:

PULTE HOMES
CHRIS RAUGHLEY
1224 CRESCENT GREEN
CARY, NC 27518
PHONE (919)816-1100

Vicinity map:

NORTH

Seal:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 049484 ENGINEER RIYAD BAROUDI

02.18.2022

0 25 50 100

SCALE: 1"=50' NORTH

Project:

# FORMER THALES SITE

Issued for:

## PRELIMINARY PLAT

| No. | Date | Description |
|---|---|---|
| 1 | 4/01/2021 | 2ND SUBMITTAL |
| 2 | 12/23/2021 | 3RD SUBMITTAL |

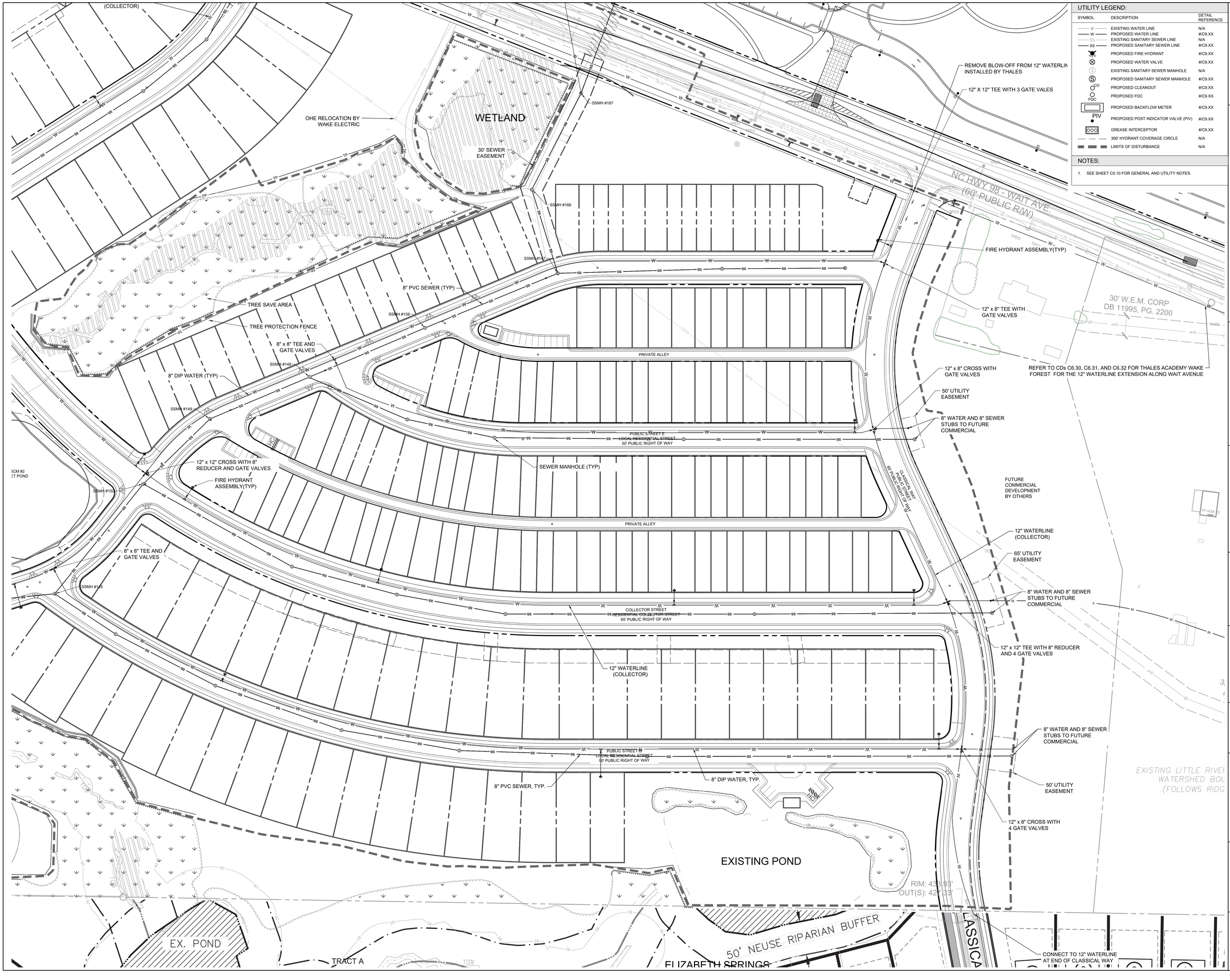
Title:

## UTILITIES PLAN NORTHWEST

Project number: C19003
Issued Date: 12.23.2020
Drawn by: MD
Approved by: RGB

Sheet #: C6.01

L:\Projects\2019\C19003 - Wait Road\DWGS\3 - Preliminary Plat\3-Sheets\C19003-C6.00 Utility Plan.dwg Feb 18, 2022 - 1:21pm




## UTILITY LEGEND:

| SYMBOL | DESCRIPTION | DETAIL REFERENCE |
|---|---|---|
| W | EXISTING WATER LINE | N/A |
| W | PROPOSED WATER LINE | #/C9.XX |
| SS | EXISTING SANITARY SEWER LINE | N/A |
| SS | PROPOSED SANITARY SEWER LINE | #/C9.XX |
| | PROPOSED FIRE HYDRANT | #/C9.XX |
| | PROPOSED WATER VALVE | #/C9.XX |
| S | EXISTING SANITARY SEWER MANHOLE | N/A |
| S | PROPOSED SANITARY SEWER MANHOLE | #/C9.XX |
| CO | PROPOSED CLEANOUT | #/C9.XX |
| FDC | PROPOSED FDC | #/C9.XX |
| | PROPOSED BACKFLOW METER | #/C9.XX |
| PIV | PROPOSED POST INDICATOR VALVE (PIV) | #/C9.XX |
| | GREASE INTERCEPTOR | #/C9.XX |
| | 300' HYDRANT COVERAGE CIRCLE | N/A |
| | LIMITS OF DISTURBANCE | N/A |

## NOTES:

1. SEE SHEET C0.10 FOR GENERAL AND UTILITY NOTES.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PROJECT #: C19003


Client:

PULTE HOMES
CHRIS RAUGHLEY
1224 CRESCENT GREEN
CARY, NC 27518
PHONE (919)816-1100

Vicinity map:

NORTH

Seal:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049494 RIYAD BAROUD
02.18.2022

0 25 50 100
SCALE: 1"=50' NORTH

Project:

# FORMER THALES SITE

Issued for:

## PRELIMINARY PLAT

| No. | Date | Description |
|---|---|---|
| 1 | 4/01/2021 | 2ND SUBMITTAL |
| 2 | 12/23/2021 | 3RD SUBMITTAL |

Title:

## UTILITIES PLAN EAST

Project number: C19003
Issued Date: 12.23.2020
Drawn by: MD
Approved by: RGB
Sheet #: C6.02

L:\Projects\2019\C19003 - Wait Road\DWGS\3 - Preliminary Plat\3-Sheets\C19003-C6.00 Utility Plan.dwg Feb 18, 2022 - 1:21pm

## UTILITY LEGEND:

| SYMBOL | DESCRIPTION | DETAIL REFERENCE |
|---|---|---|
| W | EXISTING WATER LINE | N/A |
| W | PROPOSED WATER LINE | #/C9.XX |
| SS | EXISTING SANITARY SEWER LINE | N/A |
| SS | PROPOSED SANITARY SEWER LINE | #/C9.XX |
| | PROPOSED FIRE HYDRANT | #/C9.XX |
| | PROPOSED WATER VALVE | #/C9.XX |
| S | EXISTING SANITARY SEWER MANHOLE | N/A |
| S | PROPOSED SANITARY SEWER MANHOLE | #/C9.XX |
| CO | PROPOSED CLEANOUT | #/C9.XX |
| FDC | PROPOSED FDC | #/C9.XX |
| | PROPOSED BACKFLOW METER | #/C9.XX |
| PIV | PROPOSED POST INDICATOR VALVE (PIV) | #/C9.XX |
| | GREASE INTERCEPTOR | #/C9.XX |
| | 300' HYDRANT COVERAGE CIRCLE | N/A |
| | LIMITS OF DISTURBANCE | N/A |

## NOTES:

1. SEE SHEET C0.10 FOR GENERAL AND UTILITY NOTES.


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RALEIGH, NC 27603
T 919.380.8750

FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: C19003


Client:

PULTE HOMES
CHRIS RAUGHLEY
1224 CRESCENT GREEN
CARY, NC 27518
PHONE (919)816-1100

Vicinity map:

NORTH

Seal:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 41041 RIYAD BAROUDI

02.18.2022

0 25 50 100
SCALE: 1"=50' NORTH

Project:

# FORMER THALES SITE

Issued for:

## PRELIMINARY PLAT

| No. | Date | Description |
|---|---|---|
| 1 | 4/01/2021 | 2ND SUBMITTAL |
| 2 | 12/23/2021 | 3RD SUBMITTAL |

Title:

## UTILITIES PLAN SOUTHWEST

Project number: C19003
Issued Date: 12.23.2020
Drawn by: MD
Approved by: RGB
Sheet #: C6.03

I:\Projects\2019\C19003 - Walt Road\DWGS\3 - Preliminary Plat\3-Sheets\C19003-C6.00 Utility Plan.dwg Feb 18, 2022 - 1:22pm

## BUFFER TABLE

| Buffer name | Type | Length (LF) | Planting requirement | Required Trees Total [# per #LF] | Required Evergreen Trees [50% Total trees] | Required Shrubs [continuous shurb border, avg 5'o.c.] |
|---|---|---|---|---|---|---|
| Buffer 1 | 30' Type D | 244 | 1 tree / 40' Frontage; 50% evergreen | 7 | 4 | 49 |
| Buffer 2 | 30' Type D | 122 | 1 tree / 40' Frontage; 50% evergreen | 4 | 2 | 25 |
| Buffer 3 | 30' Type D | 2132 | 1 tree / 40' Frontage; 50% evergreen | 54 | 27 | 427 |
| Buffer 4 | 10' Type D | 730 | 1 tree / 40' Frontage; 50% evergreen | 19 | 10 | 146 |
| Buffer 5 | 25' Type B | 273 | 1 tree / 20' Frontage; 50% evergreen | 14 | 7 | 55 |
| Buffer 6 | 25' Type B | 200 | 1 tree / 20' Frontage; 50% evergreen | 10 | 5 | 40 |

## STREET TREE REQUIREMENTS

| Street Name | Side of Street | Collector | Length (LF) | Tree spacing (LF) | Required Trees | Provided Trees |
|---|---|---|---|---|---|---|
| Wait Ave | South Side | | 2193 | 50 | 43 | 51 |
| Austin Ridge Pkwy | North Side | X | 1813 | 50 | 37 | 42 |
| | South Side | X | 1961 | 50 | 40 | 48 |
| Collector St | North Side | X | 1588 | 50 | 32 | 40 |
| | South Side | X | 1682 | 50 | 34 | 43 |
| Classical Way | West Side | | 823 | 40 | 21 | 22 |
| | East SIde | | 1090 | 40 | 28 | 28 |
| Gemstone Way | West Side | | 200 | 40 | 5 | 5 |
| | East Side | | 215 | 40 | 6 | 6 |
| Public Street A | North Side | | 2087 | 40 | 53 | 53 |
| | South Side | | 1822 | 40 | 46 | 46 |
| Public Street B | North Side | | 1266 | 40 | 32 | 32 |
| | South Side | | 1138 | 40 | 29 | 29 |
| Public Street D | North Side | | 1351 | 40 | 34 | 34 |
| | South Side | | 1409 | 40 | 36 | 36 |
| Public Street E | North Side | | 749 | 40 | 19 | 19 |
| | South Side | | 837 | 40 | 21 | 21 |
| Thales Way | West Side | | 264 | 40 | 7 | 7 |
| | East Side | | 264 | 40 | 7 | 7 |

## LANDSCAPE NOTES

1. VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES OR INACCURACIES IN THE PLANS TO THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
2. LANDSCAPE WORK SHALL INCLUDE THE FURNISHING, INSTALLATION, AND WARRANTY OF ALL PLANTING MATERIALS WITHIN THE PROJECT AREA.
3. THE LANDSCAPE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL EXISTING AND NEW UNDERGROUND UTILITIES PRIOR TO EXCAVATION FOR PLANTING. DAMAGES TO UTILITIES CAUSED BY THE LANDSCAPE OPERATION SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
4. LANDSCAPING SHALL REMAIN CLEAR FROM ANY FIRE HYDRANTS ON THE SITE.
5. ALL TREES TO BE A MINIMUM OF 2" IN CALIPER AND MUST MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
6. TREE PROTECTION NOTE: TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY DEMOLITION. LAND DISTURBANCE OR ISSUANCE OF A GRADING PERMIT AND SHALL INCLUDE WARNING SIGNS POSTED IN BOTH ENGLISH AND SPANISH, AS FOLLOWS: "NO TRESPASSING/TREE PROTECTION AREA/PROHIBIDO ENTRAR / ZONA PROTECTORA PARA LOS ÁRBOLES."
7. PROTECTION OF EXISTING VEGETATION: AT THE START OF GRADING INVOLVING THE LOWERING OF EXISTING GRADE AROUND A TREE OR STRIPPING OF TOPSOIL, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTHEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE. NO STORAGE OF MATERIALS, FILL, OR EQUIPMENT AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA.
8. ROOT ZONE PROTECTION AREA: VARIES BASED ON LOCAL JURISDICTION HAVING AUTHORITY. CONTRACTOR SHALL COMPLY WITH LOCAL JURISDICTIONAL REQUIREMENTS. NO DISTURBANCE ALLOWED WITHIN THIS AREA. AREA MUST BE PROTECTED WITH BOTH TREE PROTECTION FENCING AND WARNING SIGNS.
9. SEED BED PREPARATION: ALL AREAS TO BE SEEDED ARE TO BE RECEIVE A MINIMUM OF 2" OF APPROVED TOPSOIL. ALL DEBRIS, ROCKS, ETC. LARGER THAN .5" ARE TO BE REMOVED. ALL LARGE CONCENTRATIONS OF GRAVEL & DEBRIS REGARDLESS OF SIZE ARE TO BE REMOVED PRIOR TO SEEDING OR PLANTING.
10. ALL PLANT BED AREAS ARE TO RECEIVE A MINIMUM OF 6" OF APPROVED TOPSOIL.
11. SOIL SHOULD BE TESTED AND AMENDED WITH LIME AND FERTILIZER FOR HARDWOOD TREES ACCORDING TO NCDA PROCEDURES. SCARIFY PLANT PIT WALLS. CONSULT LANDSCAPE ARCHITECT FOR ALTERNATE COMPLIANCE.
12. SHREDDED HARDWOOD MULCH 3" DEEP EXCEPT AT CROWN OF PLANT UNLESS OTHERWISE NOTED. FLARE AT CROWN SHOULD BE REVEALED. BACKFILL CONSISTS OF THOROUGHLY BROKEN UP NATIVE SOIL. TOTAL VOLUME OF BACKFILL SHOULD BE AMENDED WITH UP TO ONE THIRD PINE BARK MULCH. PIECES SHOULD BE NO LARGER THAN WHAT PASSES THROUGH A ONE INCH SCREEN. IF ADDITIONAL SOIL IS REQUIRED FOR BACKFILL DUE TO DETRIMENTAL SUBSOIL DRAINAGE CONDITIONS, USE SOIL SIMILAR TO EXISTING NATIVE SOIL. ADDITIONAL SOIL TO BE APPROVED BY LANDSCAPE ARCHITECT. MAXIMUM SAUCER HEIGHT IS 6 INCHES.
13. TOP OF ROOTBALL TO BE RAISED 2-3 INCHES ABOVE EXISTING GRADE.
14. FOR B&B PLANTS, NATURAL FIBER BURLAP SHOULD BE TURNED DOWN BY 1/3 TOTAL HEIGHT OF ROOT BALL. PLASTIC FIBER BURLAP AND WIRE BASKETS SHOULD BE REMOVED TO 2/3'S OF TOTAL HEIGHT OF ROOT BALL.
15. CONTRACTOR IS RESPONSIBLE FOR KEEPING THE TREE UPRIGHT AND PLUMB THROUGHOUT THE WARRANTY PERIOD. IF STABILIZATION IS NECESSARY SEE STAKING IN TREE DETAIL, ORANGE FLAGGING TAPE SHOULD BE ATTACHED TO SUPPORT WIRE. STAKING SHOULD BE REMOVED BY CONTRACTOR AT END OF ONE YEAR WARRANTY PERIOD OR AS DIRECTED BY GROUNDS MANAGEMENT.
16. USE STANDARD "GATOR" BAGS FOR WATERING TREES IN AREAS NOT UNDER IRRIGATION. INCORPORATE TERRA-SORB (OR EQUAL) AS PER MANUFACTURERS RECOMMENDATIONS, FOR AREAS NOT UNDER IRRIGATION.
17. USE "BIO-BARRIER" OR EQUIVALENT ACCORDING TO MANUFACTURER'S RECOMMENDATION FOR TREES THAT WILL BE PLANTED WITHIN 10' OF PAVEMENT
18. LANDSCAPING/C.O. STANDARDS NOTE: ALL LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF COMPLIANCE.

## STREET TREE SCHEDULE

| TREES | CODE | QTY | BOTANICAL / COMMON NAME | CONTAINER | CALIPER | HEIGHT | SPACING | NOTES |
|---|---|---|---|---|---|---|---|---|
| | ACRU | 73 | ACER RUBRUM<br>RED MAPLE | B&B | 2.5 IN | 8 TO 10 FT | 40 FT O.C. | STRONG CENTRAL LEADER |
| | QUAL | 125 | QUERCUS ALBA<br>WHITE OAK | B&B | 2.5 IN | 8 TO 10 FT | 40 FT O.C. | STRONG CENTRAL LEADER |
| | TICO | 99 | TILIA CORDATA<br>LITTLELEAF LINDEN | B&B | 2.5 IN | 8 FT | 40 FT O.C. | STRONG CENTRAL LEADER |
| | ULPA | 117 | ULMUS PARVIFOLIA<br>LACEBARK ELM | B&B | 2.5 IN | 8 TO 10 FT | 40 FT O.C. | STRONG CENTRAL LEADER |
| | ZSVG | 107 | ZELKOVA SERRATA `VILLAGE GREEN'<br>JAPANESE ZELKOVA | B&B | 2.5 IN | 8'-10' HT | 40 FT O.C. | STRONG CENTRAL LEADER |

## NOTES

1. TREES IN BUFFER ALONG CLASSICAL WAY WILL BE COUNTED TOWARD STREET TREE REQUIREMENT.

This is incorrect. Per the table and per the plans (counted) there are only 521 trees provided. There is a shortage of 48 trees unaccounted for. Revise plans and/or street tree requirement table for consistency.


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PROJECT #: C19003


Client:

PULTE HOMES
CHRIS RAUGHLEY
1224 CRESCENT GREEN
CARY, NC 27518
PHONE (919)816-1100

Vicinity map:

NORTH

Seal:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1912 EMILY M. BLACKWELL

02.18.2021

Project:

FORMER THALES SITE

Issued for:

PRELIMINARY PLAT

| No. | Date | Description |
|---|---|---|
| 1 | 4/01/2021 | 2ND SUBMITTAL |
| 2 | 12/23/2021 | 3RD SUBMITTAL |

Title:

LANDSCAPE NOTES

Project number: C19003
Issued Date: 12.23.2020
Drawn by: TM
Approved by: EMB
Sheet #: L1.00


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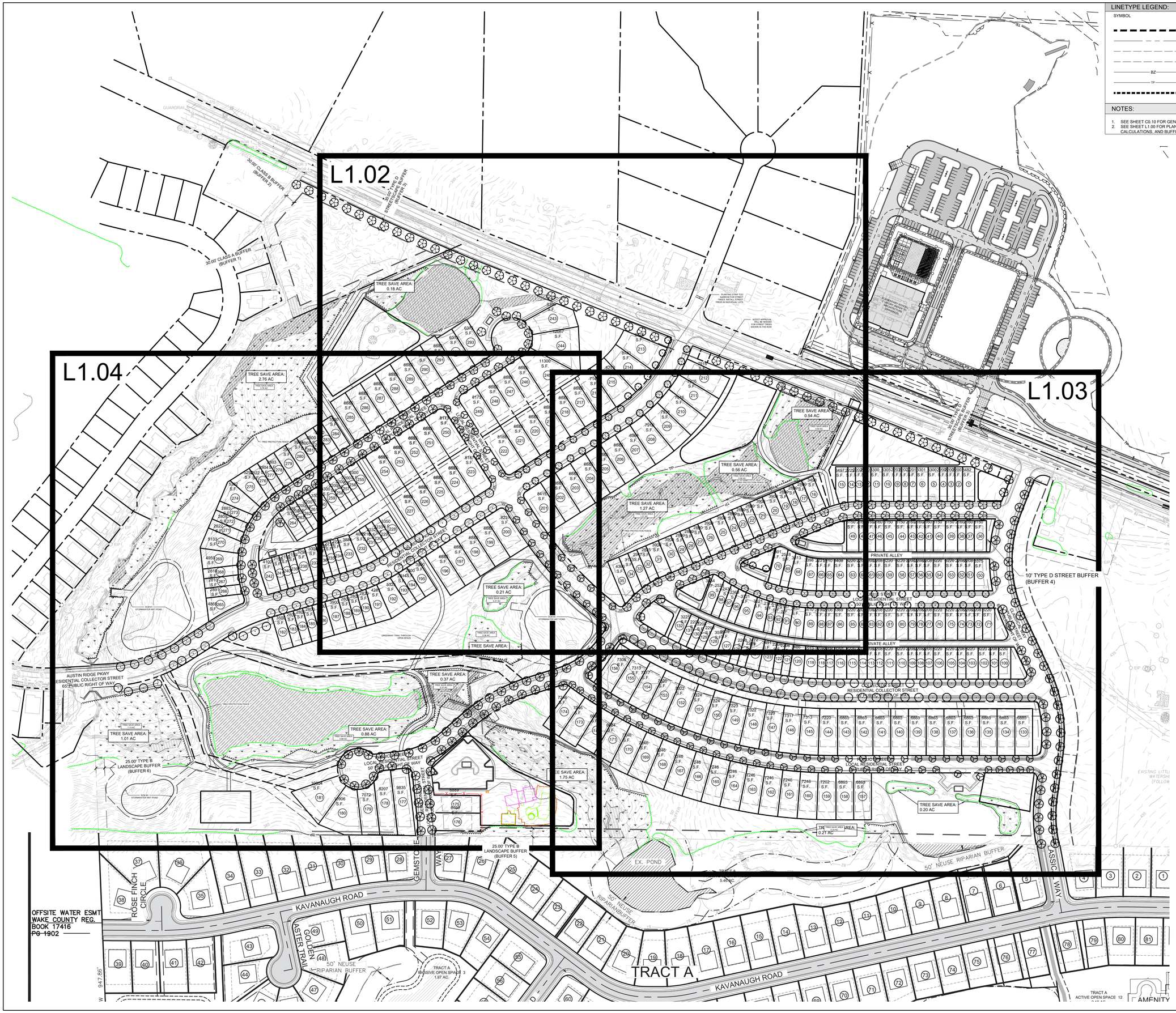


## LINETYPE LEGEND:

| SYMBOL | DESCRIPTION |
|---|---|
| | LIMITS OF DISTURBANCE |
| | PROPERTY LINE |
| | EASEMENT |
| | SETBACK |
| BZ | RIPARIAN BUFFER (50') |
| TP | TREE PROTECTION FENCE |
| | ACCESSIBLE ROUTE |

## NOTES:

1. SEE SHEET C0.10 FOR GENERAL AND PLANTING NOTES.
2. SEE SHEET L1.00 FOR PLANT SCHEDULE, STREET TREE CALCULATIONS, AND BUFFER CHART.


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CARY, NC 27518
PHONE (919)816-1100

Vicinity map:

NORTH

Seal:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

NORTH CAROLINA 1912 LANDSCAPE ARCHITECT EMILY M. BLACKWELL
02.18.2021

0 50 100 200
SCALE: 1" = 100'
NORTH

Project:

# FORMER THALES SITE

Issued for:

## PRELIMINARY PLAT

| No. | Date | Description |
|---|---|---|
| 1 | 4/01/2021 | 2ND SUBMITTAL |
| 2 | 12/23/2021 | 3RD SUBMITTAL |

Title:

# OVERALL LANDSCAPE PLAN

Project number: C19003
Issued Date: 12.23.2020
Drawn by: TM
Approved by: EMB
Sheet #: L1.01

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CHRIS RAUGHLEY
1224 CRESCENT GREEN
CARY, NC 27518
PHONE (919)816-1100

Vicinity map:

NORTH

Seal:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1912 BRIAN W. BLACKWELL
02.18.2021

0 25 50 100
SCALE: 1" = 50'
NORTH

Project:

# FORMER THALES SITE

Issued for:

## PRELIMINARY PLAT

| No. | Date | Description |
|---|---|---|
| 1 | 4/01/2021 | 2ND SUBMITTAL |
| 2 | 12/23/2021 | 3RD SUBMITTAL |

Title:

## LANDSCAPE PLAN NORTHWEST

Project number: C19003
Issued Date: 12.23.2020
Drawn by: TM
Approved by: EMB

Sheet #: L1.02

**Label street tree type and quantity provided along Classical Way.**

**Table says there should be 22 on the west side but only 19 counted. East side is consistent with 28 street trees provided.**

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Client:

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CHRIS RAUGHLEY
1224 CRESCENT GREEN
CARY, NC 27518
PHONE (919)816-1100

Vicinity map:

NORTH

Seal:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

NORTH CAROLINA 1912 LANDSCAPE ARCHITECT EMILY M. BLACKWELL
02.18.2021

0 25 50 100
SCALE: 1" = 50'
NORTH

Project:

FORMER THALES SITE

Issued for:

PRELIMINARY PLAT

| No. | Date | Description |
|---|---|---|
| 1 | 4/01/2021 | 2ND SUBMITTAL |
| 2 | 12/23/2021 | 3RD SUBMITTAL |

Title:

LANDSCAPE PLAN EAST

Project number: C19003
Issued Date: 12.23.2020
Drawn by: TM
Approved by: EMB

Sheet #: L1.03

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CARY, NC 27518
PHONE (919)816-1100

Vicinity map:

NORTH

Seal:

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USE FOR CONSTRUCTION

0 25 50 100
SCALE: 1" = 50'
NORTH

Project:

# FORMER THALES SITE

Issued for:

## PRELIMINARY PLAT

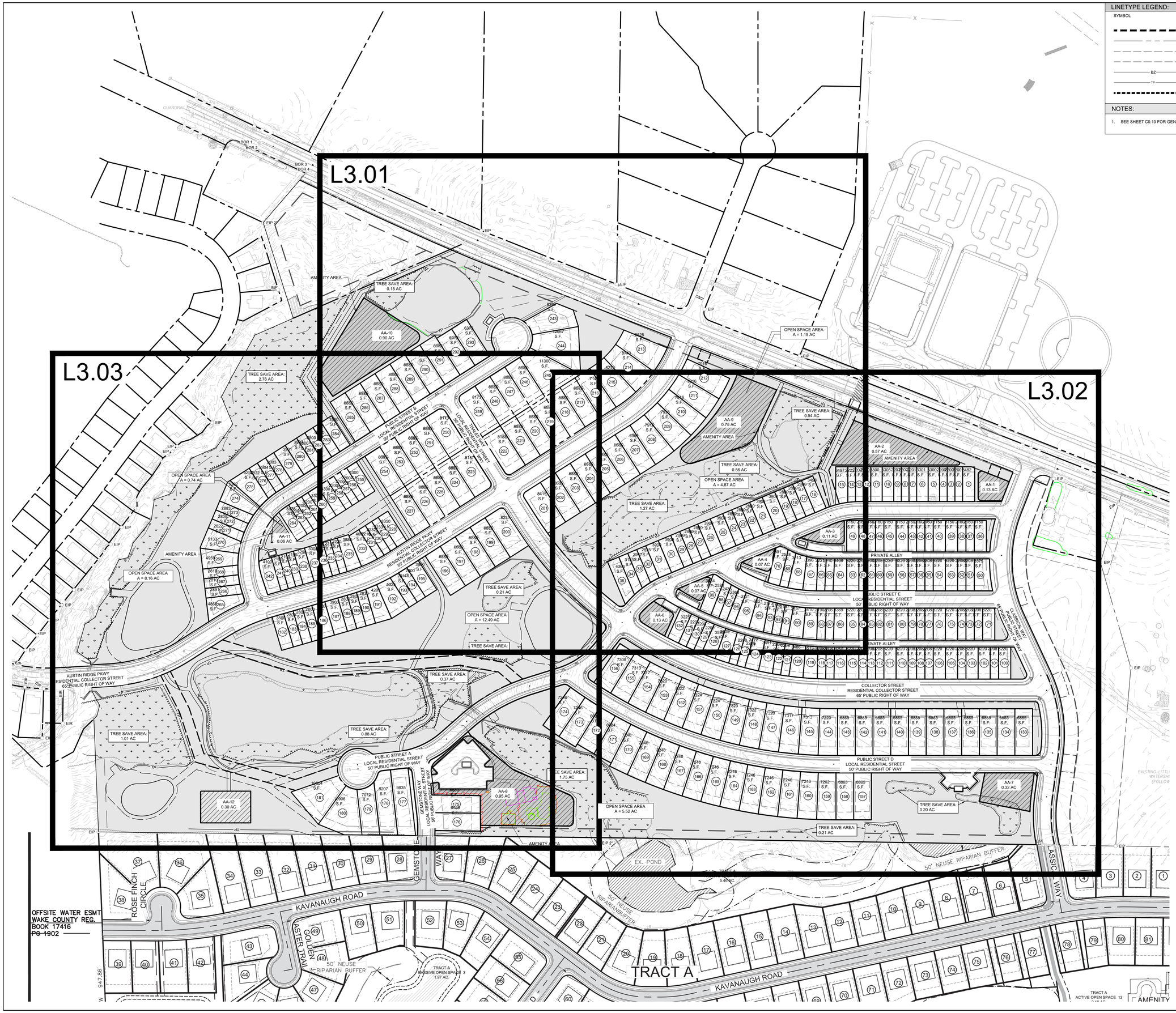
| No. | Date | Description |
|---|---|---|
| 1 | 4/01/2021 | 2ND SUBMITTAL |
| 2 | 12/23/2021 | 3RD SUBMITTAL |

Title:

## LANDSCAPE PLAN SOUTHWEST

Project number: C19003
Issued Date: 12.23.2020
Drawn by: TM
Approved by: EMB

Sheet #: L1.04




## LINETYPE LEGEND:

| SYMBOL | DESCRIPTION |
|---|---|
| | LIMITS OF DISTURBANCE |
| | PROPERTY LINE |
| | EASEMENT |
| | SETBACK |
| BZ | RIPARIAN BUFFER (50') |
| TP | TREE PROTECTION FENCE |
| | ACCESSIBLE ROUTE |

## NOTES:

1. SEE SHEET C0.10 FOR GENERAL AND PLANTING NOTES.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PHONE (919)816-1100

Vicinity map:

NORTH

Seal:

PRELIMINARY - DO NOT
USE FOR CONSTRUCTION

NORTH CAROLINA
1912
BRITTANY M. BLACKWELL
02.18.2021

0 50 100 200
SCALE: 1" = 100'
NORTH

Project:

# FORMER THALES SITE

Issued for:

## PRELIMINARY PLAT

| No. | Date | Description |
|---|---|---|
| 1 | 4/01/2021 | 2ND SUBMITTAL |
| 2 | 12/23/2021 | 3RD SUBMITTAL |

Title:

## OVERALL OPEN SPACE PLAN

Project number: C19003
Issued Date: 12.23.2020
Drawn by: TM
Approved by: EMB
Sheet #: L3.00

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Client:

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CHRIS RAUGHLEY
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CARY, NC 27518
PHONE (919)816-1100

Vicinity map:

NORTH

Seal:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

NORTH CAROLINA
1912
EMILY M. BLACKWELL
02.18.2021

0 25 50 100
SCALE: 1" = 50'
NORTH

Project:

# FORMER THALES SITE

Issued for:

## PRELIMINARY PLAT

| No. | Date | Description |
|---|---|---|
| 1 | 4/01/2021 | 2ND SUBMITTAL |
| 2 | 12/23/2021 | 3RD SUBMITTAL |

Title:

## OPEN SPACE PLAN NORTHWEST

Project number: C19003
Issued Date: 12.23.2020
Drawn by: TM
Approved by: EMB
Sheet #: L3.01

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Client:

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CHRIS RAUGHLEY
1224 CRESCENT GREEN
CARY, NC 27518
PHONE (919)816-1100

Vicinity map:

NORTH

Seal:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

02.18.2021

0 25 50 100

SCALE: 1" = 50'

NORTH

Project:

# FORMER THALES SITE

Issued for:

## PRELIMINARY PLAT

| No. | Date | Description |
|---|---|---|
| 1 | 4/01/2021 | 2ND SUBMITTAL |
| 2 | 12/23/2021 | 3RD SUBMITTAL |

Title:

## OPEN SPACE PLAN EAST

Project number: C19003
Issued Date: 12.23.2020
Drawn by: TM
Approved by: EMB

Sheet #: L3.02

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LEGEND

- OPEN SPACE
- ACTIVE RECREATION AREA


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PHONE (919)816-1100

Vicinity map:

NORTH

Seal:

PRELIMINARY - DO NOT
USE FOR CONSTRUCTION

02.18.2021

0 25 50 100
SCALE: 1" = 50'
NORTH

Project:

FORMER THALES
SITE

Issued for:

PRELIMINARY PLAT

| No. | Date | Description |
|---|---|---|
| 1 | 4/01/2021 | 2ND SUBMITTAL |
| 2 | 12/23/2021 | 3RD SUBMITTAL |

Title:

OPEN SPACE PLAN
SOUTHWEST

Project number: C19003
Issued Date: 12.23.2020
Drawn by: TM
Approved by: EMB

Sheet #: L3.03

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