

March 5, 2021

#### SUP 21-01 & PR 21-01 Thales - Wait Ave

Organization: CORPUD Reviewer: Tim Beasley Email: Timothy.beasley@raleighnc.gov Phone: 919-996-2176

#### SUP 21-01 Thales - Wait Ave

- 1. Public were must be extended to PIN: 1860151206 unless the intention is for this to be recombined with DA-7
- 2. Public water must be extended in all public roadways including the remaining portion of the collector road going to Averette Rd. The pud utility plan is currently not showing a waterline in this section.
- 3. The waterline within Averette should be shown on the west side rather than the east side because the existing waterline south in Averette is currently on the west side and the east side of Averette currently cannot be served by Raleigh with utilities.
- Any needed improvements identified by the downstream sewer capacity study must be designed and permitted with the development plan construction drawings

#### PR 21-01 Thales - Wait Ave Preliminary Plat

- 5. All FH's must be located behind any adjacent sidewalks. If the FH is not fully located within the R/W, 10'x5' City of Raleigh Water Line Easement will be required.
- 6. FH's should be spaced every 300' along Wait Ave because there is a proposed school across the road.
- 7. Every public street intersection will require a public FH. I do not see hydrants at C & D Classical Way intersections and A & E intersections.
- 8. In general, all water and sewer mains should have 10' horizontal separation with the roadways. As shown on the preliminary plat, some appear to be closer than 10' separation.
- 9. Water lines in Streets C, D & E should be on the north side of the pavement.
- 10. The water line within Classical Way will need to be shown on the east side to match what the approved Elizabeth Springs CDs.
- 11. Phase lines should be shown on the Utility sheets. On the CDs, BOAs will need to be shown on the water lines at the phase lines.
- 12. The City of Raleigh Standard Utility Notes should be shown on the overall utility sheet or within the general notes sheet (CORPUD Handbook Appendix D).

- 13. Please label all easements, there appears to be an easement shown running from Street A to Austin Ridge Pkwy that is not label and is overlapping with the CORSSE. What is this easement?
- 14. Any needed improvements identified by the downstream sewer capacity study must be designed and permitted with the development plan construction drawings.

Organization: Wake County ES Reviewer: Jeevan Neupane Email: Jeevan.neupane@wakegov.com Phone: 919-8419-8907

1. Attached as a separate file

Organization: Wake County Fire Services Reviewer: Stephen Wolf Email: Stephen.wolf@wakegov.com Phone: 919-856-6491

1. Attached as a separate file

Organization: Colejenest & Stone Reviewer: Lewis Hardee Email: Ihardee@colejeneststone.com Phone: 919-645-5964

1. Waiting on comments

Organization: Town of Rolesville Reviewer: Julie Spriggs Email: julie.spriggs@rolesville.nc.gov Phone: 919-554-6517

- 1. Show Greenways from school site through development to connect to Elizabeth Springs. Current ruling from the Board of Commissioners is sidewalks are separate from greenways and cannot be used in place of greenways.
- 2. All street crossings shall be high-visibility crosswalks with push button devices at main corridors.
- 3. 5' sidewalk through residential
- 4. Address is incorrect on Cover Sheet title block
- 5. Please submit to Wake County GIS for street name approval. Show approved names on plans. Submit approved names to Town with resubmittal.
- 6. Please show lot dimensions and setbacks for every lot.
- 7. Please include recommendations from amended TIA by Stantec on plans, when they become available.
- 8. Please include mail kiosk placement, CBU details, and parking for mail kiosks.
- 9. Please label all easements.
- 10. Please show all curb ramp placements.
- 11. Other comments may be necessary on subsequent reviews.

#### **State of North Carolina County of Wake Department of Fire Services**



331 South McDowell Street Raleigh, North Carolina 27601 Phone 919-856-6340 Fax 919-856-6236 www.WakeGov.com

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#### **Notes Report**

Date of Inspection: Wed Mar 3, 2021 **Time:** 13:30

Inspection Type: Plan Review - Site Plan

#### **BUSINESS/OPERATION**

Subdivision/Pulte Homes

2028 WAIT AVE

Wake Forest, NC 27587

#### Code Notes

503.2.5 Dead ends

"Dead-end fire apparatus access roads in excess of 150 feet (45,720 mm) in length shall be provided with an approved area for turning around fire apparatus."

Wolf, Stephen R.

03/03/2021 14:18 Page

**Deputy Fire Marshal** 





Project				Planning		Jurisdiction				
Name Th		Thales – 2028 & 2206 Wait Avenue		Number	PR 21-01		ROLESVILLE			
Applicant						Watershed		New or Expansion		
			Craig Duerr	, PE / Stewart Eng	ineering	watersneu	Lower Neuse	(N/E)?	New	
						Proposed		Disturbed	_	
	roject			Existing Impervious SF		Impervious		Acreage		
Ac	reage	(	92.23		0	SF	N/A		N/A	
⊠		Re	sidential			□ Nonresidential				
All c			All check	Preliminary Subdivision Plan Comments Provided  All checked items must be addressed, and all applicable requirements met prior to approval of construction plans. Comments in red must be addressed prior to preliminary plan approval						
<mark>Item</mark>	s mark	ed w					d. Engineer comments pproval.	are in <b>RED</b> an	d provide the	
	1.	Cover letter stating the purpose of the submission								
$\boxtimes$	2.	One copy of the Municipal Stormwater Tool (Site Data Sheet, Drainage Area Sheets, Site Summary Sheet, BMP Sheets, and BMP Summary sheet). The design tool is located at: <a href="http://www.wakegov.com/water/stormwater/management/program/Pages/default.aspx">http://www.wakegov.com/water/stormwater/management/program/Pages/default.aspx</a> . Please provide.								
	3.	Drai	Drainage Area Maps with stormwater discharge points (existing/post construction/post BMP)							
	4.	Copy of the USGS Quad Map with delineated project limits								
	5.	Copy of the Wake County Soil Survey map with delineated project limits from 1970 manuscript.								
	6.	Proposed Site Plan:								
		a. North arrow, graphic scale, drafting version			rsion date, and legend					
		b.	Show all N	leuse Riparian Bu	ffers : [15A N	CAC 02B.0233 &	ι 0242]			
	$\boxtimes$	c. Delineation of all existing and proposed residences, etc. (consistent with Municipimpervious surface areas in the construction)		al SW Tool inpu	ts). Please provide a b	reakout of all p	oroposed			
		d.	Delineatio	on of current FEM	A boundaries	(floodway, floo	d fringe & future/0.2%	5)		



	$\boxtimes$	e.	Proposed drainage easements and widths (in Feet). Please label all drainage easements.		
		f. Location and type of all proposed stormwater management structures (grass swale, wet/dry detention basin, filtering/infiltration basin, bioretention, etc.). Please label SCM type (i.e. dry pond, wet pond, etc.).			
		g.	Proposed easement access lanes and sediment disposal areas for future maintenance of stormwater management facilities. Please label all access easements.		
		h.	A note should be added to the recorded plat distinguishing areas of disconnected impervious (refer to town websites and ordinances for final plat requirements)		
are s ROL WEN	elopme shown ESVILL NDELL:	ent. No in bra E: Town	Requirements Items marked with an "X" note relevant standards to be applied to the proposed otes in RED provide review comments and/or any required elements to comply with standard. References ackets for the municipalities.  Items marked with an "X" note relevant standards to be applied to the proposed of the proposed of the provide review comments and/or any required elements to comply with standard. References ackets for the municipalities.  Items marked with an "X" note relevant standards to be applied to the proposed of the proposed of the provide review comply with standard. References ackets for the municipalities.  Items marked with an "X" note relevant standards to be applied to the proposed of the provide review comments and/or any required elements to comply with standard. References ackets for the municipalities.  Items marked with an "X" note relevant standards to be applied to the proposed of the provide review comments and/or any required elements to comply with standard. References ackets for the municipalities.		
Stor	mwate	er Ma	nagement Requirements		
$\boxtimes$	7.	appl distu Deve part	Stormwater Review Required - All residential subdivision development must submit a plan to comply with the applicable municipalities' stormwater ordinance. Office, institutional, commercial or industrial development that disturbs greater than 20,000 square feet is required to comply with the stormwater management regulations. Development and redevelopment that disturb less than 20,000 square feet are not exempt if such activities are part of a larger common plan of development or sale, even though multiple, separate or distinct activities take place at different times on different schedules. Rolesville [7.5.1(E)], Wendell [Chapter 6.5(F)], Zebulon [Chapter		
$\boxtimes$	8.	Stormwater Permit – is required for all development and redevelopment unless exempt pursuant to the Code of Ordinances. A permit may only be issued subsequent to a properly submitted, reviewed and approved stormwater management plan and permit application.  Rolesville 7.5.1(E)(3)], Wendell [Chapter 6.5(F)(3)], Zebulon [Chapter 151.21(A)]  Note: A permit may not be required if there are no post-construction requirements (i.e. SCMs).			
$\boxtimes$	9.	SCMs - For projects requiring stormwater treatment for quality and/or quantity control, the applicant must: 1) comply with the NC BMP Manual Rolesville [7.5.1(G)], Wendell [6.5(H)], Zebulon [151.07] 2) as well as Completion of Improvements and Maintenance, prior to issuance of a certificate of compliance or occupancy. Rolesville [7.5.5], Wendell [Chapter 6.5(O)], Zebulon [Chapter 151.50 – 151.56]			
$\boxtimes$	10.	Den:	dards Based on Project Density- In accordance with the definitions, projects are identified as Ultra Lowsity (15% or less Built-Upon Area, referred to as BUA, and less than one dwelling unit per acre), Low-Density re than 15% BUA and no more than 24% BUA), and High-Density (24% or more BUA).		



a.	<ul> <li>Standards for Ultra-Low and Low-Density Projects:         <ul> <li>Use of vegetated conveyances to maximum extent practicable</li> <li>Location of development and redevelopment outside Riparian Buffer and Flood Protection Zones</li> <li>Recorded deed restrictions or protective covenants to ensure future development maintains consistency with approved project plans</li> <li>Permanent SCMs (Stormwater Control Measures) are to be designed in accordance with and as specified in the North Carolina Department of Environmental Quality's Design Manual.</li> <li>For Low-Density only, no net increase in peak flow leaving the site from the pre- development conditions for the 1 yr-24hr storm. Runoff volume drawdown time shall be a minimum of 48 hours, but not more than 120 hours.</li> <li>Residential runoff after development must not exceed the Target Curve Numbers listed in the chart "Maximum Composite Curve Number, by Soil Group".</li> <li>Ultra-Low and Low-Density projects may be eligible for target curve number credits.</li> </ul> </li> <li>Wendell Only: Nitrogen export limited to 3.6 pounds per acre per year unless project achieves classification as an LID Project.</li> <li>Rolesville [7.5.4(A)(1-3)], Wendell [6.5(M)(1-3)], Zebulon [151.35(A-C)]</li> </ul>
b.	<ul> <li>Standards for High-Density Projects:         <ul> <li>Measures shall control and treat runoff from the first inch of rain. Runoff volume drawdown time shall be a minimum of 48 hours, but not more than 120 hours.</li> <li>Structural measures shall be designed to have a minimum of 85 % average annual removal for Total Suspended Solids (TSS)</li> <li>Permanent SCMs (Stormwater Control Measures) are to be designed in accordance with and as specified in the North Carolina Department of Environmental Quality's Design Manual.</li> <li>No net increase in peak flow leaving the site from the pre -development conditions for the 1 yr-24hr storm. Runoff volume drawdown time shall be a minimum of 48 hours, but not more than 120 hours.</li> <li>Location of development and redevelopment outside Riparian Buffer and Flood Protection Zones</li> <li>Wendell Only: Nitrogen export limited to 3.6 pounds per acre per year unless project achieves classification as an LID Project.</li> <li>Rolesville [7.5.4(A)(4)], Wendell [6.5(M)(4)], Zebulon [151.35(D)]</li> </ul> </li> </ul>
c.	General Standards:  • Downstream Impact Analysis – DIA must be performed in accordance with the "10% rule", and a copy provided with the application.  Rolesville [7.5.4(B)(1)], Wendell [6.5(N)(1)], Zebulon [151.36(A)]

Wake County Environmental Services Department Water Quality Division, Watershed Management Section 336 Fayetteville St. • P.O. Box 550 • Raleigh, NC 27602 TEL 919 856-7400 • FAX 919 743-4772

		Low Impact Development (LID) Classification:  ■ All development or redevelopment may be submitted for LID classification  ■ Development must mimic the pre-developed hydrologic conditions of the site, as defined as "woods in good condition" for the 2-yr, 24 hr storm, within 10%.  ■ Techniques required to achieve LID classification  ■ Natural site design  ■ Bio-retention systems or on-site infiltration (at least one must be used)  ■ At least two other techniques from the list provided in Rolesville [7.5.4(B)(5)(e) and Zebulon [151.36(E)(5)  ■ At least one other techniques from the list provided in Wendell [6.5(N)(5)(e)				
Tow	n of W	endell UDO Chapter 6.3 - Erosion and Sedimentation Control Requirements				
$\boxtimes$	11.	<b>Erosion Control:</b> This project will require a Land Disturbance Permit if it involves greater than one acre of disturbance. Adopting by reference the Wake County Soil Erosion and Sedimentation Control Ordinance. See website for details.				
Ripa	rian B	uffer Rules				
$\boxtimes$	12.	Due to the location of this project, it should be noted that a rule to protect and maintain existing buffers along watercourses in the Neuse River Basin became effective on July 22, 1997. The <b>Neuse River Riparian Area Protection and Maintenance Rule (15A NCAC 2B.0233)</b> applies to all perennial and intermittent streams, lakes, ponds and estuaries in the Neuse River Basin with forest vegetation on the adjacent land or "riparian area".				
Suggested Changes/Comments						
$\boxtimes$	13.	Steep slopes proposed throughout site. Recommend specifying erosion control blanket on all slopes greater than 8 ft. in height.				
Wake County PE:  Barrey Blackburn, PE  Contact Info: barney.blackburn@wakegov.com 919-418-3791						

# FORMER THALES SITE

2208 & 2206 Wait Ave Rolesville, NC 27587

PRELIMINARY PLAT

SUBMITTED ON DECEMBER 23, 2020

### VICINITY MAP SCALE: 1" = 500'

## **RIGHT-OF-WAY OBSTRUCTION NOTES:**

- 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
- 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 INFRASTRUCTUF	RE SUMMARY	
	QUANTITY (LF)	
PUBLIC WATER		PLANS PART OF THIS
12" OFF-SITE (WAIT AVENUE)	3,650	SET?, AT MINIMUM NEI
12" ON-SITE (COLLECTOR)	700	DOMINO OD O CODIMITA
8" ON-SITE (LOCAL)	1,140	
PUBLIC SEWER	69	??? WHERE IS THIS?
8" ON-SITE SEWER	880	
8" SEWER OUTFALL	800	
ROADWAYS		PLANS PART OF THIS
FRONTAGE ALONG WAIT AVENUE	2,200	SET?, AT MINIMUM NE
RESIDENTIAL COLLECTORS	5,000	DOMING CD 8 30BMIT
RESIDENTIAL LOCAL	5,560	
ALLEYS	1,035	

	SITE DATA
PROJECT NAME:	FORMER THALES SITE
SITE ADDRESS:	2028 & 2206 WAIT AVE ROLESVILLE, NC 27587
COUNTY:	WAKE
PARCEL PIN #:	1850950449.00, 1860045778.00, 0.00
PARCEL OWNER:	THALES ACADEMY
PARCEL AREA:	92.23 AC
TOTAL SITE GROSS ACREAGE:	88.27 AC
NET ACREAGE:	86.98 AC (1.29 AC RIGHT OF WAY DEDICATION)
CURRENT ZONING:	R-PUD
PROPOSED ZONING:	R-PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	RESIDENTIAL
PROPOSED # OF LOTS:	292 LOTS
MAXIMUM DENSITY	315 LOTS
MINIMUM BUILDING SETBACKS	FRONT: 20', EXCEPT 5' FOR ALLEYS
	REAR: 15' FOR SF LOTs / 10' FOR THs
	SIDE: 5' FOR SF LOTs / 20' SEPARATION FOR THs
	CORNER: 10' FOR SF LOTs / 3' FOR THs
OPEN SPACE (10% OF NEXT ACREAGE)	> 8.97 ACRES PROVIDED
ACTIVE RECREATION (35% OPEN SPACE)	4.36 ACRES PROVIDED
FLOODPLAINS:	NONE
RIVER BASIN:	NEUSE RIVER BASIN
WATERSHIED:	NONE
CONSTRUCTION TYPE:	SINGLE FAMILY ATTACHED AND DETACHED
MAX BUILDING HEIGHT:	3 STORIES
LIMITS OF DISTURBANCE:	67.70 AC (2,949,012 SF)

OVERALL PARKING SUMMARY				
	REQUIRED PARKING	PROVIDED PARKING		
REGULAR 9'X19' SPACES	66	68		
REGULAR ACCESSIBLE SPACES	2	3 SHOW L THE SITE		
VAN ACCESSIBLE PARKING SPACES	1	1		
TOTAL PARKING SPACES	69	72		
ALL SINGLE FAMILY LOTS AND TOWNHOME 10.1.10 - 1 HALF A SPACE PER BEDROOM O' 22' WIDTH TOWNHOME LOTS - 20 OFF STRE TOWNHOMES (184 / 4 = 46 VISITOR SPACES	VER 2 BEDROOMS TO BE PROV EET SPACES REQUIRED. 1 VISIT	IDED FOR OFF STREET PARKING. (40)		

ID	AREA (ACRES)	DESCRIPTION
AA-1	0.13	
AA-2	0.36	
AA-3	0.13	
AA-4	0.14	
AA-5	0.10	
AA-6	0.16	
AA-7	0.53	
AA-8	0.90	ANY DESCRIP
AA-9	0.10	
AA-10	0.31	
AA-11	0.18	
AA-12	0.07	
AA-13	0.17	
AA-14	0.12	
AA-15	0.28	
AA-16	0.26	
AA-17	0.25	Trail along existing western pond
AA-18	0.08	Trail along existing southeastern pond
AA-19	0.04	Crushed stone trail
AA-20	0.05	Crushed stone trail
	4.36	Total Active Amenity Area
	4.35	Total Active Amenity Area Req.

Sheet List Table				
Sheet Number	Sheet Title			
C0.00 COVER SHEET  C0.10 GENERAL NOTES  C0.20 TYPICAL SECTIONS & BUFFERS				
		C1.00	EXISTING CONDITIONS PLAN	
		C3.00	OVERALL SITE PLAN	
C3.01	SITE PLAN WEST			
C3.02	SITE PLAN EAST			
C3.03	SITE PLAN SOUTH			
C5.00	5.00 GRADING & STORM DRAINAGE PLAN OVERALL			
C5.01 GRADING AND DRAINAGE PLAN WEST  C5.02 GRADING AND DRAINAGE PLAN EAST				
		C5.03	GRADING AND DRAINAGE PLAN SOUTH	
C6.00	UTILITIES PLAN OVERALL			
C6.03	UTILITIES PLAN EAST			
C6.02	UTILITIES PLAN WEST			
C6.03 UTILITIES PLAN SOUTH				

- ARE THERE ANY PLAN SHEETS FOR THIS AREA? - UTILITY (WATERLINE, BY OTHERS?) - ROAD IMPROVEMENTS/WIDENING?

PLAN SET SHEET SIZE SEEMS NOT TO BE 24x36 BASED ON SCALE WHEN I PLOTTED FOR REVIEW. WHAT SIZE ARE THEY OR WILL YOU NEED UPDATING FUTURE SUBMITTAL TO 24X36?

CLIENT

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE - GEOMATICS - GEOTECHNICAL

ARCHITECTURE

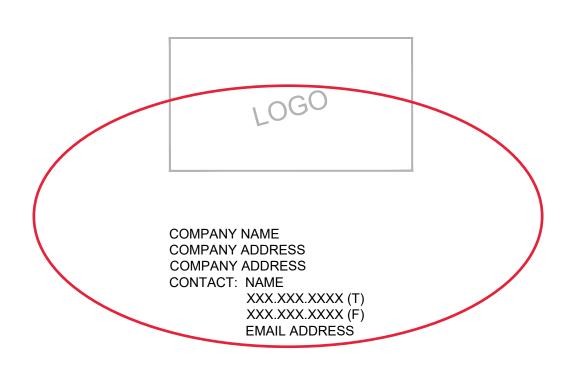


COMPANY NAME COMPANY ADDRESS COMPANY ADDRESS CONTACT: NAME XXX.XXX.XXXX (T) XXX.XXX.XXXX (F) **EMAIL ADDRESS** 





STEWART INC. - GEOTECHNICAL CONTACT: DON BROWN, PE MANAGER OF CONSTRUCTION SERVICES 919.866.4842 (T) 919.380.8752 (F) DBROWN@STEWARTINC.COM





PULTE HOMES CHRIS RAUGHLEY 1224 CRESCENT GREEN

CARY, NC 27518

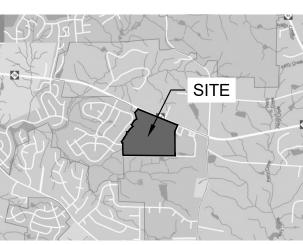
PHONE (919)816-1100

CONTACT NAME ADDRESS LINE 1 CITY, STATE ZIPCODE

> COMPANY NAME CONTACT NAME ADDRESS LINE 1 CITY, STATE ZIPCODE

CONTACT NAME ADDRESS LINE 1 CITY, STATE ZIPCODE

CONTACT NAME ADDRESS LINE 1 CITY, STATE ZIPCODE



NORTH

PRELIMINARY - DO NOT USE FOR CONSTRUCTION



FORMER THALES SITE

Issued for:

PRELIMINARY PLAT

No. Date Description

**COVER SHEET** 

Project number: C19003 Sheet #:

STEWART INC. - CIVIL CONTACT: CRAIG DUERR, PE PROJECT MANAGER 919.380.8750 (T) 919.380.8752 (F) CDUERR@STEWARTINC.COM

SELECT PROJECT LANDSCAPE ARCHITECT AND/OR PROJECT MANAGER USE DROPDOWN

CONTACT: FRANK G. MUNDY, II, PLS DIRECTOR OF GEOMATICS 919.866.4806 (T) 919.380.8752 (F) FMUNDY@STEWARTINC.COM

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 PERFORM 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.

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

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.

EXECUTE AND REMOVE AN ADDITIONAL 2 FEET OF SOILS TO EITHER SIDE OF THE PIPE, AND 1 FOOT BELOW. CLEAN

14. WHERE UTILITIES ("TO BE REMOVED") IMPACT THE FOOTPRINT OF THE NEW BUILDING, THE CONTRACTOR SHALL

15. DEMOLITION AND SUBSEQUENT CONSTRUCTION OF STORM DRAINAGE PIPING SHALL BE PERFORMED IN SUCH A

SUITABLE SOIL SHALL BE UTILIZED FOR BACKFILL AND COMPACTED IN ACCORDANCE WITH THE CONTRACT

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.

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

16. DEMOLITION AND SUBSEQUENT CONSTRUCTION OF UTILITIES (WATER, SEWER, ETC) SHALL BE PERFORMED IN

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

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.

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.

SITE NOTES:

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

PAVEMENT JOINT; MATCH WIDTH OF EXISTING WALKWAY.

6.5' WIDE AS MEASURED FROM THE FACE OF CURB.

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.

14. WHERE SIDEWALK OR WALKWAYS ARE ADJACENT TO PARKING SPACES THE WALKWAY SHALL BE A MINIMUM

OF THE EXISTING WALK FOR PLACEMENT OF DOWELS. TIE NEW SIDEWALKS INTO NEAREST EXISTING

13. WHERE NEW SIDEWALK ADJOINS EXISTING WALK, PROVIDE EXPANSION JOINT BY DRILLING INTO THE FACE

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.

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.

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

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

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.

UNLESS OTHERWISE NOTED, ALL MANHOLES SHALL BE PRE-CAST CONCRETE STRUCTURES.

**UTILITY NOTES:** 

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.

WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM EXISTING OR PROPOSED SEWERS,

a. THE WATER MAIN IS LAID IN A SEPARATE TRENCH, WITH THE ELEVATION OF THE BOTTOM OF THE

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

UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 10-FOOT HORIZONTAL SEPARATION IN WHICH

WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER: OR

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

WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING.

UNDER A SEWER. BOTH THE WATER MAIN AND THE SEWER SHALL BE CONSTRUCTED OF FERROUS

SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO

CROSSING A WATER MAIN UNDER A SEWER. WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS

MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON

a. A 24" VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN STORM SEWER AND SANITARY

1. SANITARY SEWER CLEANOUTS LOCATED IN PAVEMENT AREAS SHALL BE HEAVY DUTY TRAFFIC BEARING

3. MANHOLES LOCATED IN PAVEMENT, CONCRETE OR OTHER TRAFFIC AREAS SHALL BE SET AT GRADE.

5. UNLESS OTHERWISE NOTED, LOCATE SANITARY SERVICE CLEANOUTS AT ALL HORIZONTAL OR VERTICAL

6. SEWER LINES LESS THAN 3 FEET OF COVER SHALL BE CLASS 50 DUCTILE IRON PIPE. SEWER LINES WITH

CHANGES IN DIRECTION. MAXIMUM SPACING BETWEEN CLEANOUTS SHALL BE 75 FEET.

7. SEWER LINES UNDER CONSTRUCTION SHALL BE PROTECTED FROM DIRT, DEBRIS OR OTHER

8. ALL MANHOLES COVERS SHALL BE PAINTED TO LOCAL JURISDICTIONAL REQUIREMENTS.

SHALL BE REPEATED UNTIL SATISFACTORY RESULTS ARE OBTAINED.

CONTAMINANTS ENTERING THE NEW SYSTEM. A MECHANICAL PLUG SHALL BE UTILIZED BOTH

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

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.

WATERLINE IS INDICATED ON THE PLANS IT SHALL MEET THE REQUIREMENTS OF AWWA C-900; CLASS 200.

LEAKAGE SHALL NOT EXCEED THE MAXIMUM ALLOWABLE LEAKAGE SPECIFIED IN AWWA C 600.

TWO SAMPLES FOR BACTERIOLOGICAL SAMPLING SHALL BE COLLECTED AT LEAST 24 HOURS

APART. IF CONTAMINATION IS INDICATED, THEN THE DISINFECTION PROCEDURE AND TESTING

BEFORE DISCHARGE. CONTRACTORS SHALL NEUTRALIZE HEAVILY CHLORINATED WATER FLUSHED FROM

MAINS PRIOR TO DISCHARGE OR TRANSPORT ALL HEAVILY CHLORINATED WATER OFFSITE FOR PROPER

4. THE CHLORINE IN HEAVILY CHLORINATED WATER FLUSHED FROM MAINS NEEDS TO BE NEUTRALIZED

5. PAINT VALVE COVERS, FIRE HYDRANTS AND OTHER WATER APPARATUS TO MEET THE LOCAL

MINIMUM TEST PRESSURE SHALL BE 150 PSI FOR DOMESTIC AND 200 PSI FOR FIRE PROTECTION.

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

SEWER LINES OR BOTH THE SANITARY AND THE STORM LINES SHALL BE CONSTRUCTED OF

EACH SIDE OF THE POINT OF CROSSING. A SECTION OF WATER MAIN PIPE SHALL BE CENTERED AT THE

PROPOSED UTILITY SEPARATION:

POINT OF CROSSING.

SEWER NOTES:

CASTINGS.

WATER NOTES:

3. TESTING NOTES:

BACTERIOLOGICAL

JURISDICTIONAL REQUIREMENTS.

4. SEPARATION OF SANITARY SEWERS AND STORM SEWERS:

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

4" SEWER SERVICE - SCH 80

6" SEWER SERVICE - SCH 80

8" SEWER SERVICE - SDR-35

2. UNLESS OTHERWISE NOTED, ALL SANITARY SEWER MANHOLES ARE 4' DIA.

GREATER THAN 3 FEET OF COVER SHALL BE AS NOTED BELOW:

2. ALL WATERLINES SHALL HAVE A MINIMUM OF 3.5 FEET OF COVER.

PAVING PATTERN NOTES:

PLANS AND SITE DETAILS.

MATERIALS AND FURNISHINGS NOTES:

FOR APPROVAL BY LANDSCAPE ARCHITECT.

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.

ABBREVIATIONS FOR SPECIFIC HARDSCAPE MATERIALS AND FURNISHINGS ARE LISTED IN THE LEGEND

2. REFER TO RELATED SPECIFICATION SECTION FOR SPECIFIC SUBMITTALS OF PRODUCT DATA, SAMPLES.

3. CONTRACTOR TO SUBMIT COLOR SAMPLES AND PROVIDE MOCK-UPS FOR ALL CAST IN PLACE CONCRETE

SHOP DRAWINGS, QUALITY ASSURANCE REQUIREMENTS, EXECUTION REQUIREMENTS, AND FOR

AND ARE USED THROUGHOUT THE DRAWING SET'S HARDSCAPE & FURNISHINGS PLANS, PAVING PATTERN

3. PAVERS ABUTTING TRUNCATED DOMES SHALL BE A CONTRASTING COLOR.

FURTHER PRODUCT INFORMATION NOT INCLUDED IN THIS SCHEDULE

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.

ALL INTERNAL SIGNAGE SHALL BE COORDINATED WITH OWNER FOR ACTUAL LOCATION AT TIME OF

ALL PAVEMENT STRIPING (EXCEPT INDIVIDUAL PARKING BAY STRIPING) SHALL BE THERMOPLASTIC

REFLECTIVE PAINT. MATERIALS AND DIMENSIONS SHALL CONFORM TO NCDOT STANDARDS AND

CROSSWALKS SHALL BE CONSTRUCTED OF THERMOPLASTIC MATERIALS AND CONSTRUCTED IN

MANNER THAT CROSSWALKS ARE ALIGNED BETWEEN HANDICAP/WALKWAY ACCESS POINTS OR

ACCORDANCE WITH STATE DOT SPECIFICATIONS. CONTRACTOR TO INSTALL CROSSWALKS IN SUCH A

ADA SYMBOLS SHOWN THESE DRAWINGS ARE FOR LOCATION PURPOSES ONLY AND NOT INTENDED TO BE

SPECIFICATIONS. PARKING BAY STRIPING SHALL BE WHITE REFLECTIVE PAINT.

PAINTED. CONTRACTOR RESPONSIBLE FOR INSTALLING ALL REQUIRED ADA SIGNAGE

INSTALLATION. SIGNAGE LEADING ONTO PUBLIC THOROUGHFARE SHALL BE INSTALLED AT RIGHT OF WAY

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:

PERPENDICULAR TO THE ROADWAY / DRIVE LANE.

Vicinity map:

RALEIGH, NC 27603

PULTE HOMES

**CHRIS RAUGHLEY** 

CARY, NC 27518

COMPANY NAME

CONTACT NAME

PHONE #

PHONE #

PHONE #

PHONE #

ADDRESS LINE 1

**COMPANY NAME** 

CONTACT NAME

ADDRESS LINE 1

**COMPANY NAME** 

CONTACT NAME

ADDRESS LINE 1

**COMPANY NAME** 

CONTACT NAME

ADDRESS LINE 1 CITY, STATE ZIPCODE

CITY, STATE ZIPCODE

CITY, STATE ZIPCODE

CITY, STATE ZIPCODE

PHONE (919)816-1100

1224 CRESCENT GREEN

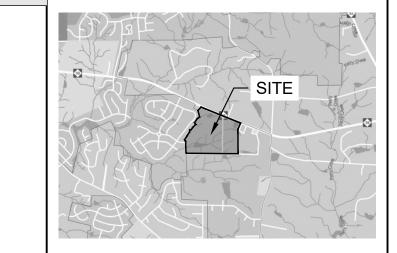
T 919.380.8750

Client:

Consultants:

www.stewartinc.com

PROJECT #: C19003



NORTH

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

LANDSCAPE NOTES:

PER DOT STANDARDS

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

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

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."

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.

CONTRACTOR SHALL COMPLY WITH LOCAL JURISDICTIONAL REQUIREMENTS. NO DISTURBANCE ALLOWED WITHIN THIS AREA. AREA MUST BE PROTECTED WITH BOTH TREE PROTECTION FENCING AND WARNING

ROOT ZONE PROTECTION AREA: VARIES BASED ON LOCAL JURISDICTION HAVING AUTHORITY.

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

13. TOP OF ROOTBALL TO BE RAISED 2-3 INCHES ABOVE EXISTING GRADE.

THAT WILL BE PLANTED WITHIN 10' OF PAVEMENT

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

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.

TERRA-SORB (OR EQUAL) AS PER MANUFACTURERS RECOMMENDATIONS, FOR AREAS NOT UNDER 17. USE "BIO-BARRIER" OR EQUIVALENT ACCORDING TO MANUFACTURER'S RECOMMENDATION FOR TREES

16. USE STANDARD "GATOR" BAGS FOR WATERING TREES IN AREAS NOT UNDER IRRIGATION. INCORPORATE

18. LANDSCAPING/C.O. STANDARDS NOTE: ALL LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF COMPLIANCE.

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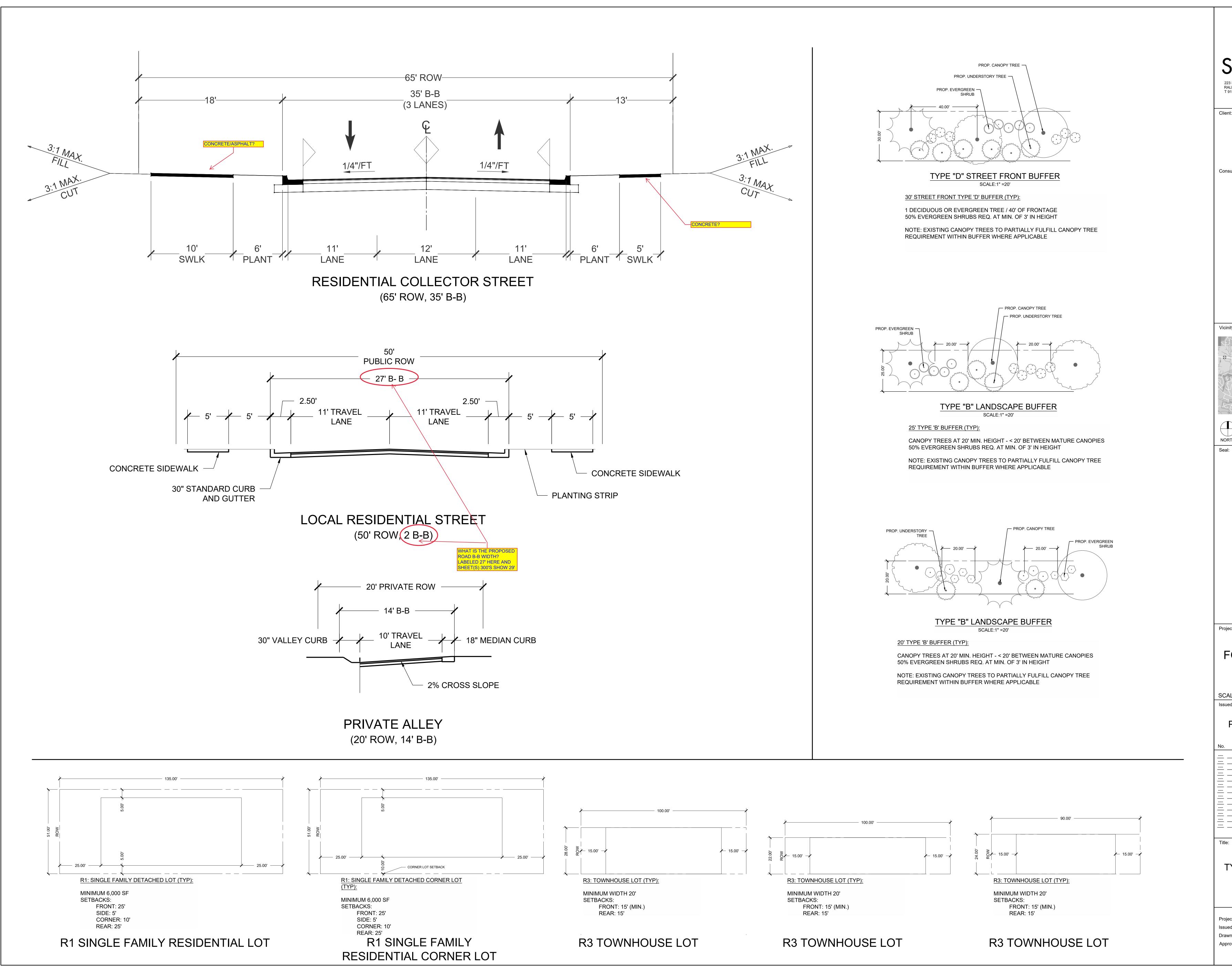
PRELIMINARY PLAT

No. Date Description

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**GENERAL NOTES** 

Project number: C19003 Sheet #: Issued Date: 12.23.2020



RALEIGH, NC 27603 www.stewartinc.com PROJECT #: C19003

**PULTE HOMES** 

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

Consultants: COMPANY NAME CONTACT NAME ADDRESS LINE 1 CITY, STATE ZIPCODE

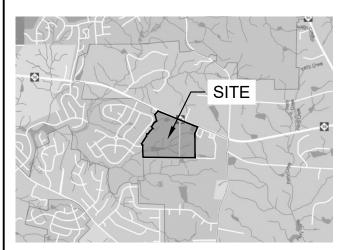
> COMPANY NAME CONTACT NAME ADDRESS LINE 1 CITY, STATE ZIPCODE

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PHONE #

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Vicinity map:



NORTH

PRELIMINARY - DO NOT USE FOR CONSTRUCTION



FORMER THALES SITE

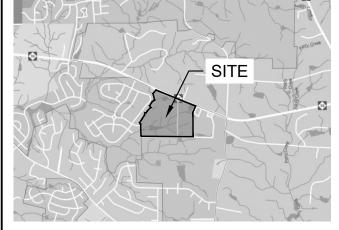
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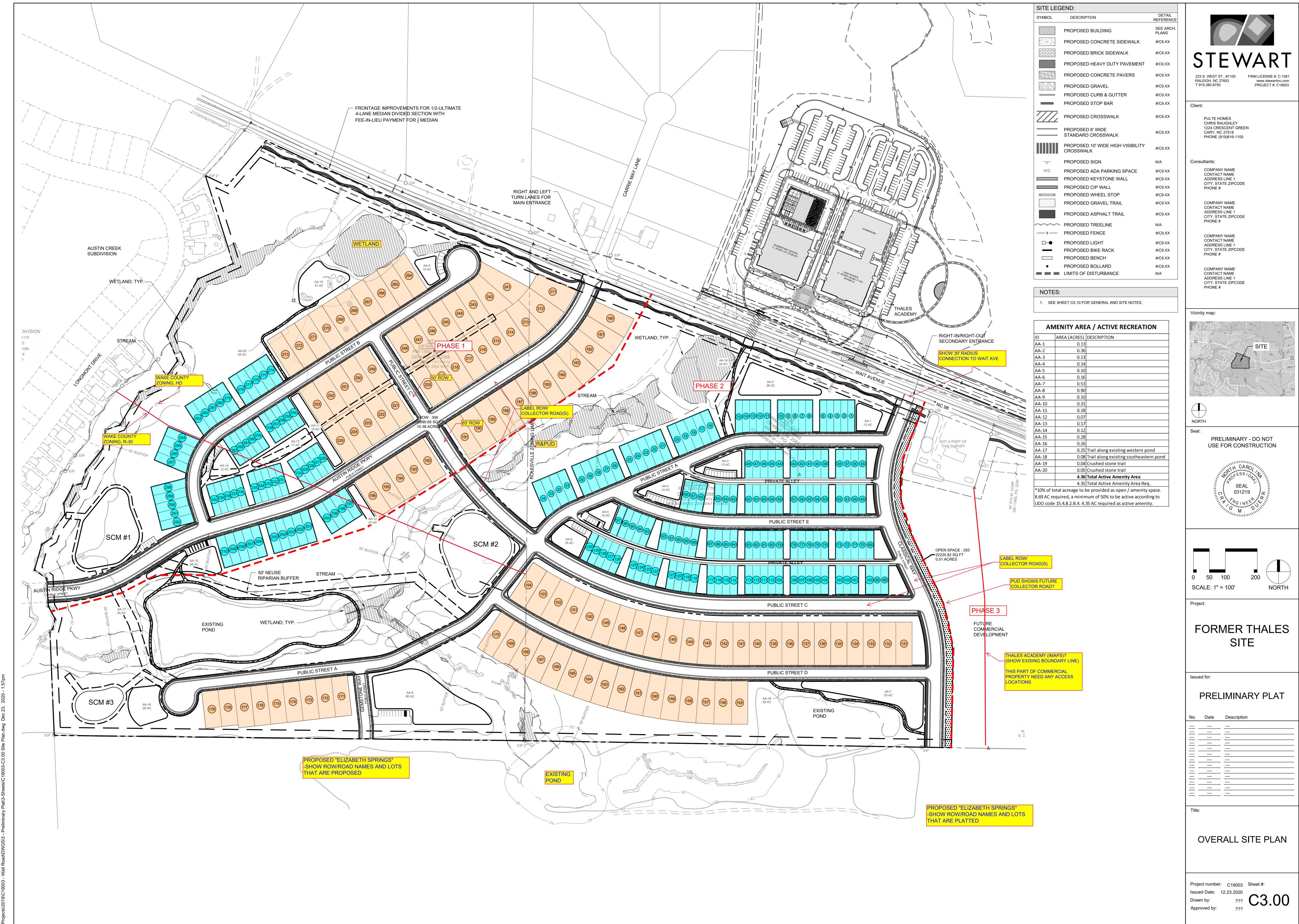
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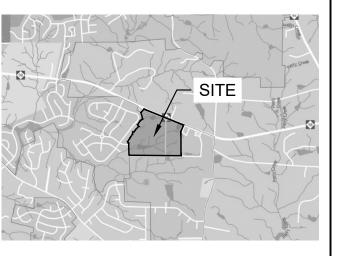
**TYPICAL SECTIONS & BUFFERS** 

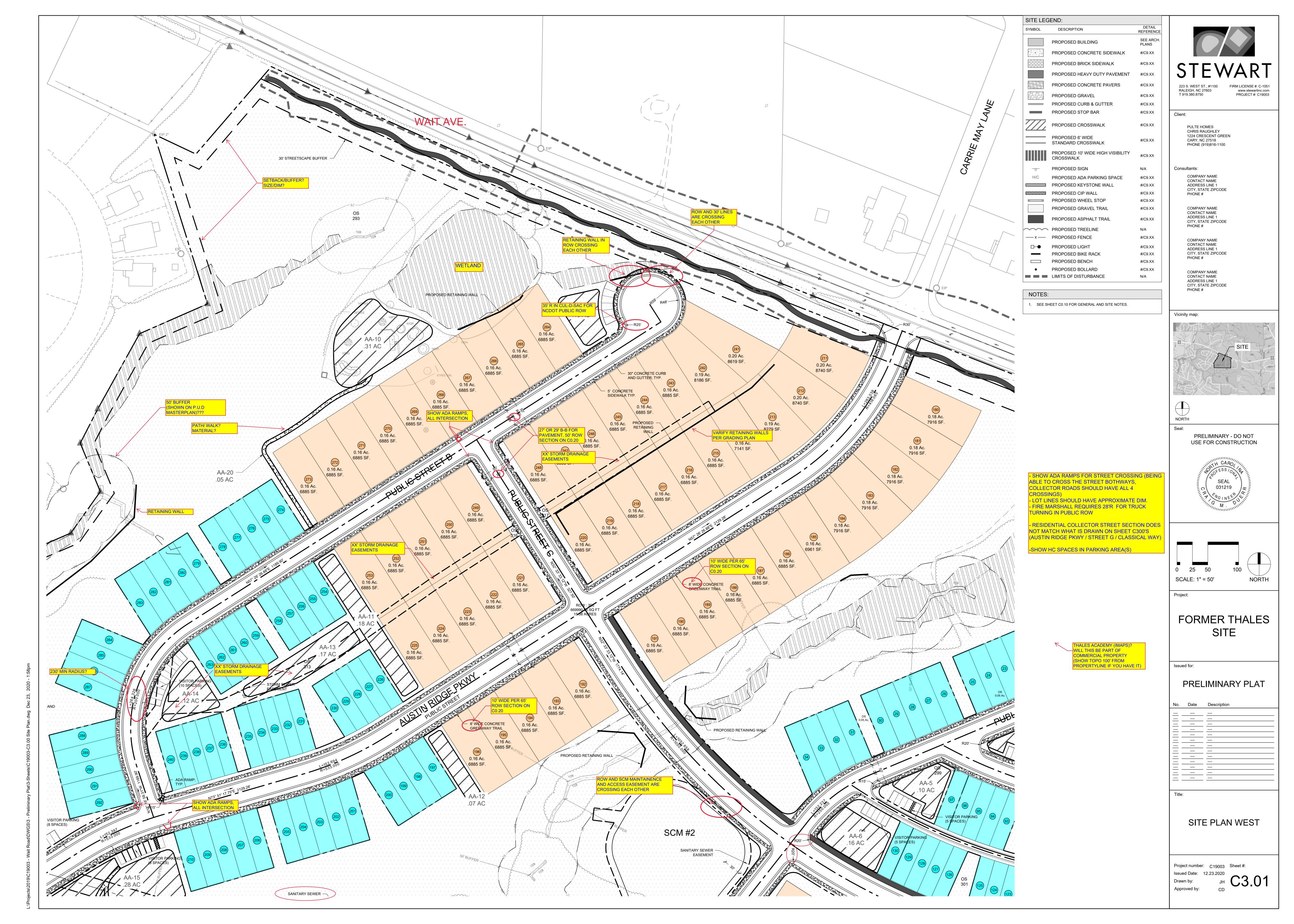
Project number: C19003 Sheet #: Approved by:

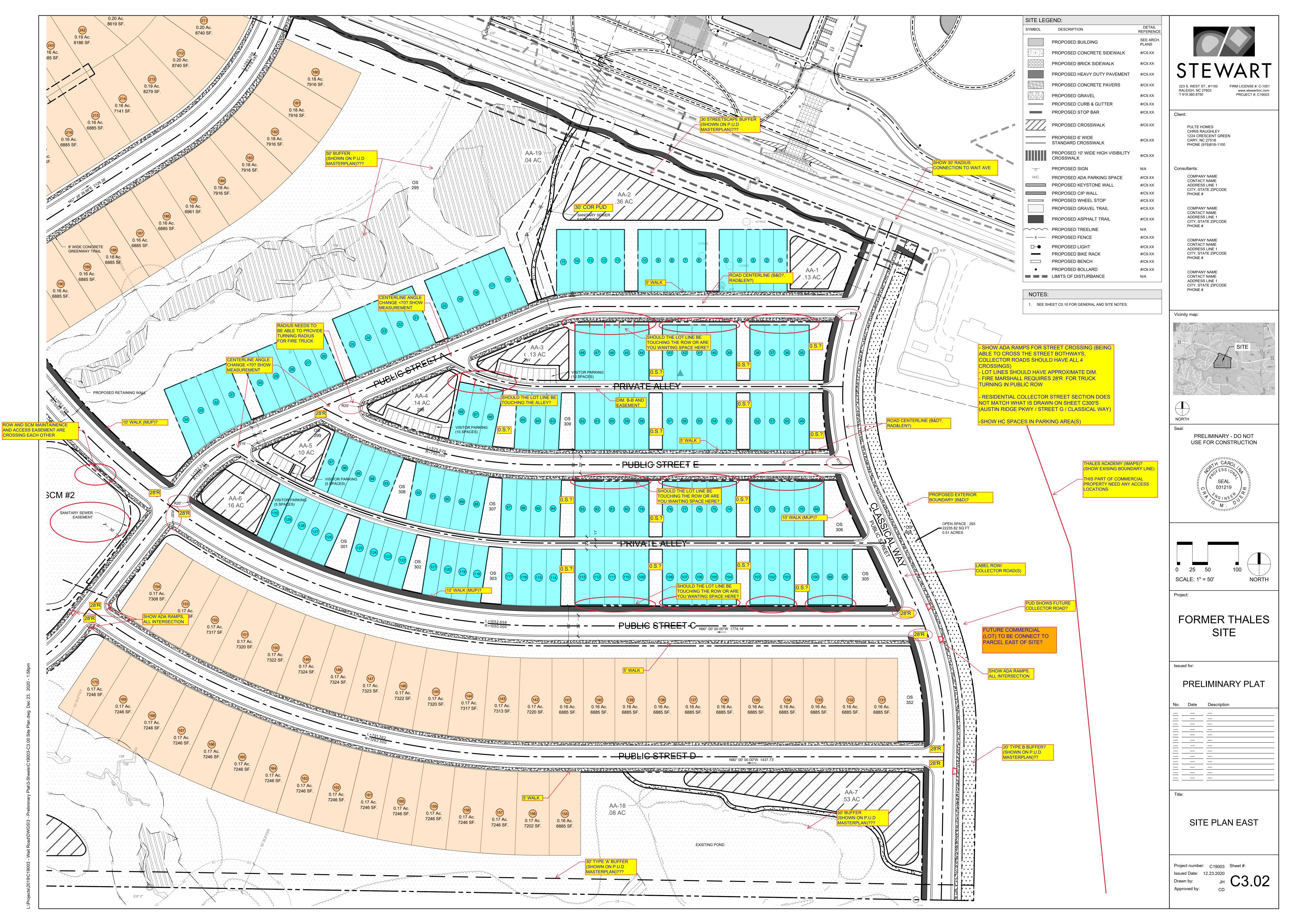


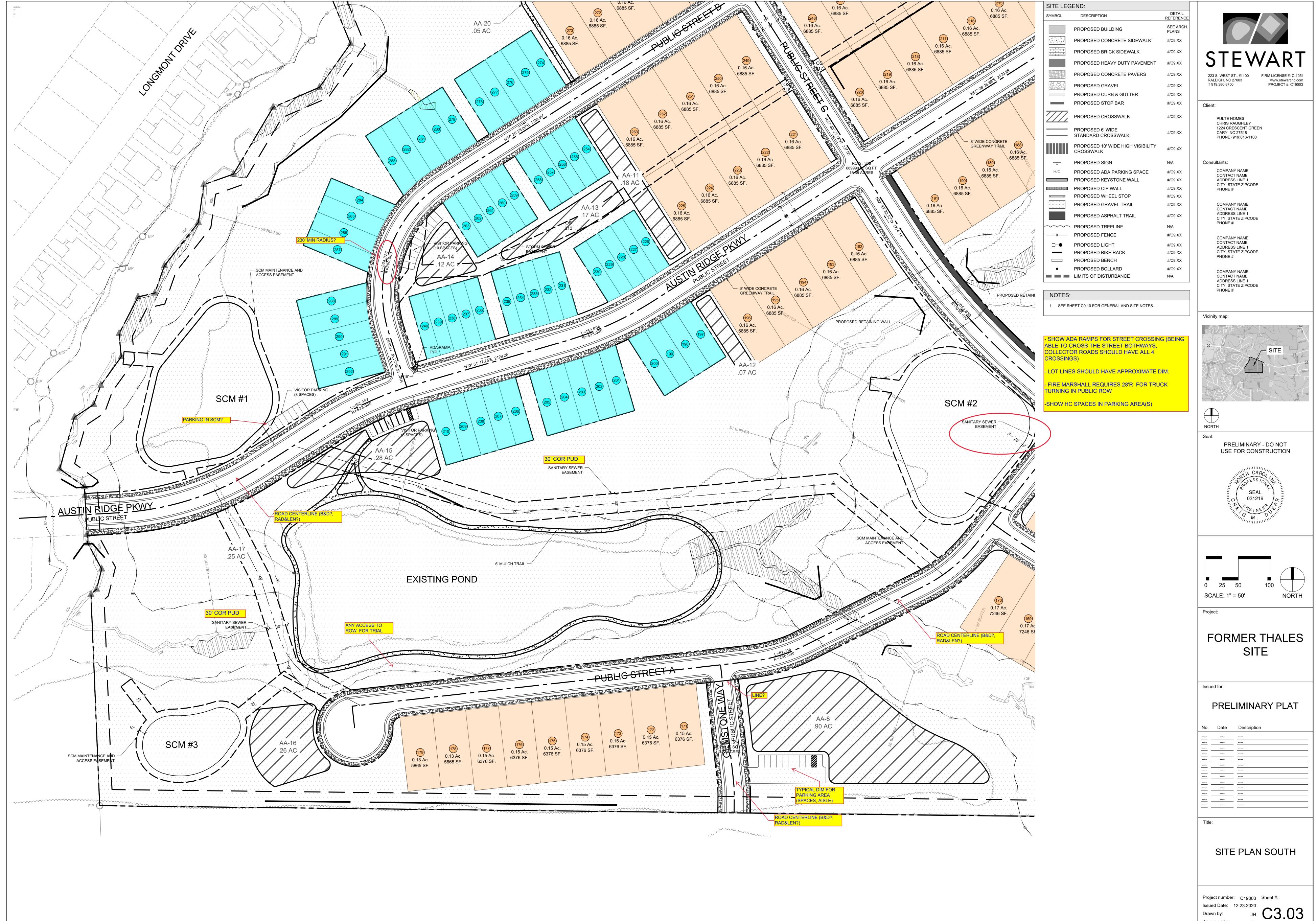


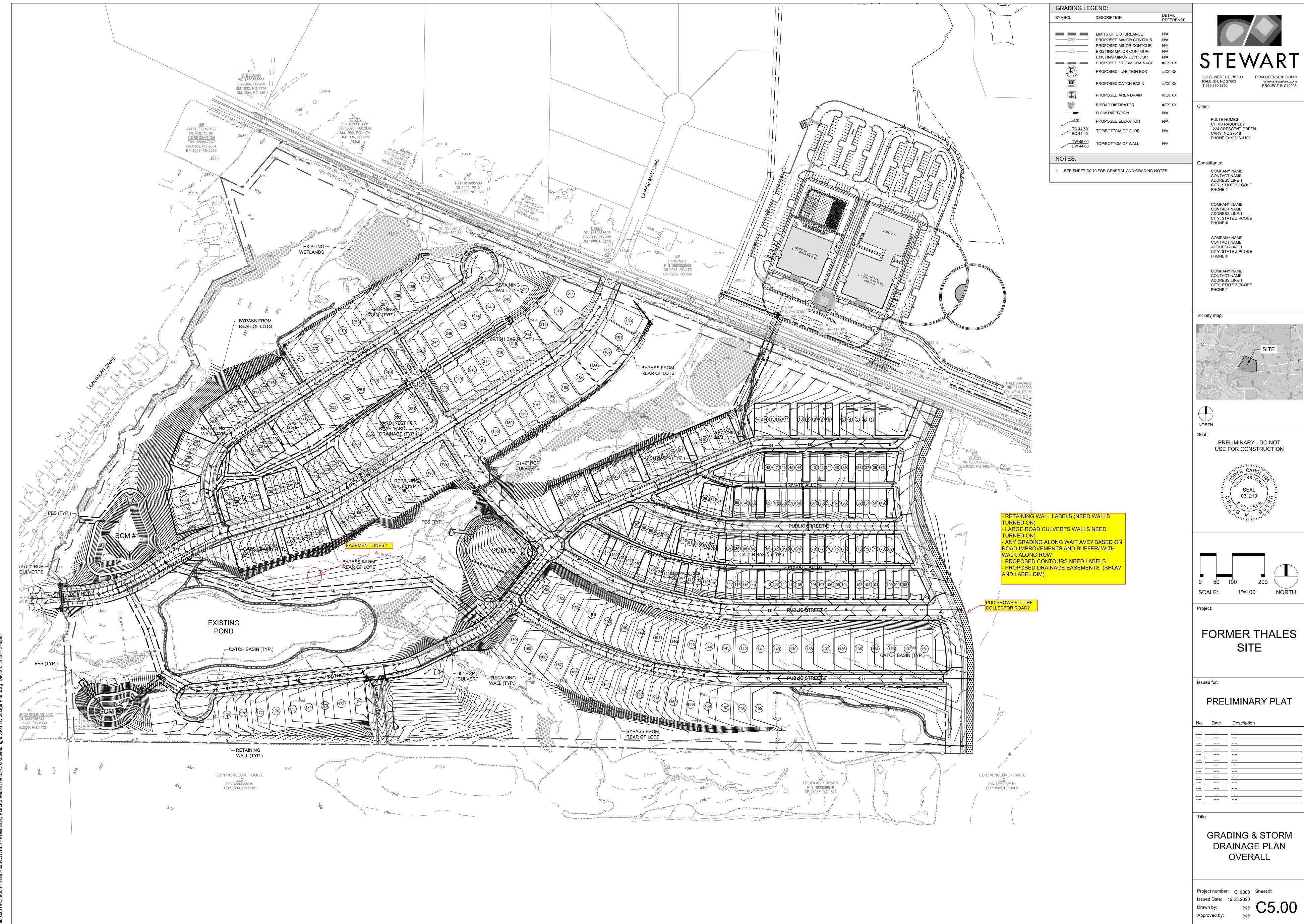


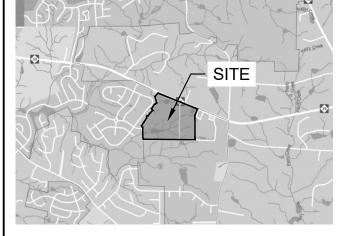


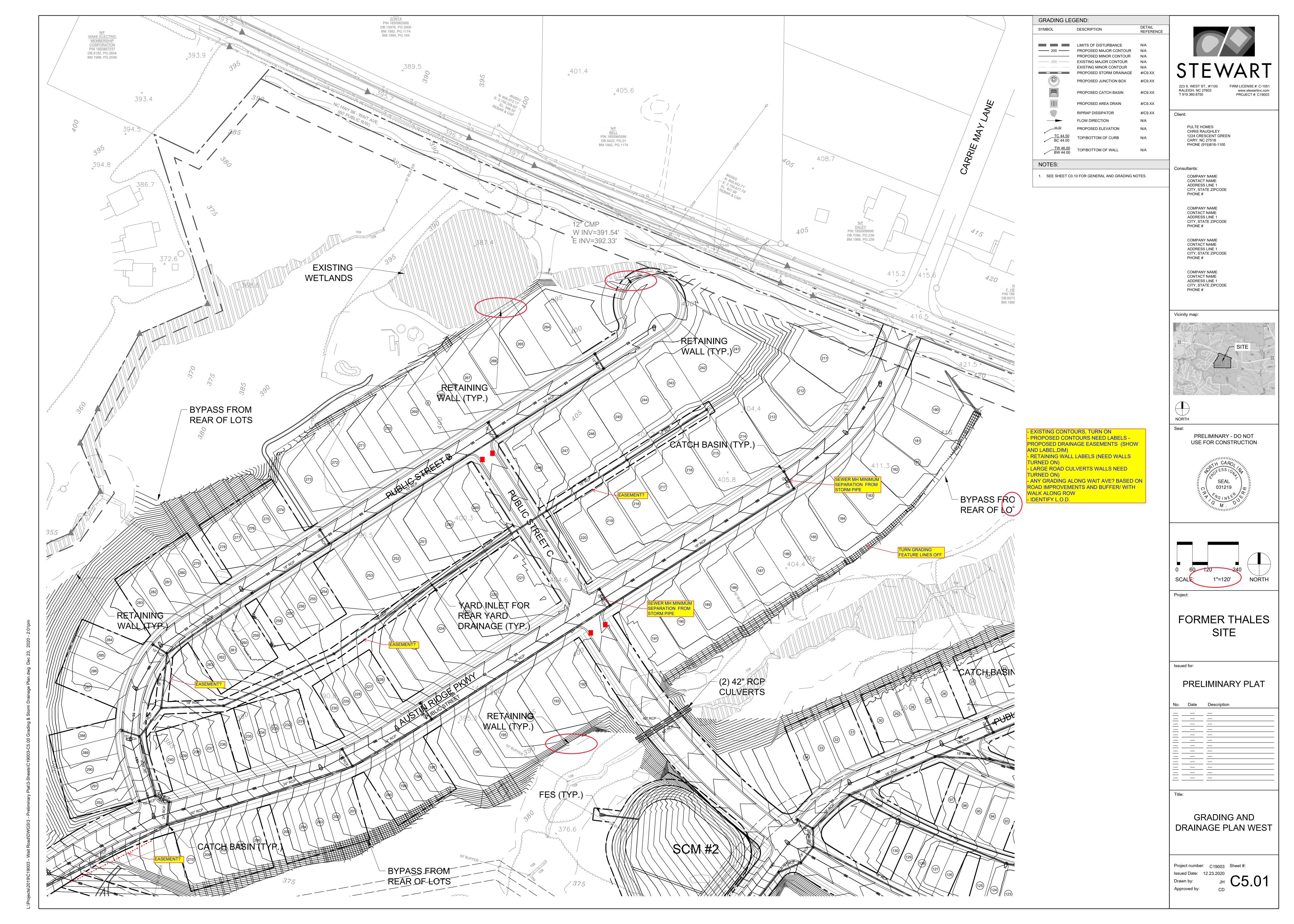


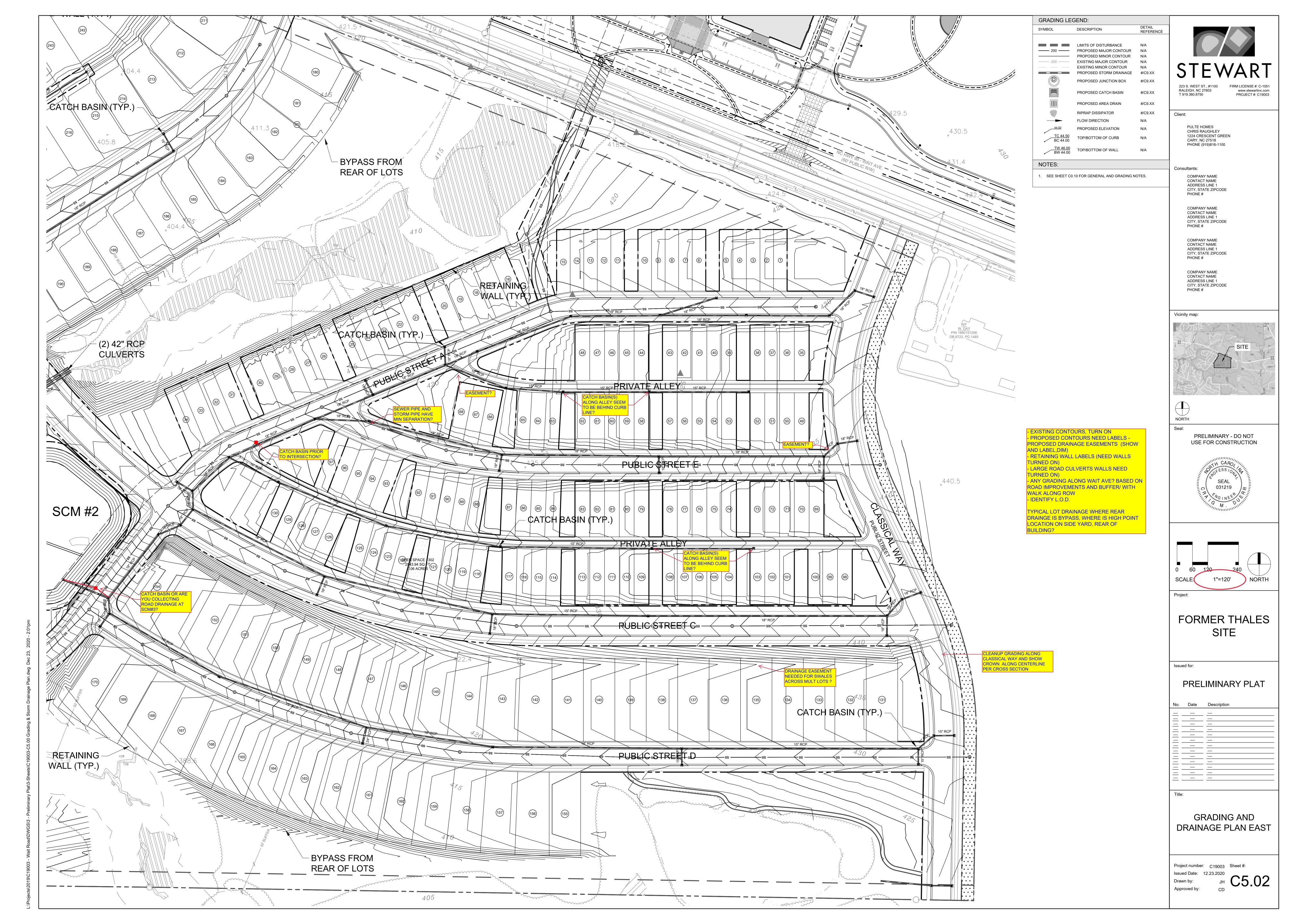


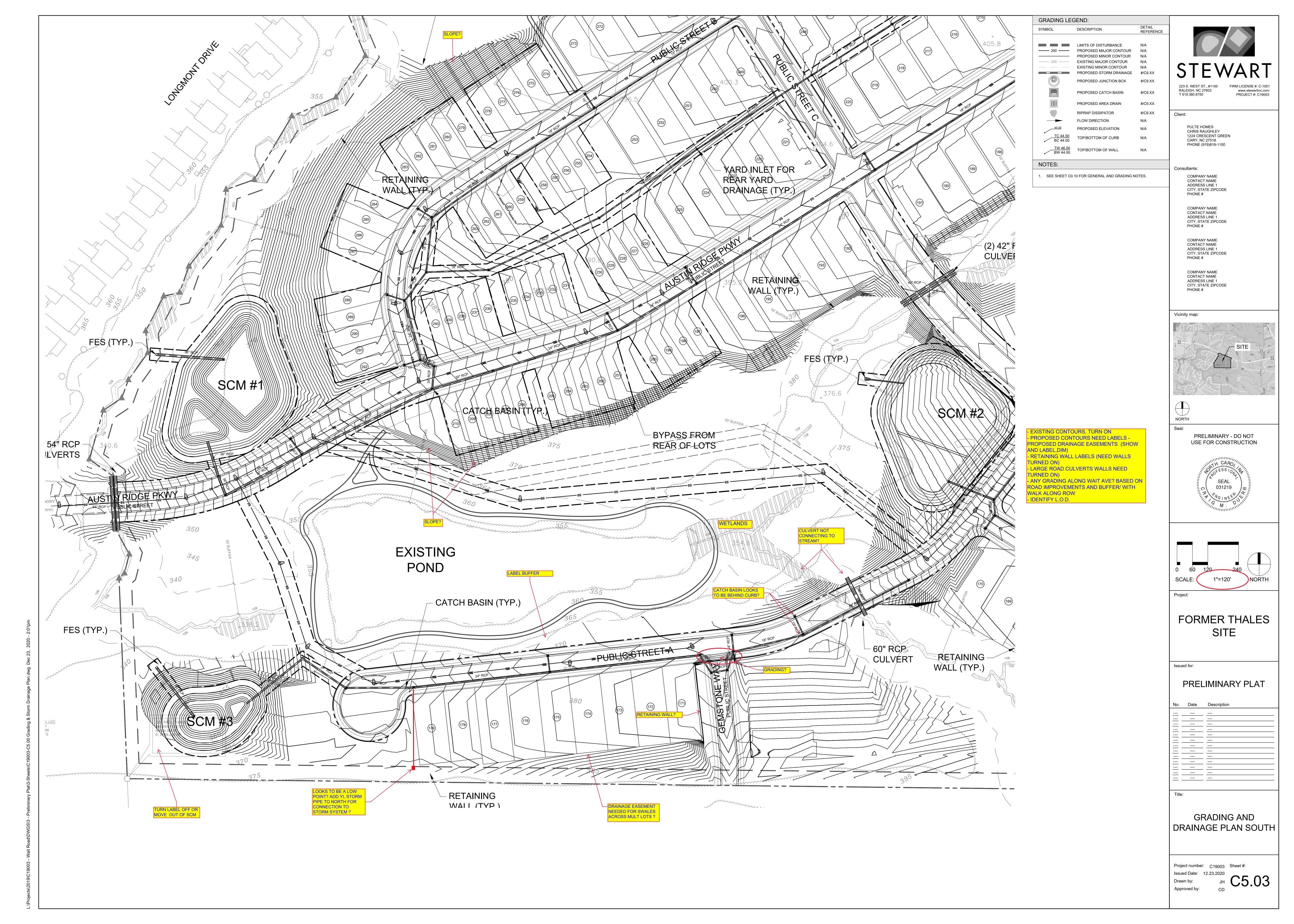


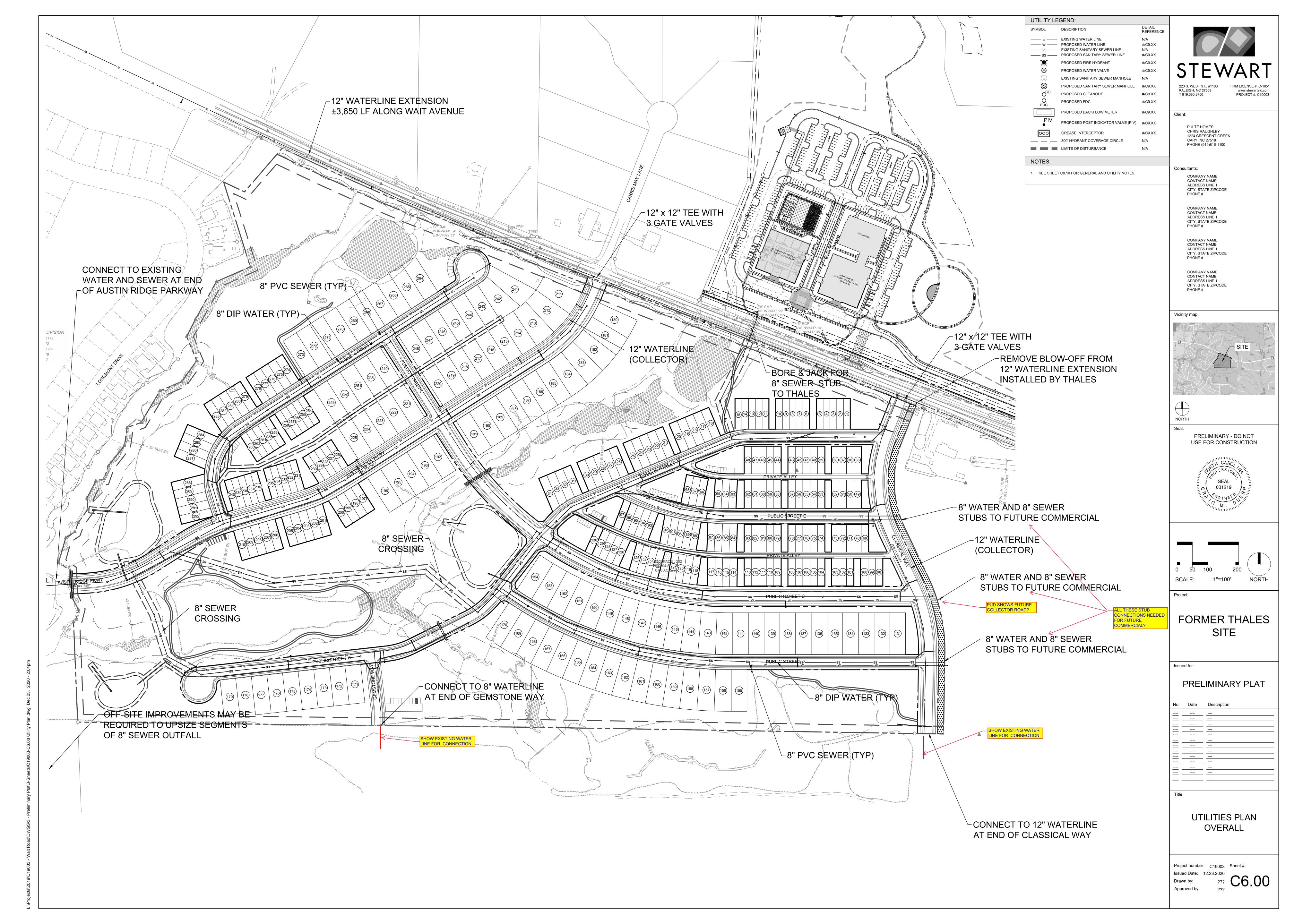


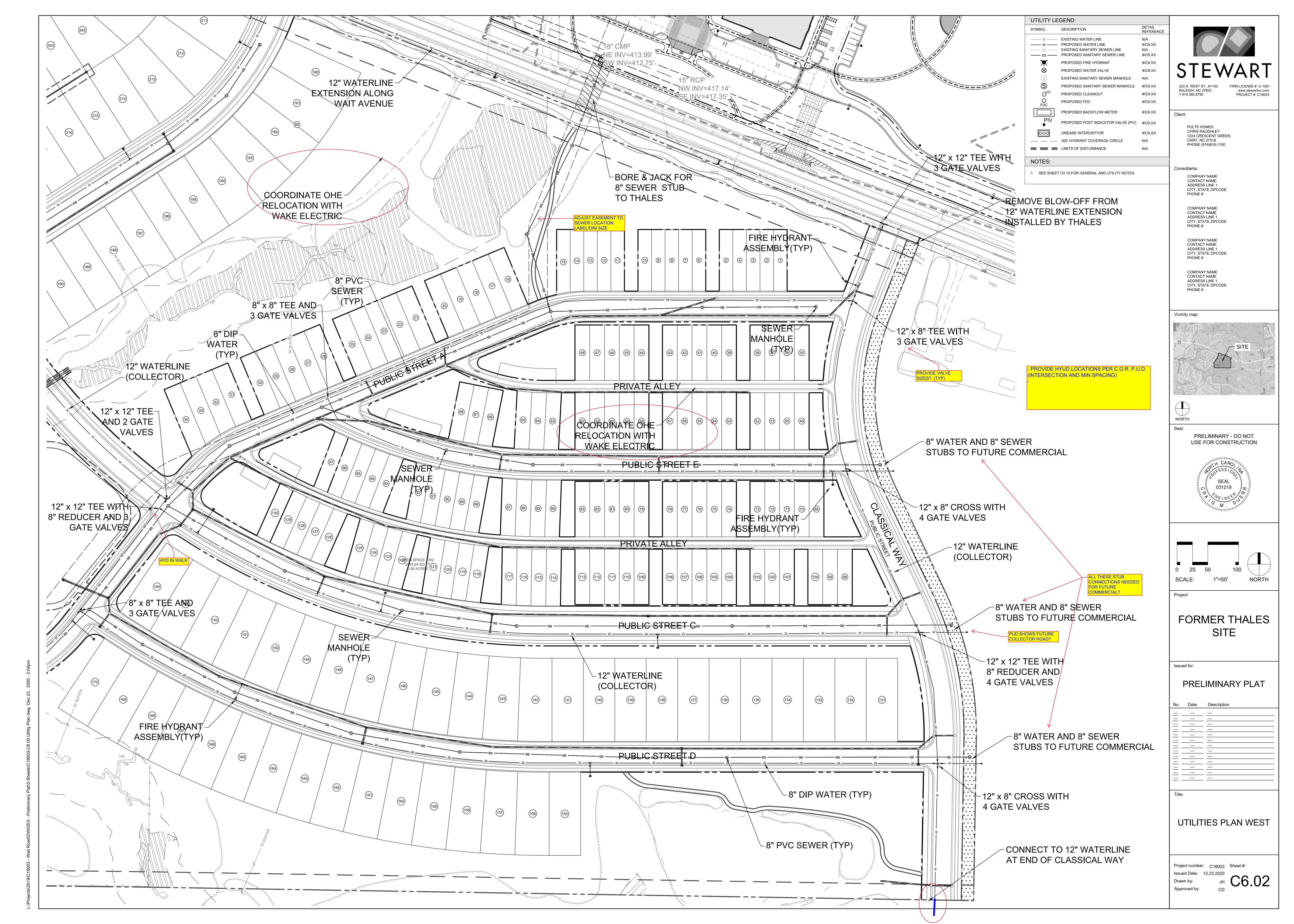


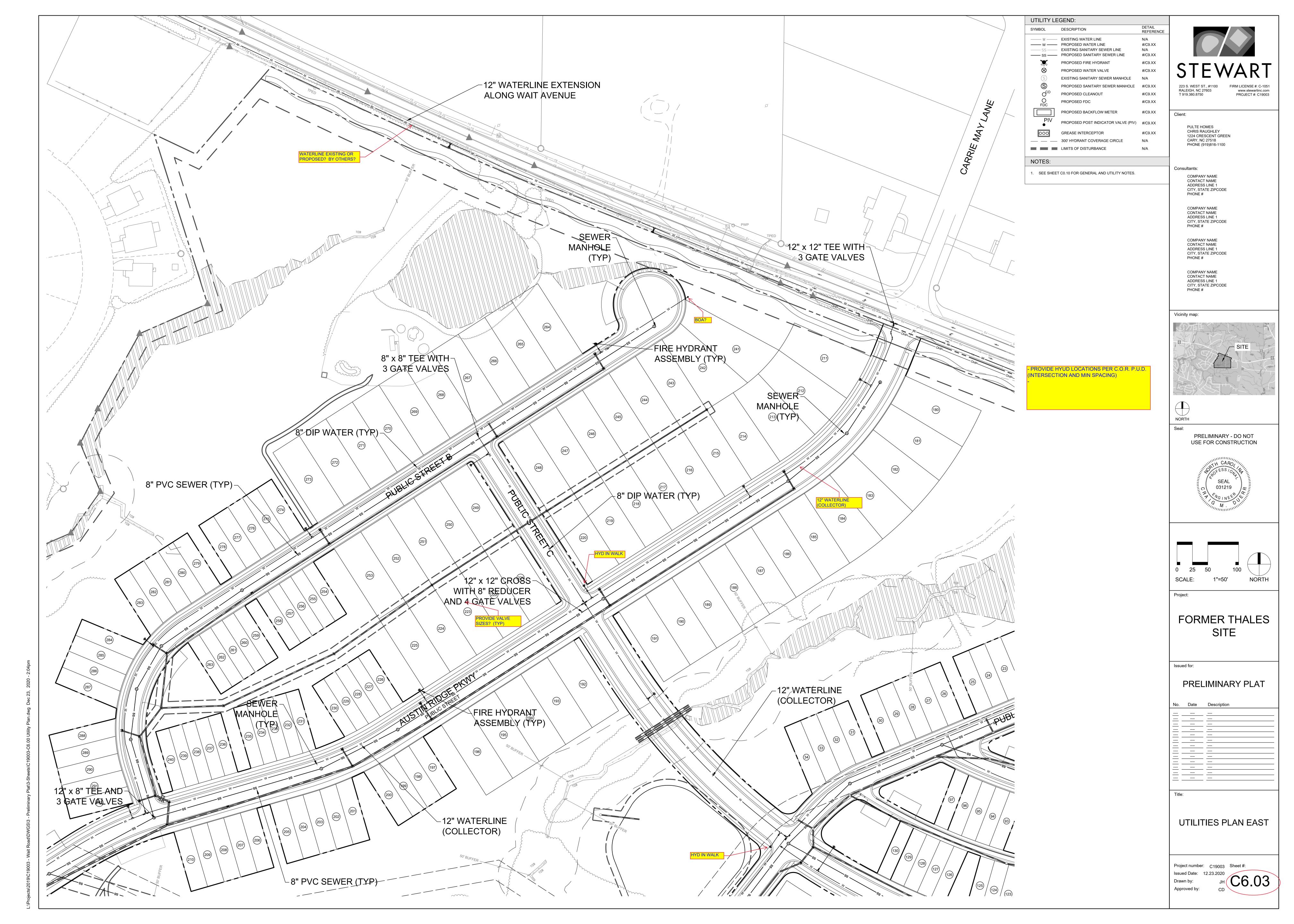


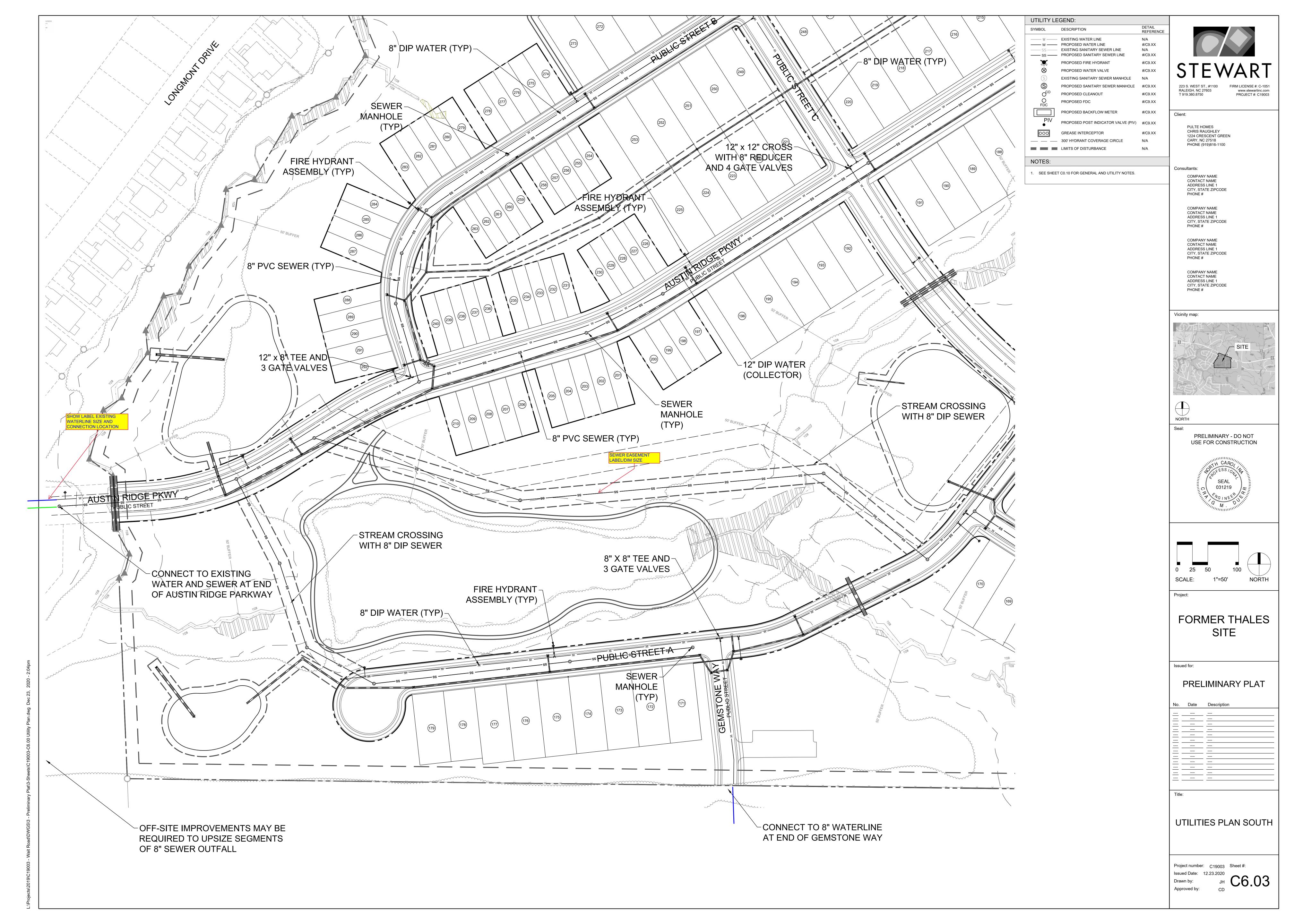




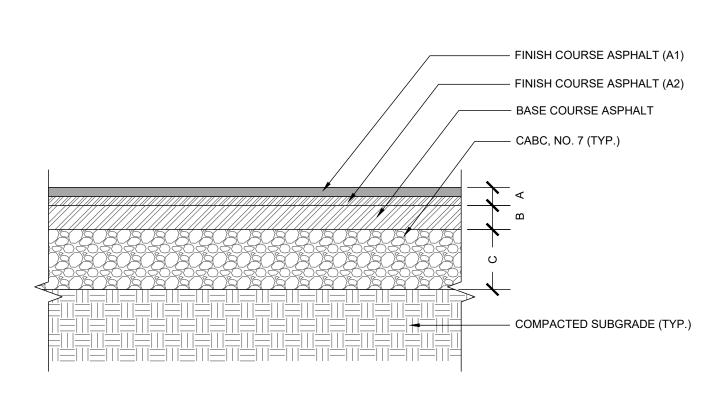






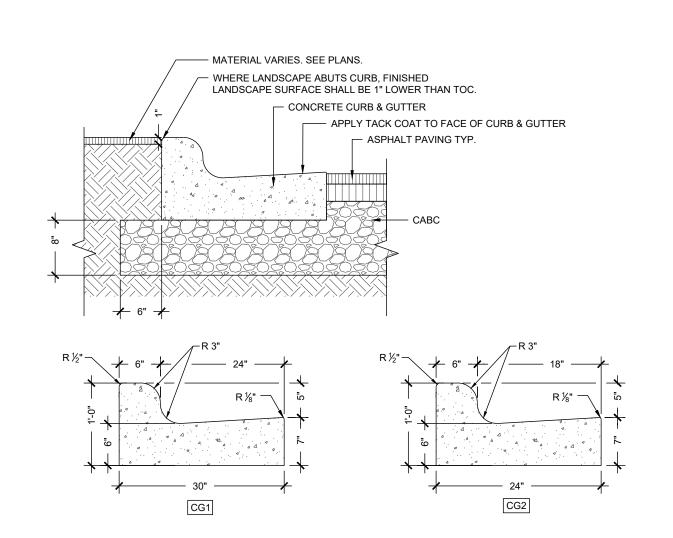


1. WHERE EXISTING ASPHALT MEETS NEW ASPHALT, SAW CUT EXISTING ASPHALT TO PROVIDE A CLEAN EDGE. 2. FINAL LIFT OF ASPHALT IN PARKING LOT BY OTHERS (N.I.C.) 3. CONTRACTOR SHALL INSTALL FINAL LIFT OF ASPHALT (A2) FOR ROADWAY CONSTRUCTION



# **ASPHALT PAVING**

NTS



# CONCRETE GUTTER/CURB NOTES:

- 1. ALL CONCRETE GUTTER/CURBS SHALL BE INSTALLED PER SPECIFICATION SECTION 32 13 13 CONCRETE PAVING.
- 2. 10' MAXIMUM BETWEEN CONSTRUCTION JOINTS. 15' MACHINE POURS.
- 3. 1/2" EXPANSION JOINT EVERY 90' AND CONTINUOUSLY ALONG BACK OF CURB ADJACENT
- MAXIMUM BETWEEN CONSTRUCTION JOINTS ON 7. LIQUID MEMBRANE CURING COMPOUND SHALL MEET THE REQUIREMENTS OF SECTION 1026-2 OF NCDOT STANDARDS & SPECIFICATIONS FOR ROADS AND STRUCTURES.

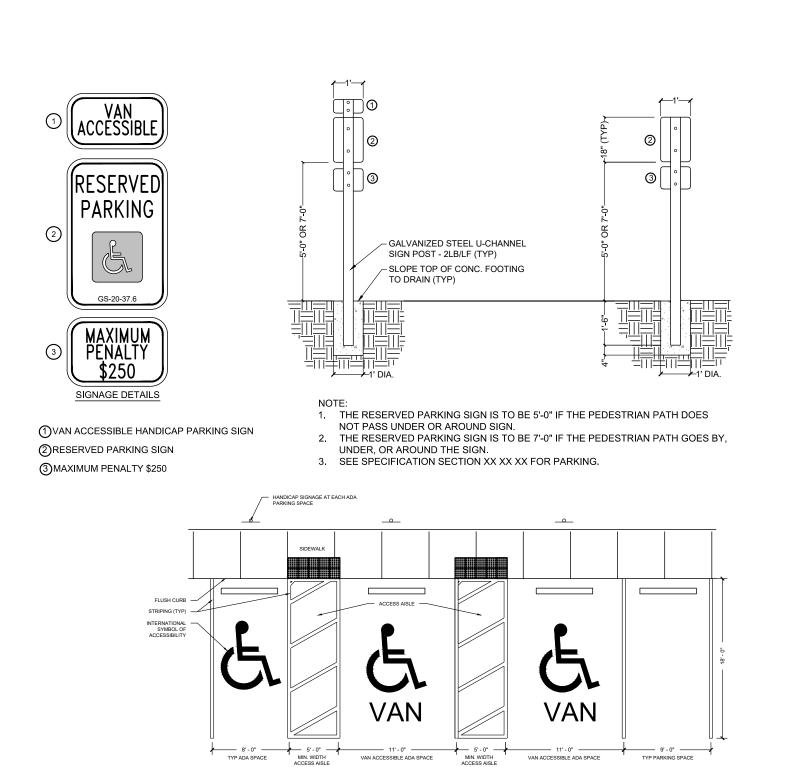
BASE COURSE AGGREGATE SHALL BE CABC AGGREGATE BASE COURSE No. 7.

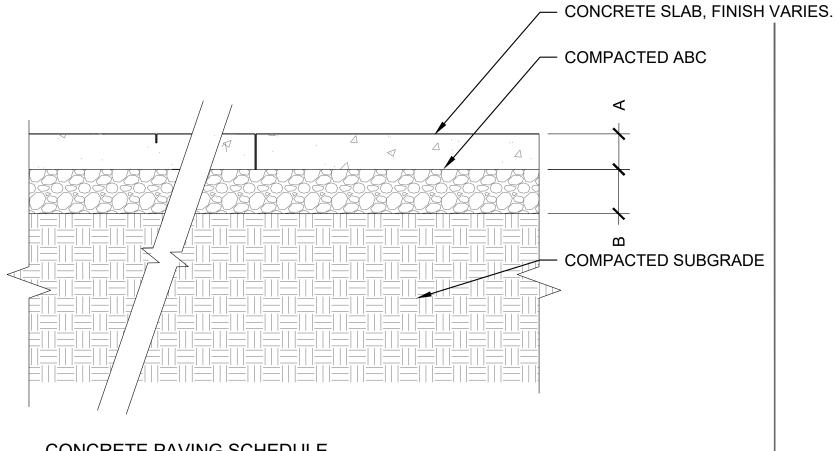
6. FINISH SHALL BE FINE BROOM FINISH PER SAMPLE

8. ALL CONSTRUCTION JOINTS SHALL BE FILLED WITH 4. 4000 PSI CONCRETE AT 28 DAYS MINIMUM, 4" SLUMP JOINT FILLER AND SEALER IN ACCORDANCE WITH NCDOT ROADWAY STANDARD DETAIL 846.01.

# **CURB AND GUTTER**

NTS



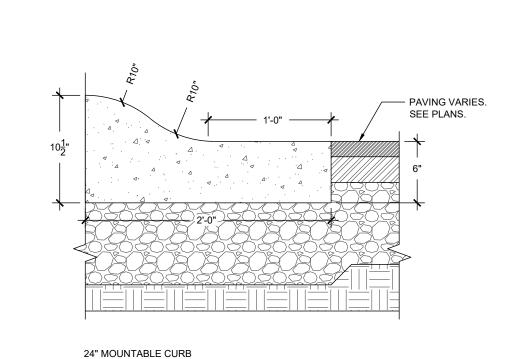


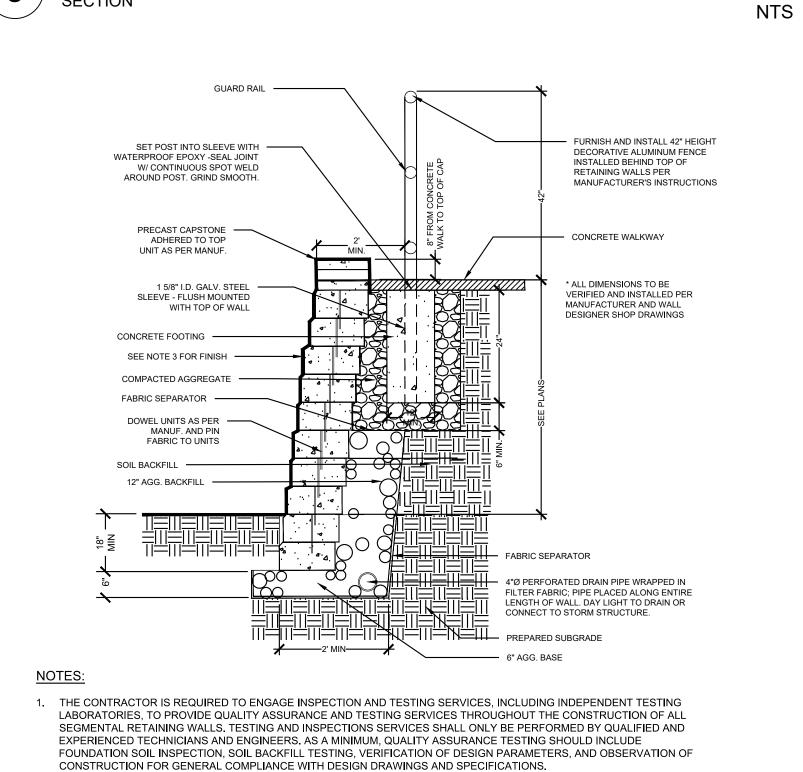
## CONCRETE PAVING SCHEDULE

Α	В		STRENGTH
4"	4"	PEDESTRIAN CONCRETE	4000 psi
8"	6"	HEAVY DUTY VEHICULAR CONCRETE	4500 psi

CONCRETE SHALL HAVE A MINIMUM MODULUS OF RUPTURE OF 650 PSI.

**CONCRETE SIDEWALK** 





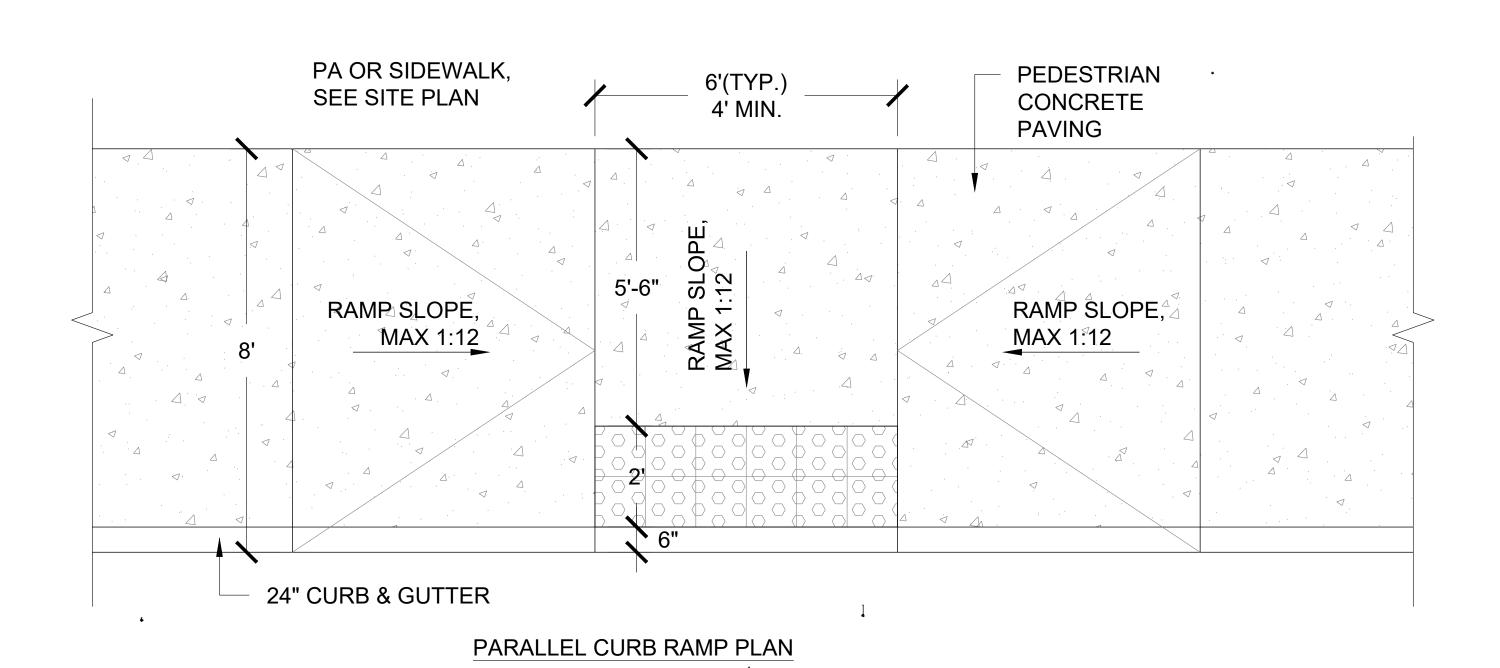
2. THE CONTRACTOR IS REQUIRED TO ENSURE THAT A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH

THE INSTALLATION OF THIS WALL ON SITE. CERTIFICATION OF WALL SHALL BE BY "WALL DESIGNER".

3. FINISH: STRAIGHT, SPLIT FACE BLOCK. COLOR TO BE EARTH TONE.

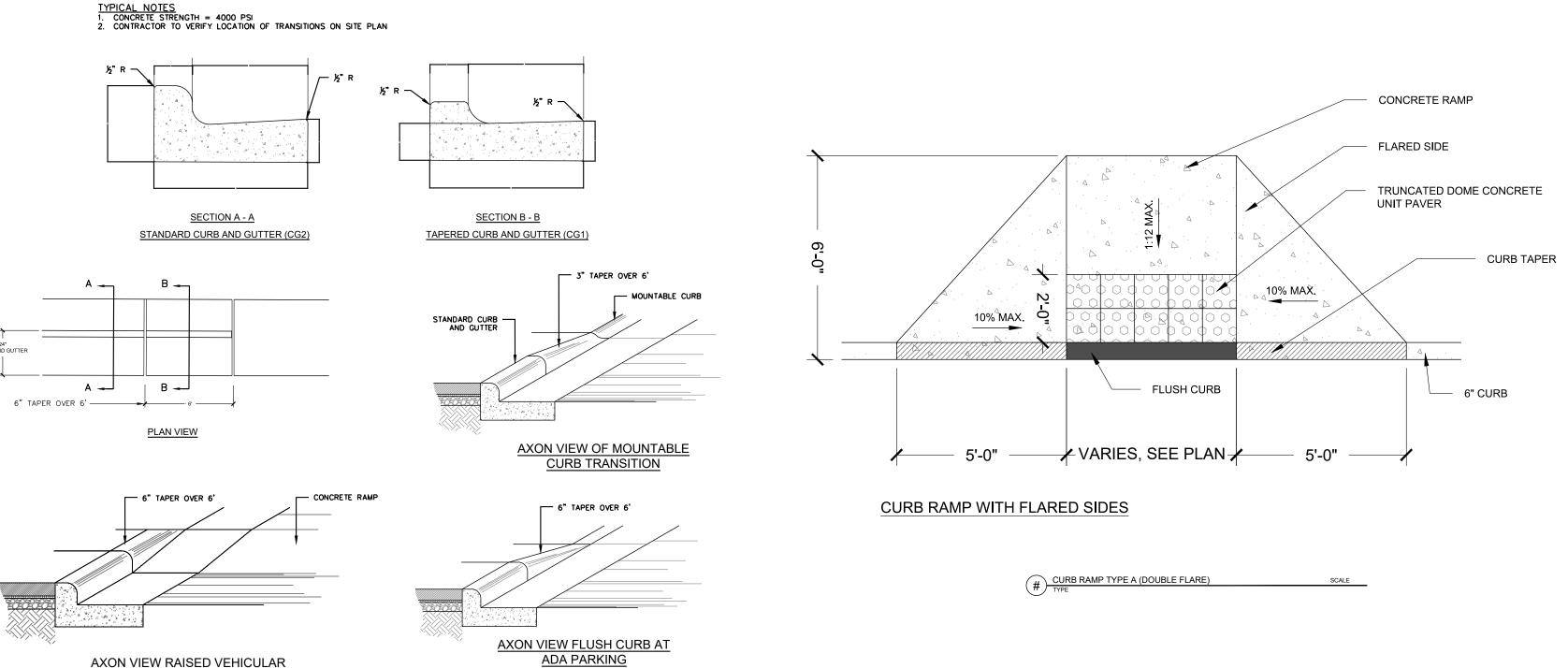
**RETAINING WALL** 

CAROLINA DESIGN, PREPARE, STAMP AND SIGN A SET OF SHOP DRAWINGS FOR SUBMITTAL AND APPROVAL PRIOR TO



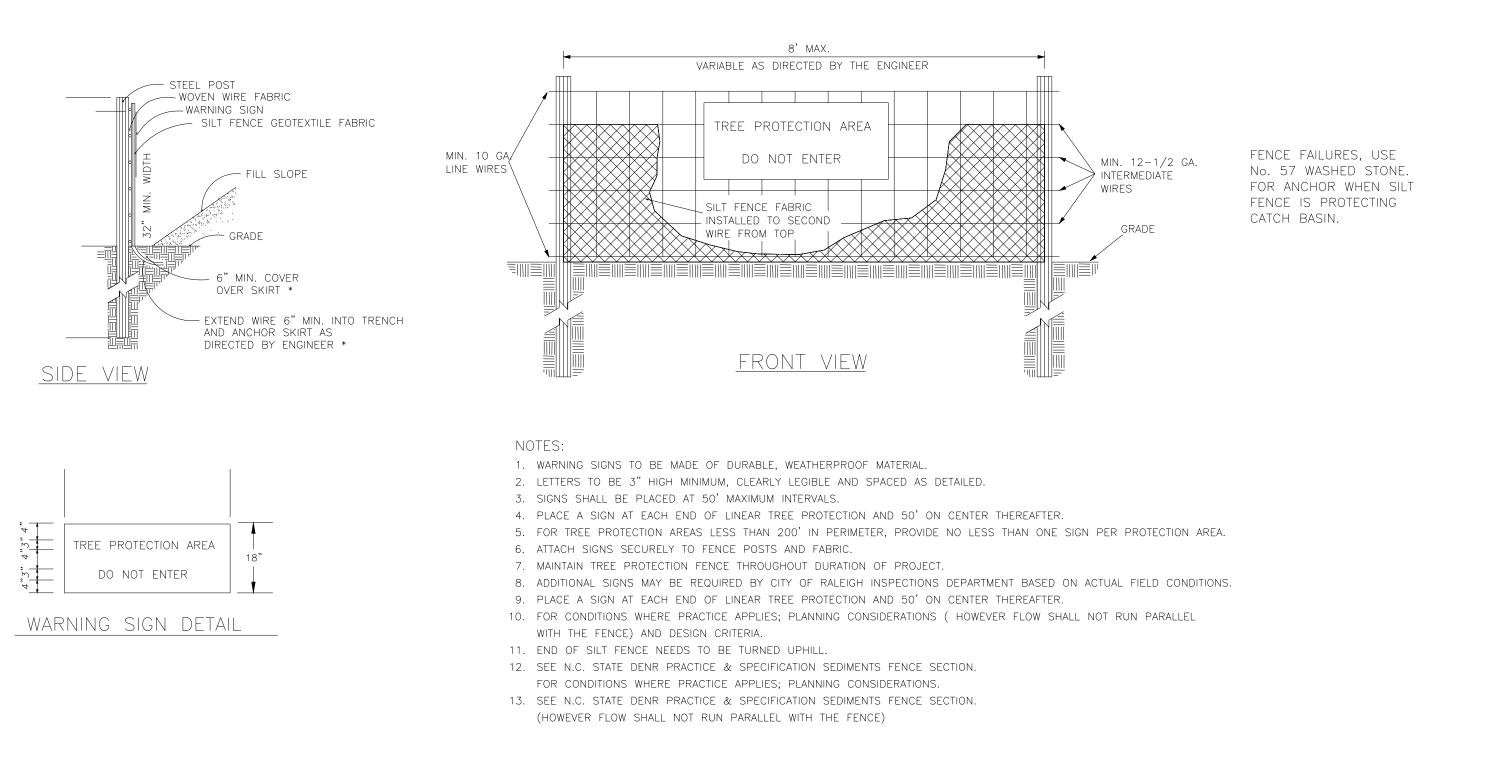
PARALLEL RAMP DETAIL

NTS

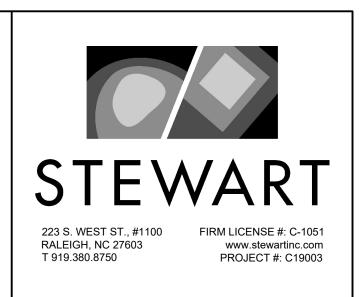


**CURB RAMP DETAIL CURB TRANSITIONS** 

**AXON VIEW RAISED VEHICULAR** 



TREE PROTECTION FENCE NTS



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

Consultants: COMPANY NAME CONTACT NAME ADDRESS LINE 1 CITY, STATE ZIPCODE PHONE #

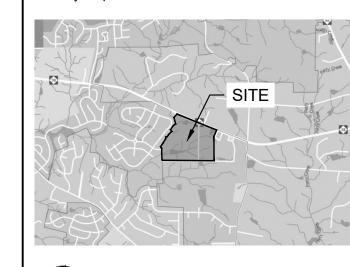
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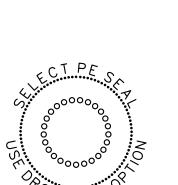
Vicinity map:



NORTH

Seal: PRELIMINARY - DO NOT USE FOR CONSTRUCTION





NTS

FORMER THALES SITE

Issued for:

No. Date Description

PRELIMINARY PLAT

SITE DETAILS

Project number: C19003 Sheet #: