

FOR REVIEW ONLY

MAGNOLIA WALK

(FORMERLY OAK PARK WEST)

PRELIMINARY SUBDIVISION PLANS

TOWN OF GARNER, WAKE COUNTY, NORTH CAROLINA

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
 5410 Trinity Road, Suite 102 | Raleigh, NC 27607
 TEL 919.866.4951 FAX 919.893.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
12/02/2019	

DRAWN BY
K. PREVOZNAK

DESIGNED BY
B. BLACKMON

CHECKED BY
J. CHANDLER

SCALE
N/A

TIMMONS GROUP
 NORTH CAROLINA LICENSE NO. C-1652

MAGNOLIA WALK
 TOWN OF GARNER - WAKE COUNTY - NORTH CAROLINA

COVER SHEET

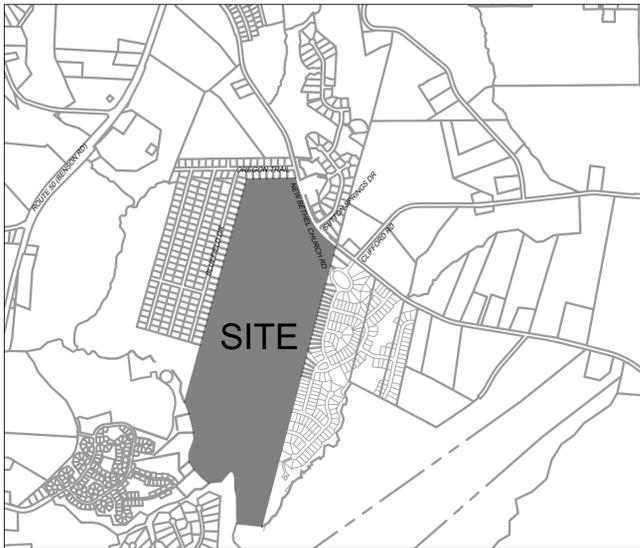
JOB NO.
41300

SHEET NO.
C0.0

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SITE DATA

PROJECT:	MAGNOLIA WALK
ENGINEER:	TIMMONS GROUP 5410 TRINITY ROAD; SUITE 102 RALEIGH, NC 27607 PHONE: 919-866-4507 FAX: 919-859-5663 JIM CHANDLER, PE EMAIL: JIM.CHANDLER@TIMMONS.COM
DEVELOPER:	ROYAL OAKS 1210 TRINITY ROAD, SUITE 102 CARY, NC 27513 PHONE: 919-235-2964 EMAIL: ROB.BAILEY@MATTAMYCORP.COM
ZONING:	PRD C8
TOWNSHIP:	ST. MARY'S
PROPOSED USE:	RESIDENTIAL
TOTAL TRACT AREA:	189.34 ACRES



VICINITY MAP

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	OVERALL SITE PLAN
C2.1	SITE PLAN SHEET 1 OF 4
C2.2	SITE PLAN SHEET 1 OF 4
C2.3	SITE PLAN SHEET 3 OF 4
C2.4	SITE PLAN SHEET 4 OF 4
C2.5	SITE DETAILS
C3.0	OVERALL UTILITY PLAN
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C5.4	LANDSCAPE PLAN SHEET 4 OF 4

ZONING CONDITIONS

- THE USE OF THE PROPERTY SHALL BE LIMITED TO RESIDENTIAL HOUSING AND ASSOCIATED AMENITIES.
- THE MAXIMUM DENSITY SHALL NOT EXCEED 3.1 DWELLING UNITS PER ACRE WITH A MAXIMUM OF 580 DWELLING UNITS OF WHICH NO MORE THAN 180 SHALL BE TOWNHOMES.
- A DEVIATION OF GREATER THAN 20% IS REQUESTED REGARDING SECTION 6.12.A SINGLE FAMILY LOT SIZES IN PRD DEVELOPMENTS. THIS SECTION REQUIRES SIXTY PERCENT (60%) OF ALL SINGLE FAMILY LOTS TO BE AT LEAST 12,000 SF AND FORTY PERCENT (40%) MEETING A 9,000 SF LOT SIZE. 390 SINGLE FAMILY LOTS ARE PROPOSED. A DEVIATION ALLOWING 120 LOTS OR THIRTY PERCENT (30%) OF THE SINGLE FAMILY LOTS TO BE 5,220 SF OR LARGER INSTEAD OF 12,000 SF IS PROPOSED. A FIFTY-FOUR PERCENT (54%) REDUCTION IN SIZE AND 270 LOTS OR SEVENTY PERCENT (70%) OF SINGLE FAMILY LOTS TO BE 6,830 SF OR LARGER INSTEAD OF 9,000 SF. AN APPROXIMATE FORTY-SIX PERCENT (46%) REDUCTION. HAVING SMALLER LOTS REDUCES THE REQUIRED YARD MAINTENANCE BY HOMEOWNERS AND PRESERVES GREATER RECREATION AND USABLE OPEN SPACE AREAS AND COMMON SPACE AREAS. INCREASED SAFETY OF RESIDENTS AND ENCOURAGING INTERACTIONS BETWEEN NEIGHBORS BUILDS A TIGHTER KNOT COMMUNITY.
- A DEVIATION OF GREATER THAN 20% IS REQUESTED FOR SECTION 6.12.A BUILDING SETBACKS FOR A PRD DEVELOPMENT. LOT SETBACKS ARE OUTLINED TO FOLLOW THE REQUIREMENTS FOR THE R-12 ZONING DISTRICT. R-12 SETBACKS ARE AS FOLLOWS: FRONT-30', REAR-20', SIDE 6' MINIMUM, 15' COMBINED MINIMUM, CORNER SIDE-20'. PROPOSED SETBACKS FOR THE DETACHED SINGLE FAMILY LOTS ARE AS FOLLOWS: FRONT-20' (A 33% REDUCTION), REAR-20', SIDE 5' (A 33% REDUCTION), CORNER SIDE-12' (A 40% REDUCTION). FOR THE ATTACHED TOWNHOMES, LOT SETBACKS ARE AS FOLLOWS: FRONT-35', REAR-25', SIDE-15', CORNER SIDE-25'. PROPOSED SETBACKS ARE AS FOLLOWS: FRONT-20' (A 43% REDUCTION), REAR-20' (A 20% REDUCTION), SIDE 10' (A 33% REDUCTION), CORNER SIDE-10' (A 60% REDUCTION). IN ADDITION, THE ATTACHED TOWNHOMES SHALL NOT COMPLY WITH THE BUILDING TRIANGULATION METHOD FOUND IN SECTION 6.10.E. A SAFER, MORE SECURE ENVIRONMENT AND BETTER COMMUNICATIONS BETWEEN NEIGHBORS IS A BENEFIT OF UTILIZING REDUCED BUILDING SETBACKS.
- A DEVIATION OF GREATER THAN 20% IS REQUESTED FOR SECTION 8.2.K.8. WHERE TWO STREETS MAY NOT INTERSECT ON THE SAME SIDE OF ANOTHER STREET AT A DISTANCE OF LESS THAN 400 FEET. A DEVIATION ALLOWING A REDUCTION IN THE SEPARATION OF INTERSECTIONS OF UP TO 32% LESS THAN THE 400 FEET REQUIRED.
- THE COMMUNITY POOL SHALL BE A MINIMUM OF 4,000 SQUARE FEET AND THE CLUBHOUSE SHALL BE A MINIMUM OF 1,800 SQUARE FEET UNDER ROOF.
- TOWNHOMES SHALL HAVE AT LEAST A ONE-CAR GARAGE. ALL SINGLE-FAMILY HOMES SHALL HAVE A AT LEAST A TWO-CAR GARAGE.
- ALL HOUSING TYPES SHALL HAVE A MINIMUM .045 GAUGE VINYL SIDING WITH AT LEAST ONE BRICK, BOARD & BATTEN, OR STONE ACCENT. PRODUCT C SHALL HAVE A MASONRY ACCENT ALONG WITH AN ADDITIONAL BOARD & BATTEN OR SHAKE ACCENT. PRODUCT A SHALL HAVE A MINIMUM OF 35 SF OF ACCENT, PRODUCT B SHALL HAVE A MINIMUM OF 100 SF OF ACCENT AND PRODUCT C SHALL HAVE A MINIMUM OF 125 SF OF ACCENT.
- GARAGE DOORS FOR TOWNHOMES SHALL HAVE CARRIAGE DOOR HARDWARE OR WINDOWS. ALL GARAGE DOORS FOR THE SINGLE-FAMILY HOMES SHALL HAVE CARRIAGE DOOR HARDWARE AND WINDOWS.
- TOWNHOMES SHALL BE SLAB ON GRADE WITH TREATMENTS SUCH AS PAINT, BRICK OR STONE TO COVER EXPOSED CONCRETE ON THE FRONT AND SIDES. PRODUCT B SHALL BE SLAB ON GRADE TURNED DOWN WITH 18" WAINSCOT BRICK OR STONE ON THE FRONT, SIDES SHALL BE SCRATCH MORTAR AND PAINT TO MATCH SIDING. PRODUCT C SHALL BE SLAB ON GRADE TURNED DOWN OR CRAWL SPACE WITH BRICK OR STONE ON FRONT AND SIDES.
- ALL EAVES AND RAKES SHALL BE 12" MINIMUM ON FRONT, REAR, AND SIDES. DORMERS AND GABLES SHALL HAVE 8" MINIMUM EAVES. ALL HOUSING TYPES SHALL HAVE 30-YEAR ARCHITECTURAL SHINGLES WITH MULTIPLE ROOF BREAKS.
- ALL TOWNHOMES AND SINGLE-FAMILY HOMES SHALL HAVE AT LEAST ONE WINDOW ON EACH SIDE ELEVATION.
- TOWNHOME CORNER STREET SIDE ELEVATIONS SHALL HAVE A MINIMUM OF TWO DIFFERENT SIDING MATERIALS. THE TWO SIDING MATERIALS SHALL BE SEPARATED BY A SKIRT BOARD.
- A FRONT PORCH OR COVERED STOOP IS REQUIRED ON ALL HOUSING TYPES, MINIMUM 4' X 6' OR 24 SQUARE FEET. POSTS AND COLUMNS SHALL BE 6" MINIMUM WIDTH/DIAMETER AND PAINTED OR STAINED TO MATCH TRIM COLOR.
- THE RECREATIONAL & USABLE OPEN SPACE LOCATED BETWEEN THE TOWNHOMES AND THE SINGLE-FAMILY HOMES IN PHASE 1 SHALL HAVE HARDSCAPE, ENHANCED LANDSCAPING AND SIDEWAYS. TWO RECREATIONAL & USABLE OPEN SPACE AREAS LOCATED IN PHASE 2 SHALL EACH HAVE 2 PARK BENCHES, HARDSCAPE AND ENHANCED LANDSCAPING. REMAINING RECREATIONAL & USABLE OPEN SPACE SHALL HAVE TRAILS TO CONNECT OPEN SPACE AREAS TOGETHER AND PROVIDE ENJOYMENT OF THE NATURAL ENVIRONMENT.
- THE PUBLIC GREENWAY CONSTRUCTION SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE 60TH CERTIFICATE OF OCCUPANCY IN PHASE 3.
- A 7-FOOT TALL LANDSCAPED BERM SHALL BE INSTALLED ALONG THE PROJECT'S FRONTAGE ON NEW BETHEL CHURCH ROAD.

PROPERTY OWNERS:

CHARLES N BRYAN 1408 NEW BETHEL CHURCH ROAD GARNER, NC 27529 PIN: 1619-84-7756	WALTER C BRYAN 1408 NEW BETHEL CHURCH ROAD GARNER, NC 27529 PIN: 1619-84-9320	CHARLES N & WALTER C BRYAN 1408 NEW BETHEL CHURCH ROAD GARNER, NC 27529 PIN: 1619-93-4708
BOBBY C RAYNOR PO BOX 365 GARNER, NC 27529	BOBBY C & MARGARET F RAYNOR PO BOX 365 GARNER, NC 27529	

s:\331\41300--royal_oaks\DWG\Sheet\Plot\41300--331--CO.D-COVER.dwg | Plotted by Kippy Prevost

SITE PLAN:

OAK CITY ACADEMY

OWNER:

N/F TEDES & CO, LLC
104 ROCKFISH LANE
GARNER, NC 27529

N/F JOSEPH MITCHELL, NATALIE MITCHELL
135 WHITE CAP LANE
GARNER, NC 27529

DEVELOPER:

OAK CITY ACADEMY
1308 US HWY 70 WEST
GARNER, NC 27529
919-815-7742

LANDSCAPE ARCHITECT:

RIVERS & ASSOCIATES, INC.
742 McKNIGHT DRIVE
KNIGHTDALE, NC 27545
(919) 295-5463

ENGINEER:

RIVERS & ASSOCIATES, INC.
742 McKNIGHT DRIVE
KNIGHTDALE, NC 27545
(919) 295-5463

SURVEYOR:

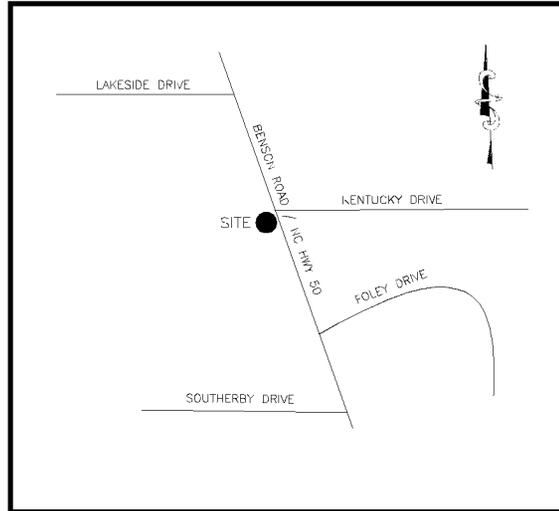
TRUE LINE SURVEYING
205 WEST MAIN STREET
CLAYTON, NC 27520
TEL: (919) 359-0427

SITE ADDRESS:

1057 BENSON ROAD
GARNER, NC 27529

DATE:

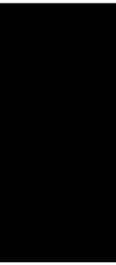
1ST SUBMITTAL: 12/02/2019



VICINITY MAP

NOT TO SCALE

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C8	STORMWATER DETENTION & WETLANDS PLAN
C9	STORMWATER DETENTION & WETLANDS NOTES
C10	LANDSCAPE PLAN
C11	PLANT SCHEDULE AND DETAILS
C12	SITE DETAILS
C13	SANITARY SEWER DETAILS
C14	WATER DETAILS
C15	WATER DETAILS
C16	SITE DETAILS
C17	STORMWATER DETAILS
C18	SITE LIGHTING PLAN



RIVERS PROJECT NO. 2019108
RIVERS DRAWING NO. W-3863

COVER

C1

NOTE:
RELEASED FOR SITE PLAN REVIEW ONLY. NOT FOR CONSTRUCTION.

RUPERT ROAD INDUSTRIAL

110 RUPERT ROAD (P.I.N. 0791-95-5612)
RALEIGH, NORTH CAROLINA 27603

OWNER
THE JAMES THURMAN THOMPSON
REVOCABLE LIVING TRUST AGREEMENT
MARY LOIS THOMPSON, TRUSTEE
3725 VESTA DRIVE
RALEIGH, NORTH CAROLINA 27603

CIVIL ENGINEER



RED LINE ENGINEERING, P.C. (C-3075)
3305-109 DURHAM DRIVE
RALEIGH, NORTH CAROLINA 27603
PHONE - (919) 779-6851

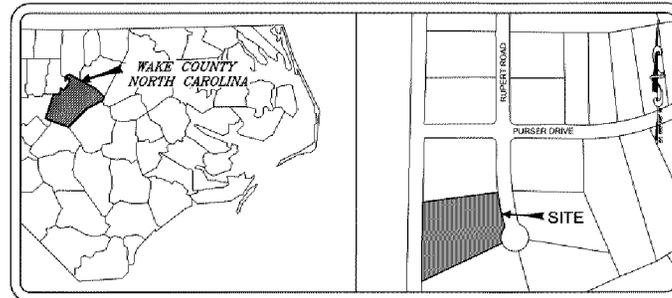
SURVEYOR

NEWCOMB LAND SURVEYORS, LLC
246 WEST MILLBROOK ROAD
RALEIGH, NORTH CAROLINA 27609
PHONE: (919) 847-1800
FAX: (919) 847-1804

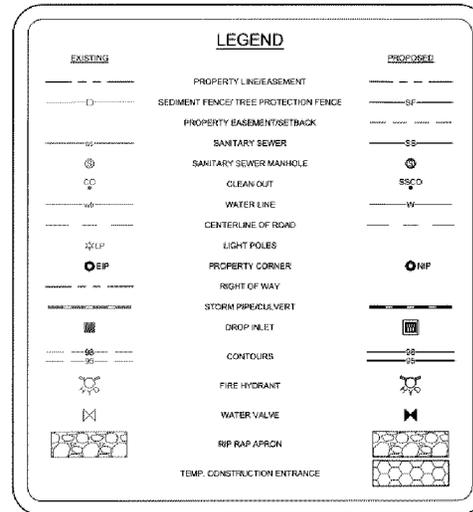
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C10	PROPOSED SANITARY SEWER PLAN & PROFILE VIEWS
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C13	WATER IMPROVEMENTS DETAILS
C14	SANITARY SEWER DETAILS
C15	EROSION CONTROL & STORMWATER DETAILS
L1	PROPOSED LANDSCAPING PLAN
A1	OVERALL FLOOR PLAN
A2	ELEVATIONS

NOTE: ALL WORK MUST COMPLY WITH APPLICABLE NORTH CAROLINA BUILDING CODES, HANDICAPPED ACCESSIBILITY CODES VOL. 10, AND WITH THE TOWN OF GARNER AND NCDOT STANDARDS, DETAILS AND SPECIFICATIONS.



VICINITY MAP
SCALE: 1"=250'



C.O.R. STANDARD UTILITY NOTES

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO THE SPECIFICATION. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 2' FROM A PRIVATE WELL OR SO FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER AND SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 12'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 1' ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIAL OR STEEL ENCASEMENT EXTENDED 17" ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 0.5 MIN. CLEARANCE (PER CORPUD DETAILS W-4 & S-40).
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN FOR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- IF MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS, 4' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- INSTALL 1" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKFLOWER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM MCDWQ, USACE &OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- INDOT/RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR OIL WATER SEPARATORS BEING CALCULATED & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FGD PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BIRDALEY AT (919) 996-2334 OR TIMOTHY.BIRDALEY@RAL.EING.GOV FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVELOPER SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED BOTH INITIAL AND PERIODIC TESTS AS THEREAFTER IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANNE HARTLEY AT (919) 996-5623 OR JOANNE.HARTLEY@RAL.EING.GOV FOR MORE INFORMATION.

ATTENTION CONTRACTORS
The Construction Contractor responsible for the extension of main, water, and/or sewer as approved in these plans, is responsible for contacting the Public Utilities Department at (919) 996-4740 at least twenty-four hours prior to beginning any of these construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of necessary fines, and require modification of any water or sewer facilities not expected to meet City's notification, failure.

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

EROSION AND SEDIMENT CONTROL

APPROVED PLAN
DATE: _____
PERMIT NO. S- _____
Wake County Environmental Services
Sedimentation & Erosion Control
919-856-7400

FINAL DRAWING FOR REVIEW PURPOSES ONLY



TOWN OF GARNER
ENGINEERING DEPARTMENT
APPROVED
SIGNED: _____ DATE: _____



SITE SUMMARY	
PIN:	1711322084
ZONING:	CR
EXISTING USE:	VACANT
PROPOSED USE:	OFFICE BUILDINGS
EXISTING TOTAL TRACT AREA:	2.14 AC./93,357 S.F.
PROPOSED TOTAL TRACT AREA:	2.26 AC./98,361 S.F.
RIVER BASIN:	NEUSE BASIN
TOWN LIMITS:	YES
PROPOSED BUILDING SQUARE FEET:	2,100 SF EACH = 4,200 SF
PROPOSED BUILDING HEIGHT:	MAX 30 FEET
PARKING REQUIRED:	14 PARKING SPACES
<small>(9,942 SQ. FEET OF COVERED FLOOR AREA)</small>	
PARKING PROVIDED:	15 PARKING SPACES
HANDICAP PARKING REQUIRED:	1 PARKING SPACE
HANDICAP PARKING PROVIDED:	1 PARKING SPACE
EXISTING IMPERVIOUS AREA:	433 S.F. (SHARED DRIVEWAY)
PROPOSED IMPERVIOUS AREA (LOT):	17,840 S.F. (18.6%)
PROPOSED IMPERVIOUS AREA (OFF):	385 S.F. (SIDEWALK CONNECTION)
DISTURBED AREA:	0.90 AC./39,386 S.F.
BUILDING SETBACKS:	20' STREET SETBACK 15'/25' SIDE SETBACK
ELECTRIC PROVIDER:	DUKE ENERGY
WATER PROVIDER:	CITY OF RALEIGH (COORD BY GARNER)
SEWER PROVIDER:	CITY OF RALEIGH (COORD BY GARNER)

GARNER ENGINEERING INSPECTION TABLE	
PUBLIC STREET	0 LF
PUBLIC C&G	0 LF
PUBLIC SIDEWALK	0 LF
NUMBER OF STORMWATER CONTROL MEASURES	1 EACH
PUBLIC STORMWATER	0 LF
CITY OF RALEIGH PUBLIC UTILITIES	
PUBLIC WATER	0 LF
6" DIP	0 LF
PUBLIC SEWER	0 LF
6" PVC	0 LF
PRIVATE WATER	324 LF
6" DIP	74 LF
1" CU SERVICE	250 LF
PRIVATE SEWER	252 LF
6" PVC	163 LF
4" PVC SERVICE	89 LF
NUMBER OF WATER STUBS/TIES	3 TOTAL
1" SERVICE	2 EACH
6" HYDRANT LINE	1 EACH
NUMBER OF WATER METERS FOR DOMESTIC	1 TOTAL
1" METER	1 EACH
NUMBER OF WATER METERS FOR IRRIGATION	0 TOTAL
NUMBER OF SEWER SERVICES	2 TOTAL
4" SERVICE	2 EACH

OWNER/DEVELOPER:
AVERSBORO PROPERTIES, LLC
 401 AVERSBORO ROAD
 SUITE 100
 GARNER, NC 27529-3633
 chadpe2@yahoo.com
 PHONE: (919) 539-3636

LAND SURVEYING:
SULLIVAN SURVEYING
 1143 EXECUTIVE CIRCLE #D
 CARY, NC 27511
 PHONE: (919) 469-4738

ENVIRONMENTAL ENGINEERING:
MITCHELL ENVIRONMENTAL, PA
 1501 LAKESTONE VILLAGE LANE
 SUITE 205
 FUQUAY-VARINA, NC 27526
 PHONE: (919) 669-0329

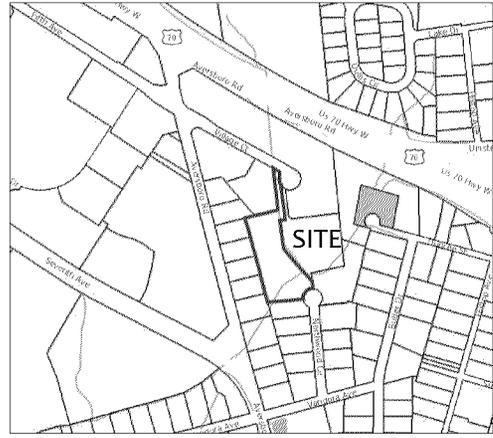
CIVIL ENGINEERING:
B&F CONSULTING, INC.
 2805 TOBERMORY LANE
 RALEIGH, NC 27606
 russell.briggs@bandfconsulting.com
 PHONE: (919) 618-0180

LANDSCAPE ARCHITECT:
TMTLA ASSOCIATES
 5011 SOUTH PARK DRIVE, STE. 200
 DURHAM, NC 27713
 PHONE: (919) 484-8880

LIGHTING PLAN:
DUKE ENERGY CORPORATION
 tony.ferguson@duke-energy.com
 PHONE: (919) 431-4724

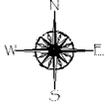
VILLAGE COURT - LOT 5 CONSTRUCTION DRAWINGS

o Village Court
 Garner, North Carolina
 PIN: 1711-32-2084



VICINITY MAP

1"=300'



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- NOTES**
1. Boundary and spot information taken from field survey by Sullivan Surveying.
 2. No changes may be made to the approved drawings without written permission from the issuing authority.
 3. There is no foundation on site per NCEM § 1702.11(d), dated Nov. 2, 2006.
 4. Contractor shall verify the location of all existing utilities and shall be responsible for any damage resulting from his activities. Contact the North Carolina One Call Center prior to doing any digging. 1-800-432-4949.
 5. All construction shall be in accordance with the Town of Garner, City of Raleigh, and/or NC DOT standards and specifications.
 6. All specifications - Any code requirements must be met to current applicable codes.
 7. The General Contractor shall be responsible for the reconnection of any proposed sewerments prior to obtaining the Certificate of Occupancy.
 8. Please contact Town of Garner Engineering Inspector at 919-773-4458 to schedule a pre-construction meeting prior to obtaining building permits for this plan.

SUBMITTALS

First Submittal _____ 11/4/2019

B&F
 CONSULTING
 2805 Tobermory Lane
 Raleigh, NC 27606
 Phone No. (919) 389-8102
 License No. C-2149

REVISIONS:

COVER SHEET
VILLAGE COURT - LOT 5
 Garner, North Carolina
 Project Number:

SCALE:
 1"=300'
 DRAWN BY:
 A.R.F.
 PROJECT #
 AVERSBORO
 DATE:
 11-4-2019
 SHEET
C-0

APPROVALS

The undersigned hereby certifies that the information furnished herein is true and correct to the best of his knowledge and belief, and that he is duly licensed and qualified to practice as a Professional Engineer in the State of North Carolina.

Follow us with the Department of Public Safety, Division of Motor Vehicle Services, 100 North Salisbury Street, Raleigh, NC 27603. For more information, visit us online at www.ncdot.gov.

Follow us with the Department of Transportation, 100 North Salisbury Street, Raleigh, NC 27603. For more information, visit us online at www.ncdot.gov.

Town of Garner
 Engineering Department

APPROVED

SIGNED _____ DATE _____