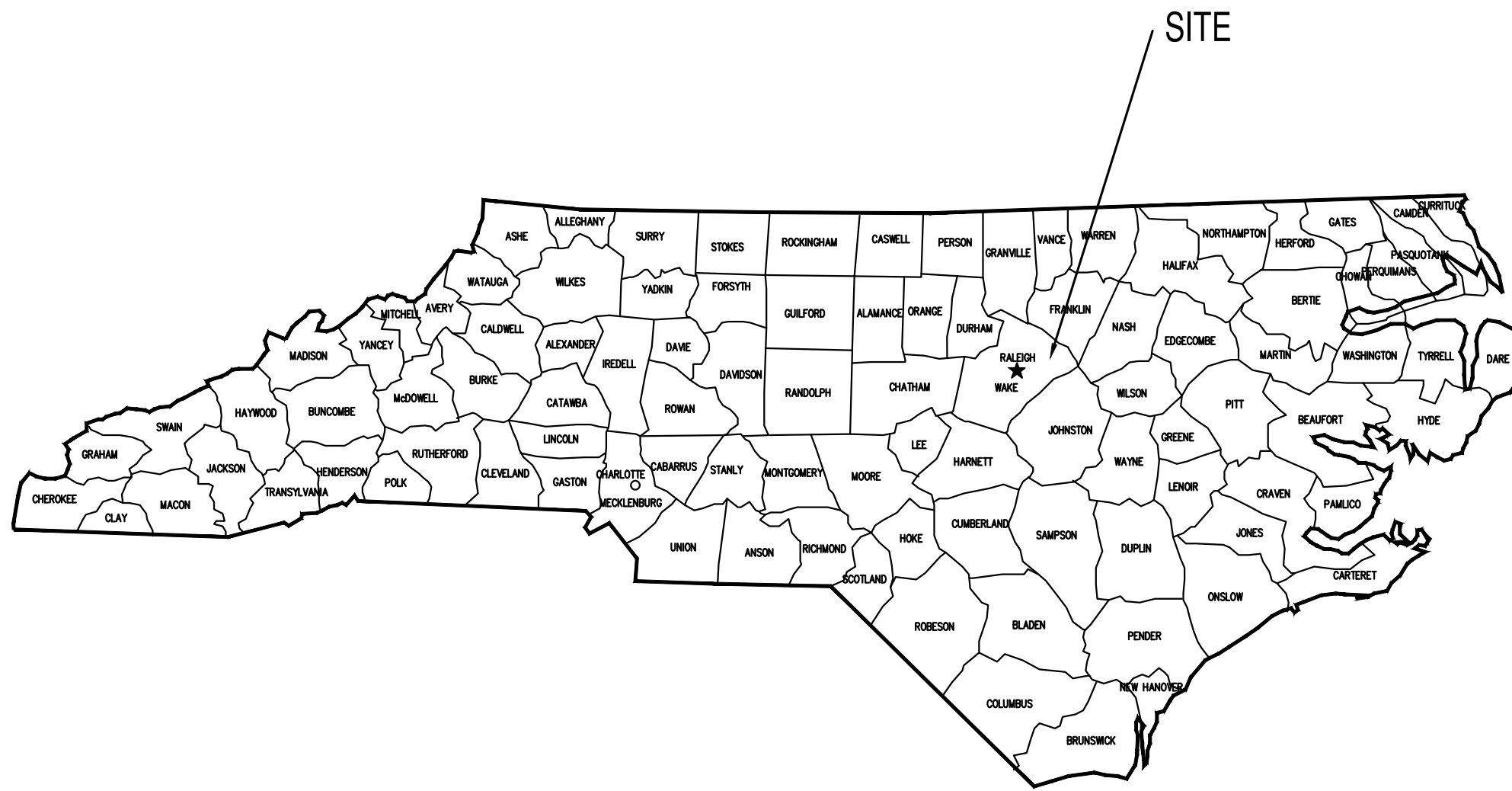
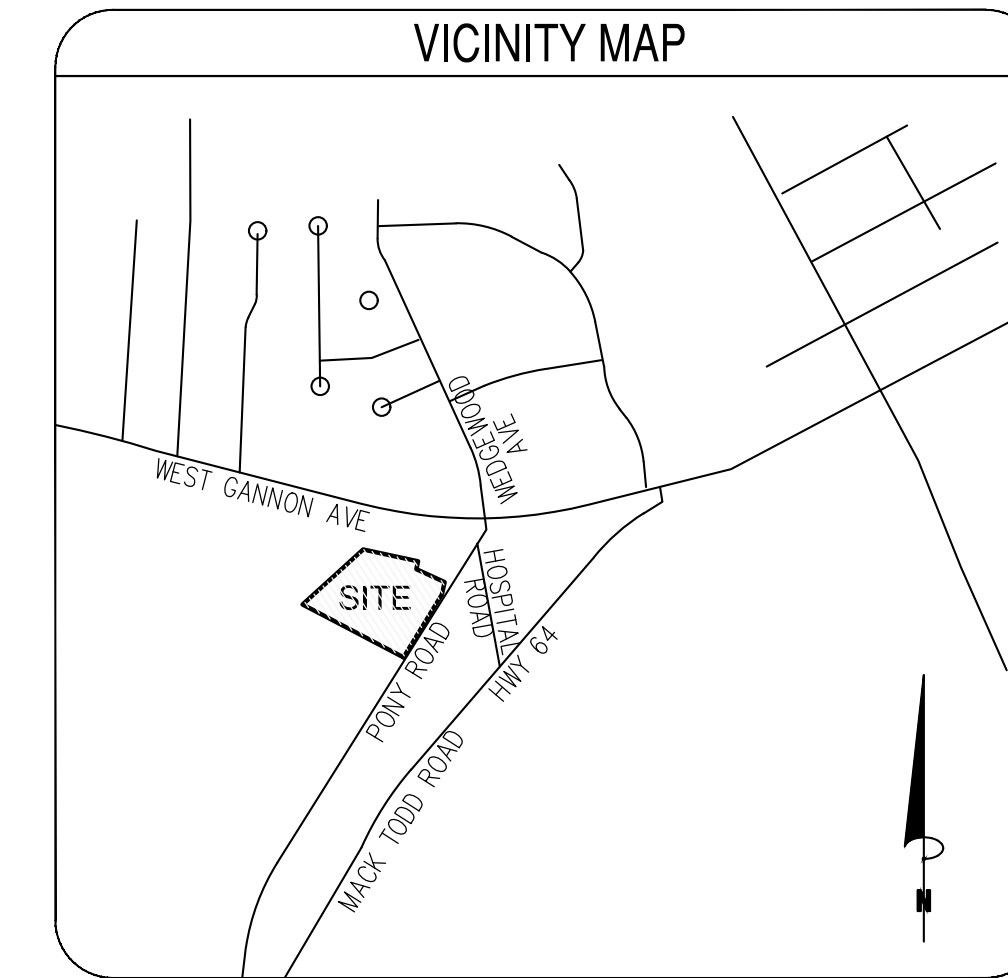


WAKE COUNTY NOTES

FINAL ZONING AND SITE IMPROVEMENT INSPECTION SHALL BE REQUIRED TO VERIFY SITE PLAN COMPLIANCE BE DONE BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED BY WAKE COUNTY BUILDING INSPECTIONS
 DETERIORATED OR DEAD SCREENING SHALL BE REPAIRED OR REPLACED WITHIN SIX MONTHS
 NO PERMANENT CONSTRUCTION CAN OCCUR WITHIN BUFFER YARDS
 SEPTIC TANKS, SEPTIC DRAIN LINES ARE PROHIBITED IN REQUIRED BUFFERYARDS
 STORMWATER RETENTION AND DETENTION FACILITIES, STORAGE TANKS FOR ANY PURPOSE, UTILITY SUBSTATIONS, AND 3 BUILDINGS HOUSING UTILITY SUBSTATIONS AND BUILDINGS HOUSING UTILITY COMMODITIES OR EQUIPMENT ARE ALSO PROHIBITED IN REQUIRED BUFFERYARDS.

CONSTRUCTION DOCUMENTS

Proposed The Carrington 303 Pony Road Zebulon, North Carolina Wake County



DEVELOPER
 The Carrington, LP
 Attn. Kevin Connelly
 125 Old Chapin Rd.
 Lexington, SC 29072
 (803) 798-0572
 tkc@connellybuilders.com

CIVIL ENGINEER
 Bowman North Carolina, Ltd.
 4006 Barrett Drive, Suite 104
 Raleigh, NC 27609
 (919) 553-6570
 mlowerd@bowman.com
 FIRM# F-1445



IMPERVIOUS AREA SUMMARY			
ON-SITE AREA = 333,957 SF (7.667 AC)			
BUILDINGS	22,721 SF	0.52 ACRE(S)	6.80 % OF AREA
SIDEWALK	5,235 SF	0.12 ACRE(S)	1.57 % OF AREA
PAVEMENT	34,940 SF	0.80 ACRE(S)	10.46 % OF AREA
TOTAL IMPERVIOUS AREA	62,896 SF	1.44 ACRE(S)	18.83 % OF AREA
GREEN/OPEN SPACE	271,061 SF	6.22 ACRE(S)	81.17 % OF AREA
EXISTING IMPERVIOUS AREA:	5,984 SF	0.14 ACRE(S)	1.79 % OF AREA
INCREASE IN IMPERVIOUS AREA:	56,912 SF	1.31 ACRE(S)	

PROJECT DEVELOPMENT DATA	
DEVELOPMENT NAME:	THE CARRINGTON
STREET ADDRESS:	303 PONY ROAD ZEBULON, NC
PIN:	1795-83-7655
REID:	0053208
DEED BOOK/PAGE:	012841/02154
ZONING DISTRICT(S):	O&I (OFFICE AND INSTITUTIONAL) SPECIAL USE PERMIT SUP 2019-01 CARDINAL PINES
SITE ACRES:	OVERALL AREA = 333,957 SF (7.667 AC)
DISTURBED AREA:	3.1 ACRES
LATITUDE & LONGITUDE:	N35.818581, W-78.328735
INSIDE TOWN LIMITS:	YES
EXISTING USE:	VACANT
PROPOSED BUILDING USE:	72 SENIOR APARTMENT UNITS (32) 1 BEDROOM UNITS (40) 2 BEDROOM UNITS
PROPOSED RESIDENTIAL DENSITY:	72 UNITS/ 7.667 ACRES = 9.39 UNITS/ACRE
MAXIMUM RESIDENTIAL DENSITY:	12 UNITS/ACRE
GROSS BUILDING AREA:	85,454 SF±
MINIMUM LOT SIZE:	N/A
MINIMUM LOT WIDTH:	120 FT
MINIMUM PERMETER SETBACK:	25 FT
MAXIMUM LOT COVERAGE:	40% OF TOTAL AREA
MINIMUM OPEN SPACE:	10% OF TOTAL AREA (50% TO BE ACTIVE OPEN SPACE)
OPEN SPACE PROVIDED:	81.17% OF PROPERTY
MAXIMUM BUILDING HEIGHT:	50 FT/4 STORIES
MINIMUM DISTANCE BETWEEN BUILDINGS:	25 FT
PARKING REQUIREMENT:	1.0 SPACES PER SENIOR DWELLING UNIT (NOHFA) 1.0 SPACE PER UNIT REQUESTED (PARKING STUDY)
TOTAL REQUIRED:	72 UNITS = 72 PARKING SPACES
PARKING SPACES PROVIDED:	81
PARKING SPACE DIMENSIONS:	10' x 19' MIN 8.5' x 18' COMPACT (30% MAX) 20 FT ONE-WAY, 24 FT TWO-WAY
MIN DRIVE AISLE:	12
ACCESSIBLE SPACES PROVIDED:	12
LANDSCAPE BUFFERS:	10 FT TYPE A BUFFER (ADJACENT RIMF) 15 FT STREETSCAPE BUFFER ALONG PONY ROAD

SUP 2019-01

**Town of Zebulon
Special Use Permit Granted**

SUP 2019-01 – Cardinal Pines

On June 3, 2019, the Board of Commissioners for the Town of Zebulon convened a meeting to consider taking action regarding an application for a Special Use Permit for multi-family apartments located within the Transitional Residential zoning district.

Applicant: WDT Development, LLC
430 S. Woodland Road
Henderson, NC 27536

Property Owner: Joseph B Vinson
Jewel S Vinson Trustee
PO Box 1128
Zebulon, NC 27597

Pin Number: 2705431849

Approved use of property: Multi-Family Apartments

Zoning District: Transitional Residential (TR)

Parcel Size: Approximately 7.07 acres

Having heard all the evidence and arguments presented at a joint quasi-judicial hearing held on May 21, 2019, the Board of Commissioners finds that the application is complete, that the applicant has demonstrated that the findings of fact as indicated in §152-038(B) of the Town of Zebulon Code of Ordinances have been met for the development proposed, and the purpose indicated is hereby approved with the conditions listed below, subject to all applicable provisions of the Zebulon Code of Ordinances, including §152.060 Vested Right.

Expiration Date: June 7, 2021

Condition(s) of Approval:

- A sidewalk connection should be made behind the building for connectivity and a proposed outdoor amenity;
- There should be a sidewalk connection from the front entrance of the building to the public sidewalk on Pony Road; and
- The project must receive Technical Review Committee approval from the Town of Zebulon conforming to the Code of Ordinances and Land Development Regulations.

IN WITNESS WHEREOF, the Town of Zebulon has caused this permit to be issued in its name.

Town of Zebulon

By: Robert S. Maffery—Mayor

Attest: Lisa M. Markland—Town Clerk

CURRENT PROPERTY OWNERS
 Joseph B. Vinson &
 Jewel S. Vinson
 (Trustee) Parrish Realty
 c/o Renee Baker
 P.O. Box 1128
 Zebulon, NC 27597

PRECONSTRUCTION NOTE
 A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE TOWN OF ZEBULON CONSTRUCTION INSPECTOR. CONTACT JASON AT 919-790-5640.

SITE PERMITTING APPROVAL

Water and Sewer Permits (if applicable)

The City of Raleigh consents to the connection to the connection and extension of the City's Public Sewer System as shown on this plan. The material and construction methods used for this project shall conform to the standards and specification of the City's Public Utilities Handbook. City of Raleigh Public Utilities Department Permit # S-_____

The City of Raleigh consents to the connection and extension of the City's Public Water System as shown on this plan. The material and construction methods used for this project shall conform to the standards and specification of the City's Public Utilities Handbook. City of Raleigh Public Utilities Department Permit # W-_____

The City of Raleigh consents to the connection to its public sewer system and extension of the private sewer collection system as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook. City of Raleigh Public Utilities Department Permit # S-_____

**EROSION CONTROL, STORMWATER
AND FLOODPLAIN MANAGEMENT**

APPROVED

EROSION CONTROL S-_____

STORMWATER MGMT. S-_____

FLOOD STUDY S-_____

DATE _____

ENVIRONMENTAL CONSULTANT SIGNATURE

ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Utilities Department at (919) 996-4540 at least twenty four hours prior to beginning any of their construction.

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

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

Index of Drawings	
Sheet Number	Sheet Title
C1.0	COVER SHEET
C1.1	GENERAL NOTES, ABBREVIATIONS, AND LEGEND
C2.0	DEMOLITION PLAN
C3.0	SITE PLAN
C4.0	GRADING & DRAINAGE PLAN
C5.0	UTILITY PLAN
C6.0	CONSTRUCTION DETAILS
C6.1	CONSTRUCTION DETAILS
C6.2	UTILITY DETAILS
C6.3	STORMWATER MANAGEMENT DETAILS
C6.4	STORMWATER MANAGEMENT DETAILS
C7.0	LANDSCAPE PLAN
C7.1	LIGHTING PLAN
A-1	BUILDING ELEVATIONS – 1 AND 2 BEDROOM UNIT FLOOR PLANS
A-2	BUILDING ELEVATIONS – BUILDING 1ST & 2ND FLOOR PLANS
A-3	BUILDING ELEVATIONS – BUILDING 3RD & 4TH FLOOR PLANS
A-4	BUILDING ELEVATIONS

**CITY OF RALEIGH
PLANS AUTHORIZED FOR CONSTRUCTION**

Electronic Approval: This approval is being issued electronically. This approval is valid only upon the signature of a City of Raleigh Review Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must proceed in accordance with the plans kept on file with the City. This electronic approval may not be edited once issued. Any modification to this approval once issued will invalidate this approval.

City of Raleigh Development Approval _____
 Raleigh Water Review Officer _____

Bowman

Bowman North Carolina Ltd.
4006 BARRETT DR
Suite 104
RALEIGH, NC 27609
Phone: (919) 553-6570
bowman.com

Wake County

Zebulon, NC

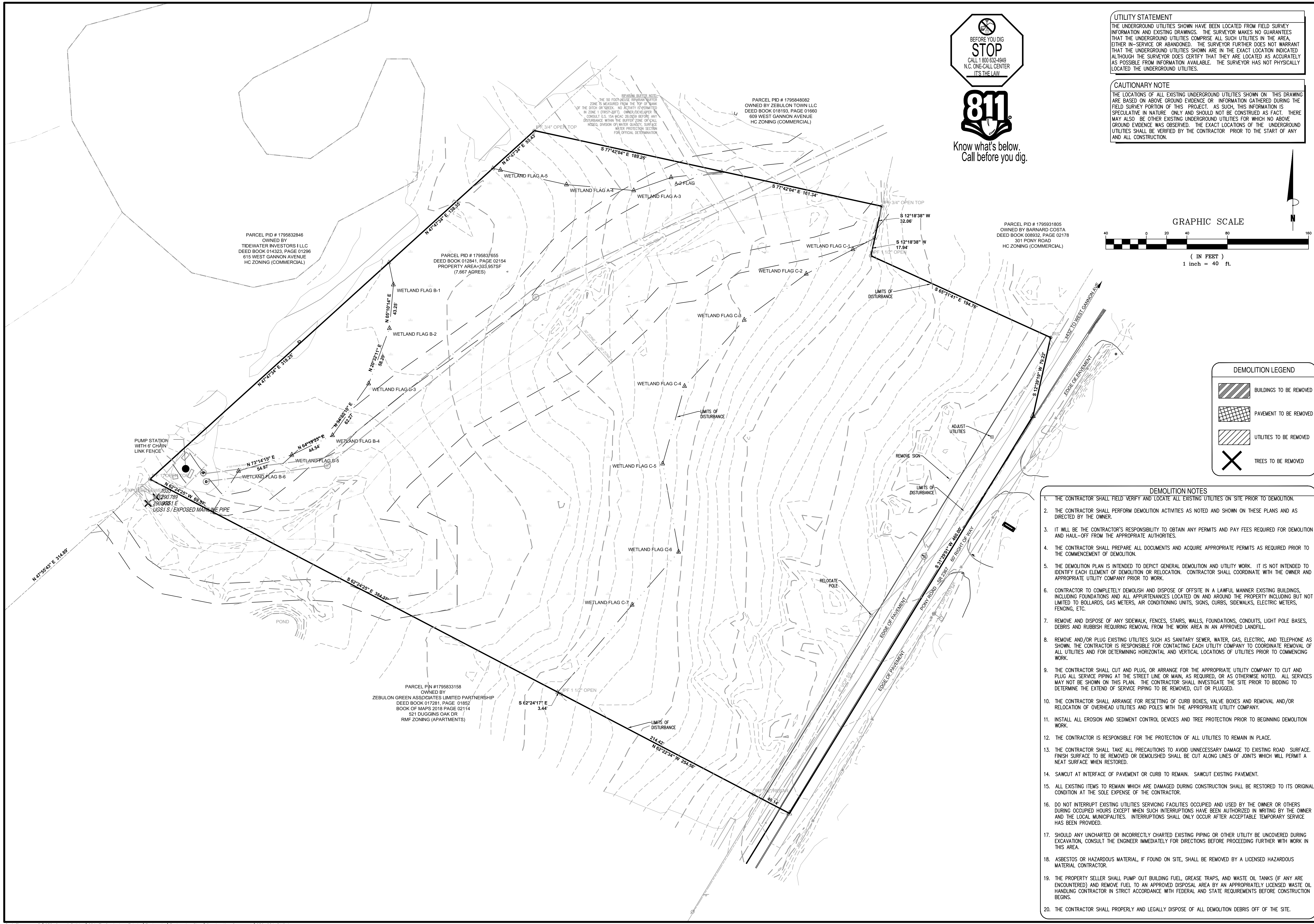
COVER SHEET
The Carrington
303 Pony Road

PRELIMINARY
DO NOT
USE FOR
CONSTRUCTION

PLAN STATUS	
10/29/21	1ST SUBMISSION
2/9/22	PER TOWN REVIEW

DATE	DESCRIPTION
MEL DESIGN	MEL DRAWN
MEL DESIGN	XXX CHKD
SCALE	H: 1" = 40' V: 1" = XXX'
JOB No.	000000-00-000
DATE	October 29, 2021
FILE No.	000000-D-CP-000

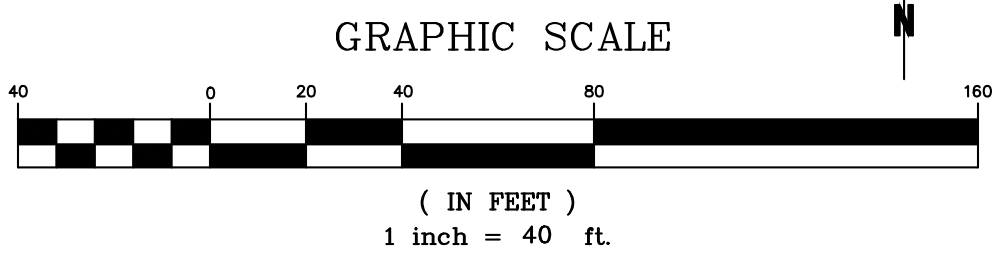
SHEET **C1.0**



Know what's below.
Call before you dig.

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

CAUTIONARY NOTE
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE BASED ON ABOVE GROUND EVIDENCE OR INFORMATION GATHERED DURING THE FIELD SURVEY PORTION OF THIS PROJECT. AS SUCH, THIS INFORMATION IS SPECULATIVE IN NATURE ONLY AND SHOULD NOT BE CONSTRUED AS FACT. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF THE UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF ANY AND ALL CONSTRUCTION.



DEMOLITION LEGEND

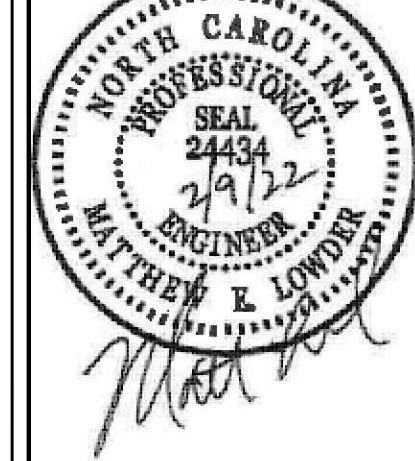
	BUILDINGS TO BE REMOVED
	PAVEMENT TO BE REMOVED
	UTILITIES TO BE REMOVED
	TREES TO BE REMOVED

- DEMOLITION NOTES**
1. THE CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO DEMOLITION.
 2. THE CONTRACTOR SHALL PERFORM DEMOLITION ACTIVITIES AS NOTED AND SHOWN ON THESE PLANS AND AS DIRECTED BY THE OWNER.
 3. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY PERMITS AND PAY FEES REQUIRED FOR DEMOLITION AND HAUL-OFF FROM THE APPROPRIATE AUTHORITIES.
 4. THE CONTRACTOR SHALL PREPARE ALL DOCUMENTS AND ACQUIRE APPROPRIATE PERMITS AS REQUIRED PRIOR TO THE COMMENCEMENT OF DEMOLITION.
 5. THE DEMOLITION PLAN IS INTENDED TO DEPICT GENERAL DEMOLITION AND UTILITY WORK. IT IS NOT INTENDED TO IDENTIFY EACH ELEMENT OF DEMOLITION OR RELOCATION. CONTRACTOR SHALL COORDINATE WITH THE OWNER AND APPROPRIATE UTILITY COMPANY PRIOR TO WORK.
 6. CONTRACTOR TO COMPLETELY DEMOLISH AND DISPOSE OF OFFSITE IN A LAWFUL MANNER EXISTING BUILDINGS, INCLUDING FOUNDATIONS AND ALL APPURTENANCES LOCATED ON AND AROUND THE PROPERTY INCLUDING BUT NOT LIMITED TO BOLLARDS, GAS METERS, AIR CONDITIONING UNITS, SIGNS, CURBS, SIDEWALKS, ELECTRIC METERS, FENCING, ETC.
 7. REMOVE AND DISPOSE OF ANY SIDEWALK, FENCES, STAIRS, WALLS, FOUNDATIONS, CONDUITS, LIGHT POLE BASES, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED LANDFILL.
 8. REMOVE AND/OR PLUG EXISTING UTILITIES SUCH AS SANITARY SEWER, WATER, GAS, ELECTRIC, AND TELEPHONE AS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING EACH UTILITY COMPANY TO COORDINATE REMOVAL OF ALL UTILITIES AND FOR DETERMINING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES PRIOR TO COMMENCING WORK.
 9. THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR MAIN, AS REQUIRED, OR AS OTHERWISE NOTED. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTEND OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED.
 10. THE CONTRACTOR SHALL ARRANGE FOR RESETTling OF CURB BOXES, VALVE BOXES AND REMOVAL AND/OR RELOCATION OF OVERHEAD UTILITIES AND POLES WITH THE APPROPRIATE UTILITY COMPANY.
 11. INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICES AND TREE PROTECTION PRIOR TO BEGINNING DEMOLITION WORK.
 12. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO REMAIN IN PLACE.
 13. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID UNNECESSARY DAMAGE TO EXISTING ROAD SURFACE. FINISH SURFACE TO BE REMOVED OR DEMOLISHED SHALL BE CUT ALONG LINES OF JOINTS WHICH WILL PERMIT A NEAT SURFACE WHEN RESTORED.
 14. SAWCUT AT INTERFACE OF PAVEMENT OR CURB TO REMAIN. SAWCUT EXISTING PAVEMENT.
 15. ALL EXISTING ITEMS TO REMAIN WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT THE SOLE EXPENSE OF THE CONTRACTOR.
 16. DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
 17. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
 18. ASBESTOS OR HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL CONTRACTOR.
 19. THE PROPERTY SELLER SHALL PUMP OUT BUILDING FUEL, GREASE TRAPS, AND WASTE OIL TANKS (IF ANY ARE ENCOUNTERED) AND REMOVE FUEL TO AN APPROVED DISPOSAL AREA BY AN APPROPRIATELY LICENSED WASTE OIL HANDLING CONTRACTOR IN STRICT ACCORDANCE WITH FEDERAL AND STATE REQUIREMENTS BEFORE CONSTRUCTION BEGINS.
 20. THE CONTRACTOR SHALL PROPERLY AND LEGALLY DISPOSE OF ALL DEMOLITION DEBRIS OFF OF THE SITE.

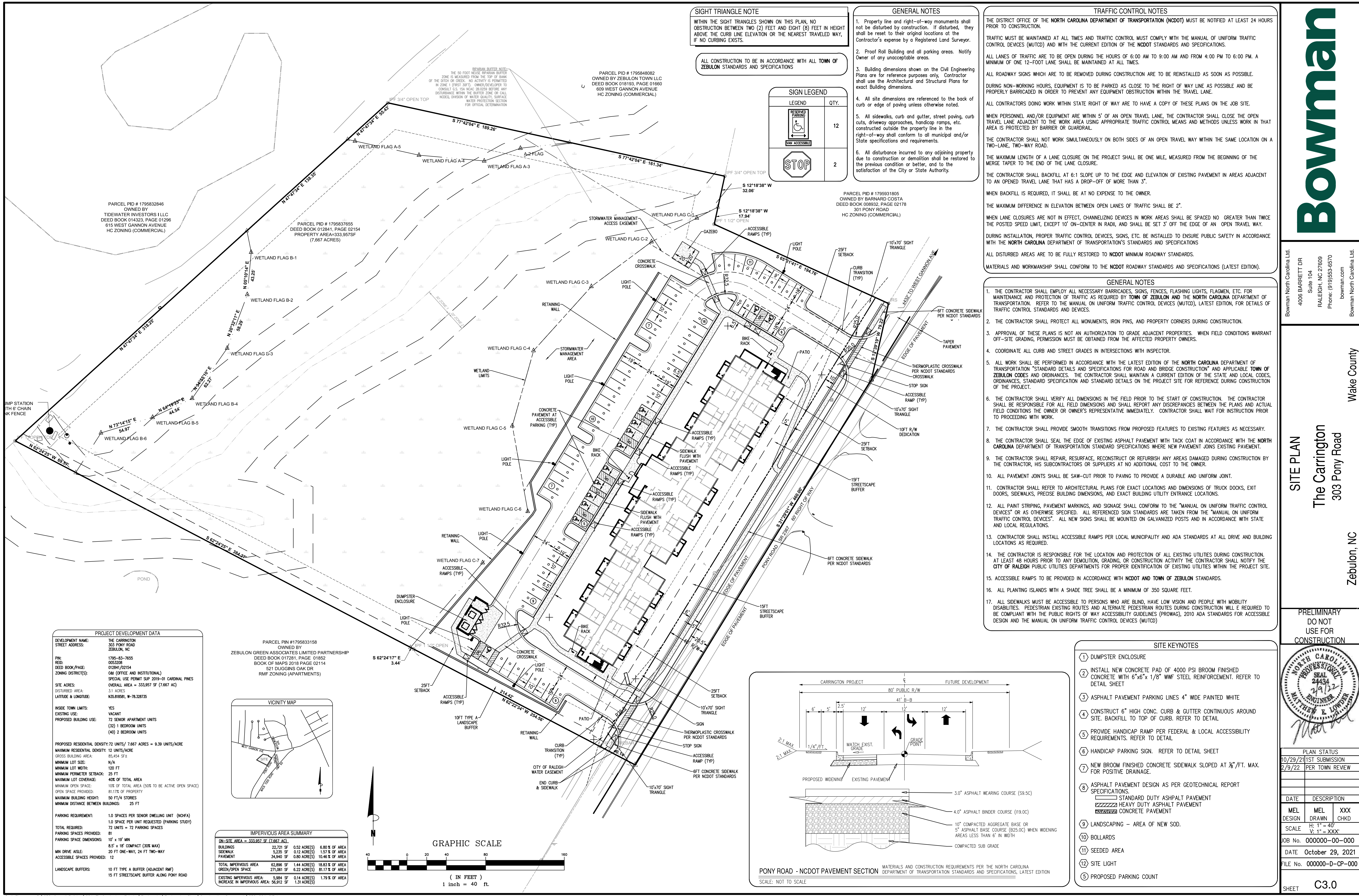
Bowman
Bowman North Carolina Ltd.
4006 BARRETT DR
Suite 104
RALEIGH, NC 27609
Phone: (919)559-6570
bowman.com
Bowman North Carolina Ltd.

DEMOLITION PLAN
The Carrington
303 Pony Road
Wake County
Zebulon, NC

PRELIMINARY
DO NOT
USE FOR
CONSTRUCTION



PLAN STATUS	
10/29/21	1ST SUBMISSION
2/9/22	PER TOWN REVIEW
DATE	DESCRIPTION
MEL DESIGN	MEL DRAWN
SCALE	XXX CHKD
JOB No.	H: 1" = XXX'
	V: 1" = XXX'
JOB No.	000000-00-000
DATE	October 29, 2021
FILE No.	000000-D-CP-000
SHEET	C2.0



SIGHT TRIANGLE NOTE
 WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF ZEBULON STANDARDS AND SPECIFICATIONS

- GENERAL NOTES**
- Property line and right-of-way monuments shall not be disturbed by construction. If disturbed, they shall be reset to their original locations at the Contractor's expense by a Registered Land Surveyor.
 - Proof Roll Building and all parking areas. Notify Owner of any unacceptable areas.
 - Building dimensions shown on the Civil Engineering Plans are for reference purposes only. Contractor shall use the Architectural and Structural Plans for exact Building dimensions.
 - All site dimensions are referenced to the back of curb or edge of paving unless otherwise noted.
 - All sidewalks, curb and gutter, street paving, curb cuts, driveway approaches, handicap ramps, etc. constructed outside the property line in the right-of-way shall conform to all municipal and/or State specifications and requirements.
 - All disturbance incurred to any adjoining property due to construction or demolition shall be restored to the previous condition or better, and to the satisfaction of the City or State Authority.

SIGN LEGEND

LEGEND	QTY.
	12
	2

- TRAFFIC CONTROL NOTES**
- THE DISTRICT OFFICE OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO CONSTRUCTION.
- TRAFFIC MUST BE MAINTAINED AT ALL TIMES AND TRAFFIC CONTROL MUST COMPLY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND WITH THE CURRENT EDITION OF THE NCDOT STANDARDS AND SPECIFICATIONS.
- ALL LANES OF TRAFFIC ARE TO BE OPEN DURING THE HOURS OF 6:00 AM TO 9:00 AM AND FROM 4:00 PM TO 6:00 PM. A MINIMUM OF ONE 12-FOOT LANE SHALL BE MAINTAINED AT ALL TIMES.
- ALL ROADWAY SIGNS WHICH ARE TO BE REMOVED DURING CONSTRUCTION ARE TO BE REINSTALLED AS SOON AS POSSIBLE.
- DURING NON-WORKING HOURS, EQUIPMENT IS TO BE PARKED AS CLOSE TO THE RIGHT OF WAY LINE AS POSSIBLE AND BE PROPERLY BARRICADED IN ORDER TO PREVENT ANY EQUIPMENT OBSTRUCTION WITHIN THE TRAVEL LANE.
- ALL CONTRACTORS DOING WORK WITHIN STATE RIGHT OF WAY ARE TO HAVE A COPY OF THESE PLANS ON THE JOB SITE.
- WHEN PERSONNEL AND/OR EQUIPMENT ARE WITHIN 5' OF AN OPEN TRAVEL LANE, THE CONTRACTOR SHALL CLOSE THE OPEN TRAVEL LANE ADJACENT TO THE WORK AREA USING APPROPRIATE TRAFFIC CONTROL MEANS AND METHODS UNLESS WORK IN THAT AREA IS PROTECTED BY BARRIER OR GUARDRAIL.
- THE CONTRACTOR SHALL NOT WORK SIMULTANEOUSLY ON BOTH SIDES OF AN OPEN TRAVEL WAY WITHIN THE SAME LOCATION ON A TWO-LANE, TWO-WAY ROAD.
- THE MAXIMUM LENGTH OF A LANE CLOSURE ON THE PROJECT SHALL BE ONE MILE, MEASURED FROM THE BEGINNING OF THE MERGE TAPER TO THE END OF THE LANE CLOSURE.
- THE CONTRACTOR SHALL BACKFILL AT 6:1 SLOPE UP TO THE EDGE AND ELEVATION OF EXISTING PAVEMENT IN AREAS ADJACENT TO AN OPENED TRAVEL LANE THAT HAS A DROP-OFF OF MORE THAN 3".
- WHEN BACKFILL IS REQUIRED, IT SHALL BE AT NO EXPENSE TO THE OWNER.
- THE MAXIMUM DIFFERENCE IN ELEVATION BETWEEN OPEN LANES OF TRAFFIC SHALL BE 2".
- WHEN LANE CLOSURES ARE NOT IN EFFECT, CHANNELIZING DEVICES IN WORK AREAS SHALL BE SPACED NO GREATER THAN TWICE THE POSTED SPEED LIMIT, EXCEPT 10' ON-CENTER IN RADIUS, AND SHALL BE SET 3' OFF THE EDGE OF AN OPEN TRAVEL WAY.
- DURING INSTALLATION, PROPER TRAFFIC CONTROL DEVICES, SIGNS, ETC. BE INSTALLED TO ENSURE PUBLIC SAFETY IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION'S STANDARDS AND SPECIFICATIONS.
- ALL DISTURBED AREAS ARE TO BE FULLY RESTORED TO NCDOT MINIMUM ROADWAY STANDARDS.
- MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE NCDOT ROADWAY STANDARDS AND SPECIFICATIONS (LATEST EDITION).

- GENERAL NOTES**
- THE CONTRACTOR SHALL EMPLOY ALL NECESSARY BARRICADES, SIGNS, FENCES, FLASHING LIGHTS, FLAGMEN, ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED BY TOWN OF ZEBULON AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. REFER TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, FOR DETAILS OF TRAFFIC CONTROL STANDARDS AND DEVICES.
 - THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
 - APPROVAL OF THESE PLANS IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
 - COORDINATE ALL CURB AND STREET GRADES IN INTERSECTIONS WITH INSPECTOR.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION "STANDARD DETAILS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND APPLICABLE TOWN OF ZEBULON CODES AND ORDINANCES. THE CONTRACTOR SHALL MAINTAIN A CURRENT EDITION OF THE STATE AND LOCAL CODES, ORDINANCES, STANDARD SPECIFICATION AND STANDARD DETAILS ON THE PROJECT SITE FOR REFERENCE DURING CONSTRUCTION OF THE PROJECT.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS TO THE OWNER OR OWNER'S REPRESENTATIVE IMMEDIATELY. CONTRACTOR SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING WITH WORK.
 - THE CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM PROPOSED FEATURES TO EXISTING FEATURES AS NECESSARY.
 - THE CONTRACTOR SHALL SEAL THE EDGE OF EXISTING ASPHALT PAVEMENT WITH TACK COAT IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS WHERE NEW PAVEMENT JOINS EXISTING PAVEMENT.
 - THE CONTRACTOR SHALL REPAIR, RESURFACE, RECONSTRUCT OR REFURBISH ANY AREAS DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR, HIS SUBCONTRACTORS OR SUPPLIERS AT NO ADDITIONAL COST TO THE OWNER.
 - ALL PAVEMENT JOINTS SHALL BE SAW-CUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF TRUCK DOCKS, EXIT DOORS, SIDEWALKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" OR AS OTHERWISE SPECIFIED. ALL REFERENCED SIGN STANDARDS ARE TAKEN FROM THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". ALL NEW SIGNS SHALL BE MOUNTED ON GALVANIZED POSTS AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 - CONTRACTOR SHALL INSTALL ACCESSIBLE RAMPS PER LOCAL MUNICIPALITY AND ADA STANDARDS AT ALL DRIVE AND BUILDING LOCATIONS AS REQUIRED.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENTS FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.
 - ACCESSIBLE RAMPS TO BE PROVIDED IN ACCORDANCE WITH NCDOT AND TOWN OF ZEBULON STANDARDS.
 - ALL PLANTING ISLANDS WITH A SHADE TREE SHALL BE A MINIMUM OF 350 SQUARE FEET.
 - ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)

PROJECT DEVELOPMENT DATA

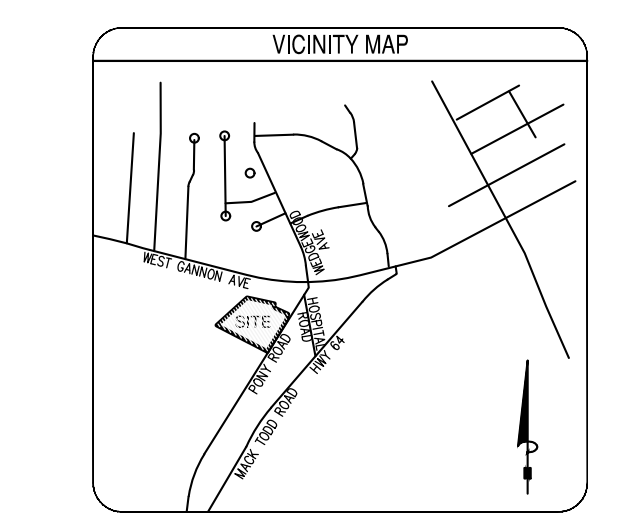
DEVELOPMENT NAME: THE CARRINGTON
 STREET ADDRESS: 303 PONY ROAD, ZEBULON, NC
 PIN: 1795-83-7655
 REID: 005328
 DEED BOOK/PAGE: 012841/02154
 ZONING DISTRICT(S): 08 (OFFICE AND INSTITUTIONAL)
 SPECIAL USE PERMIT SUP 2019-01 CARDINAL PINES
 SITE ACRES: OVERALL AREA = 333,957 SF (7.667 AC)
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 LATITUDE & LONGITUDE: N35.815581, W-78.328735

INSIDE TOWN LIMITS: YES
 EXISTING USE: VACANT
 PROPOSED BUILDING USE: 72 SENIOR APARTMENT UNITS (32) 1 BEDROOM UNITS (40) 2 BEDROOM UNITS

PROPOSED RESIDENTIAL DENSITY: 72 UNITS / 7.667 ACRES = 9.39 UNITS/ACRE
 MAXIMUM RESIDENTIAL DENSITY: 12 UNITS/ACRE
 GROSS BUILDING AREA: 85,454 SF ±
 MINIMUM LOT SIZE: N/A
 MINIMUM LOT WIDTH: 120 FT
 MINIMUM PERMETER SETBACK: 25 FT
 MAXIMUM LOT COVERAGE: 40% OF TOTAL AREA
 MINIMUM OPEN SPACE: 10% OF TOTAL AREA (50% TO BE ACTIVE OPEN SPACE)
 OPEN SPACE PROVIDED: 81.17% OF PROPERTY
 MAXIMUM BUILDING HEIGHT: 50 FT/4 STORES
 MINIMUM DISTANCE BETWEEN BUILDINGS: 25 FT

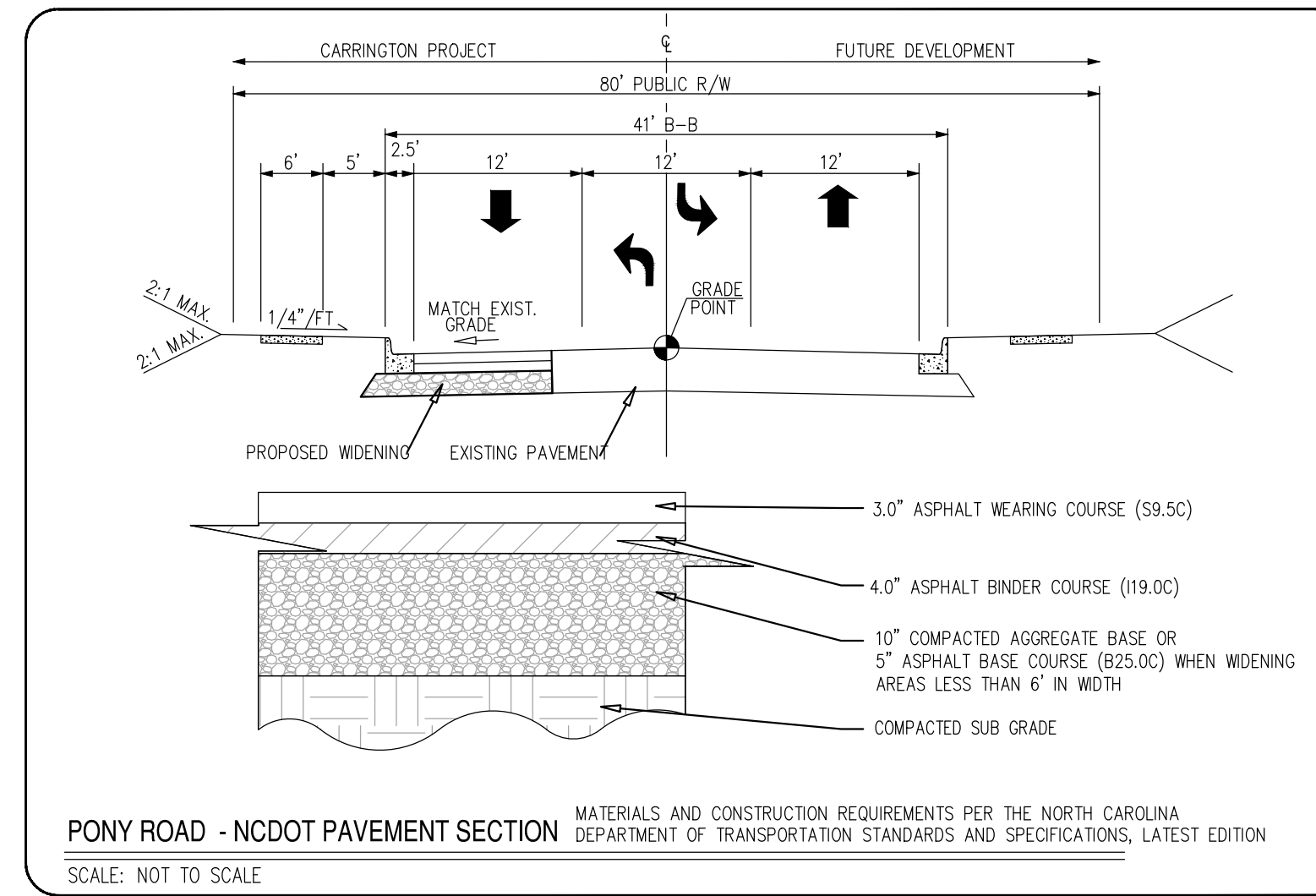
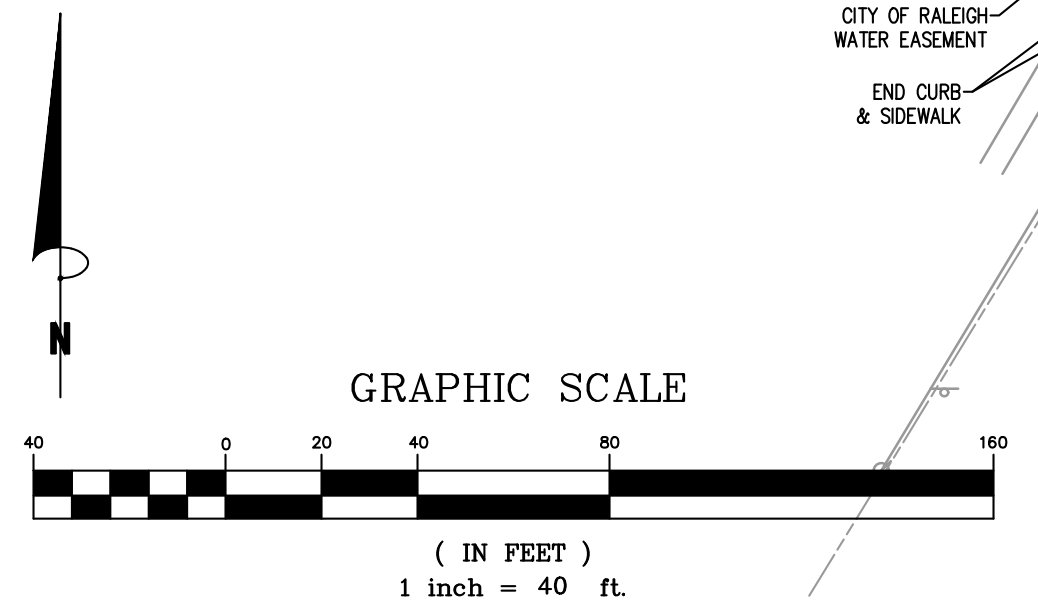
PARKING REQUIREMENT: 1.0 SPACES PER SENIOR DWELLING UNIT (NCHFA)
 1.0 SPACE PER UNIT REQUESTED (PARKING STUDY)
 TOTAL REQUIRED: 72 UNITS = 72 PARKING SPACES
 PARKING SPACES PROVIDED: 81
 PARKING SPACE DIMENSIONS: 10' x 18' MIN
 MIN DRIVE AISLE: 20 FT ONE-WAY, 24 FT TWO-WAY
 ACCESSIBLE SPACES PROVIDED: 12

LANDSCAPE BUFFERS: 10 FT TYPE A BUFFER (ADJACENT R/W)
 15 FT STREETSCAPE BUFFER ALONG PONY ROAD



IMPERVIOUS AREA SUMMARY

Category	Area (SF)	Area (ACRES)	% of Total Area
ON-SITE AREA = 333,957 SF (7.667 AC)			
BUILDINGS	22,721 SF	0.52 ACRES (S)	6.80% OF AREA
SIDEWALK	5,235 SF	0.12 ACRES (S)	1.57% OF AREA
PAVEMENT	34,940 SF	0.80 ACRES (S)	10.46% OF AREA
TOTAL IMPERVIOUS AREA	62,896 SF	1.44 ACRES (S)	18.83% OF AREA
GREEN/OPEN SPACE	271,061 SF	6.22 ACRES (S)	81.17% OF AREA
EXISTING IMPERVIOUS AREA	5,984 SF	0.14 ACRES (S)	1.78% OF AREA
INCREASE IN IMPERVIOUS AREA	56,912 SF	1.30 ACRES (S)	



- SITE KEYNOTES**
- DUMPSTER ENCLOSURE
 - INSTALL NEW CONCRETE PAD OF 4000 PSI BROOM FINISHED CONCRETE WITH 6"x6"x 1/8" WWF STEEL REINFORCEMENT. REFER TO DETAIL SHEET
 - ASPHALT PAVEMENT PARKING LINES 4" WIDE PAINTED WHITE
 - CONSTRUCT 6" HIGH CONC. CURB & GUTTER CONTINUOUS AROUND SITE. BACKFILL TO TOP OF CURB. REFER TO DETAIL
 - PROVIDE HANDICAP RAMP PER FEDERAL & LOCAL ACCESSIBILITY REQUIREMENTS. REFER TO DETAIL
 - HANDICAP PARKING SIGN. REFER TO DETAIL SHEET
 - NEW BROOM FINISHED CONCRETE SIDEWALK SLOPED AT 1/8" FT. MAX. FOR POSITIVE DRAINAGE.
 - ASPHALT PAVEMENT DESIGN AS PER GEOTECHNICAL REPORT SPECIFICATIONS.
 [Symbol] STANDARD DUTY ASPHALT PAVEMENT
 [Symbol] HEAVY DUTY ASPHALT PAVEMENT
 [Symbol] CONCRETE PAVEMENT
 - LANDSCAPING - AREA OF NEW SOD.
 - BOLLARDS
 - SEEDED AREA
 - SITE LIGHT
 - PROPOSED PARKING COUNT

Bowman

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 4006 BARRHETT DR
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 RALEIGH, NC 27609
 Phone: (919)559-6570
 bowman.com

Wake County

Zebulon, NC

SITE PLAN

The Carrington

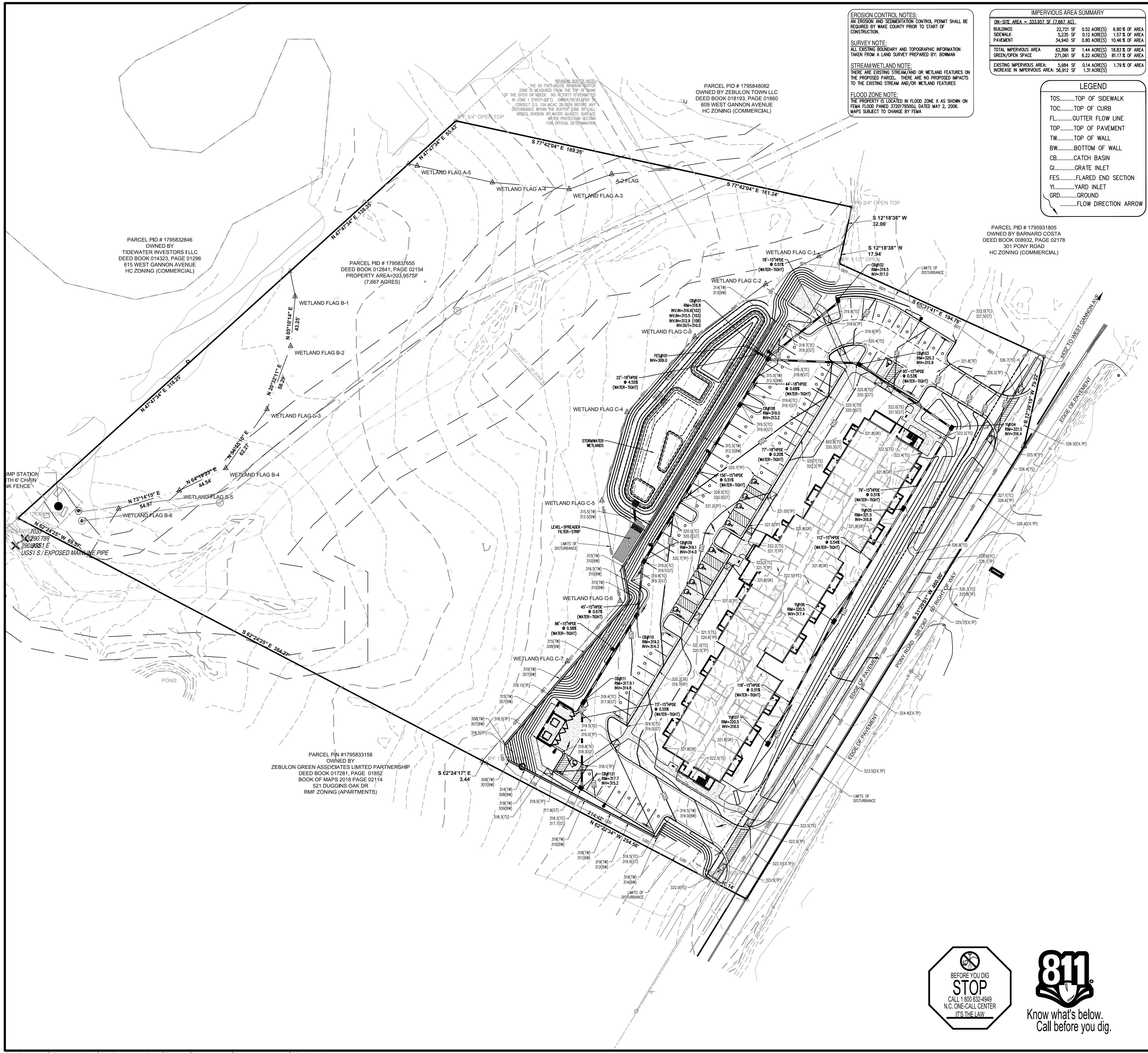
303 Pony Road

PRELIMINARY DO NOT USE FOR CONSTRUCTION

PLAN STATUS
 10/29/21 1ST SUBMISSION
 2/9/22 PER TOWN REVIEW

DATE	DESCRIPTION
MEL DESIGN	MEL DRAWN XXX CHKD
SCALE	H: 1" = 40' V: 1" = XXX'
JOB No.	000000-00-000
DATE	October 29, 2021
FILE No.	000000-D-CP-000

SHEET C3.0



EROSION CONTROL NOTES:
 AN EROSION AND SEDIMENTATION CONTROL PERMIT SHALL BE REQUIRED BY WAKE COUNTY PRIOR TO START OF CONSTRUCTION.

SURVEY NOTE:
 ALL EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A LAND SURVEY PREPARED BY: BOWMAN

STREAM/WETLAND NOTE:
 THERE ARE EXISTING STREAM/AND OR WETLAND FEATURES ON THE PROPOSED PARCEL. THERE ARE NO PROPOSED IMPACTS TO THE EXISTING STREAM AND/OR WETLAND FEATURES.

FLOOD ZONE NOTE:
 THE PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON FEMA FLOOD PANEL 372079500L, DATED MAY 2, 2006. MAPS SUBJECT TO CHANGE BY FEMA.

IMPERVIOUS AREA SUMMARY

ON-SITE AREA = 333,927 SF (7.667 AC)		
BUILDINGS	22,721 SF	0.52 AC(%) 6.80% OF AREA
ROADWAY	5,235 SF	0.12 AC(%) 1.57% OF AREA
PAVED	24,940 SF	0.57 AC(%) 7.44% OF AREA
TOTAL IMPERVIOUS AREA	52,896 SF	1.21 AC(%) 15.83% OF AREA
EXISTING IMPERVIOUS AREA:	5,984 SF	0.14 AC(%) 1.79% OF AREA
INCREASE IN IMPERVIOUS AREA:	56,912 SF	1.31 AC(%) 17.04% OF AREA

LEGEND

TOS.....TOP OF SIDEWALK
 TOC.....TOP OF CURB
 FL.....GUTTER FLOW LINE
 TOP.....TOP OF PAVEMENT
 TW.....TOP OF WALL
 BW.....BOTTOM OF WALL
 CB.....CATCH BASIN
 GI.....GRATE INLET
 FES.....FLARED END SECTION
 YI.....YARD INLET
 GRD.....GROUND
FLOW DIRECTION ARROW

- DRAINAGE NOTES**
- A MINIMUM GRADE OF 0.50 % SHALL BE MAINTAINED ON ALL PIPES, UNLESS OTHERWISE NOTED.
 - PIPE LENGTHS AND SLOPES INDICATED ON THE PLANS ARE APPROXIMATE ONLY.
 - UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
 - NO MORE THAN 500 LF OF TRENCH MAY BE OPENED AT ONE TIME.
 - EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
 - EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
 - MATERIAL USED FOR BACK-FILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
 - RE-STABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL REGULATIONS. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
 - CATCH BASINS, MANHOLES, FRAMES, GRATES, ETC. SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS. REFERENCE THE FOLLOWING STANDARD DETAILS:
 - 840.02 - CONCRETE CATCH BASIN
 - 840.03 - FRAME, GRATES, AND HOOD FOR CATCH BASINS
 - 840.14 - CONCRETE DROP INLET
 - 840.04 - CONCRETE OPEN THROAT CATCH BASIN
 - 840.14 - CONCRETE DROP INLET
 - 840.16 - DROP INLET FRAME AND GRATES
 - 840.31 - CONCRETE JUNCTION BOX
 - 840.26 - TRAFFIC BEARING GRATED DROP INLET
 - 840.52 - PRECAST MANHOLE
 - 840.45 - PRECAST DRAINAGE STRUCTURE
 - 838.80 - PRECAST CONCRETE ENDWALL
 - ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
 - STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
 - TYPE 1: RCP, CLASS III PER ASTM C-76, WITH FLEXIBLE PLASTIC BITUMEN GASKETS AT JOINTS.
 - TYPE 2: HIGH DENSITY POLYETHYLENE PIPE (HDPE) - AASHTO DESIGNATION M252 TYPE S, M294 TYPE S AND MP7-97 TYPE S, SMOOTH INTERIOR/ANNULAR EXTERIOR. ONLY PERMITTED WHEN SPECIFICALLY INDICATED ON THE CONSTRUCTION DRAWINGS. PIPE SHALL BE INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURER'S INSTALLATION GUIDELINES. PIPE JOINTS AND FITTINGS SHALL BE WATER TIGHT.
 - ALL STORM DRAINAGE WITHIN THE PUBLIC ROADS SHALL BE CLASS III REINFORCED CONCRETE PIPE UNLESS OTHERWISE NOTED.
 - EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE SILT AND DEBRIS.
 - IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
 - ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
 - PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
 - ALL STORM MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
 - STRUCTURE TOP ELEVATIONS SHOWN HERE ARE APPROXIMATE. CONTRACTOR SHALL ADJUST AS NECESSARY.
 - RIM ELEVATIONS AS NOTED ARE TO THE GUTTER FLOW LINE.

- GRADING NOTES**
- REFER TO THE SITE PLAN FOR RELATED NOTES.
 - ALL CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES.
 - ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK, AND THIS MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAKING.
 - THE CONTRACTOR SHALL IMMEDIATELY REPORT TO OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
 - LIMITS OF CLEARING SHOWN ON GRADING PLAN ARE BASED UPON THE APPROXIMATE CUT AND FILL SLOPE LIMITS, OR OTHER GRADING REQUIREMENTS.
 - THE PROPOSED CONTOURS SHOWN IN DRIVES AND PARKING LOTS AND SIDEWALKS ARE FINISHED ELEVATIONS INCLUDING ASPHALT. REFER TO PAVEMENT CROSS SECTION DATA TO ESTABLISH CORRECT SUBBASE OR AGGREGATE BASE COURSE ELEVATIONS TO BE COMPLETED UNDER THIS CONTRACT.
 - THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE SO THAT RUNOFF WILL DRAIN BY GRAVITY FLOW ACROSS NEW PAVEMENT AREAS TO NEW OR EXISTING DRAINAGE INLETS OR SHEET OVERLAND.
 - ANY GRADING, BEYOND THE LIMITS OF CONSTRUCTION AS SHOWN ON THE GRADING PLAN, IS PROHIBITED.
 - LAND DISTURBANCE WITHOUT AN APPROVED ESC PLAN IS PROHIBITED.
 - STABILIZATION IS THE BEST FORM OF EROSION CONTROL. TEMPORARY SEEDING IS NECESSARY TO ACHIEVE EROSION CONTROL ON DENUDEED AREAS AND ESPECIALLY WHEN THE CONSTRUCTION SEQUENCE REQUIRES IT.
 - ALL GRADED AREAS ARE TO BE STABILIZED (SEEDED OR LANDSCAPED) WITHIN 14 DAYS OF HAVING REACHED FINAL GRADE.
 - EXISTING GRADES, CONTOURS, UTILITIES AND OTHER EXISTING FEATURES FROM FIELD RUN SURVEY.
 - THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DEWATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, BRACING AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THESE DRAWINGS. THE DESIGN ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE DESIGN(S) TO INSTALL SAID ITEMS.
 - THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATION, ELEVATION, AND DIMENSIONS OF EXIT DOORS, RAMPS, BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - ALL FILL MATERIALS, EXISTING BUILDING FOUNDATIONS, PAVEMENT AND UTILITY STRUCTURES, TOPSOIL, AND ANY OTHER DELETERIOUS MATERIALS SHALL BE COMPLETELY REMOVED FROM WITHIN THE BEARING ZONE BELOW THE STRUCTURE.
 - ALL FOUNDATION EXCAVATION SHALL BE INSPECTED BY A QUALIFIED GEOTECHNICAL REPRESENTATIVE TO DETERMINE WHETHER UNSUITABLE MATERIAL SHALL BE REMOVED. ALL UNSUITABLE MATERIAL SHALL BE REMOVED, BACKFILLED AND COMPACTED AS REQUIRED BY THE GEOTECHNICAL REPRESENTATIVE.
 - ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED OR DEPICTED.
 - THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
 - CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
 - CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
 - ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER.
 - CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

Bowman

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 bowman.com

Wake County

GRADING & DRAINAGE PLAN
 The Carrington
 303 Pony Road
 Zebulon, NC

PRELIMINARY
 DO NOT
 USE FOR
 CONSTRUCTION

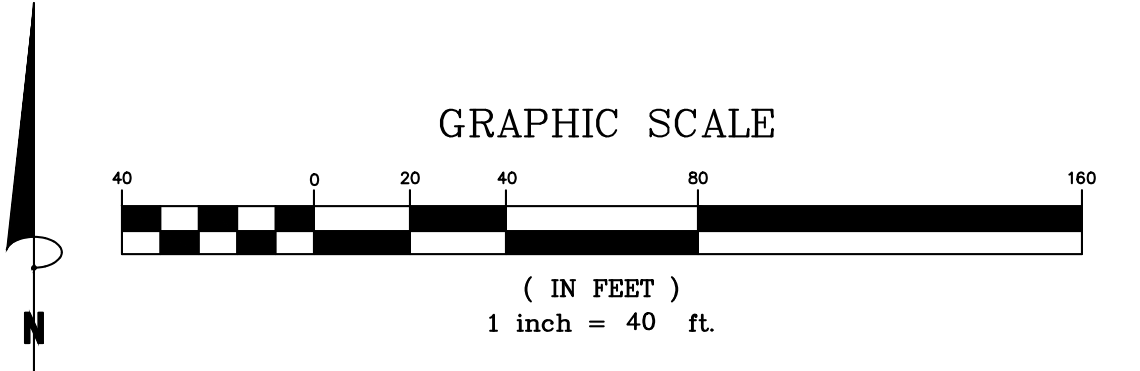


PLAN STATUS

10/29/21	1ST SUBMISSION
2/9/22	PER TOWN REVIEW

DATE	DESCRIPTION
MEL DESIGN	MEL DRAWN
	XXX CHKD
SCALE	H: 1" = 40'
	V: 1" = XXX'
JOB No.	000000-00-000
DATE	October 29, 2021
FILE No.	000000-D-CP-000

SHEET **C4.0**



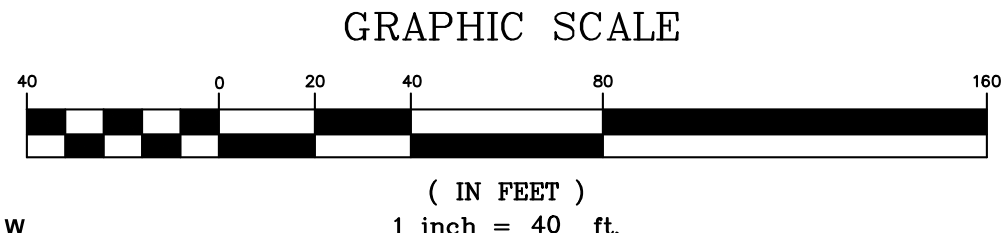
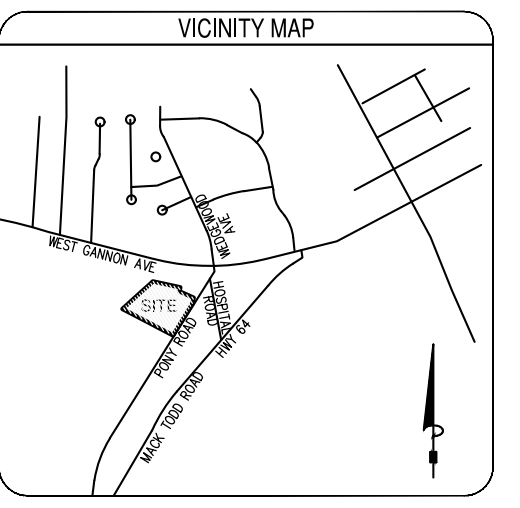


Know what's below. Call before you dig.

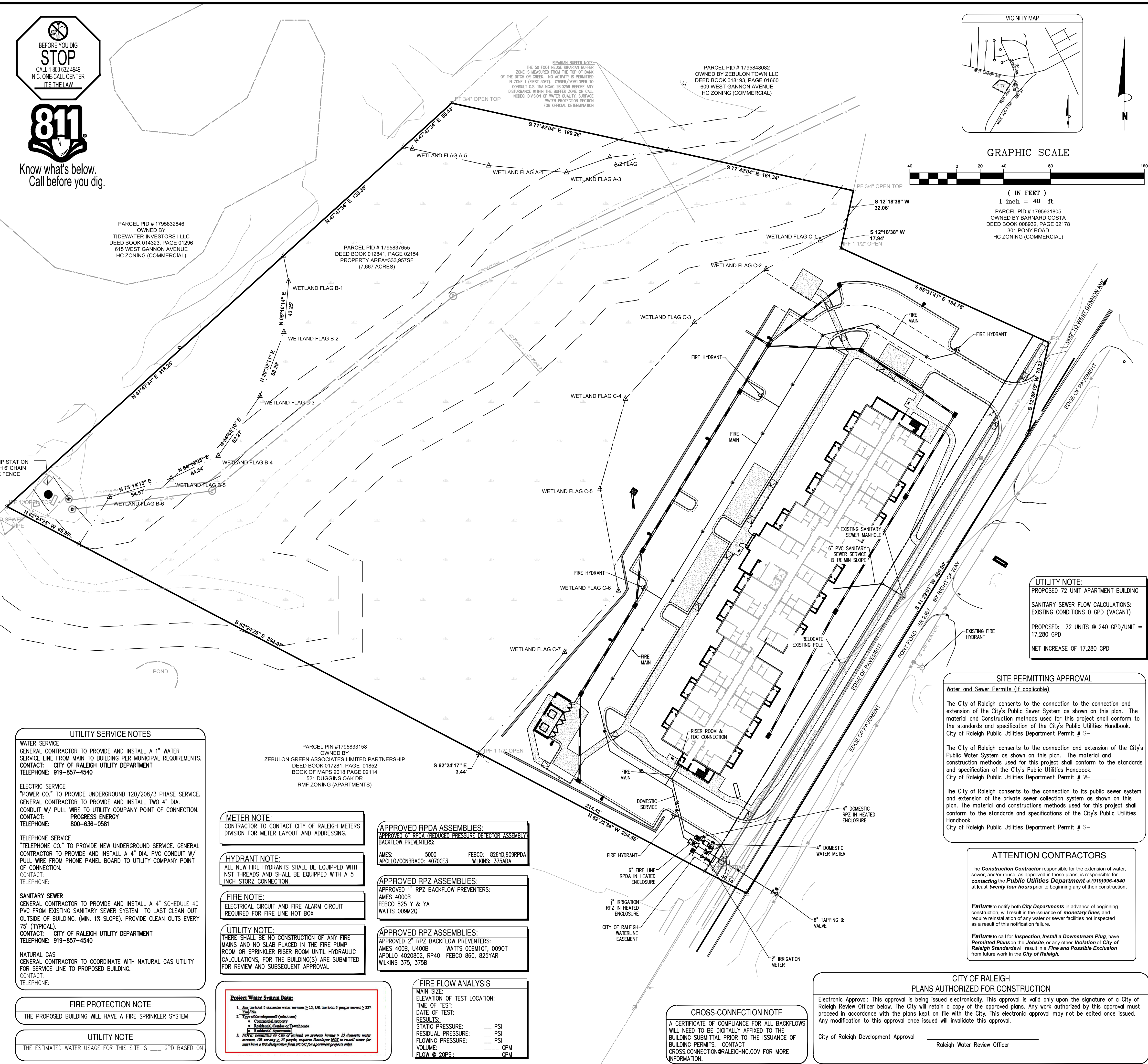
PARCEL PID # 1795832846 OWNED BY TIDEWATER INVESTORS I LLC DEED BOOK 014323, PAGE 01296 615 WEST GANNON AVENUE HC ZONING (COMMERCIAL)

PARCEL PID # 1795837655 DEED BOOK 012841, PAGE 02154 PROPERTY AREA=333,957SF (7.667 ACRES)

PARCEL PID # 1795848082 OWNED BY ZEBULON TOWN LLC DEED BOOK 018193, PAGE 01680 609 WEST GANNON AVENUE HC ZONING (COMMERCIAL)



PARCEL PID # 1795931805 OWNED BY BARNARD COSTA DEED BOOK 008932, PAGE 02178 301 PONY ROAD HC ZONING (COMMERCIAL)



- ### UTILITY NOTES
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH CITY OF RALEIGH STANDARD DRAWINGS AND SPECIFICATIONS.
 - IN THE EVENT THAT A UTILITY ITEM IS NOT COVERED BY THESE PLANS, THEN THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT HANDBOOK COVERING SUCH ITEMS SHALL APPLY.
 - WATER SERVICES 3/4-INCH TO 2-INCH SHALL BE TYPE "K" SOFT COPPER. ALL OTHER WATER MAINS, SERVICES, AND FITTINGS SHALL BE CEMENT-LINED DUCTILE IRON PIPE PER CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
 - GRAVITY SANITARY SEWER MAINS SHALL BE DUCTILE IRON PIPE OR PVC PIPE, AS SPECIFIED IN THESE PLANS AND CITY OF RALEIGH STANDARDS AND SPECIFICATIONS. SANITARY SEWER SERVICES SHALL BE SCHEDULE 40 PVC.
 - CLEAN-OUT SYMBOLS SHOWN ON THESE PLANS REPRESENT LOCATION OF SURFACE ACCESS POINT. CONTRACTOR SHALL LOCATE WYE APPROPRIATELY BASED ON PIPE DEPTH.
 - ALL MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS. MANHOLE DIAMETER SHALL VARY DEPENDING ON PIPE DIAMETER AND DEPTH, PER CITY OF RALEIGH STANDARDS.
 - LOCATIONS AND SIZES OF EXISTING UTILITIES SHOWN ON THESE PLANS WERE TAKEN FROM MAPS PREPARED BY OTHERS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD LOCATING ALL UTILITIES AND FOR DAMAGES RESULTING FROM FAILURE TO DO SO.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING RECORD DRAWINGS TO THE ENGINEER SHOWING THE LOCATION OF WATER AND SEWER SERVICES AND ANY DEVIATIONS FROM PLANS MADE DURING CONSTRUCTION. THE ENGINEER WILL PROVIDE THESE RECORD DRAWINGS TO THE OWNER.
 - WATER MAINS SHALL HAVE A MINIMUM COVER OF 36" BELOW PROPOSED GRADE.
 - ALL UNDERGROUND UTILITIES AND FIRE HYDRANTS MUST BE FUNCTIONALLY APPROVED PRIOR TO STRUCTURAL CONSTRUCTION.
 - THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
 - DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
 - ALL WATER AND SANITARY LEADS TO BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT END.
 - ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
 - GENERAL CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THIS SYSTEM PRIOR TO INSTALLATION.
 - ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
 - CONTRACTOR SHALL NOTIFY THE WATER AUTHORITY INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
 - ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 24" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
 - PRESSURE REDUCING VALVES WILL BE REQUIRED ON THE DOMESTIC WATER MAINS IF THE STATIC PRESSURE AT THE BUILDING EXCEEDS 80PSI.
 - IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING. THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 24" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
 - DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
 - CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES OR UTILITIES BY OTHERS AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 - ALL CONSTRUCTION METHODS & MATERIALS SHALL CONFORM WITH THE CURRENT SPECIFICATIONS AND STANDARDS OF THE AMERICAN WATER WORKS ASSOCIATION (AWWA). THE AWWA CONSTRUCTION STANDARDS ARE SET FORTH IN THEIR CONSTRUCTION SPECIFICATIONS AND STANDARD FOR WATER AND SANITARY SEWERAGE FACILITIES. A COPY OF WHICH MUST BE PURCHASED FROM THE AWWA BY THE CONTRACTOR AND KEPT AT THE JOB SITE AT ALL TIMES. REFERENCE TO NCDOT SHALL MEAN THE CURRENT STANDARDS AND/OR SPECIFICATIONS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
 - THE CONTRACTOR SHALL BE REQUIRED TO EXCAVATE BELOW PLAN GRADE ANY MATERIALS WHICH ARE UNSUITABLE FOR FOUNDATIONS, SUB GRADES, PIPE TRENCH BOTTOMS OR OTHER PURPOSES AND BACKFILL THESE AREAS WITH AN APPROVED MATERIAL. THE EXTENT OF UNDERMINING AND BACKFILLING SHALL BE DETERMINED BY THE CITY OF RALEIGH AS TO AREAS WITHIN STREET RIGHT-OF-WAY AND THE ENGINEER IN OTHER AREAS. COMPENSATION SHALL BE AS SET FORTH IN THE CONTRACT DOCUMENTS.
 - A MINIMUM VERTICAL SEPARATION OF 24" SHALL BE MAINTAINED BETWEEN SANITARY SEWER & WATER LINES AND A FULL JOINT OF WATER LINE PIPE SHALL BE CENTERED WHERE WATER LINE CROSSES OVER SANITARY SEWER. WHERE CLEARANCE IS LESS THAN 18" BUT GREATER THAN 12", SANITARY SEWER SHALL BE PRESSURE TESTED DUCTILE IRON PIPE 10' FROM WATER-MAIN. WHEN WATER LINE CROSSES UNDER SANITARY SEWER, 18" MINIMUM CLEARANCE MUST BE MAINTAINED, AND SANITARY SEWER SHALL BE PRESSURE TESTED DUCTILE IRON PIPE 10' FROM WATER-MAIN.
 - ALL WATERLINES SHALL HAVE BURIED WITH THE PIPE # 12 COATED ELECTRIC WIRE AND BROUGHT UP INTO THE METER BOXES.
 - THE CONTRACTOR SHALL PROVIDE A SURVEY AS-BUILT RECORD DRAWING OF THE SANITARY SEWER SYSTEM AND THE WATER DISTRIBUTION SYSTEM IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF RALEIGH UTILITY DEPARTMENT.

UTILITY NOTE:
PROPOSED 72 UNIT APARTMENT BUILDING
SANITARY SEWER FLOW CALCULATIONS:
EXISTING CONDITIONS 0 GPD (VACANT)
PROPOSED: 72 UNITS @ 240 GPD/UNIT = 17,280 GPD
NET INCREASE OF 17,280 GPD

SITE PERMITTING APPROVAL
Water and Sewer Permits (if applicable)
The City of Raleigh consents to the connection to the connection and extension of the City's Public Sewer System as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specification of the City's Public Utilities Handbook. City of Raleigh Public Utilities Department Permit # S-_____
The City of Raleigh consents to the connection and extension of the City's Public Water System as shown on this plan. The material and construction methods used for this project shall conform to the standards and specification of the City's Public Utilities Handbook. City of Raleigh Public Utilities Department Permit # W-_____
The City of Raleigh consents to the connection to its public sewer system and extension of the private sewer collection system as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook. City of Raleigh Public Utilities Department Permit # S-_____

ATTENTION CONTRACTORS
The Contractor responsible for the extension of water, sewer, and/or gas, as approved in these plans, is responsible for contacting the Public Utilities Department at (919)996-4540 at least twenty four hours prior to beginning any of their construction.
Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.
Failure to call for inspection, install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

CITY OF RALEIGH
PLANS AUTHORIZED FOR CONSTRUCTION
Electronic Approval: This approval is being issued electronically. This approval is valid only upon the signature of a City of Raleigh Review Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must proceed in accordance with the plans kept on file with the City. This electronic approval may not be edited once issued. Any modification to this approval once issued will invalidate this approval.
City of Raleigh Development Approval _____
Raleigh Water Review Officer _____

CROSS-CONNECTION NOTE
A CERTIFICATE OF COMPLIANCE FOR ALL BACKFLOWS WILL NEED TO BE DIGITALLY AFFIXED TO THE BUILDING SUBMITTAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS. CONTACT CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.

UTILITY SERVICE NOTES
WATER SERVICE
GENERAL CONTRACTOR TO PROVIDE AND INSTALL A 1" WATER SERVICE LINE FROM MAIN TO BUILDING PER MUNICIPAL REQUIREMENTS.
CONTACT: CITY OF RALEIGH UTILITY DEPARTMENT
TELEPHONE: 919-857-4540
ELECTRIC SERVICE
"POWER CO." TO PROVIDE UNDERGROUND 120/208/3 PHASE SERVICE. GENERAL CONTRACTOR TO PROVIDE AND INSTALL TWO 4" DIA. CONDUIT W/ PULL WIRE FROM PHONE PANEL BOARD TO UTILITY COMPANY POINT OF CONNECTION.
CONTACT: PROGRESS ENERGY
TELEPHONE: 800-636-0591
TELEPHONE SERVICE
"TELEPHONE CO." TO PROVIDE NEW UNDERGROUND SERVICE. GENERAL CONTRACTOR TO PROVIDE AND INSTALL TWO 4" DIA. PVC CONDUIT W/ PULL WIRE FROM PHONE PANEL BOARD TO UTILITY COMPANY POINT OF CONNECTION.
CONTACT: TELEPHONE:
SANITARY SEWER
GENERAL CONTRACTOR TO PROVIDE AND INSTALL A 4" SCHEDULE 40 PVC FROM EXISTING SANITARY SEWER SYSTEM TO LAST CLEAN OUT OUTSIDE OF BUILDING. (MIN. 1% SLOPE). PROVIDE CLEAN OUTS EVERY 75' (TYPICAL).
CONTACT: CITY OF RALEIGH UTILITY DEPARTMENT
TELEPHONE: 919-857-4540
NATURAL GAS
GENERAL CONTRACTOR TO COORDINATE WITH NATURAL GAS UTILITY FOR SERVICE LINE TO PROPOSED BUILDING.
CONTACT: TELEPHONE:

METER NOTE:
CONTRACTOR TO CONTACT CITY OF RALEIGH METERS DIVISION FOR METER LAYOUT AND ADDRESSING.
HYDRANT NOTE:
ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH INST THREADS AND SHALL BE EQUIPPED WITH A 5 INCH STORZ CONNECTION.
FIRE NOTE:
ELECTRICAL CIRCUIT AND FIRE ALARM CIRCUIT REQUIRED FOR FIRE LINE HOT BOX
UTILITY NOTE:
THERE SHALL BE NO CONSTRUCTION OF ANY FIRE MAINS AND NO SLAB PLACED IN THE FIRE PUMP ROOM OR SPRINKLER RISER ROOM UNTIL HYDRAULIC CALCULATIONS, FOR THE BUILDING(S) ARE SUBMITTED FOR REVIEW AND SUBSEQUENT APPROVAL.

APPROVED RPDA ASSEMBLIES:
APPROVED 6" RPDA (REDUCED PRESSURE DETECTOR ASSEMBLY) BACKFLOW PREVENTERS:
AMES: 5000 FBCO: 826YD,909RPDA WILKINS: 375ADA
APPROVED RPZ ASSEMBLIES:
APPROVED 1" RPZ BACKFLOW PREVENTERS:
AMES 4008B FBCO 825 Y & YA WATTS 009M2Q
APPROVED RPZ ASSEMBLIES:
APPROVED 2" RPZ BACKFLOW PREVENTERS:
AMES 4008, U400B WATTS 009M0T, 009QT APOLLO 4020802, RP40 FBCO 860, 825YAR WILKINS 375, 375B

FIRE FLOW ANALYSIS
MAIN SIZE:
ELEVATION OF TEST LOCATION:
TIME OF TEST:
DATE OF TEST:
RESULTS:
STATIC PRESSURE: _____ PSI
RESIDUAL PRESSURE: _____ PSI
FLOW @ 20PSI: _____ GPM
FLOW @ 20PSI: _____ GPM

Project Water System Data:
1. Area the total # domestic water services > 15, OR the total # people served > 25?
2. Type of development project (select one):
• Commercial projects
• Residential (Single or Two-Family)
• Institutional/Assembly
• Industrial/Manufacturing
• Other (Specify):
A. If not permitted by City of Raleigh on projects having > 15 domestic water services, OR serving > 25 people, require Developer 3022 to submit water flow data to WWS (eligibility from NCDOT for apartment projects only)

FIRE PROTECTION NOTE
THE PROPOSED BUILDING WILL HAVE A FIRE SPRINKLER SYSTEM
UTILITY NOTE
THE ESTIMATED WATER USAGE FOR THIS SITE IS _____ GPD BASED ON

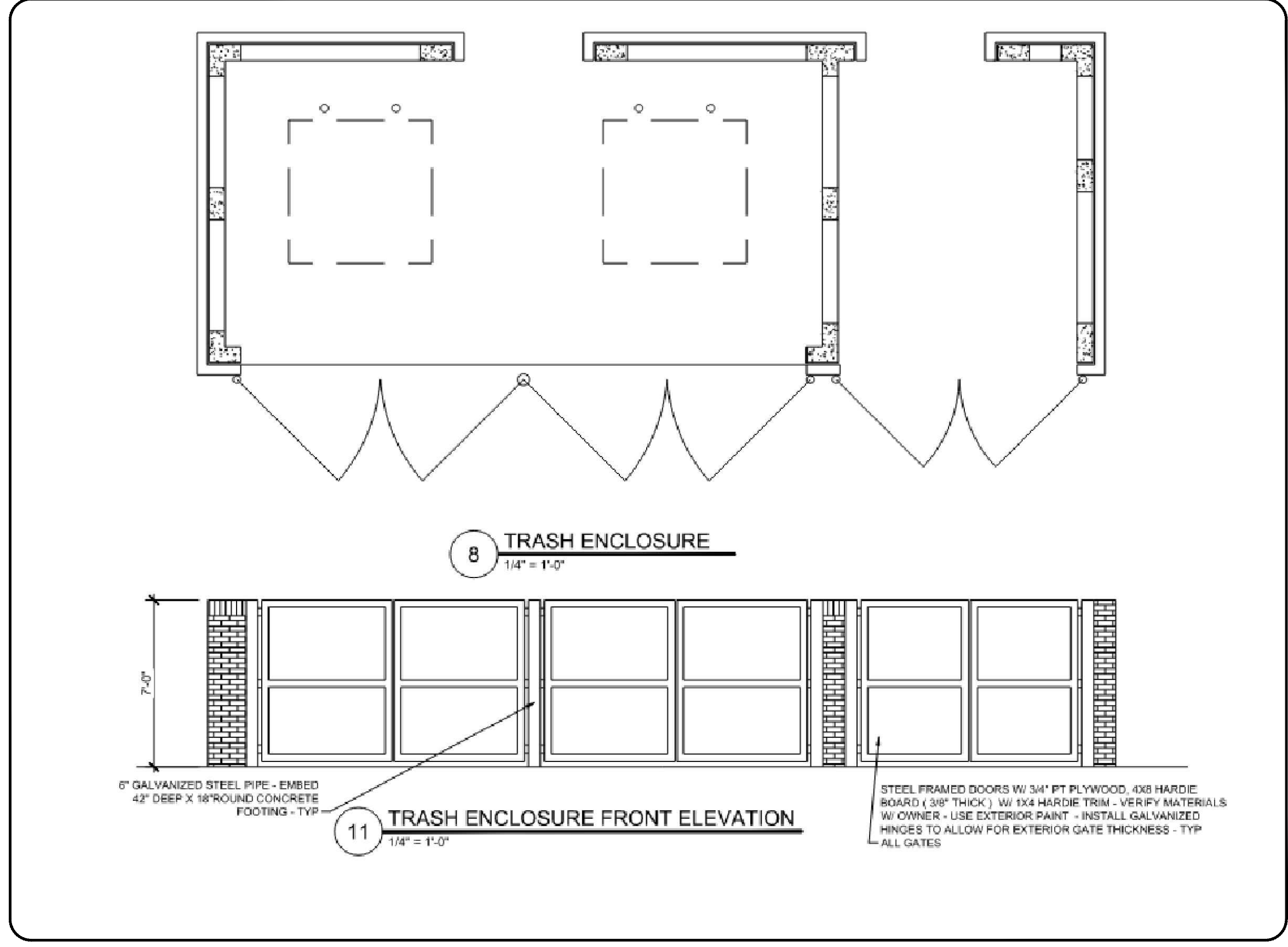
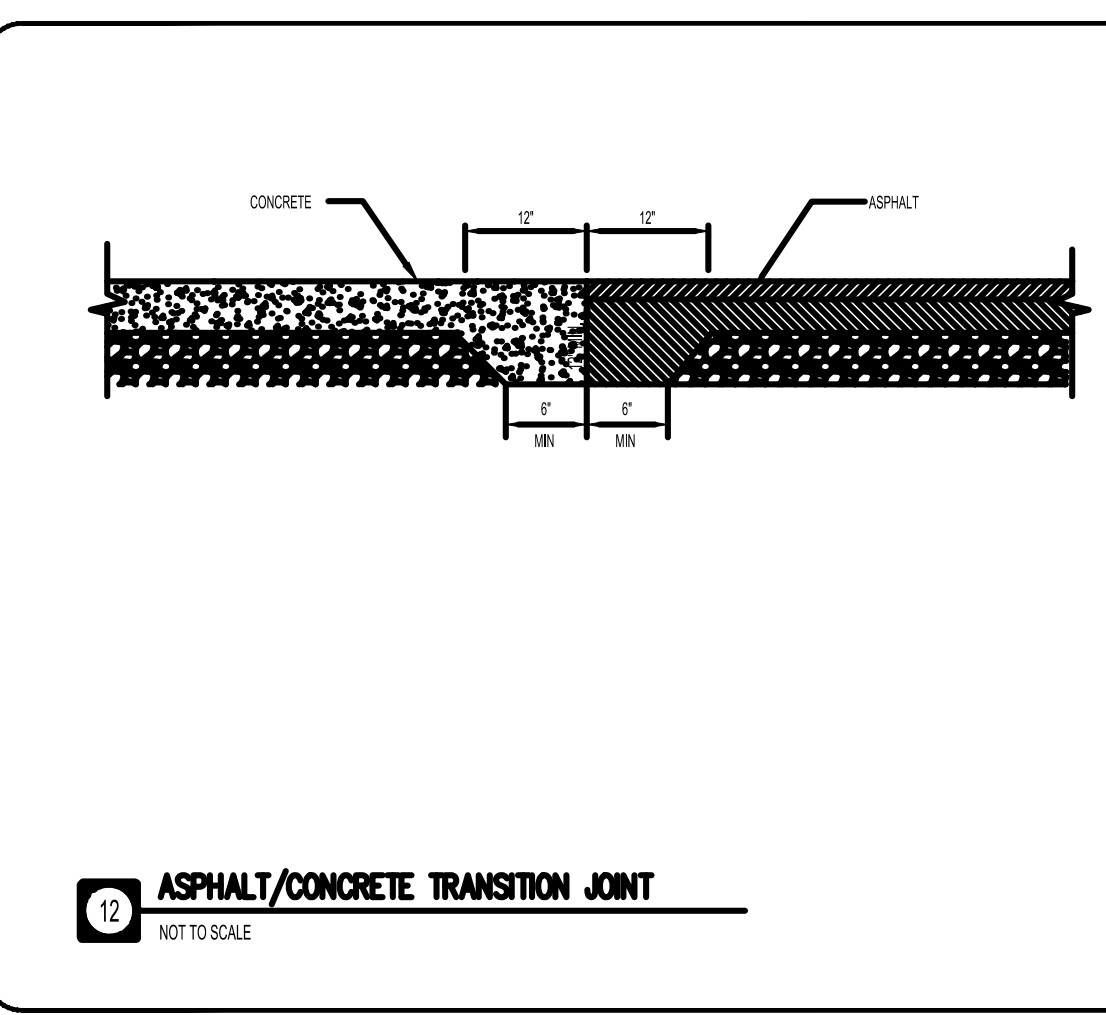
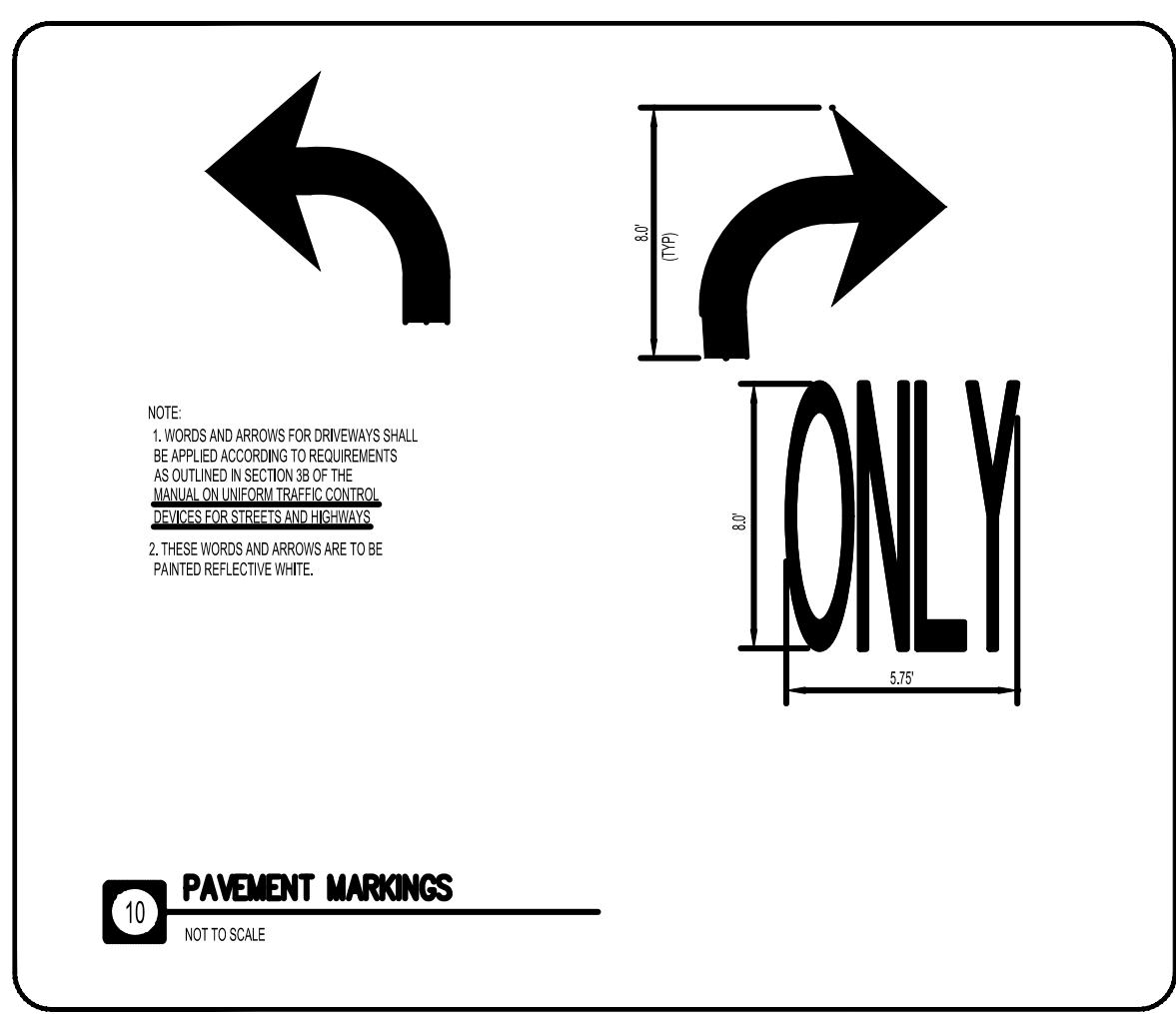
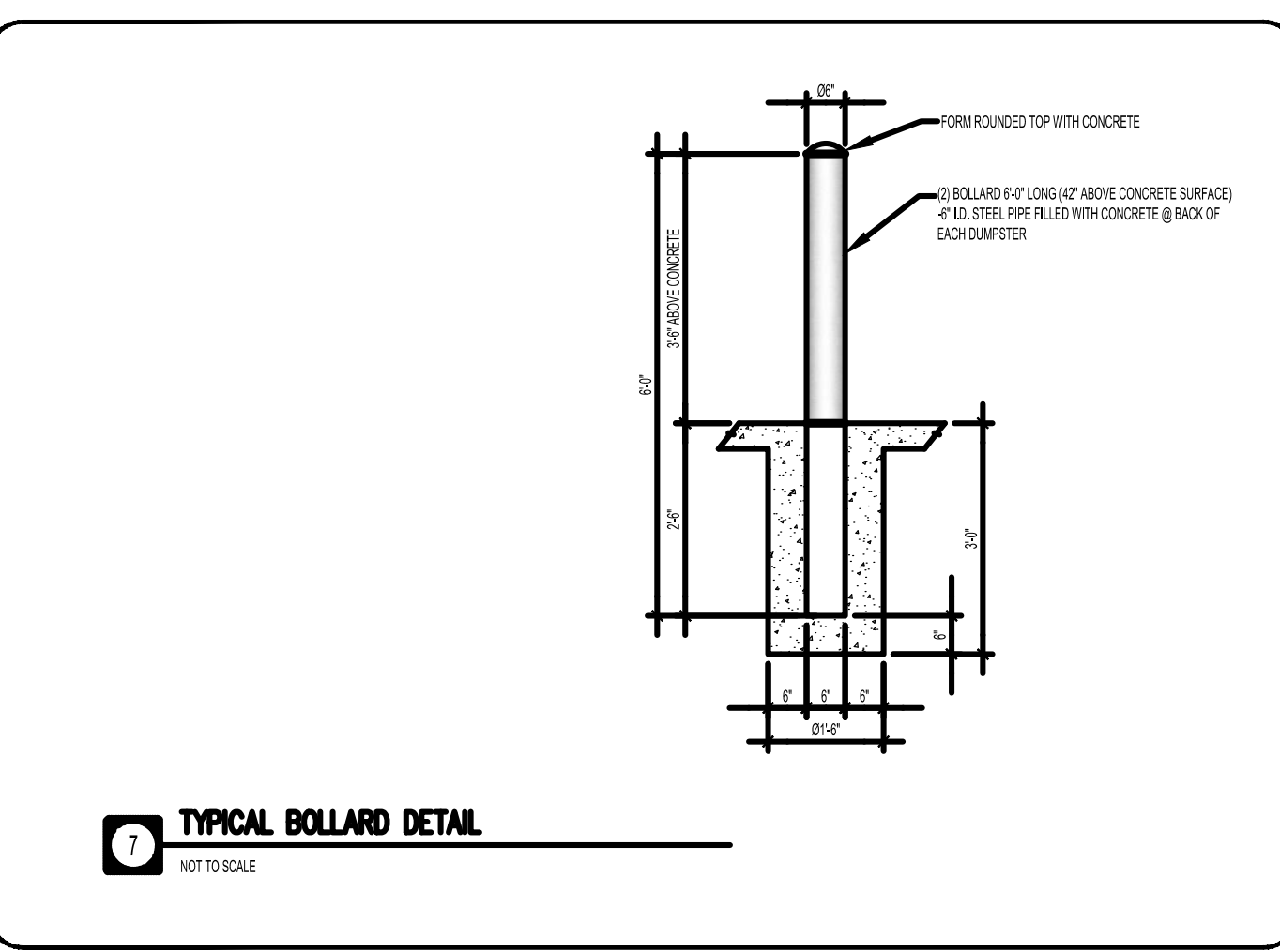
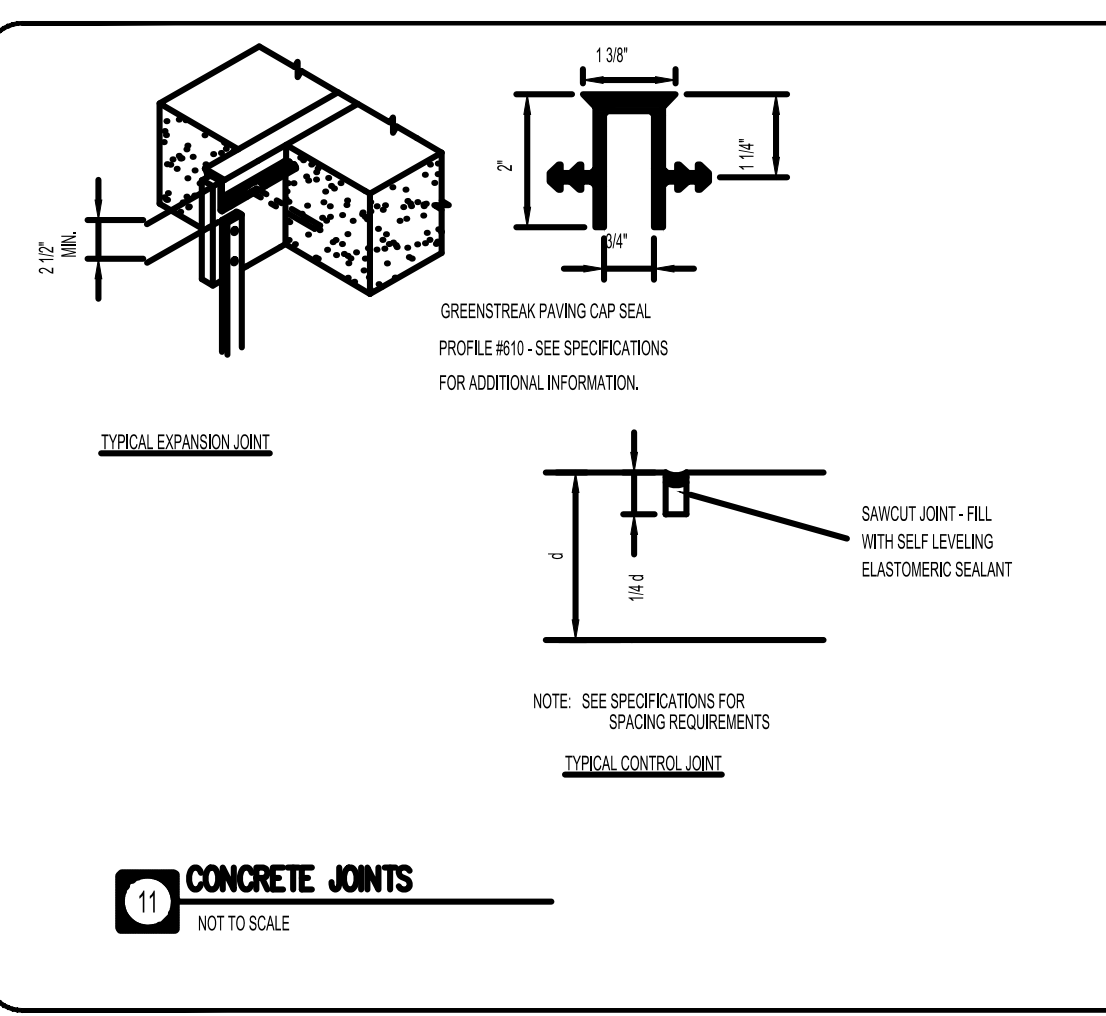
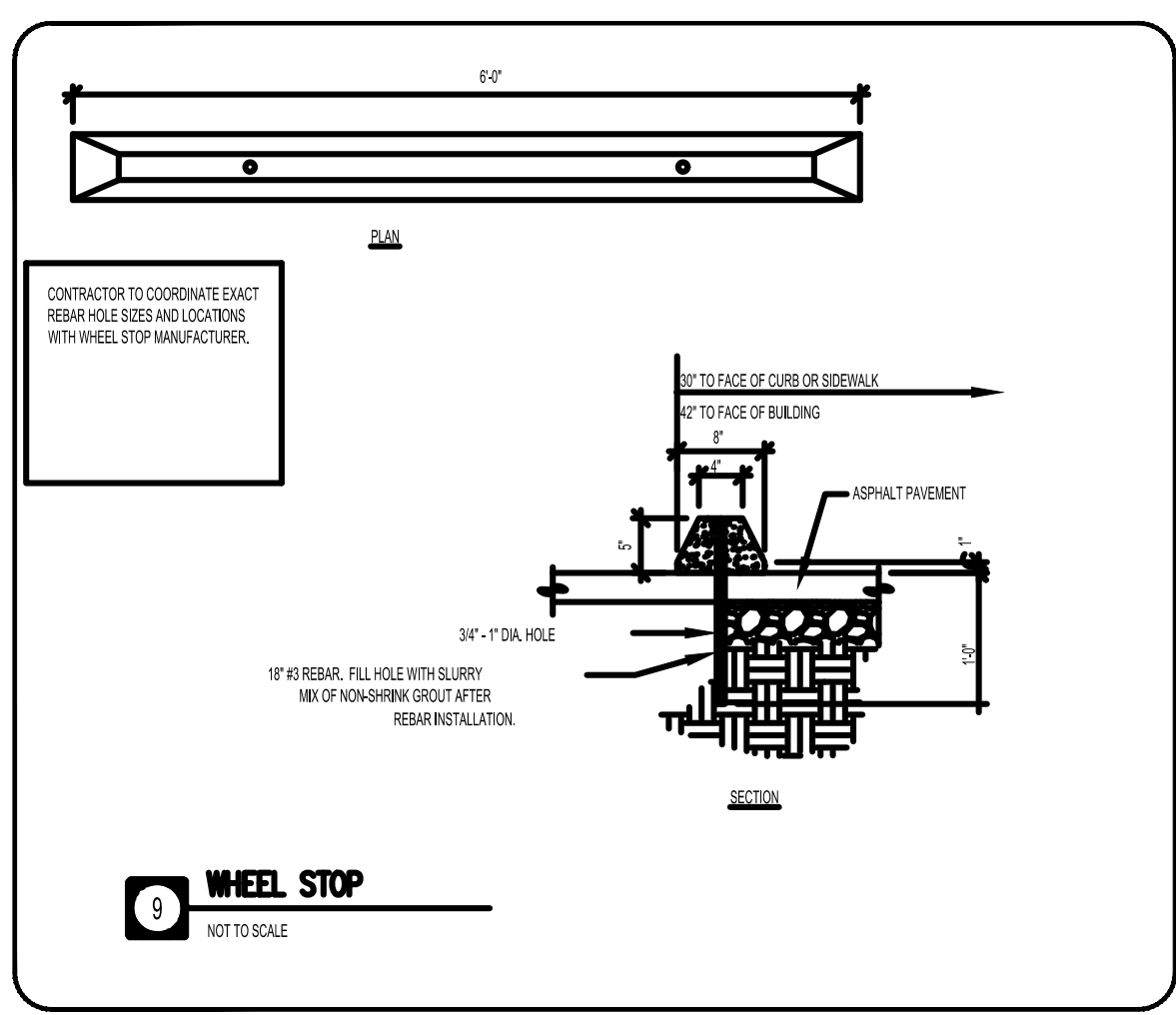
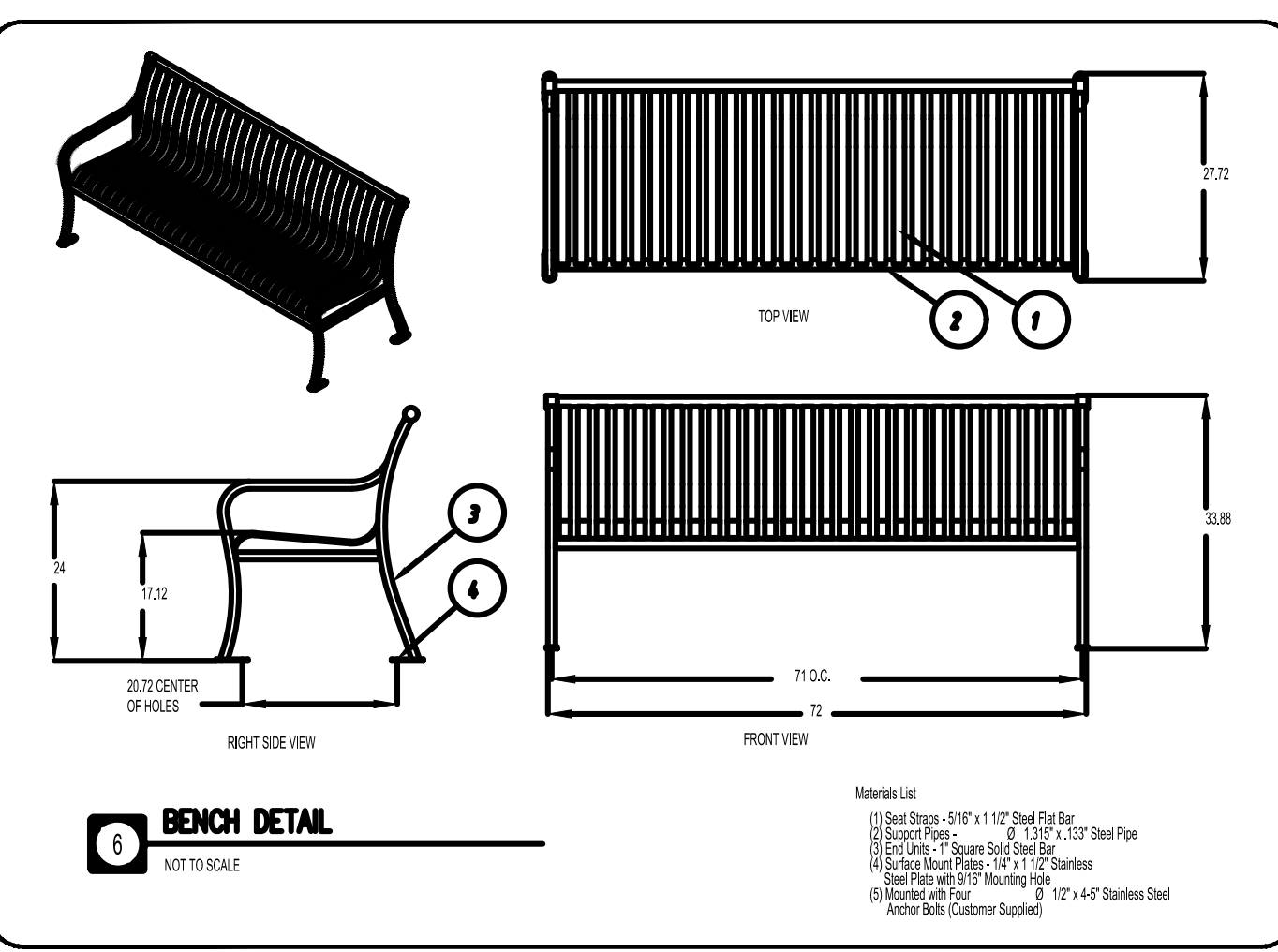
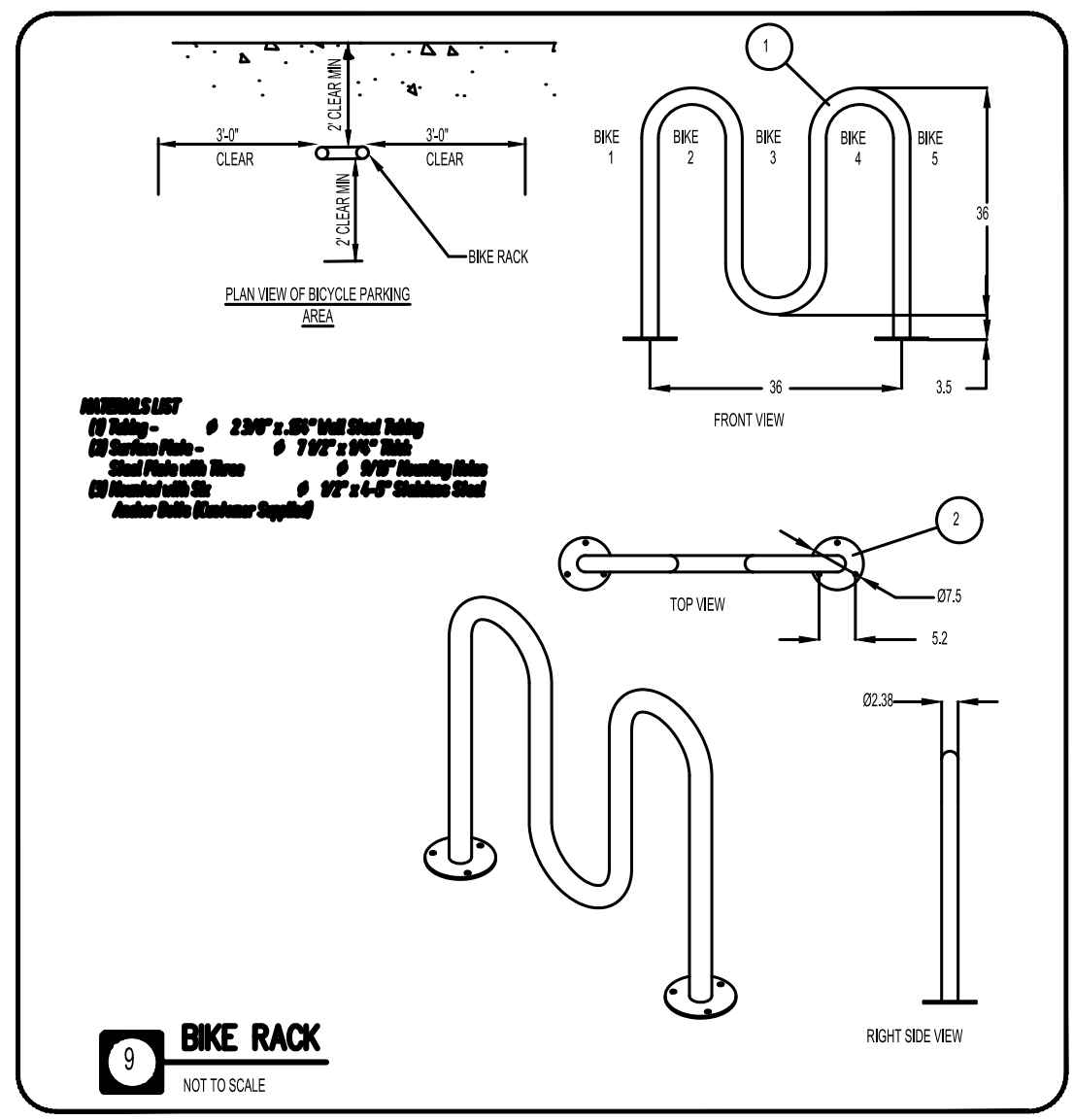
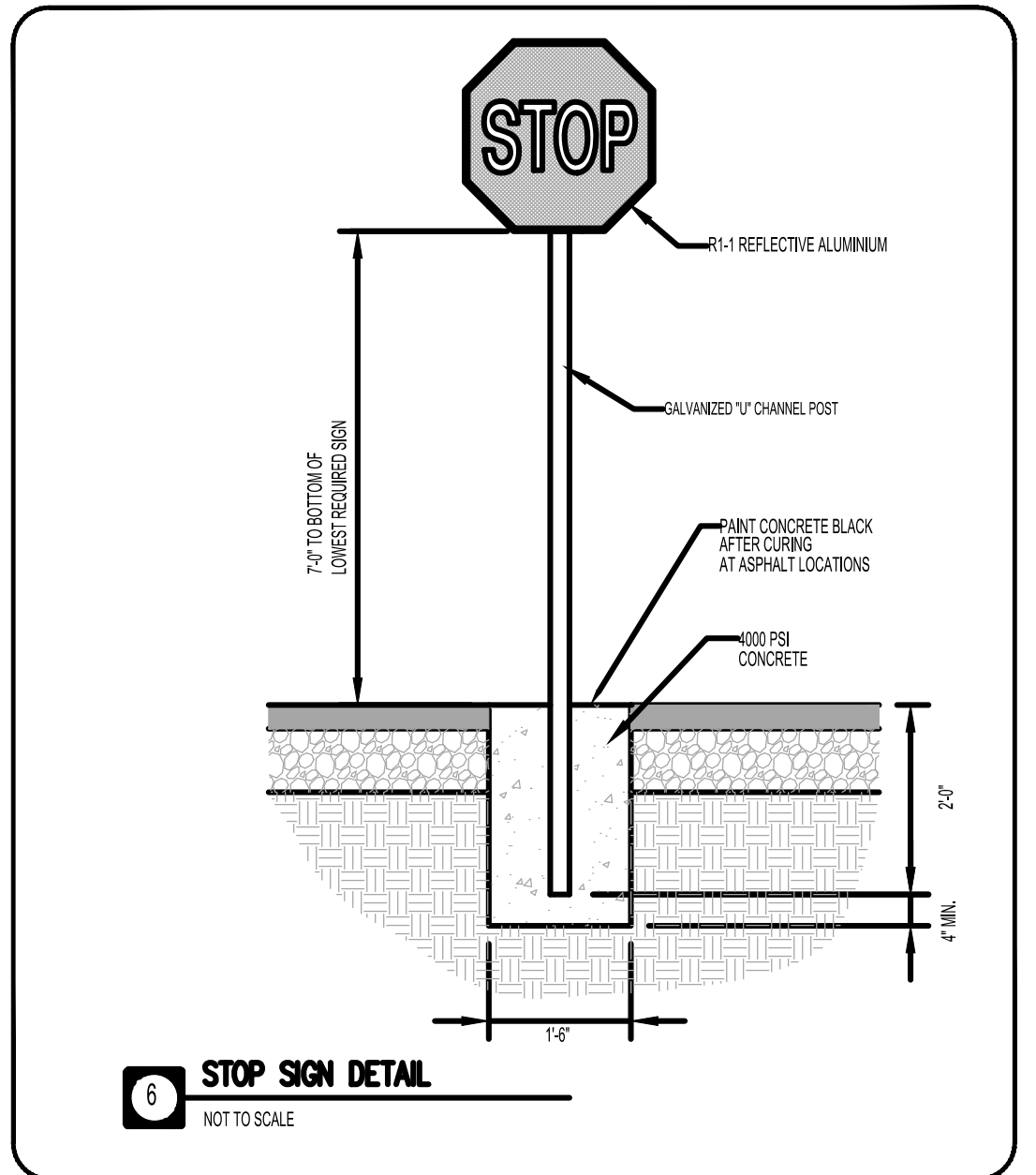
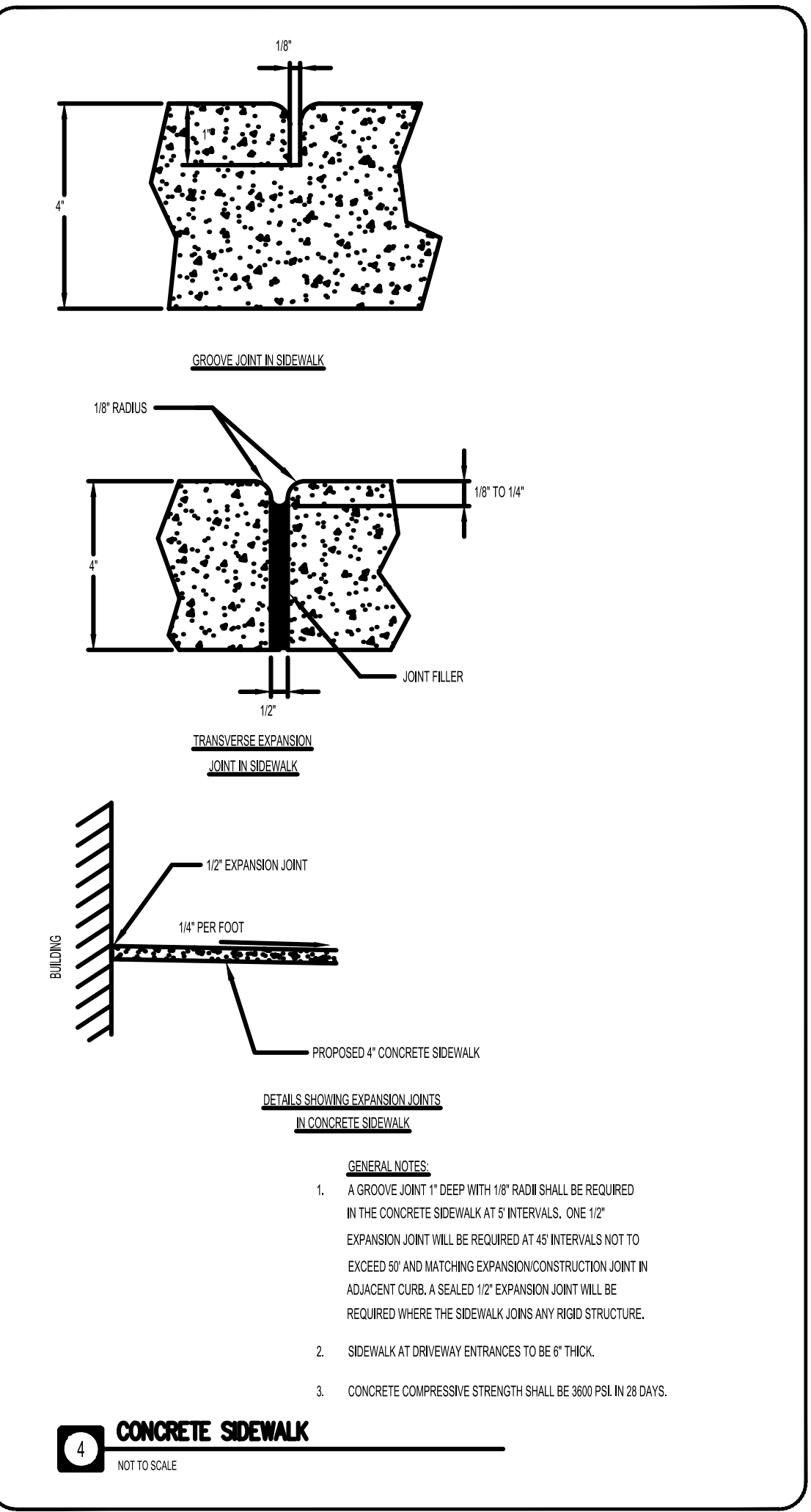
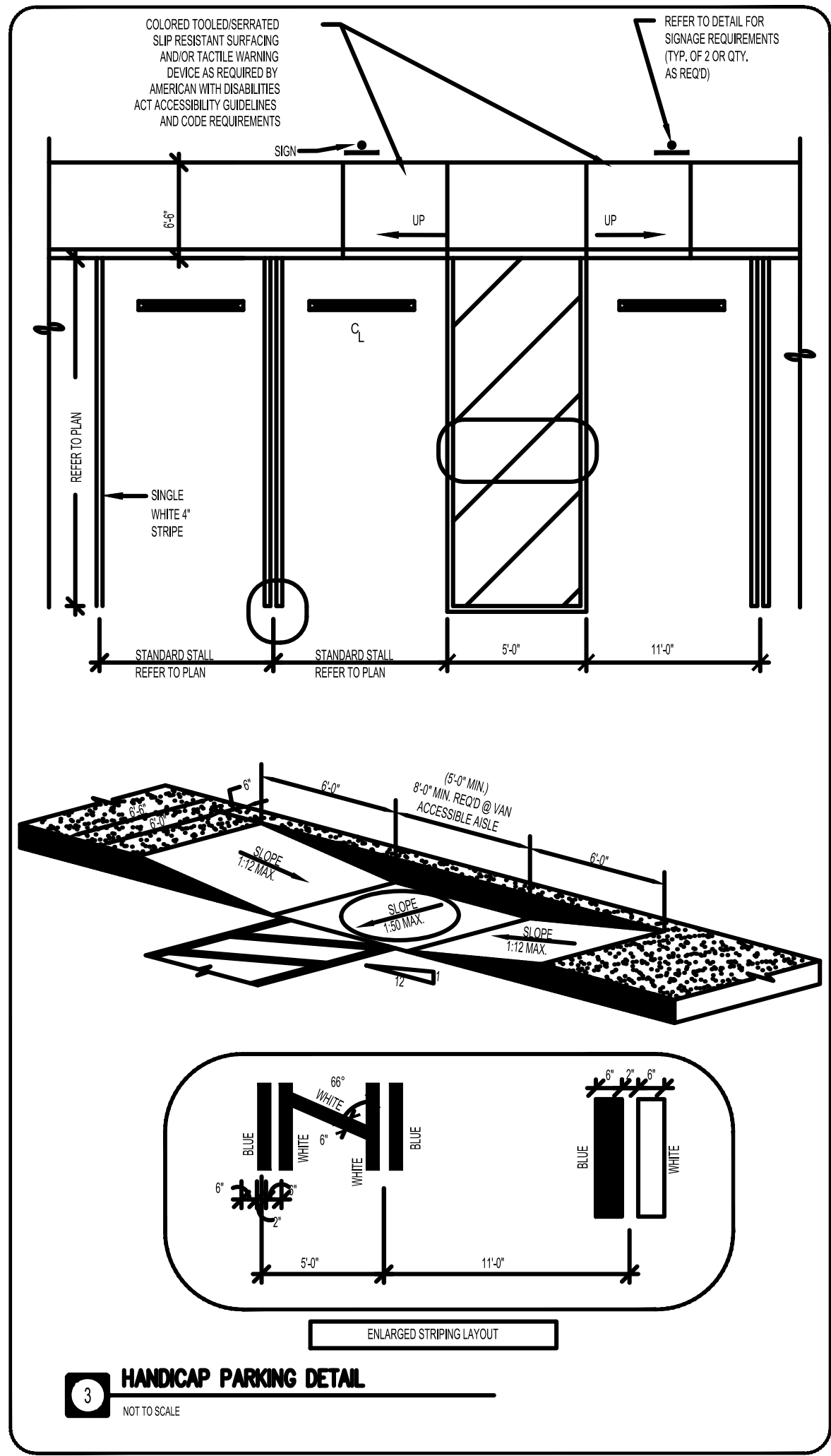
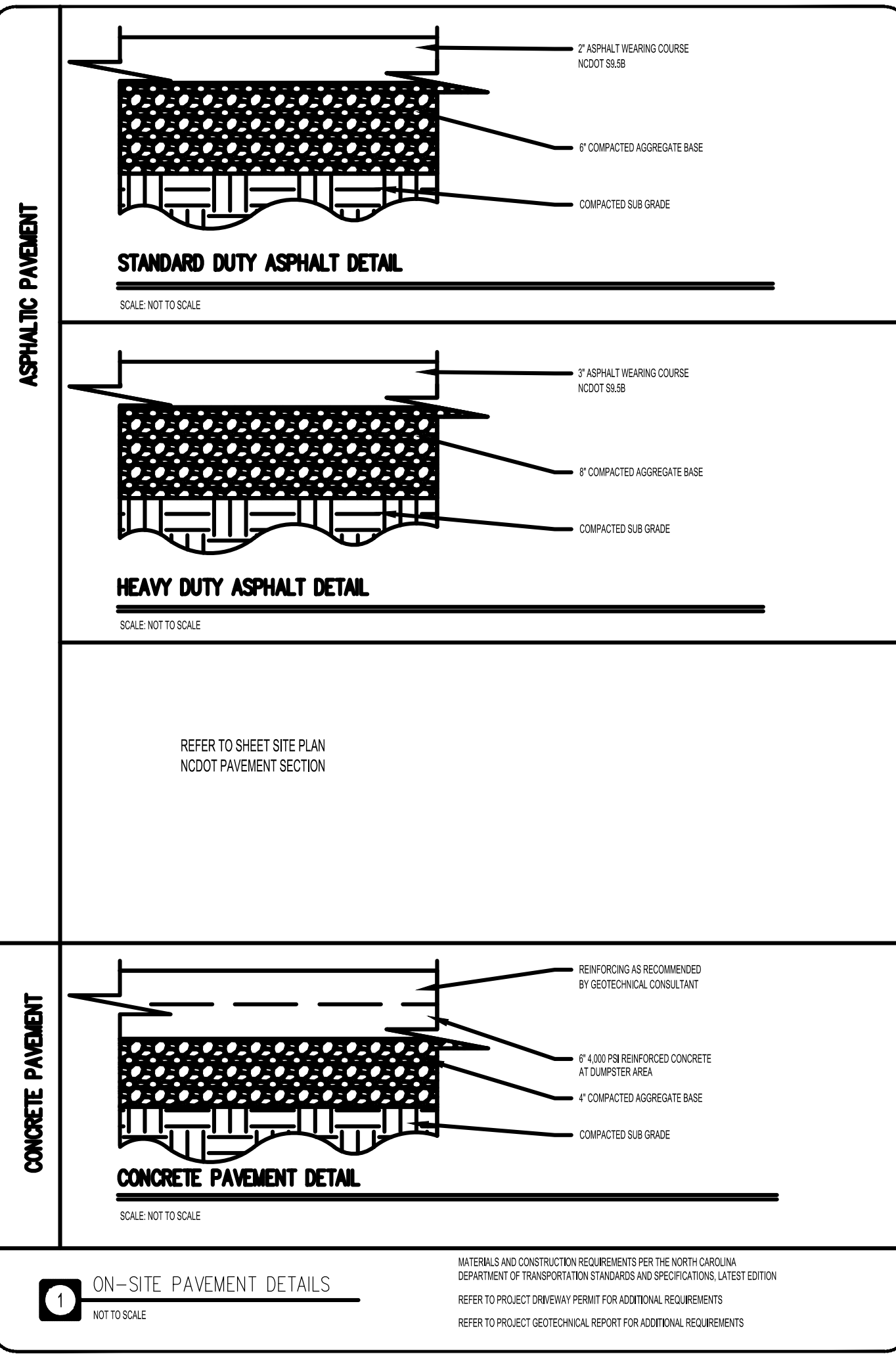
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UTILITY PLAN
The Carrington
303 Pony Road
Zebulon, NC
Wake County

PRELIMINARY
DO NOT
USE FOR
CONSTRUCTION



PLAN STATUS		
10/29/21	11ST SUBMISSION	
2/9/22	PER TOWN REVIEW	
DATE	DESCRIPTION	
MEL DESIGN	MEL DRAWN	XXX CHKD
SCALE	H: 1" = XXX'	V: 1" = XXX'
JOB No.	000000-00-000	
DATE	October 29, 2021	
FILE No.	000000-D-CP-000	
SHEET	C5.0	



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CONSTRUCTION DETAILS

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Zebulon, NC

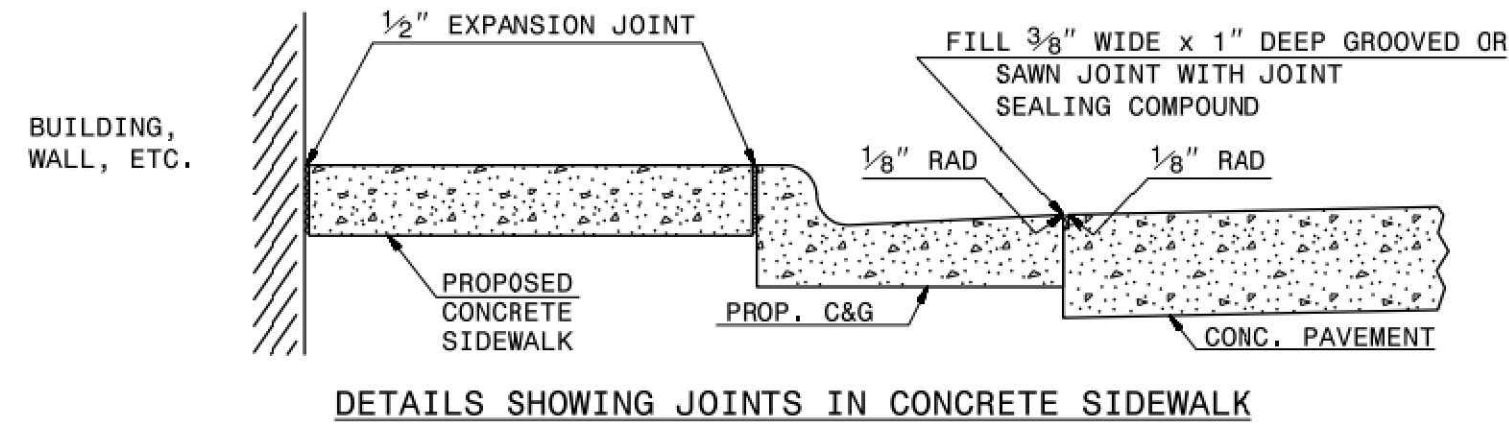
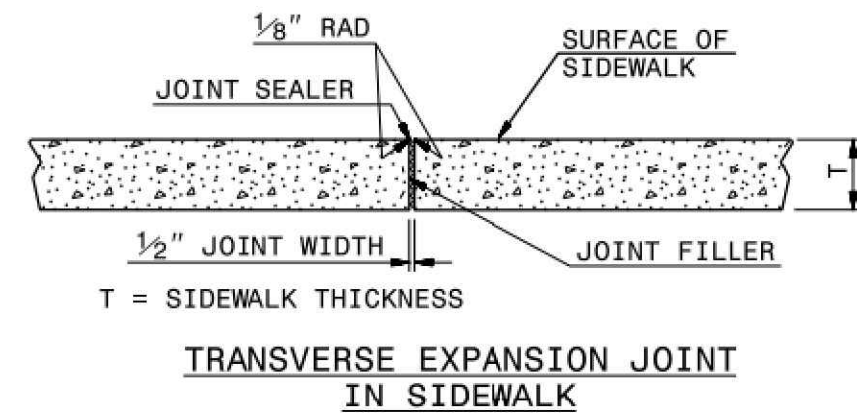
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PLAN STATUS	
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FILE No.	000000-D-CP-000

SHEET C6.0

NOTES:
 CONSTRUCT STANDARD SIDEWALK 5' WIDE AND 4" THICK UNLESS OTHERWISE DENOTED ON PLANS.
 PLACE A GROOVE JOINT 1" DEEP WITH 1/8" RADII IN THE CONCRETE SIDEWALK AT 5' INTERVALS. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 50' INTERVALS. A 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE.
 SEE STD. DWG. 848.05 FOR CURB RAMP LOCATION REQUIREMENTS AND CONSTRUCTION GUIDELINES.



STATE OF NORTH CAROLINA
 DEPT. OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR
CONCRETE SIDEWALK

SHEET 1 OF 3
848.01

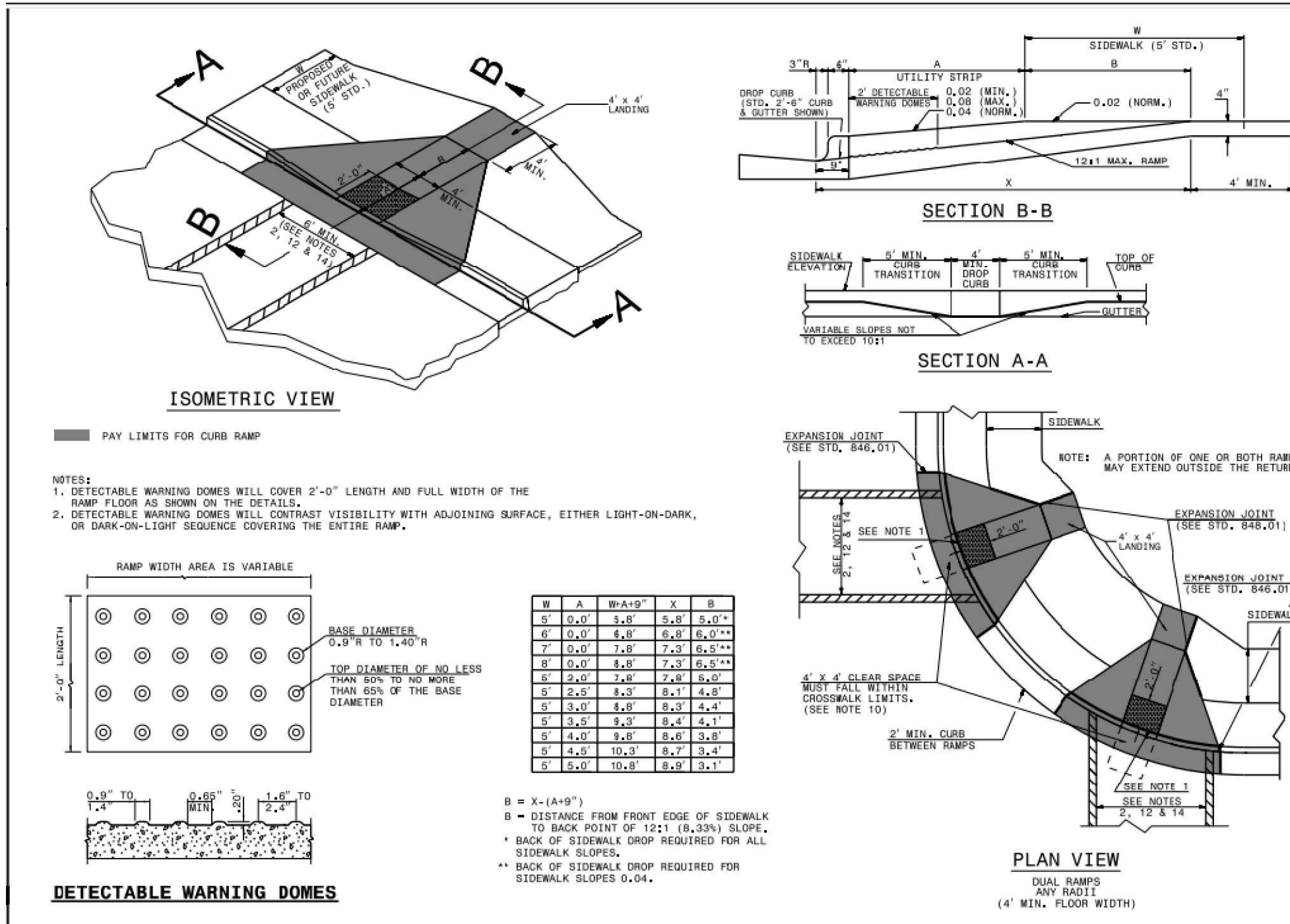
- NOTES:
- CONSTRUCT THE RAMP SURFACE TO BE STABLE, FIRM, AND SLIP RESISTANT. CONSTRUCT THE CURB RAMP TYPE AS SHOWN IN THE PAVEMENT MARKING PLANS OR AS DIRECTED BY THE ENGINEER.
 - LOCATE CURB RAMPS AND PLACE PEDESTRIAN CROSSWALK MARKINGS AS SHOWN IN THE PAVEMENT MARKING PLANS. WHEN FIELD ADJUSTMENTS REQUIRE MOVING CURB RAMPS OR MARKINGS AS SHOWN, CONTACT THE SIGNING AND DELINEATION UNIT OR LOCATE AS DIRECTED BY THE ENGINEER.
 - COORDINATE THE CURB RAMP AND THE PEDESTRIAN CROSSWALK MARKINGS SO A 4'x4' CLEAR SPACE AT THE BASE OF THE CURB RAMP WILL FALL WITHIN THE PEDESTRIAN CROSSWALK LINES.
 - SET BACK DISTANCE FROM INSIDE CROSSWALK MARKING TO NEAREST EDGE OF TRAVEL LANE IS 4' MINIMUM.
 - REFER TO THE PAVEMENT MARKING PLANS FOR STOP BAR LOCATIONS AT SIGNALIZED INTERSECTIONS. IF A PAVEMENT MARKING PLAN IS NOT PROVIDED, CONTACT THE SIGNAL DESIGN SECTION FOR THE STOP BAR LOCATIONS OR LOCATE AS DIRECTED BY THE ENGINEER.
 - TERMINATE PARKING A MINIMUM OF 20' BACK OF A PEDESTRIAN SIDEWALK.
 - CONSTRUCT CURB RAMPS A MINIMUM OF 4' WIDE.
 - CONSTRUCT THE RUNNING SLOPE OF THE RAMP 8.33% MAXIMUM.
 - ALLOWABLE CROSS SLOPE ON SIDEWALKS AND CURB RAMPS WILL BE 2% MAXIMUM.
 - CONSTRUCT THE SIDE FLARE SLOPE A MAXIMUM OF 10% MEASURED ALONG THE CURB LINE.
 - CONSTRUCT THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE BASE OF THE CURB RAMP A MAXIMUM OF 5% AND MAINTAIN A SMOOTH TRANSITION.
 - CONSTRUCT LANDINGS FOR SIDEWALK A MINIMUM OF 4'x4' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. CONSTRUCT LANDINGS FOR MEDIAN ISLANDS A MINIMUM OF 5'x5' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
 - TO USE A MEDIAN ISLAND AS A PEDESTRIAN REFUGE AREA, MEDIAN ISLANDS WILL BE A MINIMUM OF 6' WIDE. CONSTRUCT MEDIAN ISLANDS TO PROVIDE PASSAGE OVER OR THROUGH THE ISLAND.
 - SMALL CHANNELIZATION ISLANDS THAT CAN NOT PROVIDE A 5'x5' LANDING AT THE TOP OF A RAMPS, WILL BE CUT THROUGH LEVEL WITH THE SURFACE STREET.
 - CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. THE ADJACENT SURFACE IS PLANTING OR OTHER NON-WALKING SURFACE OR THE SIDE APPROACH IS SUBSTANTIALLY OBSTRUCTED.
 - PLACE A 1/2" EXPANSION JOINT WHERE THE CONCRETE CURB RAMP JOINS THE CURB AS SHOWN IN ROADWAY STANDARD DRAWING 848.01
 - PLACE ALL PEDESTRIAN PUSH BUTTON ACTUATORS AND CROSSING SIGNALS AS SHOWN IN THE PLANS OR AS SHOWN IN THE MUTCD.
 - CURB RAMPS THROUGH MEDIAN ISLANDS, SINGLE RAMPS AT DUAL CROSSWALKS OR LIMITED R/W SITUATIONS, WILL BE HANDLED BY SPECIAL DETAILS. CONTACT THE CONTRACT STANDARDS AND DEVELOPMENT UNIT FOR THE DETAILS OR FOR A SPECIAL DESIGN.

STATE OF NORTH CAROLINA
 DEPT. OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR
CURB RAMPS

NOTES

SHEET 3 OF 3
848.05

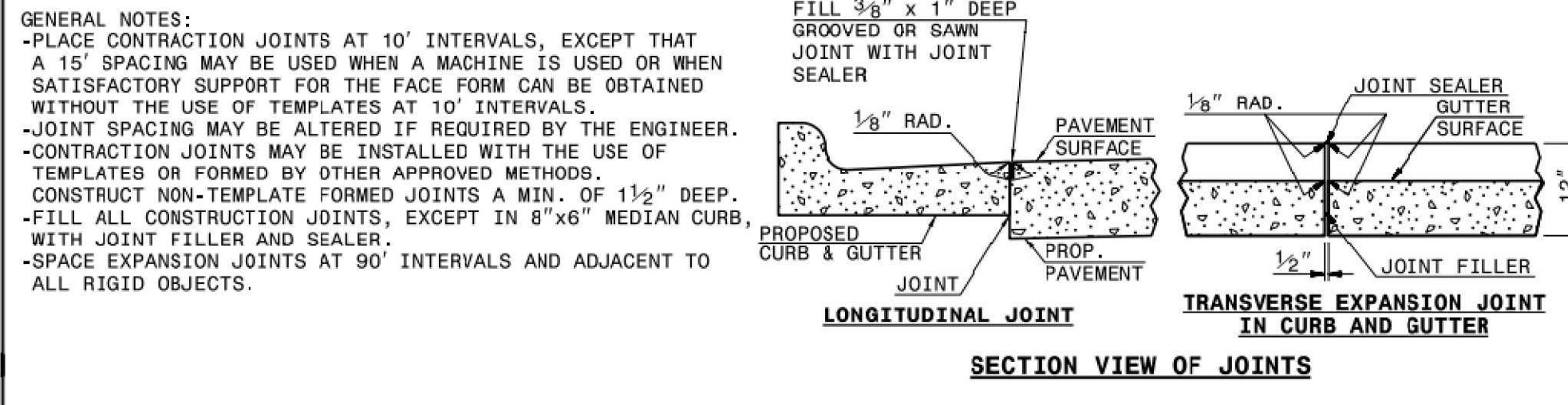


STATE OF NORTH CAROLINA
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ROADWAY STANDARD DRAWING FOR
CURB RAMP

PROPOSED CURB AND GUTTER

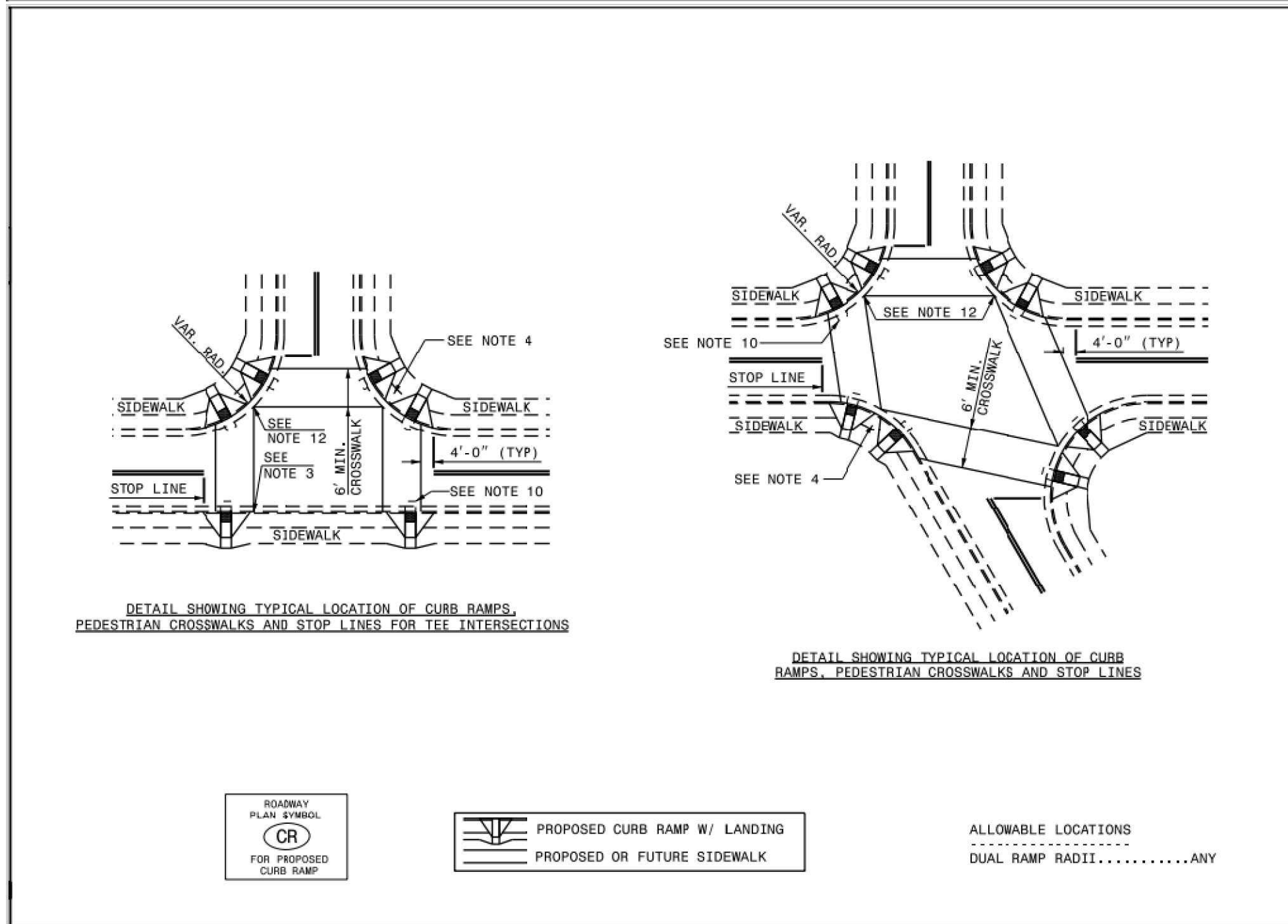
SHEET 1 OF 3
848.05



STATE OF NORTH CAROLINA
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 RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR
CONCRETE CURB, GUTTER AND CURB & GUTTER

SHEET 1 OF 3
846.01



STATE OF NORTH CAROLINA
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ROADWAY STANDARD DRAWING FOR
CURB RAMP

PROPOSED CURB AND GUTTER

SHEET 2 OF 3
848.05

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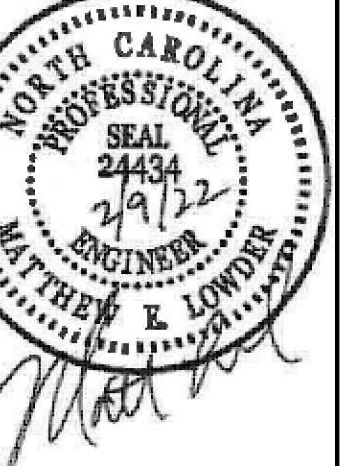
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CONSTRUCTION DETAILS

The Carrington
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Wake County

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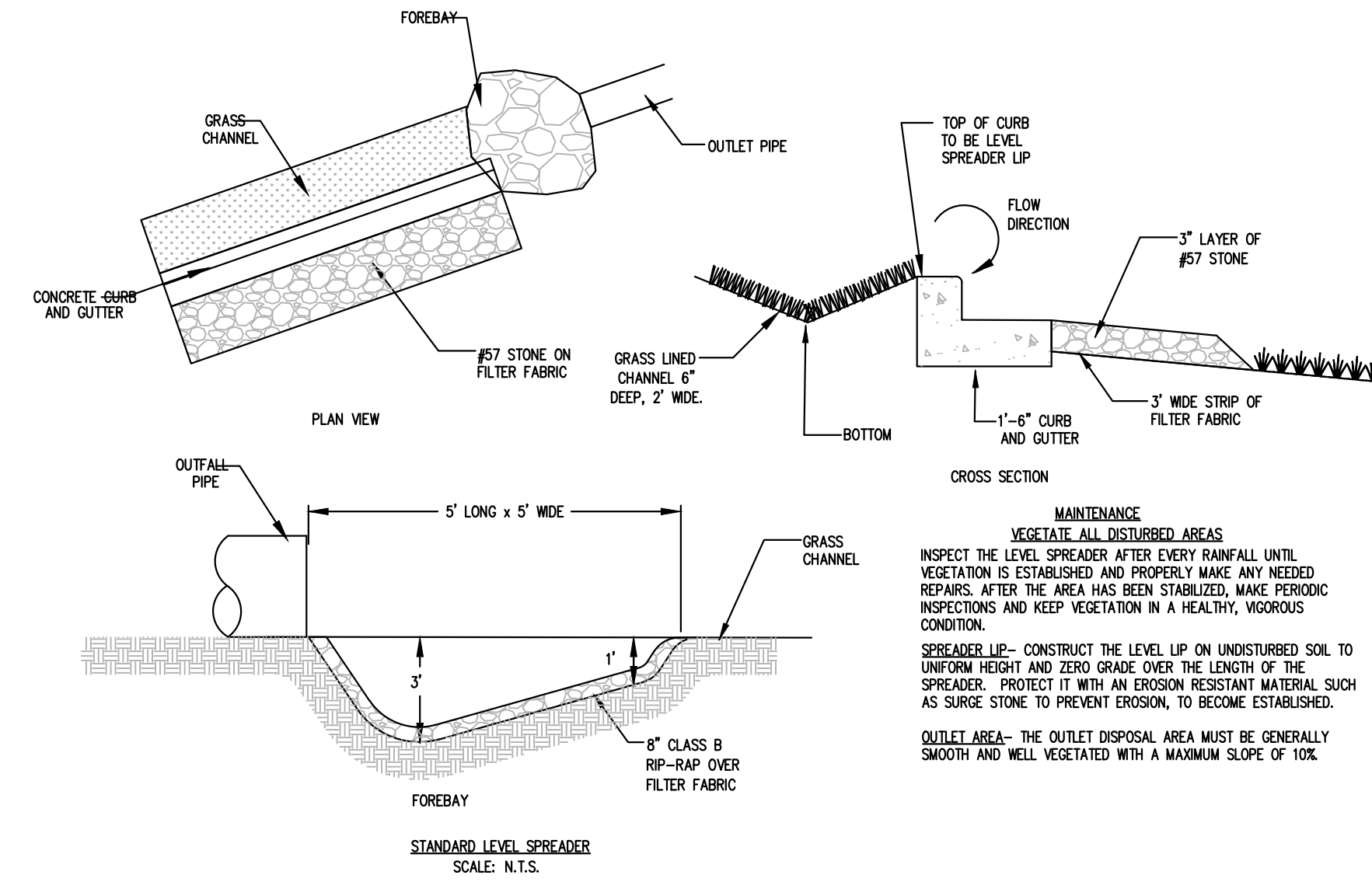


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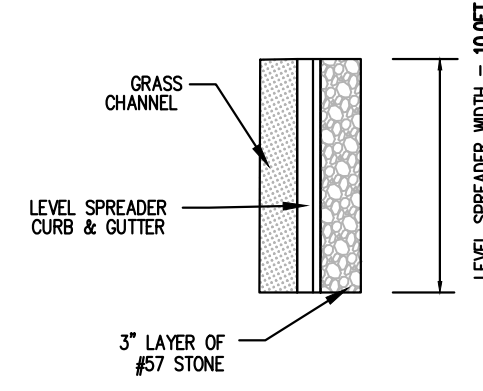
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	CHKD
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SHEET **C6.1**

SCM element	Potential problem	How to remediate the problem
The entire LS-FS	Trash/debris is present.	Remove the trash/debris.
The flow splitter device (if applicable)	The flow splitter device is clogged.	Unclog the conveyance and dispose of any sediment off-site.
	The flow splitter device is damaged.	Make any necessary repairs or replace if damage is too large for repair.
The blind swale	The swale is clogged with sediment.	Remove the sediment and dispose of it off-site.
	The swale is overgrown with vegetation.	Mow vegetation. Re-grade and vegetate if the swale has become silted in.
The LS	The level lip is cracked, settled, undercut, eroded or otherwise damaged.	Repair or replace lip.
The FS	There is erosion around the end of the level spreader that shows stormwater has bypassed it.	Regrade the soil to create a berm that is higher than the level lip, and then plant a ground cover and water until it is established. Provide lime and a one-time fertilizer application.
	Trees or shrubs have begun to grow on the swale or just downslope of the level lip.	Remove them.
The bypass channel	Areas of bare soil and/or erodee gullies have formed.	Regrade the soil if necessary to remove the gully, and then reestablish proper erosion control.
	Turf reinforcement is damaged or riprap is rolling downhill.	Study the site to see if a larger bypass channel is needed (enlarge if necessary). After this, reestablish the erosion control material.
The FS	Grass is too short or too long (if applicable).	Maintain grass at a height of approximately three to six inches.
	Areas of bare soil and/or erodee gullies have formed.	Regrade the soil if necessary to remove the gully, and then plant a ground cover and water until it is established. Provide lime and a one-time fertilizer application.
	Sediment is building up on the filter strip.	Remove the sediment and restabilize the soil with vegetation if necessary. Provide lime and a one-time fertilizer application.
	Grass is dead, diseased or dying.	Determine the source of the problem: soils, hydrology, disease, etc. Remedy the problem and replace plants. Provide a one-time fertilizer application.
The receiving water	Nuisance vegetation is choking out grass.	Remove vegetation by hand if possible. If pesticide is used, do not allow it to get into the receiving water.
	Erosion or other signs of damage have occurred.	Contact the NC Division of Water Resources.



- CONSTRUCTION SPECIFICATIONS**
- THE MATING SHOULD BE A MINIMUM OF 4 FEET WIDE EXTENDING 6 INCHES OVER THE LIP AND BURIED 6 INCHES DEEP IN A VERTICAL TRENCH ON THE LOWER EDGE. THE UPPER EDGE SHOULD BUTT AGAINST SMOOTHLY CUT SOIL AND BE SECURELY HELD IN PLACE WITH CLOSELY SPACED HEAVY DUTY WIRE STAPLES AT LEAST 12 INCHES LONG.
 - ENSURE THAT THE SPREADER IS LEVEL FOR UNIFORM SPREADING OF STORM RUNOFF.
 - CONSTRUCT THE LEVEL SPREADER ON UNDISTURBED SOIL (NOT ON FILL).
 - CONSTRUCT A 20 FOOT TRANSITION SECTION FROM THE DIVERSION CHANNEL TO BLEND SMOOTHLY WITH THE WIDTH AND DEPTH OF THE LEVEL SPREADER.
 - DISPERSE RUNOFF FROM THE SPREADER ACROSS A PROPERLY STABILIZED SLOPE. NOT TO EXCEED 10% MAKE SURE THAT THE SLOPE IS SUFFICIENTLY SMOOTH TO KEEP THE FLOW FROM CONCENTRATING.
 - IMMEDIATELY AFTER ITS CONSTRUCTION, APPROPRIATELY SEED AND MULCH THE ENTIRE DISTURBED AREA OF THE LEVEL SPREADER.



LEVEL SPREADER
SCALE: N.T.S.

GRASS NOTE:
GRASS SHALL BE EITHER HYBRID BERMU DA GRASS OR CENTIPEDE

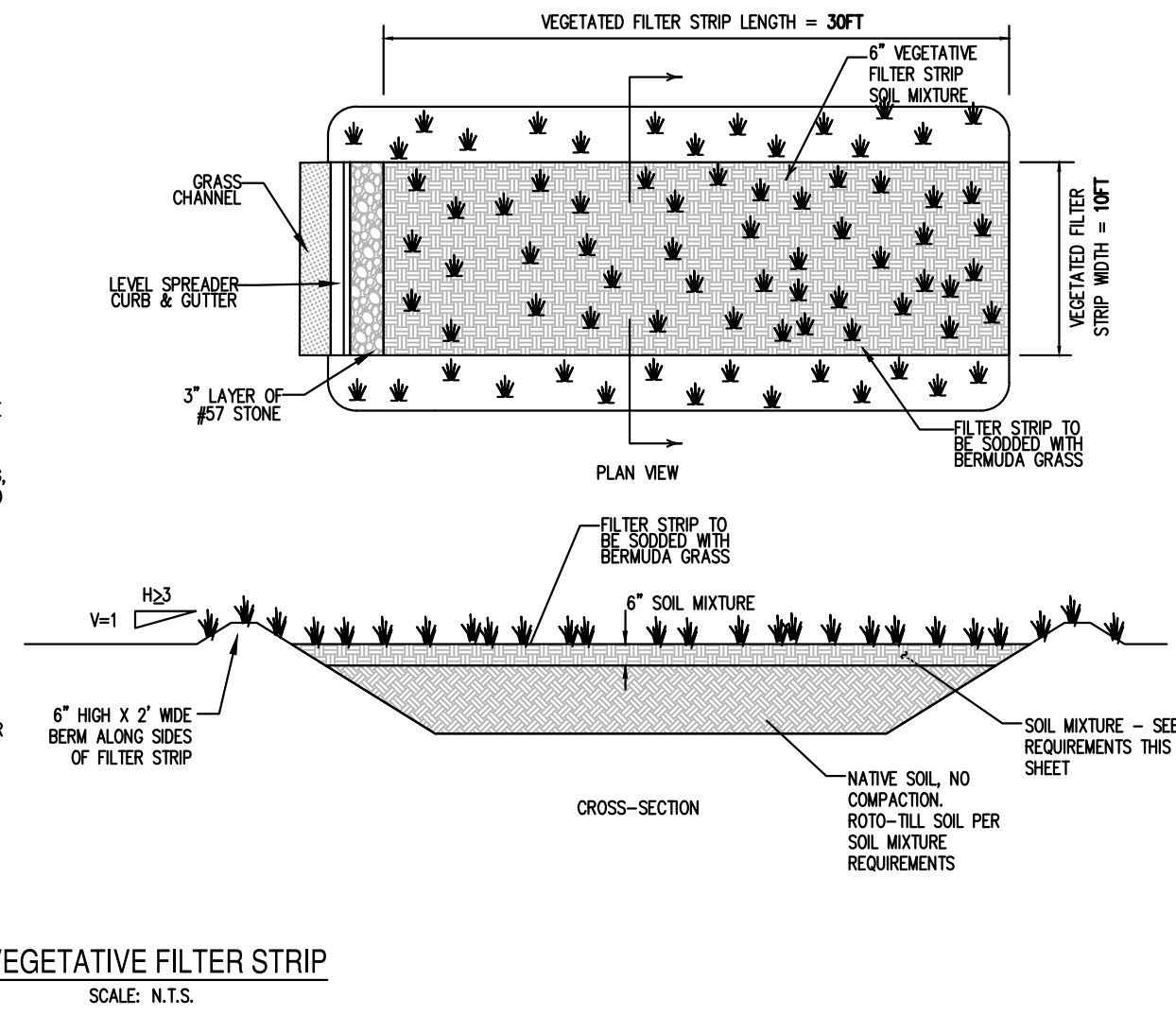
VEGETATIVE FILTER STRIP - SOIL MIXTURE

ITEM	PERCENT BY WEIGHT	MATERIAL
SAND	85-88%	CONSTRUCTION SAND
FINES	8%-12%	SILT
ORGANIC MATTER	3%-5%	COMPOST/PEAT MOSS

SOIL MIXTURE SHALL BE PLACED AND GRADED USING LOW-GROUND-CONTACT PRESSURE EQUIPMENT OR BY EXCAVATORS AND/OR BACKHOES OPERATING ON THE GROUND ADJACENT TO THE VEGETATIVE FILTER STRIP FACILITY. NO HEAVY EQUIPMENT SHALL BE USED WITHIN THE PERIMETER OF THE VEGETATIVE FILTER STRIP FACILITY BEFORE, DURING, OR AFTER THE PLACEMENT OF THE SOIL MIXTURE. THE SOIL MIXTURE SHALL BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED 4 INCHES FOR THE ENTIRE AREA OF THE VEGETATIVE FILTER STRIP FACILITY. IF THE SOIL MIXTURE BECOMES CONTAMINATED DURING THE CONSTRUCTION OF THE VEGETATIVE FILTER STRIP FACILITY, THE CONTAMINATED MATERIAL SHALL BE REMOVED AND REPLACED WITH UNCONTAMINATED MATERIAL AT NO ADDITIONAL COST. FINAL GRADING OF THE VEGETATIVE FILTER STRIP SHALL BE PERFORMED AFTER A 24-HOUR SETTLING PERIOD. FINAL ELEVATIONS SHALL BE WITHIN 2 INCHES OF ELEVATIONS SHOWN ON THE CONTRACT PLANS.

THE SOIL MIXTURE SHALL BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES EXCLUDING MULCH. NO OTHER MATERIALS OR SUBSTANCES SHALL BE MIXED OR DUMPED WITHIN THE VEGETATIVE FILTER STRIP AREA THAT MAY BE HARMFUL TO PLANT GROWTH, OR PROVE A HINDRANCE TO THE PLANTING OR MAINTENANCE OPERATIONS.

PRIOR TO PLACING THE SOIL MIXTURE, THE BOTTOM OF THE EXCAVATION SHALL BE ROTO-TILLED TO A MINIMUM DEPTH OF 6 INCHES TO AERATE ANY COMPACTION OF THE FACILITY BOTTOM. ANY SUBSTITUTE METHOD FOR ROTO-TILLING MUST BE APPROVED BY THE ENGINEER PRIOR TO USE. ANY PONDED WATER SHALL BE REMOVED FROM THE BOTTOM OF THE FACILITY AND THE SOIL SHALL BE FRIABLE BEFORE ROTO-TILLING.



VEGETATIVE FILTER STRIP
SCALE: N.T.S.

OPERATION & MAINTENANCE

North Carolina storm water rules require annual inspections by the regulating agency of level spreader-filter strip areas as a minimum. More frequent inspections by the land owner or system operator are strongly encouraged to ensure the proper operation of level spreader-filter strip areas.

- Rainfall Event**
 - Inspect the SCM after every runoff-producing rainfall event.
- Monthly Inspection**
 - Inspect the SCM monthly.
 - Check the level spreader-filter strip area side slopes; remove trash and repair eroded areas before the next rainfall event.
 - Check the vegetative and rock filters for sediment accumulation, erosion and proper operation of the flow spreader mechanism and repair as necessary.
 - Visually inspect and repair soil erosion on a monthly basis.
 - Remulch any void area whenever necessary. Replacement of mulch layers may be necessary every two or three years. mulch should be replaced in the spring. When the mulch layer is replaced, the previous layer should be removed first.
 - Remove and replace all dead and diseased vegetation considered beyond treatment. This should be done twice a year, once in the spring and once in the fall. Treat all diseased trees and shrubs that are not beyond treatment as needed.
- Quarterly Inspection**
 - Inspect the collection system (i.e. catch basin, pipes and grass swales) for proper functioning. Clear accumulated trash from basin grates and basin bottoms. Check piping for obstructions.
 - Check SCM inlet pipes for undercutting, replace rip-rap and repair broken pipes.
 - Re-seed grassed swales, including the vegetated filter if applicable, twice a year as necessary. Repair eroded areas immediately.
- Six Month Inspection**
 - Remove accumulated sediment from the bottom of the outlet structure or other areas where accumulated sediment is noted.
 - Inspect the embankment taking note of any wet areas where water may be seeping through the soil.
- General Inspection**
 - Maximum grass height is to be 6in.
 - No woody vegetation shall be allowed to grow in the bio-retention area.
 - Debris shall be removed from blocking the inlet and outlet structures and from areas of potential clogging.
 - Periodic removal of dead vegetation shall be accomplished.
 - All components of the level spreader-filter strip system must be kept in good working order.

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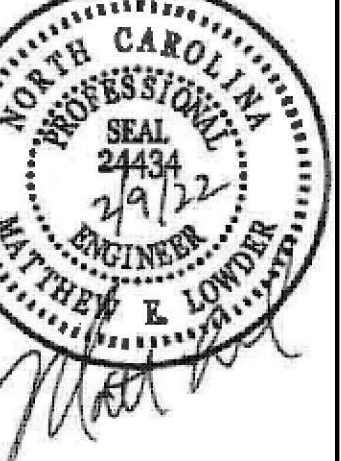
STORMWATER MANAGEMENT DETAILS

The Carrington
303 Pony Road

Wake County

Zebulon, NC

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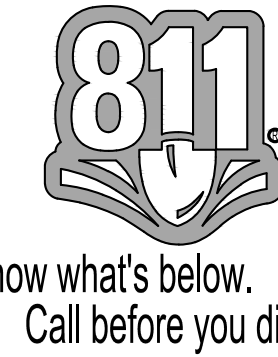


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DESIGN	DRAWN
SCALE	CHKD

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SHEET C6.4



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Wake County

LANDSCAPE PLAN
The Carrington
303 Pony Road

Zebulon, NC

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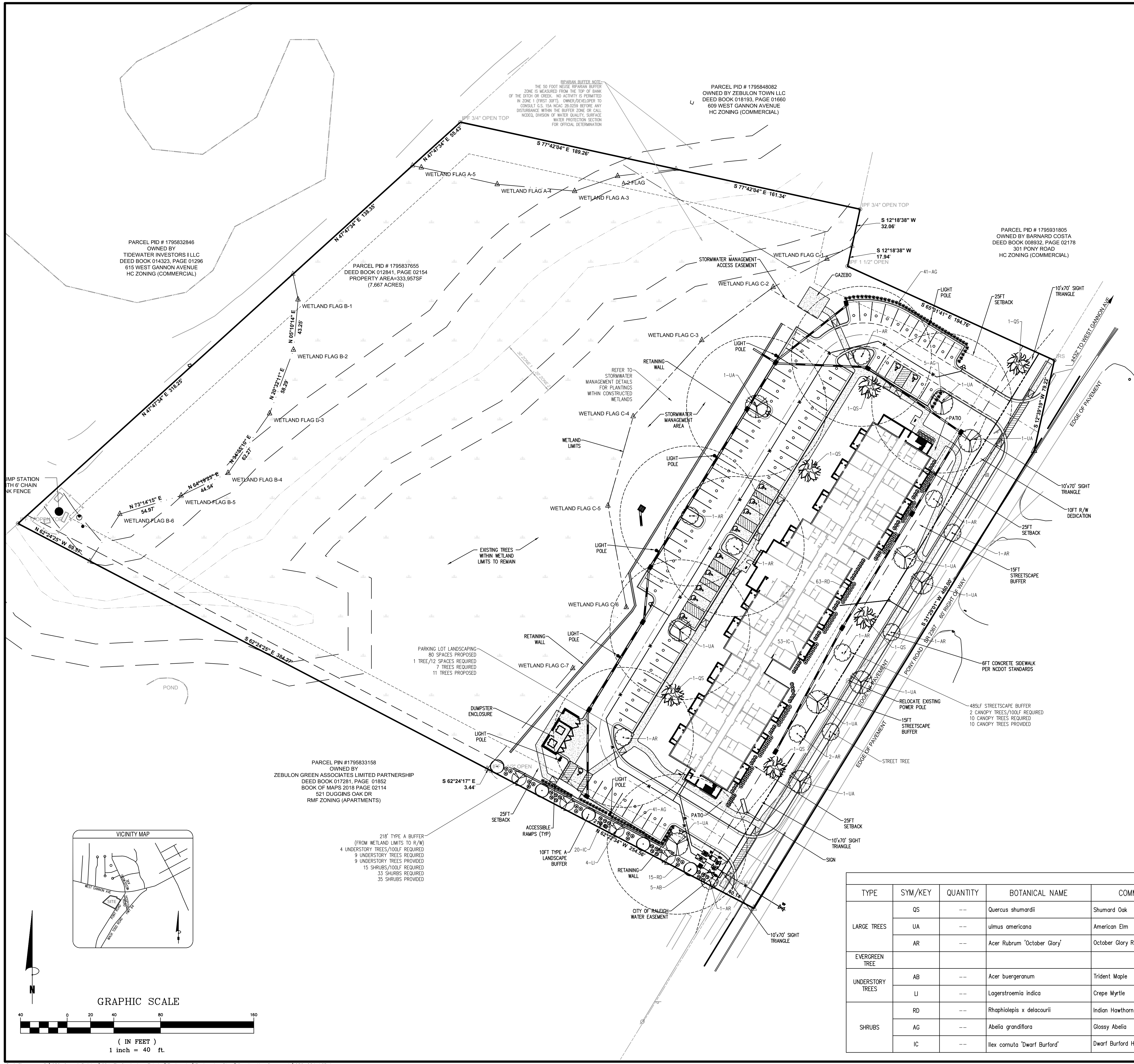
PLAN STATUS
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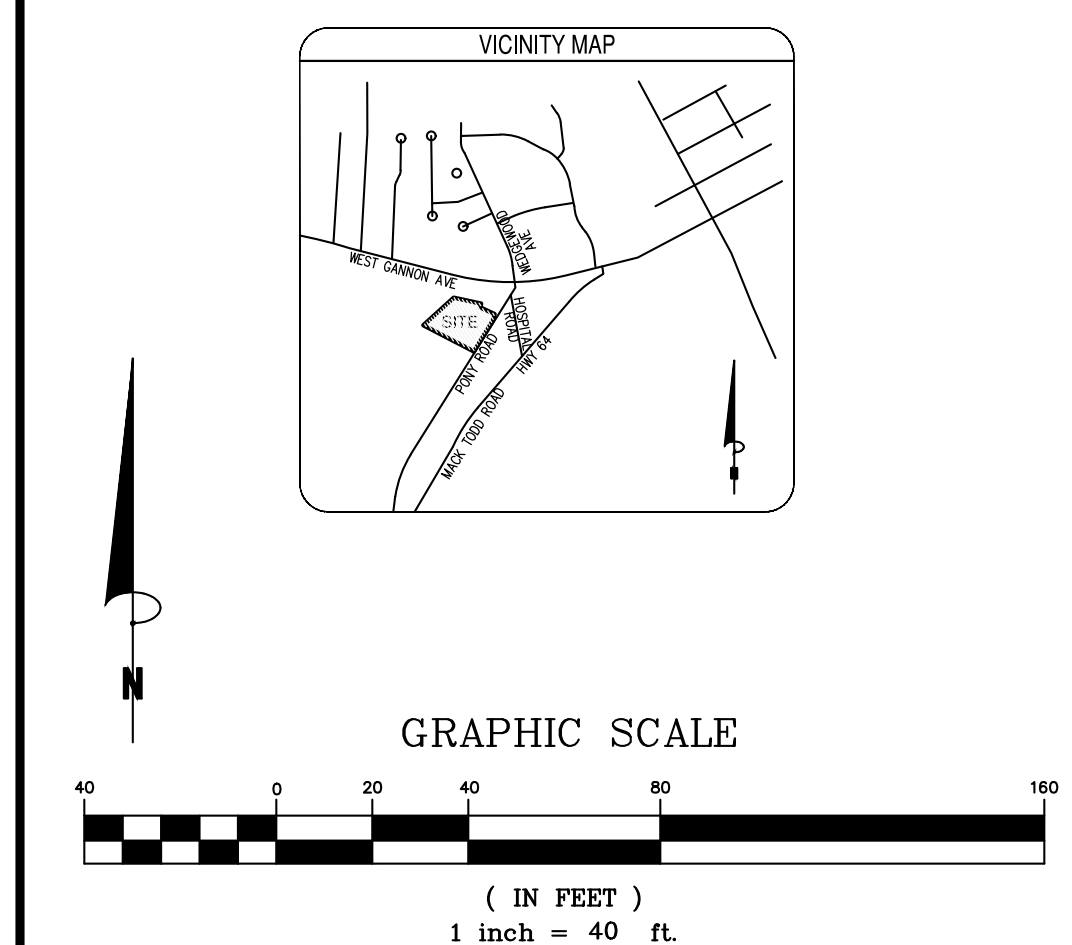
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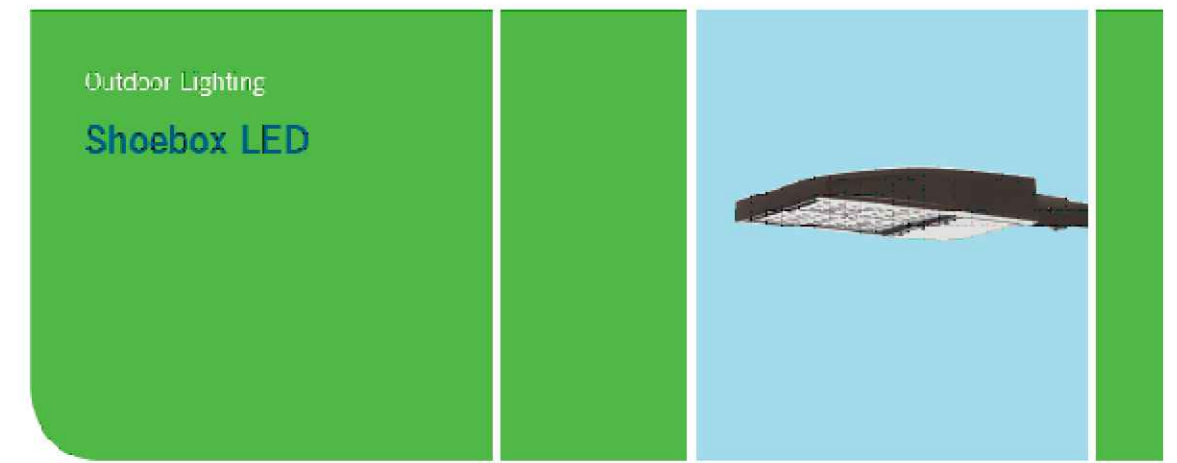
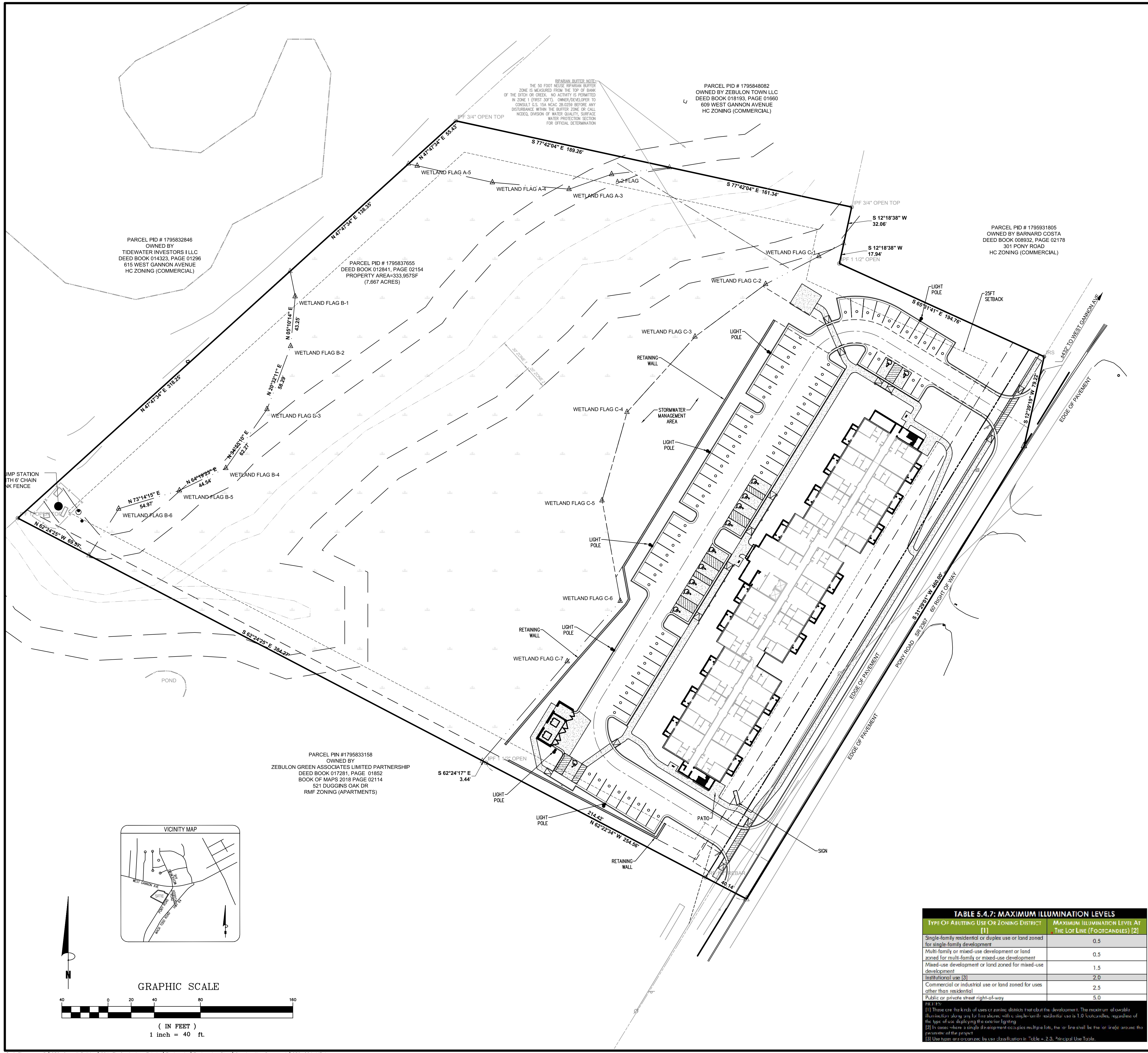


- LANDSCAPING NOTES:**
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING ALL REQUIRED LANDSCAPING FOR THE ENTIRE SITE, TO INCLUDE BUT NOT LIMITED TO: SOODED/SEEDED AREAS, SHRUB BEDS, PARKING LOT ISLANDS, ROADSIDE SIGN BASE(S) AND MONUMENT PLANTERS.
 - CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES REGARDING LANDSCAPING.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A HEALTHY STAND OF GRASS ON ALL SEEDED AREAS.
 - IN THE EVENT THAT PLANTING BEDS AND MULCH ARE REQUIRED, THE CONTRACTOR SHALL INSTALL BLACK FABRIC WEED BLOCK LANDSCAPE MESH UNDER THE MULCH TO PREVENT WEED GROWTH.
 - CONTRACTOR SHALL PROVIDE NATURAL TOPSOIL THAT IS FERTILE, FRIABLE, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL DRAINED, AVAILABLE SITE. IT SHALL NOT CONTAIN SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED AND FREE FROM CLAY, LUMPS, STONES, ROOTS, PLANTS, OR SIMILAR SUBSTANCES 1" OR MORE IN DIAMETER, DEBRIS, OR OTHER OBJECTS WHICH MIGHT BE A HINDERANCE TO PLANTING OPERATIONS. TOPSOIL SHALL CONTAIN AT LEAST 4-6% ORGANIC MATTER BY WEIGHT AND HAVE A PH RANGE OF 5.5 TO 7.0.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR THE WATERING AND THE MAINTENANCE OF ALL LANDSCAPED AREAS UNTIL THE LATER OF: (a) THIRTY (30) DAYS FOLLOWING THE PLANTING OF THE GRASS AND SHRUBS, OR (b) THE DATE THAT BUILDINGS OPEN FOR BUSINESS TO THE PUBLIC.
 - GENERAL CONTRACTOR IS TO CLEAN ENTIRE SITE OF ALL CONSTRUCTION DEBRIS AND RAKE ALL GRASS AREAS.
 - PROVIDE LANDSCAPE PLANS TO OWNER AND AS REQUIRED BY LOCAL JURISDICTION TO THE BLDG. DEPT. FOR REVIEW AND APPROVAL PRIOR TO START OF WORK.
 - ALL LANDSCAPING, TREES, SHRUBS, ETC. SHALL NOT INTERFERE WITH THE VISIBILITY OF PROJECT SIGNAGE.
 - CONTRACTOR TO VERIFY QUANTITIES PRIOR TO COMMENCING WORK.
 - OPEN AREAS WITHIN PLANTING BEDS SHALL BE MULCHED.

- GENERAL LANDSCAPE NOTES:**
- ANY DISTURBED AREAS NOT SCHEDULED FOR HARDSCAPE, PLANTINGS, OR MULCH SHALL BE SEEDED LAWN.
 - NO PLANT SUBSTITUTIONS ARE PERMITTED WITHOUT WRITTEN APPROVAL OF THE OWNERS REPRESENTATIVE.
 - ALL PLANT AND BED LINE LOCATIONS SHALL BE STAKED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
 - ALL PLANTINGS SHALL BE INSTALLED WITH THE SPECIFIED LAYER OF MULCH. REFERENCE DETAILS AND SPECIFICATIONS FOR DEPTH AND TYPE OF MULCH. ALL TREES AND SHRUBS SHALL BE PLANTED IN MULCH BEDS AND SHALL BE SEPARATED FROM TURF GRASS AREAS.
 - GRASS COVERAGE TO EXTEND FROM PROPERTY LINES TO BACK OF CITY SIDEWALKS AND/OR CURBS.
 - MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER (FOR SINGLE STEM TREES). ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 8 FEET TALL.
 - ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
 - FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 18" NEW TOPSOIL, OR TILL AND AMEND THE TOP 18" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES.
 - LARGE MATURING TREES MAY NOT BE PLANTED WHERE THERE ARE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
 - ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES. PLANT 15' FROM ALL UNDERGROUND UTILITIES (SEWER AND STORM DRAINAGE, GAS, WATER, PHONE, AND ELECTRICAL LINES.)
 - ATTENTION LANDSCAPER: NOTIFY OWNER OF ANY SIGN, POWER LINE, OR OTHER CONFLICTS BEFORE PLANTING NEW TREES.

MASTER PLANT LIST											
TYPE	SYM/KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SYMBOL	CALIPER	HEIGHT	SPREAD	ROOT	SPACING	OTHER
LARGE TREES	QS	--	<i>Quercus shumardii</i>	Shumard Oak		2.5"	8' MIN		B&B	AS SHOWN	
	UA	--	<i>ulmus americana</i>	American Elm		2.5"	8' MIN		B&B	AS SHOWN	
	AR	--	<i>Acer Rubrum 'October Glory'</i>	October Glory Red Maple		2.5"	8' MIN		B&B	AS SHOWN	
EVERGREEN TREE							6' MIN				
UNDERSTORY TREES	AB	--	<i>Acer buergeranum</i>	Trident Maple		1.5"	4' MIN		B&B	AS SHOWN	
	LI	--	<i>Lagerstroemia indica</i>	Crepe Myrtle		-	4' MIN		B&B	AS SHOWN	
SHRUBS	RD	--	<i>Rhaphiolepis x delcourii</i>	Indian Hawthorn, Yeddo Hawthorn		-	18" MIN		3 GAL	AS SHOWN	
	AG	--	<i>Abelia grandiflora</i>	Glossy Abelia		-	18" MIN		3 GAL	AS SHOWN	
	IC	--	<i>Ilex cornuta 'Dwarf Burford'</i>	Dwarf Burford Holly		-	18" MIN		3 GAL	AS SHOWN	





The energy-efficient Shoebox LED is a green solution and great fit for commercial parking lots, malls, office buildings and streets providing a "white light" that will enhance the appearance of your site. The Shoebox LED delivers light where it is needed, while increasing visibility and reducing spill light to adjoining properties. Selected to be an alternative to the metal halide light fixture, this fixture provides a white light source that will enhance color, adding to visual acuity and improving area uniformity.

LED (light-emitting diode)	213 421 watts
Mounting height	20' - 35'
Color	Dark bronze Black
Poles	Tenon top concrete Promenade concrete
Applications	Neighborhoods Roadways Shopping centers

For additional information, visit us at duke-energy.com/OutdoorLighting or call us toll-free at 866-765-6437.



Outdoor Lighting
Shoebox LED

Light source: LED (white)
Wattage: 213 | 421

Light patterns:
LED 213 | 421 | ES Type V (circular)
LED 213 | 421 | ES Type IV (forward throw)
LED 213 | 421 | ES Type III (down)

IESNA cutoff classification: Full cutoff
Color temperature: 5,000K
Warm-up and recycle time: Instant on (no warm-up or recycle time)



Poles available:

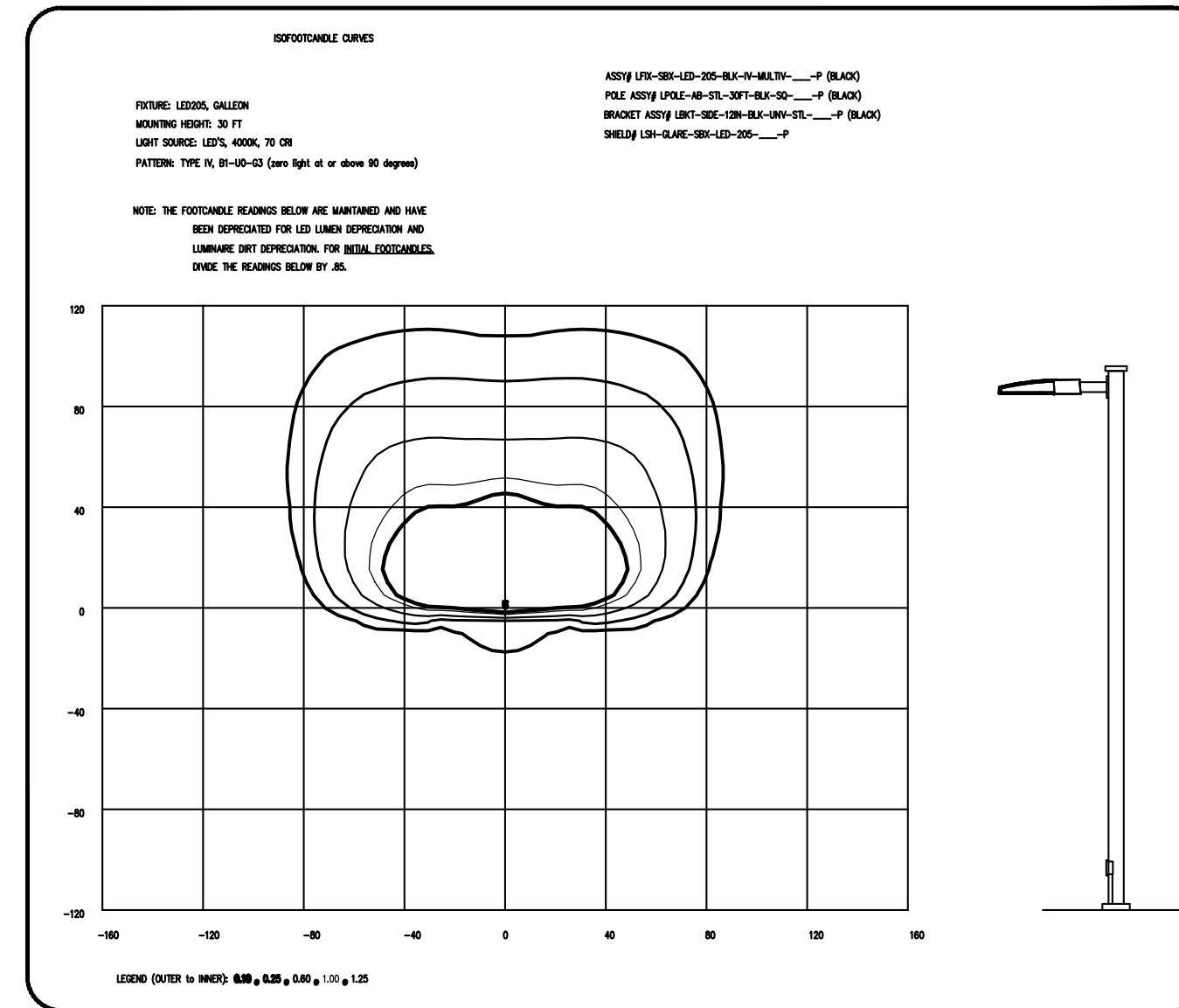
Name	Mounting height	Color
Tenon top concrete	20' - 35'	Gray
Promenade concrete	20' - 35'	Bronze

Features	Benefits
Little or no installation cost	Free up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance included	Eliminates high and unexpected repair bills
Electricity included	Less expensive than metered service
Warranty included	Worry-free
One low monthly cost on your electric bill	Convenience and savings for you
Turnkey operation	Provides hassle-free installation and service
Backed by over 40 years of experience	A name you can trust today... and tomorrow

TABLE 5.4.7: MAXIMUM ILLUMINATION LEVELS

Type Of Abutting Use Or Zoning District [1]	Maximum Illumination Level At The Lot Line (Footcandles) [2]
Single-family residential or duplex use or land zoned for single-family development	0.5
Multi-family or mixed-use development or land zoned for multi-family or mixed-use development	0.5
Mixed-use development or land zoned for mixed-use development	1.5
Institutional uses [3]	2.0
Commercial or industrial use or land zoned for uses other than residential	2.5
Public or private street right-of-way	5.0

[1] These are the kinds of uses or zoning districts that abut the development. The measure of allowable illumination along any lot line shall be the single-unit residential use is 1.0 footcandle, regardless of the type of use displaying the exterior lighting.
[2] In cases where a single development occupies multiple lots, the lot line shall be the lot line around the perimeter of the project.
[3] Use types are categorized by use classification in Table 5.2.3, Principal Use Table.



Bowman

Bowman North Carolina Ltd.
4006 BARRETT DR
Suite 104
RALEIGH, NC 27609
Phone: (919)553-6570
bowman.com

Wake County

LIGHTING PLAN
The Carrington
303 Pony Road

Zebulon, NC

PRELIMINARY
DO NOT
USE FOR
CONSTRUCTION



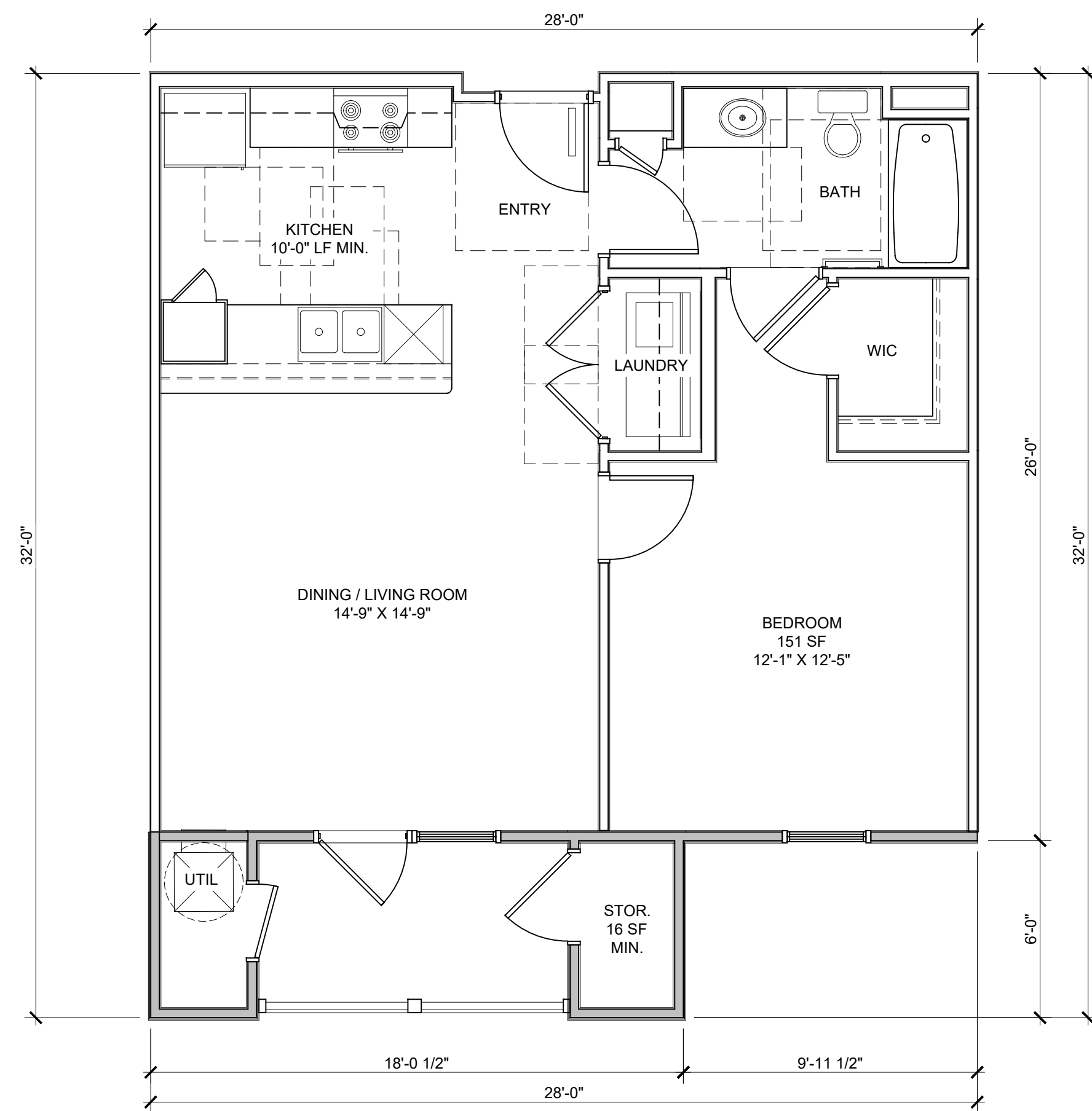
PLAN STATUS

10/29/21	1ST SUBMISSION
2/9/22	PER TOWN REVIEW

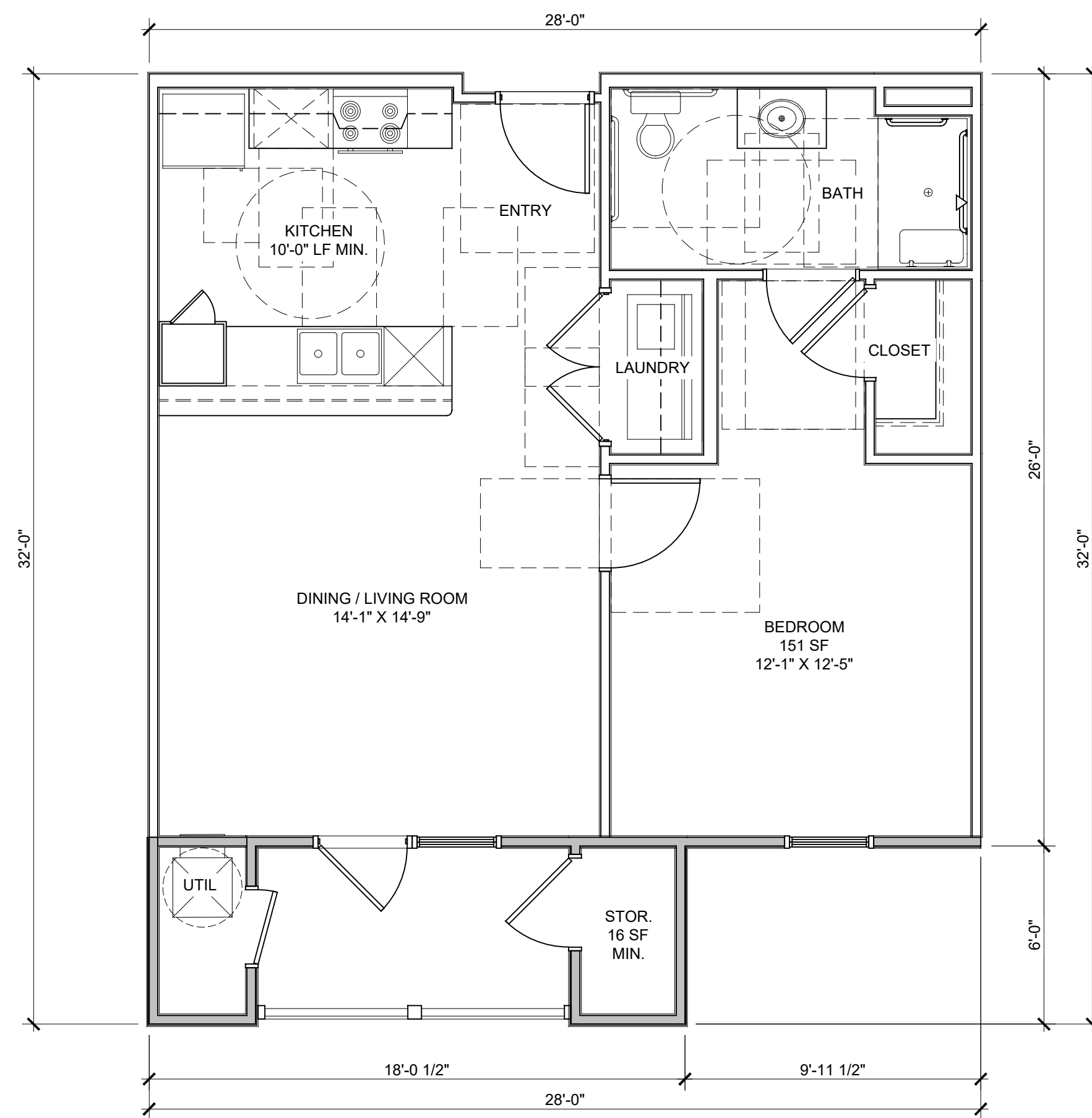
DATE	DESCRIPTION
MEL DESIGN	MEL DRAWN XXX CHKD
SCALE	H: 1" = 40' V: 1" = XXX'
JOB No.	000000-00-000
DATE	October 29, 2021
FILE No.	000000-D-CP-000

SHEET **C7.1**

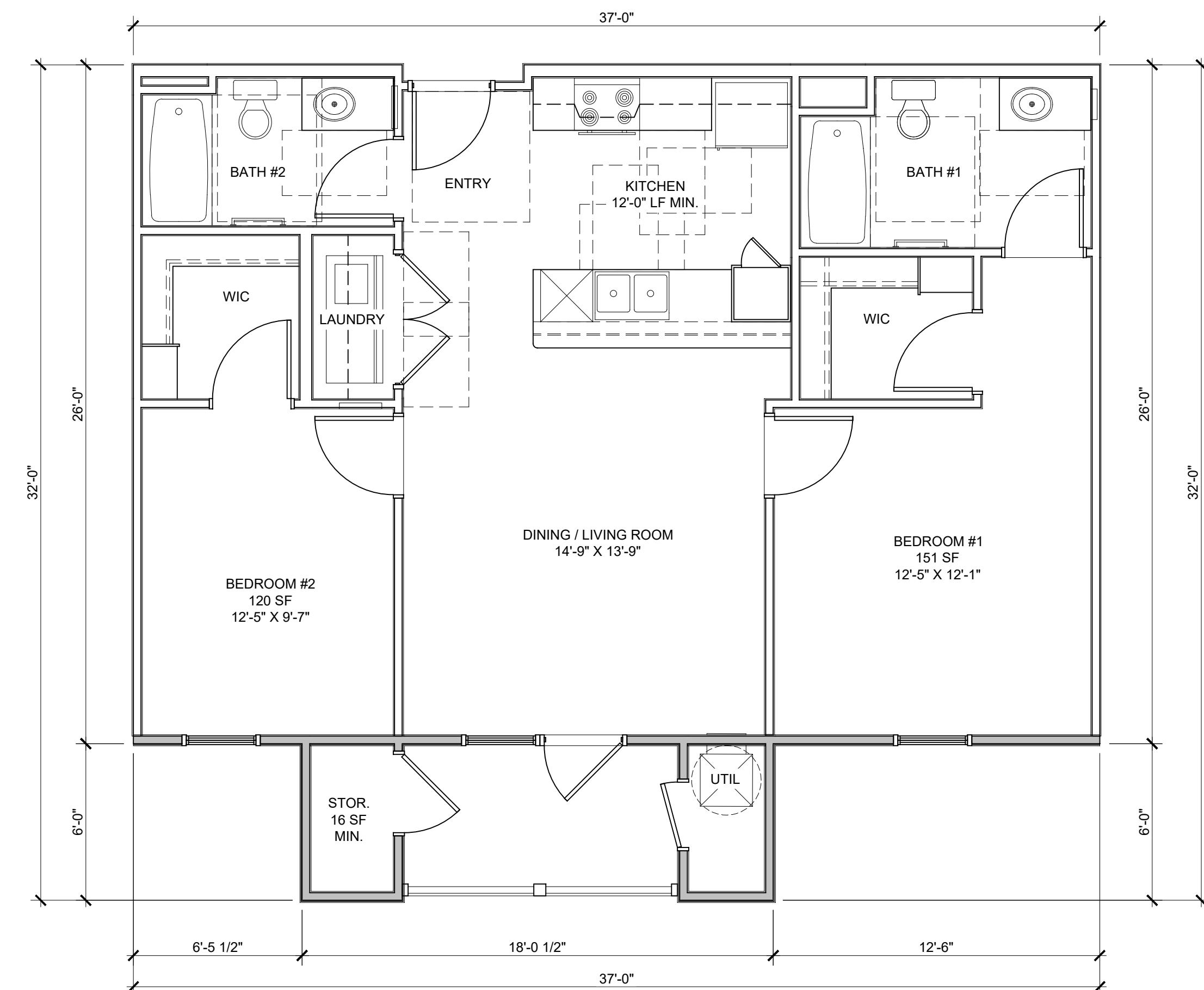
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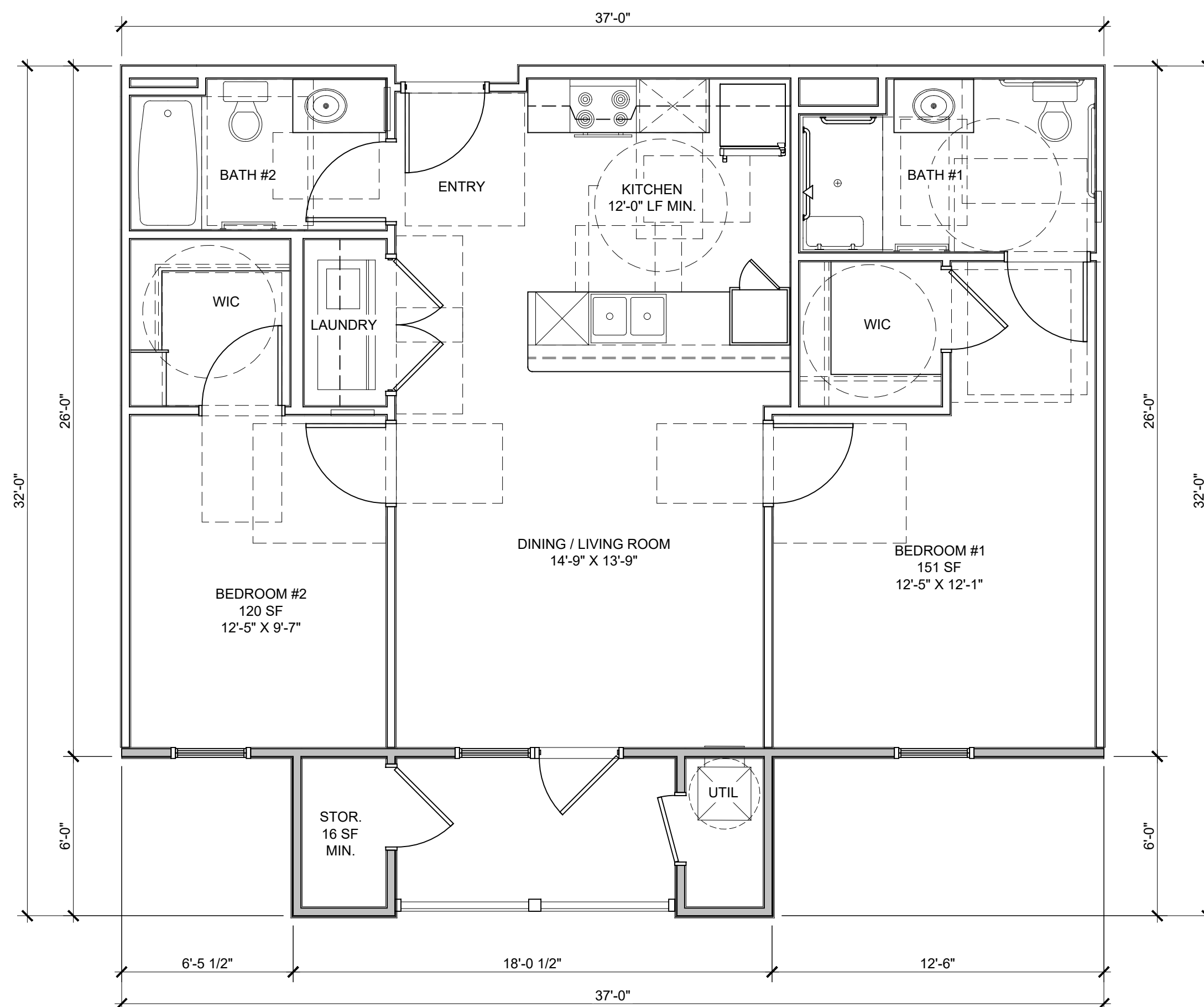
1 1 BR UNIT FLOOR PLAN
1/4" = 1'-0" NET HEATED SQ FT = 685



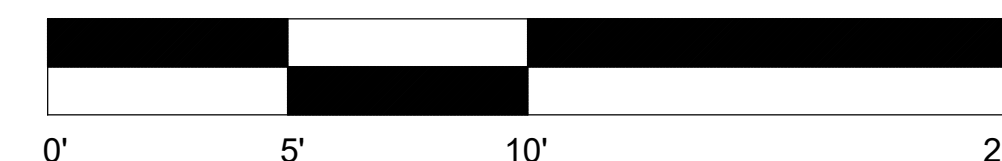
2 1 BR HC UNIT FLOOR PLAN
1/4" = 1'-0" NET HEATED SQ FT = 685



3 2 BR UNIT FLOOR PLAN
1/4" = 1'-0" NET HEATED SQ FT = 910



4 2 BR HC UNIT FLOOR PLAN
1/4" = 1'-0" NET HEATED SQ FT = 910



PLANS MEET THE "APPENDIX B" DESIGN QUALITY STANDARDS AND REQUIREMENTS SET FORTH BY THE 2021 NC GAP

No.	Date	Description
1	02.03.22	

Job Number: 20-31
File Reference:

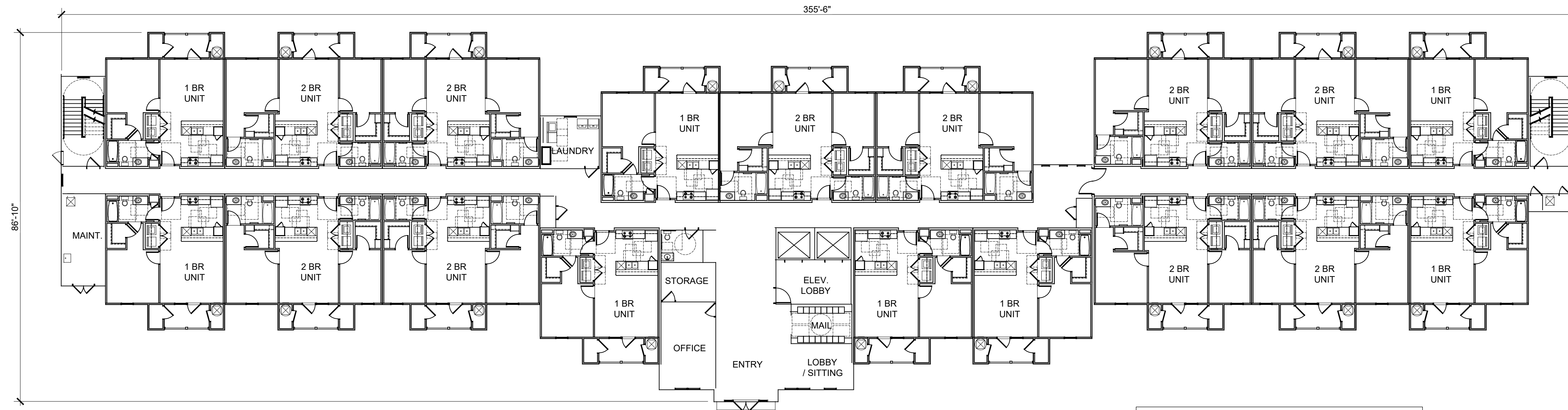
Scale: 1/4" = 1'

THE CARRINGTON
APARTMENTS
ZEBULON, NORTH CAROLINA

PARKS-PLAYER
ARCHITECTURE
& PLANNING, LLC
915 EAST BRAD STREET
GREENVILLE, SC 29601
(864) 382-5000

1 AND 2 BEDROOM
UNIT FLOOR PLANS

Sheet Number:
A-1



1 BUILDING GROUND FLOOR PLAN
1/16" = 1'-0"

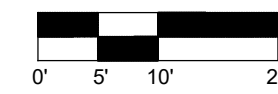
UNIT MIX:

1ST FLOOR = 8-1 BED UNITS / 10-2 BED UNITS
 2ND FLOOR = 8-1 BED UNITS / 10-2 BED UNITS
 3RD FLOOR = 8-1 BED UNITS / 10-2 BED UNITS
 4TH FLOOR = 8-1 BED UNITS / 10-2 BED UNITS

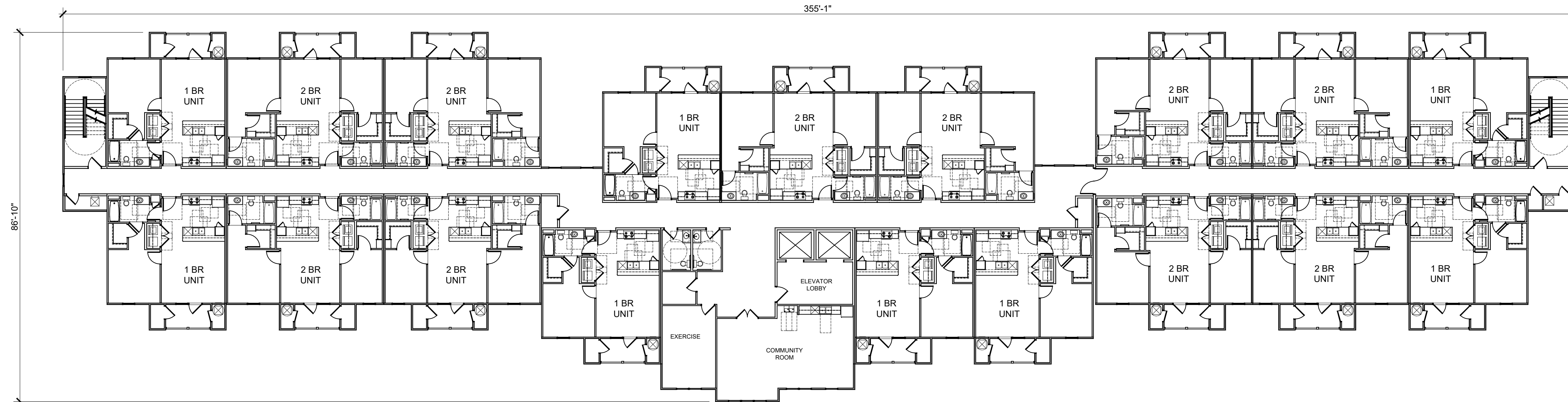
TOTAL - 32 - 1 BED UNITS / 40-2 BED UNITS = 72 TOTAL UNITS

1ST FLOOR = 22,472 GROSS HEATED SF
 2ND FLOOR = 22,118 GROSS HEATED SF
 3RD FLOOR = 21,176 GROSS HEATED SF
 4TH FLOOR = 21,176 GROSS HEATED SF

TOTAL GROSS HEATED SF = 86,942



PLANS MEET THE "APPENDIX B" DESIGN QUALITY STANDARDS AND REQUIREMENTS SET FORTH BY THE 2021 NC QAP



2 BUILDING SECOND FLOOR PLAN
1/16" = 1'-0"

No.	Date	Description
02	03.22	

Job Number: 20-31

File Reference:

Scale: 1/8" = 1'

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& PLANNING, LLC
315 EAST BROAD STREET
GREENVILLE, SC 29601
(864) 382-5000

BUILDING 1ST &
2ND FLOOR PLANS

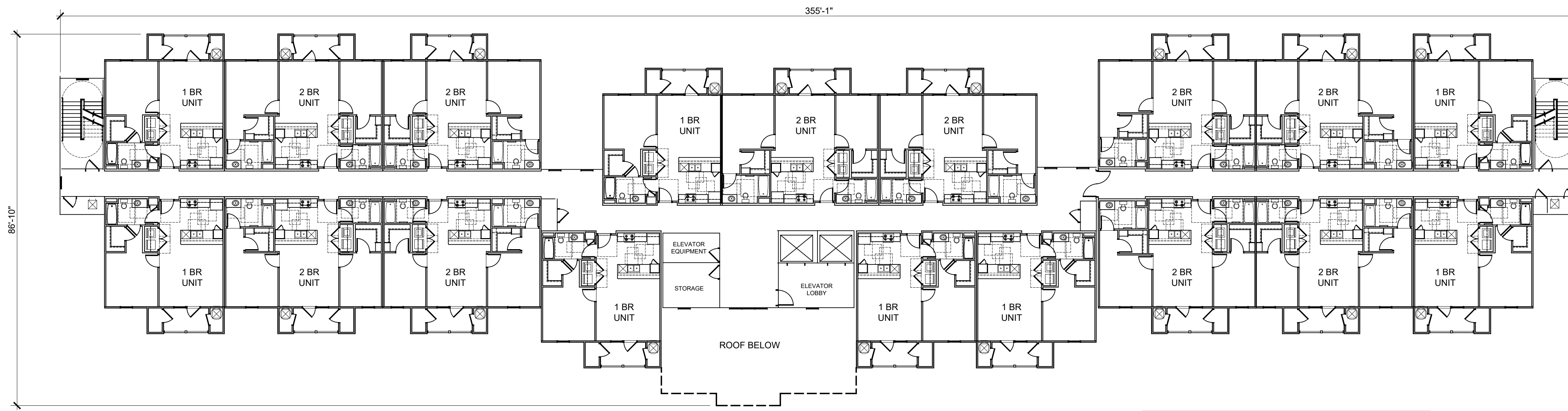
Sheet Number:
A-2

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A

B

C



1 BUILDING THIRD FLOOR PLAN
1/16" = 1'-0"

UNIT MIX:

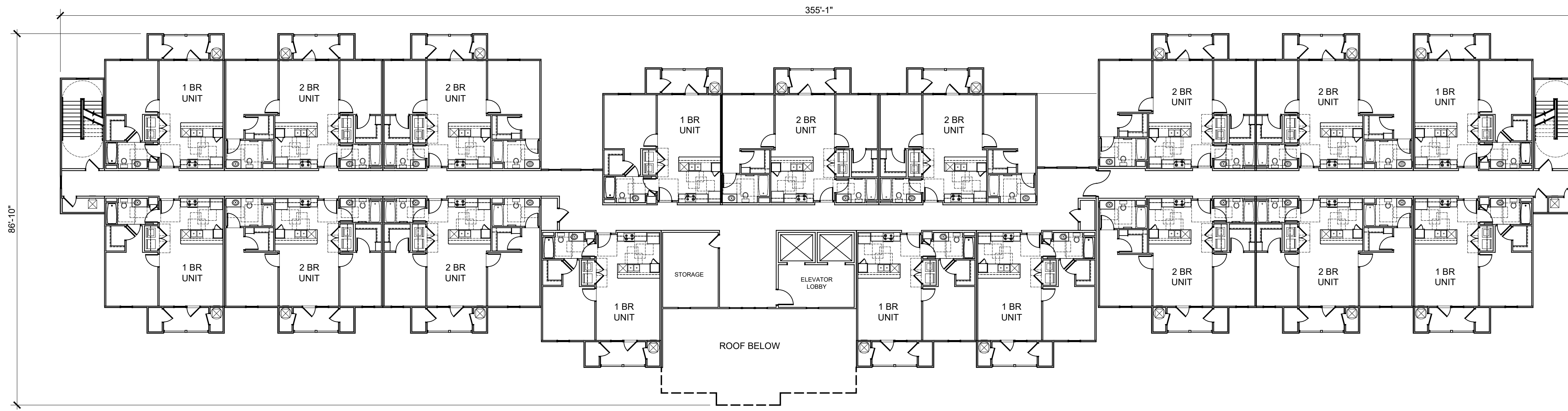
1ST FLOOR = 8-1 BED UNITS / 10-2 BED UNITS
 2ND FLOOR = 8-1 BED UNITS / 10-2 BED UNITS
 3RD FLOOR = 8-1 BED UNITS / 10-2 BED UNITS
 4TH FLOOR = 8-1 BED UNITS / 10-2 BED UNITS

TOTAL - 32 - 1 BED UNITS / 40-2 BED UNITS = 72 TOTAL UNITS

1ST FLOOR = 22,472 GROSS HEATED SF
 2ND FLOOR = 22,118 GROSS HEATED SF
 3RD FLOOR = 21,176 GROSS HEATED SF
 4TH FLOOR = 21,176 GROSS HEATED SF

TOTAL GROSS HEATED SF = 86,942

PLANS MEET THE "APPENDIX B" DESIGN QUALITY STANDARDS
 AND REQUIREMENTS SET FORTH BY THE 2021 NC QAP



2 BUILDING FOURTH FLOOR PLAN
1/16" = 1'-0"

No.	Date	Description
	02.03.22	

Job Number: 20-31
 File Reference:
 Scale: 1/8" = 1'

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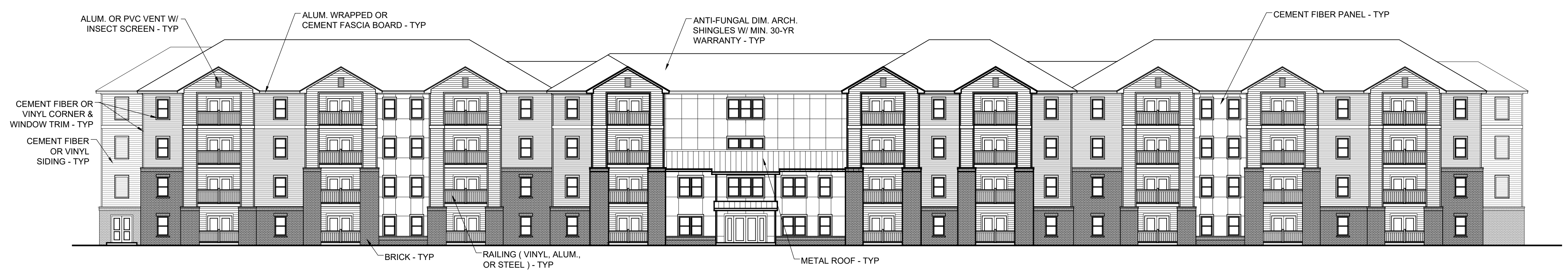
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 ARCHITECTURE
 & PLANNING, LLC
 315 EAST BROAD STREET
 GREENVILLE, SC 29601
 (864) 382-5000

BUILDING 3RD &
 4TH FLOOR PLANS

Sheet Number:
A-3

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1 FRONT ELEVATION
1/16" = 1'-0"



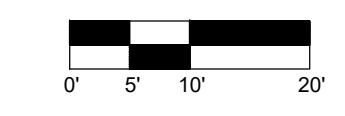
2 REAR ELEVATION
1/16" = 1'-0"



3 RIGHT SIDE ELEVATION
1/16" = 1'-0"



4 LEFT SIDE ELEVATION
1/16" = 1'-0"



PLANS MEET THE "APPENDIX B" DESIGN QUALITY STANDARDS AND REQUIREMENTS SET FORTH BY THE 2021 NC QAP

No.	Date	Description
	02.03.22	

Job Number: 20-31

File Reference:

Scale: 1/8" = 1'

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BUILDING
ELEVATIONS

Sheet Number:
A-4