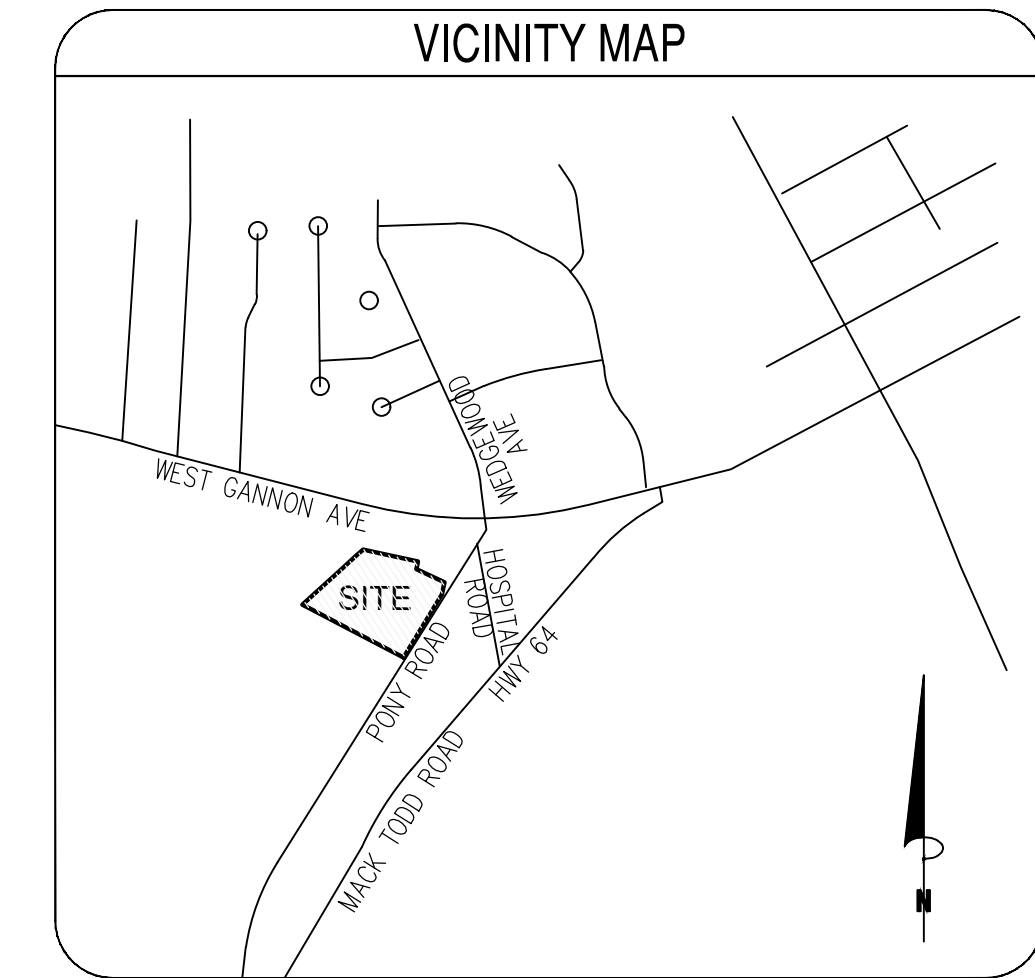
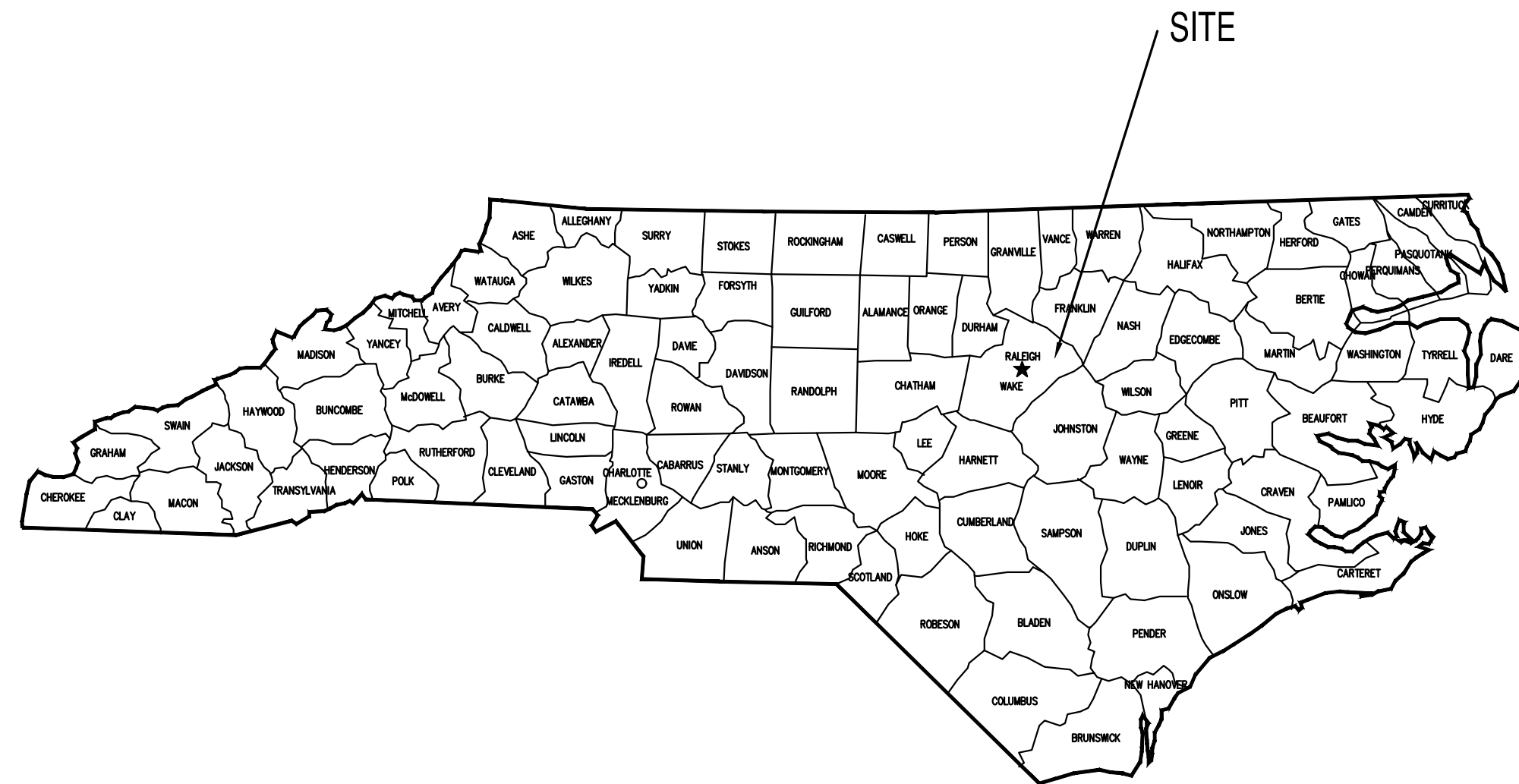


CONSTRUCTION DOCUMENTS

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



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.

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.
(Formerly Triangle Site Design, PLLC)
4004 Barrett Drive, Suite 101
Raleigh, NC 27609
(919) 553-6570
mlowder@bowman.com
FIRM# F-1445



CURRENT PROPERTY OWNERS

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

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 PERIMETER SETBACK:	25 FT
MAXIMUM LOT COVERAGE:	40% OF TOTAL AREA
MAXIMUM BUILDING HEIGHT:	50 FT/4 STORIES
MINIMUM DISTANCE BETWEEN BUILDINGS:	25 FT
PARKING REQUIREMENT:	1.0 SPACES PER SENIOR DWELLING UNIT (NOHFA)
TOTAL REQUIRED:	72 UNITS = 72 PARKING SPACES
PARKING SPACES PROVIDED:	81
PARKING SPACE DIMENSIONS:	10' x 19' MIN 8.5' x 18' COMPACT
MIN DRIVE AISLE:	20 FT ONE-WAY, 24 FT TWO-WAY
ACCESSIBLE SPACES PROVIDED:	10
LANDSCAPE BUFFERS:	10 FT TYPE A BUFFER (ADJACENT RMF) 15 FT STREETSCAPE BUFFER ALONG PONY ROAD

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	7,456 SF	0.17 ACRE(S)	2.23 % OF AREA
PAVEMENT	58,528 SF	1.21 ACRE(S)	17.53 % OF AREA
TOTAL IMPERVIOUS AREA	88,705 SF	2.04 ACRE(S)	26.56 % OF AREA
GREEN/OPEN SPACE	245,252 SF	5.63 ACRE(S)	73.44 % OF AREA
EXISTING IMPERVIOUS AREA:	5,984 SF	0.14 ACRE(S)	1.79 % OF AREA
INCREASE IN IMPERVIOUS AREA:	82,721 SF	1.90 ACRE(S)	

EROSION CONTROL, STORMWATER AND FLOODPLAIN MANAGEMENT

APPROVED

EROSION CONTROL S- _____

STORMWATER MGMT. S- _____

FLOOD STUDY S- _____

DATE _____



ENVIRONMENTAL CONSULTANT SIGNATURE

SITE PERMITTING APPROVAL

Water and Sewer Permits (if applicable)

The City of Raleigh consents 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 Construction 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 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

C0.0	COVER SHEET
C0.1	GENERAL NOTES
D1.0	DEMOLITION PLAN
C1.0	SITE PLAN
C1.1	GRADING & DRAINAGE PLAN
C1.2	UTILITY PLAN

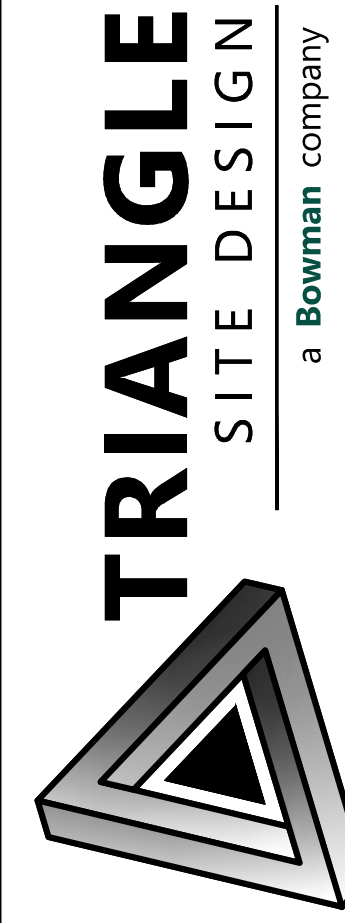


Know what's below.
Call before you dig.

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.

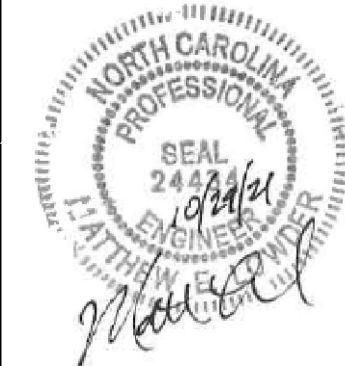
City of Raleigh Development Approval _____
Raleigh Water Review Officer _____



Bowman North Carolina Ltd.
4004 BARRETT DR
Suite 101
RALEIGH, NC 27609
Phone: (919) 553-6570
bowman.com
Bowman North Carolina Ltd.

COVER SHEET
The Carrington
303 Pony Road
Zebulon, NC

PRELIMINARY
DO NOT
USE FOR
CONSTRUCTION



PLAN STATUS
10/29/21 1ST SUBMISSION

DATE	DESCRIPTION
MEL DESIGN	MEL DRAWN
XXX	CHKD

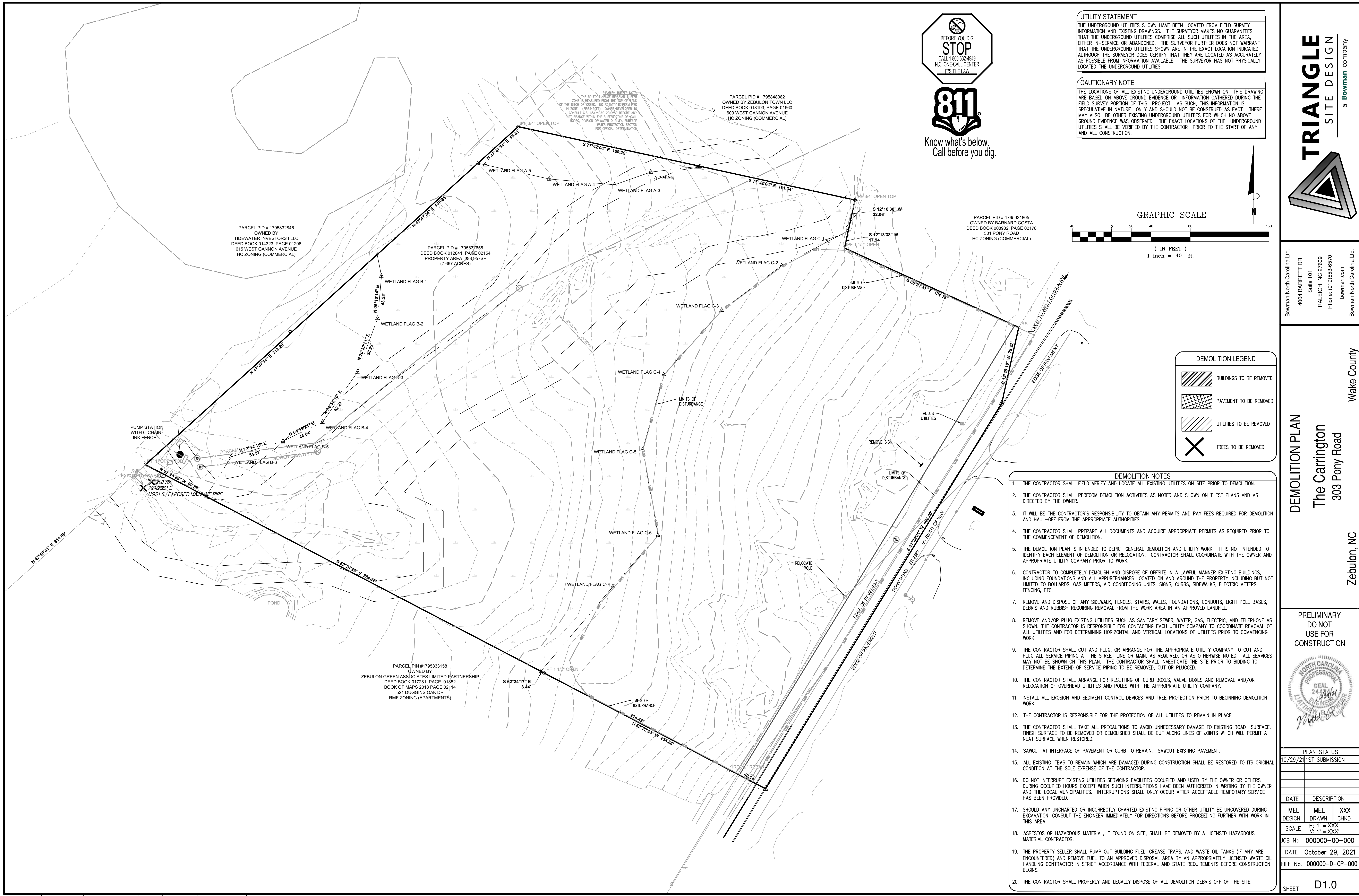
SCALE: H: 1" = 40'
V: 1" = XXX'

JOB No. 000000-00-000

DATE October 29, 2021

FILE No. 000000-D-CP-000

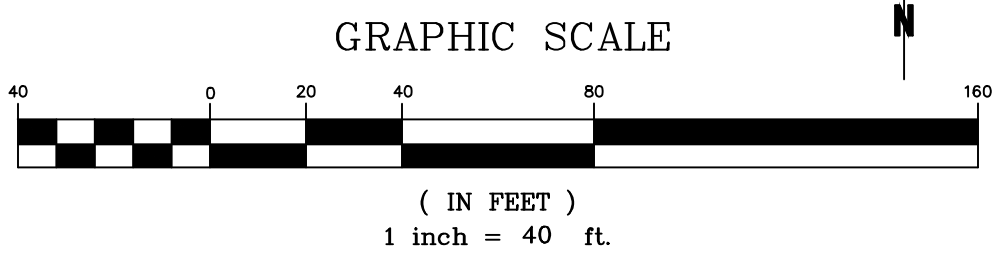
SHEET C0.0



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**
- THE CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO DEMOLITION.
 - THE CONTRACTOR SHALL PERFORM DEMOLITION ACTIVITIES AS NOTED AND SHOWN ON THESE PLANS AND AS DIRECTED BY THE OWNER.
 - IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY PERMITS AND PAY FEES REQUIRED FOR DEMOLITION AND HAUL-OFF FROM THE APPROPRIATE AUTHORITIES.
 - THE CONTRACTOR SHALL PREPARE ALL DOCUMENTS AND ACQUIRE APPROPRIATE PERMITS AS REQUIRED PRIOR TO THE COMMENCEMENT OF DEMOLITION.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - THE CONTRACTOR SHALL ARRANGE FOR RESETTLEMENT OF CURB BOXES, VALVE BOXES AND REMOVAL AND/OR RELOCATION OF OVERHEAD UTILITIES AND POLES WITH THE APPROPRIATE UTILITY COMPANY.
 - INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICES AND TREE PROTECTION PRIOR TO BEGINNING DEMOLITION WORK.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO REMAIN IN PLACE.
 - 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.
 - SAWCUT AT INTERFACE OF PAVEMENT OR CURB TO REMAIN. SAWCUT EXISTING PAVEMENT.
 - ALL EXISTING ITEMS TO REMAIN WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT THE SOLE EXPENSE OF THE CONTRACTOR.
 - 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.
 - 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.
 - ASBESTOS OR HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL CONTRACTOR.
 - 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.
 - THE CONTRACTOR SHALL PROPERLY AND LEGALLY DISPOSE OF ALL DEMOLITION DEBRIS OFF OF THE SITE.

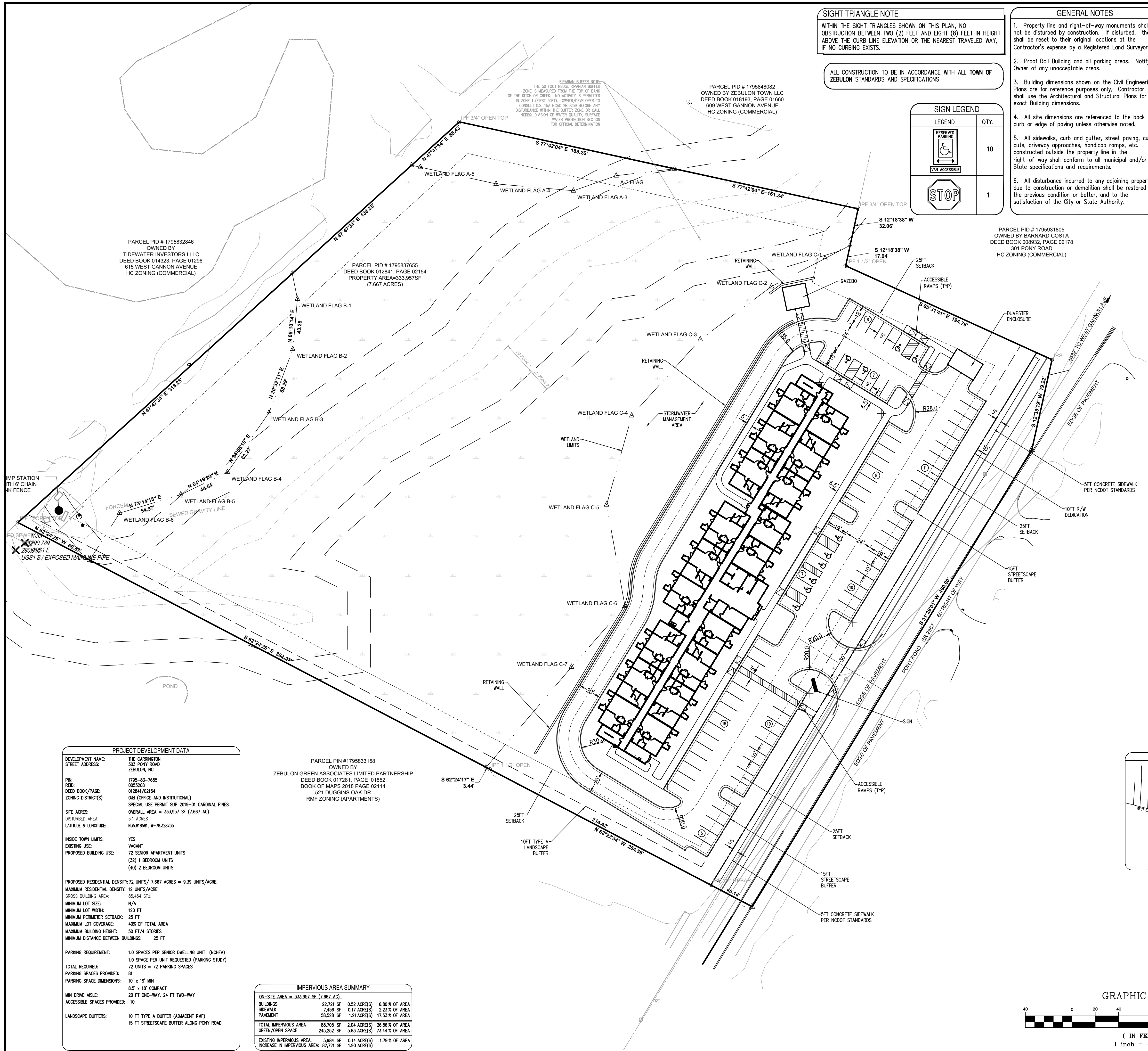
TRIANGLE
SITE DESIGN
a Bowman company

Bowman North Carolina Ltd.
4004 BARRETT DR
Suite 101
RALEIGH, NC 27609
Phone: (919)559-6570
bowman.com

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

PRELIMINARY
DO NOT
USE FOR
CONSTRUCTION

PLAN STATUS	
10/29/21	1ST SUBMISSION
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	D1.0



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

SIGN LEGEND

LEGEND	QTY.
	10
	1

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.

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): O8 (OFFICE AND INSTITUTIONAL)
 SPECIAL USE PERMIT SUP 2019-01 CARDINAL PINES
 SITE ACRES: OVERALL AREA = 333,957 SF (7.667 AC)
 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 PERIMETER SETBACK: 25 FT
 MAXIMUM LOT COVERAGE: 40% OF TOTAL AREA
 MAXIMUM BUILDING HEIGHT: 50 FT/4 STORES
 MINIMUM DISTANCE BETWEEN BUILDINGS: 25 FT

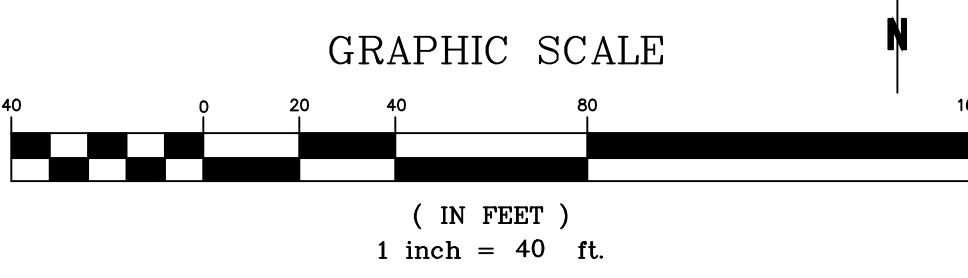
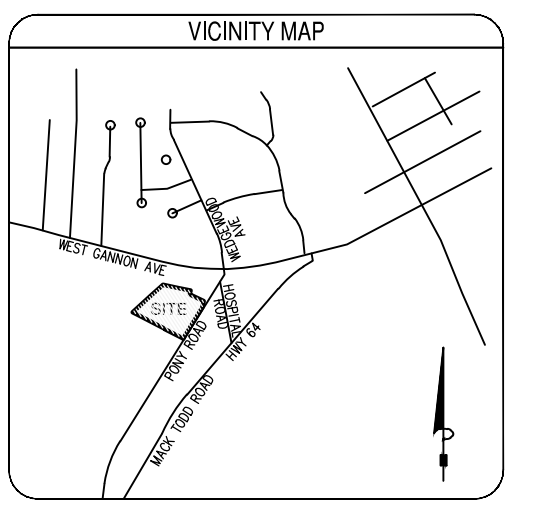
PARKING REQUIREMENT: 1.0 SPACES PER SENIOR DWELLING UNIT (NOHA)
 1.0 SPACE PER UNIT REQUESTED (PARKING STUDY)
 TOTAL REQUIRED: 72 UNITS = 72 PARKING SPACES
 PARKING SPACES PROVIDED: 81
 PARKING SPACE DIMENSIONS: 10' x 19' MIN
 MIN DRIVE AISLE: 8.5' x 18' COMPACT
 20 FT ONE-WAY, 24 FT TWO-WAY
 ACCESSIBLE SPACES PROVIDED: 10

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

PARCEL PIN #1795833158
 OWNED BY ZEBULON GREEN ASSOCIATES LIMITED PARTNERSHIP
 DEED BOOK 017281, PAGE 01852
 BOOK OF MAPS 2018 PAGE 02114
 521 DUGGINS OAK DR
 RMF ZONING (APARTMENTS)

IMPERVIOUS AREA SUMMARY

ON-SITE AREA = 333,957 SF (7.667 AC)			
BUILDINGS	22,721 SF	0.03 ACRE(S)	0.80 % OF AREA
SIDEWALK	7,456 SF	0.17 ACRE(S)	2.23 % OF AREA
PAVEMENT	58,528 SF	1.21 ACRE(S)	17.53 % OF AREA
TOTAL IMPERVIOUS AREA	88,705 SF	2.04 ACRE(S)	26.56 % OF AREA
GREEN/OPEN SPACE	245,252 SF	5.63 ACRE(S)	73.44 % OF AREA
EXISTING IMPERVIOUS AREA	5,984 SF	0.14 ACRE(S)	1.78 % OF AREA
INCREASE IN IMPERVIOUS AREA	82,721 SF	1.90 ACRE(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

TRIANGLE SITE DESIGN
 a Bowman company

Bowman North Carolina Ltd.
 4004 BARRETT DR
 Suite 101
 RALEIGH, NC 27609
 Phone: (919)553-6570
 bowman.com

Wake County
 Zebulon, NC

SITE PLAN
 The Carrington
 303 Pony Road

PRELIMINARY
 DO NOT
 USE FOR
 CONSTRUCTION

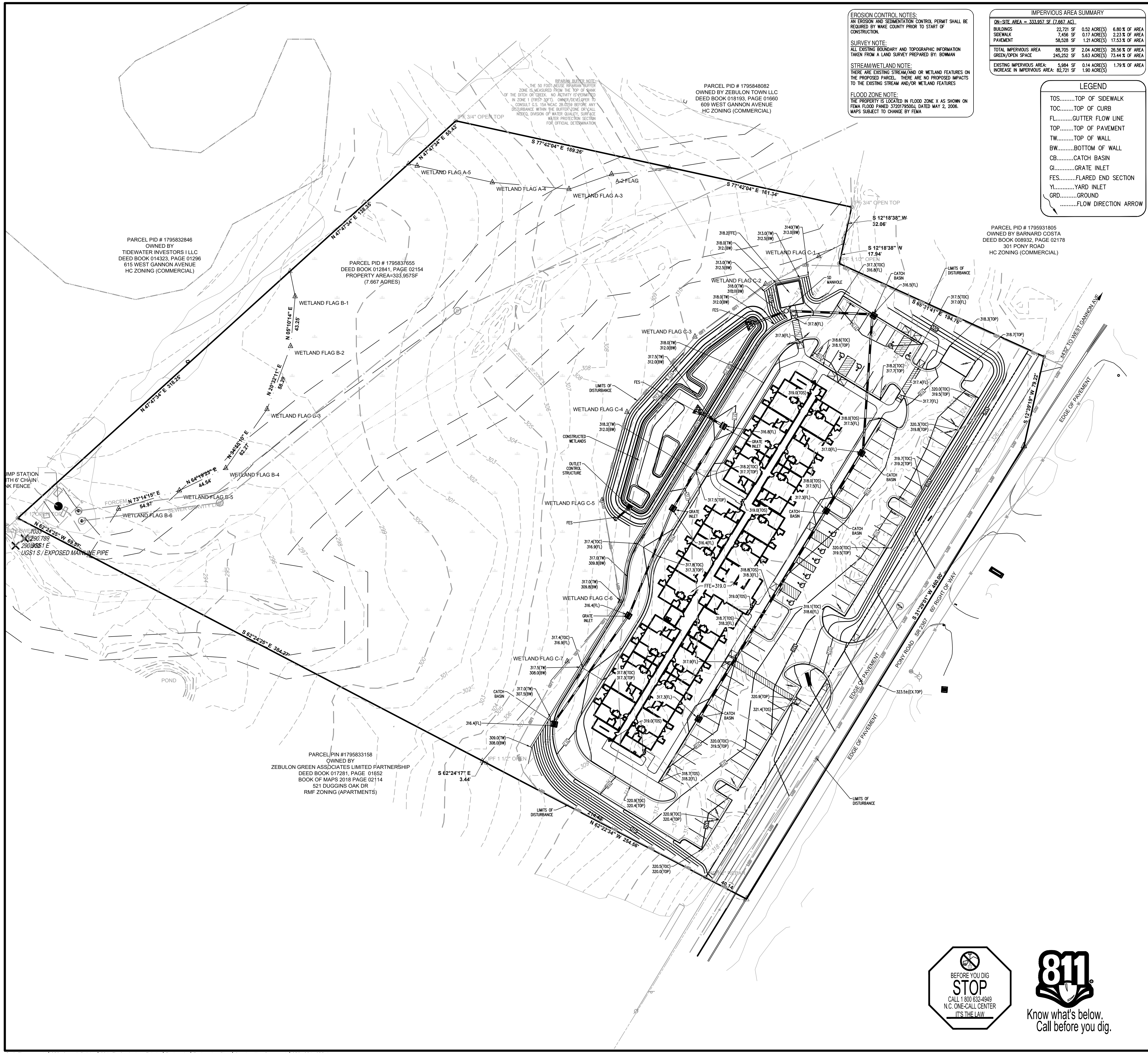
PLAN STATUS
 10/29/21 1ST SUBMISSION

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 **C1.0**



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 MAP 372079500L DATED MAY 2, 2006. MAPS SUBJECT TO CHANGE BY FEMA.

IMPERVIOUS AREA SUMMARY

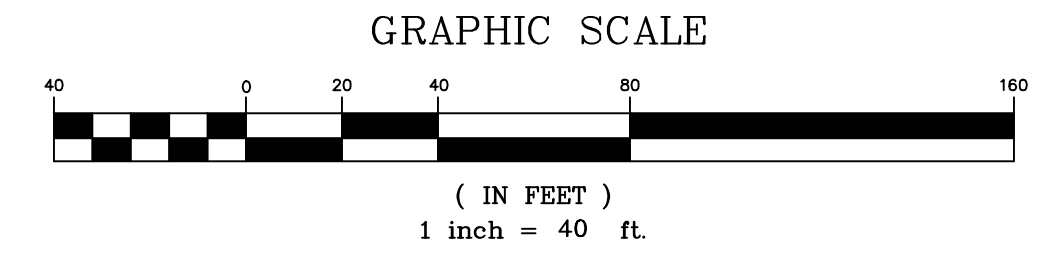
ON-SITE AREA	= 333,957 SF (7.667 AC)		
BUILDINGS	22,721 SF	0.52 ACRE(S)	6.80 % OF AREA
SIDEWALK	7,456 SF	0.17 ACRE(S)	2.23 % OF AREA
PAVEMENT	26,209 SF	1.21 ACRE(S)	11.53 % OF AREA
TOTAL IMPERVIOUS AREA	56,386 SF	2.04 ACRE(S)	28.56 % OF AREA
GREEN/OPEN SPACE	245,252 SF	5.63 ACRE(S)	73.44 % OF AREA
EXISTING IMPERVIOUS AREA:	5,984 SF	0.14 ACRE(S)	1.79 % OF AREA
INCREASE IN IMPERVIOUS AREA:	82,721 SF	1.90 ACRE(S)	

LEGEND

TOS.....TOP OF SIDEWALK
 TOC.....TOP OF CURB
 FL.....GUTTER FLOW LINE
 F.....TOP OF PAVEMENT
 TW.....TOP OF WALL
 BW.....BOTTOM OF WALL
 CB.....CATCH BASIN
 GI.....GRATE INLET
 FES.....FLARED END SECTION
 Y.....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. F. 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 DRAIN 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
 - 840.36 - 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 WATERTIGHT.
 - 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 WATERTIGHT.
 - PRECAST STRUCTURES MAYBE USED AT CONTRACTORS OPTION.
 - ALL STORM SEWER 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 DENUDED 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, RAMP, 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 MUST 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 3:1V OR STEEPER.
 - CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.



TRIANGLE SITE DESIGN
 a Bowman company

Bowman North Carolina Ltd.
 4004 BARRETT DR
 Suite 101
 RALEIGH, NC 27609
 Phone: (919)559-6570
 bowman.com
 Bowman North Carolina Ltd.

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

PRELIMINARY
 DO NOT
 USE FOR
 CONSTRUCTION

PLAN STATUS
 10/29/21 1ST SUBMISSION

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 **C1.1**

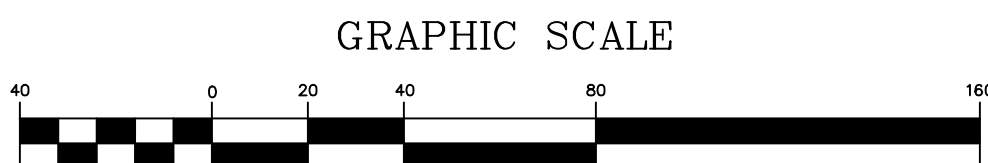
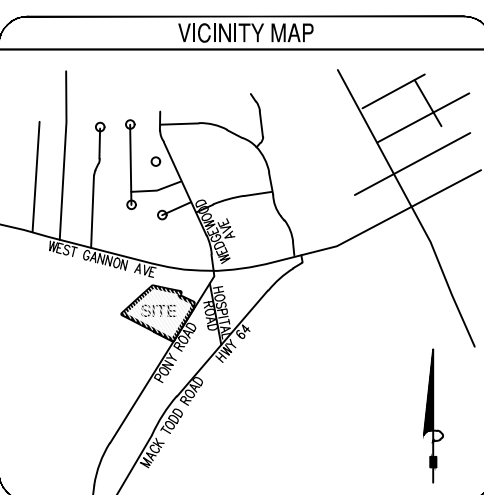


Know what's below. Call before you dig.

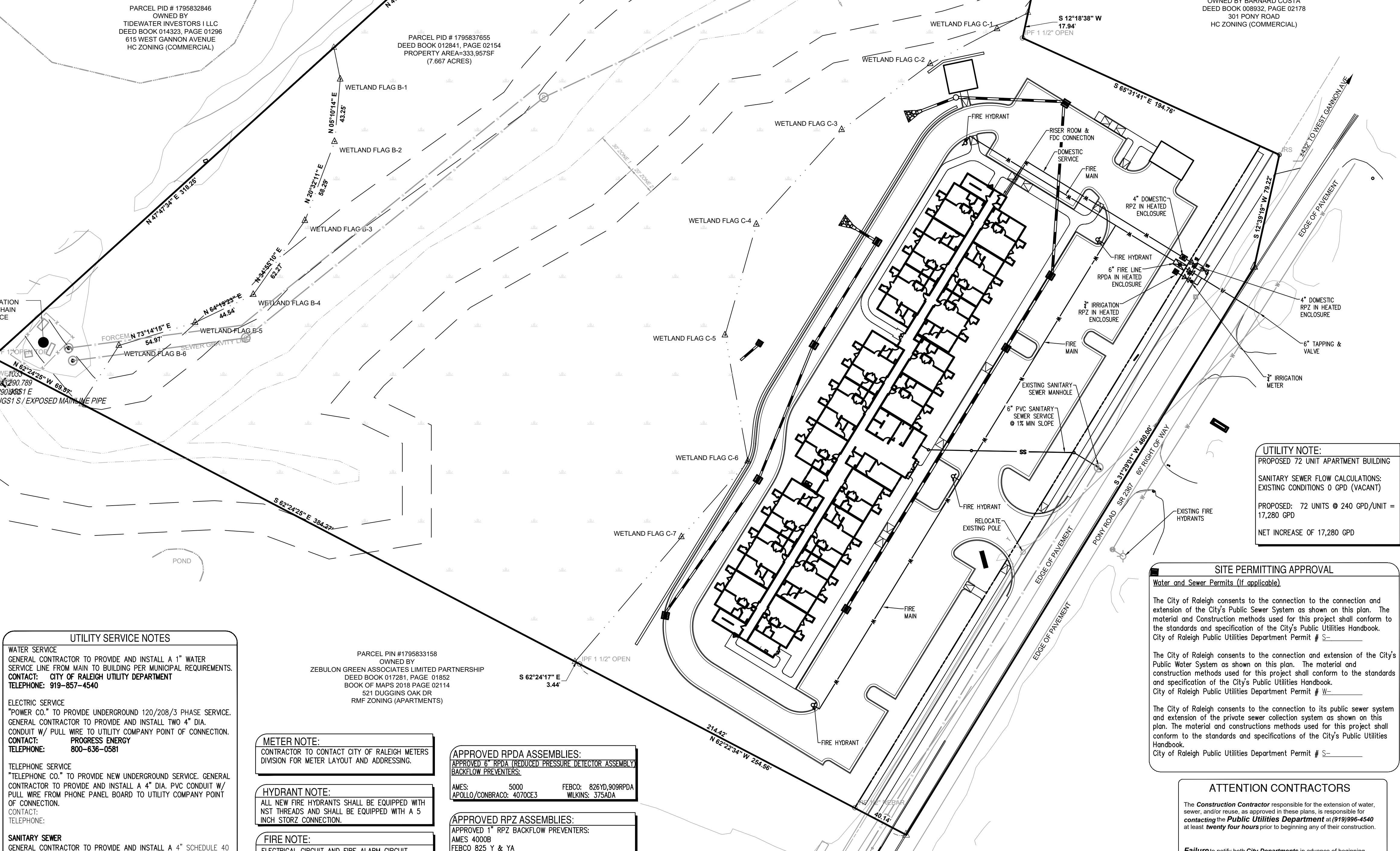
PARCEL PID # 1795832846 OWNED BY TIDEWATER INVESTORS I LLC DEED BOOK 014323, PAGE 01296 615 WEST GANNON AVENUE HC ZONING (COMMERCIAL)

PARCEL PID # 1795837655 DEED BOOK 012941, 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 BARNABO COSTA DEED BOOK 008932, PAGE 02178 301 PONY ROAD HC ZONING (COMMERCIAL)



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 reuse, as approved in these plans, is responsible for contacting the Public Utilities Department at (919)996-4540 at least twenty four hours prior to beginning any of their construction.

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

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

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@RALEIGH.GOV FOR MORE INFORMATION.

FIRE FLOW ANALYSIS

MAIN SIZE: ELEVATION OF TEST LOCATION: TIME OF TEST: DATE OF TEST: RESUALS: STATIC PRESSURE: PSI RESIDUAL PRESSURE: PSI FLOW @ 20PSI: GPM

APPROVED RPZ ASSEMBLIES: APPROVED 1" RPZ BACKFLOW PREVENTERS: AMES 4008 FEBCO 825 Y & YA WATTS 009M2Q

APPROVED RPDA ASSEMBLIES: APPROVED 6" RPDA REDUCED PRESSURE DETECTOR ASSEMBLY BACKFLOW PREVENTERS: AMES: 5000 FEBCO: 826YD,909RPDA APOLLO/CONBRACO: 4070CE3 WILKINS: 375ADA

APPROVED RPZ ASSEMBLIES: APPROVED 2" RPZ BACKFLOW PREVENTERS: AMES 4008 FEBCO 825 Y & YA WATTS 009M2Q

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 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 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 A 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 CONDUIT 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:

RELOCATE EXISTING POLE

EXISTING FIRE HYDRANTS

EXISTING SANITARY SEWER MANHOLE

6" PVC SANITARY SEWER SERVICE @ 1% MIN SLOPE

6" FIRE LINE RPDA IN HEATED ENCLOSURE

6" FIRE LINE RPDA IN HEATED ENCLOSURE

4" DOMESTIC RPZ IN HEATED ENCLOSURE

RISER ROOM & FDC CONNECTION

FIRE MAIN

EXISTING SANITARY SEWER SERVICE

EXISTING FIRE HYDRANTS

EXISTING SANITARY SEWER MANHOLE

EXISTING FIRE HYDRANTS

EXISTING SANITARY SEWER SERVICE



Bowman North Carolina Ltd. 4004 BARRETT DR Suite 101 RALEIGH, NC 27609 Phone: (919)959-6570 bowman.com

Wake County Zebulon, NC

UTILITY PLAN The Carrington 303 Pony Road

PRELIMINARY DO NOT USE FOR CONSTRUCTION



PLAN STATUS table with columns for DATE, DESCRIPTION, and PLAN STATUS. Includes submission dates and drawing status.