


# Major Encroachment Application



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

Submit to: [Encroachment@raleighnc.gov](mailto:Encroachment@raleighnc.gov) | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27602

FOR OFFICE USE ONLY	RECEIVED DATE	TRANSACTION	
<b>APPLICANT INFORMATION</b>			
Owner: HB Six Forks Holdings, LLC		Submittal Date: 7/30/25	
Address: 7610 Falls of Neuse Road, Suite 150, Raleigh, NC		Zip Code: 27615	
Email: <a href="mailto:tph@barnettpropertiesllc.com">tph@barnettpropertiesllc.com</a>		Phone: 919-341-1096	
Project Contact Person: Jon Callahan			
Email: <a href="mailto:jon_callahan@jaeco.com">jon_callahan@jaeco.com</a>		Phone: 919-630-6743	
Development Plan Name: Six Forks Road Townhomes		Development Plan Number: SPR-0297-202	
<b>ENCROACHMENT INFORMATION</b>			
Type of Encroachment (check all that apply)			
Building Elements (Examples: Balconies, Doors)	<input type="checkbox"/>	Telecommunication Devices (Examples: Aerial and Underground lines, Towers)	<input type="checkbox"/>
Streetscape Furnishings (Examples: Benches, Bike racks)	<input type="checkbox"/>	Utilities (Examples: Stormwater devices, Grease traps, Monitoring wells)	<input type="checkbox"/>
Landscaping (Examples: Right-of-way plantings, Irrigation lines)	<input type="checkbox"/>	Legalizing an existing encroachment	<input type="checkbox"/>
Hardscape (Examples: Pavers, Fences, Walls)	<input checked="" type="checkbox"/>	Miscellaneous	<input type="checkbox"/>
Address of proposed encroachment (If linear project, provide starting point address) 9121 Six Forks Road is site address, encroachment all along proposed Roland Lane			
Description of proposed encroachment: Permeable pavers per plans by JAECO to replace 6' public sidewalk on both sides of proposed r/w. Future driveways or any vehicular traffic to be standard concrete sidewalk crossing driveways and permeable pavers located between all driveways. Site is located in water supply watershed and has a zoning condition requiring the use of permeable pavers with the project.			
If this is a small cell tower, provide coordinates (Lat/Long or x/y):			
If this is a linear project, provide total distance of installation (in linear feet): 750			
<b>TO BE COMPLETED BY APPLICANT</b>			
The following items are required to process a MAJOR ENCROACHMENT		YES	NO
		N/A	
An Encroachment Pre-Submittal review of the plans has been conducted		<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Major Encroachment Application filled out and signed		<input checked="" type="checkbox"/>	<input type="checkbox"/>
I have read and understand the requirements of <a href="#">Resolution 1996-153</a>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electronic Copy of detailed plans has been submitted in pdf format		<input checked="" type="checkbox"/>	<input type="checkbox"/>
I understand that payment must be provided to the Development Services –Customer Service Center prior to processing the Application and Plans		<input checked="" type="checkbox"/>	<input type="checkbox"/>
I understand that additional permits may be required after City Council approval. Please contact <a href="mailto:Encroachment@raleighnc.gov">Encroachment@raleighnc.gov</a> with questions.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
I understand that it is the applicant's responsibility to maintain minimum insurance for the approved encroachment in accordance with Covenant 6 of the Major Encroachment <a href="#">Resolution 1996-153</a> .		<input checked="" type="checkbox"/>	<input type="checkbox"/>

  
SIGNATURE

7/24/25  
DATE

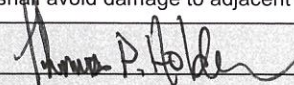
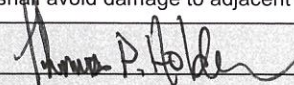
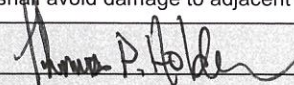
# Major Encroachment Resolution 1996-153

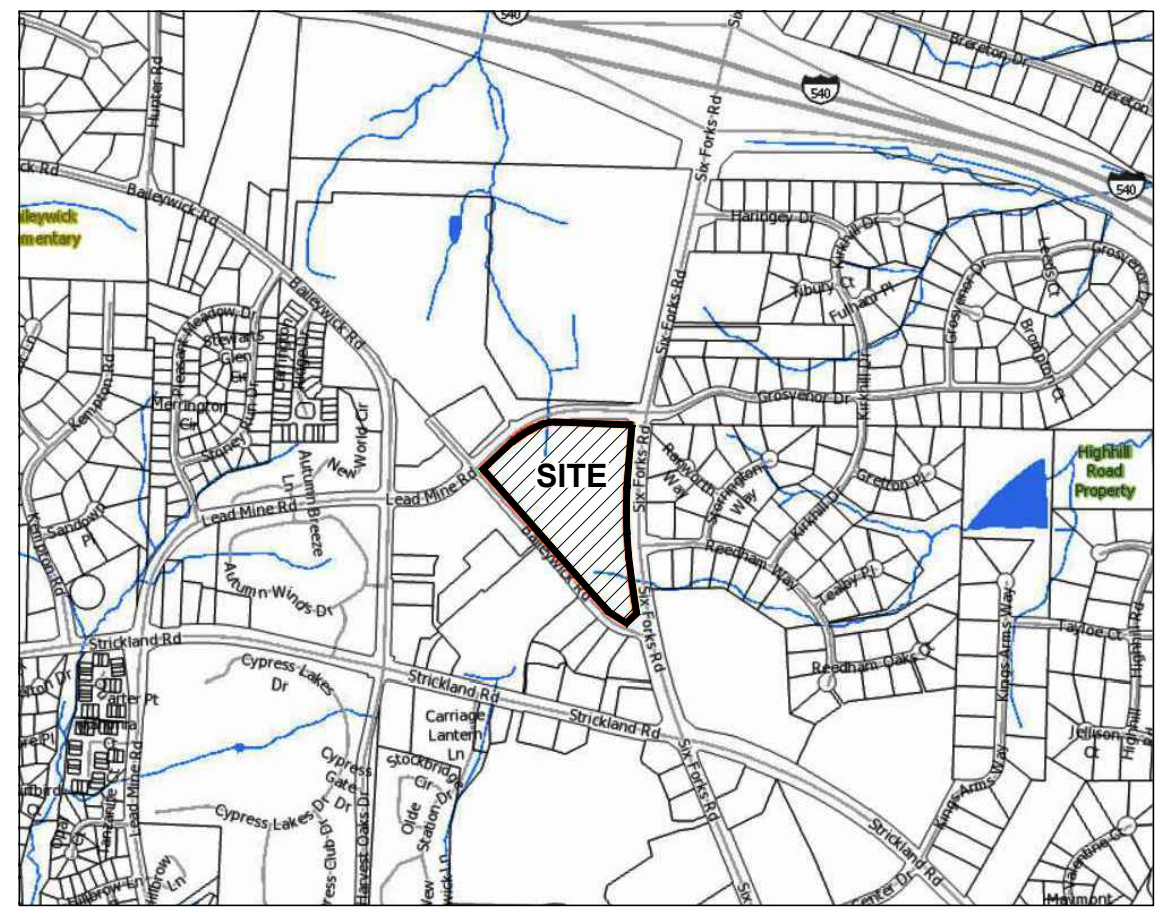


**DEVELOPMENT  
SERVICES  
DEPARTMENT**

This resolution establishes typical provisions for encroachment requests.  
Whereas, The City Council receives and approves requests from private property owners, firms, or corporations to encroach upon the public maintained right-of-way;  
Whereas, the City Council desires to establish an orderly process by adopting typical provisions for encroachment requests;  
NOW, THEREFORE, be it resolved by the City Council of the City of Raleigh, North Carolina that decisions regarding encroachment requests shall be made, unless otherwise stated, in consideration of the following criteria:

### Covenants and Agreements

1	"As Built" drawings are required showing precise location of the encroachment and in the case of utilities, the drawing shall show all location of other utilities in the right of way area.		
2	The owner is responsible for any and all expenditures of labor and materials required in the installation, erection, repair, maintenance, or location of the encroachment.		
3	The owner is responsible for any and all labor, expenses or materials for all future maintenance, repair, removal, or dismantling of encroachment.		
4	The owner is fully responsible for any and all property damage or injury to, or death of any person which results from any and all negligence, omission, defect in design, maintenance or workmanship created by the owner, its agents, employees, contractors or subcontractors, or any cause of action arising out of the installation, maintenance, or location of said encroachment.		
5	The owner agrees to hold harmless the City, its officials, Council Members, and employees for any and all liability arising out of such negligence, omission, defect, or other cause of actions; that it will defend and pay all attorney fees in any and all actions brought about as a result of such and it will indemnify the City, its officials, Council Members, and employees against any and all loss sustained by reason of such negligence, omission, defect, or other cause of action arising out of the planting, installation, maintenance, or location of said encroachment.		
6	Upon approval of encroachment request, the owner shall procure or cause to be procured from a responsible insurance carrier or carriers, authorized in the minimum amount of \$1,000,000 covering full liability for any and all personal injury, property damage, or wrongful death caused by construction, maintenance, location, repair, or visual obstruction of encroachment. Upon execution of the encroachment agreement between the owner and the City, the owner shall furnish to the City a "Certificate of Insurance", for general liability coverage with the minimum amounts as herein mentioned. The owner, during the life of the encroachment shall furnish the City without demand each July, or at the time of expiration as indicated on the "Certificate of Insurance": which is on file with the Zoning Division of the Inspections Department, an updated (original) "Certificate of Insurance" herein mentioned is carried, stating that such compensation is covered by such carriers and showing such insurance to be in full force and effect. In the event of any change in the insurance policy, the owner shall give the City thirty (30) day notice of such change. Should the owner fail to pay premiums upon said insurance, or should owner fail to obtain said insurance, or to perform any of the agreements, terms, or conditions herein contained, the City at its option by written notice may declare this agreement canceled and terminated and all rights acquired hereunder by owner shall thereupon terminate, except owner shall still be responsible for removing the encroachment from the right of way.		
7	The owner agrees as part of the consideration of the signing of its contract that its agents, officials, employees, or servants will not discriminate in any manner on the basis of age, handicap, sex, race, color, creed, sexual orientation, or national origin with the reference to the subject matter in the contract, no matter how remote. The owner hereto further agrees in all respects to conform with the provisions and intent of the City of Raleigh North Carolina ordinance No. 1969-889 as amended.		
8	The owner agrees to abide by all applicable statutes and ordinances and shall secure all required permits prior to installation.		
9	The agreement shall not divest the City of any rights or interest in said right of way.		
10	The agreement shall be revocable at will by the Raleigh City Council and the encroachment is subject to removal upon request of the City at the owner's expense.		
11	The agreement shall be binding upon the owner, successors, and assigns, and shall insure to the benefit of the City and its agents.		
12	If applicable, the owner shall secure a "Certificate of Appropriateness", from the Historic District Commission prior to installation.		
13	If applicable, the owner shall contact "One Call Center" 48 hours prior to installation and must stay 10' from existing utilities.		
14	The owner shall avoid damage to adjacent street trees and no concrete wash is to be emptied in tree areas or lawns.		
<table border="1" style="width: 100%;"> <tr> <td style="width: 70%;">Owner Signature </td> <td style="width: 30%;">Date 7/30/25</td> </tr> </table>		Owner Signature 	Date 7/30/25
Owner Signature 	Date 7/30/25		
<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Adopted: June 4, 1996</td> <td style="width: 50%;">Effective: June 4, 1996</td> </tr> </table>		Adopted: June 4, 1996	Effective: June 4, 1996
Adopted: June 4, 1996	Effective: June 4, 1996		



VICINITY MAP - (NOT TO SCALE)

# SIX FORKS ROAD TOWNHOMES

## 9121 SIX FORKS ROAD

### TIER III SITE PLAN

### RALEIGH, NC 27615

SPR-0297-2024

**PARTIAL SET FOR MAJOR ENCROACHMENT APPLICATION**

NOTE: SITE IS SUBJECT TO THE FALLS WATERSHED PROTECTION OVERLAY DISTRICT REGULATIONS OF THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT ORDINANCE.

#### Project Data Sheet

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



GENERAL INFORMATION  
Development Name: Six Forks Road Townhomes  
Proposed Use: Single Family - Residential  
Property Address(es): 9121 Six Forks Road Raleigh NC 27615  
Approved Site Plan or Subdivision case #: SUB-0016-2022  
Wake County Property Identification Number(s) (PIN) for each parcel to which these guidelines will apply:  
PIN #: 1708243379  
What is the project type?  
 Apartment  
 Hotel/Motel  
 Office  
 School  
 Townhouse  
 Bank  
 Industrial building  
 Religious institution  
 Shopping center  
 Civic use: Park, community center, museum or government facility  
 Congregate care  
 Mixed residential  
 Residential condo  
 Single-family residential  
 Hospital  
 Non-residential condo  
 Retail  
 Telecommunication tower  
 Other  
Scope of work: Proposed site development with associated utilities and stormwater control measures to be recorded in 2 phases. Phase 1 is a 2 lot subdivision so the townhome portion can be sold and then recorded as phase 2.

#### SITE DATA

OWNER: WINDBORNE UNITED METHODIST CHURCH  
9121 SIX FORKS ROAD  
RALEIGH, NC 27615-1924

ADDRESS: 9121 SIX FORKS ROAD  
RALEIGH, NC 27615-1924

PIN# 1708-24-3379

AREA 615,838 S.F. (14.1377 AC.)

ZONING R-1 FWPOD & R-10 CU FWPOD

REFERENCES: DB 9647, PG 874  
BM 2001, PG 1640  
WAKE COUNTY REGISTRY

#### LOTS 1 - 41 SUBDIVISION (PORTION OF OVERALL 2 TRACT SUBDIVISION)

TOWNHOMES (PROPOSED)

NUMBER OF 2BR UNITS: 39 UNITS

ZONING: R-10 CUD FWPOD = 7.315 AC (318,643 S.F.)

GROSS ACREAGE: 7.315 AC. (318,643 S.F.)

AREA IN ROLAND LANE R/W: 41,711 S.F. (0.96 AC.)  
AREA IN SIX FORKS ROAD R/W DEDICATION: 3,697 S.F. (0.08 AC.)  
AREA IN LEADLINE ROAD R/W DEDICATION: 2,395 S.F. (0.06 AC.)  
AREA IN BAILEYWICK ROAD R/W DEDICATION: 1,993 S.F. (0.05 AC.)

NET ACREAGE: 6.17 AC. (268,847 S.F.)  
(AFTER SIX FORKS ROAD, BAILEYWICK ROAD, ROLAND LANE & LEADLINE ROAD R/W DEDICATIONS)

DENSITY: 39 LOTS / 6.17 AC. = 6,893 S.F. / UNIT  
= 6.3 DU / AC.

DEVELOPMENT AREA: 310,558 S.F. (7.13 AC.) UDO 9.5.2.B.3

PROPOSED IMPERVIOUS AREA: 74,223 S.F. (1.70 AC.) = 23.9%

NUMBER OF AUTOMOBILE PARKING SPACES PER UNIT:  
REQUIRED = 0 PER TC-11-21 (EFFECTIVE 5-14-22)  
PROVIDED = 78 SPACES  
BICYCLE PARKING REQUIRED = 0 PER TC-11-21 (EFFECTIVE 5-14-22)

#### LOT 42 (PORTION OF OVERALL 2 TRACT SUBDIVISION)

EXISTING CHURCH

ZONING: R-1 FWPOD = 6.5509 AC. (285,359 S.F.)  
R-10 CUD FWPOD = 0.2718 AC. (11,838 S.F.)

GROSS ACREAGE: 6.82 AC. (297,197 S.F.)

AREA IN SIX FORKS ROAD R/W DEDICATION: 8,122 S.F. (0.19 AC.)  
AREA IN BAILEYWICK ROAD R/W DEDICATION: 4,203 S.F. (0.10 AC.)

NET ACREAGE: 6.54 AC. (284,872 S.F.) (DEVELOPMENT AREA 9.5.2.B.3)  
(AFTER SIX FORKS ROAD & BAILEYWICK ROAD R/W DEDICATIONS)

IMPERVIOUS AREA EXISTING: 67,800 S.F. (1.56 AC.) = 23.8%

#### SECTION 2.2.3. TOWNHOUSE

A. Site Dimensions	Provided	Required
A1 Net site area (min)	615,838 sf	3,000 sf
A2 Width (min)	700'	45'
A3 Outdoor amenity area (min)	11.7%	10%
B. Lot Dimensions		
B1 Area (min)		n/a
B2 Width (min)	20'	16'
C. Building / Structure Setbacks		
C1 From primary street (min)	20'	10'
C2 From side street (min)	67'	10'
C3 From side site boundary line (min)	N/A	6'
C4 From rear site boundary line (min)	28.9'	20'
C5 From alley (min)	N/A	4' or 20' min
C6 Internal building separation (min)	15.4'	10'
C7 Residential infill rules may apply (see Sec 2.2.7.)		yes
D. Parking Setbacks		
D1 From primary street (min)	n/a	20'
D2 From side street (min)	n/a	10'
D3 From side lot line (min)	n/a	0'
D4 From rear lot line (min)	n/a	3'
D5 From alley, garage only	n/a	4'
D6 Residential infill rules may apply (see Sec 2.2.7.)		yes

#### Z-25-21

#### Zoning Conditions:

- Only Those Permitted, Limited Or Special Uses Allowed In An R-1 Zoning District, As Well As Two-Unit Living And Multi-Unit Living, Shall Be Allowed On The Portion Of The Property Subject To This Rezoning Ordinance.
- An Apartment Building Type May Not Include Dwelling Units That Are Separated By A Horizontal Party Wall, Meaning That Dwelling Units In The Same Building Must Be Separated By A Vertical Party Wall. This Shall Not Prohibit A Dwelling Unit From Having Multiple Stories.
- No More Than Forty (40) Residential Dwelling Units Shall Be Located On The Portion Of The Property Subject To This Rezoning Ordinance.
- Development Of This Property Shall Include A Minimum 3,800 Square Feet Of Permeable Pavers. The Location And Type Of Pavers Shall Be Determined At Site Permitting.
- Each Dwelling Unit Shall Install A Minimum One (1) Rain Barrel On Its Respective Lot, Prior To The Issuance Of A Certificate Of Occupancy For Said Dwelling Unit.

#### Zoning Responses:

- Multi-Unit Living Proposed.
- No Apartment Building Proposed.
- 39 Residential Units Proposed.
- 3,800 S.F. Of Permeable Pavers Proposed.
- 1 Rain Barrel Per Unit Proposed.

#### BLOCK PERIMETER EXEMPTION

UDO 8.3.2.A.1 ADJACENT PROPERTY IS PLACE OF WORKSHOP.

UDO 8.3.2.A.2 PROPERTY IS LESS THAN MINIMUM APPLICABLE FOR R-1 ZONING.

#### SOLID WASTE SERVICES

DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

PUBLIC SERVICE TO BE PROVIDED WITH 96 GALLON ROLL-OUT CARTS.

#### ATTENTION CONTRACTORS

The Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Infrastructure Inspections Division to schedule a Pre-construction meeting on the Development Portal prior to beginning any construction. Raleigh Water must be contacted at (919) 996-4540 at least twenty-four hours prior to beginning any work activity around critical water and sewer infrastructure.

Failure to notify City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require re-installation 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 Raleigh Water Standards will result in a fine and possible exclusion from future work in the City of Raleigh.

#### Traffic Control and Pedestrian Plan (TCPED) Notes:

- Prior to any work that impacts the right-of-way, closing or detouring of any street, lane, or sidewalk, the contractor must apply for a permit with Right-of-Way Services. Please direct any questions to rightofwayservices@raleighnc.gov.
- The street, lane, sidewalk, closure permit is required for any closure on city streets and all NCDOT streets within Raleigh's jurisdiction.
- A permit request with a TCPED Plan shall be submitted to Right-of-Way Services through the City of Raleigh Permit and Development Portal.
- Prior to the start of work, the Client shall schedule a Pre-Construction meeting with the Engineering Inspections Coordinator to review the specific components of the approved plan, and ensure all permits are issued.
- All TCPED Plans shall comply with all Local, State, and Federal requirements and standards, including but not limited to:
  - Manual on Uniform Traffic Control (MUTCD);
  - Public Rights-of-Way Accessibility Guidelines (PROWAG);
  - American Disability Act (ADA) requirements;
  - Raleigh Street Design Manual (RSDM);
- All public sidewalks must be accessible to pedestrians who are visually impaired and/or people with mobility concerns. Existing and alternative pedestrian routes during construction shall be required to be compliant with the Public Rights of Way Accessibility Guidelines (PROWAG), the ADA Standards for Accessible Design and the Manual on Uniform Traffic Control Devices (MUTCD).
- All permits must be available and visible on site during the operation.

#### PUBLIC IMPROVEMENT QUANTITIES

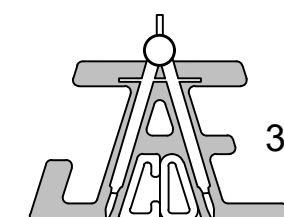
PHASE NUMBER	1	2
NUMBER OF LOTS(S)	2	42
LOT NUMBER(S) BY PHASE	40 & 42	1-42
NUMBER OF UNITS	0	39
LIVABLE BUILDINGS	0	39
OPEN SPACE?	N	N
NUMBER OF OPEN SPACE LOTS	0	0
PUBLIC WATER (LF)	0	785
PRIVATE WATER (LF)	0	0
PUBLIC SEWER (LF)	501	529
PUBLIC FORCE MAIN (LF)	0	0
PRIVATE SEWER (LF)	0	0
PUBLIC STREET (LF) - FULL	0	849
PUBLIC STREET (LF) - PARTIAL	0	0
PUBLIC SIDEWALK (LF) - FULL	0	849
PUBLIC SIDEWALK (LF) - PARTIAL	0	0
MULTI-USE PATH (LF)	2,547	0
PUBLIC STORM DRAIN (LF)	0	849
STREET SIGNS (LF)	0	849
WATER SERVICE STUBS	0	41
SEWER SERVICE STUBS	0	41
AVERAGE DAILY FLOW (GPD)	0	11,700*

\*BASED ON 75 GPD/BR - ASSUME 4 BEDROOMS PER LOT

**OWNER:**  
WINDBORNE UNITED METHODIST CHURCH  
Carole B Brown  
9121 Six Forks Road  
Raleigh, N.C. 27615  
919-366-0212  
info@churchatsixforks.org

**DEVELOPER:**  
HB SIX FORKS HOLDINGS, LLC  
7610 Falls of Neuse Road  
Suite 150  
Raleigh, N.C. 27615  
919-341-1096  
tph@barnettpropertiesllc.com

**CIVIL ENGINEER:**  
JAECO



Consulting Engineers  
NC License F-0289  
333 Wade Ave., Raleigh, N.C. 27605  
Phone: (919) 828-4428  
Fax: (919) 828-4711  
E-mail: info@jaeco.com

#### ABBREVIATIONS

##### APPLICABLE TO ENTIRE PLAN SET

AC	ACRE
APPROX	APPROXIMATE
AVG	AVERAGE
B-B	BACK-TO-BACK
BM	BOOK OF MAPS
CB	CATCH BASIN
CIP	CAST IRON PIPE
CL	CENTERLINE
CO	CLEANOUT
CONC	CONCRETE
COR	CITY OF RALEIGH
CP	COMPUTED POINT
DB	DEED BOOK
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DTL	DETAIL
D/W	DRIVEWAY
ECM	EX CONC MONUMENT
EIP	EX IRON PIPE
EIR	EX IRON ROD
ELEC	ELECTRIC
ELEV	ELEVATION
EMAG	EX MAG NAIL
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FHT	FIRE HYDRANT TEE
GIS	GEOGRAPHIC INFORMATION SYSTEM
GM	GAS METER
GP	GALVANIZED PIPE
GW	GUY ANCHOR
HB	HOT BOX
HDPE	HIGH DENSITY POLYETHYLENE
IPS	IRON PIPE SET
LF	LINEAR FEET
LP	LIGHT POLE
LOC	LOCATION
MAGS	MAG NAIL SET
MH	MANHOLE
MIN	MINIMUM
MUP	MIXED USE PATH
NIF	NOW OR FORMERLY
NCDOT	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
PG	PAGE
PP	POWER POLE
PROP	PROPOSED
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONC PIPE
ROW	RIGHT-OF-WAY
R/W	RIGHT-OF-WAY
RSDM	RALEIGH STREET DESIGN MANUAL
SF	SQUARE FEET
SP	SPACE
SS	SANITARY SEWER
STD	STANDARD
SW	SIDEWALK
SWM	STORMWATER MANAGEMENT
TBD	TO BE DETERMINED
TBR	TO BE REMOVED
TBRL	TO BE RELOCATED
TF	ELECTRIC TRANSFORMER
TP	TELEPHONE PEDESTAL
TYP	TYPICAL
TS&V	TAP SLEEVE AND VALVE
UDO	UNIFIED DEVELOPMENT ORDINANCE
VCP	VITRIFIED CLAY PIPE
WV	WATER VALVE
WLE	WATER LINE ESMT
WM	WATER METER
YI	YARD INLET

##### FOR APARTMENTS, CONDOS, AND TOWNHOMES ONLY

- Total number of townhouse lots: 39 Number attached: Number detached:
- Total number of apartment or condominium units: 39
- Total number of Congregate Care or Life Care Dwelling units:
- Overall total number of dwelling units (from 1-3 above): 39
- Number of bedroom units: 1BR: 2BR: 3BR: 4BR or more:
- Overall unit(s) per acre densities per zoning district(s):

##### DEVELOPMENT TYPE AND SITE DATA TABLE (applicable to all developments)

Zoning Information	Building Information
Zoning district(s): R-10 CUD FWPOD & R-1	Proposed use of building(s): SINGLE FAMILY RESIDENTIAL
If more than one district, provide acreage of each: R-10 CUD FWPOD = (8.47 AC) & R-1 = (0.20 AC)	Proposed sq. ft. of building(s) gross:
Overlay district(s):	Existing sq. ft. of building(s) gross:
Total site acreage: 14.14 AC	Total sq. ft. gross (existing and proposed):
Off street parking: Required: 0 Provided: 78	Proposed height of building(s):
COA (Certificate of Appropriateness) case #: BOA (Board of Adjustment) case # A - CUD (Conditional Use District) case # Z -	FAR (floor area ratio) %: Building lot coverage %: Inside City Limits? Yes <input type="checkbox"/> No <input type="checkbox"/>

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REVISION 11.14.20

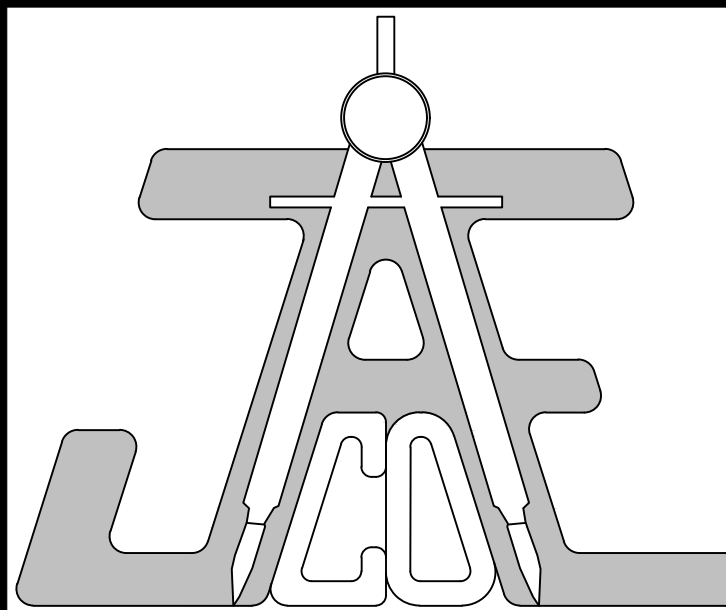
raleighnc.gov

##### STORMWATER INFORMATION

Existing impervious surface: 1.43 / 62.02	acres/square feet
Proposed impervious surface: 3.21 / 136.893	acres/square feet
Neuse River buffer: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Flood Hazard Area: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes, Alluvial soils:
Flood Study: FEMA Map Panel #:	
Total disturbed area: 7.0 / 306.836	acres/square feet

#### SHEET INDEX

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C-0.10	ADMINISTRATIVE ACTION LETTER
C-0.20	RECORDED MAP (BM2002 PG1640)
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C-2.01	PHASING PLAN - PHASE 1
C-2.02	PHASING PLAN - PHASE 2 - SUBDIVISION OF LOT 40
C-3.00	OVERALL SITE PLAN
C-3.10	TRANSPORTATION PLAN
C-3.20	SITE DETAILS
C-3.30	SITE & NCDOT DETAILS
C-3.40	NCDOT WORK ZONE DETAILS
C-3.50	NCDOT WORK ZONE DETAILS
C-4.00	UTILITY PLAN
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C-4.30	UTILITY DETAILS
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C-5.40	NYLOPLAST DETAILS
C-6.00	NPDES PLAN
C-6.10	PHASE 1 EROSION CONTROL PLAN
C-6.20	PHASE 2 EROSION CONTROL PLAN - PHASE A
C-6.30	PHASE 2 EROSION CONTROL PLAN - PHASE B
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C-6.50	EROSION CONTROL DETAILS
C-6.60	NOG01 NOTES & DETAILS
C-6.70	NOG01 NOTES & DETAILS
C-7.00	TREE CONSERVATION AREA & FWPOD DESCRIPTIONS
LA-1	TREE CONSERVATION PLAN R-1 ZONING
LA-2	TREE CONSERVATION PLAN R-10 ZONING
LA-3	STREET TREE PLAN



**JAECO**  
Consulting Engineers and Land Surveyors

NC License F-0289  
333 Wade Ave., Raleigh, N.C. 27605  
Phone: (919) 828-4428  
Fax: (919) 828-4711  
E-mail: info@jaeco.com

www.jaeco.com

Six Forks Road  
Townhomes  
9121 Six Forks Road  
Raleigh, NC 27615

Windborne United Methodist  
Church  
9121 Six Forks Road  
Raleigh, NC 27615  
Phone: (919) 386-0212  
E-Mail: info@churchatsixforks.org

**Call 811 before you dig.**

#### LEGEND

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS.

HORIZONTAL DATUM: NAD83  
VERTICAL DATUM: NAVD88

Public Sewer Collection / Extension System JAN2025

Raleigh Water 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 specifications of the Raleigh Water Handbook.

Raleigh Water Permit # S-

Public Water Collection / Extension System JAN2025

Raleigh Water 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 specifications of the Raleigh Water Handbook.

Raleigh Water Permit # W-

#### COVER SHEET

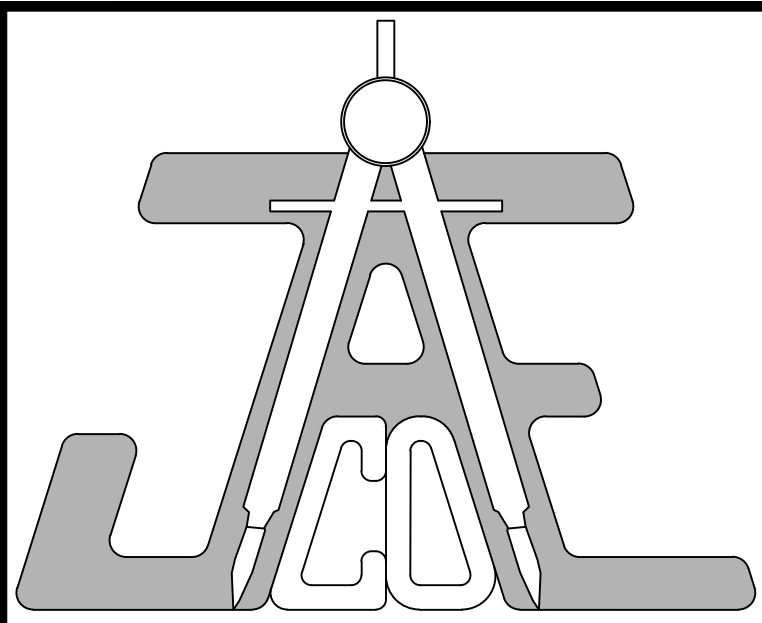
Number	Description	Date
1	PER CITY AND NCDOT COMMENTS	05/22/25

JAECO # 405-08  
DRAWING SCALE: N/A  
DRAWN BY: BF  
CHECKED BY: JC  
DATE ISSUED: 12/03/2024

C-0.00

**GENERAL NOTES:**

- CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
- UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
- ADA AREAS TO BE 2% MAX SLOPE IN ALL DIRECTIONS
- WHERE SPOT GRADES ARE DIFFERENT THAN THE PROPOSED FINISH FLOOR ELEVATION, BUILDING FOUNDATION TO BE EXPOSED OR BURIED.



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**FINAL DRAWING**

FOR REVIEW PURPOSES ONLY

Six Forks Road  
 Townhomes  
 9121 Six Forks Road  
 Raleigh, NC 27615

Windborne United Methodist  
 Church  
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**Call before you dig.**

**LEGEND**

CONCRETE	EX POWER POLE
EX WATER VALVE	NEW WATER VALVE
EX FIRE HYDRANT	NEW WATER REDUCER
EX WATER METER	NEW FIRE HYDRANT
EX SEWER MANHOLE	NEW WATER METER
EX SEWER CLEANOUT	NEW SEWER MANHOLE
EX STORM CATCH BASIN	NEW SEWER CLEANOUT
EX STORM DROP INLET	NEW STORM CATCH BASIN
EX FLARED END SECTION	NEW STORM DROP INLET
EX LIGHT POLE	NEW FLARED END SECTION
EX IRON PIPE	IRON PIPE SET
PROPERTY LINE	RIGHT-OF-WAY LINE
LOT LINE	EASEMENT LINE
EXISTING WATER LINE	EXISTING SANITARY SEWER
NEW WATER LINE	EXISTING STORM DRAINAGE
NEW SANITARY SEWER	NEW WATER LINE
NEW STORM DRAINAGE	NEW SANITARY SEWER
EXISTING CONTOUR LINE	NEW STORM DRAINAGE
NEW CONTOUR LINE	EXISTING CONTOUR LINE
CENTERLINE OF CREEK	NEW CONTOUR LINE
EXISTING OVERHEAD POWER	
PROPOSED FWPOD - WOODED AREA	
PROPOSED ASPHALT MUP	
PROPOSED AMENITY AREA	
PHASE 2 - PHASE LINE (SEE NOTE ON SHEET C2.01 FOR PHASE REQUIREMENTS)	

**PHASING PLAN - PHASE 2 - SUBDIVISION OF LOT 40**

Revisions

Number	Description	Date
1	PER CITY AND NCDOT COMMENTS	05/22/25

JAECO # 405-08  
 DRAWING SCALE: 1" = 40'  
 DRAWN BY: BF  
 CHECKED BY: JC  
 DATE ISSUED: 12/03/2024

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C2	248.68	527.50	027°09'40"	248.38	N62°03'54"E
C3	38.50	25.00	086°14'20"	34.81	S41°04'56"E
C4	86.39	177.99	027°48'39"	85.59	S71°15'29"E
C5	14.46	177.50	004°40'04"	14.46	S54°58'48"E
C6	8.54	142.50	003°26'08"	8.54	S54°21'50"E
C7	20.57	142.50	008°16'16"	20.55	S60°13'03"E
C8	20.35	142.50	008°10'57"	20.33	S68°26'39"E
C9	20.55	142.50	008°15'51"	20.54	S76°40'04"E
C10	21.22	142.50	008°31'57"	21.20	S85°03'58"E
C11	76.09	142.50	030°35'43"	75.19	N75°22'12"E
C12	22.52	142.50	009°03'10"	22.49	N50°32'45"E
C13	5.85	142.50	002°21'04"	5.85	N49°50'38"E
C14	39.26	25.00	089°58'37"	35.35	N03°40'47"E
C15	39.26	25.00	090°01'23"	35.36	N86°19'13"W
C16	15.03	197.50	004°21'42"	15.03	S50°50'57"W
C17	20.35	197.50	005°54'10"	20.34	S55°58'55"W
C18	20.40	197.50	005°55'02"	20.39	S61°13'34"W
C19	20.67	197.50	005°59'43"	20.66	S67°50'56"W
C20	54.23	197.50	015°43'56"	54.06	S78°42'46"W
C21	23.02	197.50	006°40'07"	23.01	S89°55'04"W
C22	20.52	197.50	005°57'14"	20.51	N63°45'59"W
C23	20.35	197.50	005°54'14"	20.34	N77°50'15"W
C24	20.40	197.50	005°55'03"	20.39	N11°55'36"W
C25	20.67	197.50	005°59'46"	20.66	N65°58'12"W
C26	35.59	197.50	010°19'32"	35.54	N57°48'33"W
C27	65.55	122.50	030°39'33"	64.77	N67°58'33"W
C28	40.87	25.00	093°39'23"	36.47	S49°51'59"W

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L4	5.62	S04°19'26"W
L5	13.41	S03°02'17"W
L6	105.10	S03°02'17"W
L7	3.66	S02°58'17"W
L8	105.00	N41°18'32"W
L9	50.52	S60°13'03"E
L10	14.49	N48°40'06"E
L11	17.67	N48°40'06"E
L12	17.67	S48°40'06"W
L13	7.50	S48°40'06"W
L14	2.00	N48°40'06"E
L15	50.00	S41°19'54"E
L16	1.67	N48°40'06"E
L17	2.00	N48°40'06"E
L18	20.01	S41°19'54"E
L19	50.00	S41°19'54"E
L20	2.00	N48°40'06"E
L21	20.01	S41°19'54"E
L22	50.00	S41°19'54"E
L23	2.00	N48°40'06"E
L24	20.01	S41°19'54"E
L25	50.00	S41°19'54"E
L26	2.00	N48°40'06"E
L27	20.01	S41°19'54"E
L28	1.67	N48°40'06"E
L29	20.01	S41°19'54"E
L30	50.00	S41°19'54"E

**LINE TABLE**

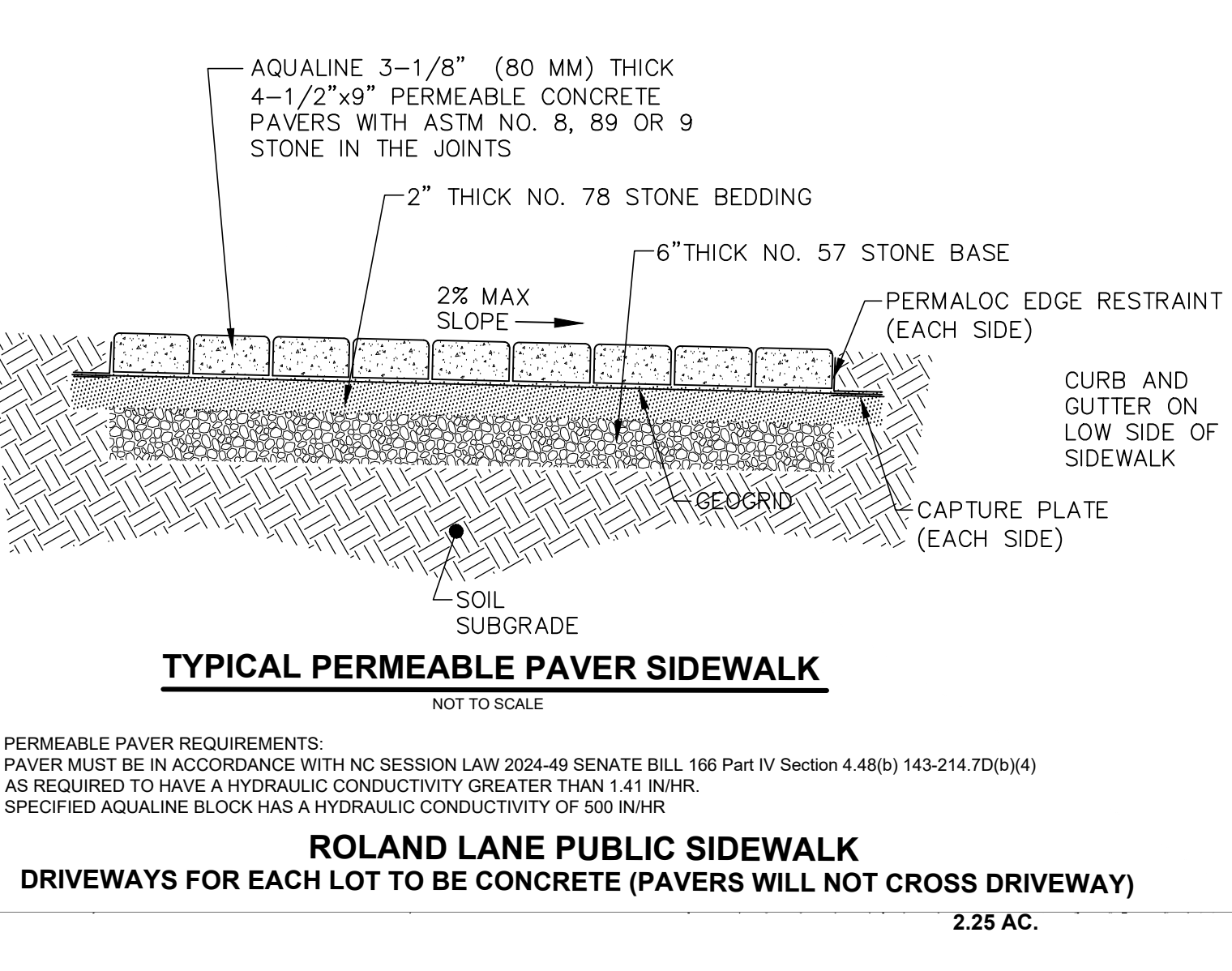
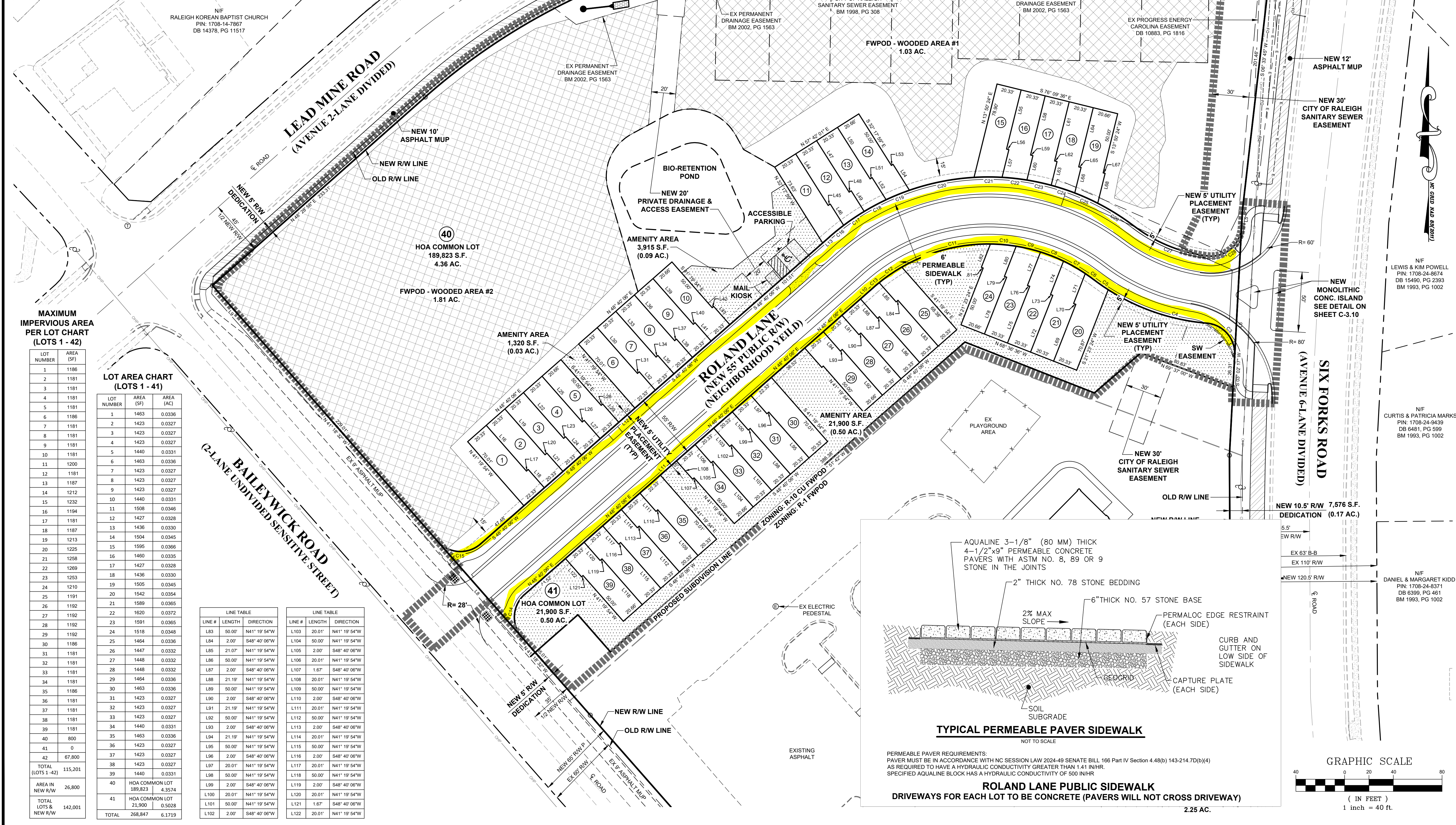
LINE #	LENGTH	DIRECTION
L31	2.00	N48°40'06"E
L32	20.01	S41°19'54"E
L33	50.00	S41°19'54"E
L34	2.00	N48°40'06"E
L35	20.01	S41°19'54"E
L36	50.00	S41°19'54"E
L37	2.00	N48°40'06"E
L38	20.01	S41°19'54"E
L39	50.00	S41°19'54"E
L40	2.00	N48°40'06"E
L41	20.01	S41°19'54"E
L42	1.67	N48°40'06"E
L43	20.01	S41°19'54"E
L44	50.00	S41°19'54"E
L45	2.00	N48°40'06"E
L46	20.01	S41°19'54"E
L47	50.00	S41°19'54"E
L48	2.00	N48°40'06"E
L49	20.05	S32°17'59"E

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L50	50.00	S32°17'59"E
L51	2.00	N57°42'01"E
L52	21.54	S32°17'59"E
L53	1.67	N57°42'01"E
L54	25.18	S32°17'59"E
L55	50.00	S13°50'24"W
L56	2.00	S76°09'36"E
L57	23.36	S13°50'24"W
L58	50.00	S13°50'24"W
L59	2.00	S76°09'36"E
L60	20.65	S13°50'24"W
L61	50.00	S13°50'24"W
L62	2.00	S76°09'36"E
L63	20.05	S32°17'59"E
L64	50.00	S13°50'24"W
L65	2.00	S76°09'36"E
L66	21.56	S13°50'24"W
L67	1.67	S76°09'36"E

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L68	25.21	S13°50'24"W
L69	50.00	N21°23'24"E
L70	2.00	N68°36'36"W
L71	26.38	N21°23'24"E
L72	50.00	N21°23'24"E
L73	2.00	N68°36'36"W
L74	29.38	N21°23'24"E
L75	50.00	N21°23'24"E
L76	2.00	N68°36'36"W
L77	29.44	N21°23'24"E
L78	50.00	N21°23'24"E
L79	2.00	N68°36'36"W
L80	26.56	N21°23'24"E
L81	1.67	N68°36'36"W
L82	20.55	N21°23'24"E



**MAXIMUM IMPERVIOUS AREA PER LOT CHART (LOTS 1 - 42)**

LOT NUMBER	AREA (SF)
1	1186
2	1181
3	1181
4	1181
5	1181
6	1186
7	1181
8	1181
9	1181
10	1181
11	1200
12	1181
13	1187
14	1212
15	1232
16	1184
17	1181
18	1187
19	1213
20	1225
21	1258
22	1269
23	1253
24	1210
25	1191
26	1192
27	1192
28	1192
29	1192
30	1186
31	1181
32	1181
33	1181
34	1181
35	1186
36	1181
37	1181
38	1181
39	1181
40	800
41	0
42	67,800
TOTAL (LOTS 1-42)	115,201
AREA IN NEW R/W	26,800
TOTAL	142,001
AREA IN NEW R/W	26,800
TOTAL	142,001

**LOT AREA CHART (LOTS 1 - 41)**

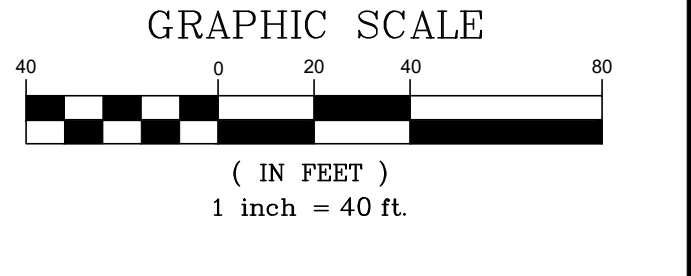
LOT NUMBER	AREA (SF)	AREA (AC)
1	1463	0.0336
2	1423	0.0327
3	1423	0.0327
4	1423	0.0327
5	1440	0.0331
6	1463	0.0336
7	1423	0.0327
8	1423	0.0327
9	1423	0.0327
10	1440	0.0331
11	1508	0.0346
12	1427	0.0328
13	1436	0.0330
14	1504	0.0345
15	1595	0.0366
16	1460	0.0335
17	1427	0.0328
18	1436	0.0330
19	1505	0.0345
20	1542	0.0354
21	1589	0.0365
22	1620	0.0372
23	1591	0.0365
24	1518	0.0348
25	1464	0.0336
26	1447	0.0332
27	1448	0.0332
28	1448	0.0332
29	1464	0.0336
30	1463	0.0336
31	1423	0.0327
32	1423	0.0327
33	1423	0.0327
34	1440	0.0331
35	1463	0.0336
36	1423	0.0327
37	1423	0.0327
38	1423	0.0327
39	1440	0.0331
40	800	0.0328
41	21,900	0.5028
TOTAL	268,847	6.1719

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L83	50.00	N41°19'54"W
L84	2.00	S48°40'06"W
L85	21.07	N41°19'54"W
L86	50.00	N41°19'54"W
L87	2.00	S48°40'06"W
L88	21.19	N41°19'54"W
L89	50.00	N41°19'54"W
L90	2.00	S48°40'06"W
L91	21.19	N41°19'54"W
L92	50.00	N41°19'54"W
L93	2.00	S48°40'06"W
L94	21.19	N41°19'54"W
L95	50.00	N41°19'54"W
L96	2.00	S48°40'06"W
L97	20.01	N41°19'54"W
L98	50.00	N41°19'54"W
L99	2.00	S48°40'06"W
L100	20.01	N41°19'54"W
L101	50.00	N41°19'54"W
L102	2.00	S48°40'06"W

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L103	20.01	N41°19'54"W
L104	50.00	N41°19'54"W
L105	2.00	S48°40'06"W
L106	20.01	N41°19'54"W
L107	1.67	S48°40'06"W
L108	20.01	N41°19'54"W
L109	50.00	N41°19'54"W
L110	2.00	S48°40'06"W
L111	20.01	N41°19'54"W
L112	50.00	N41°19'54"W
L113	2.00	S48°40'06"W
L114	20.01	N41°19'54"W
L115	50.00	N41°19'54"W
L116	2.00	S48°40'06"W
L117	20.01	N41°19'54"W
L118	50.00	N41°19'54"W
L119	2.00	S48°40'06"W
L120	20.01	N41°19'54"W
L121	1.67	S48°40'06"W
L122	20.01	N41°19'54"W



**MAXIMUM IMPERVIOUS AREA PER LOT CHART (LOTS 1 - 42)**

LOT NUMBER	AREA (SF)
1	1186
2	1181
3	1181
4	1181
5	1181
6	1186
7	1181
8	1181
9	1181
10	1181
11	1200
12	1181
13	1187
14	1212
15	1232
16	1194
17	1181
18	1187
19	1213
20	1225
21	1258
22	1289
23	1253
24	1210
25	1191
26	1192
27	1192
28	1192
29	1192
30	1186
31	1181
32	1181
33	1181
34	1181
35	1186
36	1181
37	1181
38	1181
39	1181
40	800
41	0
42	67,800
TOTAL (LOTS 1-42)	115,201
AREA IN NEW R/W	26,800
TOTAL LOTS & NEW R/W	142,001

**BOUNDARY CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C2	248.68'	527.50'	027°00'40"	248.38'	N62°03'54"E

**BOUNDARY LINE TABLE**

LINE #	LENGTH	DIRECTION
L4	5.62'	S04°16'28"W
L5	13.41'	S03°02'17"W
L6	105.10'	S03°02'17"W
L7	3.66'	S02°58'17"W
L8	105.00'	N41°18'32"W
L9	50.52'	N41°37'00"W

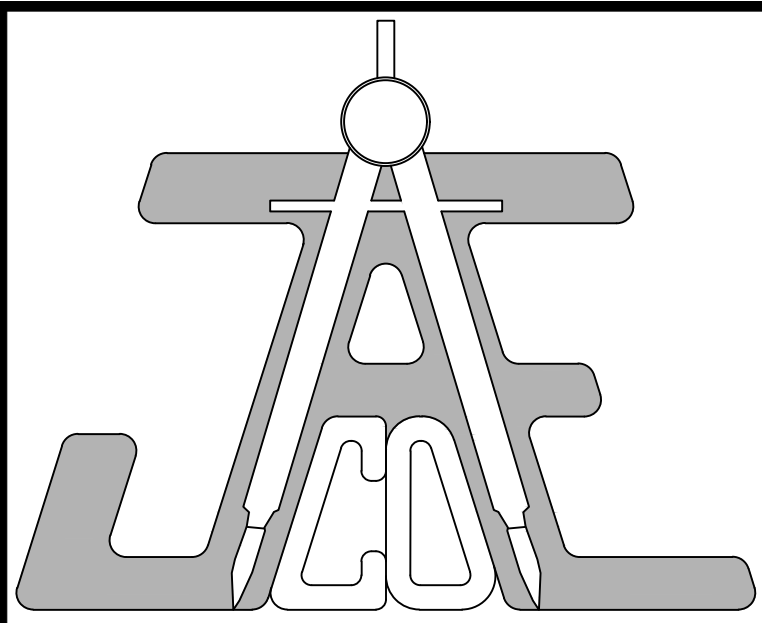
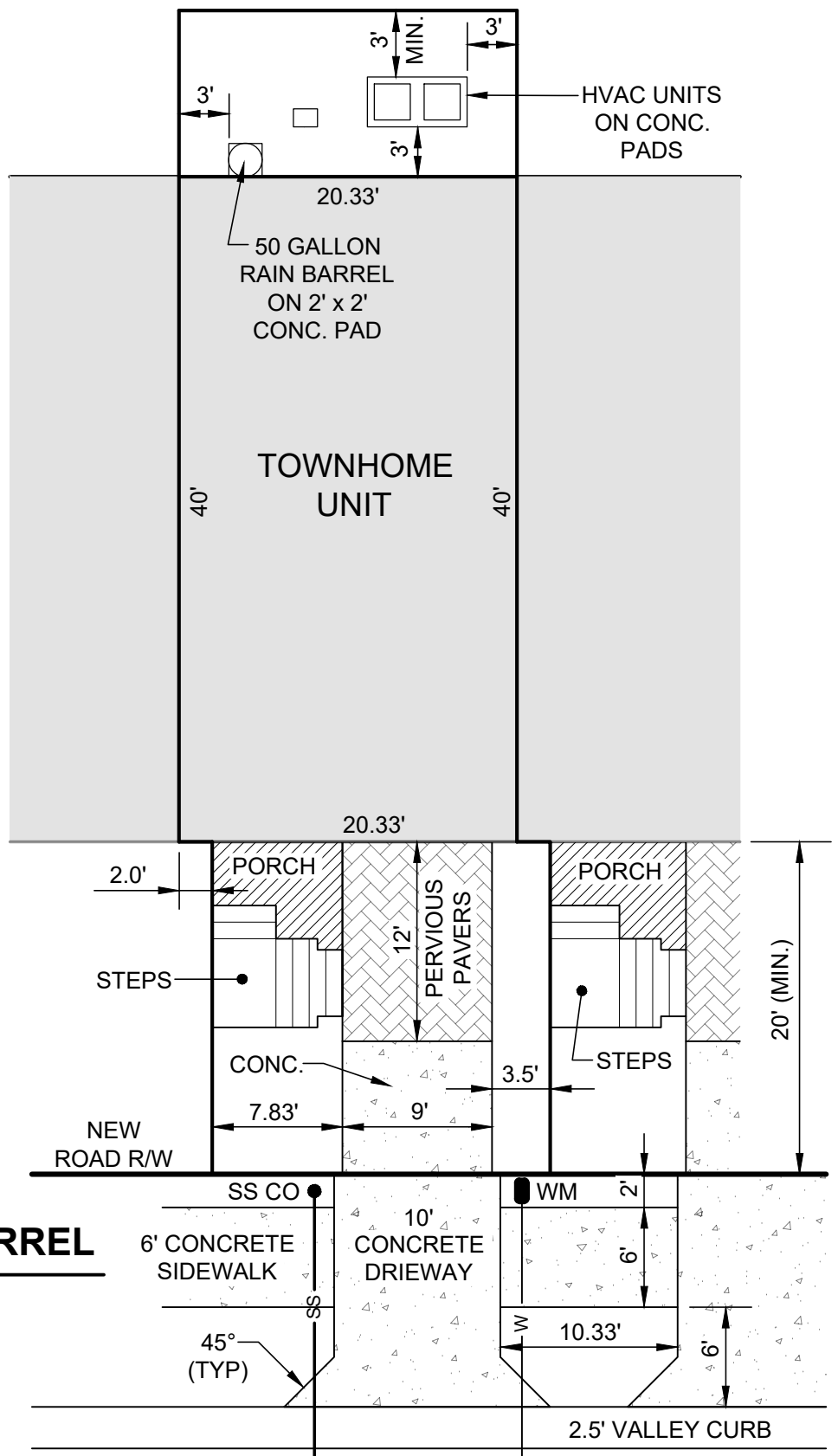
FEE-IN-LIEU REQUIRED FOR SIDEWALK WIDTH LESS THAN 10' ON LEAD MINE ROAD PER UDO 8.1.10

**GENERAL NOTES:**

- CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
- UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
- ADA AREAS TO BE 2% MAX SLOPE IN ALL DIRECTIONS
- WHERE SPOT GRADES ARE DIFFERENT THAN THE PROPOSED FINISH FLOOR ELEVATION, BUILDING FOUNDATION TO BE EXPOSED OR BURIED.

NOTE: ALL POWER POLE AND LIGHT POLE RELOCATION TO BE COORDINATED WITH APPROPRIATE UTILITY BY OWNER/CONTRACTOR. ANTICIPATED RELOCATIONS ARE SHOWN FOR REFERENCE IN ORDER TO CONVEY ACCURATE ANTICIPATED PROJECT SCOPE, HOWEVER THE ACTUAL RELOCATION OF THESE APPURTENANCES IS NOT WITHIN THE SCOPE OF THIS PLAN

NOTE: STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.



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FINAL DRAWING

FOR REVIEW PURPOSES ONLY

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**LEGEND**

CONCRETE	EX POWER POLE
EX WATER VALVE	NEW WATER VALVE
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	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	EXISTING WATER LINE
	SS
	EXISTING SANITARY SEWER
	EXISTING STORM DRAINAGE
	NEW WATER LINE
	NEW SANITARY SEWER
	NEW STORM DRAINAGE
	EXISTING CONTOUR LINE
	NEW CONTOUR LINE
	CENTERLINE OF CREEK
	EXISTING OVERHEAD POWER

NOTE: BUILDINGS FOR TOWNHOME UNITS SHOWN FOR REFERENCE ONLY. BUILDINGS & DRIVEWAYS TO BE APPROVED WITH BUILDING PERMIT. THIS PLAN IS A SUBDIVISION TO CREATE LOTS ONLY.

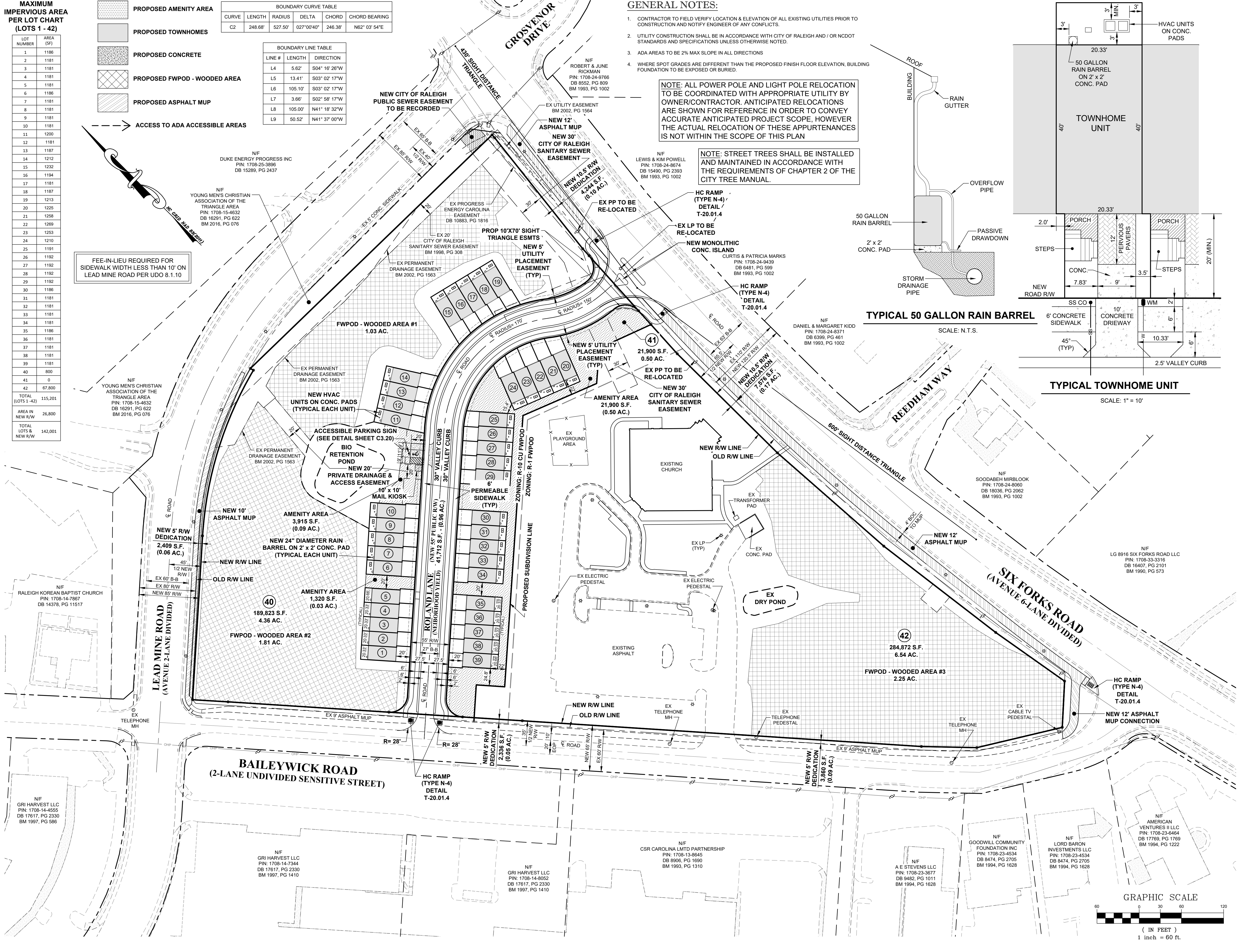
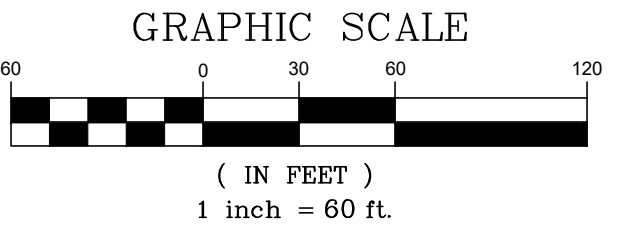
**OVERALL SITE PLAN**

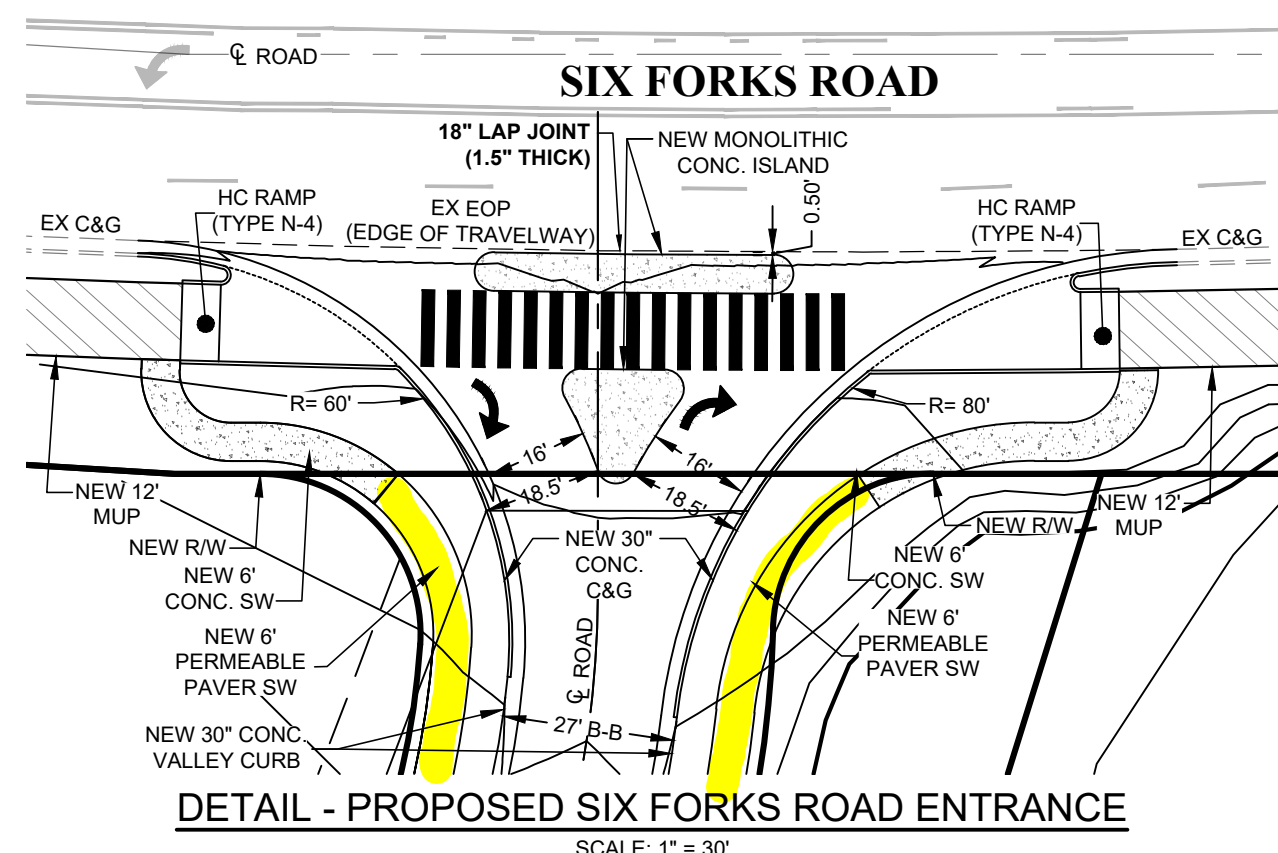
Revisions

Number	Description	Date
1	PER CITY AND NCDOT COMMENTS	05/22/25

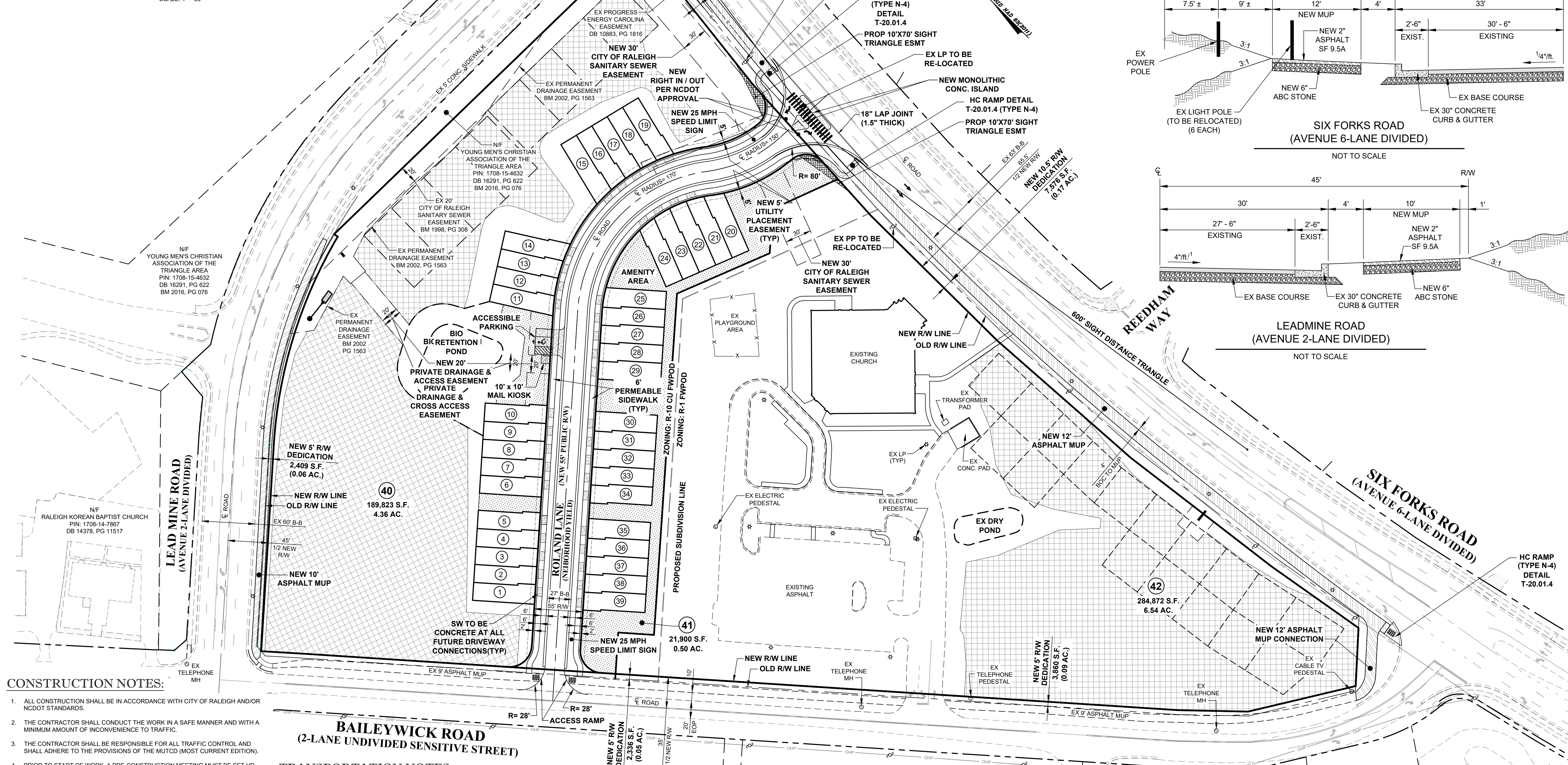
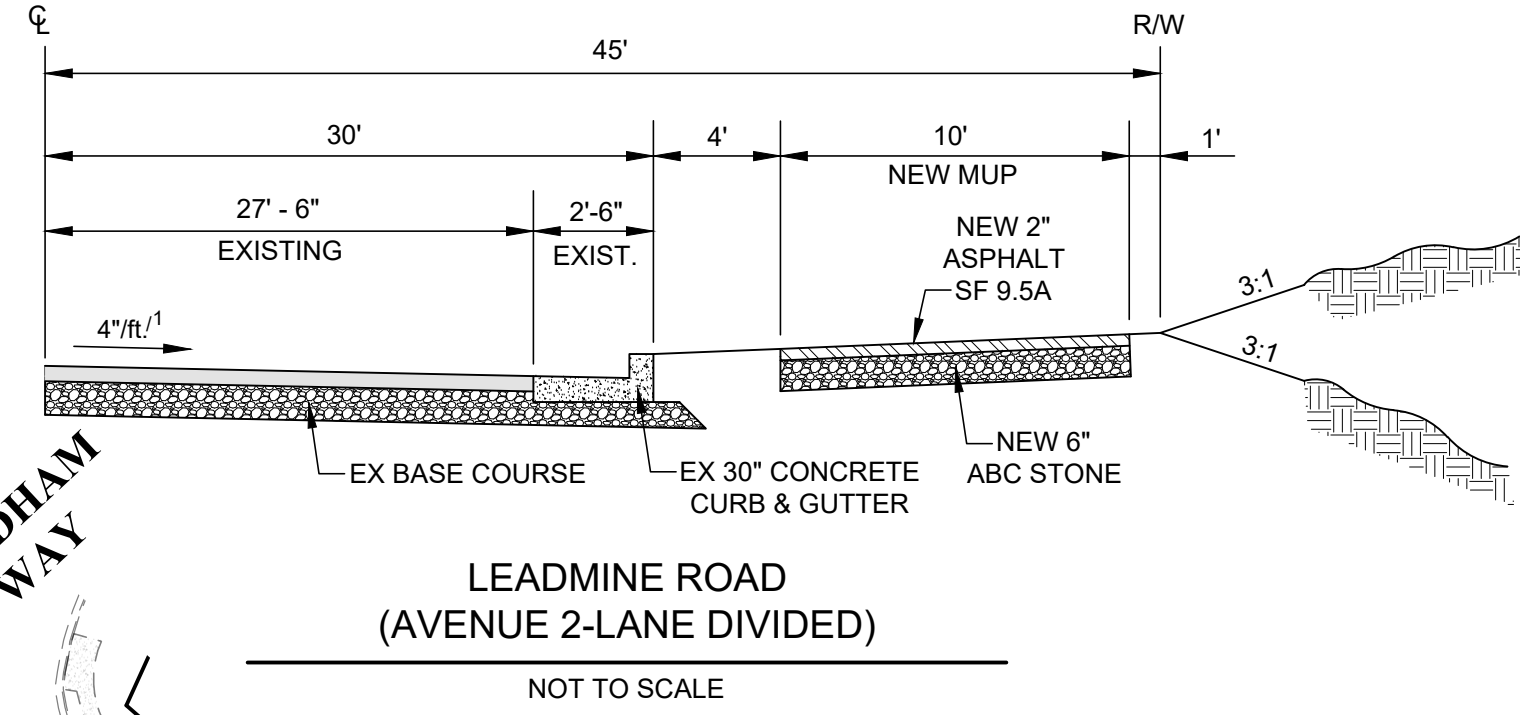
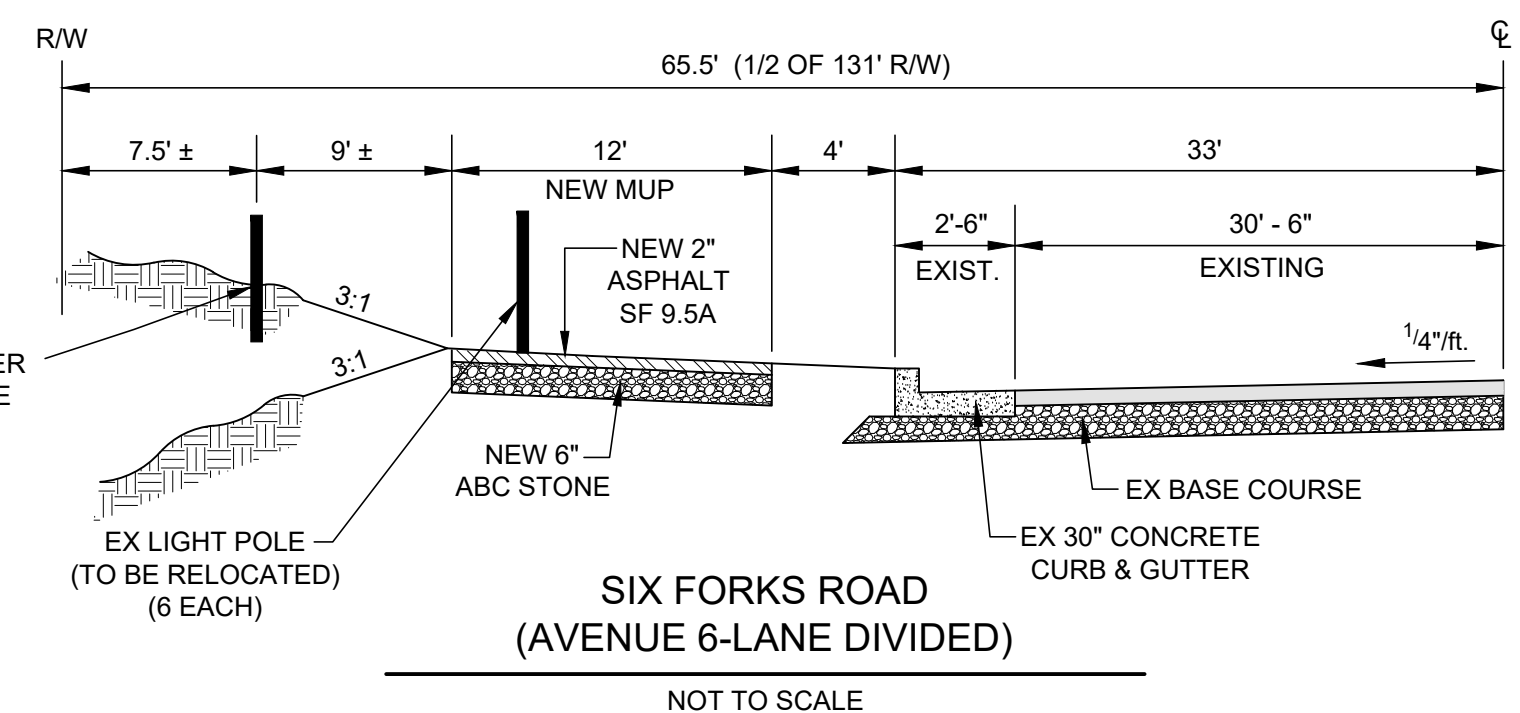
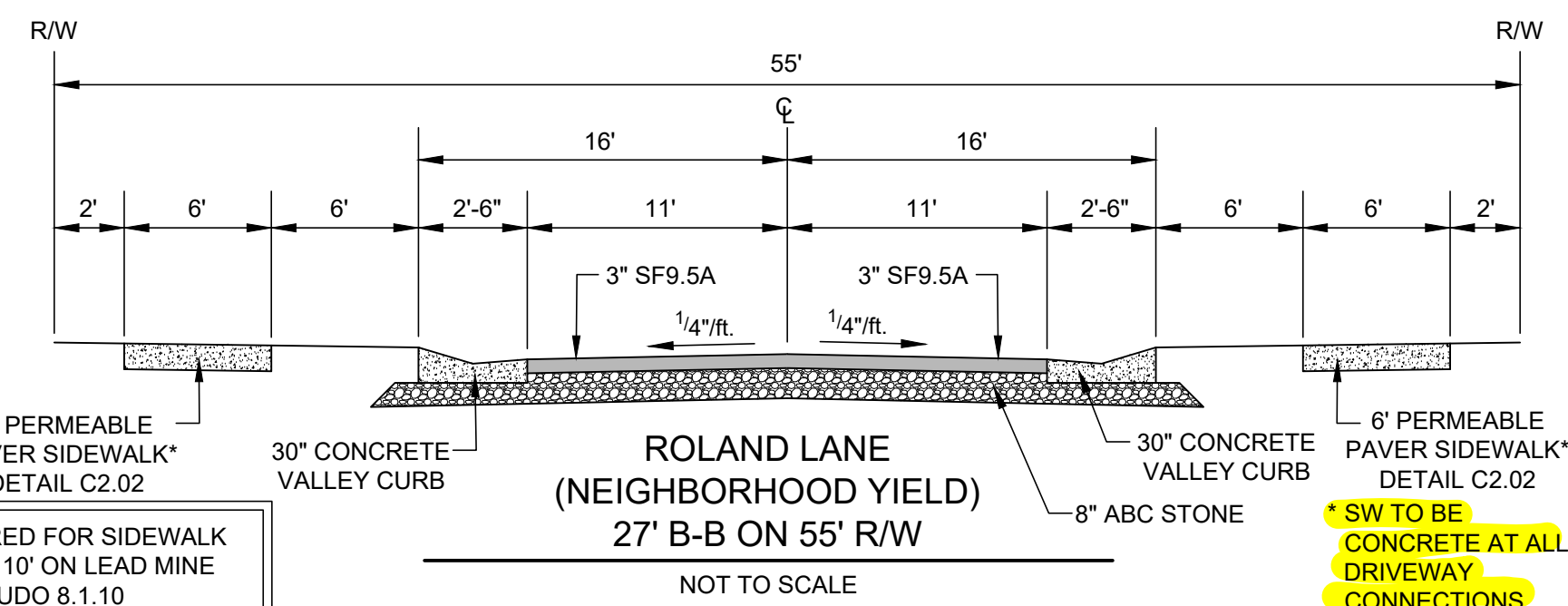
JAECO # 405-08  
DRAWING SCALE: AS SHOWN  
DRAWN BY: BF  
CHECKED BY: JC  
DATE ISSUED: 12/03/2024

C-3.00





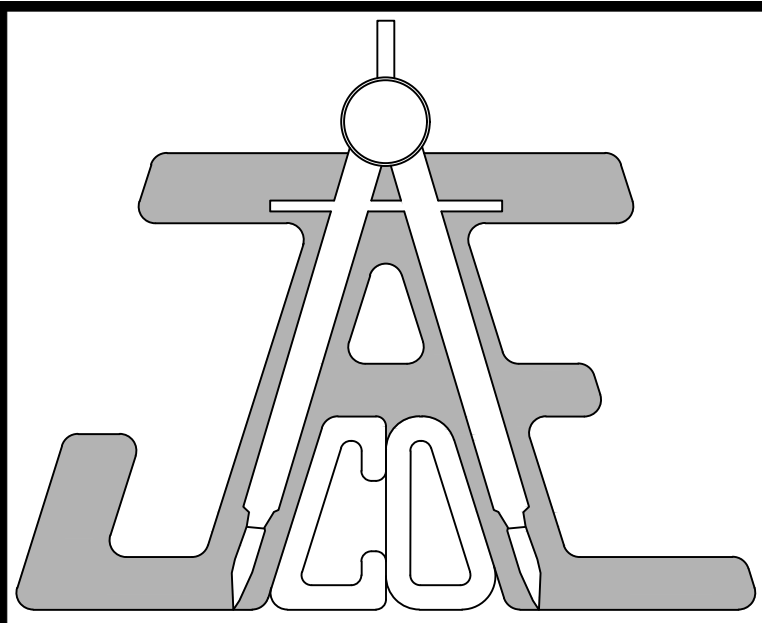
NOTE: ALL POWER POLE AND LIGHT POLE RELOCATION TO BE COORDINATED WITH APPROPRIATE UTILITY BY OWNER/CONTRACTOR. ANTICIPATED RELOCATIONS ARE SHOWN FOR REFERENCE IN ORDER TO CONVEY ACCURATE ANTICIPATED PROJECT SCOPE, HOWEVER THE ACTUAL RELOCATION OF THESE APPURTENANCES IS NOT WITHIN THE SCOPE OF THIS PLAN



- CONSTRUCTION NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
  - THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
  - PRIOR TO START OF WORK, A PRE-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH TRANSPORTATION FIELD SERVICES STAFF. CONTACT ENGINEERING INSPECTIONS AT (919) 996-2409 TO SET UP THE MEETING.
  - THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE TEMPORARY CLOSURE OF A STREET, TRAVEL LANE, PARKING SPACE OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED 2 WEEKS PRIOR. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
  - PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
  - THE CONTRACTOR SHALL REPAIR ANY DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
  - THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
  - ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED 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).

- TRANSPORTATION NOTES:**
- RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50 FEET OF ALL RESIDENTIAL OR RESIDENTIAL COLLECTOR INTERSECTIONS. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL OTHER STREET INTERSECTIONS.
  - HANDICAPPED RAMPS TO BE CONSTRUCTED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH ENGINEERING STANDARD DETAIL T-20.01.2.
  - SIGHT TRIANGLES TO BE LOCATED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS. AREAS WHERE SIGHT TRIANGLE ARE LOCATED OUTSIDE THE RIGHT-OF-WAY SHALL BE RECORDED AS SIGHT EASEMENTS. FINAL LAYOUT OF SIGHT TRIANGLES TO BE APPROVED WITH CONSTRUCTION DRAWINGS.
  - NO SIGN OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, PARKED VEHICLES, SIGN OR OTHER OBJECTS BETWEEN THE HEIGHTS OF 2 FEET AND 8 FEET ABOVE THE CURB LINE ELEVATION, OR NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
  - ALL STREET SECTIONS SHALL MEET OR EXCEED SPECIFICATIONS DETAILED IN CITY OF RALEIGH ENGINEERING STANDARDS T-10.10, T-10.12, AND T-10.14 AS NOTED.
  - ALL STREETS AND RIGHT-OF-WAYS WITHIN AND ADJACENT TO THE PROJECT ARE CONSISTENT WITH THE RALEIGH COMPREHENSIVE PLAN WITH REGARD TO PROPOSED ROADWAY LOCATIONS AND RIGHT-OF-WAY REQUIREMENTS.
  - UNLESS OTHERWISE SHOWN, TURNOUT RADII TO BE MINIMUM OF 35' AT ALL PUBLIC STREET INTERSECTIONS AND DRIVEWAY TURNS TO BE A MINIMUM OF 28'.

- GENERAL NOTES:**
- CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
  - UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
  - ADA AREAS TO BE 2% MAX SLOPE IN ALL DIRECTIONS
  - WHERE SPOT GRADES ARE DIFFERENT THAN THE PROPOSED FINISH FLOOR ELEVATION, BUILDING FOUNDATION TO BE EXPOSED OR BURIED.



**JAECO**  
Consulting Engineers and Land Surveyors  
NC License F-0289  
333 Wade Ave., Raleigh, N.C. 27605  
Phone: (919) 828-4428  
Fax: (919) 828-4711  
E-mail: info@jaeco.com  
www.jaeco.com

FINAL DRAWING

FOR REVIEW PURPOSES ONLY

Six Forks Road  
Townhomes  
9121 Six Forks Road  
Raleigh, NC 27615

Windborne United Methodist  
Church  
9121 Six Forks Road  
Raleigh, NC 27615  
Phone: (919) 386-0212  
E-Mail: info@churchatsixforks.org

Call 811 before you dig.

**LEGEND**

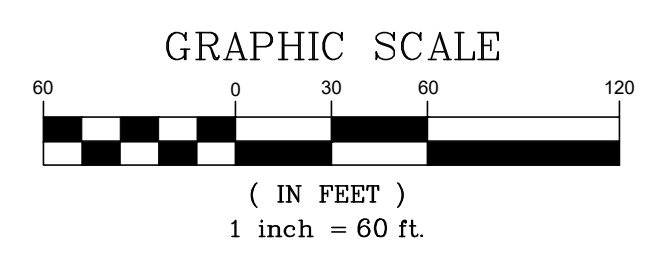
CONCRETE	EX. POWER POLE
EX. WATER VALVE	NEW WATER VALVE
EX. FIRE HYDRANT	NEW WATER REDUCER
EX. WATER METER	NEW FIRE HYDRANT
EX. SEWER MANHOLE	NEW WATER METER
EX. SEWER CLEANOUT	NEW SEWER MANHOLE
EX. STORM CATCH BASIN	NEW SEWER CLEANOUT
EX. STORM DROP INLET	NEW STORM CATCH BASIN
EX. FLARED END SECTION	NEW STORM DROP INLET
EX. LIGHT POLE	NEW FLARED END SECTION
EX. IRON PIPE	IRON PIPE SET
PROPERTY LINE	RIGHT-OF-WAY LINE
LOT LINE	EASEMENT LINE
EXISTING WATER LINE	EXISTING WATER LINE
SS	EXISTING SANITARY SEWER
SS	NEW WATER LINE
SS	NEW SANITARY SEWER
SS	NEW STORM DRAINAGE
SS	NEW STORM DRAINAGE
SS	NEW CONTOUR LINE
SS	NEW CONTOUR LINE
SS	CENTERLINE OF CREEK
OHP	EXISTING OVERHEAD POWER
PROPOSED FWPOD - WOODED AREA	
PROPOSED ASPHALT MUP	
PROPOSED TOWNHOMES	
PROPOSED CONCRETE	
PROPOSED AMENITY AREA	

**TRANSPORTATION PLAN**

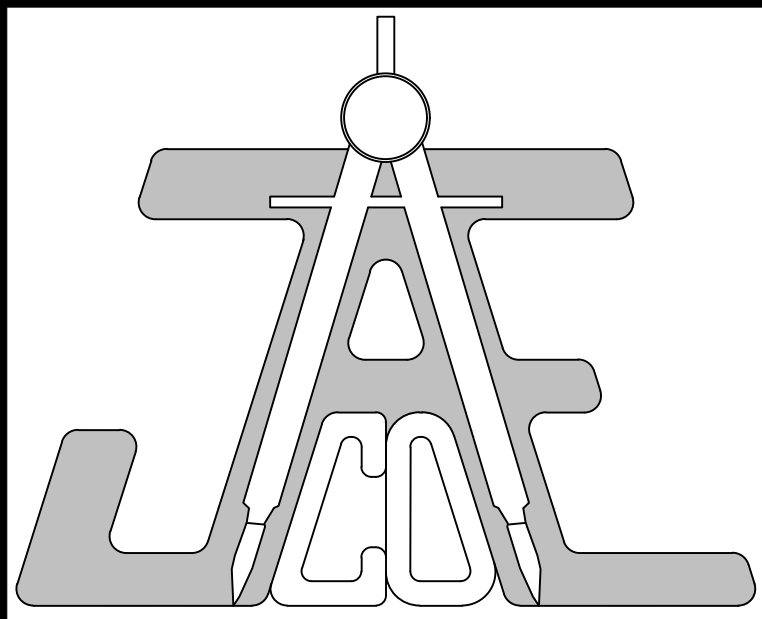
Revisions

Number	Description	Date
1	PER CITY AND NCDOT COMMENTS	05/22/25

JAECO #: 405-08  
DRAWING SCALE: AS SHOWN  
DRAWN BY: BF  
CHECKED BY: JC  
DATE ISSUED: 12/03/2024



C-3.10



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LEGEND

**Public**  
Sewer Collection / Extension System  
Raleigh Water 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 specifications of the Raleigh Water Handbook.

**Public**  
Water Collection / Extension System  
Raleigh Water 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 specifications of the Raleigh Water Handbook.

Raleigh Water Permit # W-

**PHASE 2 ROLAND LANE  
PLAN & PROFILE**

Revisions		
Number	Description	Date
1	PER CITY AND NCDOT COMMENTS	05/22/25

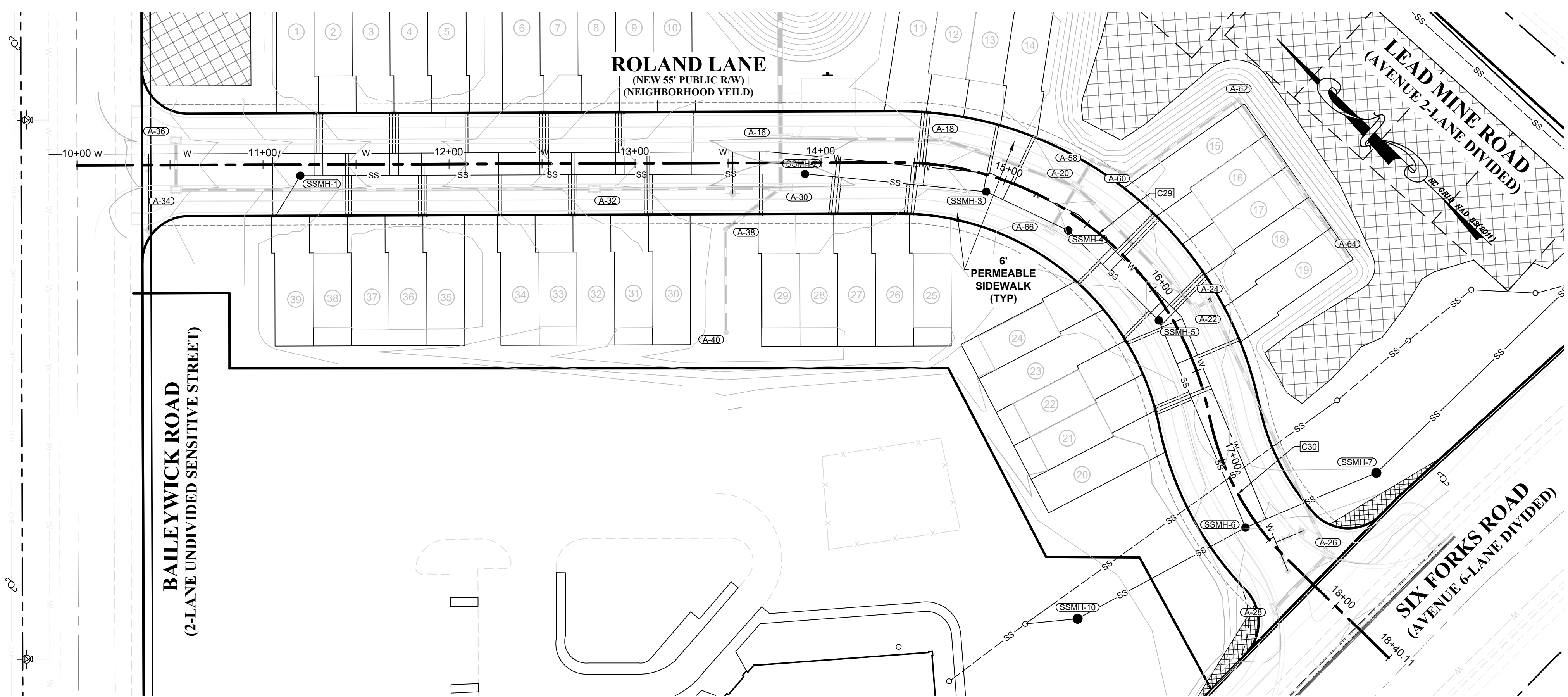
JAECO # 405-08  
DRAWING SCALE: AS SHOWN  
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**STANDARD UTILITY NOTES**

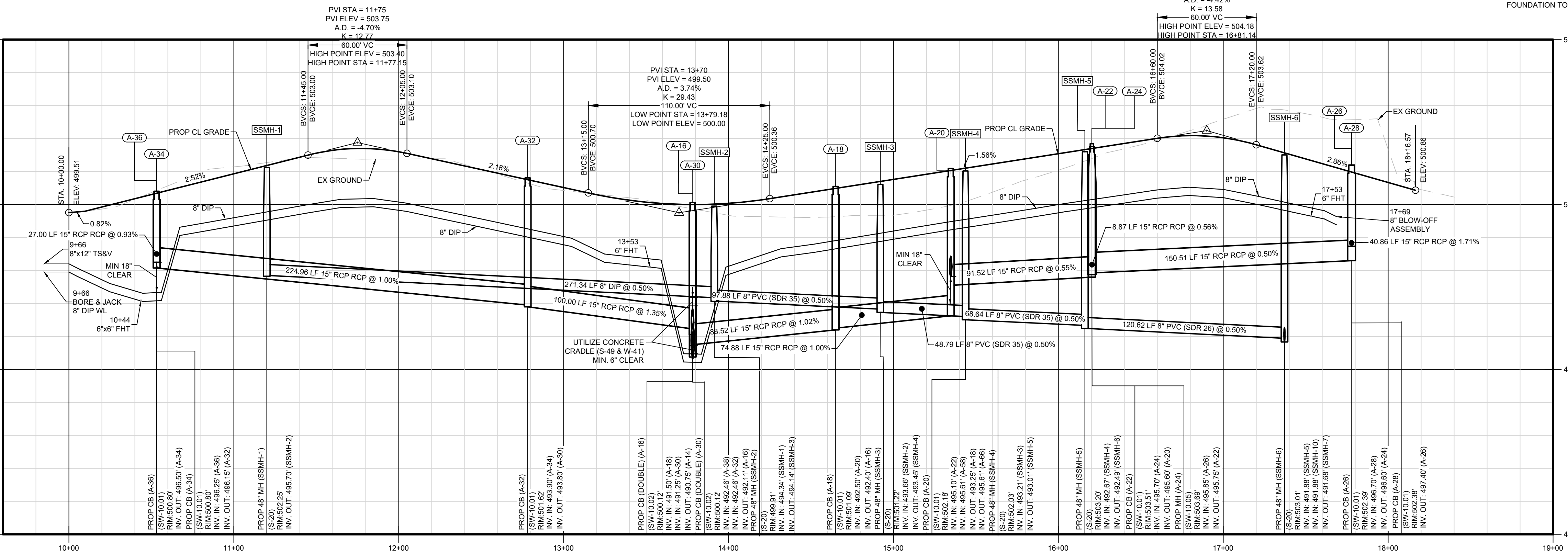
- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
- Utility separation requirements:
  - A distance of 10' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to watertight specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.
  - When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter.
  - Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to watertight specifications.
  - 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer
  - Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings, maintain 18" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W-41 & S-49).
- All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
- Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction. Developer shall provide 30 days advance written notice to owner for any work required within an existing City of Raleigh Utility Easement traversing private property.
- Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24-hour advance notice to the City of Raleigh Public Utilities Department.
- SEWER BYPASS PUMPING - A bypass plan sealed by a NC Professional Engineer shall be provided to Raleigh Water prior to pumping operations for approval. The operations and equipment shall comply with the Public Utilities Handbook.
- 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all reuse mains.
- It is the responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure.
- Install water services with meters located at ROW or within a 2'x2' Waterline Easement immediately adjacent. NOTE: It is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure.
- Inspections of 4" and larger water mains of the private distribution system will be inspected as part of the infrastructure permit.
- Private sewer mains as part of a collection system are permitted inspected under the private infrastructure permit for sewer.
- Any water or sewer services on private property that will be installed under Construction Drawings may require a Plumbing Utility Permit in the City of Raleigh. Consult with the Engineering Inspection Coordinator during the pre-construction meeting on the necessary permits.
- Install sewer services with cleanouts located at ROW or easement line & spaced per the current NC Plumbing code.
- Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole.
- All environmental permits applicable to the project must be obtained from NCDOW, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
- NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.
- Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the RW FOG Program Coordinator prior to issuance of a UC and/or Building Permit. Contact (919) 996-4516 or fog@raleighnc.gov for more information.
- Cross-connection control protection devices are required based on the degree of health hazard involved as listed in Appendix B of the Rules Governing Public Water Systems in North Carolina.
- The devices shall meet the American Society of Sanitary Engineering (ASSE) standards and be on the University of Southern California approval list.
- The device and installation shall meet the guidelines of Appendix A - Guidelines and Requirements for the Cross Connection Program in Raleigh's Service Area.
- The devices shall be installed and tested (both, initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross connection control program, whichever is more stringent. Contact Cross.connection@raleighnc.gov for more information.
- NOTICE for projects that involve an oversized main or urban main replacement. Any City reimbursement greater than \$250,000.00 must undergo the public bidding process.
- Private sub-metering - No resale of water shall occur without approval of the North Carolina Utility Commission. Sub-metering shall be in accordance with Section 1400 of the "SAFE DRINKING WATER ACT".

**GENERAL NOTES:**

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Roland Lane Plan  
SCALE: 1" = 40'



Roland Lane Profile  
HORIZONTAL SCALE: 1" = 40'  
VERTICAL SCALE: 1" = 4'

CURVE TABLE				
Curve	Length	Radius	Delta	Chord Bearing
C29	233.46'	170.00'	078°41'08"	215.55' N88° 00' 39.78"E
C30	89.80'	150.00'	034°18'03"	88.46' S69° 47' 47.79"E

**ATTENTION CONTRACTORS**

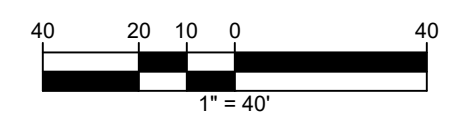
The Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Infrastructure Inspections Division to schedule a Pre-construction meeting on the Development Portal prior to beginning any construction. Raleigh Water must be contacted at (919) 996-4540 at least twenty-four hours prior to beginning any work activity around critical water and sewer infrastructure.

Failure to notify City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require re-installation 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 Raleigh Water Standards will result in a fine and possible exclusion from future work in the City of Raleigh.

**STRUCTURE TABLE**

STRUCTURE ID	DIAMETER	TYPE	STD. DETAIL	RIM	INVERT IN (UIS STR.)	INVERT OUT (DIS STR.)	PIPE OUT
SSMH-1	4'	MH	S-20	502.25	495.70 (SSMH-2)	271.34LF 8" DIP @ 0.50%	
SSMH-2	4'	MH	S-20	499.91	494.34 (SSMH-1)	494.14 (SSMH-3)	97.88LF 8" PVC @ 0.50%
SSMH-3	4'	MH	S-20	501.22	493.66 (SSMH-2)	493.45 (SSMH-4)	48.79LF 8" PVC @ 0.50%
SSMH-4	4'	MH	S-20	502.03	493.21 (SSMH-3)	493.01 (SSMH-5)	68.64LF 8" PVC @ 0.50%
SSMH-5	4'	MH	S-20	503.20	492.67 (SSMH-4)	492.49 (SSMH-6)	120.62LF 8" PVC @ 0.50%
SSMH-6	4'	MH	S-20	503.01	491.88 (SSMH-5)	491.68 (SSMH-7)	76.25LF 8" PVC @ 0.50%



**C-5.20**