

- GENERAL NOTES:**
1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST TOWN OF HILLSBOROUGH AND NCDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED. ALL WATER AND SEWER SHALL BE INSTALLED IN ACCORDANCE WITH TOWN OF HILLSBOROUGH WATER AND SEWER CONSTRUCTION SPECIFICATIONS, STANDARDS AND DETAILS LATEST EDITION.
  2. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART PP APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
  3. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.
  4. SOIL UNDER BUILDINGS AND PAVED AREAS SHALL BE COMPACTED TO STANDARD PROCTOR MAXIMUM DRY DENSITY OR AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
  5. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
  6. CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (1-800-632-4949) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NORTH CAROLINA ONE CALL". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
  7. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
  8. EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
  9. AS SHOWN ON FEMA FIRM PANEL 3710987300J (EFFECTIVE FEBRUARY 2, 2007), THE SITE DOES NOT CONTAIN A FEMA REGULATED SPECIAL FLOOD HAZARD AREA.
  10. ALL IMPROVEMENTS WITHIN THE CATES CREEK PARKWAY RIGHT-OF-WAY (SIDEWALK, GREENWAY TRAIL, ETC.) ARE BY OTHERS, WITH THE EXCEPTION OF THE ROADWAY CONNECTIONS TO CATES CREEK PARKWAY.
  11. PEDESTRIAN WALKWAYS OUTSIDE OF THE PUBLIC RIGHT-OF-WAY WILL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.
  12. A SOIL & EROSION CONTROL PLAN (FROM ORANGE COUNTY) SHALL BE OBTAINED PRIOR TO ISSUANCE OF A ZONING PERMIT.
  13. THE STORMWATER CONTROL & GRADING PLAN WILL BE REVIEWED AND APPROVED BY THE TOWN OF HILLSBOROUGH BEFORE THE ISSUANCE OF A ZONING PERMIT. THE PLAN WILL BE FOLLOWED.
  14. ALL NEW UTILITIES WILL BE UNDERGROUND.
  15. STREAM BUFFER REQUIREMENTS OF SECTION 6.20 OF THE UNIFIED DEVELOPMENT ORDINANCE WILL BE FOLLOWED.
  16. THE ZONING OFFICER FROM THE TOWN OF HILLSBOROUGH SHALL INSPECT THE SITE BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED.
  17. TREES TO REMAIN UNDISTURBED DURING CONSTRUCTION WILL BE FLAGGED TO THE OUTSIDE OF THE CROWN OF THE TREES TO REMAIN AND WILL BE INSPECTED BEFORE THE ZONING PERMIT IS ISSUED.
  18. AS REQUESTED BY THE TOWN OF HILLSBOROUGH PUBLIC WORKS DIRECTOR, ALL PROPOSED CURB AND GUTTER SHALL BE 30" VALLEY TYPE GUTTER PER CITY OF RALEIGH STD. 20.21 SHOWN ON SHEET D-4. THE PROPOSED VALLEY GUTTER SHALL TRANSITION TO STANDARD 30" CURB AND GUTTER (PER NCDOT STD. 646.01) USING CITY OF RALEIGH STD. DETAIL 20.21 "CURB TRANSITION TO 2'-6" VALLEY GUTTER" (ALSO SHOWN ON SHEET D-4) AT ALL PROPOSED INTERSECTIONS, STORM DRAINAGE CATCH BASINS, AND FIRE HYDRANTS.
  19. PERIMETER BUFFER WIDTH PROVIDED ALONG SOUTH SIDE OF PROPERTY (ABUTTING STAGECOACH RUN SUBDIVISION) SHALL BE 100' AS SHOWN ON THESE PLANS.
  20. 10-FOOT BY 70-FOOT SIGHT DISTANCE TRIANGLES WILL BE PLATTED AT ALL INTERSECTIONS.
  21. BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL AND CORRUGATED CARDBOARD, ALL PRESENT IN CONSTRUCTION WASTE, MUST BE RECYCLED.
  22. BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF CONSTRUCTION WASTE MUST BE PROPERLY LICENSED.
  23. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT SHALL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE COUNTY'S SOLID WASTE STAFF. THIS MAY BE THE SAME MEETING HELD WITH OTHER DEVELOPMENT OFFICIALS.
  24. THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIAL ("ACM") OR OTHER HAZARDOUS MATERIALS IN CONSTRUCTION AND DEMOLITION WASTE SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.
  25. THERE IS A TOT LOT PROPOSED BETWEEN LOTS 79 & 80 THAT SHALL BE IMPROVED AS SUCH (I.E. MAY INCLUDE PLAYGROUND EQUIPMENT AND PARK BENCHES).
  26. DRIVEWAY APRICIS AND PORTIONS OF SIDEWALKS THRU DRIVEWAYS SHALL BE 6" THICK IN ACCORDANCE WITH CITY OF RALEIGH STD. 20.01 ON SHEET D-4.
  27. ALL DIMENSIONS SHOWN ON SITE PLAN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
  28. SEPARATE BUILDING PERMITS ARE REQUIRED FOR RETAINING WALLS, BOARDWALKS, BRIDGES, MONUMENTS, SIGNS, OR OTHER ACCESSORY STRUCTURES OR ELEMENTS. CONTACT THE ORANGE COUNTY INSPECTORS AT (919)-245-2612.
  29. EXISTING IMPROVEMENTS (E.G. CATES CREEK PARKWAY) SLATED TO REMAIN THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION OR TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.

**SITE DATA:**

OWNER:	ASHTON RALEIGH RESIDENTIAL, LLC
PIN:	9873371133
SITE AREA:	61.69 ACRES
ZONING CLASSIFICATION:	ESU (ENTRANCEWAY SPECIAL USE)
PROPOSED USE:	SINGLE-FAMILY
SITE IS IN UPPER FALLS LAKE WATERSHED (NEUSE RIVER BASIN)	
MINIMUM LOT AREA (PER SUP):	6,600 SF
TOTAL LOT AREA:	27.44 ACRES (1,195,493 SF)
NUMBER OF LOTS:	136
AVERAGE LOT AREA:	0.20 ACRES (8,790 SF)
BUILDING YARDS/SETBACKS:	FRONT - 20 FEET REAR - 20 FEET SIDE - 5 FEET MINIMUM SIDE - 15 FEET AGGREGATE FRONT - 20 FEET
BUILDING HEIGHT MAXIMUM:	FRONT - 20 FEET
TOTAL IMPERVIOUS AREA:	12.80 acres (557,600 SF)
LOTS (136 lots @ 4,100 of max.):	0.01 acres (500 SF)
TOT LOT:	4.08 acres (177,644 SF)
STREETS:	1.50 acres (65,251 SF)
SIDEWALKS/GREENWAY:	
TOTAL:	18.39 acres 35.6%
MINIMUM RIGHT-OF-WAY WIDTH:	60 FEET
MINIMUM PAVEMENT WIDTH:	27 FEET
MINIMUM RADIUS:	200 FEET
MINIMUM CURB RADIUS:	25 FEET
OPEN SPACE:	REQUIRED - 5.17 ACRES (10%) PROVIDED - 11.06 ACRES (21.4%)
STREAM BUFFER WIDTH:	50 FEET
*PERIMETER BUFFER WIDTH:	50 FEET
STREET YARD WIDTH:	50 FEET

**SITE LEGEND**

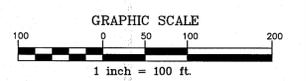
	SIGNAGE
	LIGHT POLE
	HANDICAP RAMPS
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	FENCE
	CONCRETE
	OPEN SPACE
	WETLANDS

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	460.00'	133.79'	N 10°21'29" E	133.31'
C2	400.00'	179.52'	S 14°52'59" W	178.01'
C3	460.00'	116.97'	N 20°27'19" E	116.66'
C4	460.00'	110.16'	N 06°18'36" E	109.90'
C5	360.19'	385.23'	S 30°05'20" W	367.13'
C6	400.00'	118.00'	N 52°16'37" E	117.58'

N/F  
WATERSTONE NC  
RESIDENTIAL LLC  
DEED BOOK 4173 PAGE 348  
PIN 9873-26-8165  
PB 111, PG 112  
TRACT 3A

N/F  
STAGECOACH RUN  
HOMEOWNER ASSOC INC  
PIN: 9873345979  
PB 42, PG 110  
DB 4174, PG 2006



**THE JOHN R. MCADAMS COMPANY, INC.**  
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**MCADAMS**

REVISIONS:

OWNER: ASHTON RALEIGH RESIDENTIAL, LLC  
5711 SIX FORKS ROAD  
SUITE 300  
RALEIGH, NORTH CAROLINA 27609

**WATERSTONE ESTATES**  
PARCELS 1 & 2  
HILLSBOROUGH, NORTH CAROLINA  
OVERALL SITE PLAN

PROJECT NO. AWH-12000  
FILENAME: AWH12000-051  
DESIGNED BY: RSS/MDS/MDW  
DRAWN BY: MDS/SP/RSS  
SCALE: 1"=100'  
DATE: 11-08-2013  
SHEET NO. **C-2**

**MCADAMS**