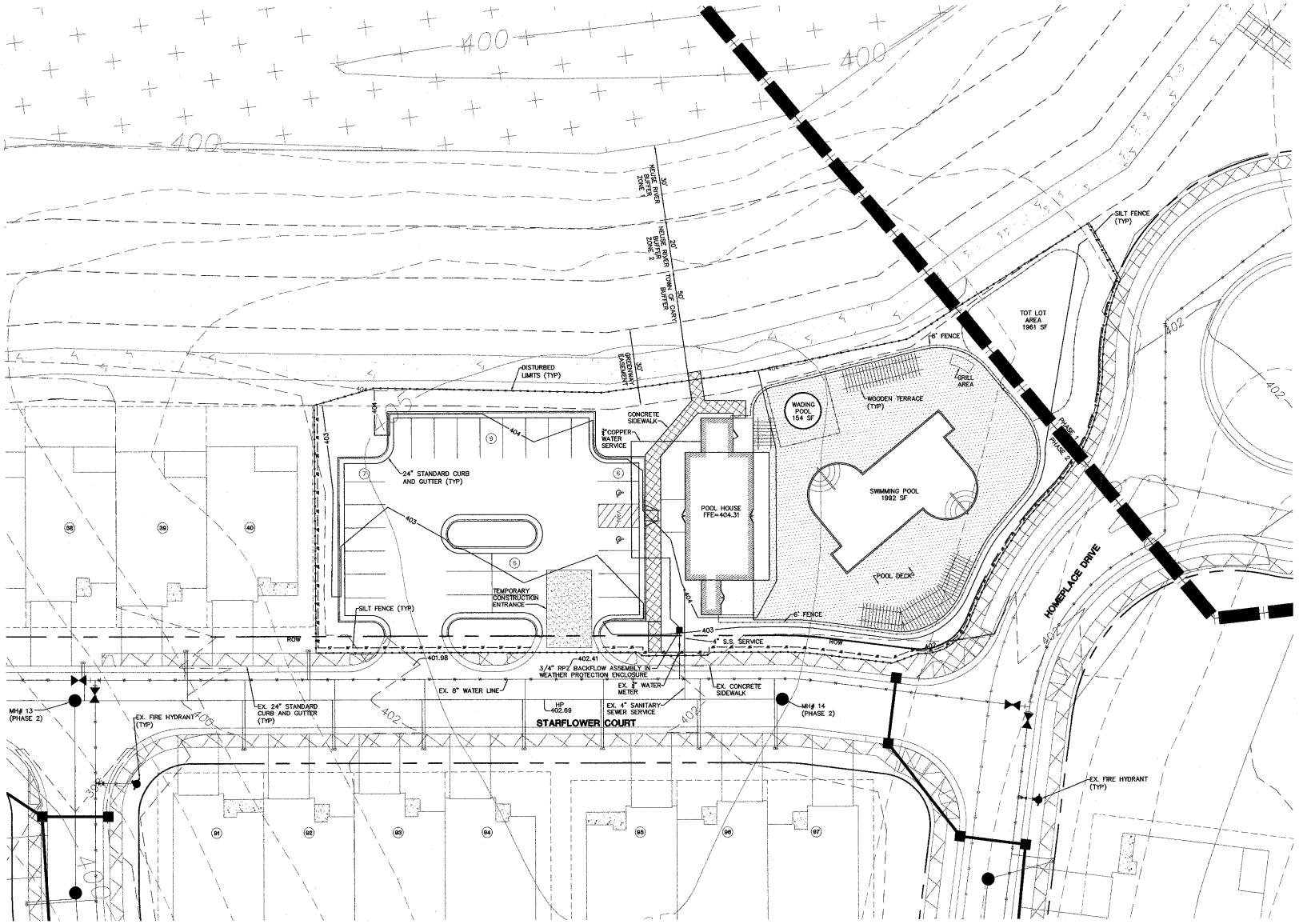

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHICAL INFORMATION PROVIDED BY KENNETH CLOSE, INC., DATED 2-9-05.
2. ROAD, LOT AND GREENWAY LAYOUT PROVIDED BY LTD IN APPROVED WEST LAKE PUD PLANS.
3. WETLANDS DELINEATED BY SOIL & CONSULTANTS, INC. AND SURVEYED BY KENNETH CLOSE, INC.
4. PROPERTY IS NOT IN THE 100 YEAR FLOOD PER MAP NO. 3755J0036D E PANEL 036 OF 840, EFFECTIVE DATE: 5-5-97.
5. NO CHANGES TO ANY ASPECT OF THIS SITE, INCLUDING BUT NOT LIMITED TO ; LANDSCAPING, GRADING, BUILDING ELEVATIONS (ESPECIALLY COLORS), LIGHTING, OR UTILITIES WILL BE MADE WITHOUT THE APPROVAL OF THE DEVELOPMENT REVIEW COORDINATOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT.
6. ALL HVAC SYSTEMS WILL BE SCREENED FROM OFF-SITE VIEW.
7. ALL SHRUBS SHALL BE PLANTED IN AN AREA AT LEAST 2/3 SIZE OF PLANT MATERIAL AT MATURITY SHALL ALLOW FOR A 2.5' BUMPER OVERHANG FROM THE BACK OF CURB.
8. ALL VEHICULAR USE AREAS (DRIVES AND PARKING AREAS) SHALL BE SCREENED FROM OFF-SITE VIEWS.
9. ALL VENT PIPES, ETC. EXTENDING ABOVE THE ROOF SURFACE MUST BE PAINTED A COLOR THAT BLENDS WITH THE ROOF COLOR.
10. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS ACTIVITIES. CALL UTILITY LOCATOR SERVICE 48 HOURS PRIOR.
11. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF CARY STANDARDS AND SPECIFICATIONS.
12. ALL WATER LINES AND SANITARY SEWER SERVICES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE N.C. PLUMBING CODE (LATEST EDITION).
13. ALL WATER LINES AND SERVICES, SANITARY SEWER, SANITARY SEWER SERVICES AND STORM DRAINAGE SHALL BE LOCATED WITHIN A 20' PUBLIC EASEMENT.
14. ALL EXTERIOR SITE LIGHTING WILL BE DESIGNED TO PREVENT OFF-SITE GLARE.
15. ALL STORM DRAINAGE FRAMES, GRATES AND HOODS SHALL BE STAMPED WITH "DRAINS TO NEUSE RIVER" IN ACCORDANCE WITH TOWN OF CARY STANDARDS.
16. THE PROJECT WILL MEET ALL OF THE REQUIREMENTS RELATIVE TO BEST MANAGEMENT PRACTICES AND ENGINEERING STORMWATER CONTROL STRUCTURES AS OUTLINED IN THE TOWN OF CARY UNIFIED DEVELOPMENT ORDINANCE.
17. THE ESTABLISHMENT OF PERMANENT GROUND COVER WILL BE ESTABLISHED 15 WORKING DAYS OR 90 CALENDAR DAYS, WHICH EVER IS LESS.
18. NO SITE SIGNS OR ADVERTISING SHALL BE ERECTED PRIOR TO THE ISSUANCE OF A CERTIFICATION OF OCCUPANCY.
19. SIGNS ARE A SEPARATE APPROVAL PROCESS AND HAS NOT BEEN REVIEWED OR APPROVED AS A PART OF THIS DEVELOPMENT PLAN. A 9" YOU ARE REQUIRED TO SUBMIT A UNIFORM SIGN PLAN AND OBTAIN APPROVAL OF A UNIFORM SITE PLAN PRIOR TO RELEASE OF PLATS FOR THE RECORDING OF LOTS (IF APPLICABLE). PLATS TO RECORD LOTS CANNOT BE APPROVED UNTIL THE UNIFORM SIGN PLAN HAS BEEN APPROVED.
20. THE DEVELOPER WILL BE RESPONSIBLE FOR ALL INSTALLATION COST ASSOCIATED WITH STREET LIGHTING ALONG PROPOSED STREETS, ADJACENT STREETS AND THOROUGHFARES AS REQUIRED PER TOWN OF CARY POLICY STATEMENT NO. 13. THE DEVELOPER SHALL CONTACT PROGRESS ENERGY AFTER PLAN APPROVAL AND PRIOR TO CONSTRUCTION IN ORDER TO DEVELOP A STREET LIGHTING PLAN FOR THIS SITE/SUBDIVISION PLANS.
21. WHERE EXISTING VEGETATION FAILS TO FUNCTION ADEQUATELY AS REQUIRED (I.E. BUFFER TYPE A,B,C AND PARKING LOT PERIMETER PLANTINGS), THE DEVELOPER SHALL INSTALL SUFFICIENT SUPPLEMENTAL PLANTINGS IN ADDITION TO THOSE SHOWN ON THE PLANTING PLAN BASED ON ACTUAL FIELD CONDITIONS.
22. ALL TREE PROTECTION FENCING SHALL BE MAINTAINED UNTIL ALL SITE WORK IS COMPLETED. THE FENCING SHALL BE REMOVED PRIOR TO THE SITE INSPECTION FOR SITE CERTIFICATE OF OCCUPANCY (CO).
23. ALL ABOVE GROUND UTILITY EQUIPMENT AND FACILITIES ASSOCIATED WITH ON-SITE ELECTRIC, CABLE, TELEPHONE, GAS OR OTHER SIMILAR UTILITY SHALL BE LOCATED IN THE SIDE OF REAR YARD AREA OF THE SITE AND SCREENED, TO THE EXTENT POSSIBLE, WITH EVERGREEN PLANTINGS. PLANTINGS SHALL ALLOW FOR A MINIMUM OF A 5' CLEARANCE AROUND THE STRUCTURE TO ALLOW FOR ACCESS. ADDITIONALLY, ANY SIDE OF THE STRUCTURE HAVING A DOOR OR LOCK, THE PLANTINGS SHALL ALLOW FOR A 10' CLEARANCE. THE AMOUNT OF CLEARANCE SHALL ACCOUNT FOR SIZE OF THE PLANT MATERIAL AT MATURITY.
24. NO TREE SHALL BE LOCATED WITHIN A ROADWAY RIGHT-OF-WAY OR WITHIN 5' OF A SIDEWALK.
25. ALL SITE WORK SHALL COMPLY WITH NORTH CAROLINA STATE BUILDING AND HANDICAPPED ACCESSIBILITY CODE (ICC/ANSI A117.1-1998).
26. APPROVED, STAMPED AND SIGNED BUILDING ELEVATIONS FROM THIS SITE MUST BE INCORPORATED IN BUILDING PERMIT PLANS.

SITE NOTE

THE WEST LAKE RECREATION SITE AREA IS LOCATED WITHIN WEST LAKE SUBDIVISION PHASE 1 AND 2 (05-SB-005, 05-SP-043). THE STORMWATER SYSTEMS AND APPROVED BMP'S FOR PHASE 1 AND 2 WERE DESIGNED TO ACCOUNT FOR THE AREA OF THE RECREATION SITE AND PROVIDE NITROGEN REDUCTION, 85% TSS REMOVAL, AND ATTENUATE STORMWATER FLOWS TO PRE-CONSTRUCTION CONDITIONS FOR THE 2- AND 10-YEAR STORM.

UTILITY NOTES

TOWN OF CARY STANDARDS & SPECIFICATIONS ARE TO BE USED.

WATER

1. MINIMUM 4' OF COVER.
2. MINIMUM 10' OF HORIZONTAL SEPARATION FROM SANITARY SEWER MAIN.
3. MINIMUM OF 18" OF VERTICAL SEPARATION ABOVE SANITARY SEWER MAIN.
4. MINIMUM 12" OF VERTICAL SEPARATION FROM STORM DRAINAGE.

SEWER

1. MINIMUM 3' OF COVER FOR OUTFALL LINES.
2. MINIMUM 5' OF COVER FOR SANITARY SEWER MAINS IN STREET R/W FOR PVC PIPE.
3. MINIMUM 10' OF HORIZONTAL SEPARATION FROM WATER MAINS.
4. MINIMUM 18" OF VERTICAL SEPARATION BELOW WATER MAINS.
5. MINIMUM 12" OF VERTICAL SEPARATION FROM STORM DRAINAGE.

PROPOSED SEWER FLOW

(PER NCDENR ADMINISTRATIVE CODE SECTION 15A NCAC 2H.0200)

MIN. DAILY FLOW = 10 GAL./PERSON (POOL & BATHHOUSE)
ESTIMATED USE = 75 PEOPLE PER DAY (SUMMER SEASON)
PROPOSED SEWER FLOW = 750 GPD

DISTURBED AREA - 0.77 ACRES

05-SP-152
APPROVED
TOWN OF CARY

APPROVED: DEC DATE 2-20-06
PLANNING RPD DATE 3-13-06
ENGINEERING TS DATE 3-15-06

NOTE:
35 GAL/MIN GREASE INTERCEPTOR TO BE INSTALLED.

EROSION CONTROL NOTES

1. ALL CATCH BASINS, CURB INLETS AND YARD INLETS REQUIRE INLET PROTECTION.
2. PRIOR TO THE BEGINNING THIS WORK, AN ON-SITE MEETING WILL WITH THE TOWN ENVIRONMENTAL INSPECTOR WILL BE HELD.
3. CUT AND FILL SLOPES WILL BE STABILIZED WITHIN 15 DAYS OF ANY PHASE OF GRADING.
4. RISER STRUCTURES AND BARRELS MUST BE ON SITE BEFORE THE GRADING PLAN PERMIT IS ISSUED.
5. THE STREETS IN FRONT OF THE PROJECT WILL BE KEPT CLEAN AT ALL TIMES OR A WASH STATION WILL BE REQUIRED.
6. THE SILT PROTECTION ON THIS PROJECT WILL BE INSTALLED AND INSPECTED BEFORE THE GRADING PERMIT IS ISSUED.
7. THE GRADING PLAN WILL NOT BE ISSUED UNTIL THE TOWN OF CARY HAS RECEIVED NOTIFICATION FROM THE ECOSYSTEM ENHANCEMENT PROGRAM THAT A RECEIPT HAS BEEN ISSUED TO THE DEVELOPER AND THE LOCAL GOVERNMENT STATING THE NITROGEN BUY DOWN HAS BEEN COMPLETED.
8. LOAD SPREADERS IN THE PROJECT MUST BE LOCATED ON OPEN SPACE, HAVE AN ACCESS AND MAINTENANCE EASEMENTS LOCATED AROUND THEM AND INCLUDE AN OPERATION AND MAINTENANCE MANUAL, AND A MAINTENANCE AGREEMENT.

CONSTRUCTION SCHEDULE

1. Obtain grading permit.
2. Install all erosion control measures as shown
3. Obtain Certificate of Compliance through on-site inspection by Erosion Control Officer.
4. Proceed with grading.
5. Clean sediment basins when one-half full.
6. Seed and mulch denuded area within 30 days of any phase of grading.
7. Maintain soil erosion control measures until permanent ground cover is established.
8. Request final approval by Erosion Control Officer
9. Remove soil erosion control measures and stabilize these areas.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NO.	REVISION	DATE
1.	REVISED PER TOWN OF CARY COMMENTS DATED 3-15-06	03-15-06

SEAL: NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2648 CHRISTOPHER M. SPAULDING 1/20/06

S&N SPAULDING & NORRIS, PA
Design Consultants
972 Trinity Road 27607
Raleigh, North Carolina 27607
Phone (919) 854-7990 Fax (919) 854-7925

PROJECT FOR: LTD, INC.
2005 ARVIL CENTER PKWY, STE 102
MORRISVILLE, NC 27560
DATE: 12-15-05
PROJECT ENGINEER: STEPHANIE NORRIS, P.E.
PROJECT CADD DESIGNER: ANDREW KEY
PROJECT SURVEYOR: KPCE ENGINEERS P.A. S.

WEST LAKE SUBDIVISION RECREATION SITE

CARY, NORTH CAROLINA, WAKE COUNTY

UTILITY, GRADING AND EROSION CONTROL PLAN

DRAWING SHEET C-3

PROJECT NUMBER 556-05

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