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SITE PLAN REVIEW FOR: MORRIS & ASSOCIATES

803 MORRIS DRIVE
GARNER, NORTH CAROLINA 27529

PIN 1720291725, 1720198501, 1720197433, 1720196356



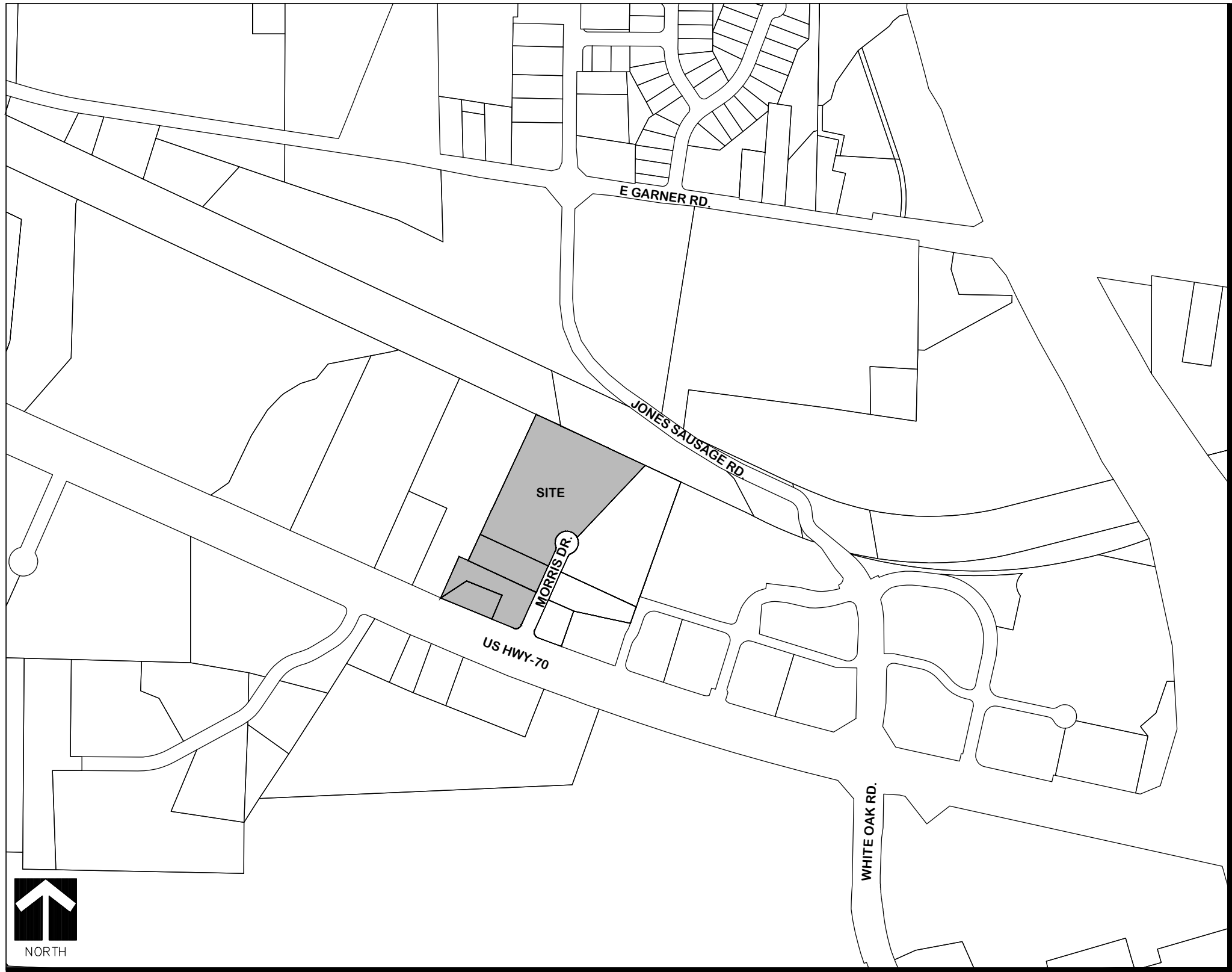
APPROVED

By Alison Jones at 7:47 am, Mar 24, 2023

City of Raleigh Public Utilities Department

Preliminary approval only. Does not constitute construction approval for any proposed water or sewer main extensions. Valid only with signature of a City of Raleigh Review Officer. This electronic approval may not be edited once issued. Any modification to this approval once issued will invalidate this approval.

| SITE DATA TABLE | |
|---|---|
| APPLICANT/OWNER: | MORRIS & ASSOCIATES, INC. |
| PROPERTY ADDRESS: | 803 MORRIS DR. GARNER, NC 27529 |
| PIN(s): | 1720-29-1725, 1720-19-8501, 1720-19-7433, 1720-19-6356 |
| DEED: | BOOK: 2368 PAGE: 591 |
| PLAT: | 110487866 |
| PARCEL ID: | 95825 |
| EXISTING ZONING: | INDUSTRIAL 1 (I-1) |
| EXISTING LAND USE: | MANUFACTURING AND PRODUCTION |
| PROPOSED LAND USE: | MANUFACTURING AND PRODUCTION AND OFFICE (OTHER) |
| LOT AREA: | 343,623 SF; 7.89 ACRES |
| WATERSHED OVERLAY: | SWIFT CREEK (SOUTH)/ WALNUT CREEK (NORTH) |
| RIVER BASIN: | NEUSE RIVER |
| FLOODPLAIN DATA: | THE PROPERTY IS NOT LOCATED IN THE FLOOD HAZARD ZONE PER FEMA FIRM MAP PANEL 3720172000J. |
| WETLAND/STREAM DATA: | NO WETLANDS OR STREAMS LOCATED ON SITE. |
| NATURAL OR HISTORIC INVENTORY SITES: | NONE |
| EXISTING GROSS FLOOR AREA: | 0 SF |
| PROPOSED GROSS FLOOR AREA: | OFFICE: 33,316 SF. TOTAL BUILDING SQUARE FOOTAGE: 33,316 SF |
| FLOOR AREA RATIO: | 33,316/343,623 SF = 9.70% |
| PRE-DEVELOPMENT IMPERVIOUS SURFACE AREA: | 30,225.41 SF / 0.69 Ac. (8.8%) <i>*IMPROVED PARCELS ONLY</i> |
| POST-DEVELOPMENT IMPERVIOUS SURFACE AREA: | 122,839 SF / 2.82 Ac. (35.7%) <i>*IMPROVED PARCELS ONLY</i> |
| DISTURBED AREA: | 201,832 SF (4.63 ACRES) |
| PROJECT BUFFER BOUNDARY AREA: | STREET BUFFERS US 70 - 15' BUFFER MORRIS DRIVE - 15' BUFFER (1/2 - 7.5' BUFFER) |
| PERIMETER BUFFERS | |
| SOUTH | PR USE CLASS 6 / D CLASS 3 (WEST OF MORRIS DR) 45' BUFFER (1/2 - 22.5' BUFFER) BEHIND BACK OF SIDEWALK |
| WEST | PR USE CLASS 6 / EX UD ZD CR - 20' BUFFER (NORTH OF PRIVATE DRIVE) PR USE CLASS 3 / EX UD ZD SB - 15' BUFFER (SOUTH OF PRIVATE DRIVE) |
| NORTH | PR USE CLASS 3 / D CLASS 6 (WEST OF MORRIS DR) 25' BUFFER (1/2 - 12.5' BUFFER) BEHIND BACK OF SIDEWALK |
| TRANSITIONAL USE AREA: | NONE |
| PROJECT SETBACKS: | STREET YARD: 50 FT MIN CORNER LOT SIDE YARD: 35 FT MIN |
| PARKING: | PROPOSED OFFICE A (OTHER): 1 SPACE/300 SF FLOOR AREA 33,316 SF / 300 SF = 112 SPACES REQUIRED: 112 SPACES INCLUDING 5 ADA SPACES (1 VAN) PROVIDED: 121 SPACES INCLUDING 5 ADA SPACES (1 VAN) |
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| TREE COVERAGE REQUIREMENTS: | 29,751 SF (12% OF SITE) <i>*REFER TO L-1.0 LANDSCAPE CALCULATIONS</i> |
| TREE COVERAGE PROVIDED: | 30,900 SF (12.5% OF SITE) <i>*REFER TO L-1.0 LANDSCAPE CALCULATIONS</i> |



VICINITY MAP
1" = 500'

INDEX TO PLANS

| | |
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| C-1.0 | BOUNDARY & TOPOGRAPHIC SURVEY |
| C-2.0 | EXISTING CONDITIONS & DEMOLITION PLAN |
| C-3.0 | SITE LAYOUT PLAN |
| C-4.0 | UTILITY PLAN |
| C-4.1 | GRADING & STORM DRAINAGE PLAN |
| D-1.0 | SPOT ELEVATION PLAN |
| D-1.1 | SITE DETAIL SHEET |
| D-2.0 | SITE DETAIL SHEET |
| D-2.1 | UTILITY DETAIL SHEET |
| D-2.2 | UTILITY DETAIL SHEET |
| D-3.0 | UTILITY DETAIL SHEET |
| L-1.0 | STORM DETAIL SHEET |
| L-1.1 | LANDSCAPE PLAN |
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| 1 OF 1 | SITE LIGHTING PLAN |
| A2.01 | STREET LIGHTING PLAN |
| A4.01 | ARCHITECTURAL FLOOR PLAN BUILDING A |
| A4.02 | BUILDING A EXTERIOR ELEVATIONS |
| A4.03 | BUILDING A EXTERIOR ELEVATIONS |
| | DUMPSTER ENCLOSURE PLANS & ELEV. |

| MUNICIPAL CONTACT LIST | | |
|--|--|---|
| PLANNING AND ZONING TOWN OF GARNER PLANNING DEPARTMENT ALISON JONES, PLANNER II 900 SEVENTH AVENUE GARNER, NC 27529 919-773-4429 919-246-9015 FAX | EROSION CONTROL WAKE COUNTY ENVIRONMENTAL SERVICES JIM ROBERSON 336 FAYETTEVILLE STREET RALEIGH, NC 27602 919-856-6086 | NATURAL GAS SERVICES DOMINION ENERGY SHAWN PHILLIPS 2020 ENERGY DRIVE APEX, NC 27502 919-367-2732 |
| STREETS AND HIGHWAYS NCDOT DIVISION 5, DISTRICT 1 JEREMY L WARREN, PE 4009 DISTRICT DRIVE RALEIGH, NC 27607 919-733-3213 | WATER AND SEWER CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT ALEXANDRA NATZKE ONE EXCHANGE PLAZA RALEIGH, NC 27601 919-996-3486 | TELEPHONE SERVICE AT&T NEA DALTON 336-333-3440 |
| BUILDING INSPECTIONS TOWN OF GARNER INSPECTIONS DEPARTMENT TONY BEASLEY 900 SEVENTH AVENUE GARNER, NC 27587 919-773-4405 | ELECTRIC SERVICE DUKE ENERGY PROGRESS BRETT HUGHES 9920 FAYETTEVILLE RD RALEIGH, NC 27603 919-630-3498 | CABLE SERVICE SPECTRUM COMMUNICATIONS BARBARA KANNON 6501 WESTON PARKWAY CARY, NC 27513 919-573-7673 |

| NOTES: | |
|-------------------------|--|
| 1. | CONTACT THE NORTH CAROLINA ONE CALL CENTER PRIOR TO DOING ANY DIGGING. 1-800-632-4949. |
| 2. | PLEASE CONTACT TOWN OF GARNER ENGINEERING DEPARTMENT AT ENG-INSPECTIONS@GARNERNC.GOV TO SCHEDULE A PRE-CONSTRUCTION MEETING PRIOR TO OBTAINING BUILDING PERMITS FOR THIS PLAN. |
| 3. | ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF GARNER, CITY OF RALEIGH, AND NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE. |
| CONDITIONS OF APPROVAL: | |
| 1. | A DRIVEWAY PERMIT PROVIDED BY NCDOT SHALL BE REQUIRED PRIOR TO BUILDING PERMIT APPROVAL. |

| | |
|--|--|
| OWNER: MORRIS & ASSOCIATES, INC. 803 MORRIS DRIVE GARNER, NC 27529 | CIVIL ENGINEER: PABST DESIGN GROUP, PA 107 FAYETTEVILLE ST, STE 200 RALEIGH, NC 27601 TEL: 919-848-4399 FAX: 919-848-4395 E-MAIL: dpabst@pabstdesign.com |
| ARCHITECT: 310 ARCHITECTURE + INTERIORS, PA 302 JEFFERSON STREET, SUITE 250 RALEIGH, NC 27605 TEL: 919-838-9310 E-MAIL: PAULF@310AI.COM | SURVEYOR: NEWCOMB LAND SURVEYORS 7008 HARPS MILL ROAD, SUITE 105 RALEIGH, NC 27615 TEL: 919-847-1800 |

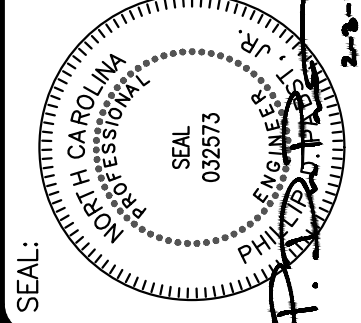
| INFRASTRUCTURE QUANTITIES TABLE | |
|---|----------|
| GARNER ENGINEERING | |
| PUBLIC STREETS | 856 LF |
| CURB & GUTTER | 4,863 LF |
| PUBLIC SIDEWALKS | 646 LF |
| STORMWATER CONTROL MEASURES (SCM's) | 2 |
| CITY OF RALEIGH PUBLIC UTILITIES | |
| PUBLIC WATERMAIN (by size) | 0 LF |
| PUBLIC SEWERMAIN (by size) | 0 LF |
| PRIVATE WATER MAIN (by size) | 0 LF |
| PRIVATE SEWERMAIN (by size) | 0 LF |
| WATER STUBS/TIES (includes all new taps, new water service stubs, and hydrant stubs on existing watermains) | 1 |
| EXISTING WATER SERVICE ABANDONMENTS (stub quantities) | 0 |
| WATER METER(s) FOR DOMESTIC (by size) | (1) 2" |
| WATER METER(s) FOR IRRIGATION (by size) | (1) 1" |
| SEWER SERVICES (by size) | (1) 4" |

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

PABST DESIGN GROUP, PA
Engineering | Consulting
107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601
Phone: 919 848 4399 | Fax: 919 848 4395 | NC LICENSE NUMBER: C-3311

| | |
|--|-----------------------------|
| PREPARED FOR: MORRIS & ASSOCIATES, INC. 803 MORRIS DRIVE GARNER, NC 27529 | DATE: 8.21.2020 |
| PROJECT ENGINEER: PJP | PROJECT CAD DESIGNER: LK |
| PROJECT SURVEYOR: NEWCOMB LAND SURVEYORS, LLC | |

MORRIS & ASSOCIATES
TOWN OF GARNER, WAKE COUNTY, NORTH CAROLINA
SITE PLAN REVIEW
COVER SHEET



| NO. | DATE | REVISION |
|-----|---------|--------------------------|
| 1 | 1/28/21 | REVISED PER TOG COMMENTS |
| 2 | 5/14/21 | REVISED PER TOG COMMENTS |
| 3 | 6/03/22 | REVISED PER TOG COMMENTS |
| 4 | 2/03/23 | REVISED PER TOG COMMENTS |
| 5 | | |

DRAWING
SHEET
C-0.0
PROJECT NUMBER
459-19

LEGEND and NOMENCLATURE

| SYMBOLS | LINETYPES |
|-----------------------------|--------------------------|
| ● EX. IRON PIPE/ROD OR NAIL | — X — FENCE |
| ■ EX. CONCRETE MONUMENT | — OHE — OVERHEAD UTILITY |
| ● NEW IRON PIPE | — W — WATER |
| ● CALCULATED POINT | — SS — SANITARY SEWER |
| ○ CABLE PEDESTAL | — SD — STORM DRAIN |
| ○ TELEPHONE PEDESTAL | |
| ○ ELECTRIC PEDESTAL | |
| ○ FIBER-OPTIC MARKER | |
| ○ TRAFFIC SIGNAL BOX | |
| ○ WATER METER | |
| ○ FIRE HYDRANT | |
| ○ VALVE (WATER OR GAS) | |
| ○ SANITARY SEWER MANHOLE | |
| ○ SANITARY SEWER CLEANOUT | |
| ○ STORM CURB INLET | |
| ○ DRAINAGE INLET (W/ GRATE) | |
| ○ STORM DRAIN MANHOLE | |
| ○ UTILITY POLE | |
| ○ LAMP POST | |
| ○ SIGNAL POLE | |
| ○ GUY WIRE | |
| ○ SIGN POST | |

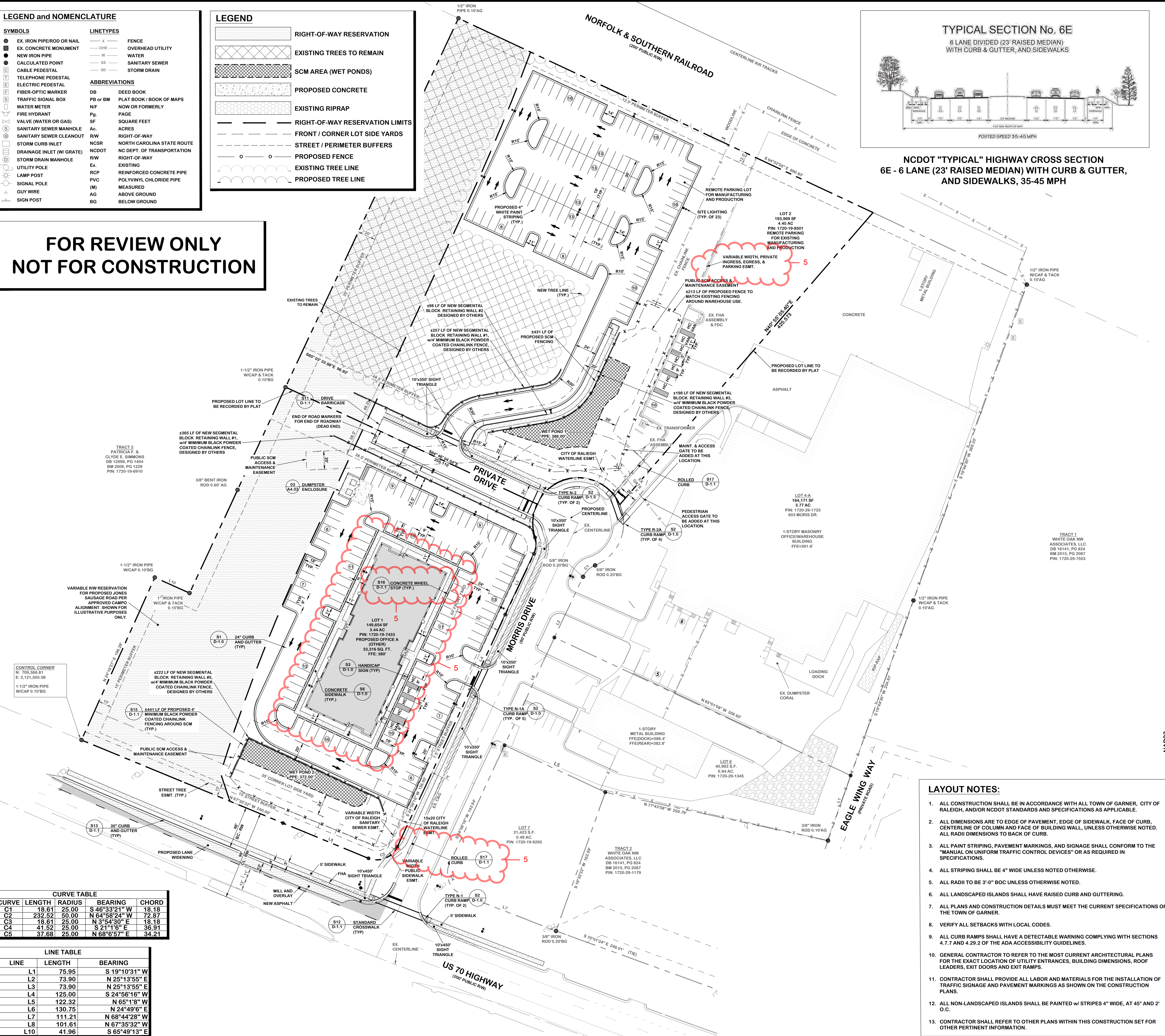
LEGEND

| | |
|---------------------------------|--------------------------|
| RIGHT-OF-WAY RESERVATION | EXISTING TREES TO REMAIN |
| SCM AREA (WET PONDS) | PROPOSED CONCRETE |
| EXISTING RIPRAP | EXISTING TREE LINE |
| RIGHT-OF-WAY RESERVATION LIMITS | PROPOSED FENCE |
| FRONT / CORNER LOT SIDE YARDS | EXISTING TREE LINE |
| STREET / PERIMETER BUFFERS | PROPOSED TREE LINE |

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

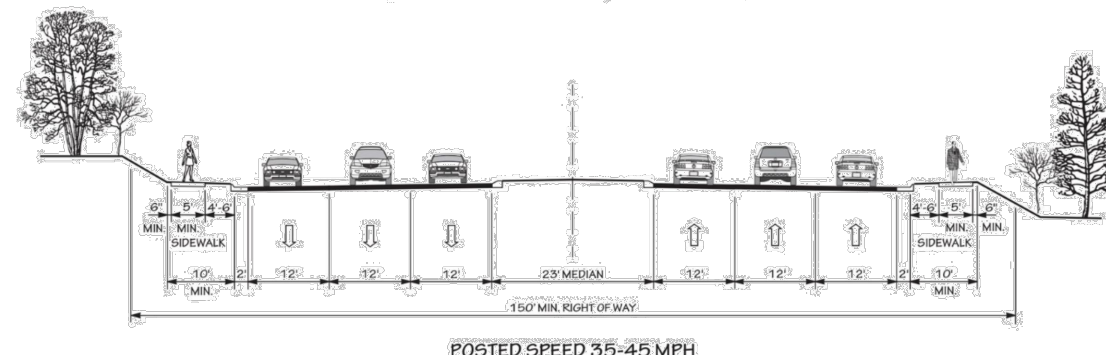
| CURVE | LENGTH | RADIUS | BEARING | CHORD |
|-------|--------|--------|---------------|-------|
| C1 | 18.61 | 25.00 | S 46°33'21" W | 18.18 |
| C2 | 232.52 | 50.00 | N 64°58'24" W | 72.87 |
| C3 | 18.61 | 25.00 | N 3°54'30" E | 18.18 |
| C4 | 41.52 | 25.00 | S 21°16' E | 36.91 |
| C5 | 37.68 | 25.00 | N 68°6'57" E | 34.21 |

| LINE | LENGTH | BEARING |
|------|--------|---------------|
| L1 | 75.95 | S 19°10'31" W |
| L2 | 73.90 | N 25°13'55" E |
| L3 | 73.90 | N 25°13'55" E |
| L4 | 125.00 | S 24°56'16" W |
| L5 | 122.32 | N 65°18' E |
| L6 | 130.75 | N 24°49'6" E |
| L7 | 111.21 | N 68°44'28" W |
| L8 | 101.61 | N 67°35'32" W |
| L10 | 41.96 | S 65°49'13" E |



TYPICAL SECTION No. 6E

6 LANE DIVIDED (23' RAISED MEDIAN)
WITH CURB & GUTTER, AND SIDEWALKS

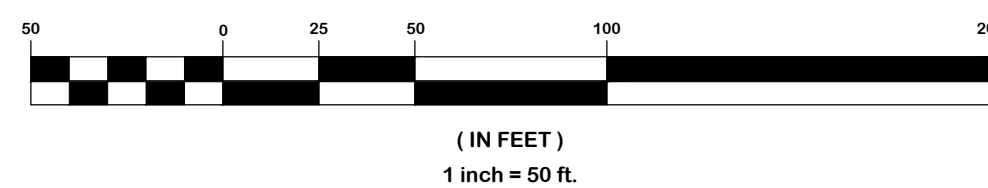


NC DOT "TYPICAL" HIGHWAY CROSS SECTION
6E - 6 LANE (23' RAISED MEDIAN) WITH CURB & GUTTER,
AND SIDEWALKS, 35-45 MPH

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| DEED: | BOOK: 2368 PAGE: 591 |
| PLAT: | 110487866 |
| PARCEL ID: | 95825 |
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| PROJECT SETBACKS: | STREET YARD: 50 FT MIN CORNER LOT SIDE YARD: 35 FT MIN |
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GRAPHIC SCALE

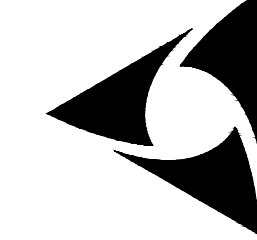


LAYOUT NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF GARNER, CITY OF RALEIGH, AND/OR NC DOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, EDGE OF SIDEWALK, FACE OF CURB, CENTERLINE OF COLUMN AND FACE OF BUILDING WALL, UNLESS OTHERWISE NOTED. ALL RADI DIMENSIONS TO BACK OF CURB.
- ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" OR AS REQUIRED IN SPECIFICATIONS.
- ALL STRIPING SHALL BE 4" WIDE UNLESS NOTED OTHERWISE.
- ALL RADII TO BE 3'-0" BOC UNLESS OTHERWISE NOTED.
- ALL LANDSCAPED ISLANDS SHALL HAVE RAISED CURB AND GUTTERING.
- ALL PLANS AND CONSTRUCTION DETAILS MUST MEET THE CURRENT SPECIFICATIONS OF THE TOWN OF GARNER.
- VERIFY ALL SETBACKS WITH LOCAL CODES.
- ALL CURB RAMPS SHALL HAVE A DETECTABLE WARNING COMPLYING WITH SECTIONS 4.7.7 AND 4.29.2 OF THE ADA ACCESSIBILITY GUIDELINES.
- GENERAL CONTRACTOR TO REFER TO THE MOST CURRENT ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF UTILITY ENTRANCES, BUILDING DIMENSIONS, ROOF LEADERS, EXIT DOORS AND EXIT RAMPS.
- CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
- ALL NON-LANDSCAPED ISLANDS SHALL BE PAINTED W/ STRIPES 4" WIDE, AT 45° AND 2° O.C.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

- DETECTABLE WARNINGS ARE REQUIRED AT ANY CROSSWALK, OR ISLAND CUT THRU, WHERE THERE IS NOT CHANGE IN ELEVATION (I.E. RAMP NOT PROVIDED).
- NEW WHITE PAINT DIRECTIONAL ARROWS SHALL BE IN ACCORDANCE WITH LATEST REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL" FOR LOW SPEED URBAN CONDITIONS.
- PERMANENT AND TEMPORARY SIGNAGE REQUIRES AN APPROVED SIGN PERMIT PRIOR TO INSTALLATION. SIGNAGE IS A SEPARATE SUBMITTAL, REVIEW, AND APPROVAL PROCESS BY THE PLANNING DEPARTMENT.
- PLEASE CONTACT TOWN OF GARNER ENGINEERING DEPARTMENT AT ENG-INSPECTIONS@GARNERN.C GOV TO SCHEDULE A PRE-CONSTRUCTION MEETING PRIOR TO OBTAINING BUILDING PERMITS FOR THIS PLAN.
- CONTACT THE NORTH CAROLINA ONE CALL CENTER PRIOR TO DOING ANY DIGGING. 1-800-632-4949.
- ALL ROOF DRAINS SHALL BE DIRECTED TO STORM DRAIN SYSTEM.
- CONTACT THE TOWN OF GARNER ENGINEERING DEPARTMENT PRIOR TO CONVERSION OF ANY SCM ON SITE FROM AN EROSION CONTROL DEVICE TO A STORMWATER CONTROL MEASURE.
- THE TOWN WILL BE RESPONSIBLE FOR PAYMENT OF MONTHLY COSTS FOR PUBLIC STREET LIGHTING AND THE DEVELOPER WILL BE RESPONSIBLE FOR ALL INITIAL FEES CHARGED WITH THE LIGHT INSTALLATION. ALL INSTALLATION FEES ARE REQUIRED TO BE PAID UP FRONT AT THE TIME OF INSTALLATION.
- MAIL KIOSK PARKING INSIDE PUBLIC RIGHTS OF WAY ARE NOT MAINTAINED BY THE TOWN OF GARNER. ANY PARKING SPACES ALONG A PUBLIC STREET SHALL BE SEPARATED BY A 2' WIDE X 8" DEEP CONCRETE BAND TO SEPARATE PUBLIC STREET FROM PRIVATE PARKING MAINTENANCE.
- CONTRACTOR TO ENSURE ACCESS EASEMENTS AND ASSOCIATED STREETS ARE FULLY MAINTAINED FOR REASONABLE ACCESS BY MAINTENANCE PERSONNEL.
- TREE PROTECTION FENCE AND SILT FENCE CANNOT SHARE THE SAME POLE.

PAST DESIGN GROUP, PA
Engineering & Consulting



107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601
Phone: 919 948 4399 / Fax: 919 948 4395 / NC LICENSE NUMBER: C-3211

PREPARED FOR:
MORRIS & ASSOCIATES, INC.
803 MORRIS DRIVE
GARNER, NC 27529

DATE: 8.21.2020
PROJECT ENGINEER:
PJP

PROJECT CADD DESIGNER:
LK

PROJECT SURVEYOR:
NEWCOM LAND SURVEYORS, LLC

PROJECT CADD DESIGNER:
LK

PROJECT SURVEYOR:
NEWCOM LAND SURVEYORS, LLC

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LEGEND and NOMENCLATURE

| SYMBOLS | LINETYPES |
|-----------------------------|------------------------|
| ● Ex. iron pipe/rod or nail | — X — Overhead utility |
| ■ Ex. concrete monument | — W — Water |
| ● New iron pipe | — SS — Sanitary sewer |
| ● Calculated point | — SD — Storm drain |
| ● Cable pedestal | |
| ● Telephone pedestal | |
| ● Electric pedestal | |
| ● Fiber-optic marker | |
| ● Traffic signal box | |
| ● Water meter | |
| ● Fire hydrant | |
| ● Valve (water or gas) | |
| ● Sanitary sewer manhole | |
| ● Sanitary sewer cleanout | |
| ● Storm curb inlet | |
| ● Drainage inlet (w/ grate) | |
| ● Storm drain manhole | |
| ● Utility pole | |
| ● Lamp post | |
| ● Signal pole | |
| ● Guy wire | |
| ● Sign post | |

LEGEND

| | |
|-----------|--------------------------------|
| — — — — — | LIMITS OF CONSTRUCTION |
| — — — — — | EX. OVERHEAD UTILITY |
| — X — X — | EX. FENCE |
| — W — | EX. WATER LINE |
| — SS — | EX. SANITARY SEWER LINE |
| — SD — | EX. STORM DRAIN LINE |
| — W — | PROPOSED WATER LINE |
| — WF — | PROPOSED FIRE LINE |
| — SS — | PROPOSED SANITARY SEWER LINE |
| — SD — | PROPOSED STORM DRAIN LINE |
| — TPF — | PROPOSED TREE PROTECTION FENCE |

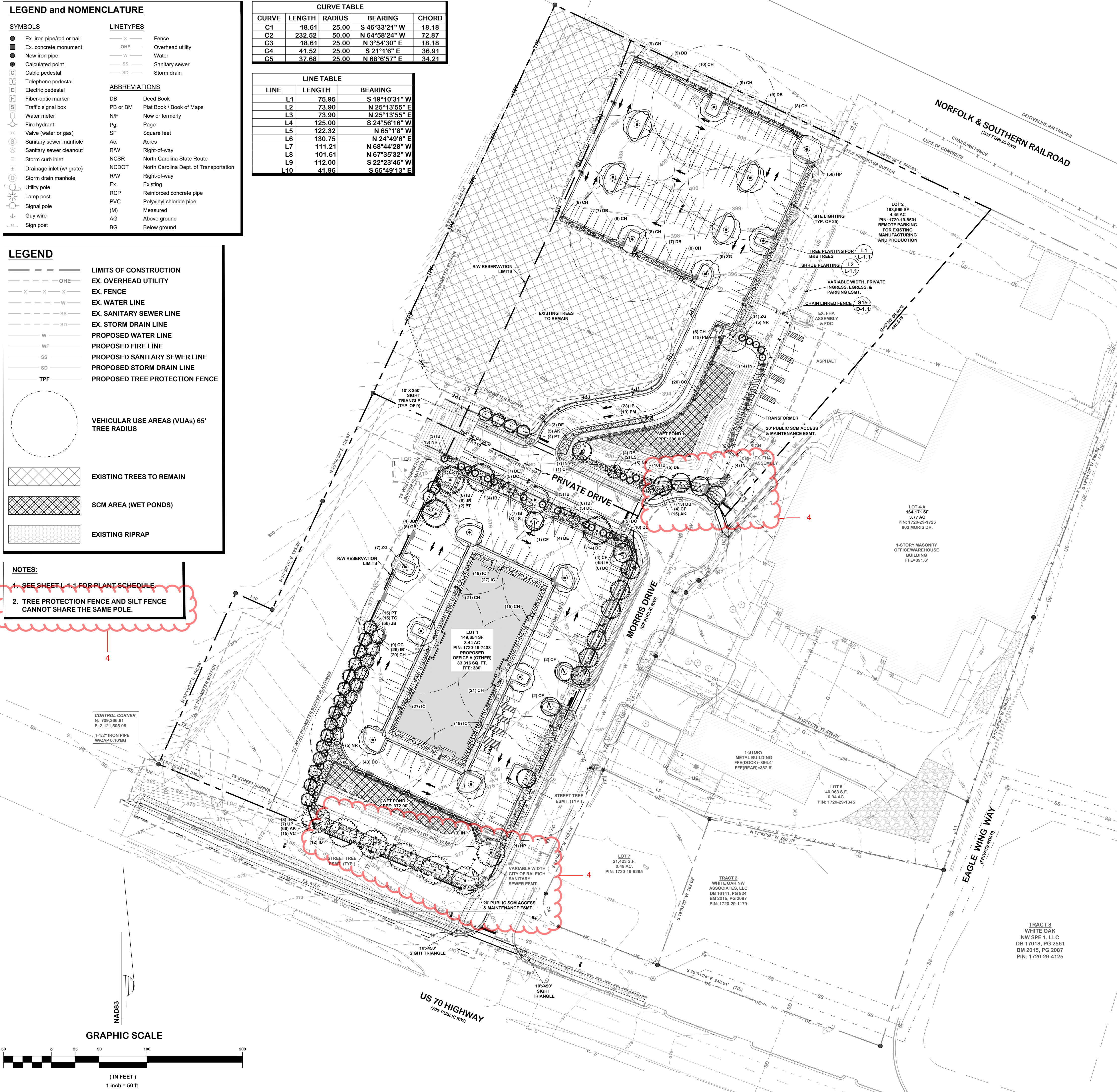
| | |
|---|--|
| ○ | VEHICULAR USE AREAS (VUAs) 65' TREE RADIUS |
| ▨ | EXISTING TREES TO REMAIN |
| ▩ | SCM AREA (WET PONDS) |
| ▧ | EXISTING RIPRAP |

NOTES:

- SEE SHEET L-1.1 FOR PLANT SCHEDULE
- TREE PROTECTION FENCE AND SILT FENCE CANNOT SHARE THE SAME POLE.

| CURVE | LENGTH | RADIUS | BEARING | CHORD |
|-------|--------|--------|---------------|-------|
| C1 | 18.61 | 25.00 | S 46°33'21" W | 18.18 |
| C2 | 232.52 | 50.00 | N 64°58'24" W | 72.87 |
| C3 | 18.61 | 25.00 | N 5°54'30" E | 18.18 |
| C4 | 41.52 | 25.00 | S 21°1'0" E | 36.91 |
| C5 | 37.68 | 25.00 | N 68°6'57" E | 34.21 |

| LINE | LENGTH | BEARING |
|------|--------|---------------|
| L1 | 75.95 | S 19°10'31" W |
| L2 | 73.90 | N 25°13'55" E |
| L3 | 73.90 | N 25°13'55" E |
| L4 | 125.00 | S 24°50'16" W |
| L5 | 122.32 | N 65°1'18" W |
| L6 | 130.75 | N 24°49'6" E |
| L7 | 111.21 | N 68°44'28" W |
| L8 | 101.61 | N 67°35'32" W |
| L9 | 112.00 | S 22°23'46" W |
| L10 | 41.96 | S 65°49'13" E |



| LANDSCAPE CALCULATIONS | | | |
|--|---|---|-----------------|
| LOCATION | REQUIRED | PLANTS PROVIDED | POINTS PROVIDED |
| STREET TREES | | | |
| US 70 | 1 TREE PER 40 LF 187 LF / 40 = 4.7 TREES | 6 DECIDUOUS OVERSTORY TREES | |
| MORRIS DRIVE | 1 TREE PER 40 LF 493 LF / 40 = 12.3 TREES | 13 DECIDUOUS OVERSTORY TREES | |
| PRIVATE DRIVE | 1 TREE PER 40 LF 209 LF / 40 = 5.2 TREES | 6 DECIDUOUS OVERSTORY TREES | |
| STREET BUFFERS | | | |
| US 70 (15' STREET BUFFER) | 1 TREE PER 40 LF & 1 SHRUB PER 50 SF OF AREA 187 LF / 40 = 4.7 TREES 3,027 SF / 50 = 61 SHRUBS | 6 DECIDUOUS OVERSTORY TREES & 61 SHRUBS | |
| MORRIS DRIVE (7.5' STREET BUFFER) | 1 TREE PER 40 LF & 1 SHRUB PER 50 SF OF AREA 493 LF / 40 = 12.3 TREES 7,395 SF / 50 = 148 SHRUBS | 13 DECIDUOUS OVERSTORY TREES & 148 SHRUBS | |
| PERIMETER BUFFERS | | | |
| NORTH OF PRIVATE DRIVE (45' PERIMETER BUFFER: 1/2 PROPOSED - 22.5 / LABELED 48.5' PERIMETER BUFFER) | USE CLASS 6 AGAINST DEVELOPED CLASS 3 4,309 / 400 = 10.8 TREES 4,309 / 200 = 21.6 SHRUBS | 11 TREES (20% UNDERSTORY, 80% OVERSTORY) & 22 SHRUBS | |
| SOUTH OF PRIVATE DRIVE (25' PERIMETER BUFFER: 1/2 PROPOSED - 12.5 / LABELED 38.5' PERIMETER BUFFER) | USE CLASS 3 AGAINST DEVELOPED CLASS 6 5,730 / 300 = 19.1 TREES 5,730 / 75 = 76.4 SHRUBS | 20 TREES (20% UNDERSTORY, 80% OVERSTORY) & 77 SHRUBS | |
| 15' WEST PERIMETER BUFFER (RELOCATED AS LABELED ON PLAN) | 6,526 / 200 = 32.6 TREES 6,526 / 50 = 130.5 SHRUBS | 33 TREES (30% UNDERSTORY, 70% OVERSTORY) & 131 SHRUBS | |
| STREET YARDS | | | |
| US 70 | 26,720 SF x 0.025 = 668 POINTS | 17 TREES @ 2.5" CALIPER (32 EA.) 5 TREES @ 8" TALL (25 EA.) 19 SHRUBS @ 15 GAL. (12 EA.) 65 SHRUBS @ 7 GAL. (8 EA.) 121 SHRUBS @ 3 GAL. (3 EA.) | 1,705 POINTS |
| MORRIS DRIVE | 15,728 SF x 0.025 = 393.2 POINTS | 7 TREES @ 2.5" CALIPER (32 EA.) 117 SHRUBS @ 3 GAL. (3 EA.) | 575 POINTS |
| SIDE YARD | | | |
| PRIVATE DRIVE | 24,617 SF x 0.025 = 615.4 POINTS | 14 TREES @ 2.5" CALIPER (32 EA.) 16 TREES @ 8" TALL (25 EA.) 39 SHRUBS @ 7 GAL. (8 EA.) 99 SHRUBS @ 3 GAL. (3 EA.) | 1,457 POINTS |
| REAR YARD | | | |
| WEST SIDE OF BUILDING | 13,826 SF x 0.025 = 345.7 POINTS | 9 TREES @ 2.5" CALIPER (32 EA.) 6 TREES @ 8" TALL (25 EA.) 6 SHRUBS @ 15 GAL. (12 EA.) 40 SHRUBS @ 7 GAL. (8 EA.) 63 SHRUBS @ 3 GAL. (3 EA.) | 1,019 POINTS |
| VEHICULAR SURFACE AREA SCREENING | | | |
| PARKING LOTS | MINIMUM 75% OF VSA SHALL BE SCREENED FROM THE PUBLIC ROW AND PRIVATE STREETS 1,053 LF x 0.75 = 789.8 LF | 1,028 LF (98%) | |
| VEHICULAR SURFACE AREA LANDSCAPE | | | |
| PARKING LOTS | PROVIDE LANDSCAPE FOR 8% OF TOTAL VSA 77,982 SF x 0.08 = 6,238.6 SF | 13,141 SF | |

LANDSCAPE CALCULATIONS

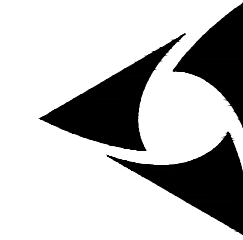
TREE COVERAGE (CALCULATED FROM GARNER UDO SEC. 7.1.1.2)
TOTAL SITE AREA: 343,923 SF
SITE AREA EXCLUDING RESERVED RIGHT-OF-WAY: 247,926 SF
TREE COVER AREA REQUIRED: 247,926 x 12% = 29,751 SF
PROPOSED TREE COVER AREA PROVIDED: 30,900 SF (12.5%)
IF JONES SAUSAGE ROAD REALIGNMENT IS NEVER COMPLETED, EXISTING TREES WITHIN THE RESERVED RIGHT-OF-WAY ARE GREATER THAN THE 10% MINIMUM REQUIREMENT FOR TREE COVERAGE AREA.
SCM SCREENING:
PLANTING REQUIREMENTS MET PER UDO SEC. 7.1.M.3
FOUNDATION PLANTING:
REQUIRED: 10% OF TOTAL POINTS TO BE PROVIDED AS FOUNDATION PLANTING
TOTAL BUFFER/REAR AND SCREENING POINTS = 4,756
REQUIRED: 4,756 x 10 = 47,560 = 476 POINTS
PROVIDED: (PROPOSED) 169 SHRUBS AT 3 GAL = 507 POINTS
TOTAL POINTS = 507 POINTS

Landscape Plan Reviewed & Sealed By:

TMTLA ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
5011 SOUTHPARK DRIVE, STE. 200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

PAST DESIGN GROUP, PA
Engineering | Consulting



RESERVED FOR:
MORRIS & ASSOCIATES, INC.
803 MORRIS DRIVE
GARNER, NC 27529
DATE: 8.21.2020
PROJECT ENGINEER:
PJP
PROJECT CAD DESIGNER:
LK
PROJECT SURVEYOR:
NEWCOM LAND SURVEYORS, LLC

MORRIS & ASSOCIATES
TOWN OF GARNER, WAKE COUNTY, NORTH CAROLINA

SITE PLAN REVIEW
LANDSCAPE PLAN



2-2-2023

| NO. | DATE | REVISION |
|-----|----------|--------------------------|
| 1 | 08/21/23 | REVISED PER TOG COMMENTS |
| 2 | 08/21/23 | REVISED PER TOG COMMENTS |
| 3 | 08/21/23 | REVISED PER TOG COMMENTS |
| 4 | 08/21/23 | REVISED PER TOG COMMENTS |

DRAWING
SHEET

L-1.0

PROJECT NUMBER

459-19