

BIG OAK VET HOSPITAL

MASTER PLAN

TOWN OF KNIGHTDALE

TOK Project# ZCP-11-24



VICINITY MAP



SCALE: 1" = 800'

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PROPOSED SITE DATA		
PROPOSED		
PROJECT NAME	BIG OAK VET HOSPITAL	
PROPOSED USE	ANIMAL SERVICES, NON BOARDING	
PARKING		
REQUIRED		
MAX: 6 PER 1,000 GFA	35 SPACES	
MIN: $\frac{1}{2}$ MAXIMUM	18 SPACES	
PROVIDED		
STANDARD SPACES	29 SPACES	
ADA SPACES	2 SPACES	
ELECTRIC CHARGING: 1 PER 40	2 SPACES	
	TOTAL	33 SPACES
BICYCLE PARKING		
REQUIRED: 1 PER 40 SPACES (MIN. 2 SPACES)	2 SPACES	
PROVIDED: 1 PER 40 SPACES	2 SPACES	
	TOTAL	2 SPACES
IMPERVIOUS SURFACE AREA		
EXISTING	11,239 SF	
PROPOSED		
BUILDING	5,815 SF	
CONCRETE	3,050 SF	
ASPHALT	15,847 SF	
TOTAL AREA PROPOSED	24,712 SF	
PERCENT OF THE SITE	61%	
NET CHANGE OF IMPERVIOUS	13,473 SF	
AREA FOR STORMWATER DEVICE		
PROVIDED	1,500 SF	

EXISTING SITE DATA	
EXISTING STREET ADDRESS	1004 BIG OAK COURT, KNIGHTDALE NC
LOT AREA (CURRENT)	46,677 SF / 1.07 AC
CURRENT ZONING	NMX
PARCEL NUMBER	1744445693
REID	0195735
DEED BOOK / DEED PAGE	DB 017157, PG 02669
EXISTING GROSS BUILDING AREA	1,652 SF
EXISTING BUILDING USE	RESTAURANT
EXISTING IMPERVIOUS AREA	11,239 SF

CATEGORY	POINTS
BASE: SINGLE USE OFFICE	41
BONUS 1A: ABATEMENT OF ANY EXISTING NON-CONFORMING STRUCTURES	3
BONUS 2B: STORMWATER - BIORETENTION	5
BONUS 3A: ENHANCED ROADSIDE LANDSCAPING AND HARDSCAPING 2	2
TOTAL	51

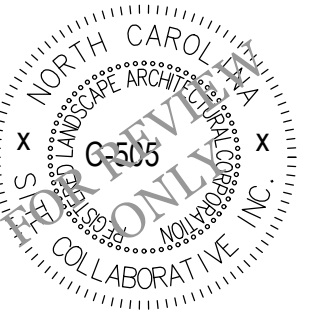
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BIG OAK VET HOSPITAL
VETS PETS
1004 BIG OAK COURT

BOOK PROJECT #:
CP-11-24

PROJECT NUMBER:

PROJECT PHASE: MASTER PLAN

DATE: 08.11.2025

.....
SHEET TITLE:

COVER SHEET

SHEET NUMBER:

COV

DEMOLITION NOTES

1. THE CONTRACTOR SHALL NOTIFY THE N.C. ONE CALL CENTER AT 811 OR 1-800-632-4949 PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL NOTIFY THE LOCAL GOVERNING PUBLIC UTILITIES DEPARTMENT PRIOR TO STARTING WORK.
3. ALL DEMOLITION, AND ANY SUBSEQUENT CONSTRUCTION, SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS SET FORTH AND APPROVED BY THE LOCAL GOVERNING MUNICIPALITY OR THE STATE. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
4. THE CONTRACTOR SHALL NOT MAKE ANY LANE CLOSURES OR CHANGES TO THE EXISTING TRAVEL PATTERNS ON ANY PUBLIC STREET WITHOUT PRIOR APPROVAL FROM THE LOCAL GOVERNING MUNICIPALITY TRANSPORTATION DEPARTMENT AND/OR STATE TRANSPORTATION DEPARTMENT.
5. LANE CLOSURE, TRAFFIC CONTROL PLAN, OR PEDESTRIAN CONTROL PLAN TO BE COORDINATED WITH APPROPRIATE STAFF OF THE LOCAL GOVERNING MUNICIPALITY AND/OR STATE DEPARTMENT OF TRANSPORTATION PRIOR TO ANY CONSTRUCTION IN PUBLIC RIGHT-OF-WAY.
6. THE CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL REQUIREMENTS REGARDING REMOVAL AND DISPOSAL OF MATERIALS AND DEBRIS.
7. CONTRACTOR SHALL REFER TO CIVIL SHEETS FOR SANITARY SEWER AND WATER REMOVALS AND RELOCATIONS.
8. RELOCATION OF EXISTING UTILITIES TO BE COORDINATED WITH THE LOCAL UTILITY PROVIDER(S).
9. WHERE UTILITIES (TO BE REMOVED) IMPACT THE FOOTPRINT OF THE NEW BUILDING, CONTRACTOR SHALL EXCAVATE AND REMOVE AN ADDITIONAL 2 FEET OF SOILS TO EITHER SIDE OF PIPE, AND 1 FOOT BELOW TO REMOVE UNSUITABLE SOILS, IF UNSUITABLE SOILS EXIST.
10. CLEANOUTS LOCATED IN AREAS OF DEMOLITION OR SUBSEQUENT CONSTRUCTION THAT ARE TO REMAIN, SHALL BE PROTECTED FROM DAMAGE AND RAISED TO FLUSH WITH NEW GRADE.
11. ELECTRICAL OR GAS UTILITY SERVICES TO BE REMOVED SHALL BE REMOVED AND RELOCATED (AS INDICATED) BY THE UTILITY PROVIDER. CONTRACTOR SHALL SCHEDULE AND COORDINATE THIS WORK WITH THE APPROPRIATE SERVICE PROVIDER. ALL SERVICES SHOULD BE RE-INSTALLED PRIOR TO THE INSTALLATION OF PAVEMENT, SIDEWALKS, CURB AND GUTTER, OR OTHER PERMANENT FEATURES.
12. REMOVE EXISTING CONCRETE (WHERE REQUESTED) TO FIRST COLD JOINT OR SAWCUT JOINT TO OBTAIN A CLEAN EDGE FOR NEW CONSTRUCTION. SAWCUT EXISTING ASPHALT DRIVE AT LIMITS OF NEW CURBING TO OBTAIN A CLEAN EDGE.
13. CONTRACTOR SHALL RETAIN AND STOCKPILE CONCRETE WHEELSTOPS WHICH ARE IN USEABLE CONDITION FOR RE-INSTALLATION AT THE END OF THE PROJECT.
14. CONTRACTOR SHALL RESTORE THE LAYDOWN AND STAGING AREA TO ORIGINAL CONDITIONS AND TO THE SATISFACTION OF THE OWNER, PRIOR TO DEMOBILIZATION AT THE CONCLUSION OF THE PROJECT.
15. CLEAN SOILS SHALL BE UTILIZED FOR BACKFILL. COMPACTION OF THESE SOILS PERFORMED IN ACCORDANCE WITH SPECIFICATIONS, GEOTECHNICAL REPORT, AND SITE PLAN.
16. ALL FENCING TO BE REMOVED SHALL BE REMOVED AT NEXT NEAREST POLE.
17. ALL GRAVEL TO BE REMOVED (SURFACE OR SUBSURFACE) SHALL BE STOCKPILED AND REUSED ON SITE WHERE POSSIBLE.
18. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ALL SUBGRADE MATERIALS DIRECTLY ASSOCIATED WITH ITEMS TO BE REMOVED.
19. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF LEGALLY OFFSITE UNLESS OTHERWISE NOTED ON THIS PLAN.
20. ALL TREES TO BE REMOVED SHALL BE GROUND DOWN TO A MINIMUM DEPTH OF 12" BELOW PROPOSED FINISH GRADE.
21. ALL TREE PROTECTION FENCING SHALL REMAIN IN PLACE DURING DEMOLITION AND CONSTRUCTION.
22. CONTRACTOR SHALL NOT STOCKPILE SOILS OR CONSTRUCTION EQUIPMENT WITHIN ROOT ZONES OF EXISTING TREES TO REMAIN. ANY DAMAGED TREES SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.

GRADING NOTES

1. ORIGINAL EXISTING CONDITIONS SHOWN AS 'EXISTING' IN THIS PLAN SET HAS BEEN COMPILED FROM SURVEY DATA PROVIDED BY JAECO. CONTRACTOR TO FIELD VERIFY ALL INFORMATION AND REPORT ANY DISCREPANCIES.
2. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
3. ALL PAVEMENTS TO SLOPE POSITIVELY AWAY FROM ALL BUILDINGS. PONDING OF WATER IS PROHIBITED.
4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF EROSION CONTROL METHODS DURING CONSTRUCTION, AND THE OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL PERMANENT EROSION CONTROL METHODS AFTER CONSTRUCTION IS COMPLETE, IF ANY PERMANENT METHODS ARE REQUIRED.
5. CONSTRUCTION AND MAINTENANCE OF ALL EROSION CONTROL DEVICES SHALL CONFORM TO THE STANDARDS SET FORTH IN THE CITY OF RALEIGH EROSION AND SEDIMENT CONTROL MANUAL.
6. INSPECTOR REFERS TO AUTHORIZED REGULATORY AGENCY SEDIMENTATION AND EROSION CONTROL INSPECTOR OR HIS/HER REPRESENTATIVE. FIELD INSPECTIONS MAY REQUIRE ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES AS DEEMED NECESSARY BY THE INSPECTOR, CLIENT, AND/OR CLIENT'S REPRESENTATIVES.
7. WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING.
8. DURING UNSUITABLE GROWING SEASONS, MULCH WILL BE USED AS A TEMPORARY COVER ON SLOPES THAT ARE 4:1 OR STEEPER, MULCH WILL BE ANCHORED.
9. EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY GRADING ON SITE. PLEASE CALL THE REGULATORY AUTHORITY FOR AN INSPECTION.
10. INSPECT AND MAINTAIN ALL EROSION CONTROL MEASURES EVERY 7 DAYS AND AFTER EACH SIGNIFICANT RAINFALL (0.5 INCHES OR GREATER) AND DOCUMENT WITH INSPECTION REPORTS.
11. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE.
12. LOCATE STOCKPILES UPSLOPE FROM EROSION CONTROL MEASURES. ALL SOIL STOCK PILES SHALL HAVE APPROPRIATE EROSION CONTROL PER THE LATEST VERSION OF THE CITY OF RALEIGH EROSION AND SEDIMENT CONTROL MANUAL INCLUDING SEEDING AND SILT FENCE AROUND THE BASE OF THE STOCK PILE.

GENERAL SITE NOTES

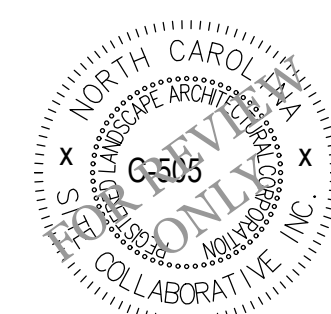
1. ALL CONSTRUCTION IN RIGHT-OF-WAY PER TOWN OF KNIGHTDALE STANDARD.
2. SIDEWALKS ALONG RIGHT-OF-WAY ARE PUBLIC AND MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. EXISTING PEDESTRIAN ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION ARE REQUIRED 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).
3. ALL PAVEMENTS TO SLOPE POSITIVELY AWAY FROM ALL BUILDINGS.PONDING OF WATER IS PROHIBITED.
4. PROVIDE CONSTRUCTION JOINTS IN CONCRETE WALKWAYS AS SHOWN IN PLANS. IF NOT SHOWN ON PLANS - MAX SPACING @ 10'
5. THROUGHOUT PROJECT SITE, ALL DIMENSIONS TO BE FIELD VERIFIED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCY. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING, TO CENTERLINE, CENTER TO CENTER ON STRIPES, AND/OR FACE OF CURB, UNLESS OTHERWISE NOTED.
6. BUILDING AND PUBLIC ROADWAY STAKE OUT SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR.
7. GUARDRAILS MUST BE INSTALLED ON THE OPEN SIDES OF ELEVATED WALKING SURFACES THAT EXCEED 30 INCHES IN HEIGHT. ALL GUARDRAILS MUST BE A MINIMUM HEIGHT OF 42 INCHES ABOVE THE LEADING EDGE OF THE TREAD OR WALKING SURFACE. GUARDRAILS SHALL HAVE BALUSTERS SUCH THAT A 4 INCH DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING UP TO A HEIGHT OF 34 INCHES. FROM 34 INCHES TO 42 INCHES ABOVE THE WALKING SURFACE, A 8 INCH DIAMETER SPHERE SHALL NOT PASS.
8. THE CONTRACTOR, AT ALL TIMES, MUST KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY THE CONTRACTOR, THE CONTRACTOR'S EMPLOYEES OR THE CONTRACTOR'S SUBCONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
9. IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITH THE EXPRESS WRITTEN PERMISSION OF THE OWNER.
10. LANDSCAPE ARCHITECT AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
11. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE, ARE BASED ON A FIELD DATA PROVIDED TO LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES, UNDERGROUND LINES, AND STRUCTURES AS NECESSARY TO AVOID DAMAGING OR DESTROYING EXISTING SERVICES.
12. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE ACTUAL AND EXACT LOCATION, SIZE, AND MATERIAL COMPOSITION OF ANY EXISTING WATER OR SEWER SERVICE PROPOSED FOR CONNECTION OR USE ON THIS PROJECT. THE RELOCATION OF ANY UTILITY SERVICES REQUIRED TO COMPLETE ANY PORTION OF THESE CONSTRUCTION PLANS.
13. CONTRACTOR SHALL MAINTAIN AN "AS BUILT" SET OF DRAWINGS TO RECORD ANY FIELD CHANGES, ALONG WITH ANY PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER AT THE END OF THE PROJECT.
14. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PERMITS AS ISSUED, AND ANY AND ALL APPLICABLE STATE, COUNTY AND LOCAL CODES.
15. EXISTING IMPROVEMENTS DAMAGED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED OR RESTORED TO THEIR ORIGINAL CONDITION, AND TO THE SATISFACTION OF THE OWNER OF THE IMPROVEMENTS.
16. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, AND/OR ANY OTHER REQUIREMENTS WHICH MUST BE MET UNDER CONTRACT.
17. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR DETAILS OF BUILDINGS AND BUILDING DIMENSIONS.
18. CONTRACTOR SHALL COORDINATE CONSTRUCTION OF ALL UNDERGROUND UTILITIES FOR THIS PROJECT WITH THE OWNER'S REPRESENTATIVE PER ALL APPLICABLE REGULATIONS.
19. CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTOR'S ON SITE AND UTILITY PROVIDERS DURING CONSTRUCTION TO ENSURE SMOOTH TRANSITION BETWEEN DISCIPLINES.
20. ALL DEMOLITION, AND ANY SUBSEQUENT CONSTRUCTION, SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS SET FORTH AND APPROVED BY THE CITY OF RALEIGH. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS. ALL TREE PROTECTION FENCING SHALL REMAIN IN PLACE DURING CONSTRUCTION.
21. TRAFFIC CONTROLS FOR ANY UTILITY WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED IN COMPLIANCE WITH STANDARDS OF THE NORTH CAROLINA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
22. ALL CROSSWALK MARKINGS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED OF THERMOPLASTIC MATERIALS AND CONSTRUCTED IN ACCORDANCE WITH NCDOT SPECIFICATIONS. CONTRACTOR TO INSTALL CROSSWALKS IN SUCH A MANNER THAT CROSSWALKS ARE ALIGNED BETWEEN HANDICAP/WALKWAY ACCESS POINTS OR PERPENDICULAR TO THE ROADWAY / DRIVE LANE.
23. ALL SIGNS AND PAVEMENT MARKINGS ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) AND NCDOT STANDARDS.
24. ALL SIGNS SHALL USE PRISMATIC SHEETING THAT MEETS MINIMUM RETROREFLECTIVITY STANDARDS FOUND IN THE LATEST EDITION OF THE MUTCD.

PLANTING NOTES

1. ROUGH GRADING TO BE COMPLETED PRIOR TO THE START OF PLANT INSTALLATION. SUBSTANTIAL COMPLETION SIGN-OFF BY LANDSCAPE ARCHITECT CONTRACTOR TO ENSURE NO CHANNELIZED FLOWS AROUND THE SITE.
2. CONTRACTOR RESPONSIBLE FOR LOCATING ALL UTILITIES AND UNDERGROUND IMPEDIMENTS PRIOR TO BEGINNING PLANTING.
3. ALL WEEDS, NON-NATIVE INVASIVE SPECIES, AND EXOTIC SPECIES LOCATED WITHIN THE PROJECT CONTRACTOR LIMITS SHALL BE ELIMINATED PRIOR TO PLANTING BED CREATION,PLANTING, AND SEEDING/SODDING OPERATIONS.
4. PLANTING SHOULD OCCUR IMMEDIATELY AFTER CONSTRUCTION TO STABILIZE AREAS OF BARE SOIL.
5. IT SHALL BE NOTED THAT ALL SECTIONS OF THE SITE THAT ARE SLOPED 3:1 OR HIGHER WILL BE COVERED WITH EROSION CONTROL STABILIZATION COIR FABRIC (WITH 1" SQUARE OPENINGS) PRIOR TO PLANTING TO ENSURE IMMEDIATE STABILIZATION. LANDSCAPE CONTRACTOR SHALL CUT FABRIC AT EACH PLANT LOCATION AND PLACE PLANTS ACCORDING TO PLAN. ALL FABRIC SHALL BE RE-STAKED PER ENGINEERS ORIGINAL DRAWINGS IMMEDIATELY AFTER PLANTING.
6. PLANTS ARE TO BE PURCHASED BY BOTANICAL NAMES. THEY SHALL BE REPRESENTATIVE OF THEIR SPECIES, MEET ALL NOTED CONDITIONS OF SPECIFICATIONS, AND SHALL BE IN VIGOROUS GROWING CONDITION MEETING ANSI STANDARD Z60.
7. LANDSCAPE ARCHITECT OR OWNER MAINTAINS RIGHT TO REJECT ANY PLANT DUE TO AESTHETICS OR STRUCTURAL DEFICIENCY AT ANY TIME.
8. CONTRACTOR RESPONSIBLE FOR FURNISHING AND INSTALLING ALL PLANTS SHOWN ON PLANS IN LOCATIONS SHOWN. QUANTITIES GIVEN ON THE PLANT LEGEND ARE FOR CONTRACTOR'S CONVENIENCE ONLY. IF DISCREPANCIES OCCUR, THE PLANS SHALL OVERRULE THE PLANT LEGEND. CONTRACTOR SHALL LOCATE ALL PLANTS AWAY FROM KNOWN PERMANENT FIXTURES. IF CONFLICT ARISES WITH PLAN, CONTRACTOR SHALL NOTIFY PROJECT MANAGER OR DESIGNEE PRIOR TO PROCEEDING.
9. ALL PLANT MATERIAL SHALL CONFORM TO OR EXCEED THE AMERICAN STANDARD FOR NURSERY STOCK (LATEST EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
10. ALL PLANT MATERIAL SHALL BE FREE OF ALL PESTS, DISEASES, AND CANKERS, IN HEALTHY CONDITION, AND FREE OF MECHANICAL DAMAGE AT THE TIME OF PLANTING.
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE A HEALTHY AND VIABLE PLANT AND THE PLANT SHALL BE REJECTED IF DEEMED UNHEALTHY OR UNFIT AT ANY TIME DURING THE CONTRACT OR WARRANTY DURATION.
12. IF ANY PLANT/MATERIAL SUBSTITUTIONS ARE REQUESTED BY CONTRACTOR, THEN NOTICE SHALL BE GIVEN TO PROJECT MANAGER OR DESIGNEE AT MINIMUM SEVENTY-TWO (72) HOURS (NOT INCLUDING WEEKENDS) PRIOR TO DESIRED ORDERING DATE/TIME. WHEN SUBSTITUTIONS ARE REQUESTED BY CONTRACTOR, SUGGESTED ACCEPTABLE REPLACEMENTS SHALL ALSO BE PRESENTED AT TIME FOR FULL AND COMPLETE REVIEW BY LANDSCAPE ARCHITECT OR OWNER.
13. BALLED AND BURLAPPED PLANTS/TREES TO BE PLANTED PRIOR TO CONTAINER OR BEDDING PLANTS.
14. BALLED AND BURLAPPED MATERIAL SHALL COMPLY WITH THE FOLLOWING GUIDELINES:
 - 14.1. TREES DESIGNATED B&B SHALL BE PROPERLY DUG WITH FIRM, NATURAL BALLS OF SOIL RETAINING AS MANY FIBROUS ROOTS AS POSSIBLE, IN SIZES AND SHAPES AS SPECIFIED IN THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
 - 14.2. ROOT BALLS SHALL BE FIRMLY WRAPPED WITH NONSYNTHETIC, ROTTABLE BURLAP AND SECURED WITH NAILS AND HEAVY, NONSYNTHETIC TWINE.
 - 14.3. ROOT COLLAR SHALL BE APPARENT AT SURFACE OF BALL. OR THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING EXCESS SOIL FROM THE TOP OF THE ROOTBALL.
 - 14.4. REMOVE ALL BURLAP, LACING, AND WIRE BASKET FROM AT LEAST THE TOP 1/2 OF THE ROOTBALL AND DISCARD FROM PLANTING HOLE.
 - 14.5. DO NOT MANEUVER BY TRUNK. HANDLE BY ROOT BALL ONLY.
15. CONTAINERIZED PLANTS SHALL COMPLY WITH THE FOLLOWING GUIDELINES:
 - 15.1. MATERIAL SHALL HAVE FIRM, NATURAL BALLS OF SOIL RETAINING AS MANY FIBROUS ROOTS AS POSSIBLE, IN SIZES AND SHAPES AS SPECIFIED IN THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
 - 15.2. ROOT COLLAR SHALL BE APPARENT AT SURFACE OF BALL. OR THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING EXCESS SOIL FROM THE TOP OF THE ROOTBALL.
 - 15.3. REMOVE CONTAINER PRIOR TO PLANTING.
16. TREES TO BE STAKED WILL BE DESIGNATED BY THE LANDSCAPE ARCHITECT. TREE STAKING FOR CANOPY AND LARGE EVERGREEN TREES SHALL NOT EXCEED 90 DAYS.
17. PLANT BED PREPARATION:
 - 17.1. ALL PLANT BEDS ARE TO RECEIVE A MINIMUM OF 4" OF APPROVED TOPSOIL TILLED IN TO A DEPTH OF 8" TO ENSURE INTEGRATION WITH EXISTING SOIL.
 - 17.2. APPROVED TOPSOIL IS TO BE PREFERABLY FROM ON-SITE STOCKPILE FROM STRIPPING OPERATIONS - SEE EROSION AND SEDIMENT CONTROL PLANS.
 - 17.3. IF ON-SITE TOPSOIL IS NOT AVAILABLE, CONTRACTOR SHALL PROVIDE TO SITE ACCORDINGLY.
18. ALL MULCH TO BE CERTIFIED TO BE FREE OF WEEDS, NON-NATIVE INVASIVE SPECIES AND THEIR LARVAE. MULCH SAMPLE SUBMITTAL SHALL BE PROVIDED TO LANDSCAPE ARCHITECT BEFORE SITE DELIVERY.

SEEDING/SODDING NOTES

1. ROUGH GRADING TO BE COMPLETED PRIOR TO THE START OF PLANT INSTALLATION. SUBSTANTIAL COMPLETION SIGN-OFF BY LANDSCAPE ARCHITECT CONTRACTOR TO ENSURE NO CHANNELIZED FLOWS AROUND THE SITE.
2. ALL SEEDED/SODDED AREAS SHALL BE FINISHED GRADE AT THE THICKNESS OF THE SOD.
3. NO SEEDED/SODDED AREAS SHALL BE SODDED UNTIL ALL OTHER CONSTRUCTION ACTIVITIES, INCLUDING PLANTING AND MULCHING HAVE OCCURRED AND LANDSCAPE ARCHITECT HAS REVIEWED THE FINAL GRADING.
4. SOD AREAS WILL BE ACCEPTED WHEN IN COMPLIANCE WITH ALL THE FOLLOWING CONDITIONS:
 - 4.1. ROOTS ARE THOROUGHLY KNIT TO THE SOIL
 - 4.2. ABSENCE OF VISIBLE JOINTS
 - 4.3. ALL AREAS SHOW A UNIFORM STAND OF SPECIFIED GRASS IN HEALTHY CONDITION
 - 4.4. AT LEAST 30 DAYS HAVE ELAPSED SINCE THE COMPLETION OF WORK UNDER THIS SECTION.
5. QUALITY GUARANTEE:
 - 5.1. SOD SHALL BE UNIFORM IN COLOR, LEAF TEXTURE, LEAF AND ROOD DENSITY, AND FREE FROM WEED, DISEASES, AND OTHER VISIBLE IMPERFECTIONS AT TIME OF FINAL ACCEPTANCE. GUARANTEE DOES NOT COVER DAMAGE AS A RESULT OF FERTILIZERS, PESTICIDES, OR OTHER APPLICATIONS NOT SUPERVISED BY THE CONTRACTOR OR AS A RESULT OF ACTS OF GOD OR VANDALISM.
 - 5.2. SEED SHALL BE UNIFORM IN COLOR, LEAF TEXTURE, LEAF AND ROOT DENSITY, AND FREE FROM WEED, DISEASES, AND OTHER VISIBLE IMPERFECTIONS AT TIME OF FINAL ACCEPTANCE. GUARANTEE DOES NOT COVER DAMAGE AS A RESULT OF FERTILIZERS, PESTICIDES, OR OTHER APPLICATIONS NOT SUPERVISED BY THE CONTRACTOR OR AS A RESULT OF ACTS OF GOD OR VANDALISM.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE SEED/SOD IS PROPERLY IRRIGATED DURING THE GROW-IN PERIOD AND SHALL BE RESPONSIBLE IF THE SOD SUFFERS IRREPARABLE HARM.
7. SEED/SOD IS SUBJECT TO INSPECTION AND ACCEPTANCE. LANDSCAPE ARCHITECT AND/OR CLIENT RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO ACCEPTANCE. ANY WORK AND SOD WHICH IN THE LANDSCAPE ARCHITECTS OPINION FAILS TO MEET THESE SPECIFICATIONS REQUIREMENTS.
8. SOD STANDARDS:
 - 8.1. GENERAL: HEALTHY, THICK TURF HAVING UNDERGONE A PROGRAM OF REGULAR FERTILIZATION, MOWING AND WEED CONTROL; FREE OF OBJECTABLE WEEDS; UNIFORM IN GREEN COLOR, LEAF TEXTURE AND DENSITY; HEALTHY, VIGOROUS ROOT SYSTEM; INSPECTED AND FOUND FREE OF DISEASE, NEMATODES, PEST AND PEST LARVAE BY THE ENTOMOLOGIST OF THE STATE DEPARTMENT OF AGRICULTURE.
 - 8.2. EACH PIECE OF SOD; SANDY-LOAM SOIL BASE THAT WILL NOT BREAK, CRUMBLE OR TEAR DURING SOD INSTALLATION.
 - 8.3. THICKNESS: MINIMUM 3/4" THICK, EXCLUDING THE TOP GROWTH THATCH.
 - 8.4. THATCH: NOT TO EXCEED 1/2" UNCOMPRESSED.
 - 8.5. SIZE: CUT IN STRIPS 18" WIDE NO MORE THAN 24 HOURS PRIOR TO DELIVERY.
9. SOD DELIVERY, STORAGE AND HANDLING GUIDELINES ARE AS FOLLOWS:
 - 9.1. SOD SHALL BE DELIVERED ON PALLETS PROPERLY LOADED ON VEHICLES AND WITH ROOT SYSTEM PROTECTED FROM EXPOSURE TO SUN, WIND, AND HEAT IN ACCORDANCE WITH STANDARD PRACTICE AND LABELED WITH BOTANICAL AND COMMON NAME OF EACH GRASS SPECIES IN ACCORDANCE WITH FEDERAL SEED ACT. SOD THAT HAS BEEN DAMAGED BY POOR HANDLING OR IMPROPER STORAGE IS SUBJECT TO REJECTION BY THE LANDSCAPE ARCHITECT OR OWNER.
 - 9.2. PROTECT FROM DEHYDRATION, CONTAMINATION, FREEZING AND HEATING AT ALL TIMES. KEEP STORED SOD MOIST AND UNDER SHADE OR COVERED WITH MOISTENED BURLAP.
 - 9.3. DO NOT DROP SOD ROLLS FROM CARTS, TRUCKS OR PALLETS.
 - 9.4. DO NOT DELIVER MORE SOD THAN CAN BE INSTALLED WITHIN 36 HOURS.
 - 9.5. DO NOT STACK SOD MORE THAN 2 FEET DEEP.
10. SEED/SODDED BED PREPARATION:
 - 10.1. ALL DEBRIS, ROCKS, ETC. LARGER THAN .5" ARE TO BE REMOVED PRIOR TO SEEDING/SODDING OR PLANTING.
 - 10.2. ALL AREAS TO BE SEEDED/SODDED ARE TO RECEIVE A MINIMUM OF 2" OF APPROVED TOPSOIL TILLED INTO A DEPTH OF 4" TO ENSURE INTEGRATION WITH EXISTING SOIL.
 - 10.3. APPROVED TOPSOIL IS TO BE PREFERABLY FROM ON-SITE STOCKPILE FROM STRIPPING OPERATIONS - SEE EROSION AND SEDIMENT CONTROL PLANS.
 - 10.4. IF ON-SITE TOPSOIL IS NOT AVAILABLE, CONTRACTOR SHALL PROVIDE TO SITE ACCORDINGLY.



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BIG OAK VET HOSPITAL
VETS PETS
1004 BIG OAK COURT

TOK PROJECT #:
ZCP-11-24

PROJECT NUMBER:

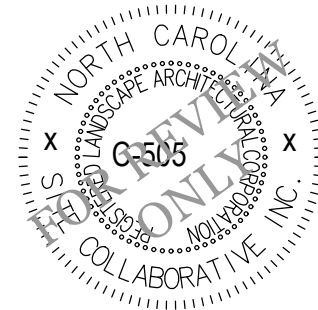
PROJECT PHASE:
MASTER PLAN

DATE: 08.11.2025
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SHEET TITLE:
STANDARD NOTES

SHEET NUMBER:

L001



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BIG OAK VET HOSPITAL VETS PETS 1004 BIG OAK COURT

TOK PROJECT #:
ZCP-11-24

PROJECT NUMBER:

PROJECT PHASE:
MASTER PLAN

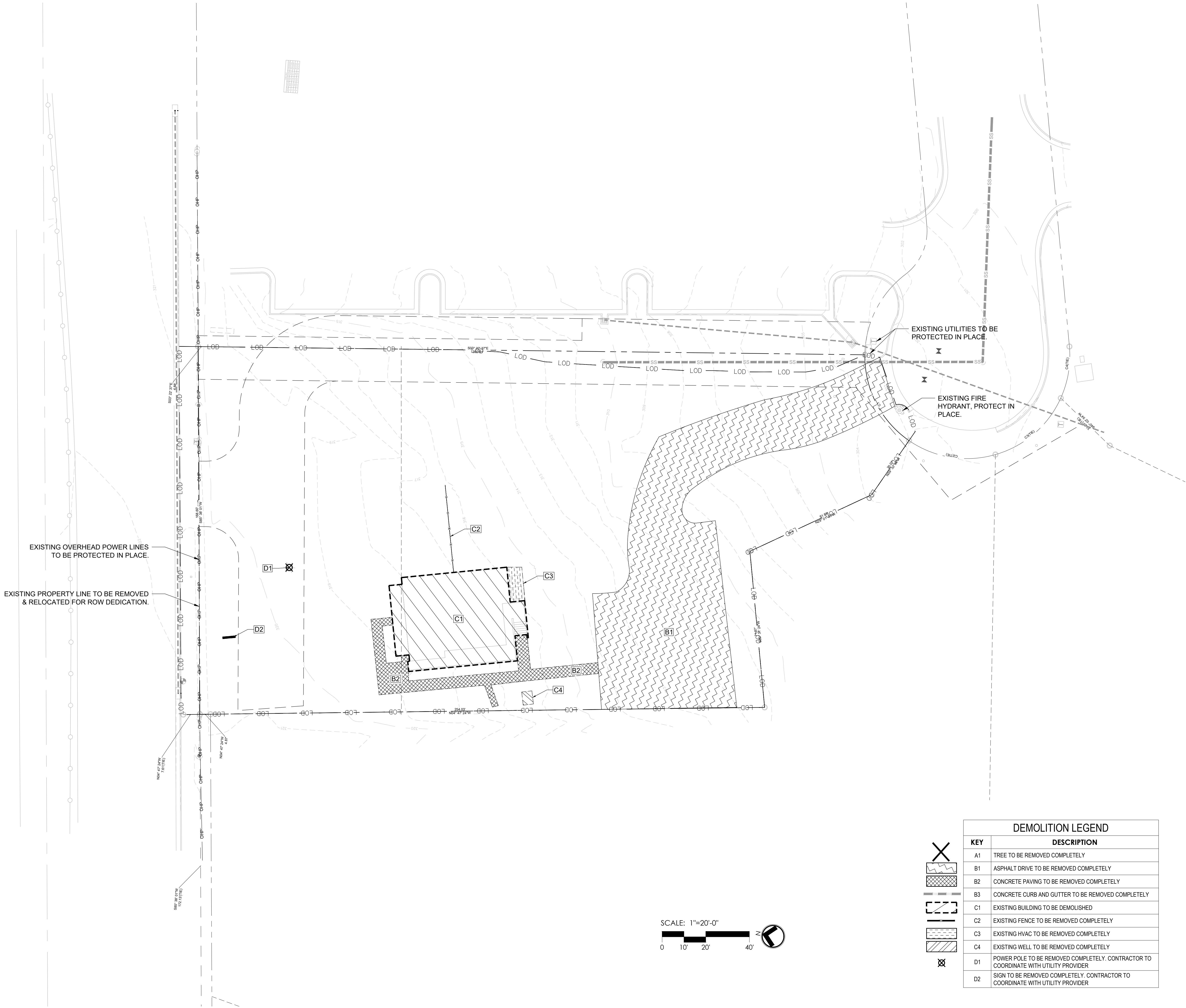
DATE: 08.11.2025

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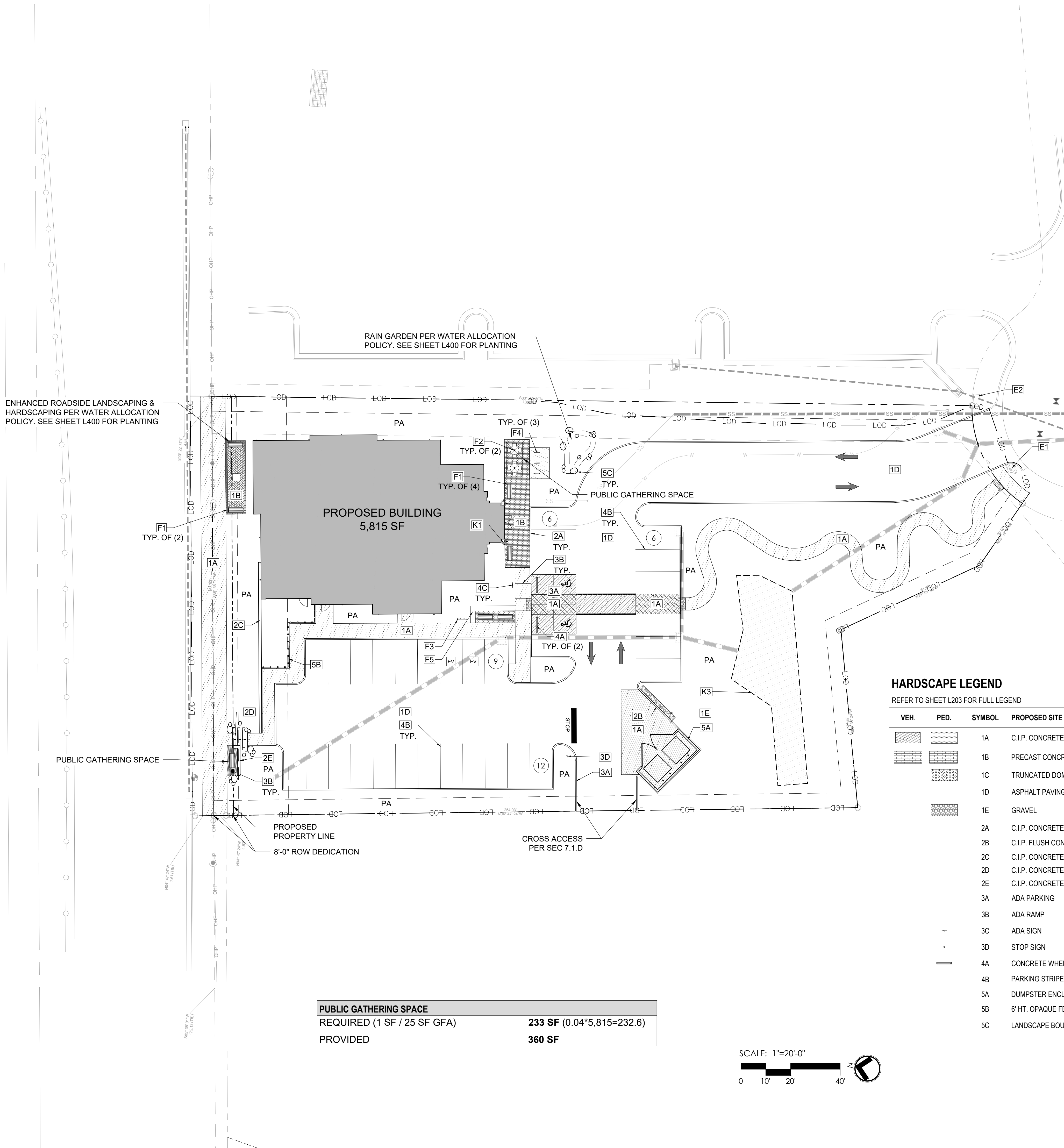
DEMOLITION PLAN

SHEET NUMBER:

L101







PUBLIC GATHERING SPACE		
REQUIRED (1 SF / 25 SF GFA)	233 SF	(0.04*5,815=232.6)
PROVIDED	360 SF	

SCALE: 1"=20'-0"



HARDSCAPE LEGEND

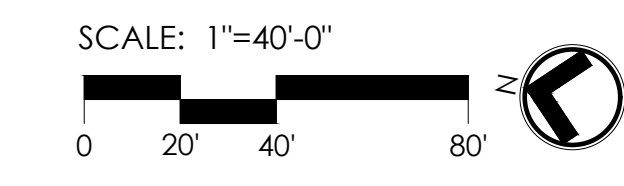
REFER TO SHEET L203 FOR FULL LEGEND

VEH.	PED.	SYMBOL	PROPOSED SITE ITEM
		1A	C.I.P. CONCRETE PAVING
		1B	PRECAST CONCRETE PAVERS
		1C	TRUNCATED DOME PAVERS
		1D	ASPHALT PAVING
		1E	GRAVEL
		2A	C.I.P. CONCRETE CURB
		2B	C.I.P. FLUSH CONCRETE CURB
		2C	C.I.P. CONCRETE RETAINING WALL
		2D	C.I.P. CONCRETE STEPS
		2E	C.I.P. CONCRETE SEAT WALL
		3A	ADA PARKING
		3B	ADA RAMP
		3C	ADA SIGN
		3D	STOP SIGN
		4A	CONCRETE WHEELSTOP
		4B	PARKING STRIPE (4" WIDE)
		5A	DUMPSTER ENCLOSURE WITH GATE
		5B	6' HT. OPAQUE FENCE
		5C	LANDSCAPE BOULDER

HARDSCAPE LEGEND

REFER TO SHEET L203 FOR FULL LEGEND

SYMBOL	SITE FURNITURE
F1	36" BENCH
F2	CHAIR & UMBRELLAS
F3	2 PORT EV CHARGING STATION
F4	BICYCLE RACK
F5	PLANTER
BY OTHER CONSULTANTS	
K1	BUILDING COLUMN
K3	STORMWATER BASIN
EXISTING SITE ITEM TO REMAIN	
E1	EXISTING FIRE HYDRANT
E2	EXISTING ELECTRICAL EQUIPMENT
OTHER	
PA	PLANTING AREA
TYP.	TYPICAL
—	SAWCUT JOINT
—	EXPANSION JOINT
—	LIMIT OF DISTURBANCE



BIG OAK VET HOSPITAL
VETS PETS
1004 BIG OAK COURT

TOK PROJECT #:
ZCP-11-24

PROJECT NUMBER:

PROJECT PHASE:
MASTER PLAN

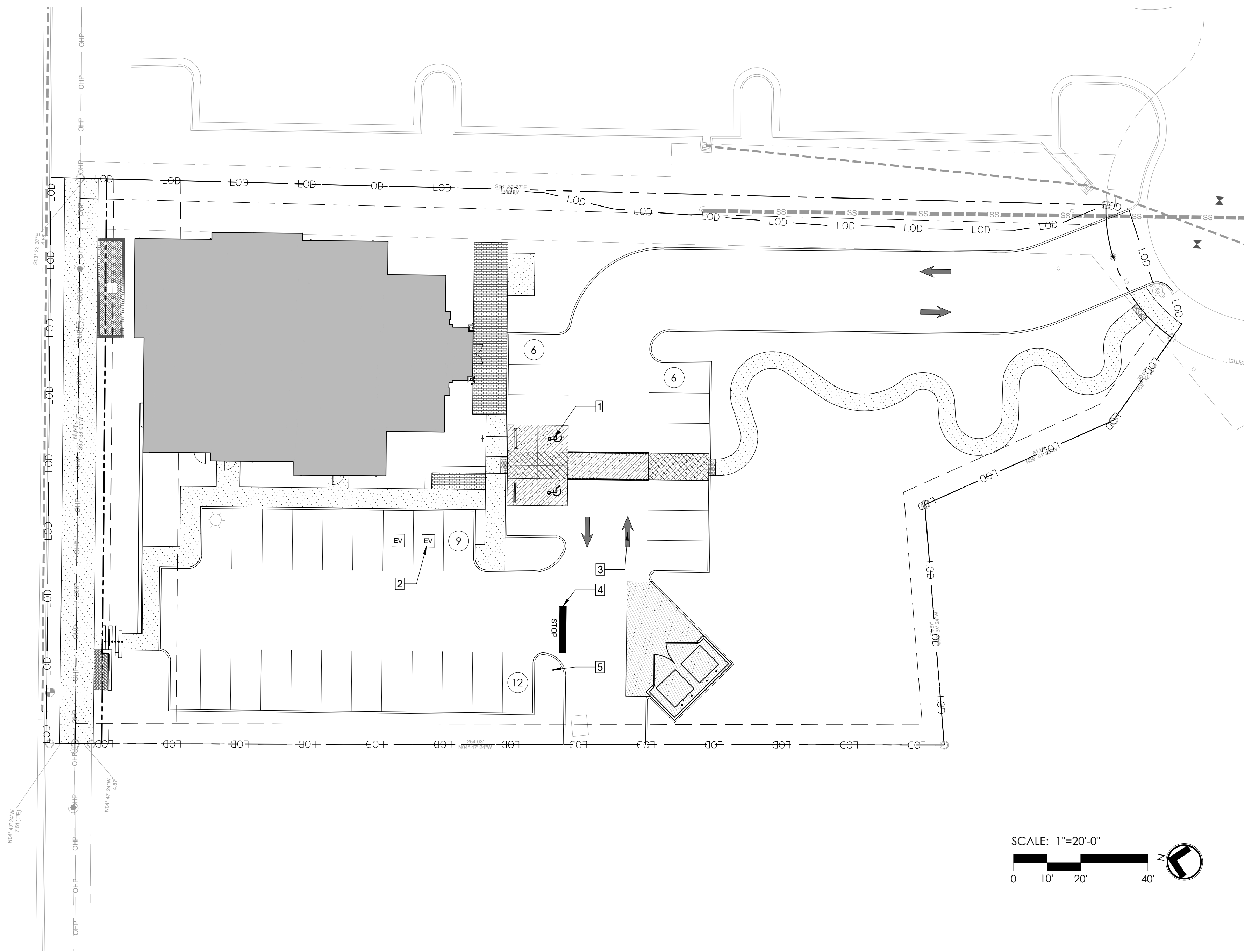
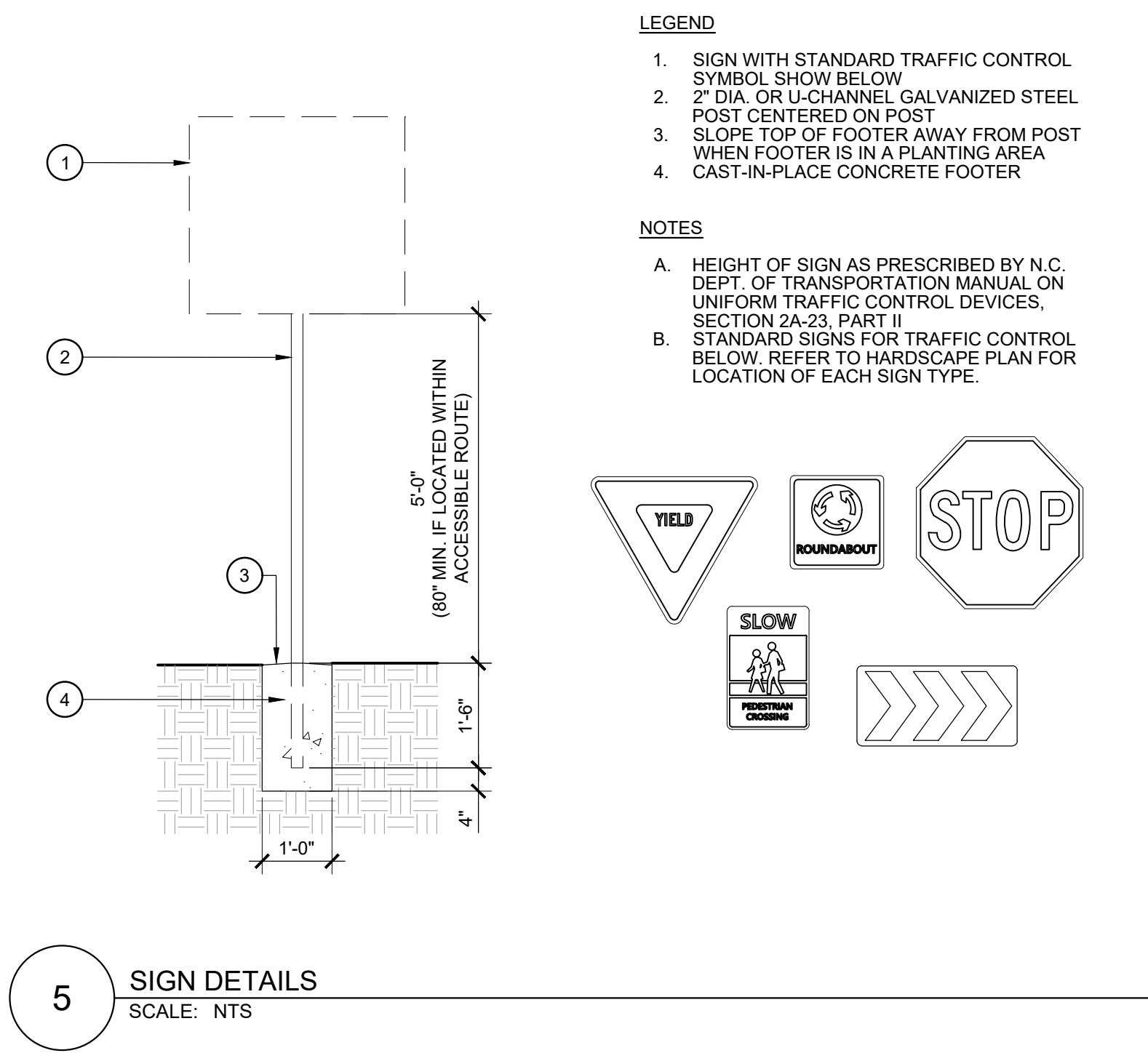
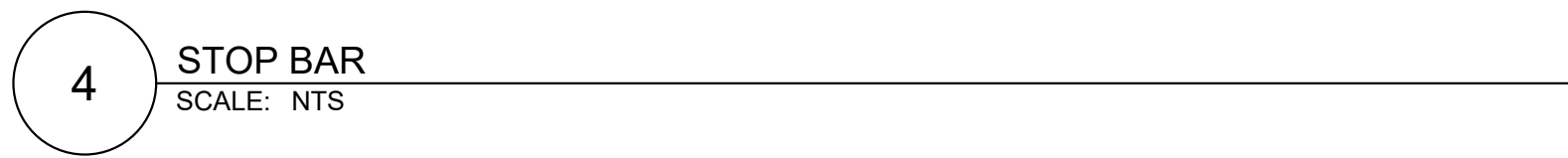
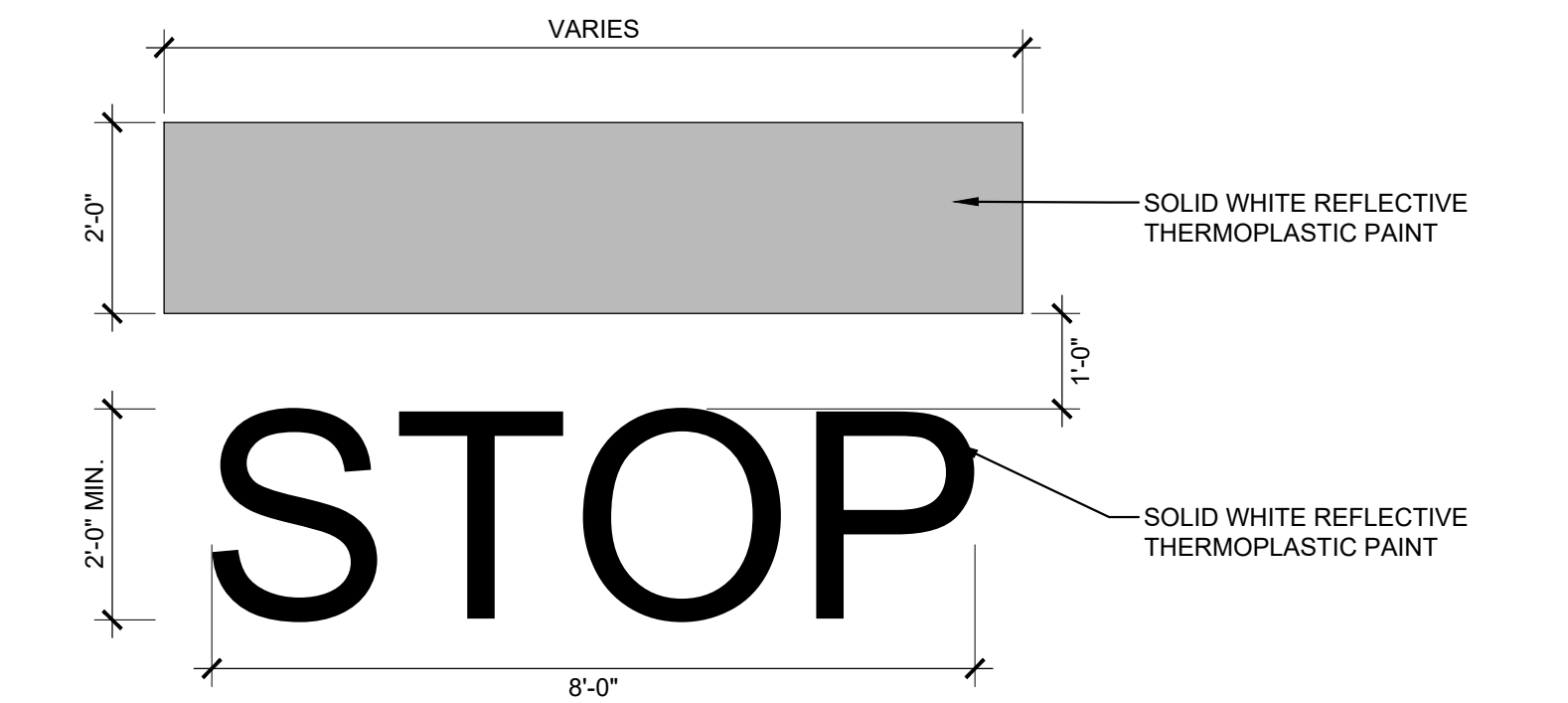
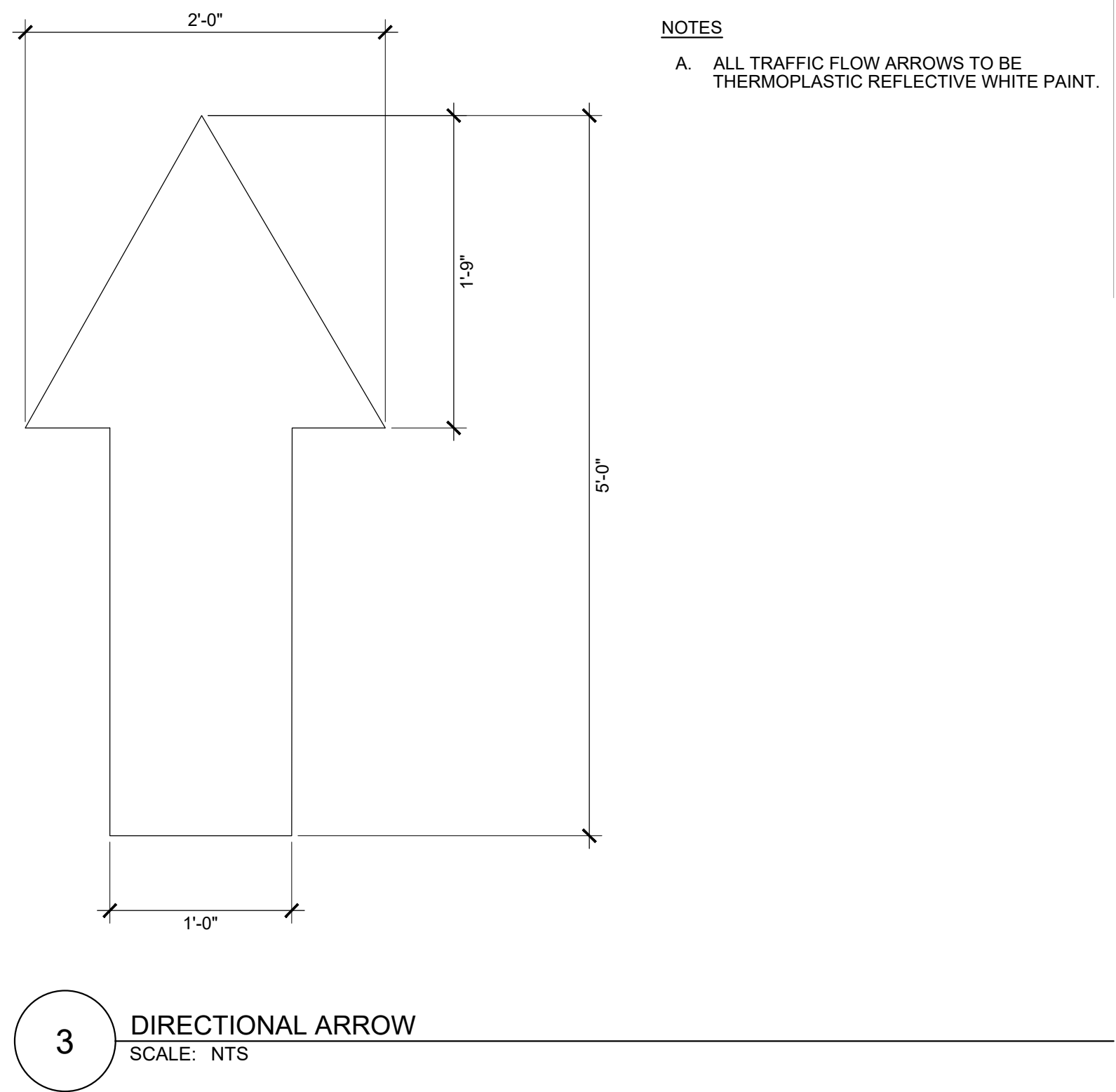
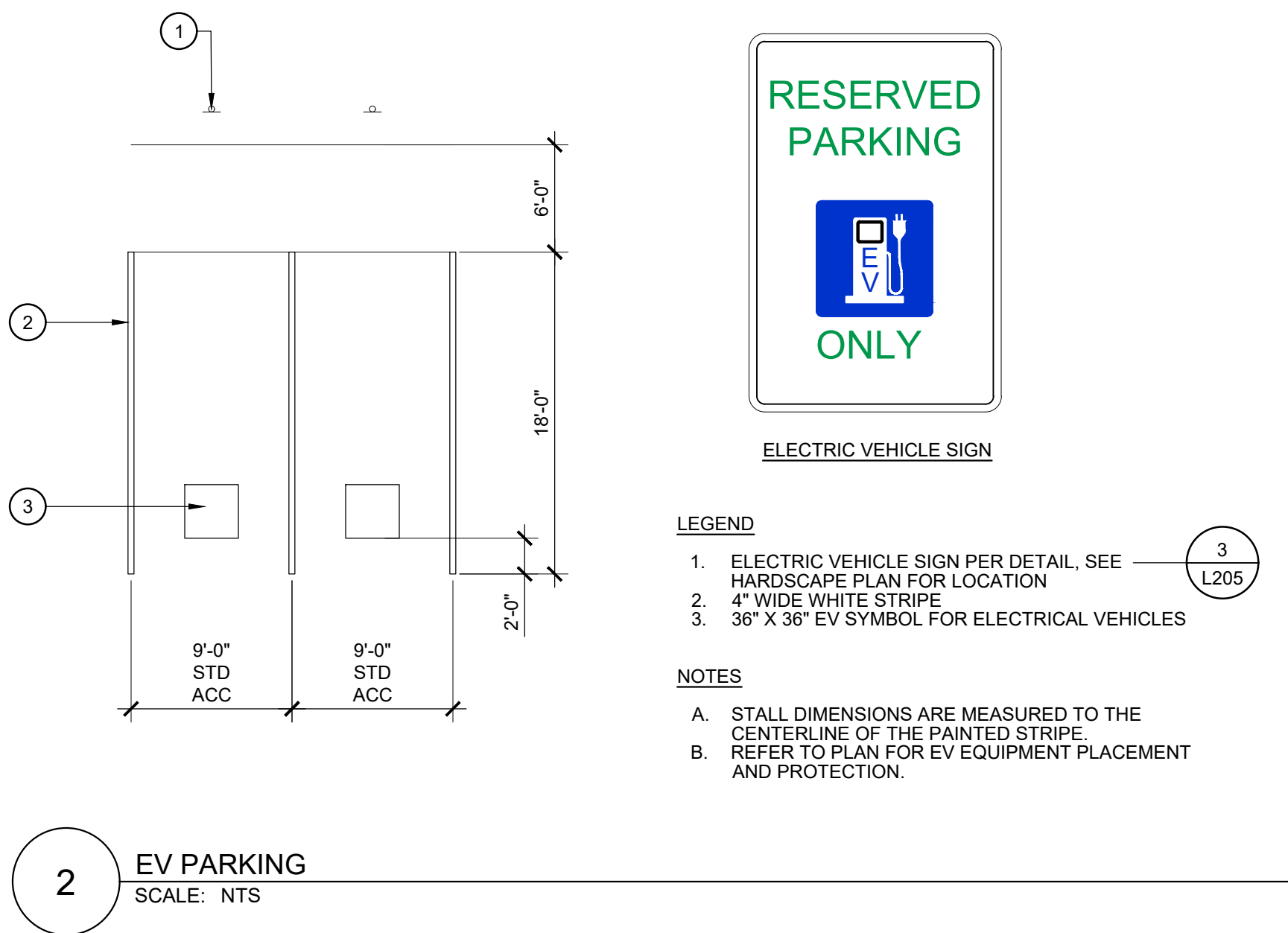
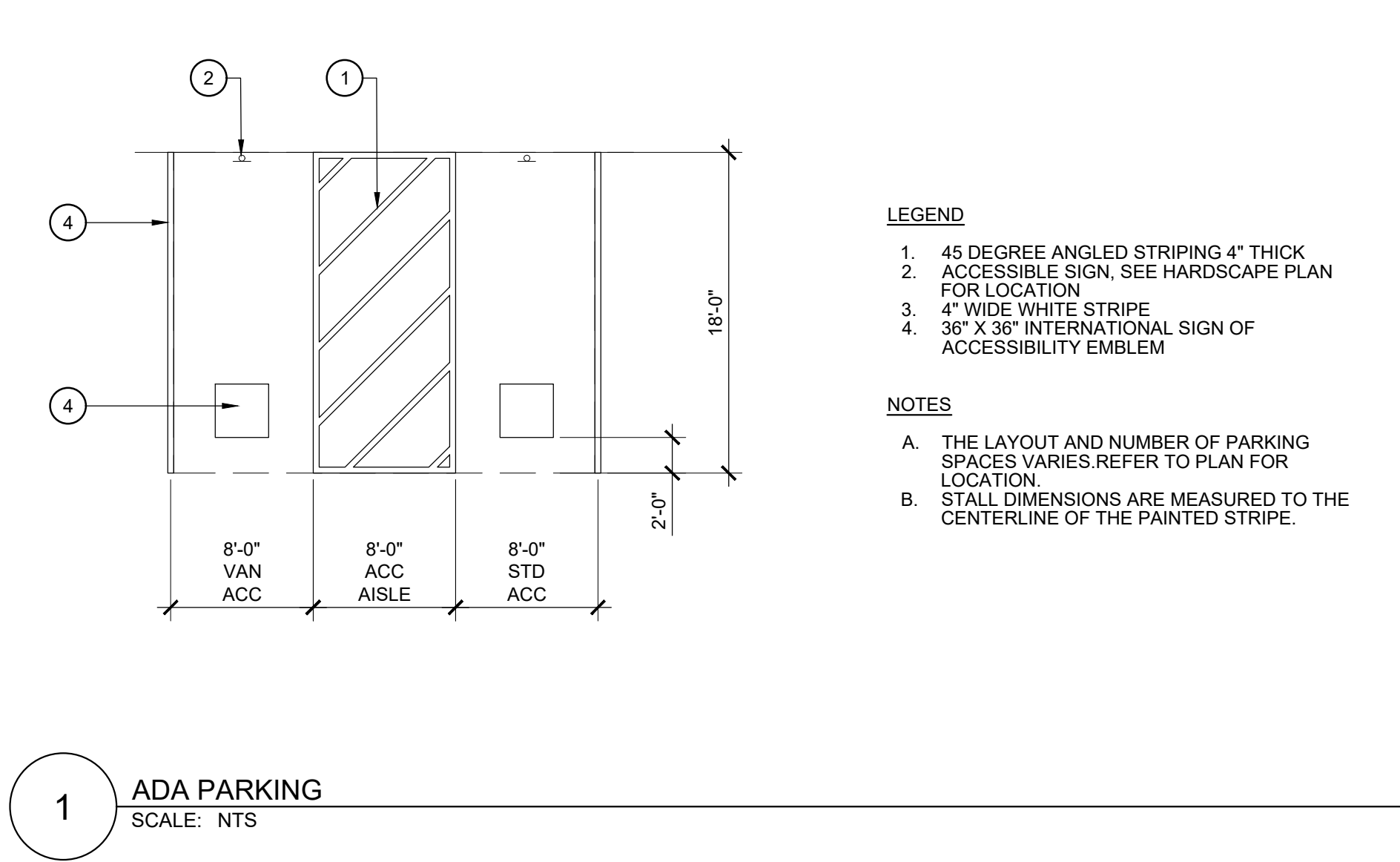
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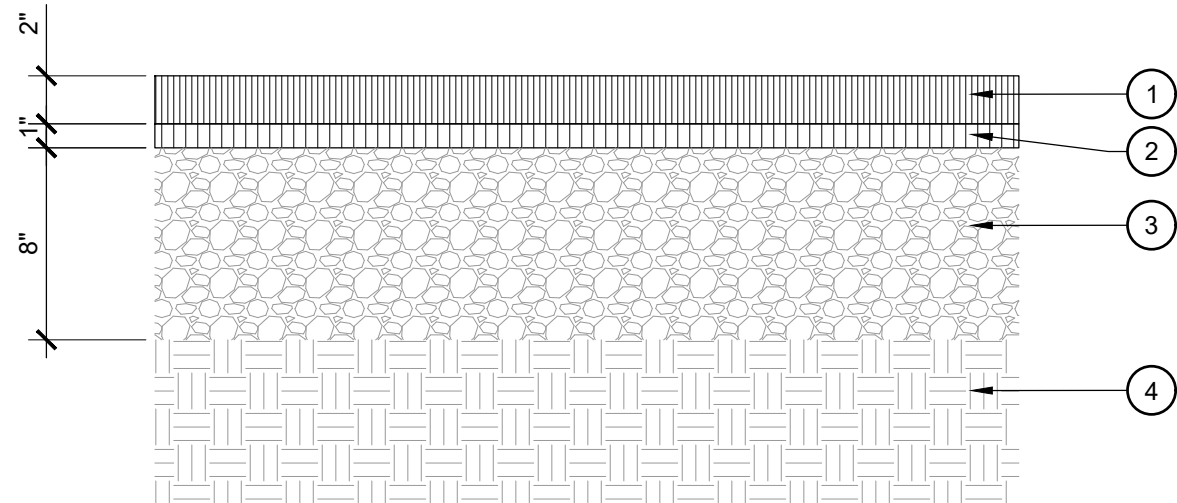
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SHEET TITLE:
VICINITY MAP

SHEET NUMBER:

L202





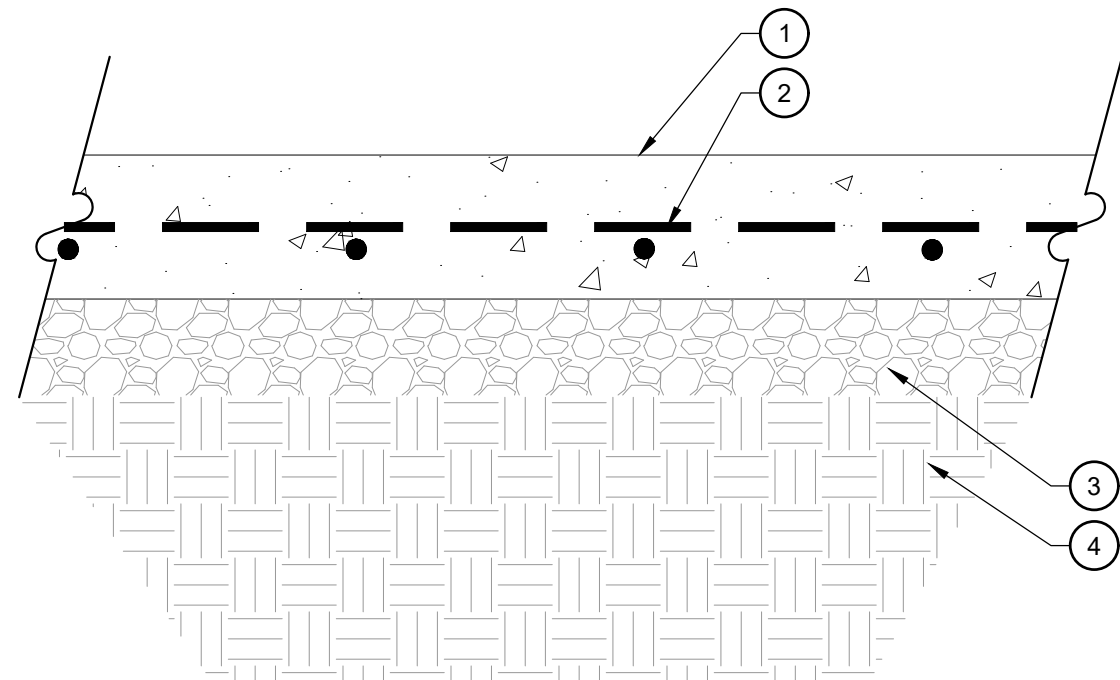
HEAVY DUTY (DRIVE LANES AND PARKING AREAS)

LEGEND

1. 5/8" ASPHALT WEARING COURSE
2. SF-9.5A ASPHALT BASE COURSE
3. AGGREGATE BASE COURSE
4. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT

NOTES

- A. CONTRACTOR SHALL INFORM LANDSCAPE ARCHITECT OF ANY PAVING DESIGN CONFLICTS WITH GEOTECHNICAL REPORT PRIOR TO INSTALLATION
- B. IF NO GEOTECHNICAL REPORT IS AVAILABLE, COMPACT SUBGRADE TO 95% S.P.D.



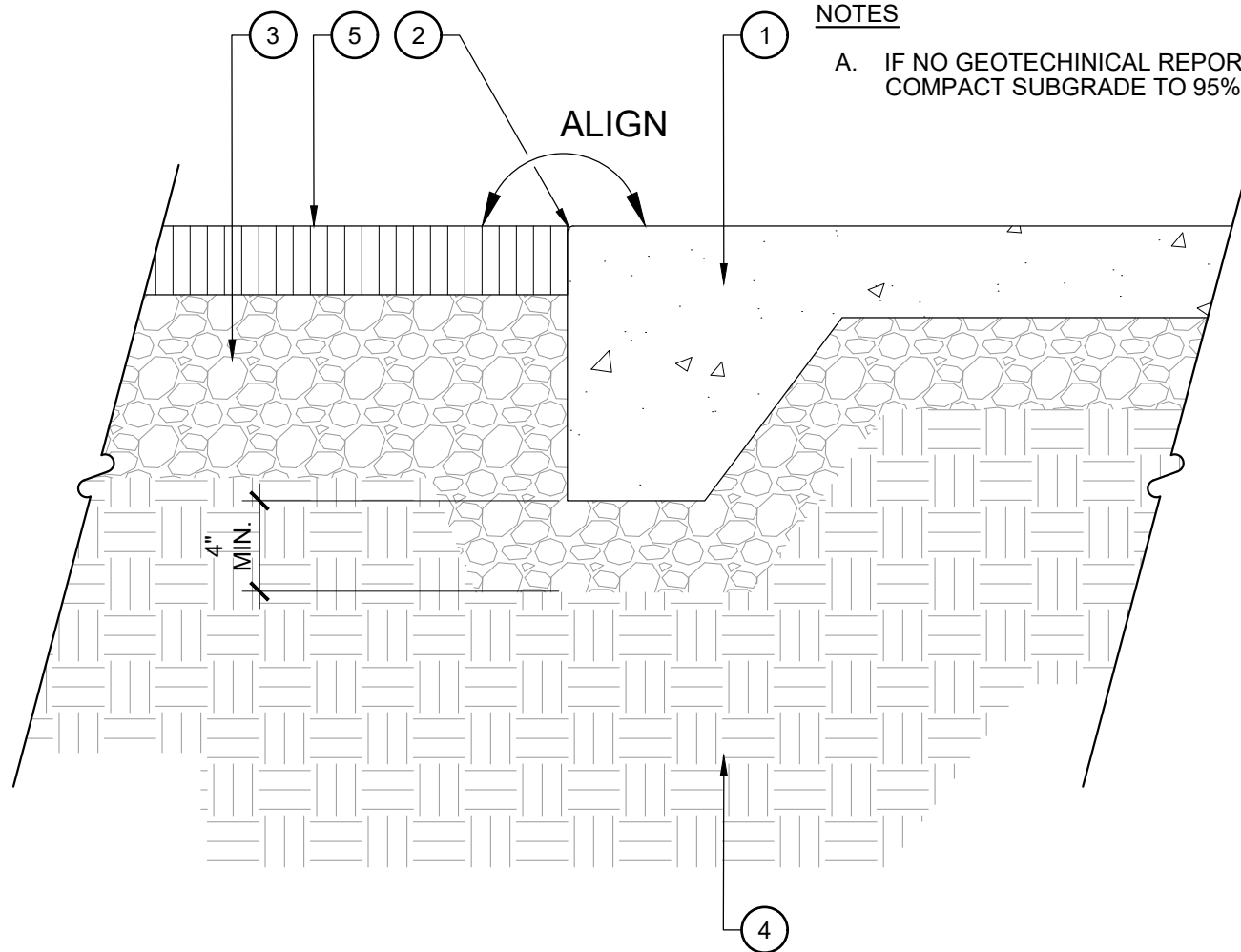
LEGEND

1. CAST-IN-PLACE CONCRETE, COLOR AND FINISH PER HARDSCAPE LEGEND
2. #4 REBAR, REINFORCEMENT PER TABLE BELOW
3. AGGREGATE BASE COURSE, THICKNESS PER TABLE BELOW
4. PREPARED SUBGRADE PER GEOTECHNICAL REPORT

NOTES

- A. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO REVIEW FORMS PRIOR TO POURING
- B. IF NO GEOTECHNICAL REPORT IS AVAILABLE, COMPACT SUBGRADE TO 95% S.P.D.

PAVEMENT TYPE	ABC (IN.)	REINFORCEMENT	CONCRETE (IN.)
SERVICE DRIVE AREA / DUMPSTER PAD	4	#4 @ 12" O.C., B.W.	8
ACCESSIBLE PARKING SPACES	4	#4 @ 12" O.C., B.W.	6
PEDESTRIAN SIDEWALKS	4	NONE	4



LEGEND

1. CONCRETE THICKENED EDGE PER DETAIL
2. 1/4" RADIUS AT ALL EXPOSED EDGES
3. AGGREGATE BASE COURSE
4. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
5. ASPHALT PAVING PER DETAIL

NOTES

- A. IF NO GEOTECHNICAL REPORT AVAILABLE, COMPACT SUBGRADE TO 95% S.P.D.

1 ASPHALT PAVING
SCALE: 1-1/2" = 1'-0"

2 CONCRETE PAVING
SCALE: 1-1/2" = 1'-0"

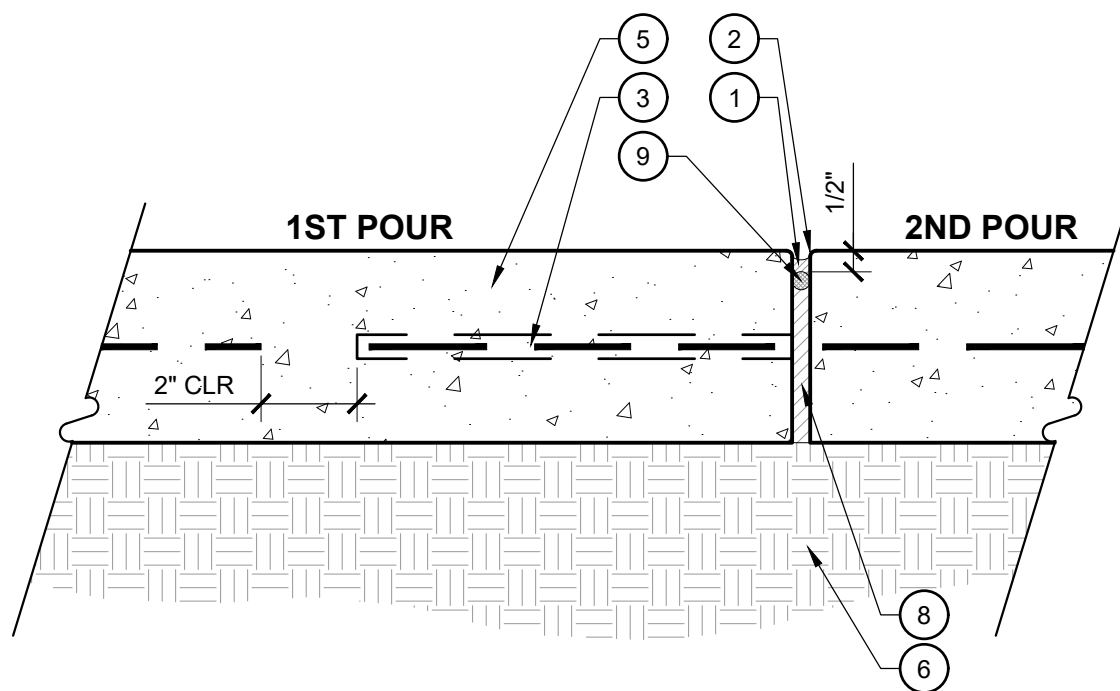
3 ASPHALT TO CONCRETE TRANSITION
SCALE: 1-1/2" = 1'-0"

LEGEND

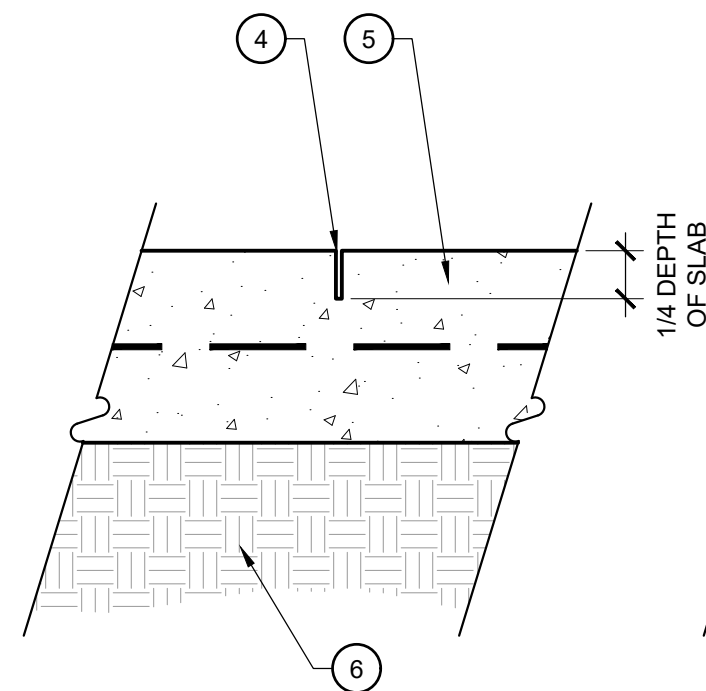
1. 3/8" EXPANSION JOINT W/ SEALANT DUSTED WITH DOUBLE-WASHED CONCRETE SAND WHILE WET PER SPECIFICATIONS. SAND COLOR TO MATCH COLOR OF ADJACENT CONCRETE COLOR
2. 1/8" RADIUS TOOLED EDGE
3. #4 18" STEEL DOWEL @ 18" O.C., CENTERED IN SLAB, SLEEVE ONE SIDE
4. 1/8" WIDE SAWCUT JOINT
5. C.I.P. CONCRETE PAVING PER DETAIL
6. BASE AND SUBGRADE PREPARATION PER GEOTECHNICAL REPORT
7. 3/16" WIDE SAWCUT JOINT; INSTALLED AFTER TOOLED EDGES
8. REMOLDED FOAM EXPANSION JOINT FILLER PER SPECIFICATIONS
9. 5/8" DIA. POLYETHYLENE FOAM BACKER ROD

NOTES

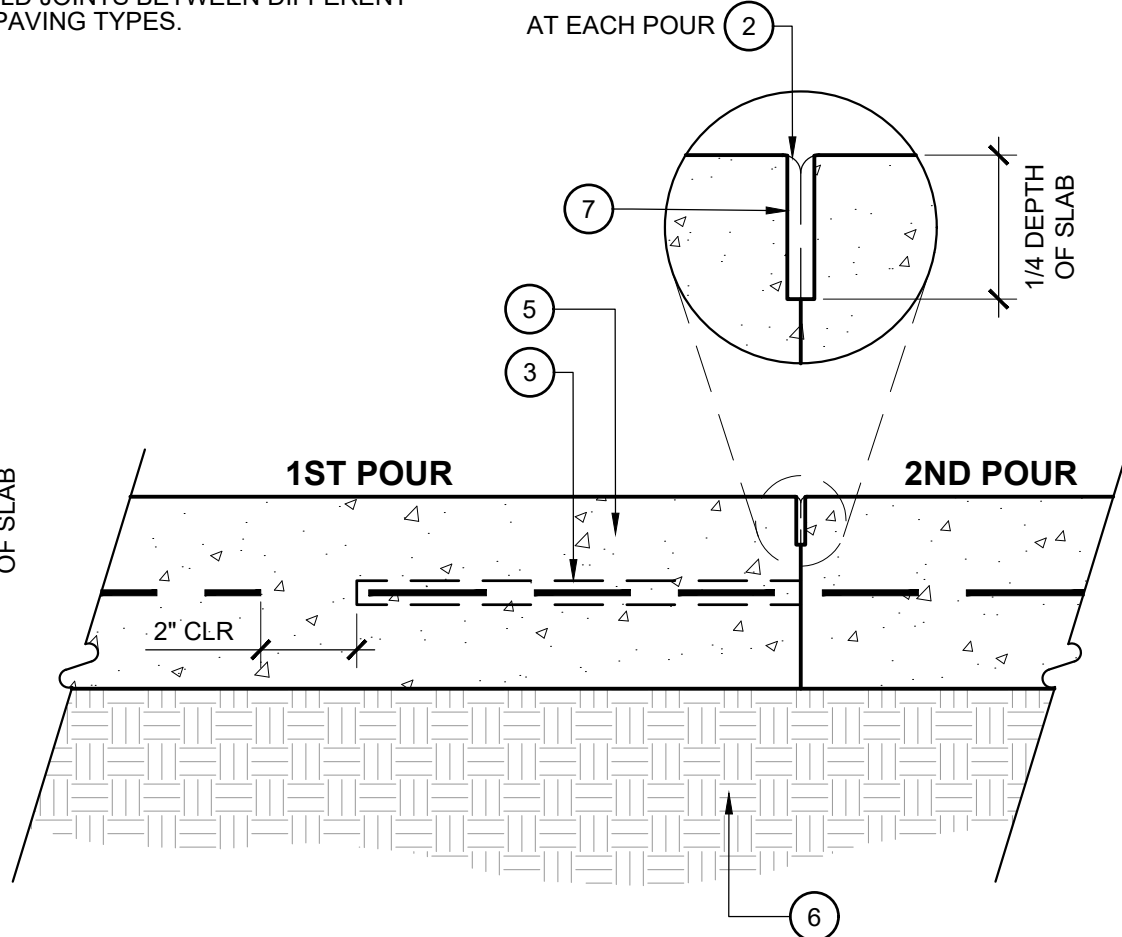
- A. PROVIDE EXPANSION JOINTS WHERE INDICATED ON THE DRAWINGS, AND WHERE PAVING ABUTS WALLS, CURBS, STEPS, RAMPS AND OTHER VERTICAL APPURTENANCES. OMIT DOWELS WHERE ABUTTING WALLS, BUILDINGS, AND CURBS.
- B. ALL TOOLED EDGES OF EXPANSION JOINTS SHALL BE 1/4" RADIUS MAX.
- C. PROVIDE COLD JOINTS BETWEEN DIFFERENT CONCRETE PAVING TYPES.



EXPANSION JOINT



SAWCUT JOINT



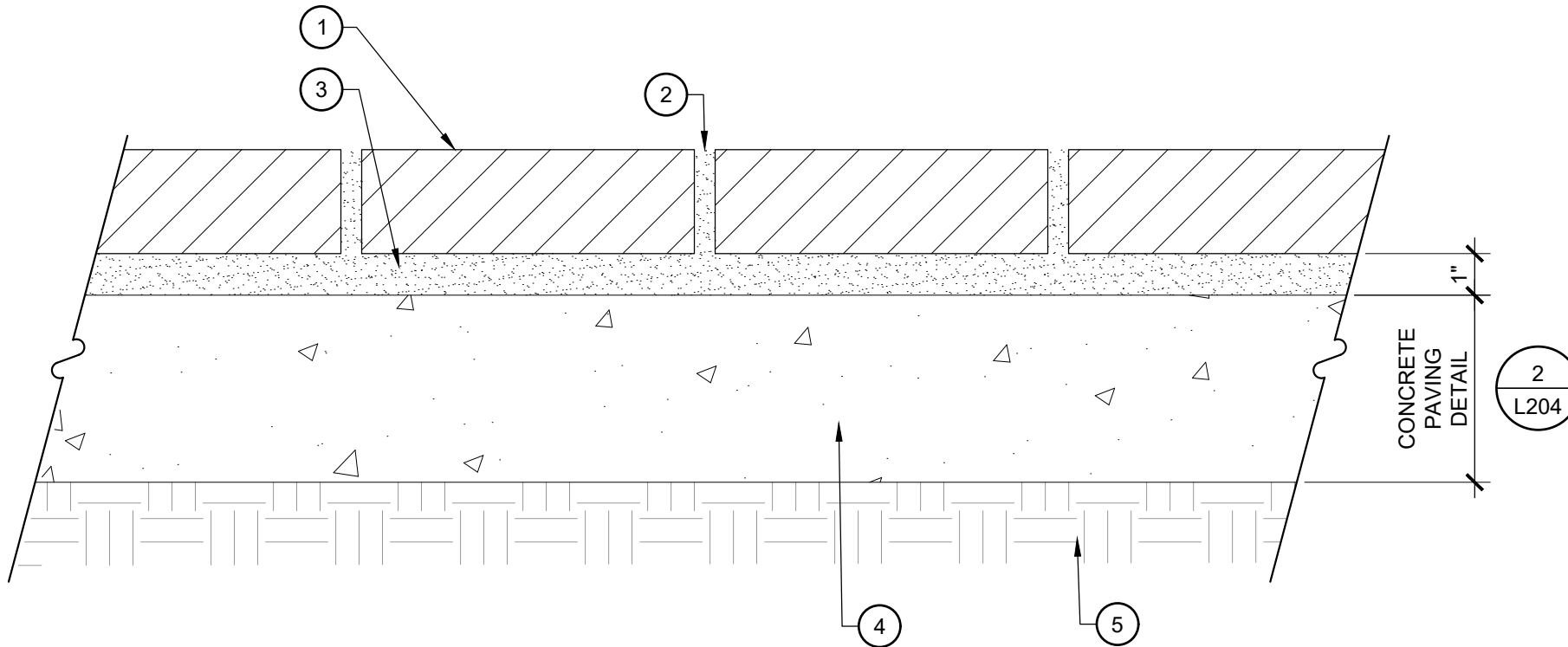
COLD JOINT

LEGEND

1. PRECAST CONCRETE PAVER PER HARDSCAPE LEGEND
2. GROUTED JOINTS, COLOR PER HARDSCAPE LEGEND
3. MORTAR SETTING BED
4. CONCRETE SUBBASE, REINFORCED PER DETAIL
5. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT

NOTES

- A. IF GEOTECHNICAL REPORT NOT AVAILABLE, COMPACT SUBGRADE TO 95% S.P.D.
- B. REFER TO HARDSCAPE PLAN AND LEGEND FOR LAYOUT AND PATTERN OF PAVERS.
- C. CONTRACTOR TO SUBMIT PAVER AND GROUT SAMPLE TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING AND INSTALLATION.
- D. FINISH SURFACE OF PAVERS SHALL BE LEVEL WITH ADJACENT PAVING.



4 CONCRETE JOINTS
SCALE: 3" = 1'-0"

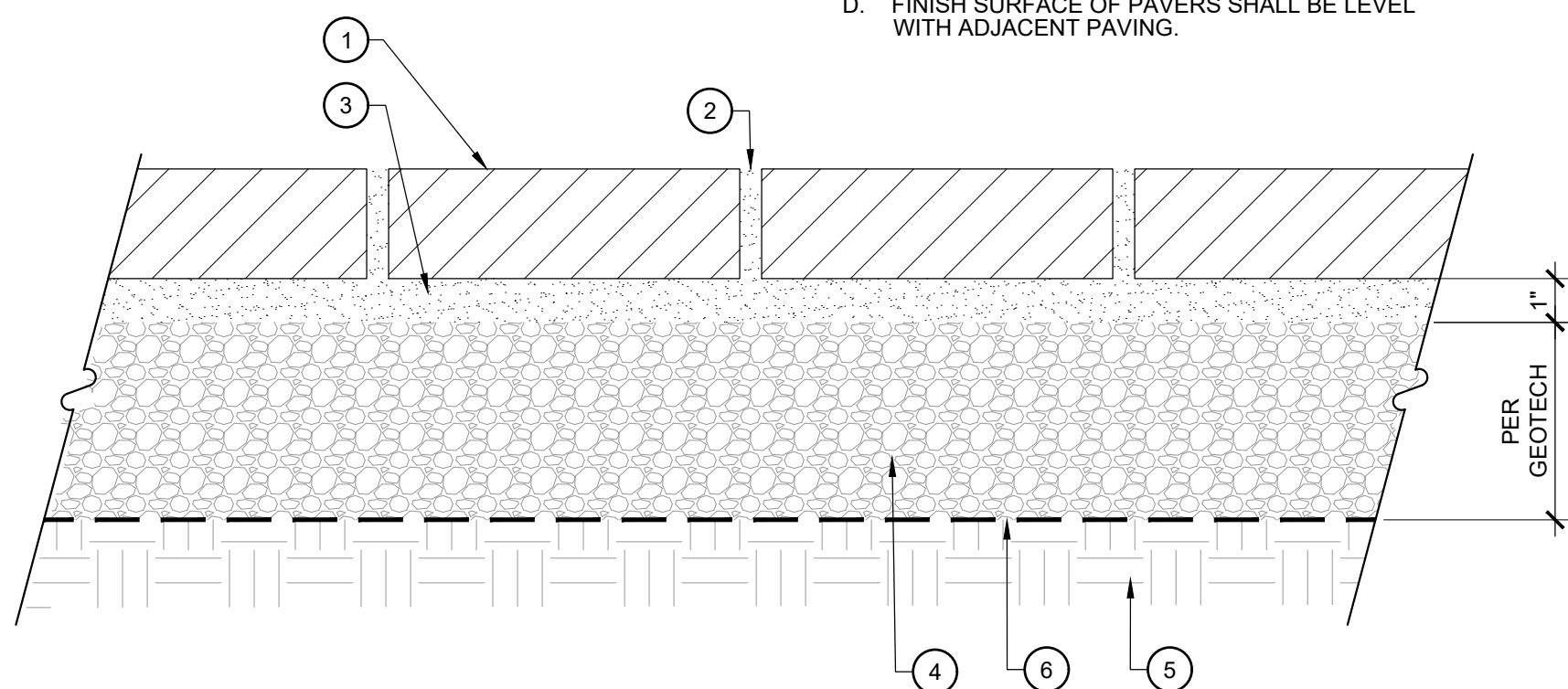
5 PRECAST PAVERS - MORTAR SET
SCALE: 3" = 1'-0"

LEGEND

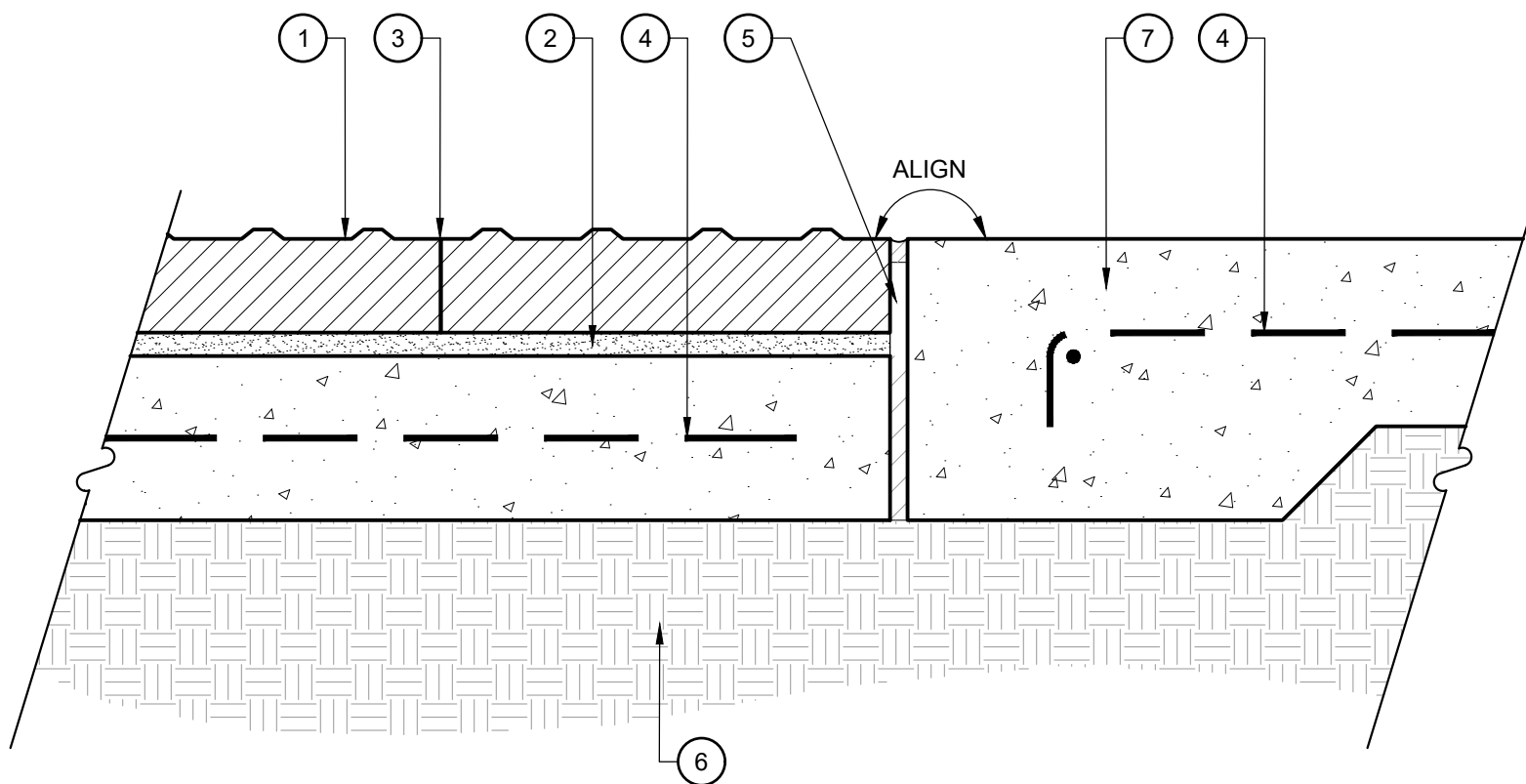
1. PRECAST CONCRETE PAVER PER HARDSCAPE LEGEND
2. ASTM C33 SAND SWEEPED JOINTS
3. ASTM C33 SAND SETTING BED
4. COMPACTED AGGREGATE BASE COURSE
5. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
6. GEOTEXTILE MEMBRANE, MIRAFI OR EQUAL

NOTES

- A. IF GEOTECHNICAL REPORT NOT AVAILABLE, COMPACT SUBGRADE TO 95% S.P.D.
- B. REFER TO HARDSCAPE PLAN AND LEGEND FOR LAYOUT AND PATTERN OF PAVERS.
- C. CONTRACTOR TO SUBMIT PAVER SAMPLE TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING AND INSTALLATION.
- D. FINISH SURFACE OF PAVERS SHALL BE LEVEL WITH ADJACENT PAVING.



6 PRECAST PAVERS - SAND SET
SCALE: 3" = 1'-0"



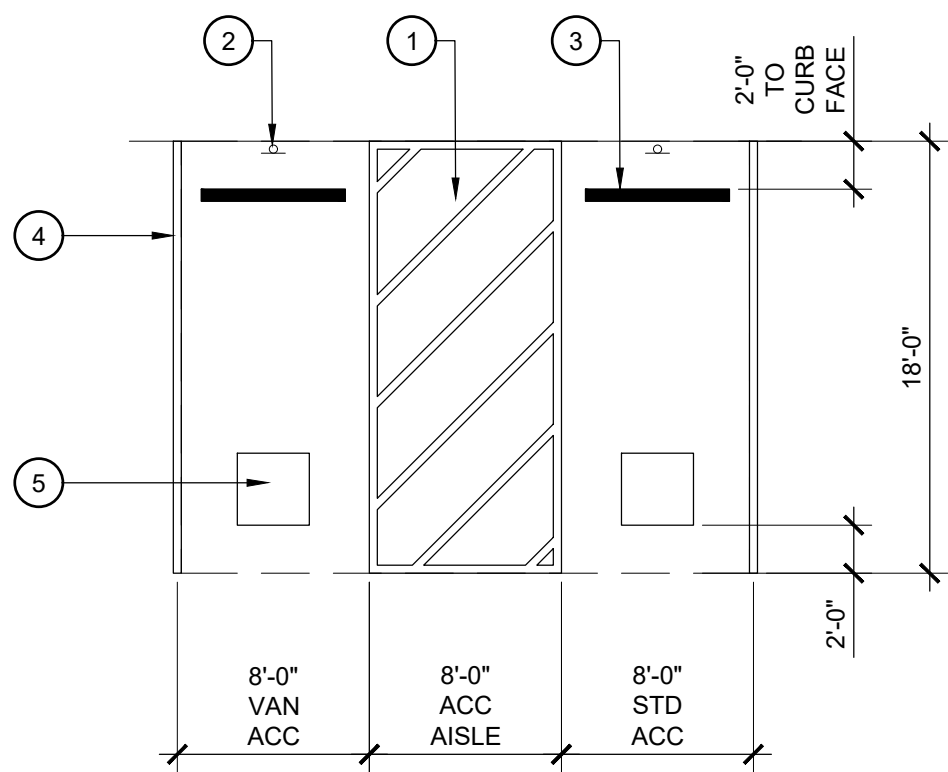
7 TRUNCATED DOME
SCALE: 3" = 1'-0"

LEGEND

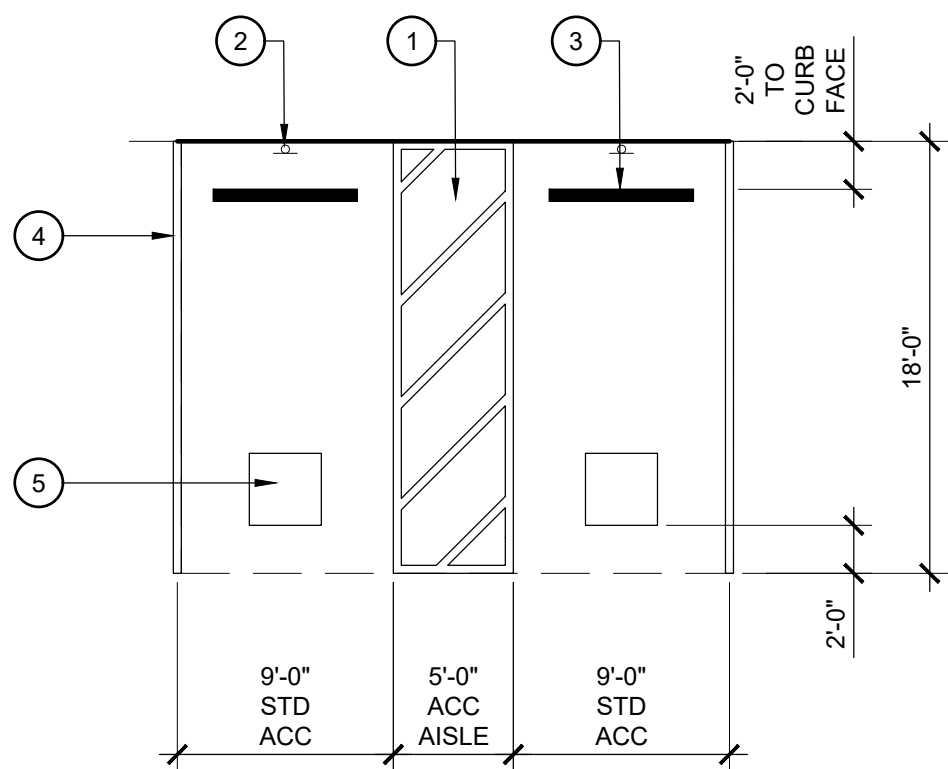
1. PRECAST CONCRETE DETECTABLE WARNING PAVERS PER HARDSCAPE LEGEND
2. MORTAR SETTING BED PER MANUFACTURER'S RECOMMENDATION
3. BUTT JOINT BETWEEN PAVERS
4. CONCRETE REINFORCEMENT PER GEOTECHNICAL REPORT
5. EXPANSION JOINT PER DETAIL
6. BASE AND SUBGRADE PREPARATION PER GEOTECHNICAL REPORT
7. CONCRETE THICKENED EDGE PER DETAIL

NOTES

- A. REFER TO HARDSCAPE PLAN AND LEGEND FOR LAYOUT AND PATTERN OF PAVERS
- B. CONTRACTOR SHALL SUBMIT PAVER SAMPLE TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING AND INSTALLATION
- C. FINISH SURFACE OF DETECTABLE WARNING PAVERS SHALL BE LEVEL WITH ADJACENT PAVING.



VAN ACCESSIBLE STALL



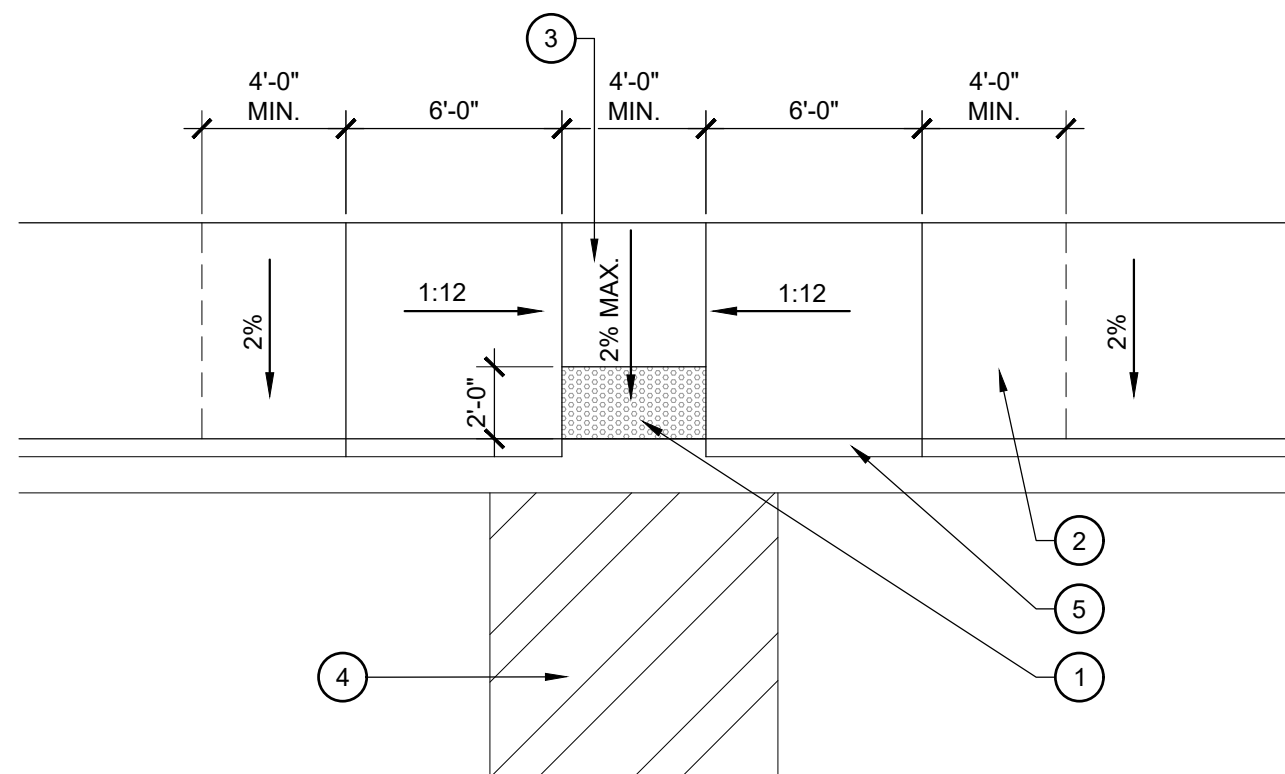
STANDARD ACCESSIBLE STALL

LEGEND

1. ACCESSIBLE AISLE TO BE CLEAR OF ALL OBSTRUCTIONS
2. ACCESSIBLE SIGN PER DETAIL, SEE HARDSCAPE PLAN FOR LOCATION
3. CONCRETE WHEELSTOP
4. 4" WIDE WHITE STRIPE
5. 36" X 36" INTERNATIONAL SIGN OF ACCESSIBILITY EMBLEM

NOTES

- A. CONTRACTOR SHALL VERIFY A MAX. SLOPE OF 2% IN ALL DIRECTIONS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION



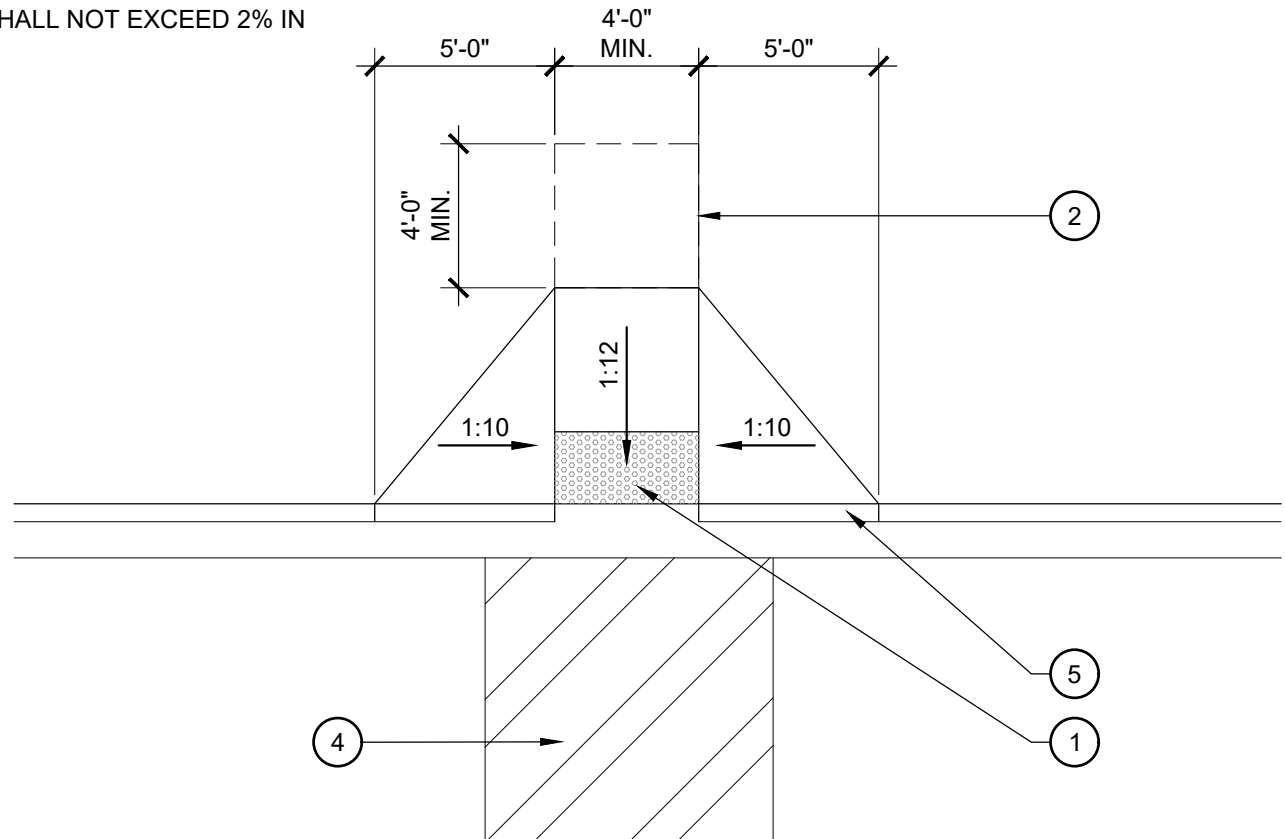
PLAN - PARALLEL CURB RAMP

LEGEND

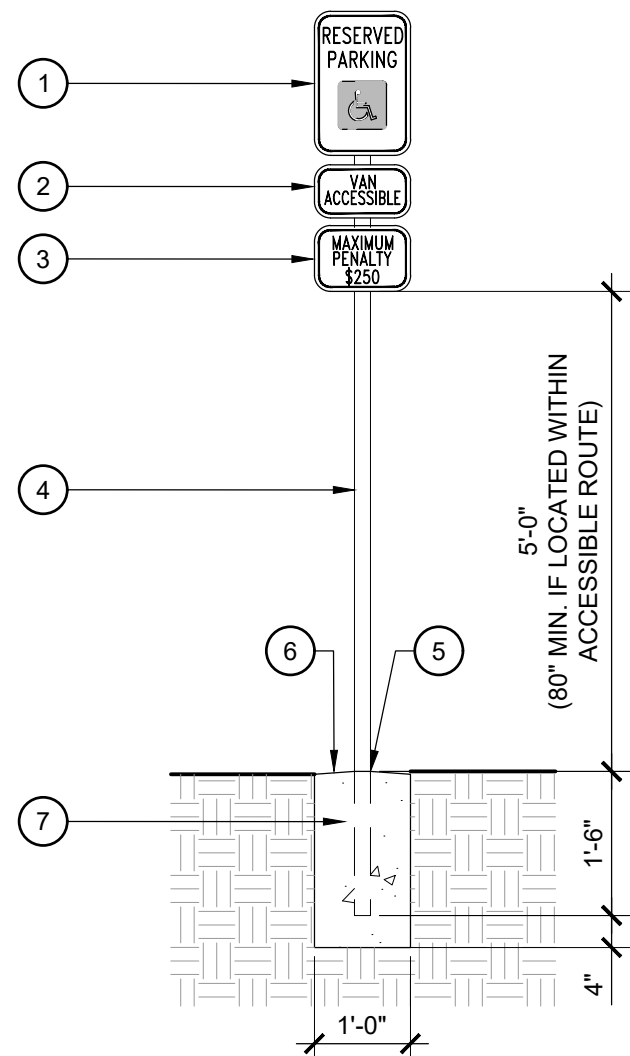
1. TRUNCATED DOMES PER DETAIL
2. TOP OF CURB RAMP LANDING
3. BOTTOM OF CURB RAMP LANDING
4. ACCESSIBLE AISLE CLEAR OF ALL OBSTRUCTIONS
5. SLOPED CURB

NOTES

- A. RAMP LANDINGS SHALL NOT EXCEED 2% IN ANY DIRECTION



PLAN - PERPENDICULAR CURB RAMP



LEGEND

1. SIGN WITH INTERNATIONAL SIGN OF ACCESSIBILITY (MUTCD R7-8C)
2. UTILIZE VAN ACCESSIBLE SIGN WHEN APPLICABLE
3. PENALTY SIGN, WHEN VAN ACCESSIBLE SIGN NOT REQUIRED PLACE DIRECTLY BELOW INTERNATIONAL SIGN OF ACCESSIBILITY
4. 2" DIA. OR U-CHANNEL GALVANIZED STEEL POST CENTERED ON POST
5. NON-SHRINK GROUT POST TO FOOTER
6. SLOPE TOP OF FOOTER AWAY FROM POST WHEN FOOTER IS IN A PLANTING AREA
7. CAST-IN-PLACE CONCRETE FOOTER

NOTES

- A. HEIGHT OF R7-8C RESERVED PARKING SIGN AS PRESCRIBED BY N.C. DEPT. OF TRANSPORTATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, SECTION 2A-23, PART II

1 ACCESSIBLE PARKING SPOT

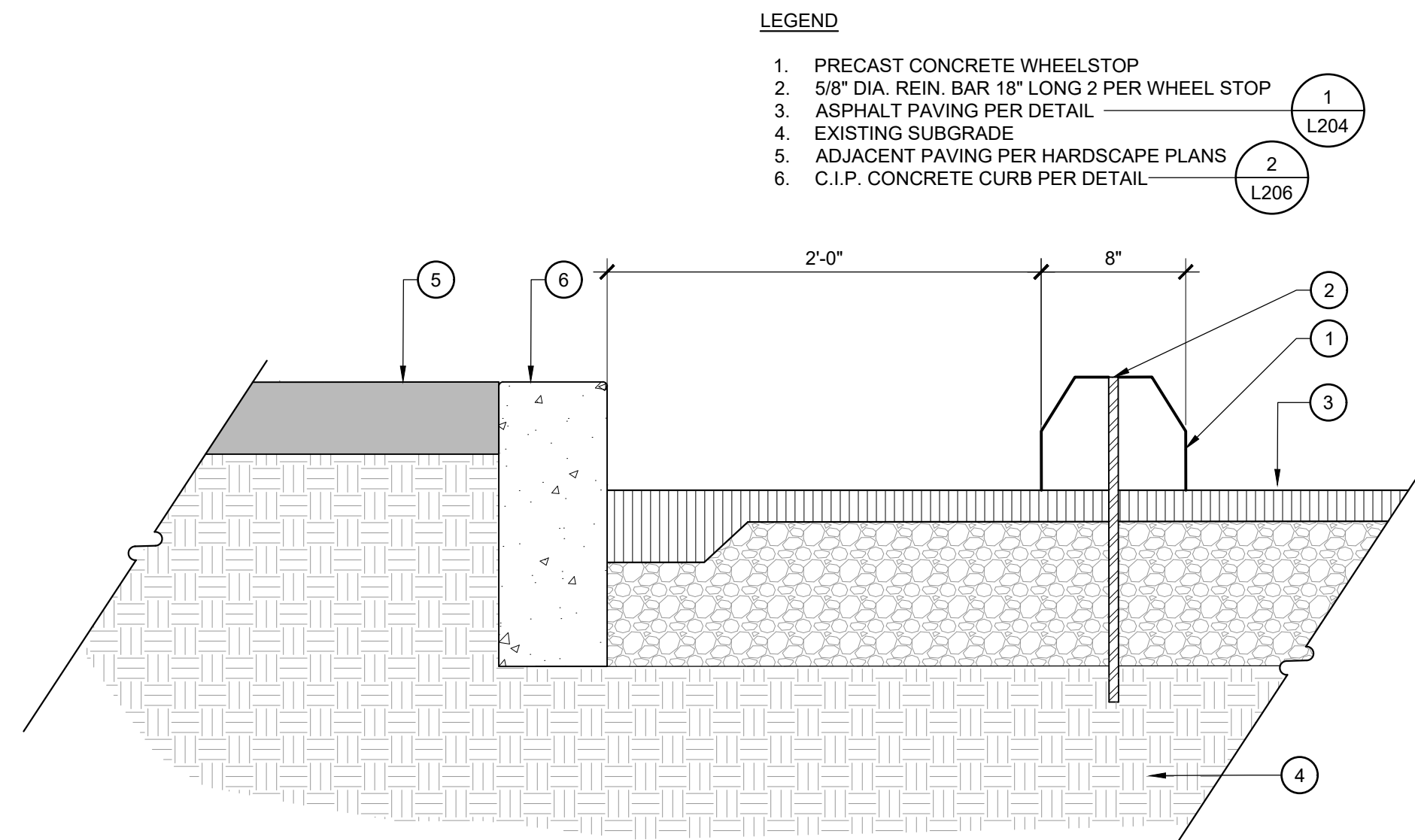
SCALE: 1/8" = 1'-0"

2 ACCESSIBLE CURB RAMP

SCALE: 3/16" = 1'-0"

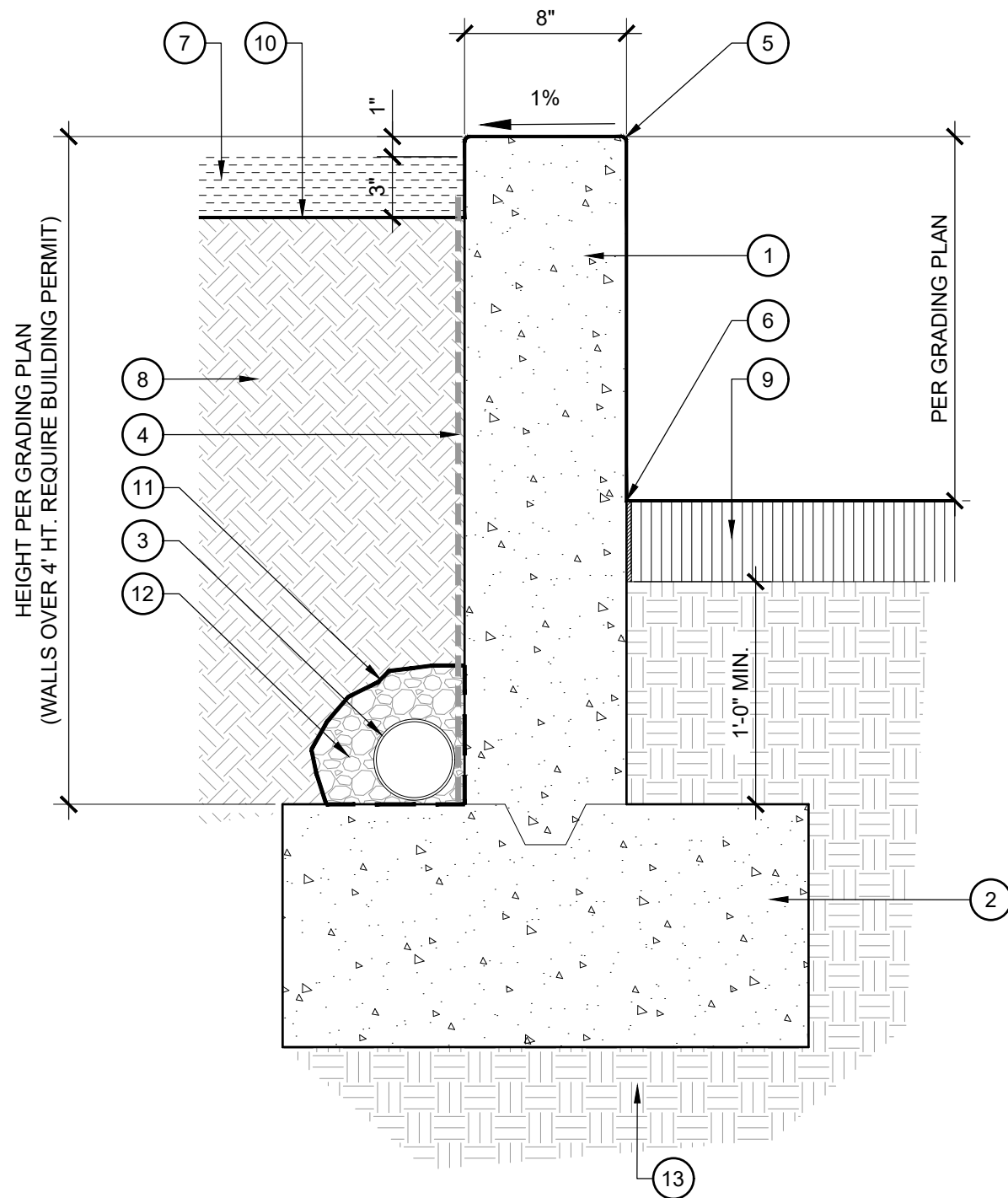
3 ACCESSIBLE PARKING SIGN

SCALE: 1/2" = 1'-0"



LEGEND

1. PRECAST CONCRETE WHEELSTOP
2. 5/8" DIA. REIN. BAR 18" LONG 2 PER WHEEL STOP
3. ASPHALT PAVING PER DETAIL
4. EXISTING SUBGRADE
5. ADJACENT PAVING PER HARDSCAPE PLANS
6. C.I.P. CONCRETE CURB PER DETAIL

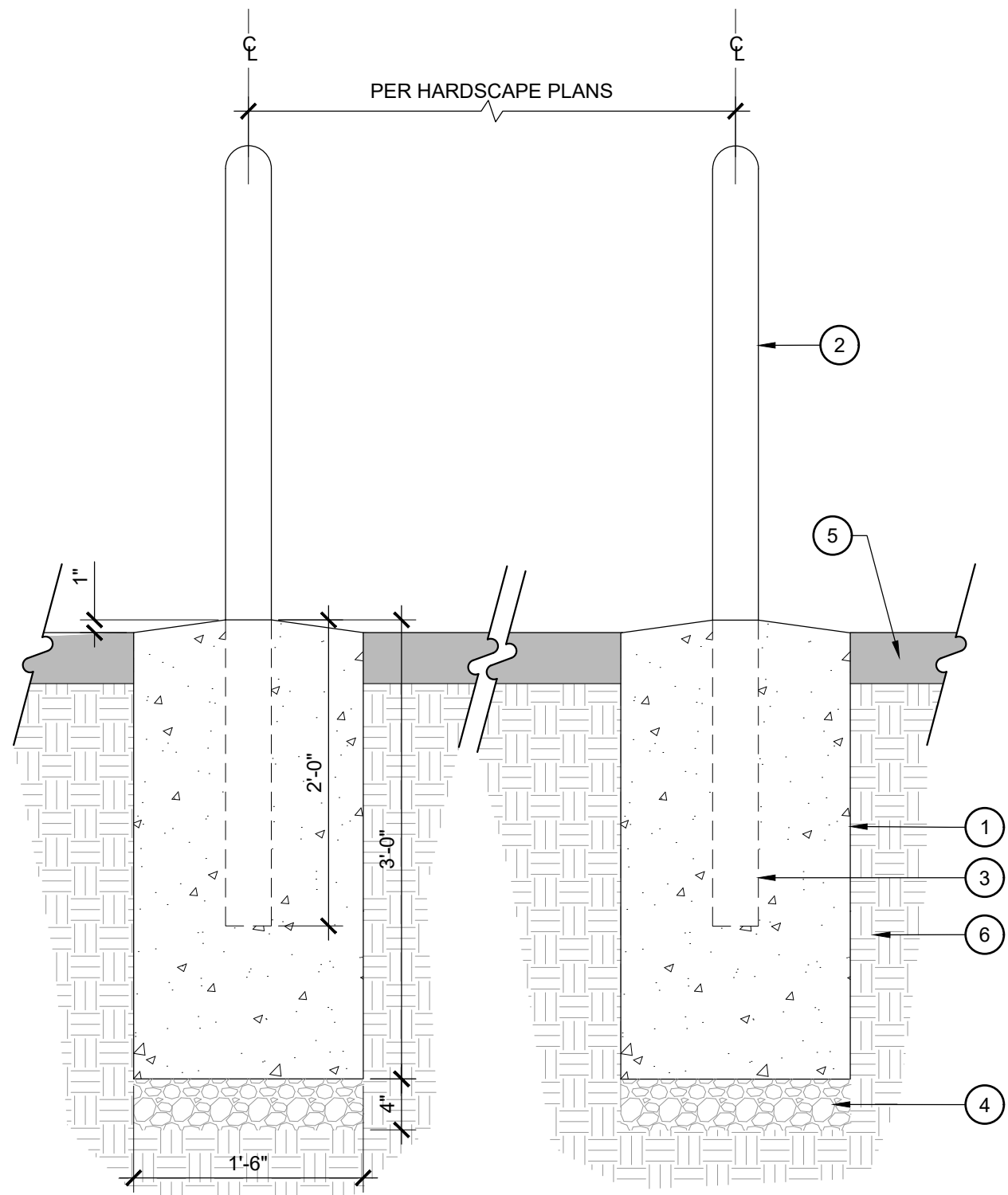


LEGEND

1. C.I.P. CONCRETE RETAINING WALL PER HARDSCAPE LEGEND, REINFORCEMENT PER STRUCTURAL ENGINEER
2. CONCRETE FOOTING SIZE AND REINFORCEMENT PER STRUCTURAL ENGINEER
3. 4" DIA. PERFORATED HDPE PIPE, DAYLIGHT PER CIVIL ENGINEER
4. WATERPROOFING AND DRAINAGE BOARD
5. 1/4" RADIUS AT ALL EXPOSED EDGES
6. EXPANSION JOINT PER DETAIL (ONLY IF ADJACENT TO CONCRETE PAVING)
7. MULCH PER PLAN AND SPECIFICATIONS
8. PLANTING SOIL PER SPECIFICATIONS
9. ADJACENT CONCRETE PAVING OR PLANTING AREA PER PLANS
10. FINISH GRADE AT PLANTING AREA
11. GEOTEXTILE FABRIC
12. DRAINAGE AGGREGATE, 1 CU.FT. MIN. AROUND PIPE
13. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT

NOTES

- A. WALLS OVER 4' HEIGHT REQUIRE A BUILDING PERMIT



LEGEND

1. CAST-IN-PLACE CONCRETE FOOTING
2. BOLLARD PER HARDSCAPE LEGEND
3. EMBED BOLLARD PER MANUFACTURER'S RECOMMENDATIONS
4. COMPACTED AGGREGATE BASE COURSE
5. ADJACENT PAVING PER PLANS
6. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT

NOTES

- A. IF NO GEOTECHNICAL REPORT IS AVAILABLE, COMPACT SUBGRADE TO 95% S.P.D.
B. FLAG BOLLARD LOCATIONS IN FIELD PRIOR TO INSTALLATION FOR REVIEW BY LANDSCAPE ARCHITECT
C. INSTALL BOLLARD PER MANUFACTURER'S RECOMMENDATIONS

4 CONCRETE WHEEL STOP

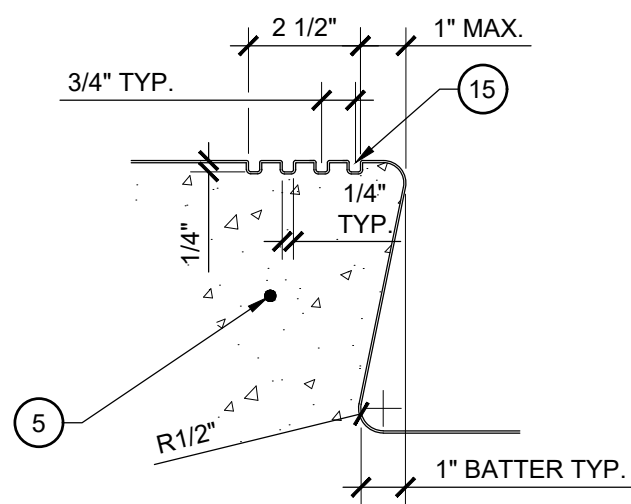
SCALE: 1-1/2" = 1'-0"

5 CAST-IN-PLACE CONCRETE RETAINING WALL

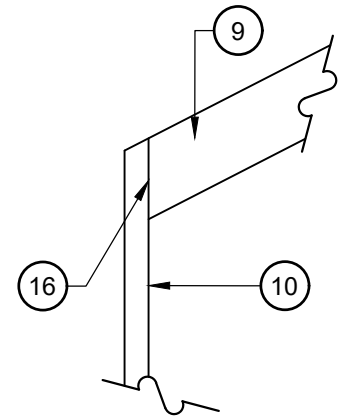
SCALE: 1-1/2" = 1'-0"

6 BOLLARD

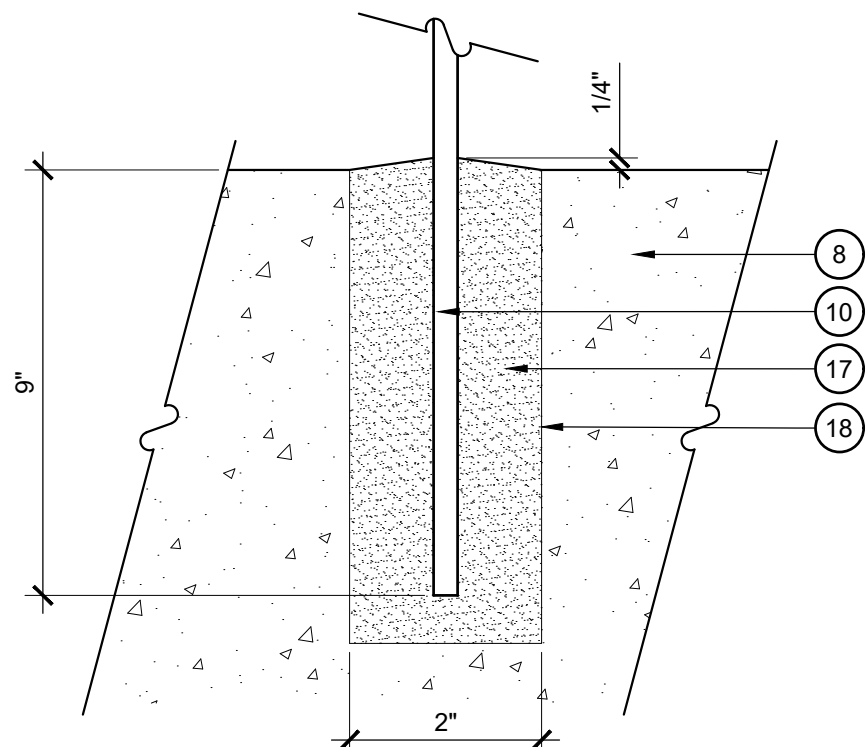
SCALE: 1" = 1'-0"



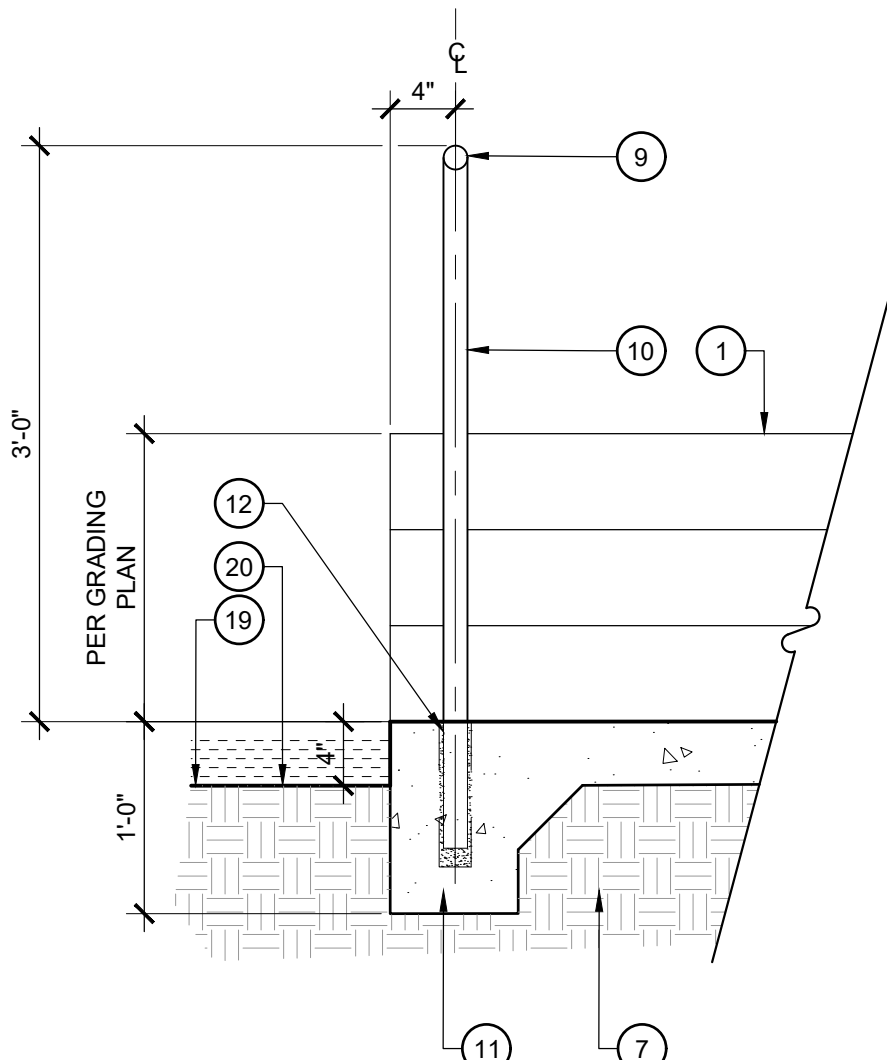
ENLARGEMENT 'A' - STAIR NOSING



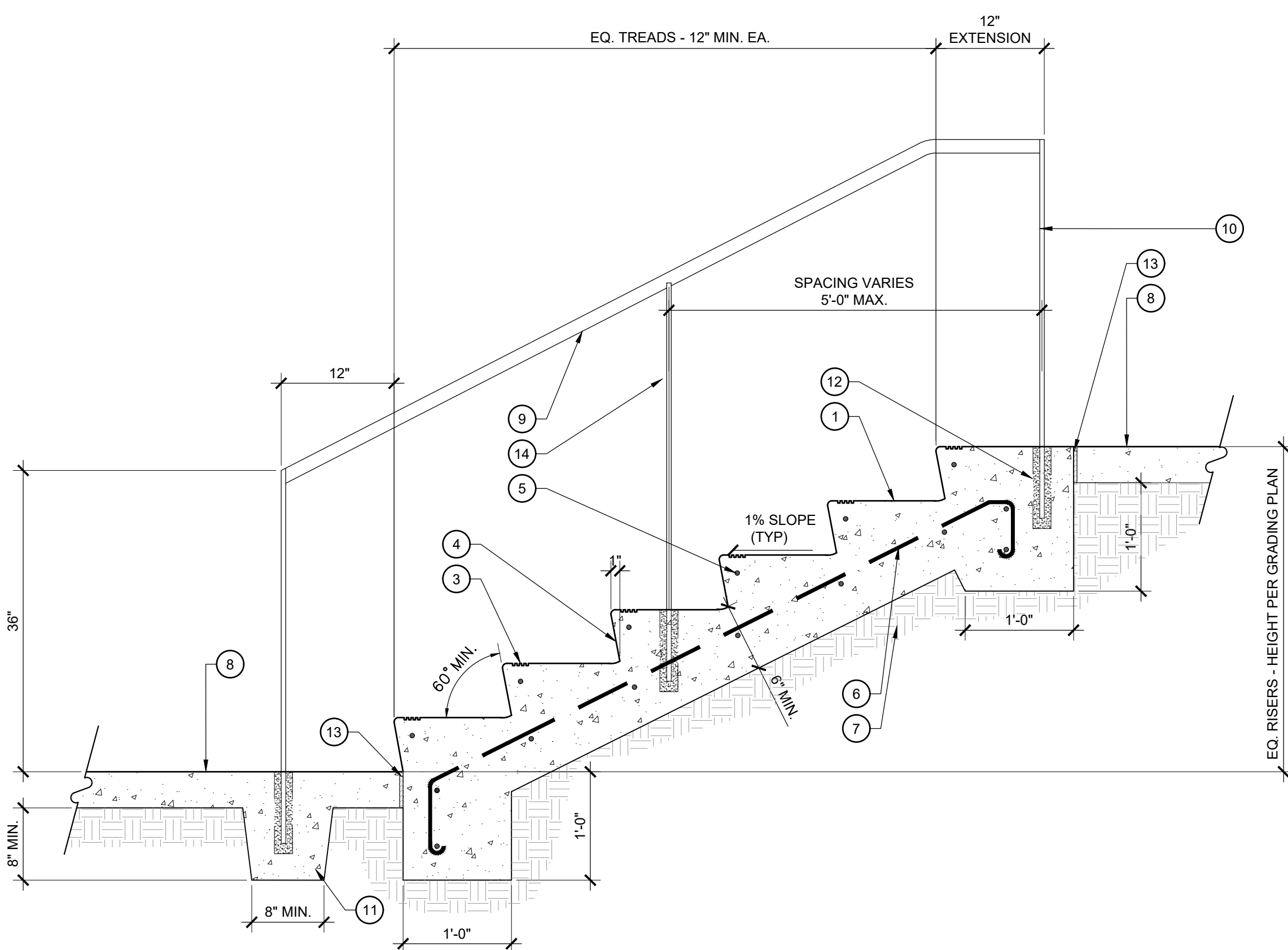
ENLARGEMENT 'B' - HANDRAIL END CONDITION



ENLARGEMENT 'C' - POST EMBEDMENT



SECTION - FRONT



SECTION - SIDE

LEGEND

1. C.I.P. CONCRETE STAIRS PER HARDSCAPE LEGEND, REINFORCEMENT PER STRUCTURAL DRAWINGS
2. 1/2"R. TOOLED EDGE, TYP.
3. STAIR NOSE - SEE ENLARGEMENT 'A'. REINFORCEMENT PER STRUCTURAL DRAWINGS
4. BATTERED RISER/FACE PER ENLARGEMENT 'A'
5. #4 REBAR CONT. AT NOSING, 3/4" CLEAR
6. #5 @ 12" O.C. BOTH WAYS, 3" CLEAR
7. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
8. ADJACENT PAVING PER HARDSCAPE PLAN
9. 1-1/2" DIA. STAINLESS STEEL TOP RAIL PER HARDSCAPE LEGEND
10. 1-1/2" X 1/2" THICK STAINLESS STEEL FLAT BAR POST PER HARDSCAPE LEGEND
11. DEEP POUR PAVING FOR POST EMBEDMENT
12. EMBEDDED POST MOUNT - SEE ENLARGEMENT 'C'
13. EXPANSION JOINT PER DETAIL
14. 1-1/4" X 1/2" THICK INTERMEDIATE POST TO BE CENTERED ON TREAD, TYP.
15. TOOLED GROOVES WITH BLACK EPOXY PAINT FULL WIDTH OF STAIRS
16. WELD ALL AROUND, GRIND SMOOTH, MIN. 1/8" RADIUS AT JOINT
17. NON-SHRINK EPOXY GROUT, COLOR TO MATCH ADJACENT CONCRETE
18. 4" DIA. CORE DRILL IN CONCRETE TO RECEIVE SUPPORT
19. FINISH GRADE PER GRADING PLAN
20. MULCH PER PLANTING PLAN

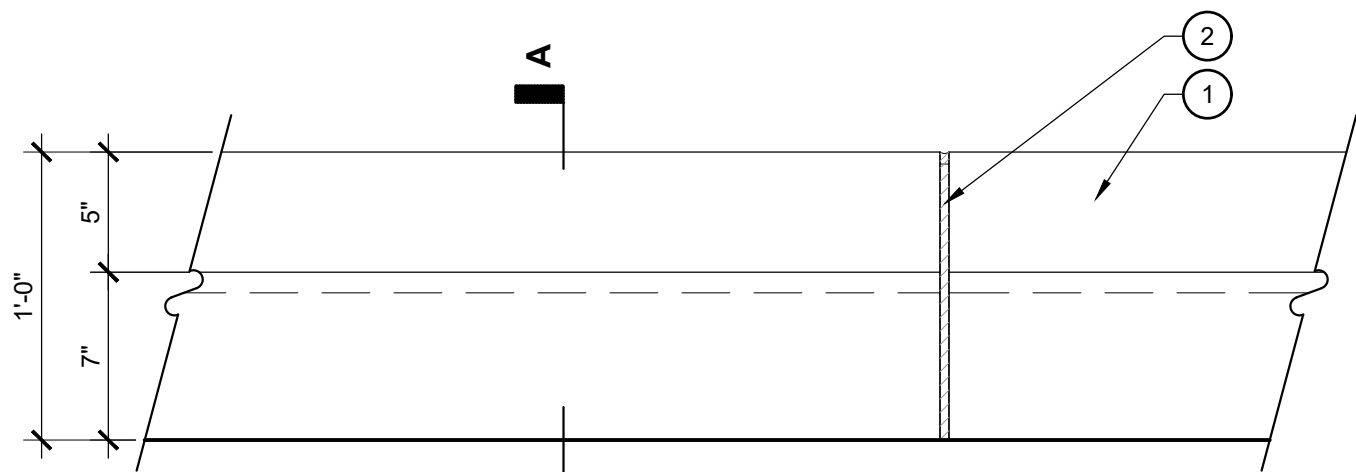
NOTE

- A. PROVIDE SHOP DRAWING OF RAILING PER FIELD CONDITIONS FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO RAILING FABRICATION
- B. GRIPPING SURFACES SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS
- C. SUBMIT JOINT COLOR SAMPLE FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION
- D. PROVIDE POSITIVE DRAINAGE AT TOP AND BOTTOM LANDINGS TO AVOID PONDING
- E. REFER TO GRADING PLANS FOR ALL FINISH GRADE AND SURFACE ELEVATIONS

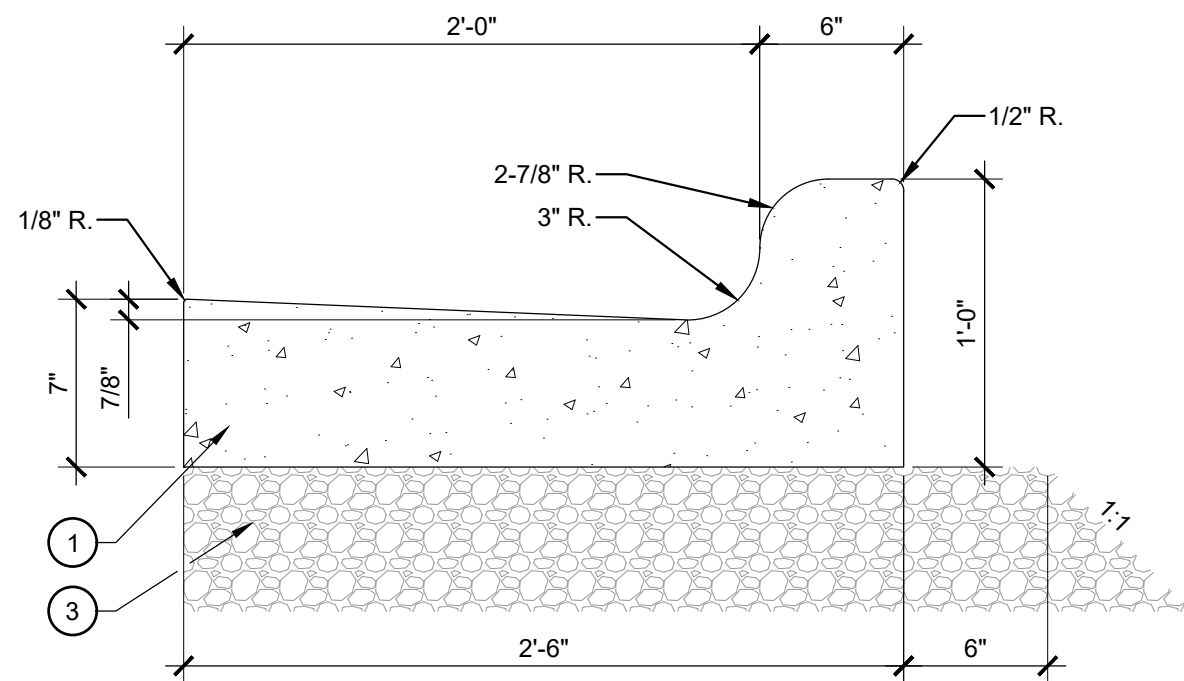
1

CAST-IN-PLACE CONCRETE STAIRS

SCALE: 1" = 1'-0"



FRONT ELEVATION



SECTION A-A

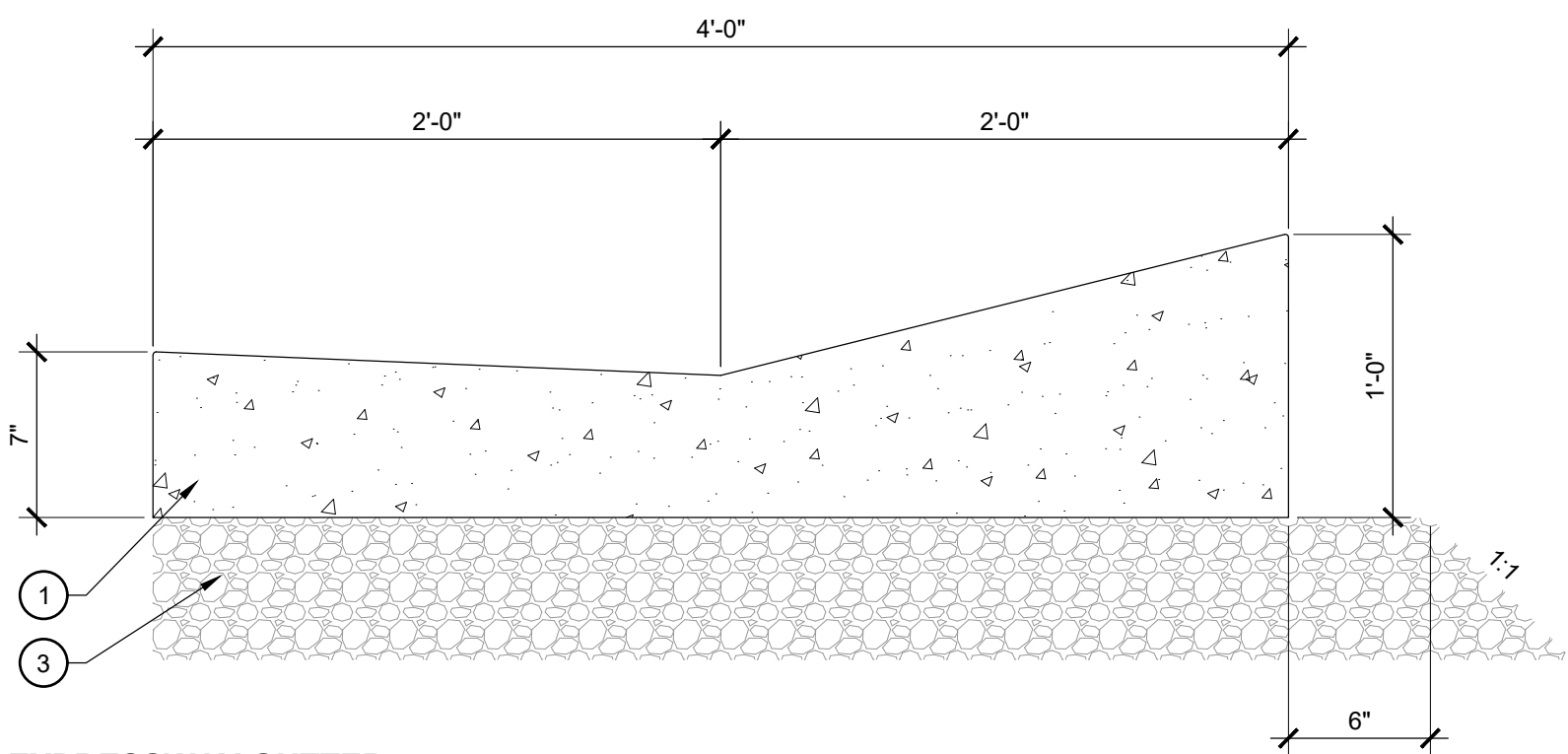
LEGEND

1. CAST-IN-PLACE CONCRETE, 3000 PSI MINIMUM
2. EXPANSIONS JOINT PER DETAIL
3. COMPACTED AGGREGATE BASE COURSE

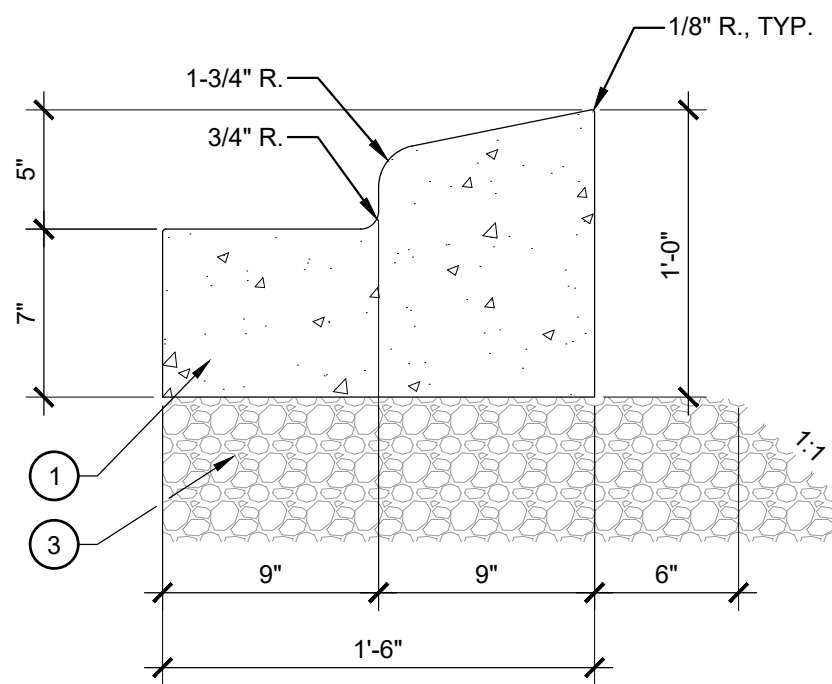
NOTES

- A. COMPACT AGGREGATE BASE COURSE AND SUBGRADE PER GEOTECHNICAL REPORT RECOMMENDATIONS
- B. PROVIDE EXPANSION JOINT 30' O.C. UNLESS OTHERWISE SPECIFIED IN THE DRAWINGS

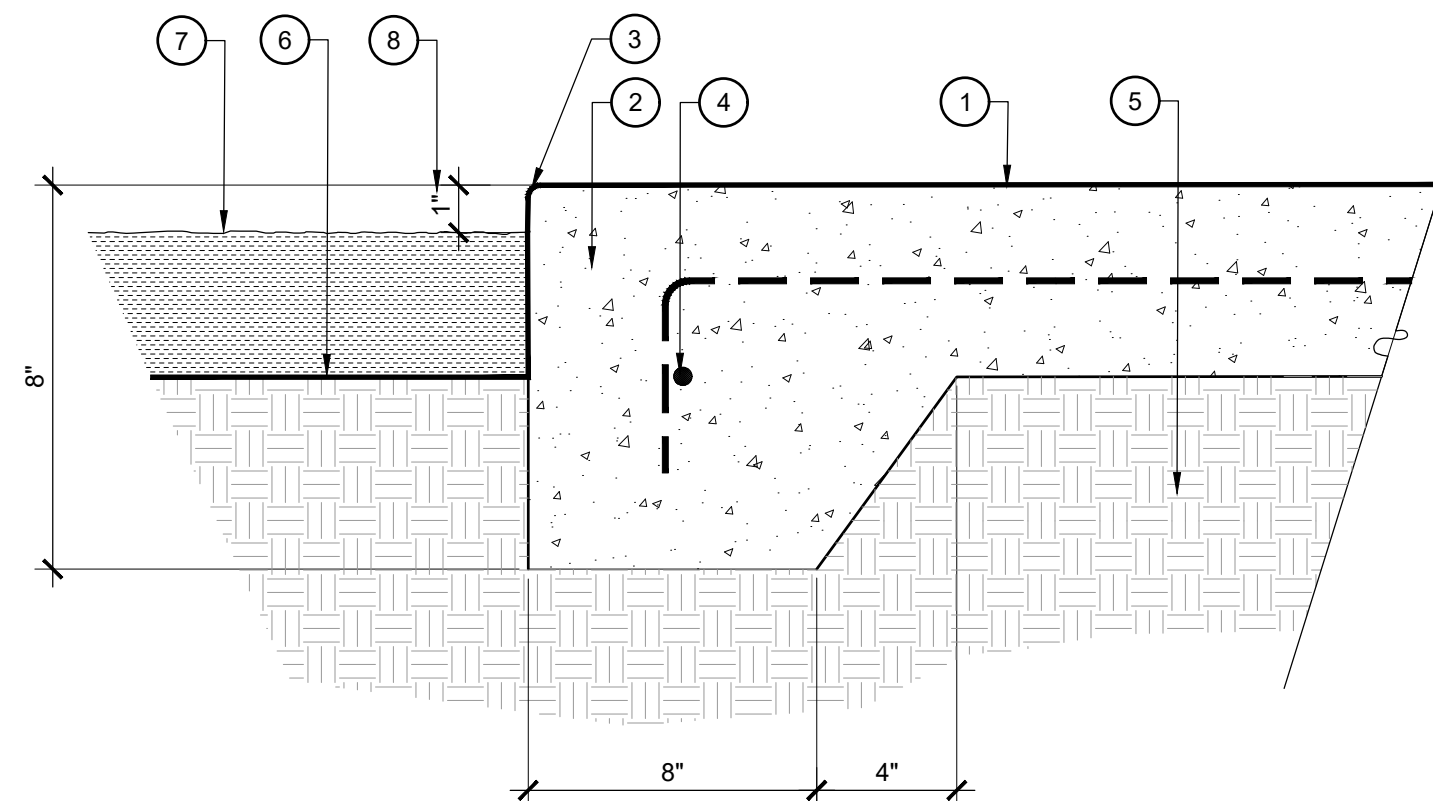
COMBINATION CURB AND GUTTER



EXPRESSWAY GUTTER
(FOR USE IN ALLEYWAY ONLY)



MEDIAN CURB AND GUTTER



LEGEND

1. CONCRETE PAVING PER DETAIL
2. THICKENED EDGE
3. 1/8" RADIUS TOOLED EDGE
4. #3 BAR CONTINUOUS, 48" LAPPED AND WIRED
5. COMPACTED SUBGRADE AND BASE REQUIREMENTS PER GEOTECHNICAL REPORT
6. FINISH GRADE AT PLANTING
7. FINISH SURFACE FOR MULCH, PER PLANS AND SPECIFICATIONS
8. 1" GAP NOT REQUIRED WHEN ADJACENT TO ASPHALT PAVING

NOTES

- A. THICKENED EDGE REQUIRED WHEREVER CONCRETE PAVING IS ADJACENT TO ASPHALT, AREAS OF AT-GRADE PLANTING, LAWN, OR DECOMPOSED GRANITE
- B. IF NO GEOTECHNICAL REPORT AVAILABLE COMPACT SUBGRADE TO 95% S.P.D.

2

CAST-IN-PLACE CONCRETE CURB AND GUTTER

SCALE: 1-1/2" = 1'-0"

3

CONCRETE THICKENED EDGE

SCALE: 3" = 1'-0"

BIG OAK VET HOSPITAL
VETS PETS
1004 BIG OAK COURT

TOK PROJECT #:
ZCP-11-24

PROJECT NUMBER:

PROJECT PHASE:
MASTER PLAN

DATE: 08.11.2025

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SHEET TITLE:

SITE DETAILS

SHEET NUMBER:

L207

LEGEND

- 8"x8"x16" CMU BLOCK, GROUT ALL VOIDS SOLID WITH 3,000 PSI GROUT
- 8" DIA. GALVANIZED STEEL GATE POST
- C.I.P. CONCRETE FOOTING, 3,000 PSI MIN.
- HEAVY DUTY GALVANIZED STEEL GATE HINGES, THREE (3) AT EACH GATE EQUALLY SPACED
- 2"x2" SQ. GALVANIZED H.S.S. EXTERIOR SUPPORT GATE FRAME
- 1"x1" SQ. GALVANIZED H.S.S. INTERIOR SUPPORT GATE FRAME
- CORRUGATED METAL PANEL
- GATE HINGES SHALL ALLOW FOR 180° SWING
- 1/2" DIA. SOLID STOCK STEEL DROP ROD
- BOLLARD PER DETAIL
- 8 YARD DUMPSTER BY OTHERS (SHOWN FOR REFERENCE ONLY)
- FINISH SURFACE
- ADJACENT PAVING PER PLANS.
- EXPANSION JOINT PER DETAIL
- 1/4" TOOLED RADIUS AT ALL EXPOSED EDGES
- COMPACTED SUBGRADE TO 95% STANDARD MAXIMUM DRY DENSITY (MDD), +/-3% OPTIMUM MOISTURE AS DETERMINED BY ASTM D-693, OR PER GEOTECHNICAL REPORT
- SKIM COAT CONCRETE, SACK AND PATCH ANY IRREGULARITIES
- CONCRETE PAVING PER DETAIL
- #5 VERT. REBAR AT 40" O.C. PLACE A VERTICAL BAR AT EACH CORNER INTERSECTION
- #6 REBAR DOWEL AT 40" O.C., ALTERNATE SIDES
- (3) #6 HORIZ. REBAR
- #6 HORIZ. REBAR, CONTINUOUS BOND BEAM REINFORCEMENT
- #6 REBAR AT 40" O.C.
- TOP OF WALL 8"x8"x16" BOND BEAM CMU BLOCK
- REFER TO TOP OF WALL BOND BEAM DETAIL ON THIS SHEET

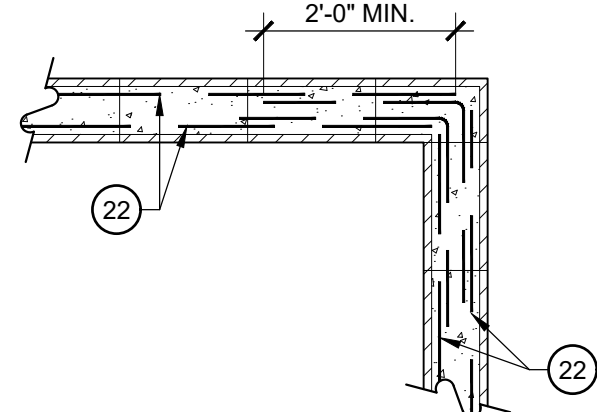
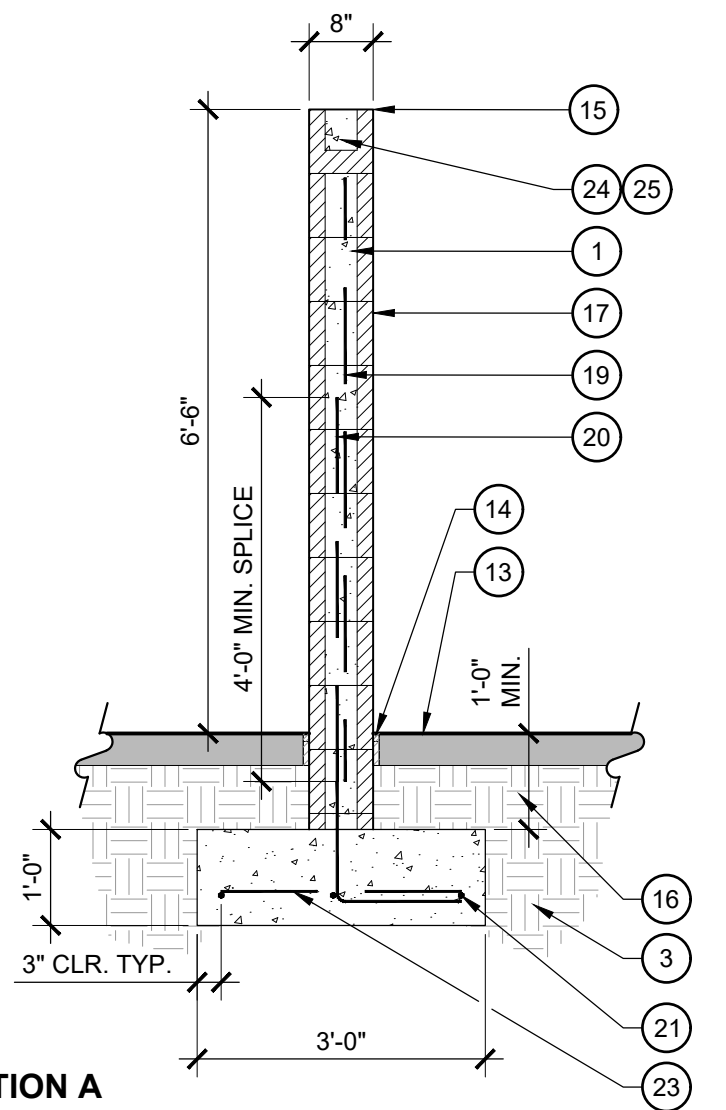
NOTES

- A. ALL MOUNTING HARDWARE TO BE GALVANIZED STEEL
B. PROVIDE SHOP DRAWINGS PRIOR TO INSTALLATION

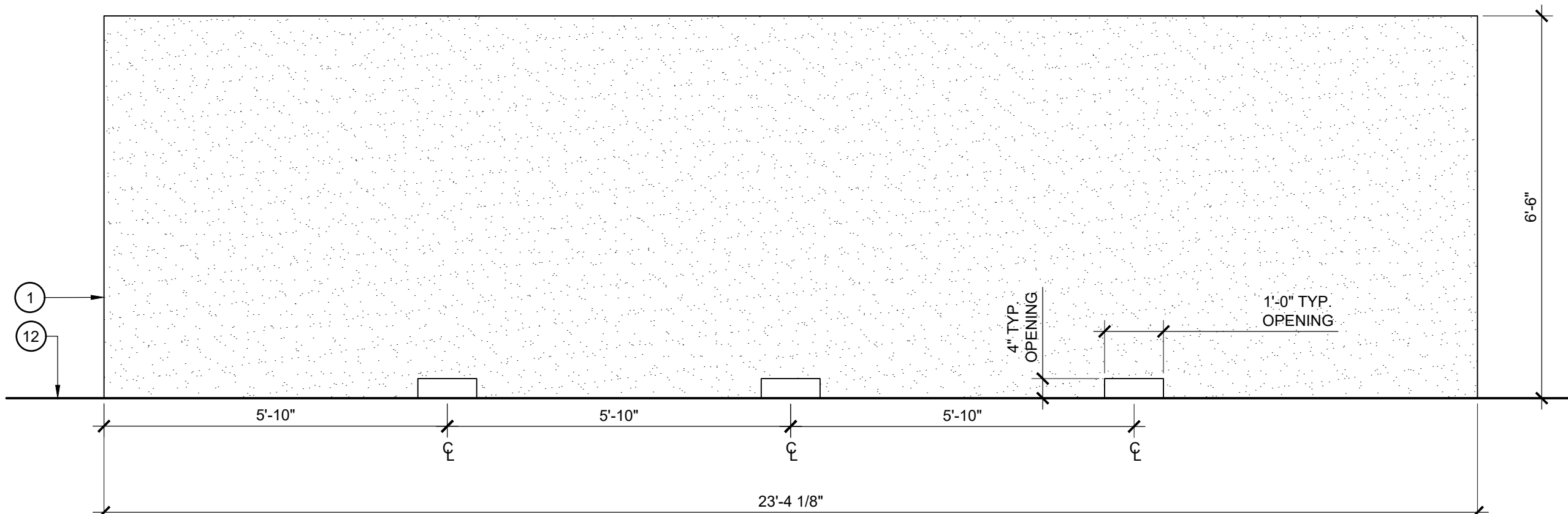
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L205

4
L204

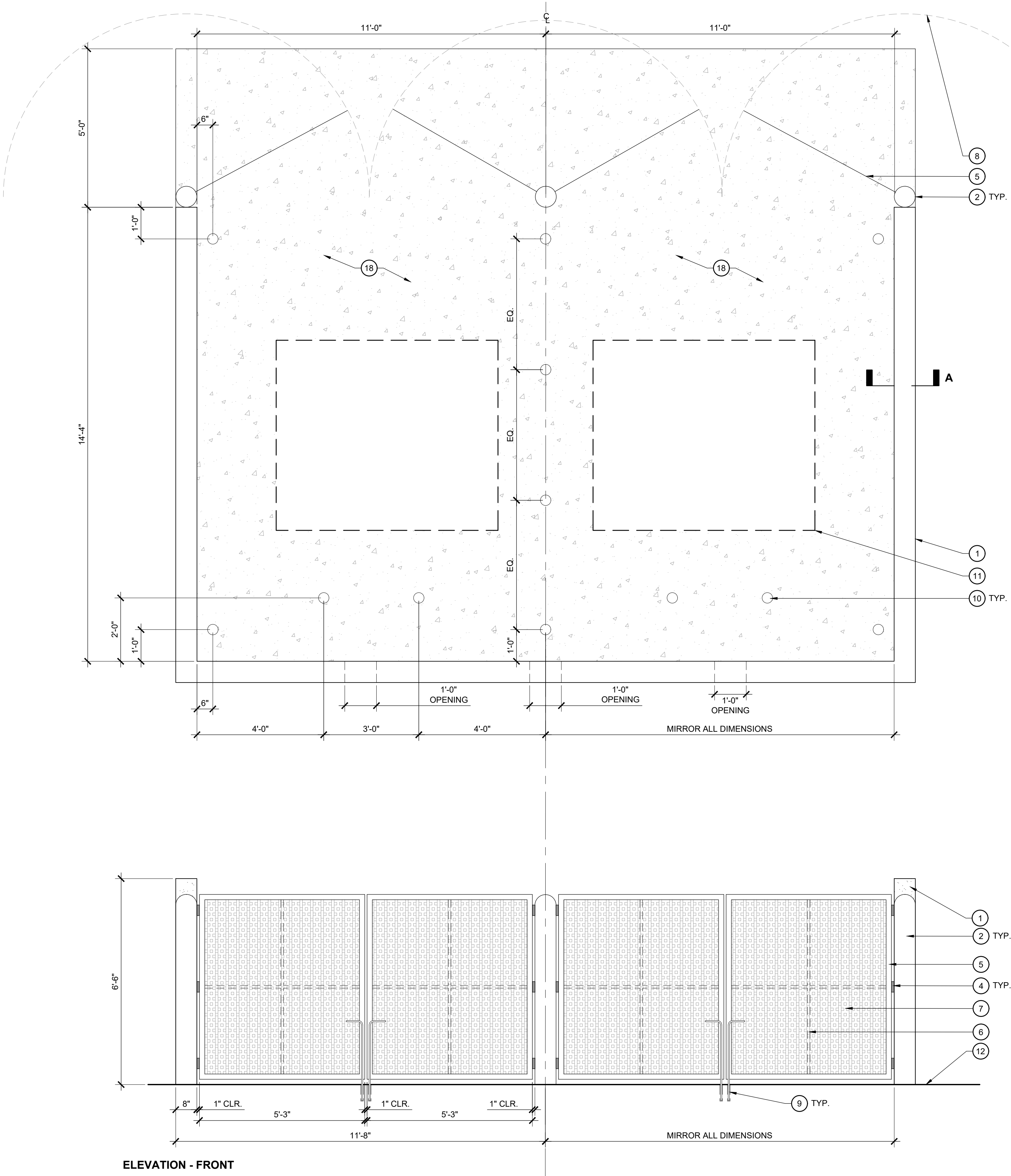
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L204



PLAN - BOND BEAM CORNER

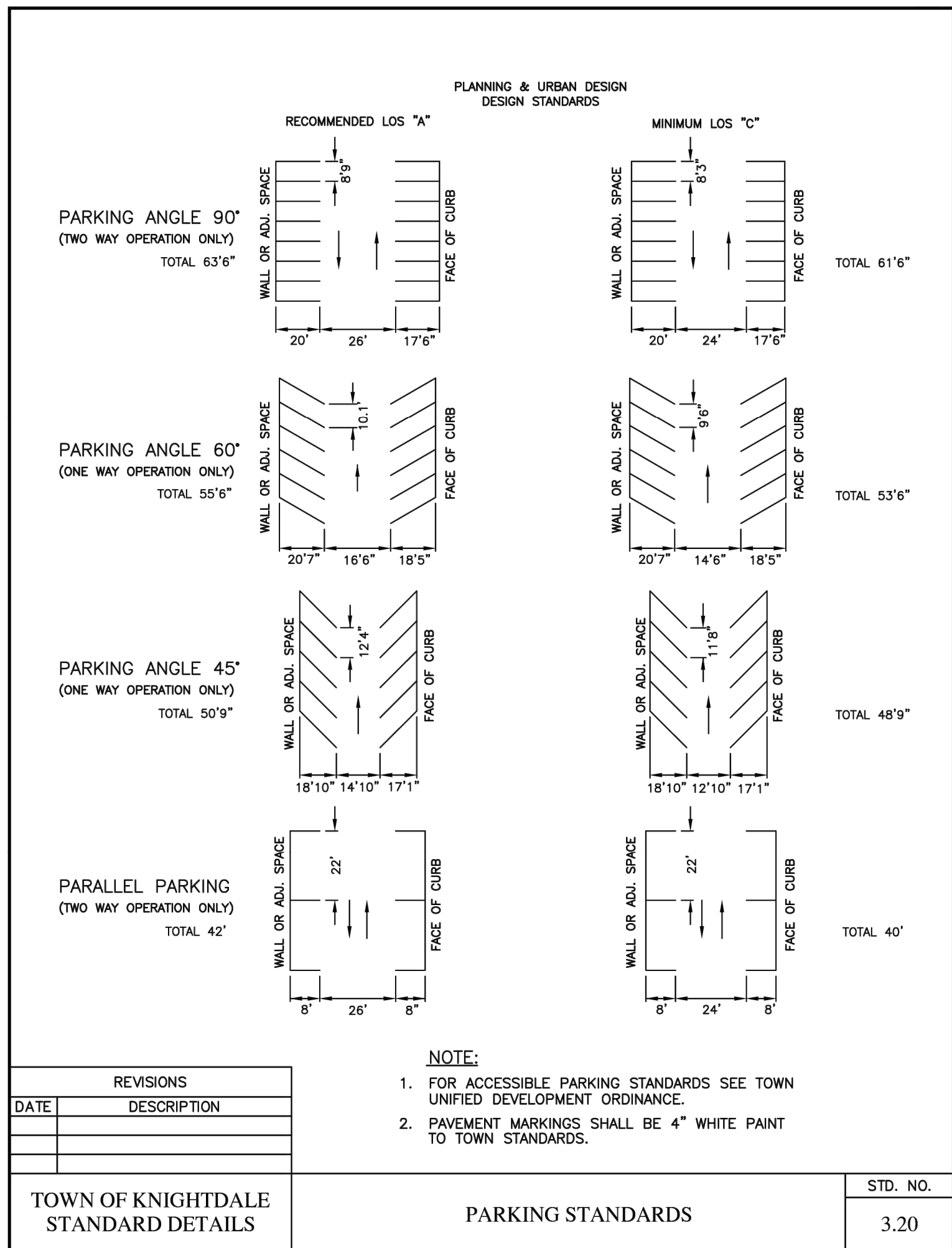
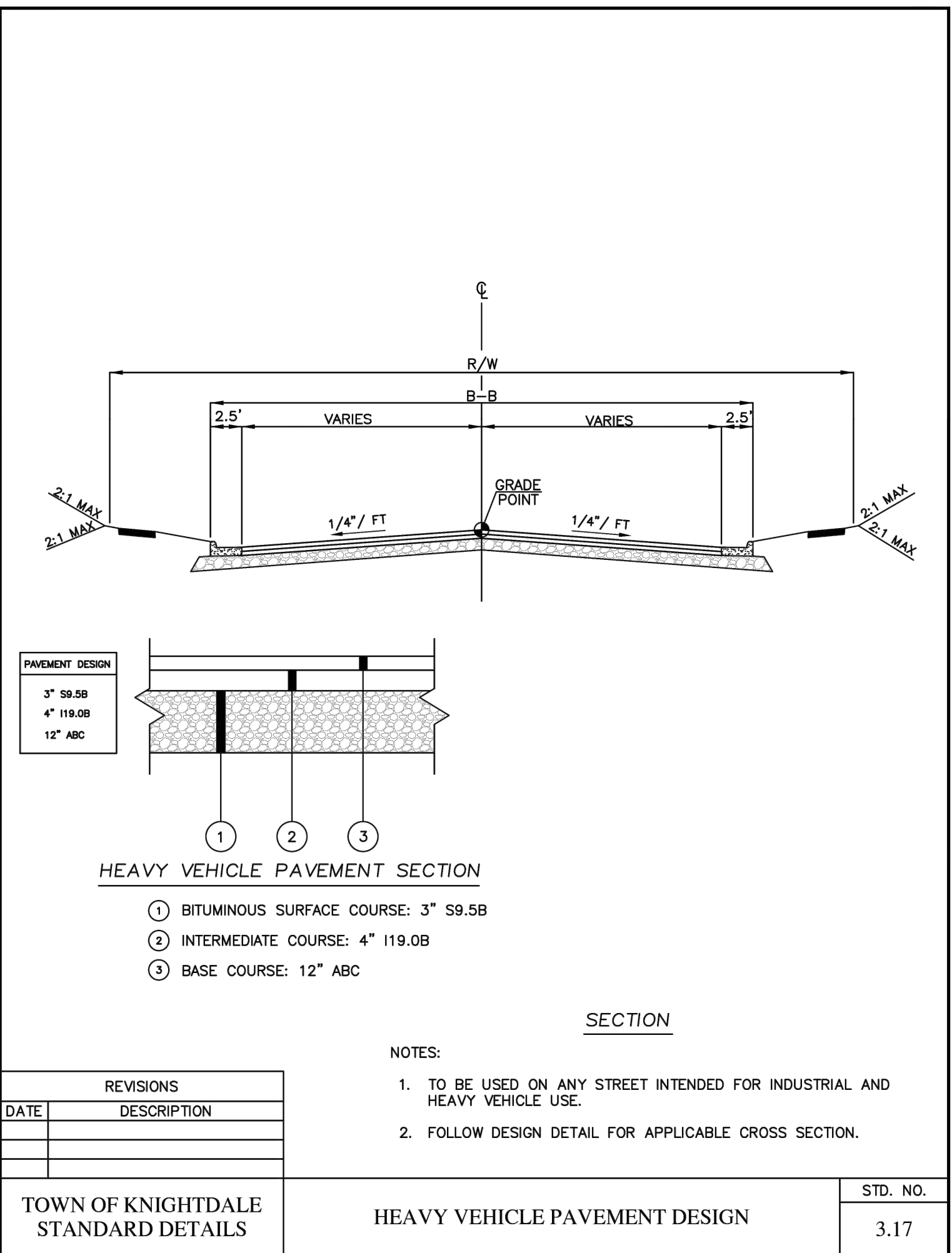
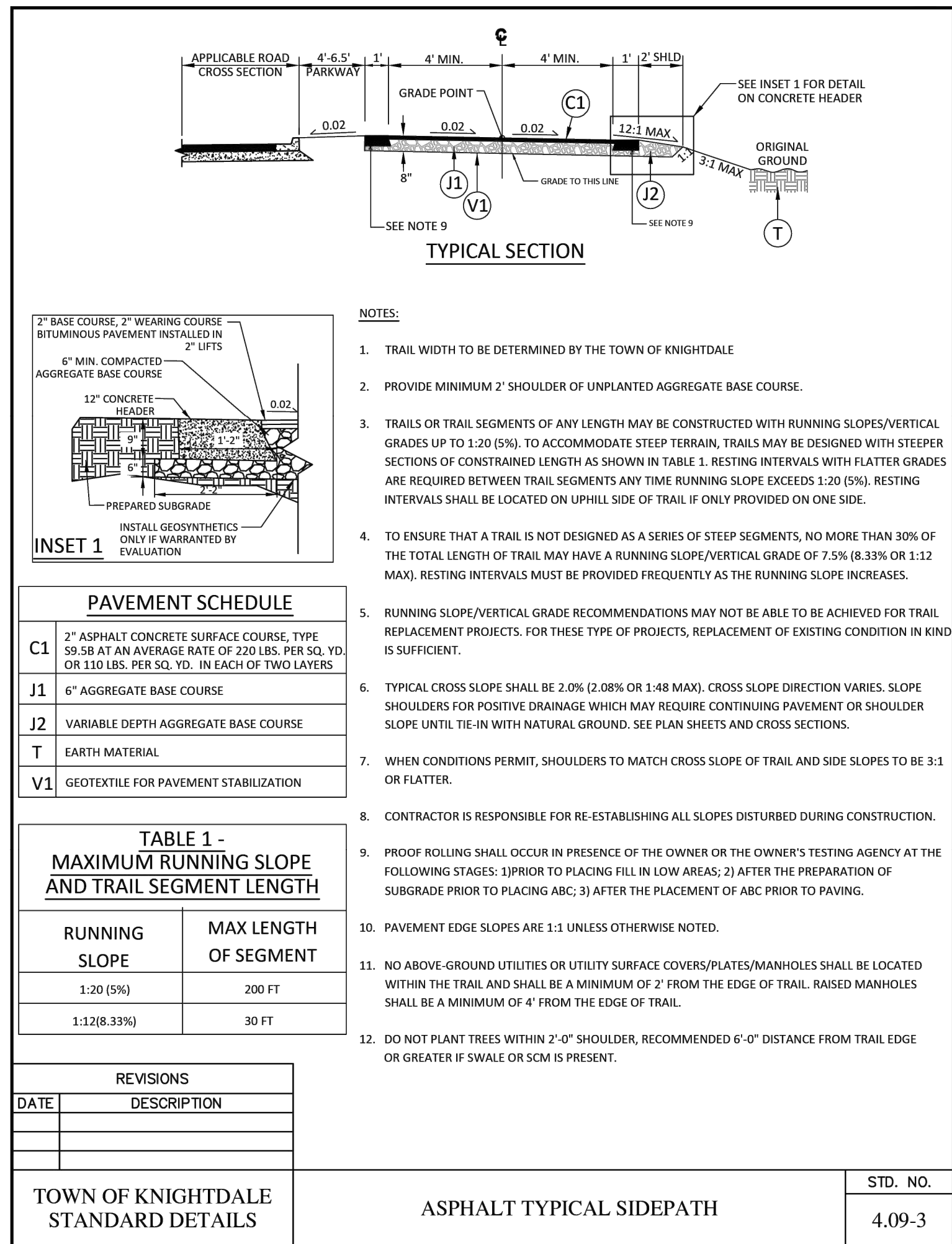
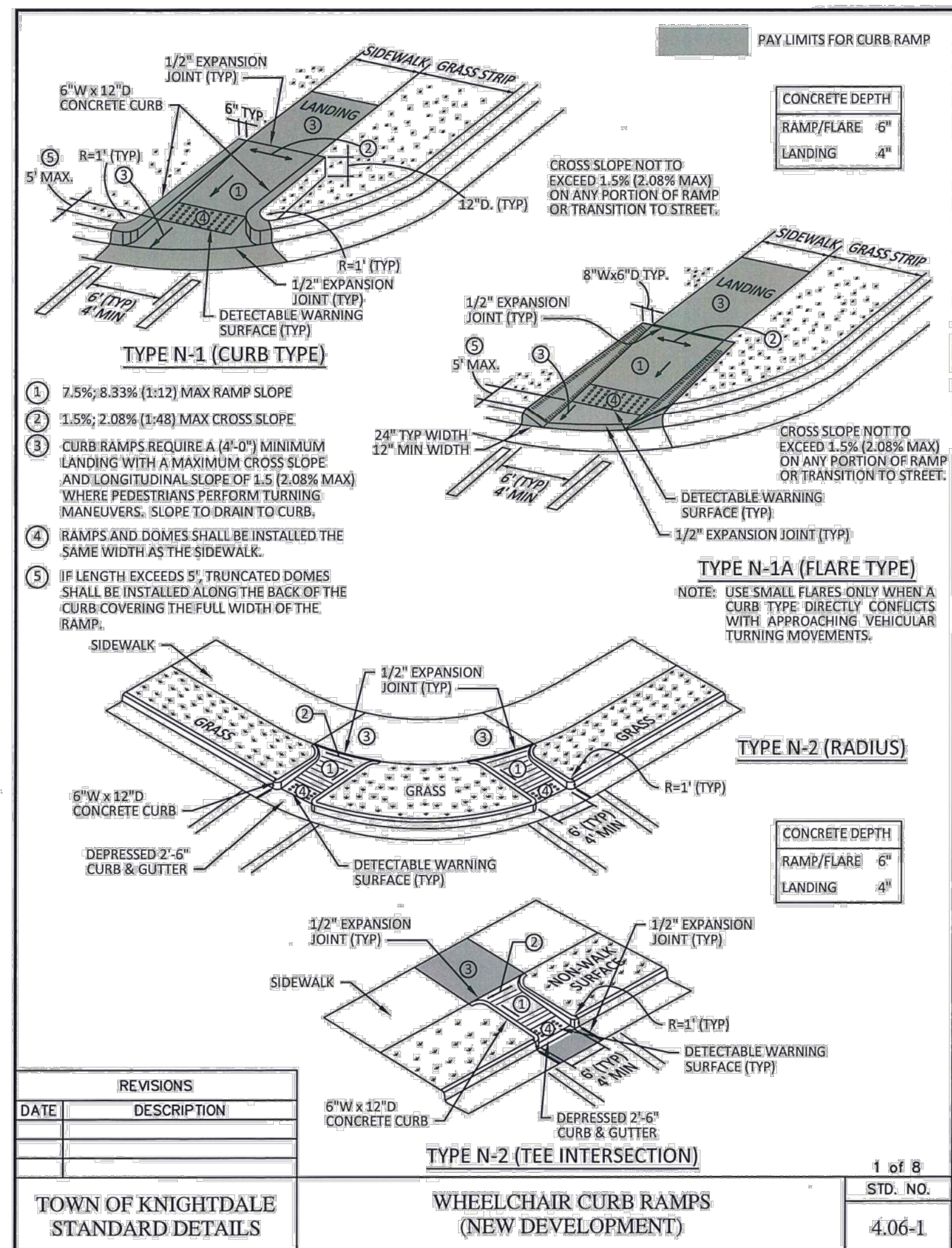
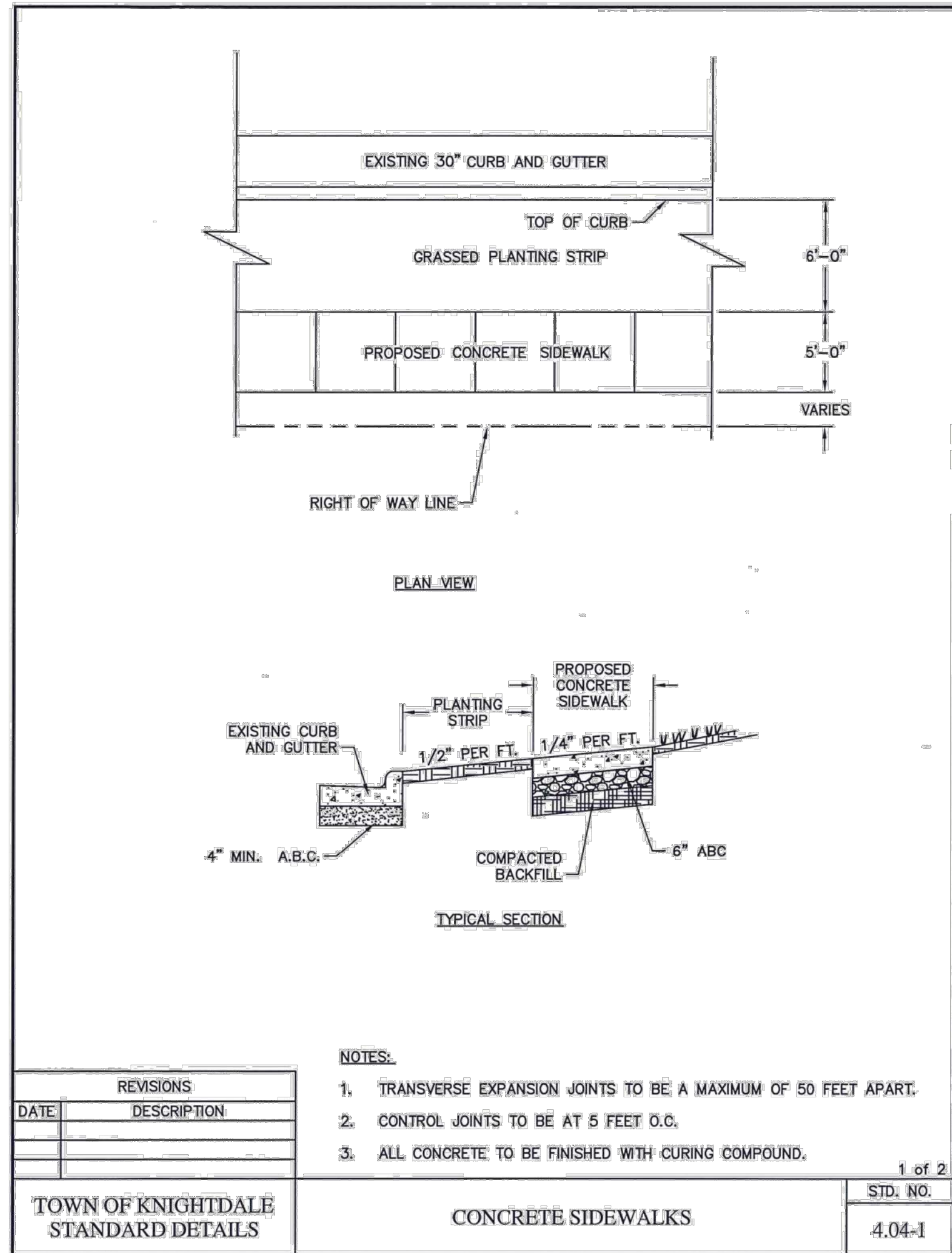
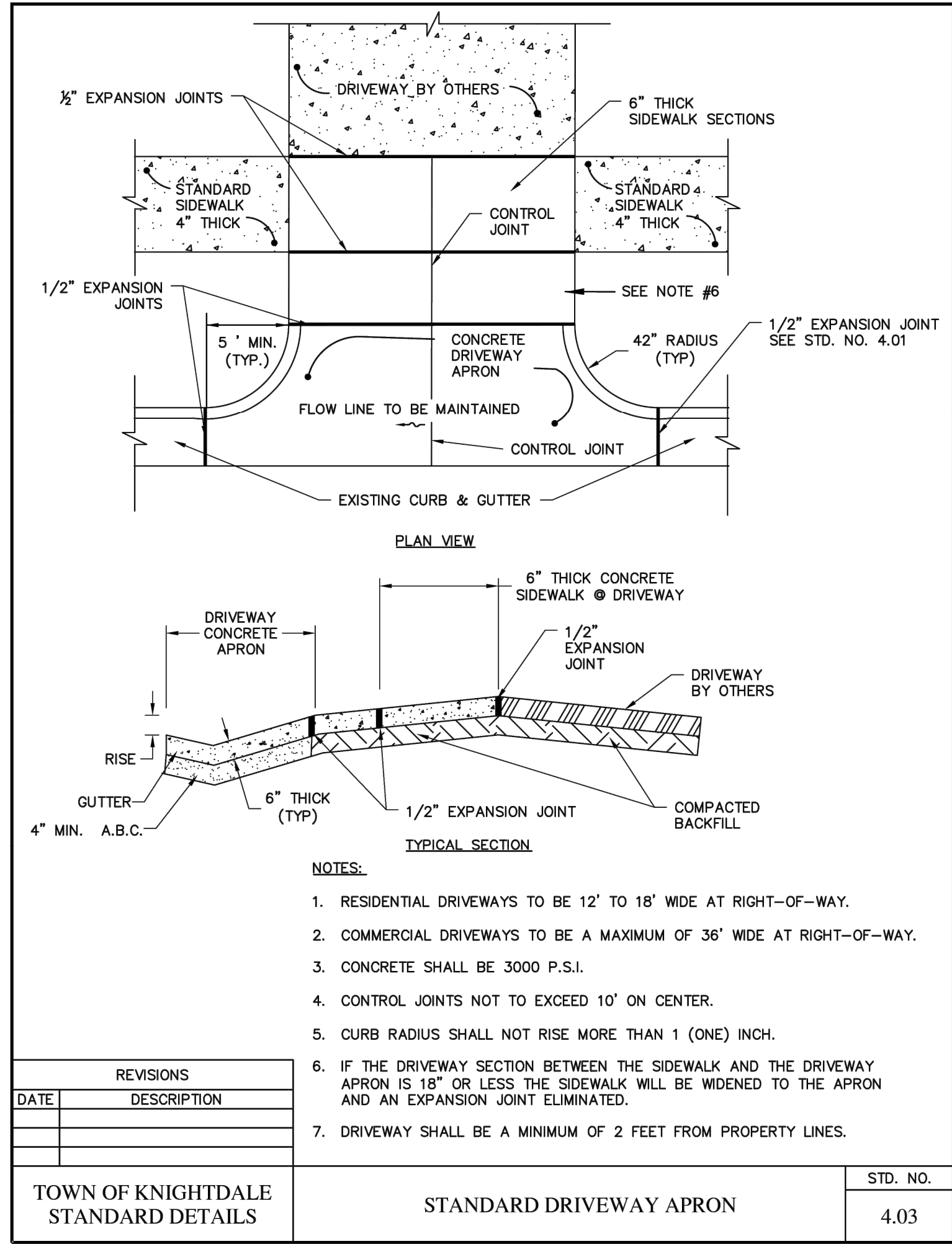


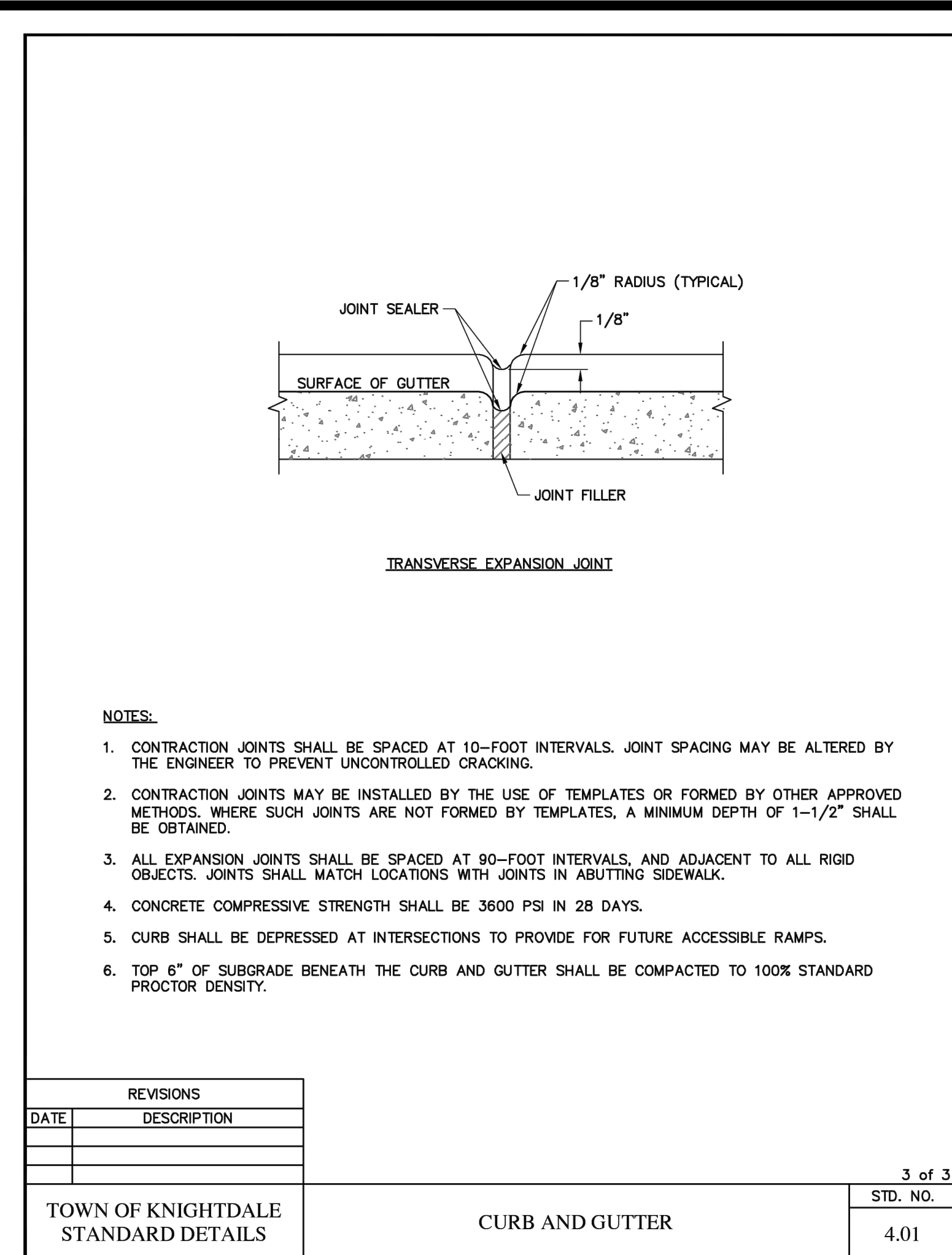
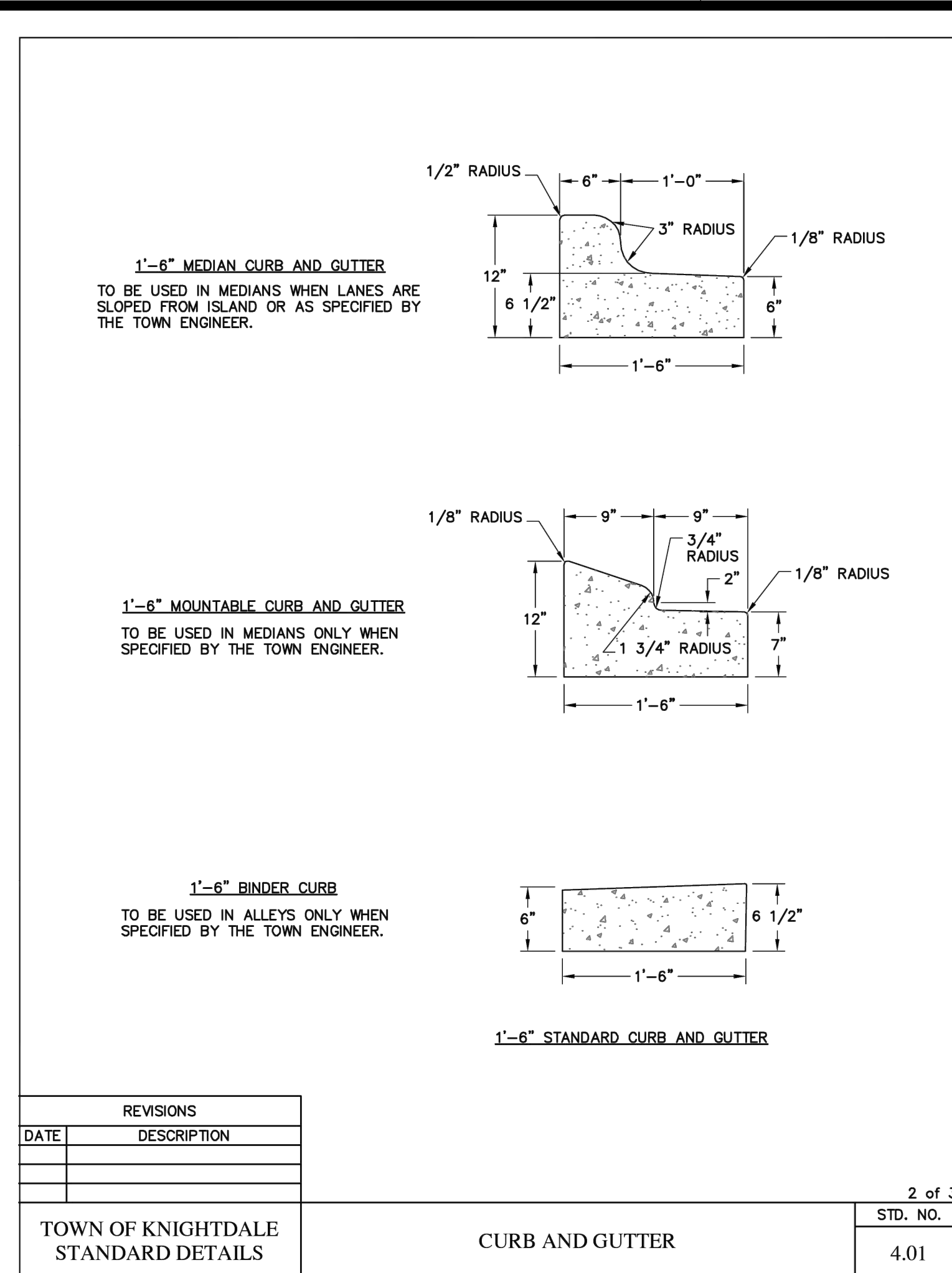
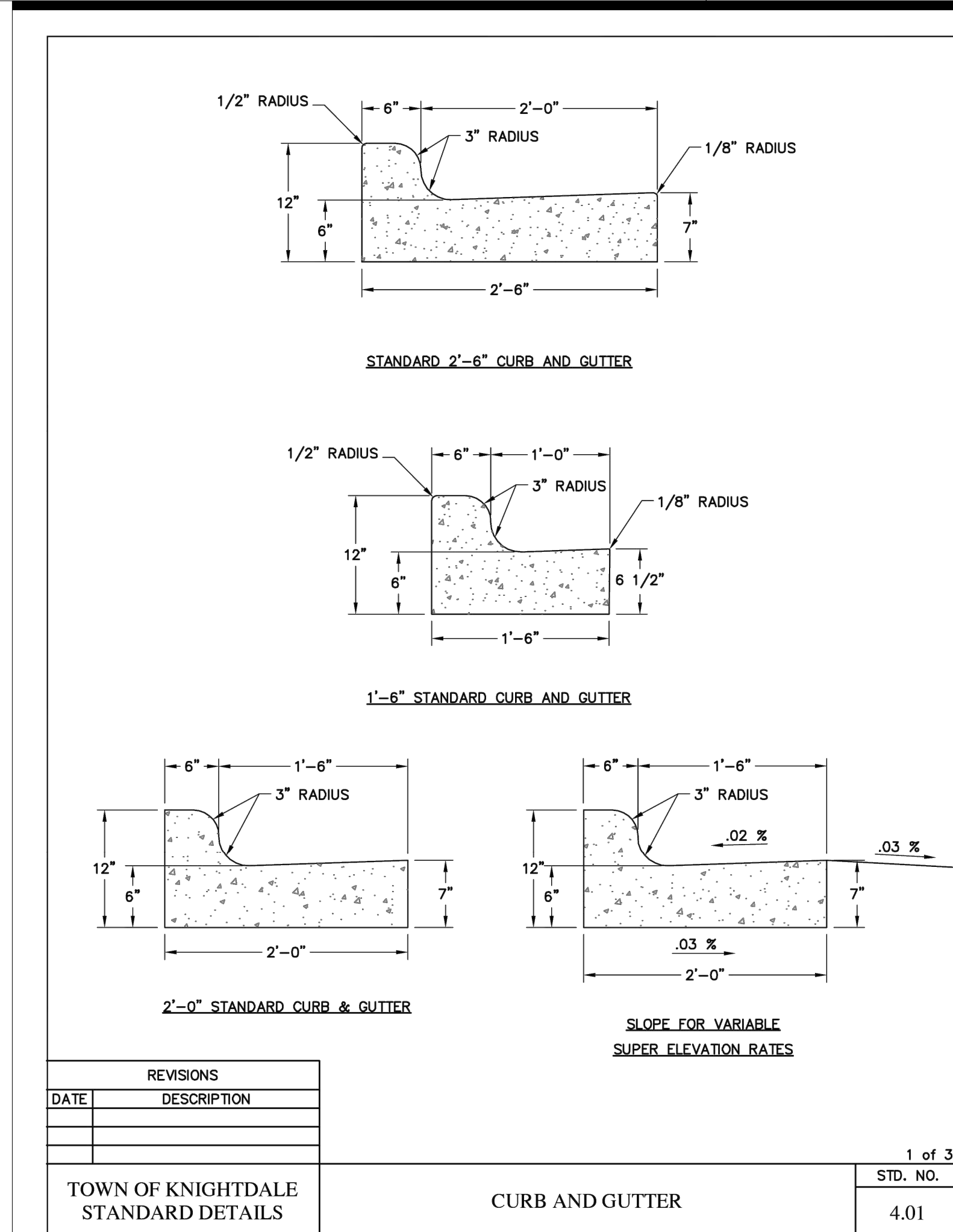
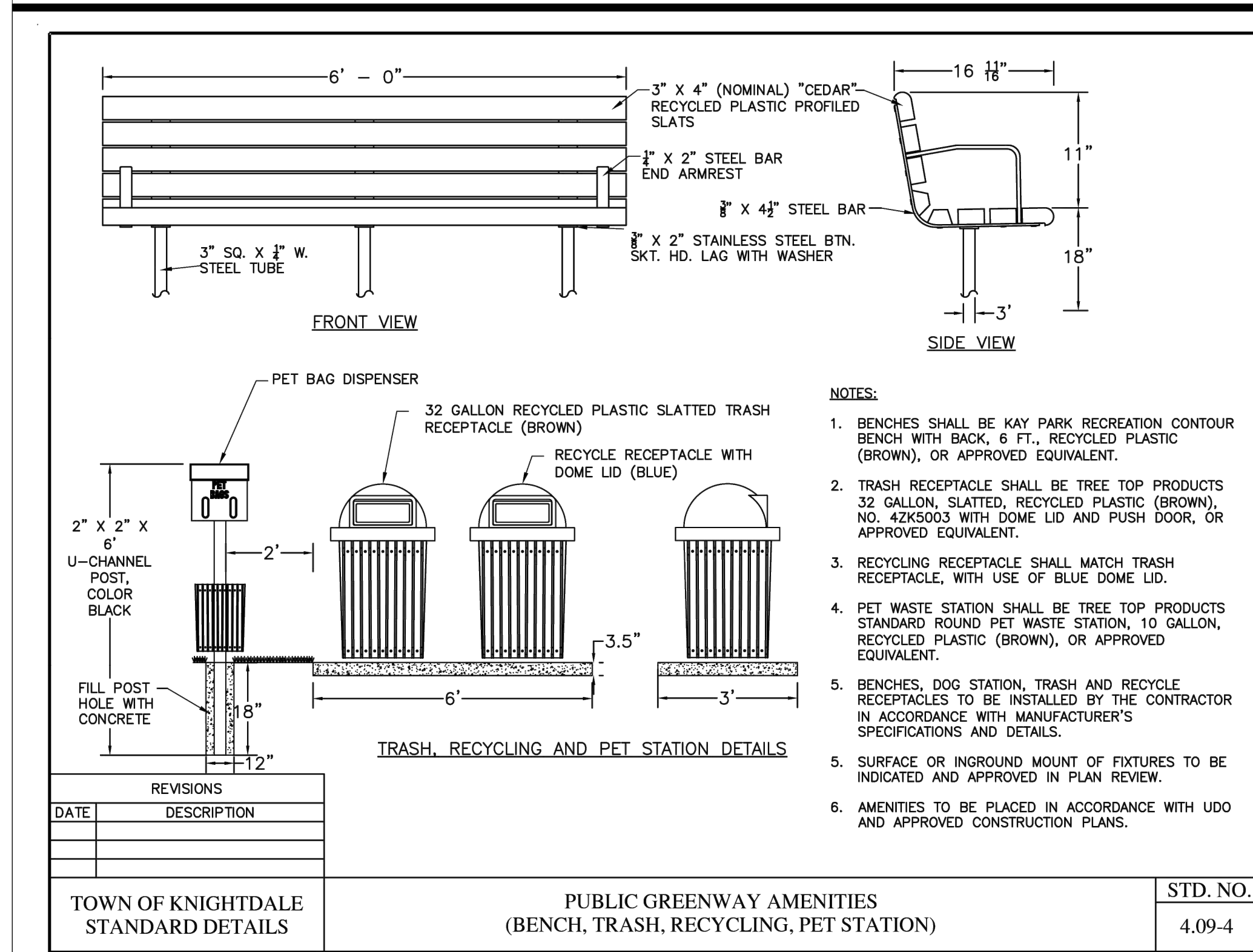
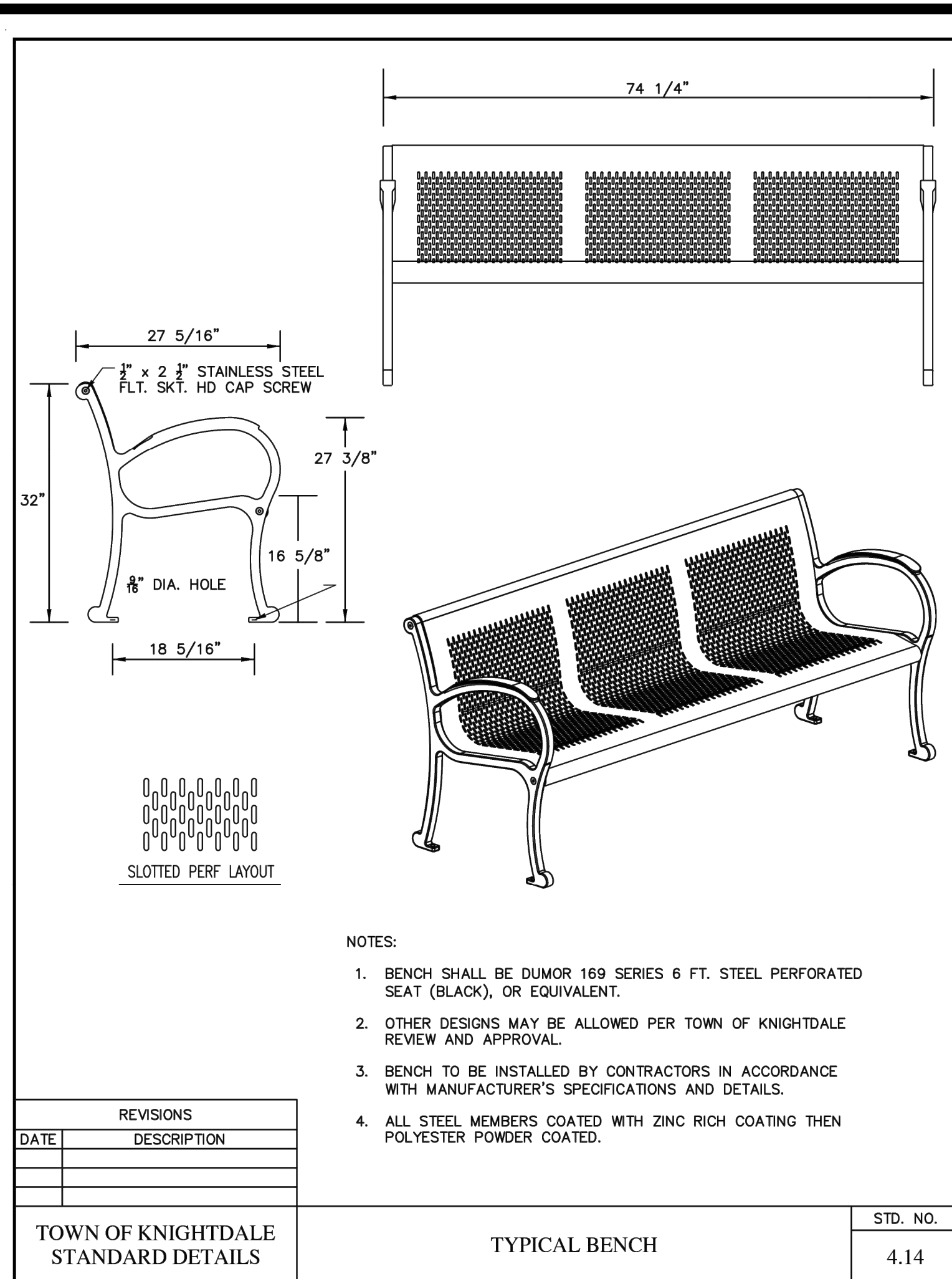
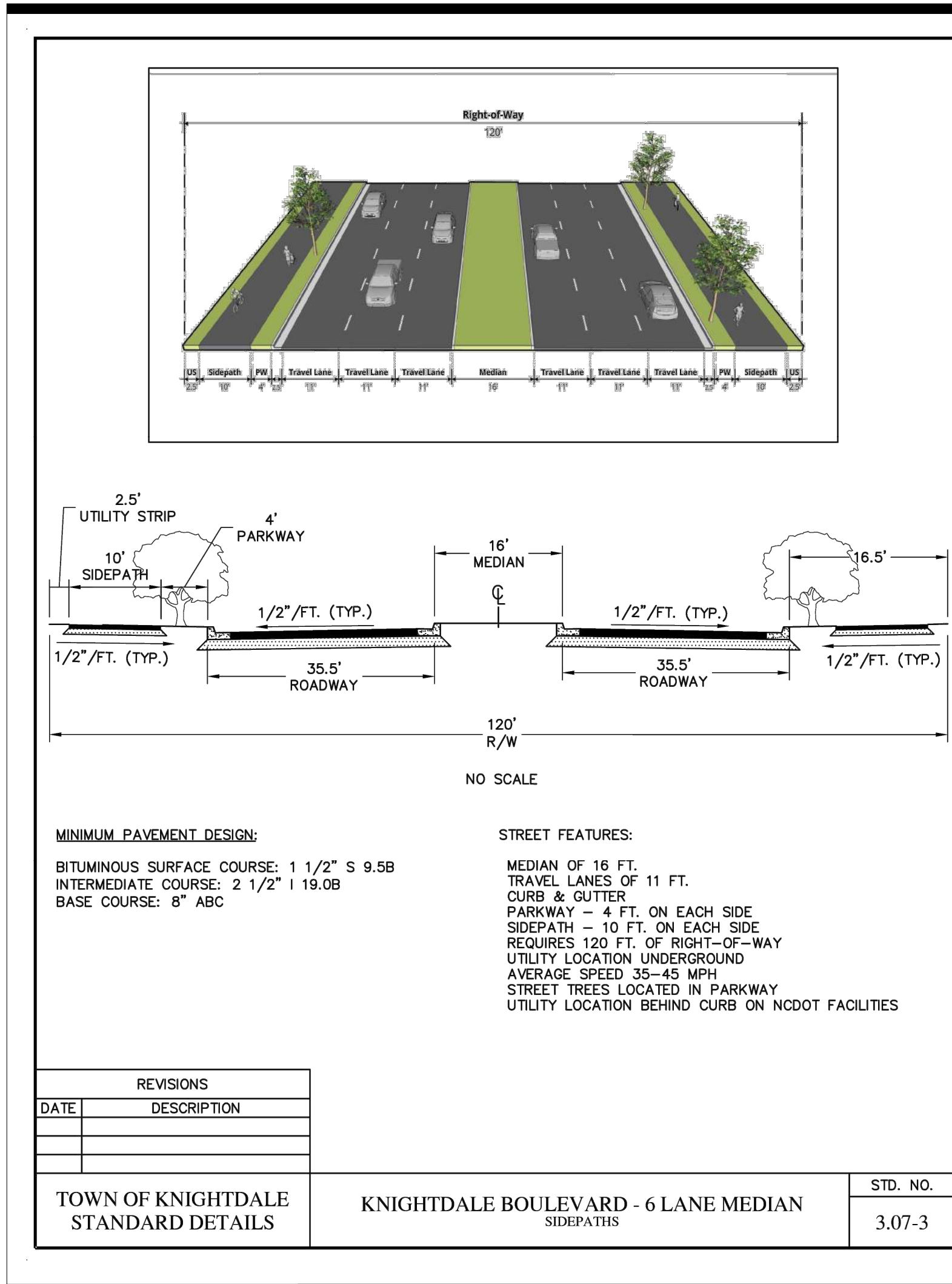
ELEVATION - REAR

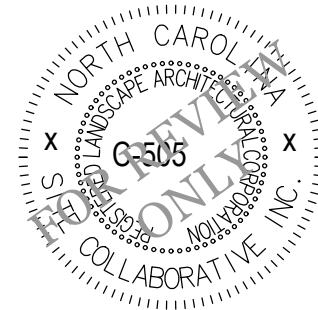


ELEVATION - FRONT

1 DUMPSTER ENCLOSURE
SCALE: 1/2" = 1'-0"







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BIG OAK VET HOSPITAL VETS PETS 1004 BIG OAK COURT

TOK PROJECT #:
ZCP-11-24

PROJECT NUMBER:

PROJECT PHASE:
MASTER PLAN

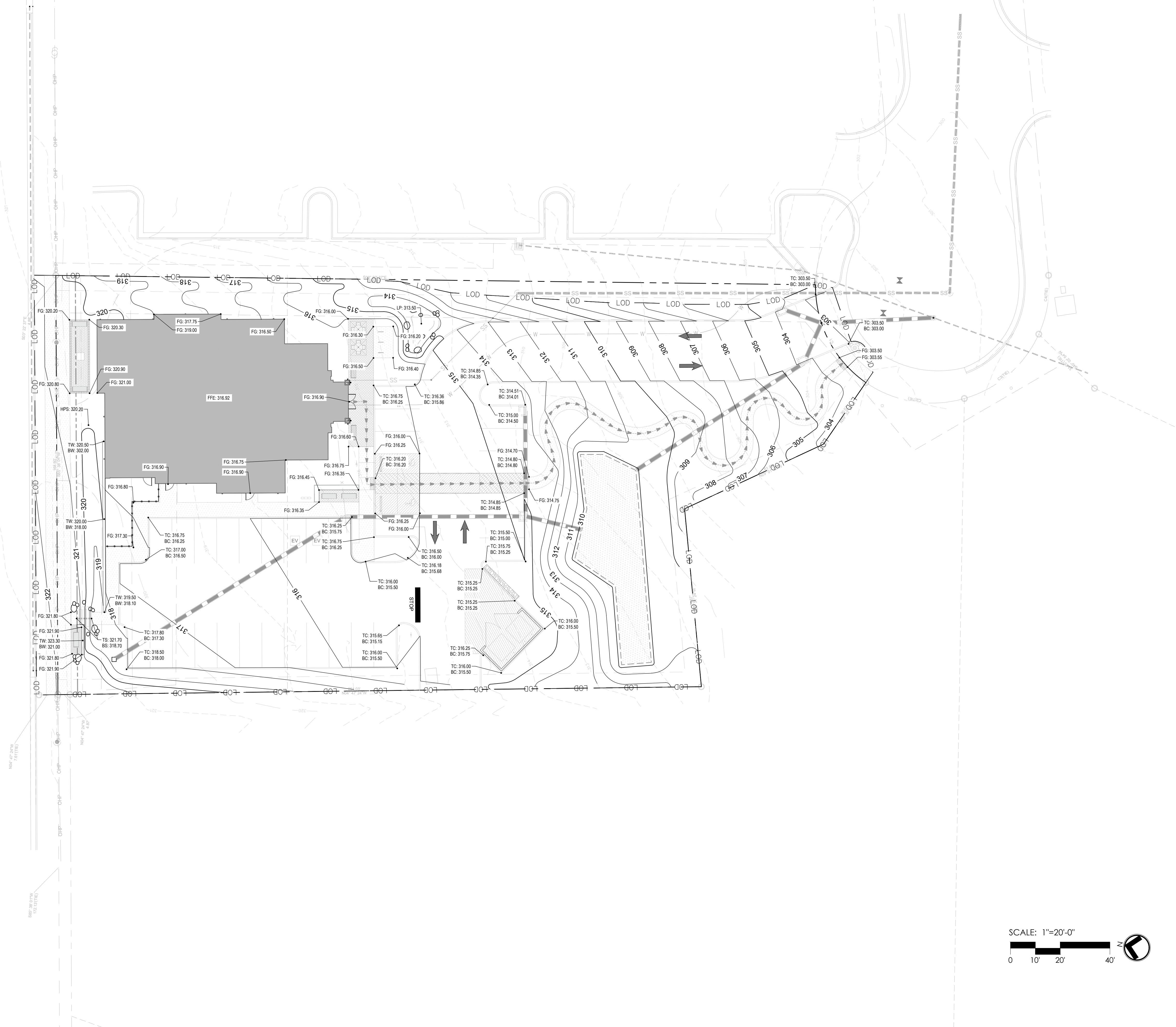
DATE: 08.11.2025

SHEET TITLE:

GRADING PLAN

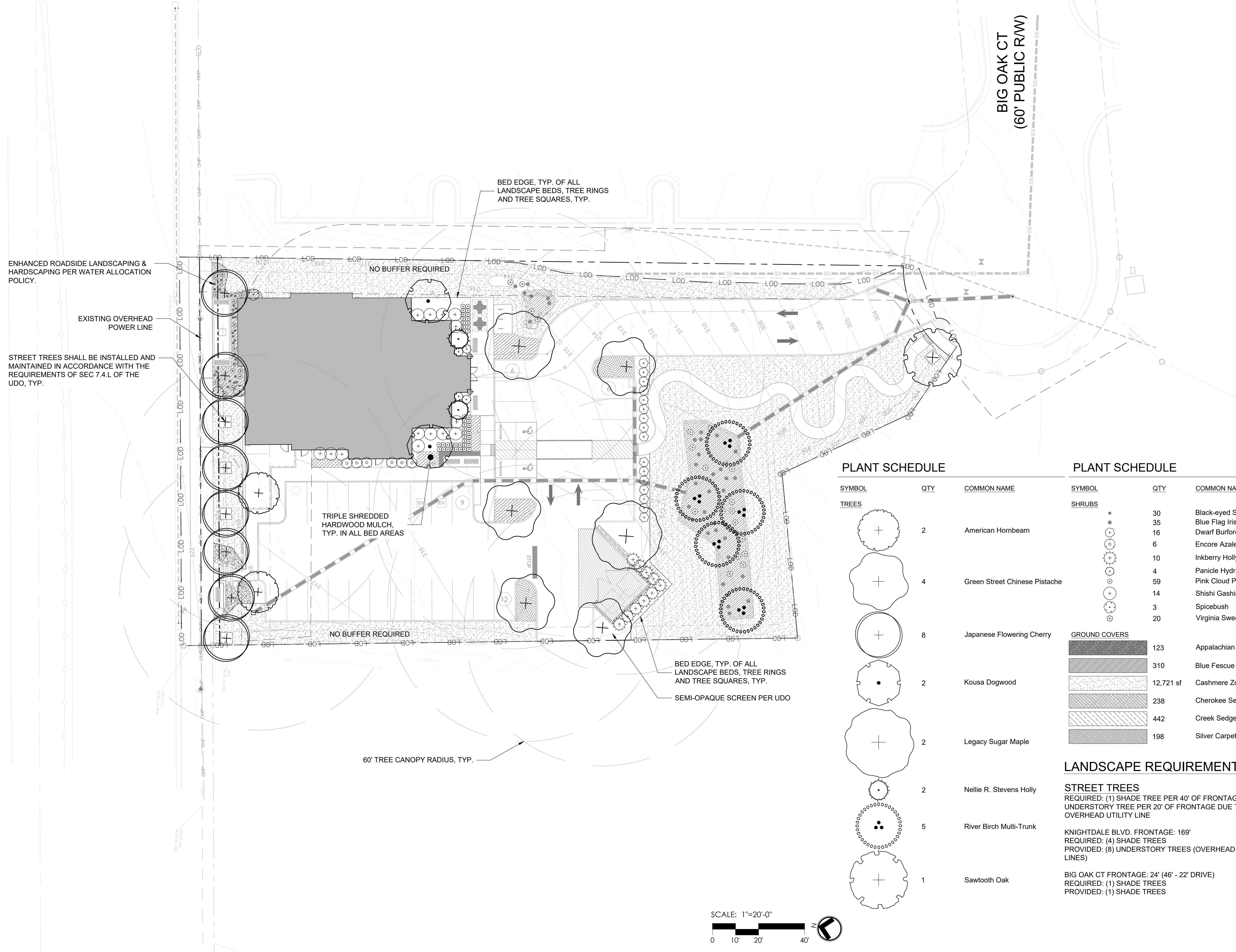
SHEET NUMBER:

L300



US HIGHWAY 64
KNIGHTDALE BLVD
(VARIABLE WIDTH PUBLIC R/W)

T PROJECT # 6.408004B
HM 3 PG 193



BIG OAK VET HOSPITAL
VETS PETS
1004 BIG OAK COURT

TOK PROJECT #:
ZCP-11-24

PROJECT NUMBER:

PROJECT PHASE:
MASTER PLAN

DATE: 08.11.2025

SHEET TITLE:

PLANTING PLAN

SHEET NUMBER:

L400

NOTES:

1. MEANT TO PROVIDE GUIDANCE ON STREET TREE PLANTING. REFERENCE SPECIFIC CROSS SECTION FOR PLANTING LOCATION AND WIDTH.

2. 6 FT. PLANTING WIDTH PREFERRED, WHERE POSSIBLE.

3. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE, AND CONSTRUCTION DEBRIS BEFORE PREPARING SOIL AND PLANTING TREES.

4. REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL WITH PLANT MIX OR UNCOMPACT AND AMEND TO 24" OF EXISTING SOIL TO MEET TOPSOIL WITH PLANTING MIX STANDARDS FOR TREES.

5. MULCH SHALL NOT BE STACKED AGAINST BASE OF PLANTING.

REVISIONS	
DATE	DESCRIPTION
07.01.2024	

TOWN OF KNIGHTDALE STANDARD DETAILS	STREET TREE PLANTING	STD. NO. 3.26
--	----------------------	------------------

EXISTING ASPHALT PARKING LOT 2'-6" CURB IS AN OPTION

8' MIN. BACK OF CURB/BACK OF CURB

TREE ROOT BALL

PROPOSED NEW 1'-6" CURB & GUTTER. CONCRETE CURB TO BE CONTINUOUS AROUND ISLAND PERIMETER.

EXISTING ASPHALT PARKING LOT

CURB AND GUTTER

24" MIN. DEPTH TOPSOIL, FREE OF STONES AND DEBRIS

MIX NEW TOPSOIL WITH SUBSOIL AT BOTTOM 3'-4"

NOTES:

1. 300 SF MIN. TOTAL REQUIRED AREA PER TREE.

2. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS BEFORE PREPARING SOIL AND PLANTING TREES.

3. REMOVE COMPACTED SOIL AND ADD 24" NEW OR TOPSOIL/PLANTING MIX OR UNCOMPACT AND AMEND TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES.

REVISIONS	
DATE	DESCRIPTION

TOWN OF KNIGHTDALE STANDARD DETAILS	TREE PLANTING ISLAND IN PARKING LOTS	STD. NO. 3.23
--	---	------------------

NOTES:

1. REMOVE WIRE OR NYLON TWINE FROM BALL.

2. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.

ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (AMSI, 1990, PART 1, "SHADE AND FLOWERING TREES")

FOR EXAMPLE: CALIPER HEIGHT (RANGE) MAX. HEIGHT MIN. ROOT BALL DIA. MIN. ROOT BALL DEPTH

2" 12-14' 16' 24" 16"

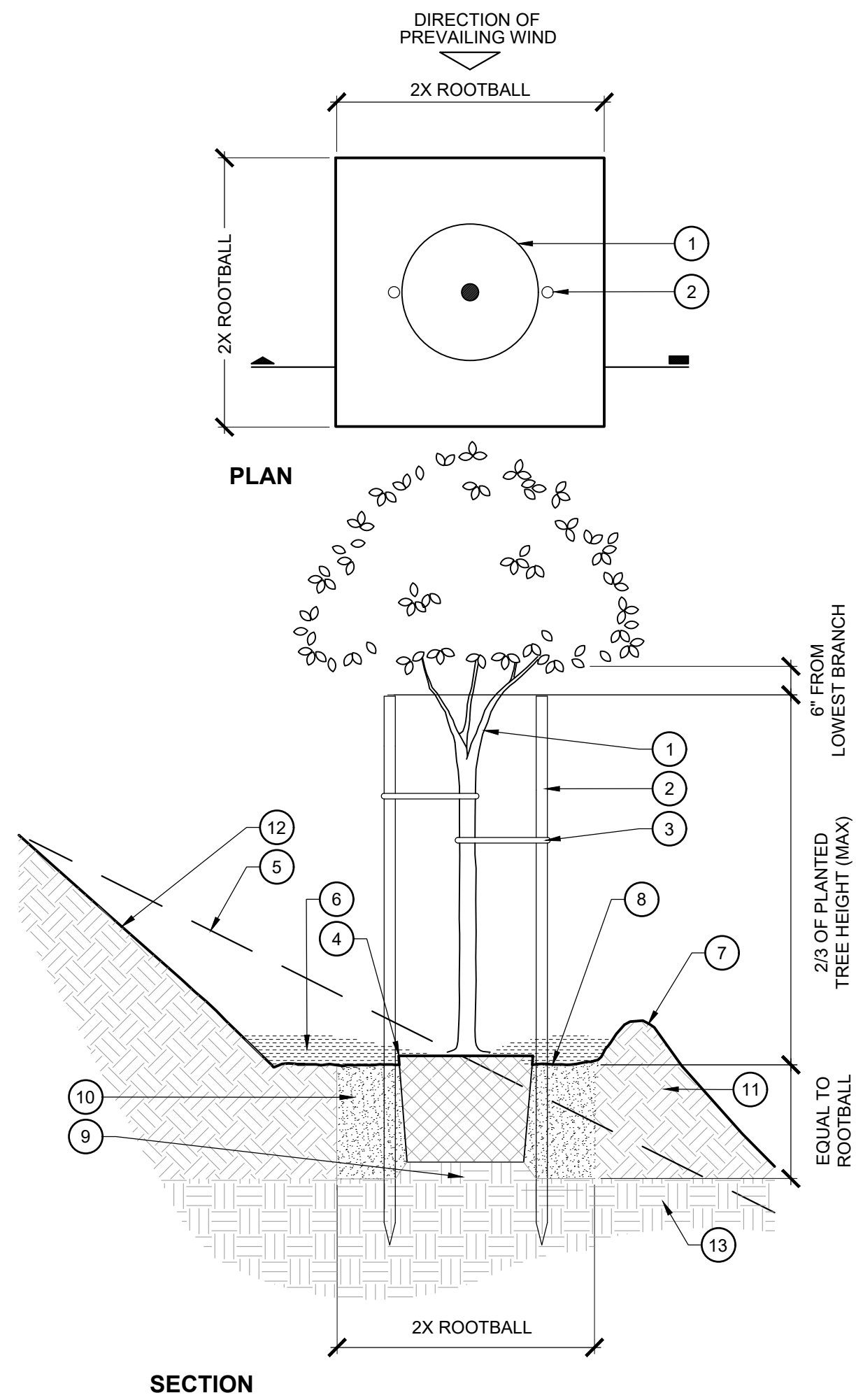
3" 14-16' 18' 32" 21"

REVISIONS	
DATE	DESCRIPTION

TOWN OF KNIGHTDALE STANDARD DETAILS	TREE PLANTING (FOR SINGLE AND MULTI-STEM TREES)	STD. NO. 3.25
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PLANT SCHEDULE

SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	CALIPER	INSTALL HEIGHT	B&B OR CONT.	FORM
TREES							
	2	American Hornbeam	Carpinus caroliniana	3 1/2"	14'	B&B	SINGLE LEADER
	4	Green Street Chinese Pistache	Pistacia chinensis 'Green Street'	2 1/2"	12-14' MIN.	B&B	
	8	Japanese Flowering Cherry	Prunus serrulata 'Snow Goose'	2 1/2"	10-12' MIN.	B&B	
	2	Kousa Dogwood	Cornus kousa	1 1/2"	10' MIN.	B&B	SINGLE STEM
	2	Legacy Sugar Maple	Acer saccharum 'Legacy'	2 1/2"		B&B	
	2	Nellie R. Stevens Holly	Ilex x 'Nellie R. Stevens'	---	8-10' MIN.	B&B	
	5	River Birch Multi-Trunk	Betula nigra	1 1/2"	8-10' MIN.	B&B	2-3 TRUNKS
	1	Sawtooth Oak	Quercus acutissima 'Gobbler'	10'-12'	3'-3 1/2"	B&B	
SHRUBS							
	30	Black-eyed Susan	Rudbeckia hirta	AS SHOWN	12" MIN.	12" MIN.	
	35	Blue Flag Iris	Iris virginica	AS SHOWN	18" MIN.	16" MIN.	
	16	Dwarf Burford Holly	Ilex cornuta 'Burfordii Nana'	18" MIN.	18" MIN.	CONTAINER	
	6	Encore Azalea	Azalea encore 'Autumn Royalty' TM	---	24" MIN.		
	10	Inkberry Holly	Ilex glabra	48"	24" MIN.	24" MIN.	
	4	Panicle Hydrangea	Hydrangea paniculata 'Fire & Ice'	---	24" MIN.	42" MIN.	
	59	Pink Cloud Pink Muhly Grass	Muhlenbergia capillaris 'Pink Cloud'	24"	18" MIN.	18" MIN.	
	14	Shishi Gashira Camellia	Camellia sasanqua 'Shishi Gashira'	---	24" MIN.		
	3	Spicebush	Lindera benzoin	AS SHOWN	32" MIN.	30" MIN.	
	20	Virginia Sweetspire	Itea virginica	AS SHOWN	24" MIN.	24" MIN.	
GROUND COVERS							
	123	Appalachian Sedge	Carex appalachica	16"	12" MIN.	16" MIN.	
	310	Blue Fescue	Festuca glauca	12"	6" MIN.	10" MIN.	
	12,721 sf	Cashmere Zoysia	Zoysia x 'Cashmere'	SOD			
	238	Cherokee Sedge	Carex cherokeensis	16"	12" MIN.	12" MIN.	
	442	Creek Sedge	Carex amphibola	16"	10" MIN.	10" MIN.	
	198	Silver Carpet Dymondia	Dymondia margaretae	20"	10" MIN.	10" MIN.	

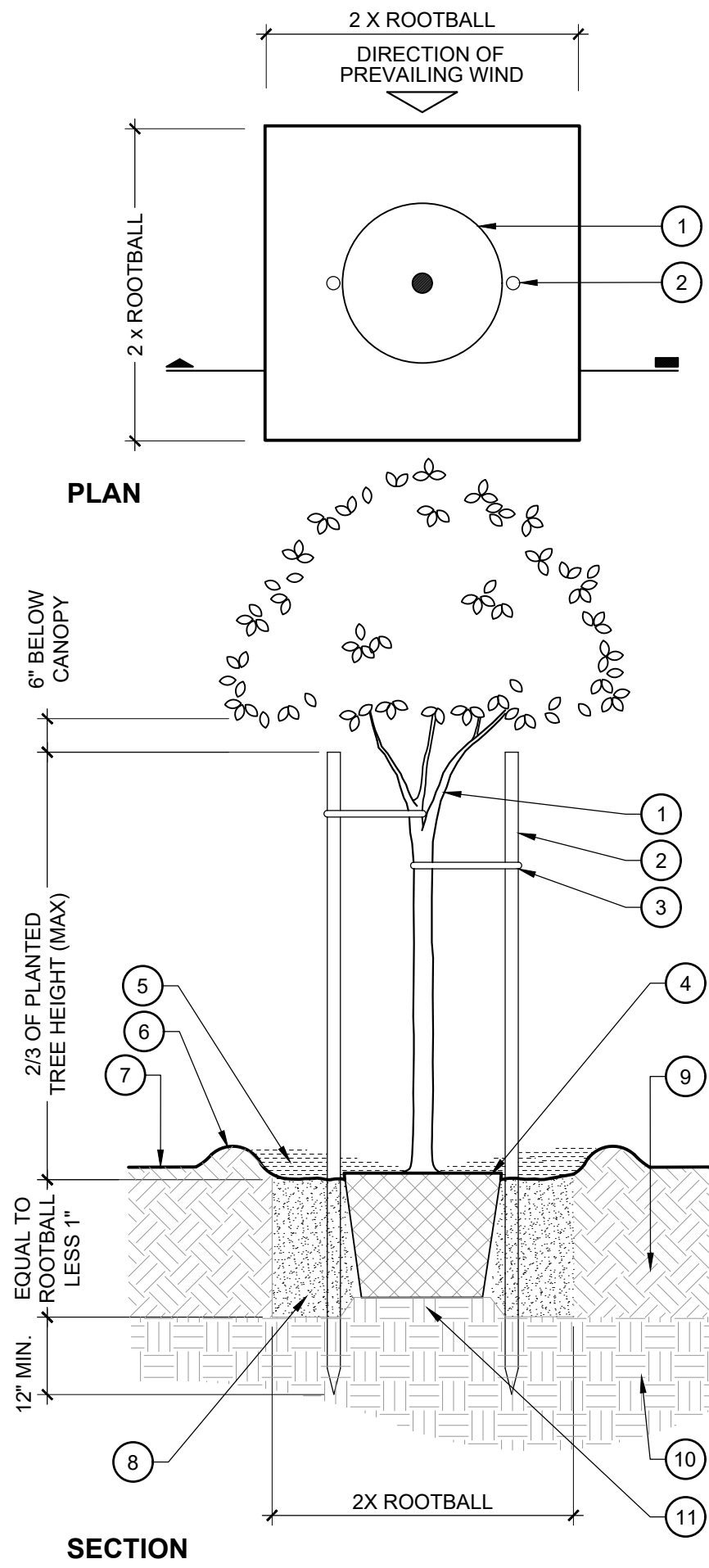


LEGEND

1. TREE AND ROOTBALL PER PLAN
2. TREE STAKES PER SPECIFICATIONS
3. TREE TIES PER SPECIFICATIONS
4. SET ROOTBALL AT 2" ABOVE FINISH GRADE AT EXISTING SLOPE LEVEL
5. LINE OF SLOPE BEYOND/OR EXISTING SLOPE
6. MULCH PER PLANS AND SPECIFICATIONS
7. 4" HIGH EARTH BERM AT EDGE OF PLANT PIT, FIRMLY COMPACTED
8. PLANT PIT, FIRMLY COMPACTED
9. PREPARED SUBGRADE PEDESTAL, SIZE TO MATCH ROOTBALL DIAMETER
10. AMENDED SOIL PER SPECIFICATIONS
11. RIPPED AND RECOMPACTED SOIL AMENDED PER SPECIFICATIONS
12. LAYBACK SLOPE BEHIND PLANT PIT AS NEEDED TO PREVENT SOIL SLUFFING
13. EXISTING UNDISTURBED SOIL

NOTES

- A. THIS DETAIL USED FOR SLOPES AT 2:1 AND GREATER
- B. REFER TO PLANTING SPECIFICATION FOR ADDITIONAL INFORMATION
- C. KEEP MULCH 12" AWAY FROM STEMS AND TAPER AT ROOTBALL
- D. TAPER MULCH TO 2" DEPTH AT FLATWORK
- E. SET ROOTBALL ON COMPACTED SOIL

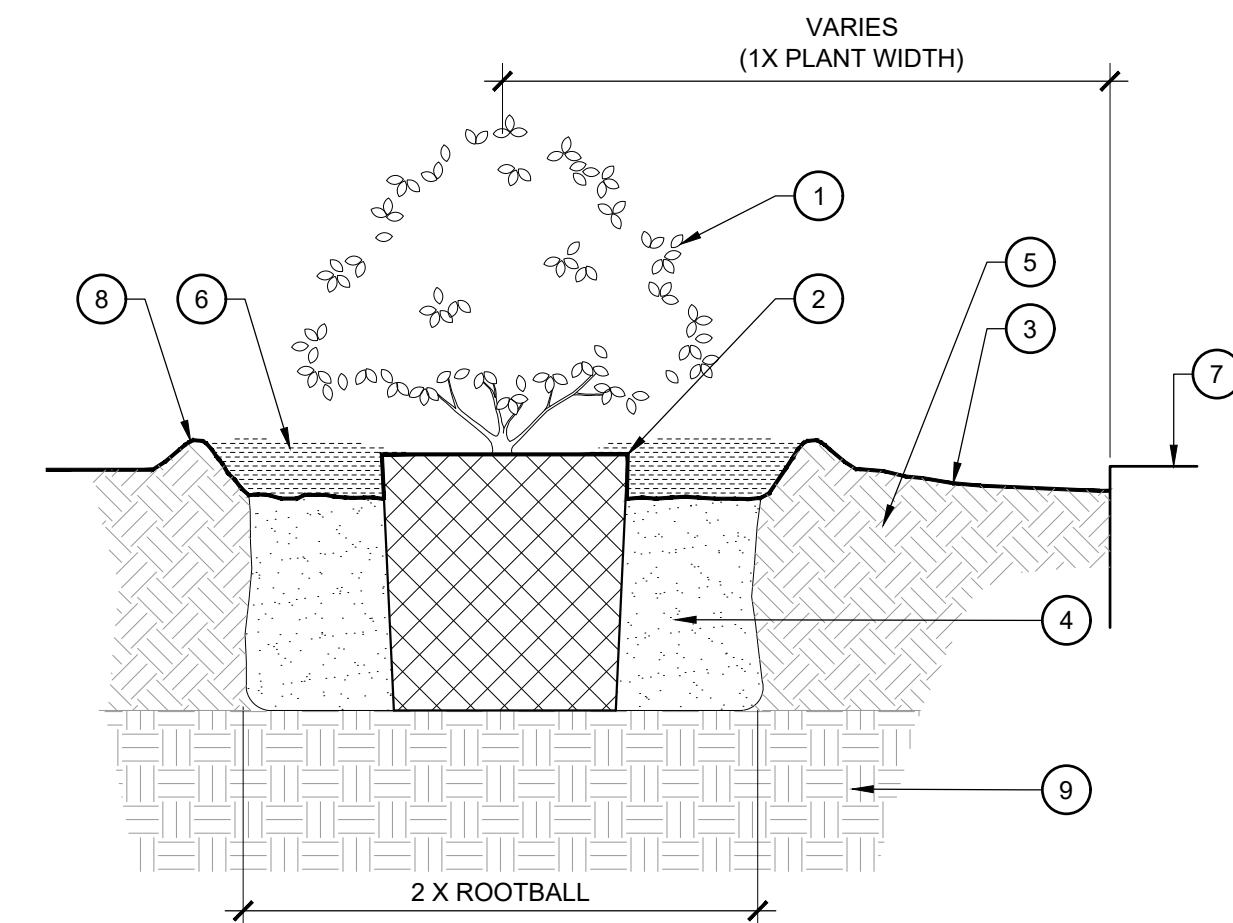


LEGEND

1. TREE AND ROOTBALL PER PLAN
2. TREE STAKES PER SPECIFICATIONS
3. TREE TIES PER SPECIFICATIONS
4. SET ROOTBALL AT 2" ABOVE FINISH GRADE AT EXISTING SLOPE LEVEL
5. MULCH PER PLANS AND SPECIFICATIONS
6. 4" HIGH EARTH BERM AT EDGE OF PLANT PIT, FIRMLY COMPACTED
7. FINISHED GRADE
8. AMENDED SOIL PER SPECIFICATIONS
9. RIPPED AND RECOMPACTED SOIL AMENDED PER SPECIFICATIONS
10. EXISTING UNDISTURBED SOIL
11. PREPARED SUBGRADE PEDESTAL, SIZE PER ROOTBALL DIAMETER

NOTES

- A. REFER TO PLANTING SPECIFICATION FOR ADDITIONAL INFORMATION
- B. KEEP MULCH 12" AWAY FROM STEMS AND TAPER AT ROOTBALL
- C. TAPER MULCH TO 2" DEPTH AT FLATWORK
- D. SET ROOTBALL ON COMPACTED SOIL



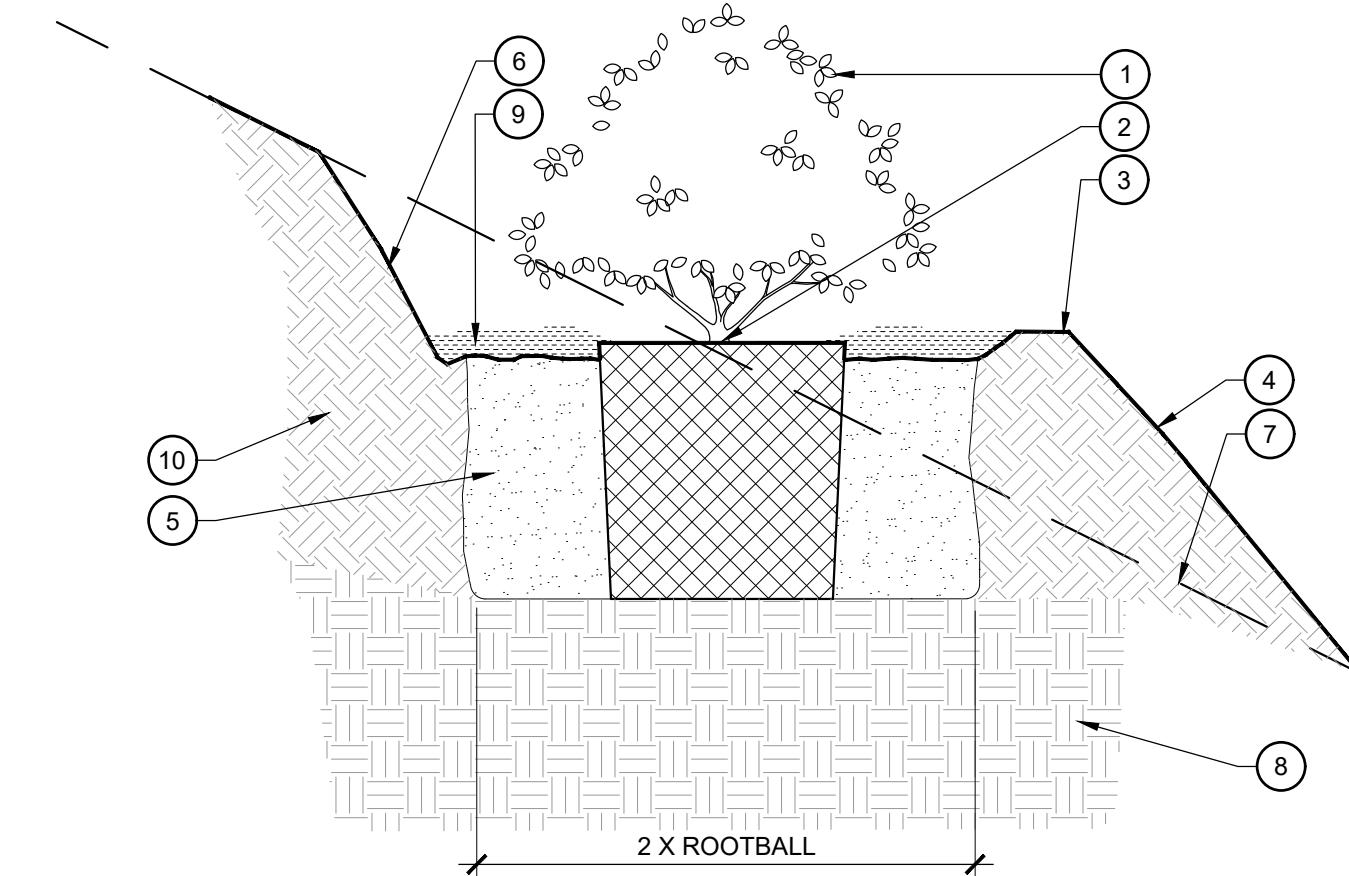
LEGEND

1. SHRUB PER PLANS
2. SET ROOTBALL CROWN 1" ABOVE FINISH GRADE
3. FINISH GRADE
4. AMENDED SOIL PER SPECIFICATIONS
5. RIPPED AND RECOMPACTED SOIL AMENDED PER SPECIFICATIONS
6. MULCH PER PLANS AND SPECIFICATIONS; KEEP MULCH 4" - 6" FROM TRUNK, STEMS, AND TAPER AT ROOTBALL
7. ADJACENT FINISHED SURFACE PER HARDSCAPE PLAN
8. 4" TALL EARTH BERM @ EDGE OF PLANT PIT, FIRMLY COMPACTED
9. COMPACTED SUBGRADE PER SPECIFICATIONS

NOTES

- A. REFER TO PLANTING SPECIFICATION FOR ADDITIONAL INFORMATION
- B. KEEP MULCH 6" AWAY FROM STEMS AND TAPER AT ROOTBALL
- C. TAPER MULCH TO 2" DEPTH AT FLATWORK
- D. SET ROOTBALL ON COMPACTED SOIL

SECTION - SLOPED



LEGEND

1. SHRUB PER PLANS
2. SET ROOTBALL CROWN 1" ABOVE FINISH GRADE
3. 6" TALL EARTH BERM @ EDGE OF PLANT PIT
4. FINISH GRADE
5. AMENDED SOIL PER SPECIFICATIONS
6. LAYBACK SLOPE BEHIND PLANT PIT
7. LINE OF SLOPE BEYOND
8. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
9. MULCH PER PLANS AND SPECIFICATIONS; KEEP MULCH 4" - 6" FROM TRUNK, STEMS, AND TAPER AT ROOTBALL
10. RIPPED AND RECOMPACTED SOIL AMENDED PER SPECIFICATIONS

NOTES

- A. THIS DETAIL USED FOR SLOPES AT 2:1 AND GREATER
- B. REFER TO PLANTING SPECIFICATION FOR ADDITIONAL INFORMATION
- C. KEEP MULCH 6" AWAY FROM STEMS AND TAPER AT ROOTBALL
- D. TAPER MULCH TO 2" DEPTH AT FLATWORK
- E. SET ROOTBALL ON COMPACTED SOIL

1 TREE PLANTING

SCALE: 1/2" = 1'-0"

2 SHRUB PLANTING

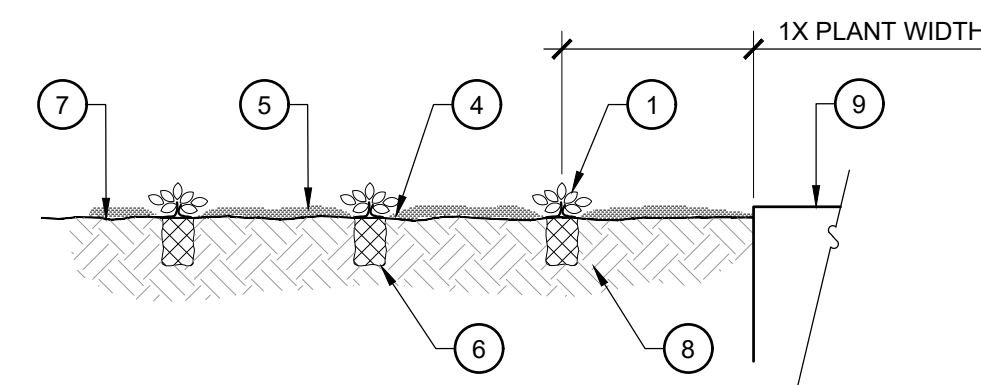
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LEGEND

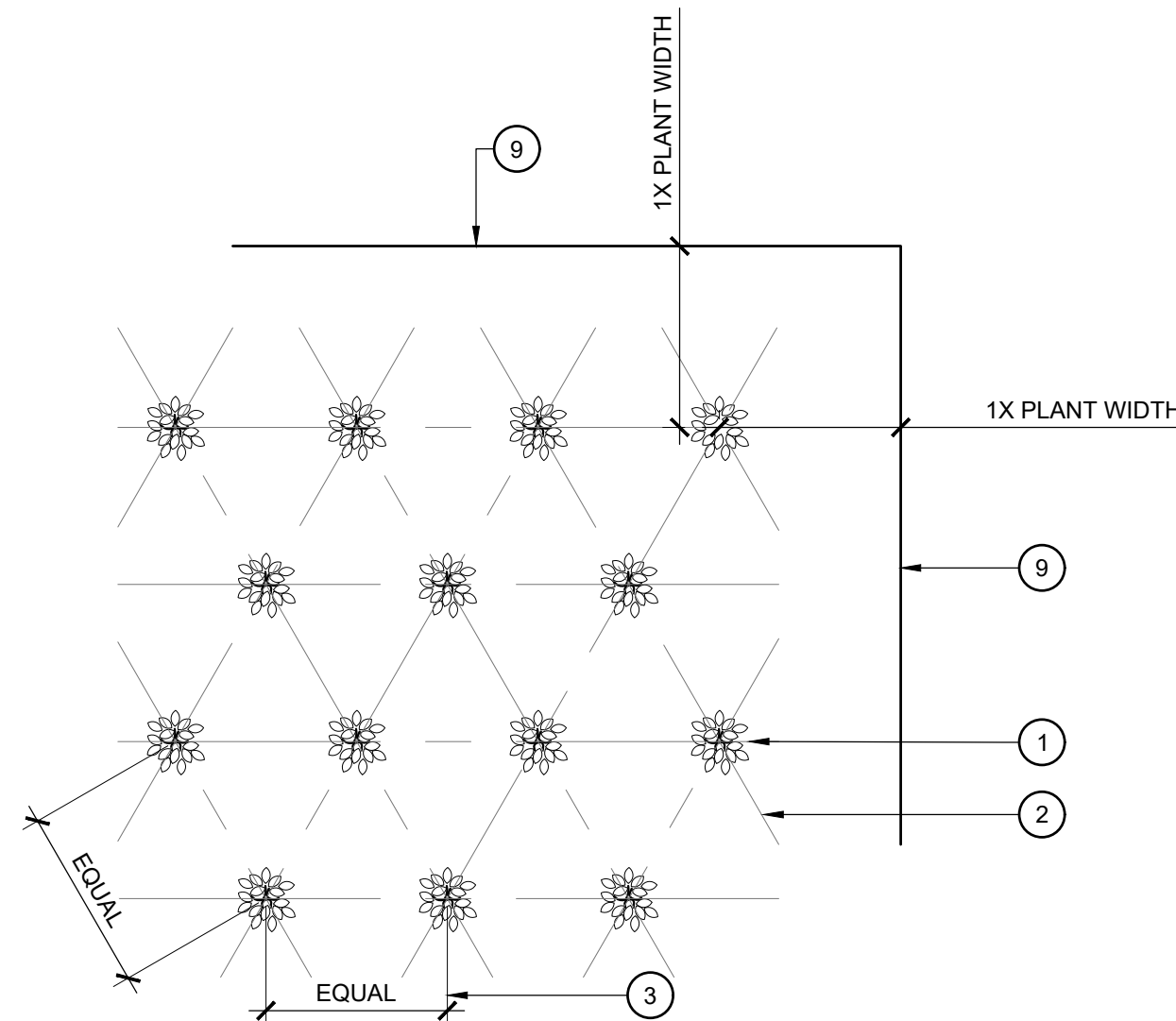
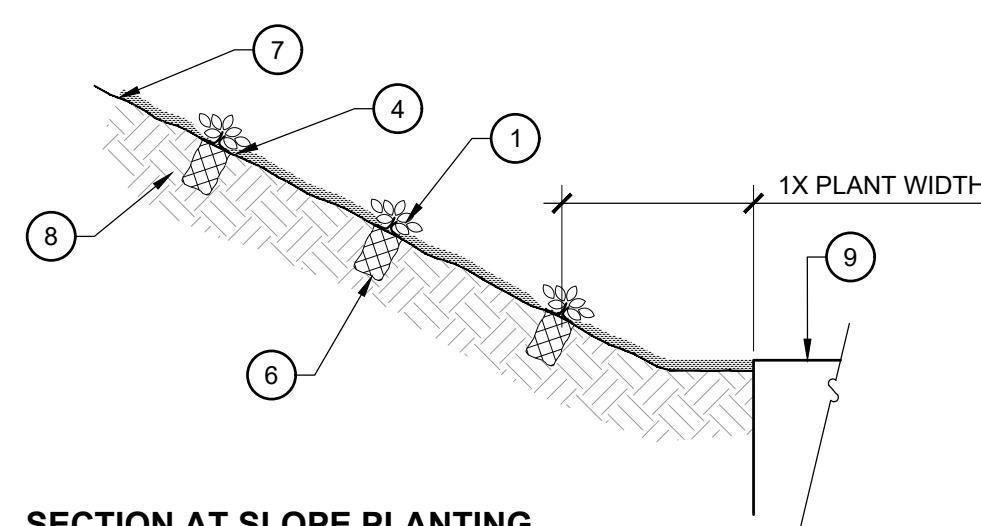
1. GROUNDCOVER PLANT
2. TRIANGULAR SPACING (TYP.), UNLESS OTHERWISE SPECIFIED
3. SPACING INDICATED PER PLANTING LEGEND
4. SET ROOTCROWN ABOVE FINISH GRADE
5. MULCH PER PLANS AND SPECIFICATIONS
6. ROOTBALL
7. FINISH GRADE
8. AMENDED SOIL PER SPECIFICATIONS
9. ADJACENT FINISHED SURFACE PER HARDSCAPE PLAN

NOTES

- A. GROUNDCOVER ON SLOPES 3:1 AND STEEPER SHALL BE PLANTED AT 8" O.C. (MAX.)

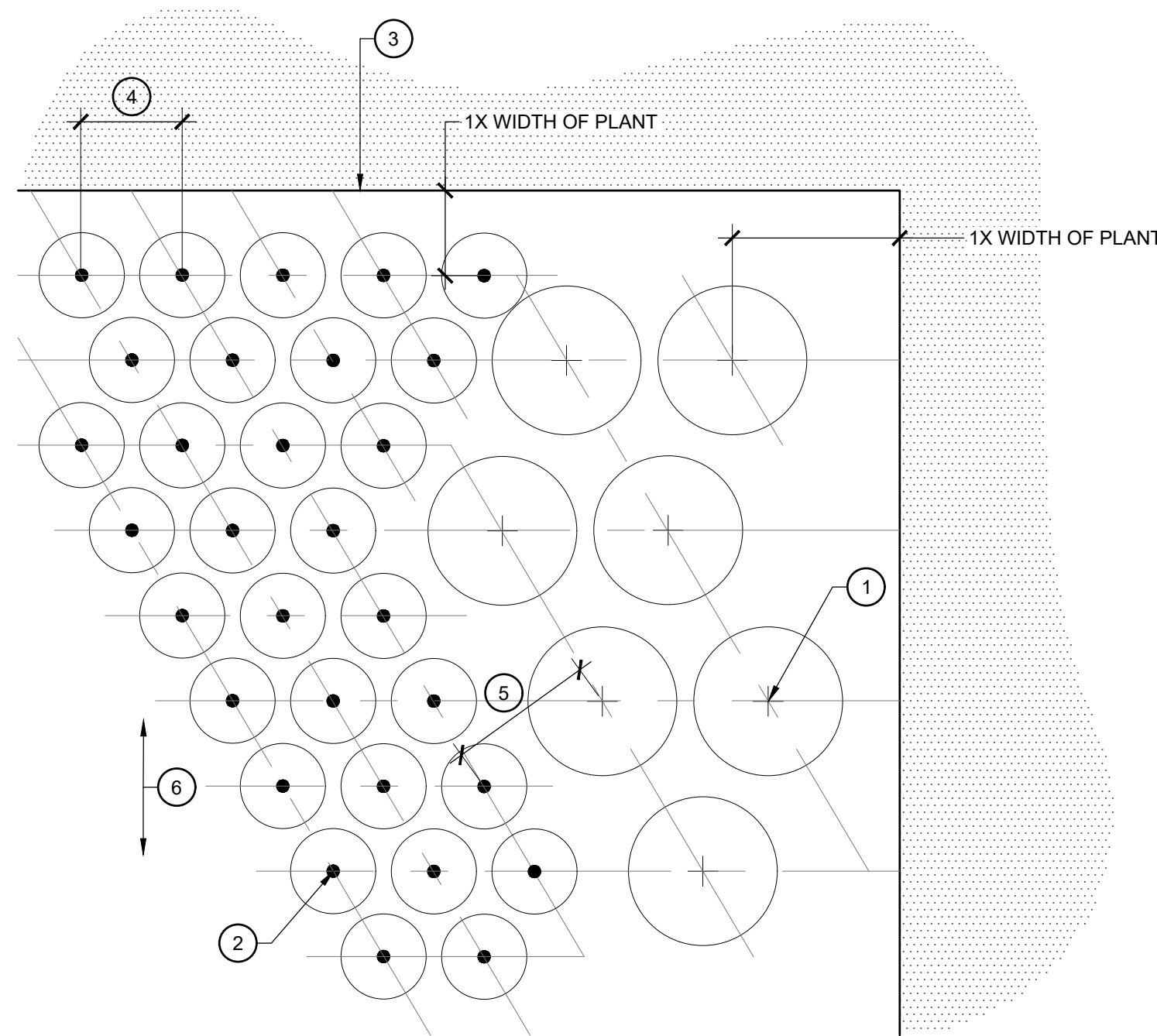


SECTION AT SLOPE PLANTING



4 GROUNDCOVER PLANTING

SCALE: 1" = 1'-0"



LEGEND

1. PLANT TYPE 1
2. PLANT TYPE 2
3. ADJACENT EDGE OF PAVING, WALL, OR OTHER HARDSCAPE OBSTRUCTION ON CENTER SPACING BETWEEN INDIVIDUAL PLANTS; DISTANCE VARIES PER PLANT TYPE, REFER TO PLANTING LEGEND
4. WHERE DISTINCT PLANT TYPES ARE ADJACENT, PROVIDE THE GREATER O.C. SPACING DISTANCE
5. ORIENTATION OF TRIANGULAR SPACING TO SLOPES

PLAN VIEW

5 PLANT SPACING

SCALE: 1" = 1'-0"



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BIG OAK VET HOSPITAL
VETS PETS
1004 BIG OAK COURT

CP-11-24

PROJECT NUMBER:

PROJECT PHASE: MASTER PLAN

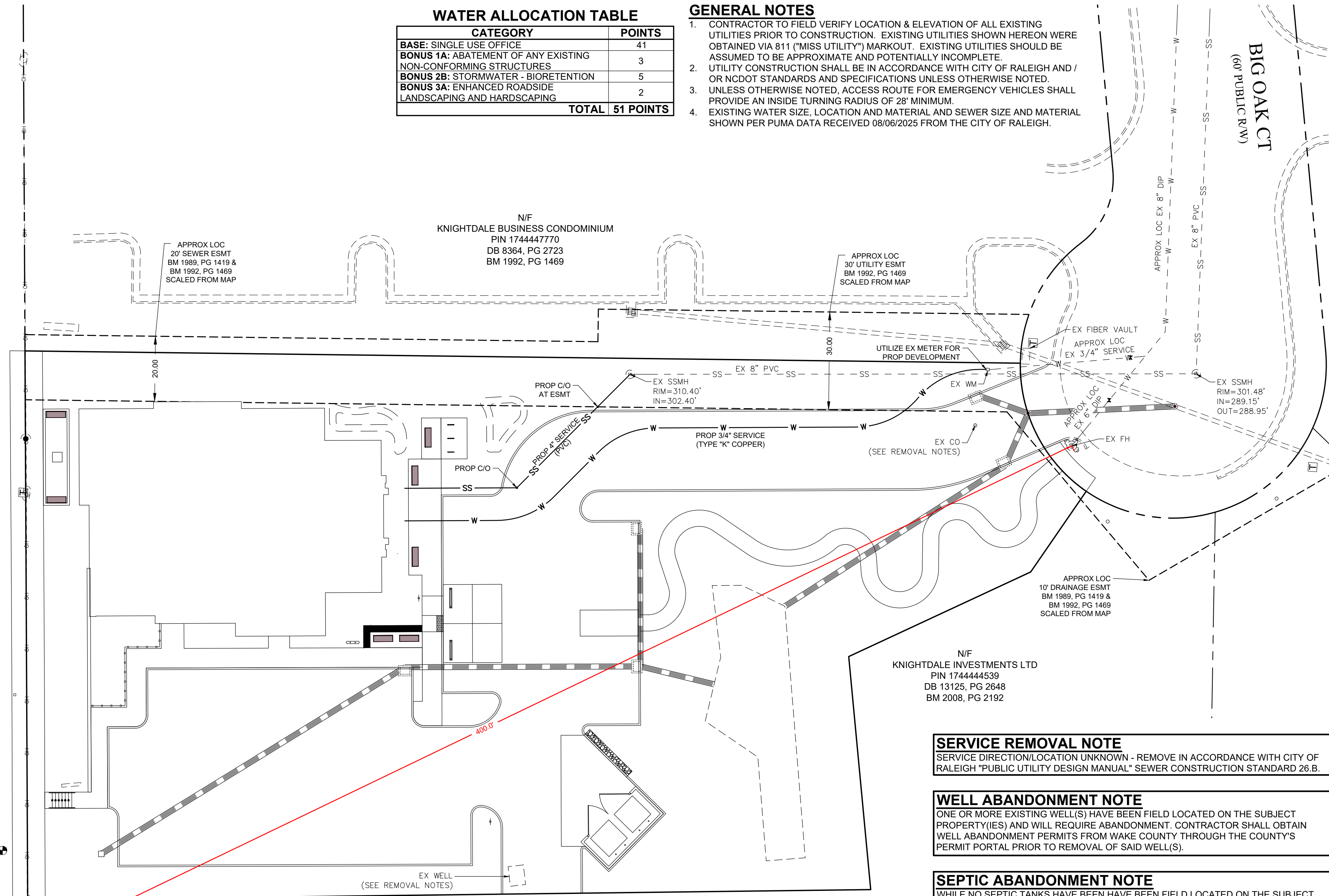
DATE: 08.11.2025

SHEET TITLE:

LIGHTING PLAN

HEET NUMBER:

500

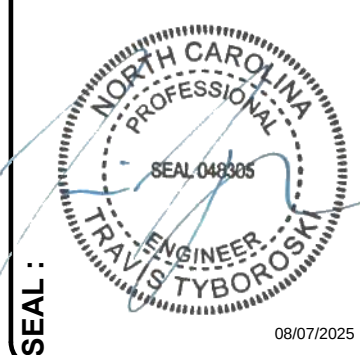


1. All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
2. Utility separation requirements:
 - 2.1. A distance of 100' shall be maintained between sanitary sewer & any private or public 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 waterline specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.
 - 2.2. 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.
 - 2.3. 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 waterline specifications.
 - 2.4. 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer
 - 2.5. Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 18" min. vertical separation at all sanitary sewer & RCP stormdrain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W-41 & S-49).
 - 2.6. All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
3. 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.
4. 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.
5. 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.
6. SEWER BYPASS PUMPING – A bypass plan sealed by an 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.
7. 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all reuse mains.
8. It is the developer's 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 provisions.
9. Install water services with meters located at ROW or within a 2x2' 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.
10. Inspections of 4" and larger water mains of the private distribution system will be inspected as part of the infrastructure permit.
11. Private sewer mains as part of a collection system are permitted and inspected under the private Infrastructure permit for sewer.
12. 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.
13. Install sewer services with cleanouts located at ROW or easement line & spaced per the current NC Plumbing code.
14. 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.
15. All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
16. NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.
17. 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.
18. 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.
19. The devices shall meet the American Society of Sanitary Engineering (ASSE) standards and be on the University of Southern California approval list.
20. The device and installation shall meet the guidelines of Appendix A – Guidelines and Requirements for the Cross Connection Program in Raleigh's Service Area.
21. 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.
22. 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. 23. 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".

1. CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. EXISTING UTILITIES SHOWN HEREON WERE OBTAINED VIA 811 ("MISS UTILITY") MARKOUT. EXISTING UTILITIES SHOULD BE ASSUMED TO BE APPROXIMATE AND POTENTIALLY INCOMPLETE.
2. UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
3. UNLESS OTHERWISE NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
4. EXISTING WATER SIZE, LOCATION AND MATERIAL AND SEWER SIZE AND MATERIAL SHOWN PER PUMA DATA RECEIVED 08/06/2025 FROM THE CITY OF RALEIGH.

WATER ALLOCATION TABLE	
CATEGORY	POINTS
BASE: SINGLE USE OFFICE	41
BONUS 1A: ABATEMENT OF ANY EXISTING NON-CONFORMING STRUCTURES	3
BONUS 2B: STORMWATER - BIORETENTION	5
BONUS 3A: ENHANCED ROADSIDE LANDSCAPING AND HARDSCAPING	2
TOTAL	51 POINTS

SEAL:



R
RESPEC

Raleigh, NC
RSNC Engineering, PLLC
555 Fayetteville St., Suite 300
Raleigh, NC 27601
Phone: 919.230.1597
www.respec.com

**PROJECT :
BIG OAK VET HOSPITAL
VETS PETS**

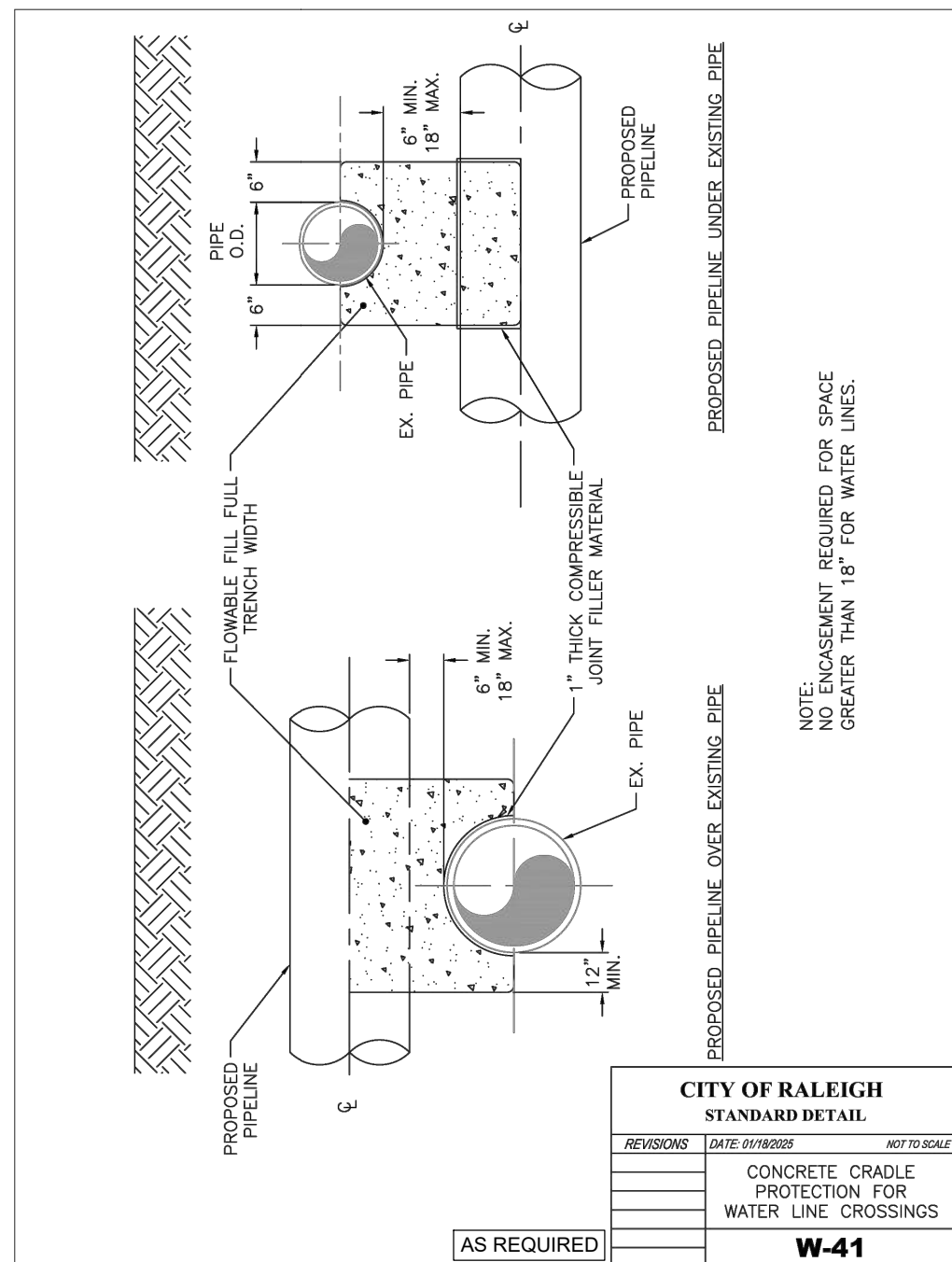
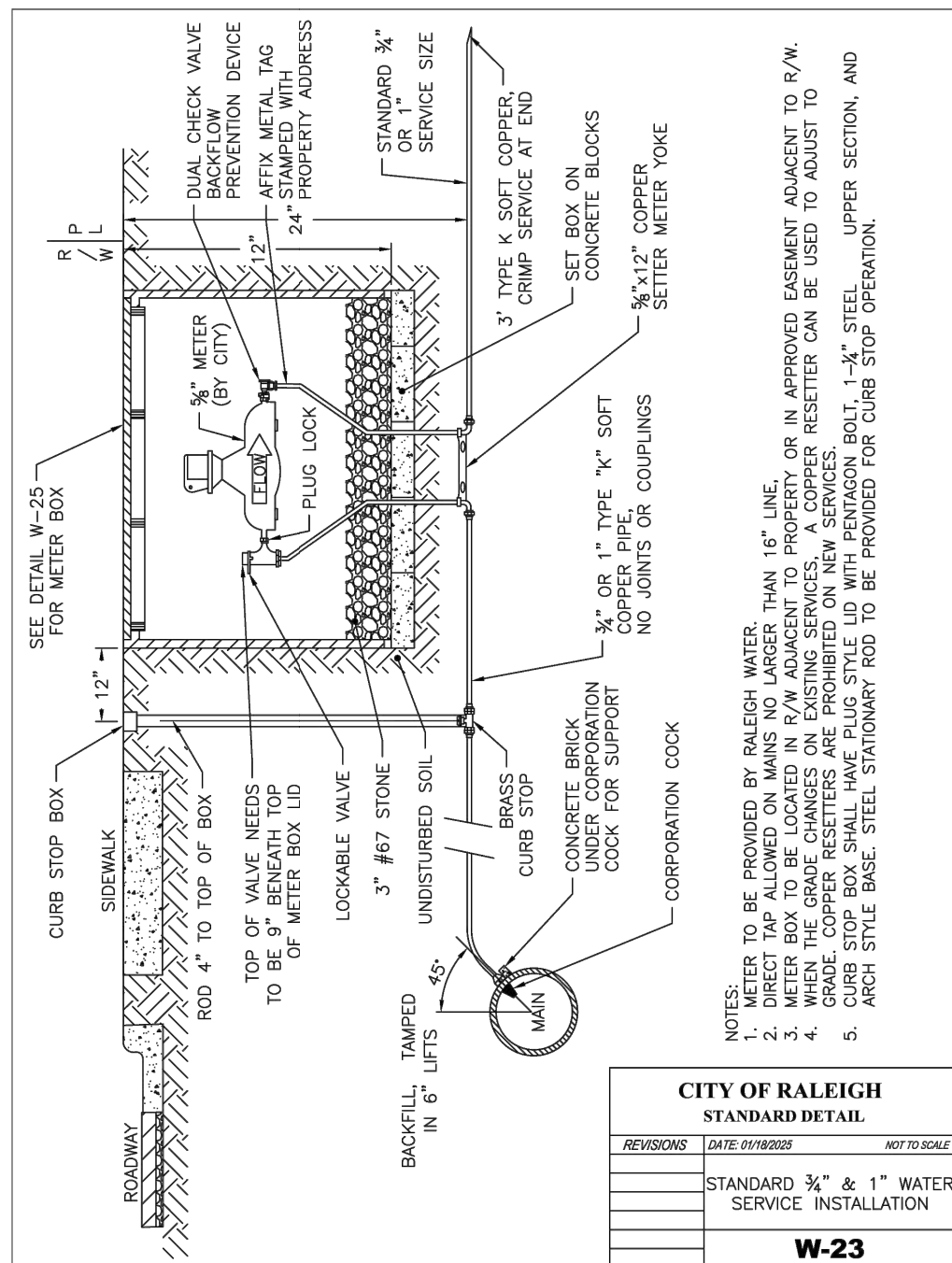
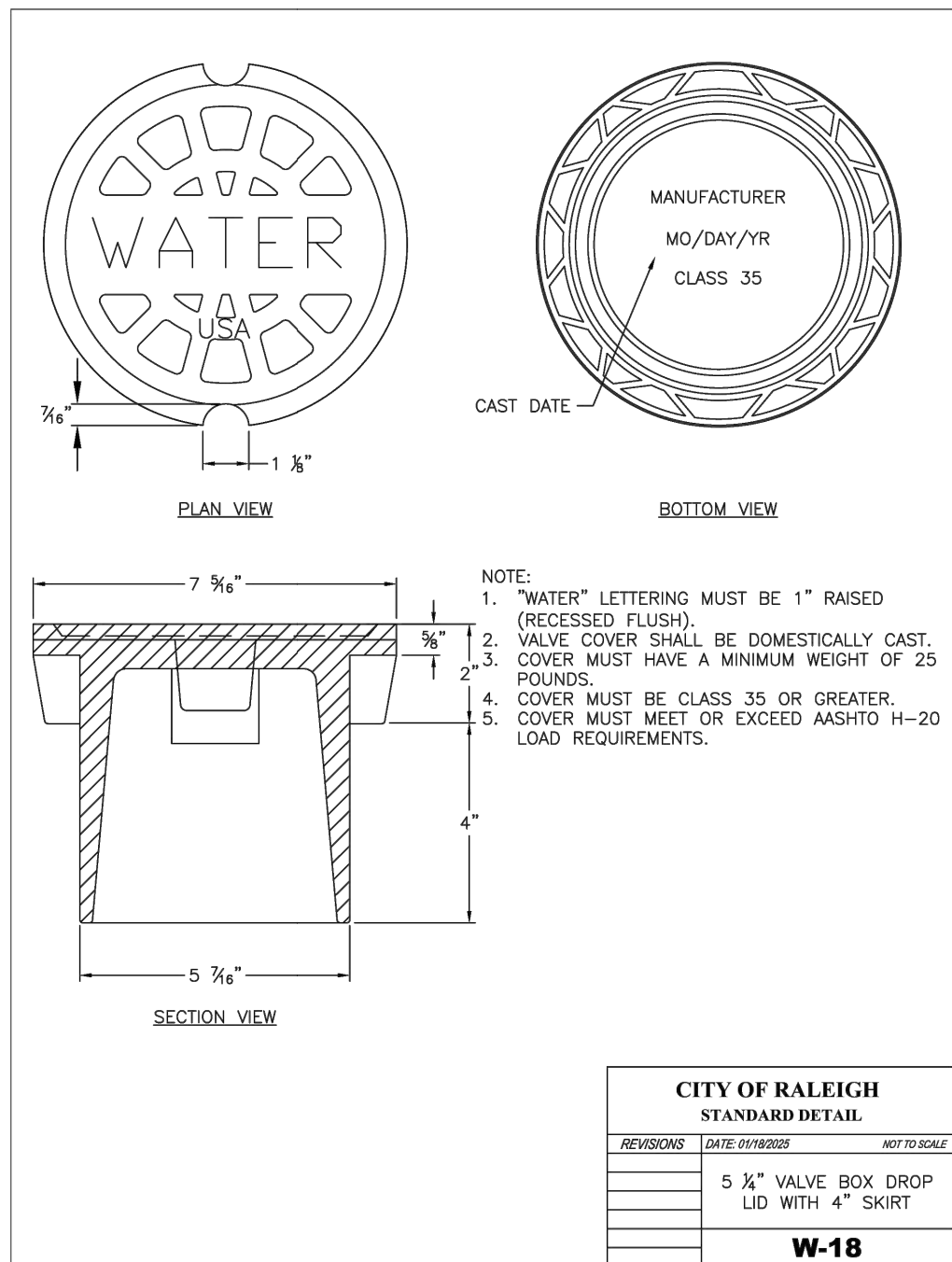
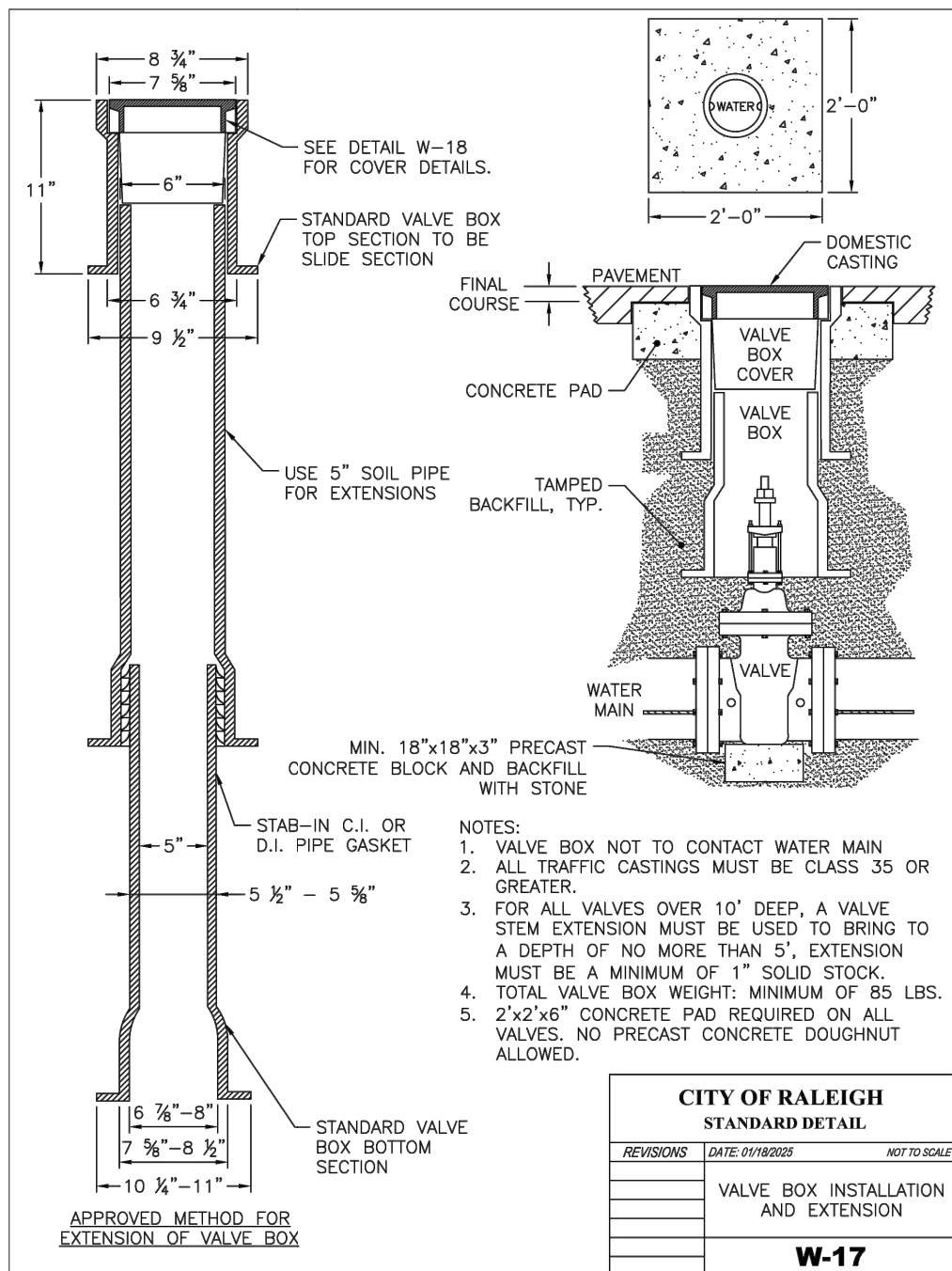
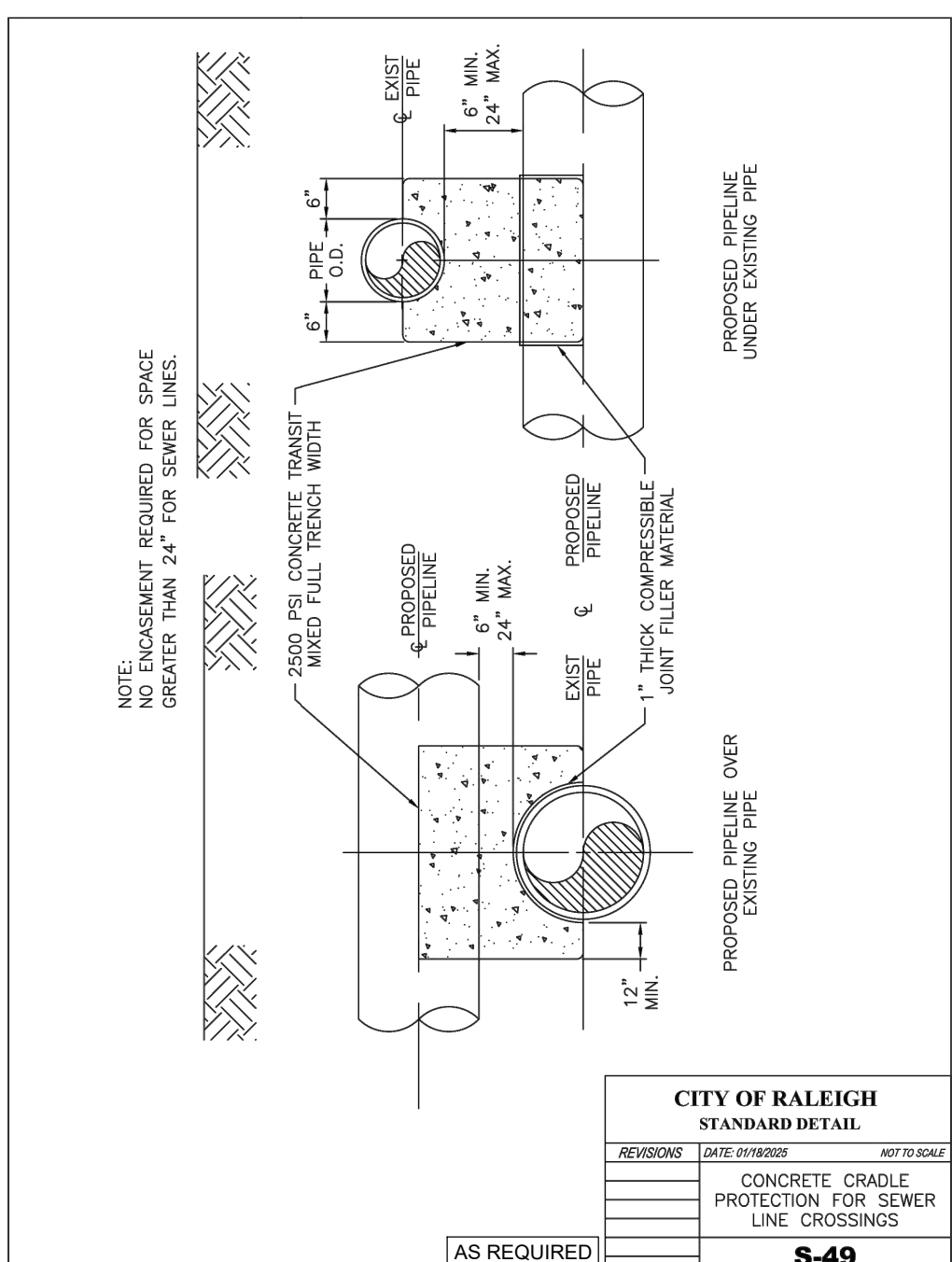
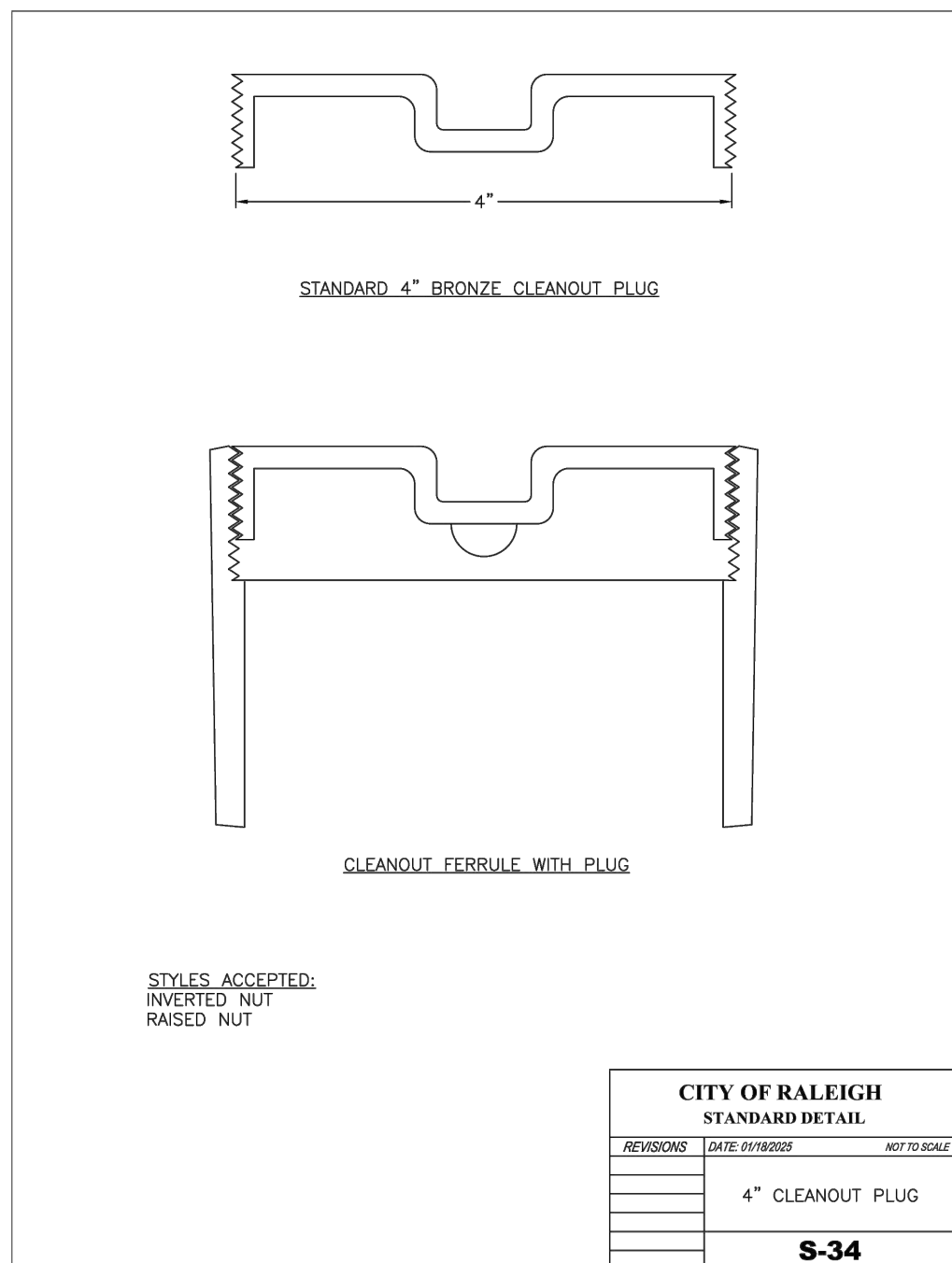
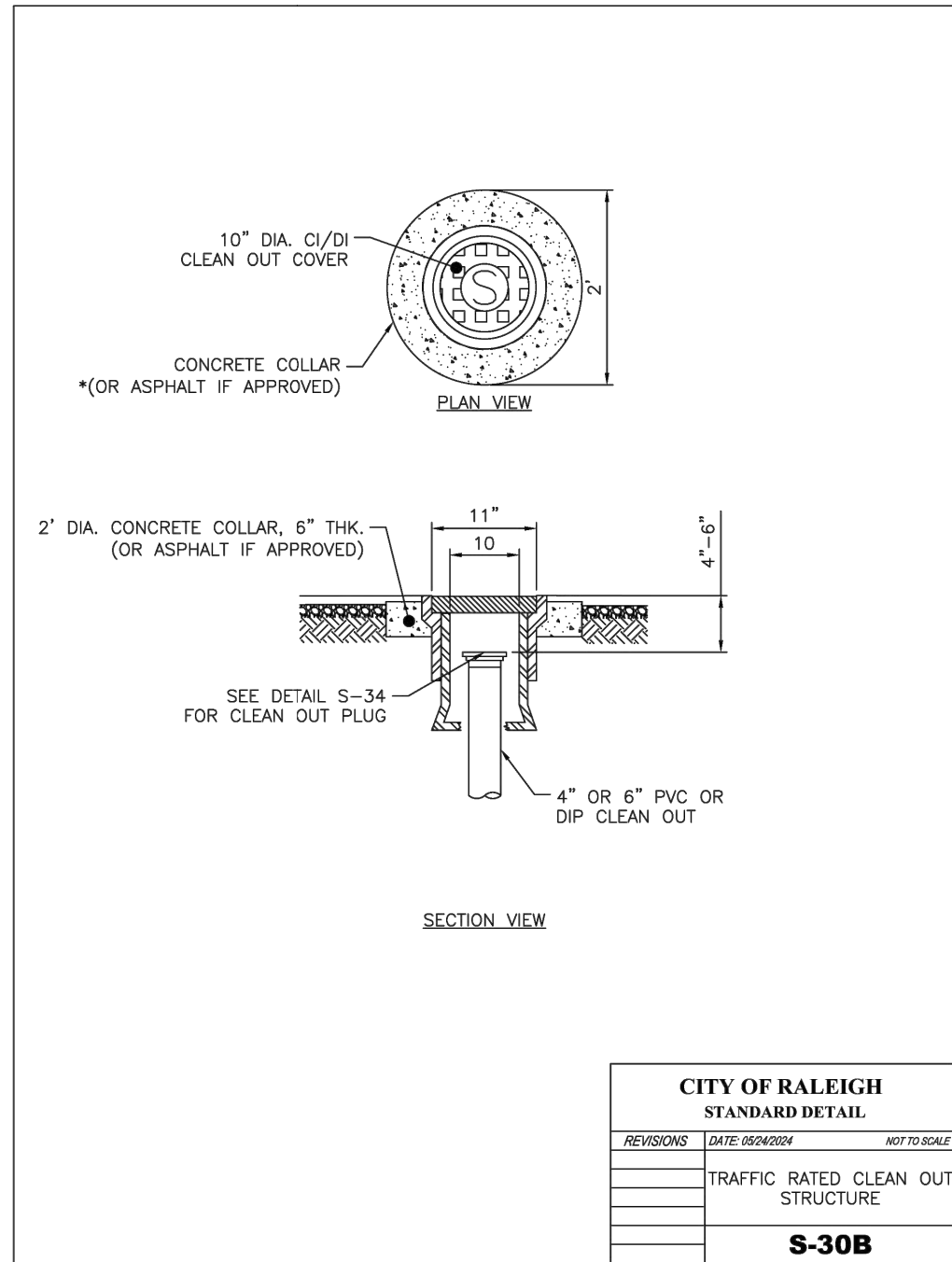
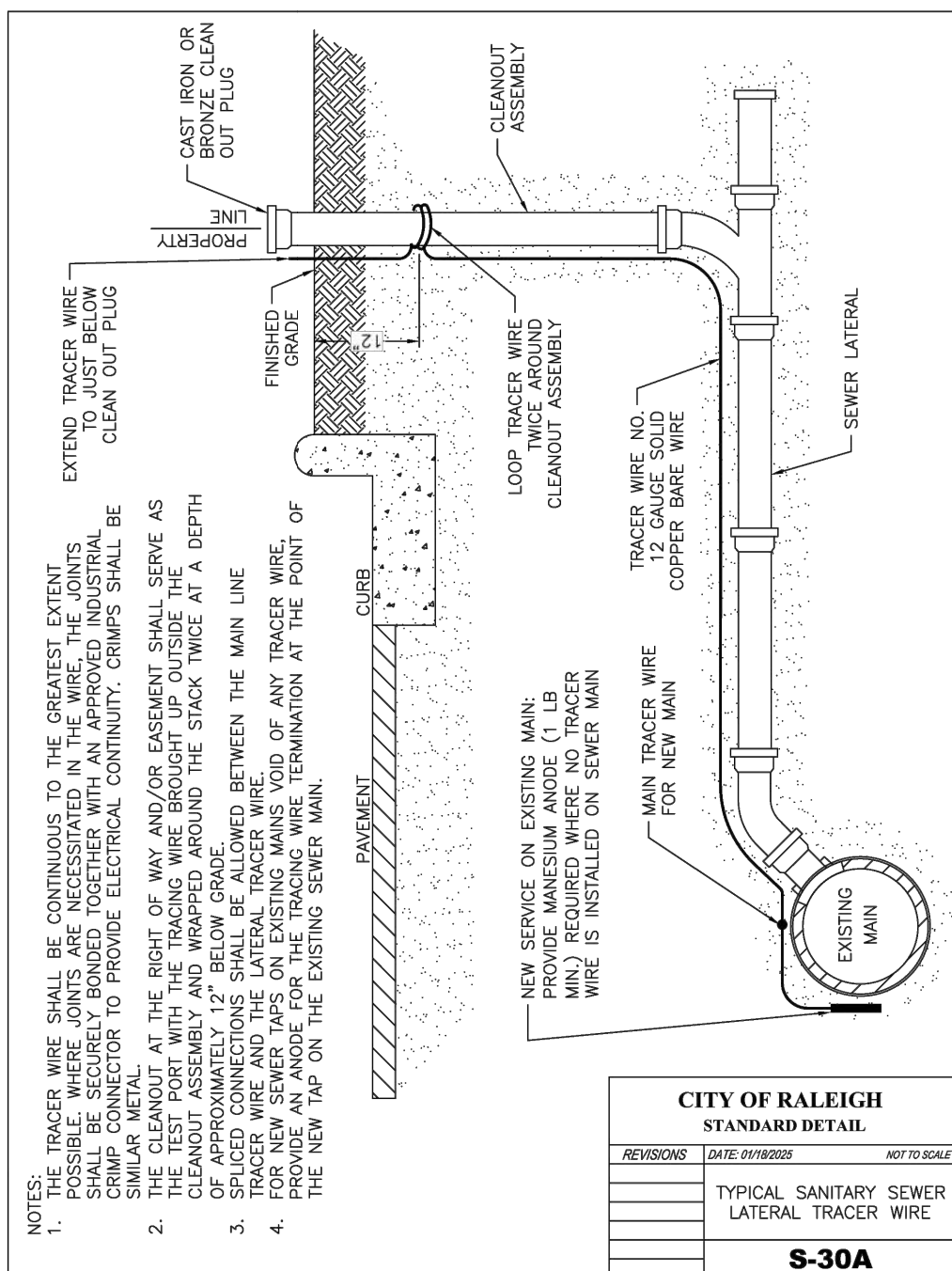
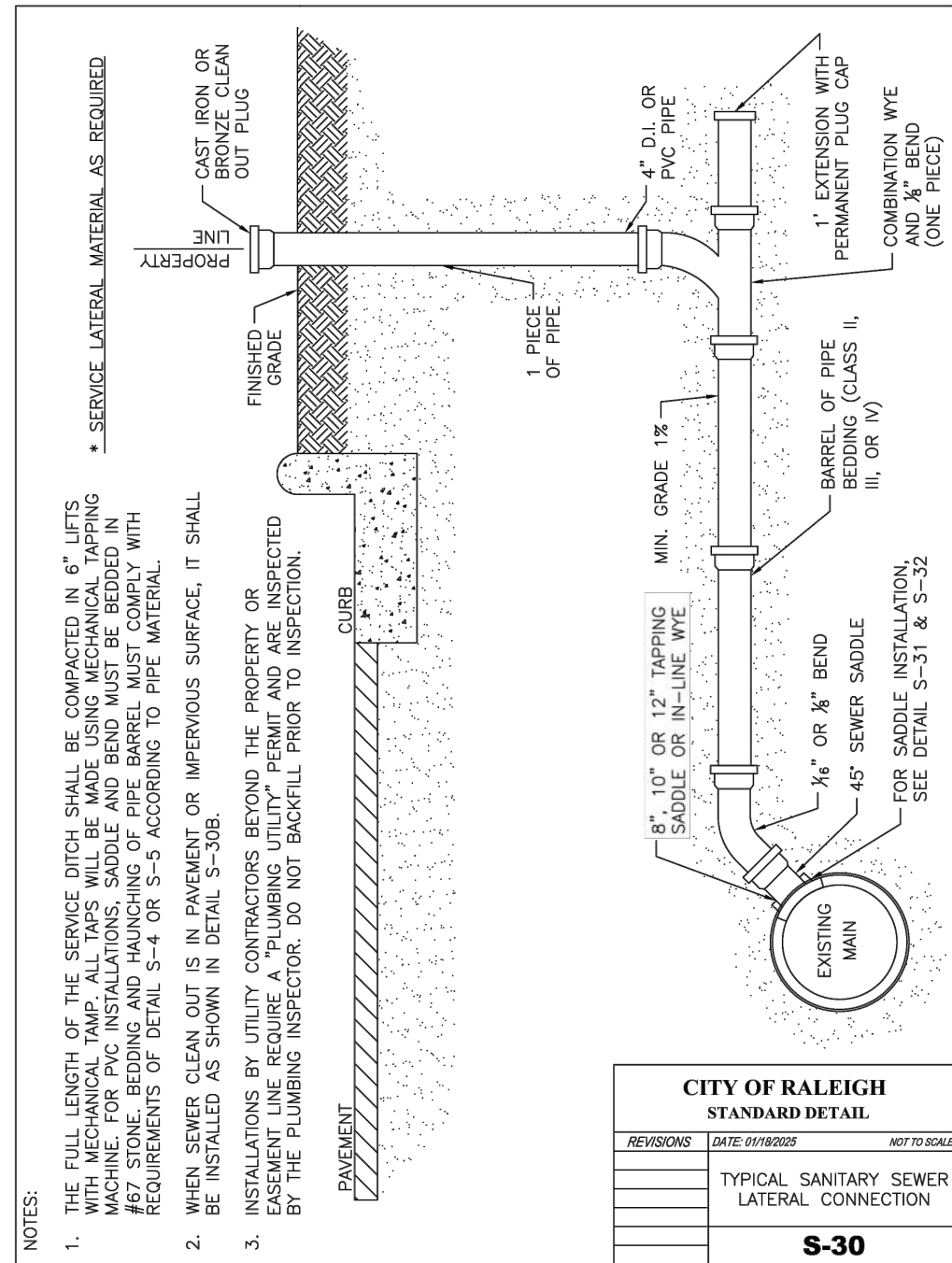
1004 BIG OAK COURT; KNIGHTDALE, NC 27545

DESIGN	TT
DRAWN	TT
CHECKED	TT
DATE	08/11/2025

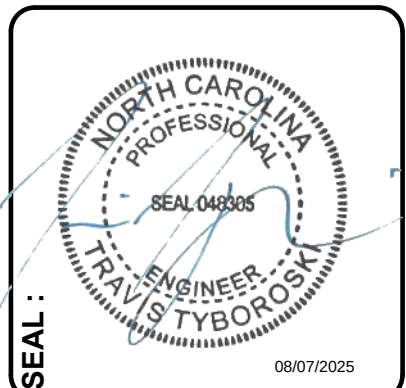
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XXX
SHEET NUMBER

C-400

IF THIS BAR DOES NOT MEASURE EXACTLY ONE INCH, THE SCALE OF THIS DRAWING HAS BEEN ALTERED DURING ITS PRODUCTION, AFFECTING ALL LABELED SCALES

[illegible]

CONSULTANT :



R
RESPEC

SHEET TITLE :
UTILITY DETAILS

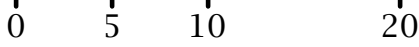
PROJECT :
BIG OAK VET HOSPITAL
VETS PETS

1004 BIG OAK COURT; KNIGHTSDALE, NC 27545

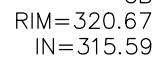
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PROJECT No.
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SHEET NUMBER
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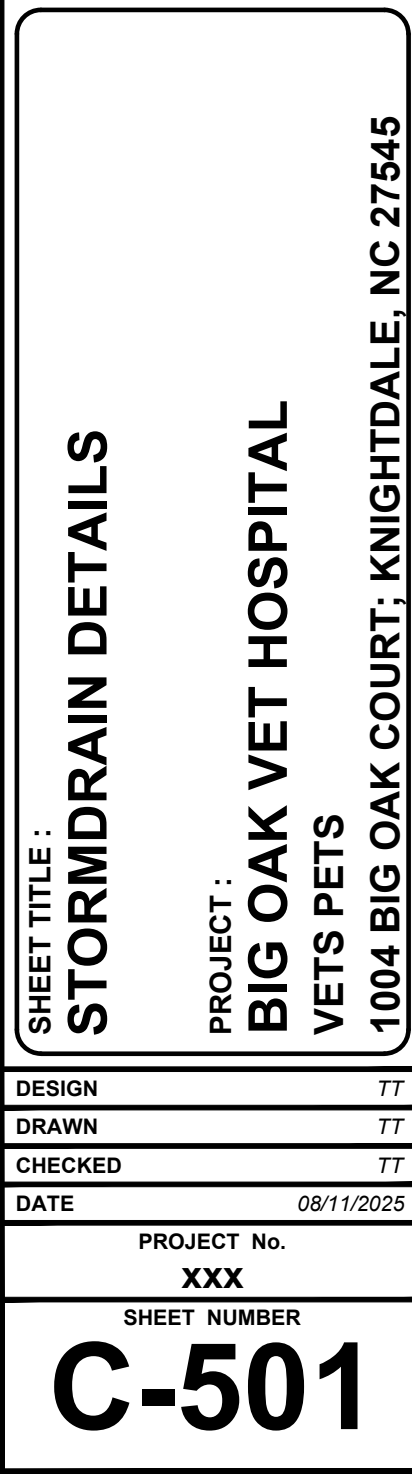
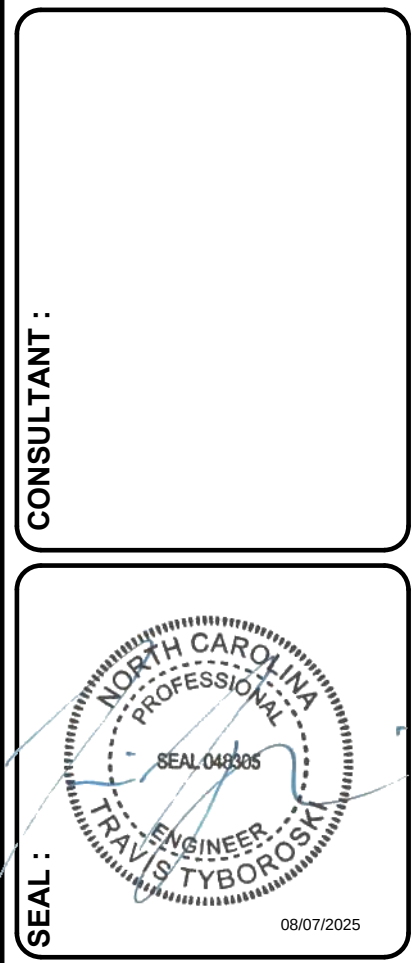
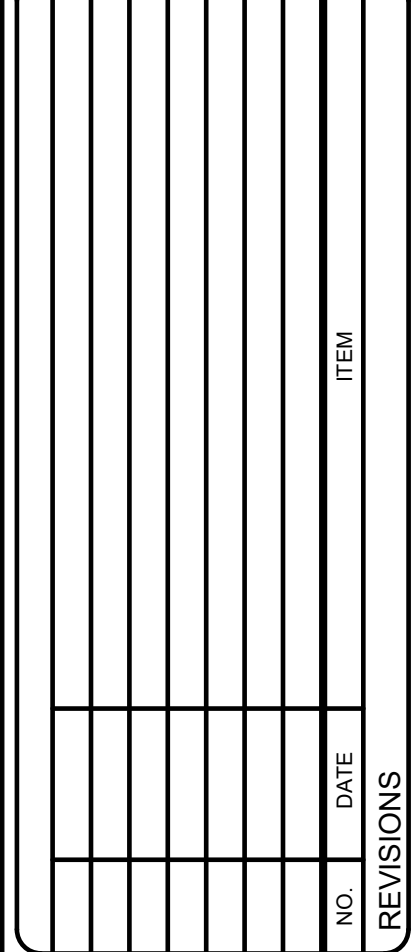
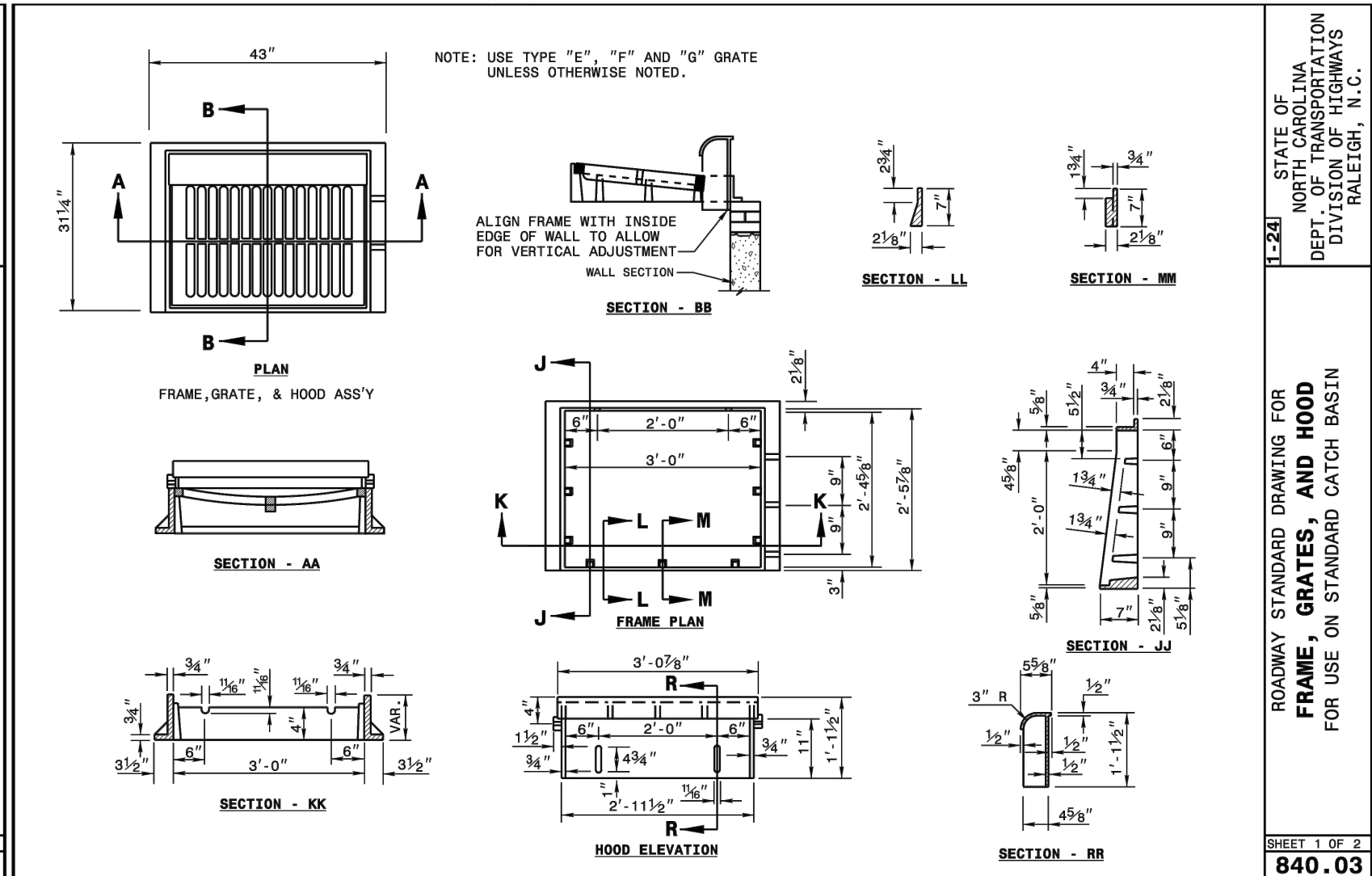
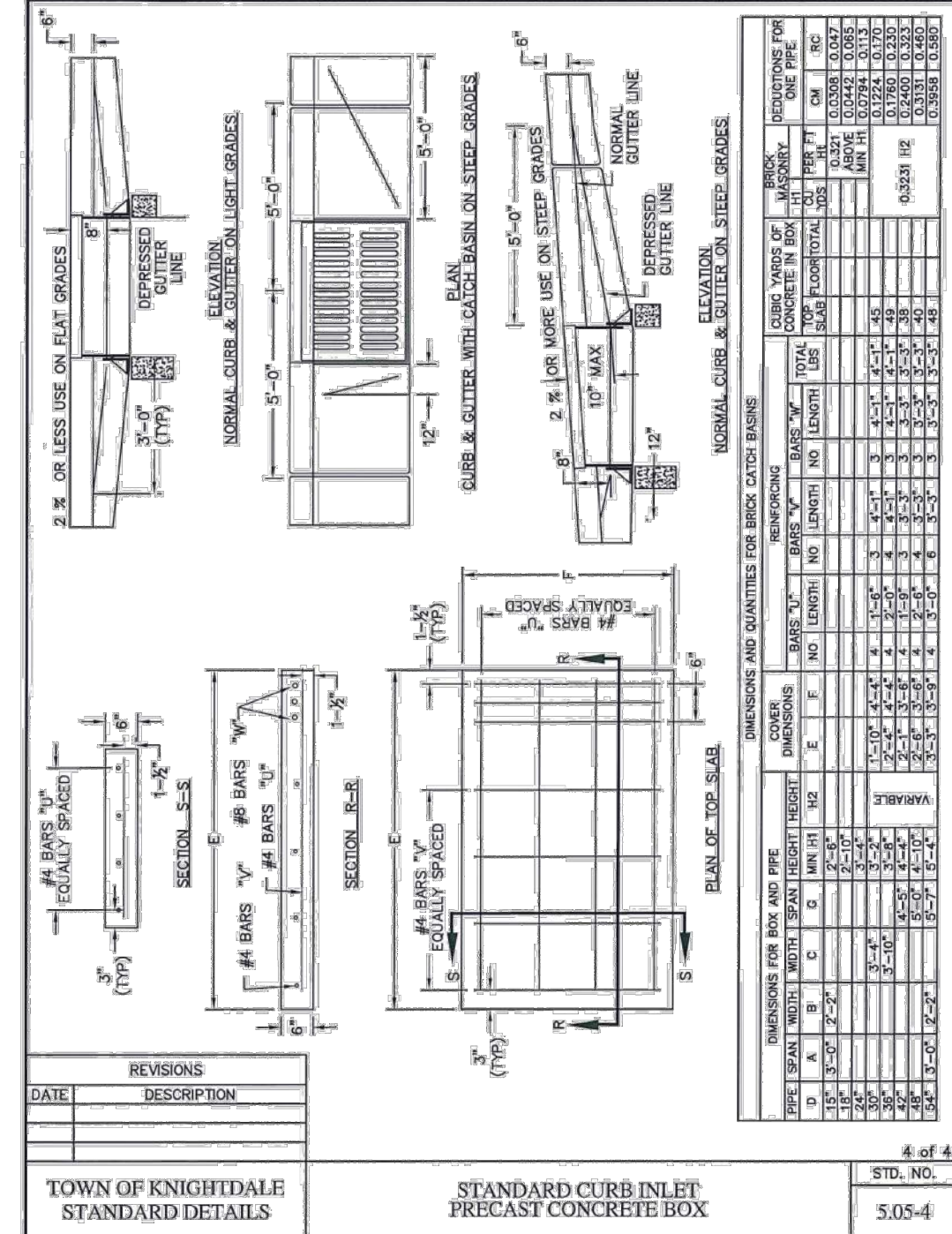
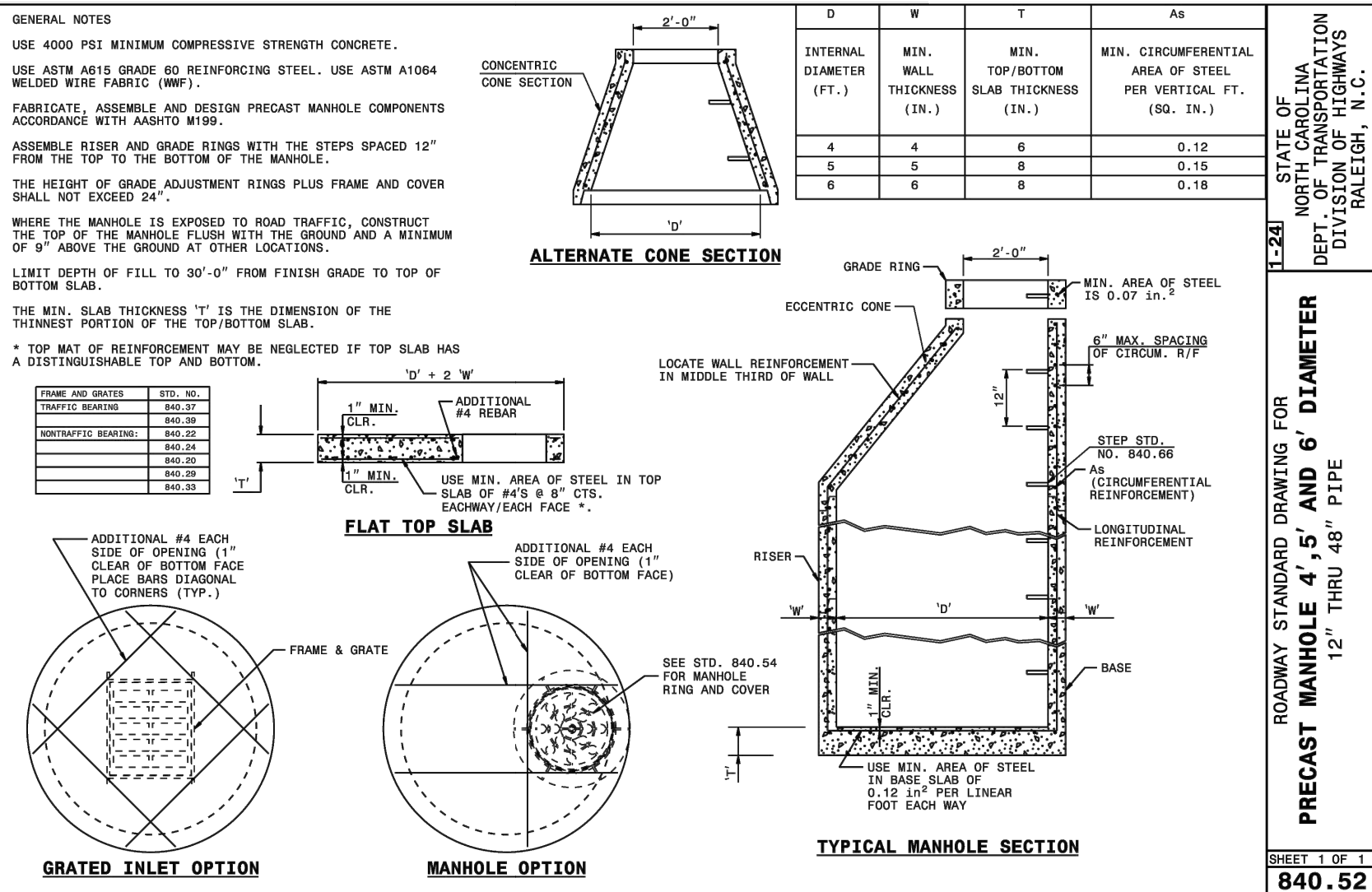
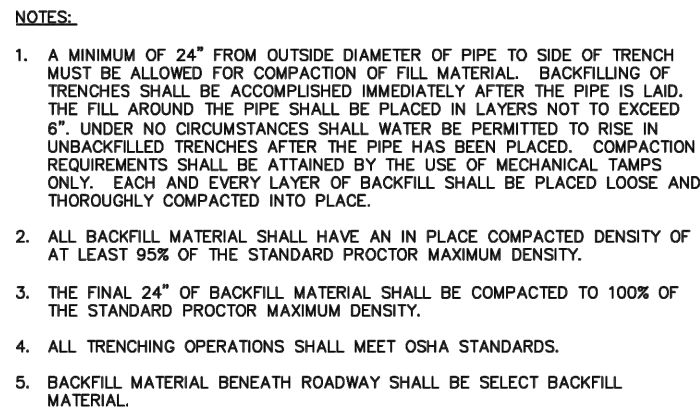


SEE NCDOT PROJECT # 6.408004B
HM 3, PG 193

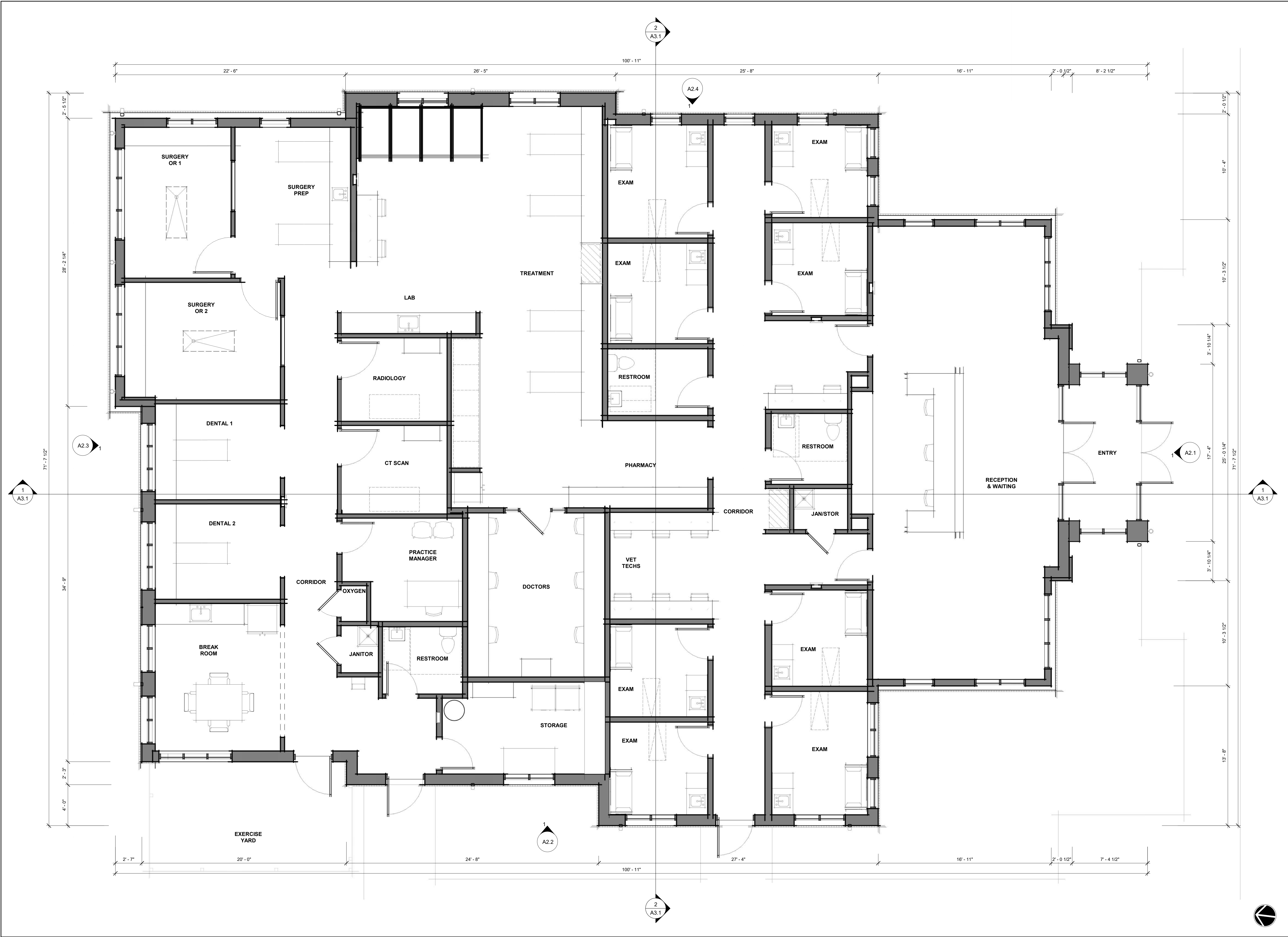


BIORETENTION FACILITY DETAIL
NOT TO SCALE

SHEET TITLE : STORMDRAIN & STORMWATER MANAGEMENT PLAN	
PROJECT : BIG OAK VET HOSPITAL VETS PETS	
1004 BIG OAK COURT; KNIGHTDALE, NC 27545	
DESIGN	TT
DRAWN	TT
CHECKED	TT
DATE	08/11/2025
PROJECT No. XXX	
SHEET NUMBER C-500	



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NOT FOR
CONSTRUCTION

SITE PLAN
REVIEW

PROJECT: 024187
DATE: 08.11.2025
REVISIONS: DATE

*PM = PERMIT, RF = RFI, # = REVISION
DRAWN BY: TG
CHECKED BY: KS, PK

ARCHITECTURAL
FLOOR PLAN

SOUTH ELEVATION GLAZING CALCULATIONS
TOTAL FACADE SF: 1,176 SF GLAZING SF: 471 SF (40%)

MATERIAL CALCULATIONS
BRICK SF (ALL FACADES): 2711 SF (73%) FIBER CEMENT PANEL SF (ALL FACADES): 1002 SF (27%)



SOUTH ELEVATION 1
1/4" = 1'-0"

MATERIAL CALCULATIONS
BRICK SF (ALL FACADES): 2711 SF (73%) FIBER CEMENT PANEL SF (ALL FACADES): 1002 SF (27%)



WEST ELEVATION 1
1/4" = 1'-0"

NOT FOR
CONSTRUCTION

SITE PLAN
REVIEW

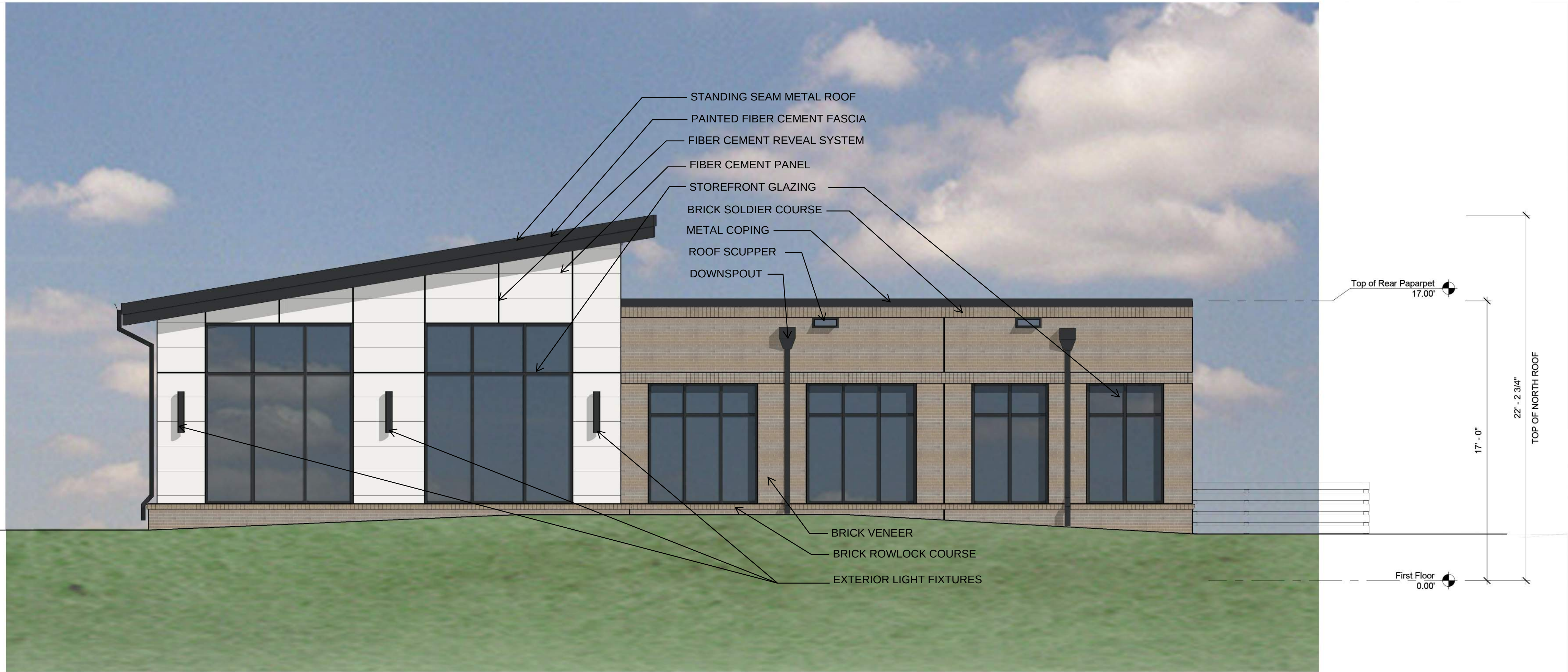
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DATE:	08.11.2025
REVISIONS:	DATE

*PW = PERMIT, RF = RFI, # = REVISION
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CHECKED BY: KS, PK

WEST ELEVATION

NORTH ELEVATION (KNIGHTDALE BLVD. ELEVATION) GLAZING CALCULATIONS
TOTAL FACADE SF: 892 SF GLAZING SF: 364 SF (41%)

MATERIAL CALCULATIONS
BRICK SF (ALL FACADES): 2711 SF (73%) FIBER CEMENT PANEL SF (ALL FACADES): 1002 SF (27%)



NORTH ELEVATION 1
1/4" = 1'-0"

NOT FOR
CONSTRUCTION

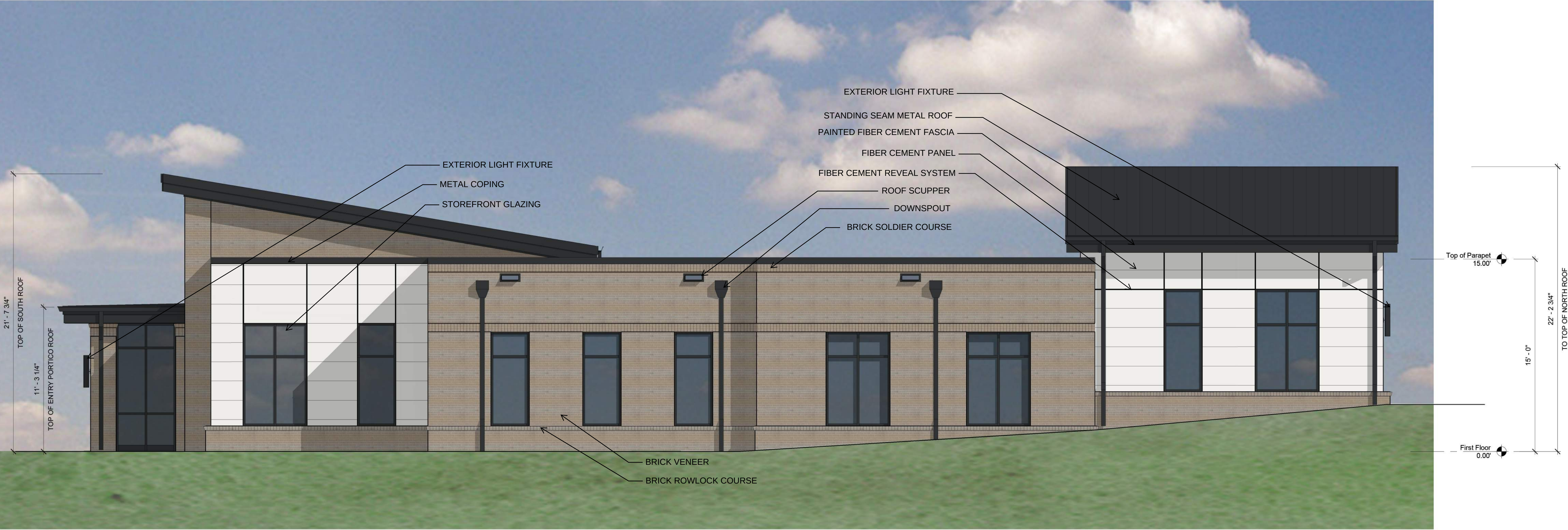
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REVIEW

PROJECT:	024187
DATE:	08.11.2025
REVISIONS:	DATE

*P# = PERMIT, R# = RFI, # = REVISION
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NORTH ELEVATION

MATERIAL CALCULATIONS
BRICK SF (ALL FACADES): 2711 SF (73%) FIBER CEMENT PANEL SF (ALL FACADES): 1002 SF (27%)



EAST ELEVATION 1
1/4" = 1'-0"

NOT FOR
CONSTRUCTION

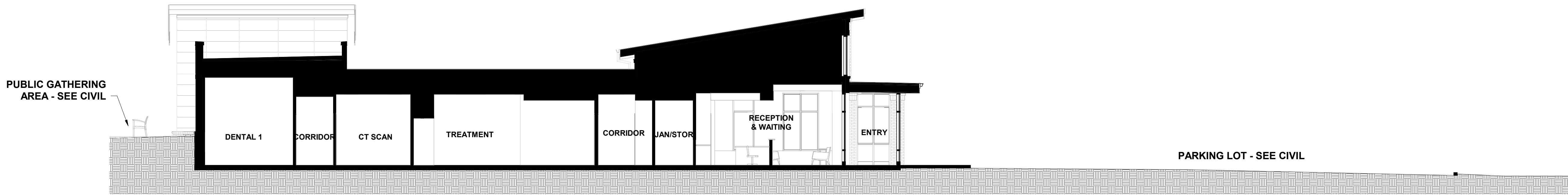
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REVIEW

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REVISIONS:	DATE

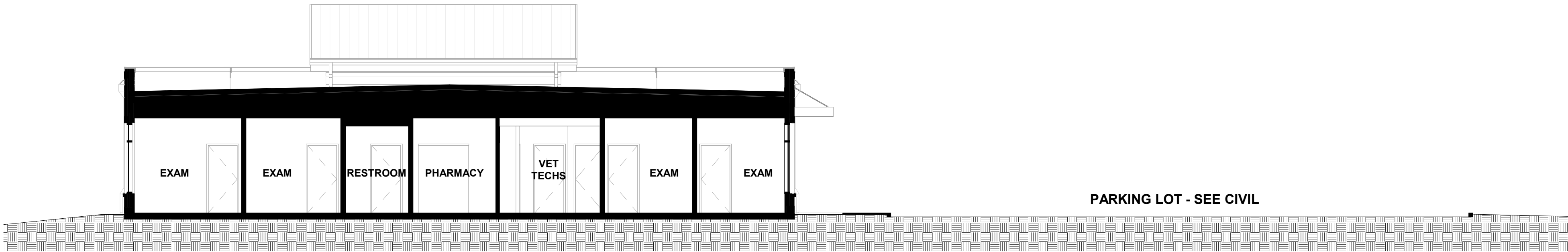
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EAST ELEVATION

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LONGITUDINAL SECTION 1
1/8" = 1'-0"



TRANSVERSE SECTION 2
1/8" = 1'-0"

125 N. Harrington St.
Raleigh, NC 27603
919 / 833-6413
ClineDesignAssoc.com

cline

THE VETS PETS
WAKE VET BIG OAK COURT
1004 BIG OAK COURT
KNIGHTDALE, NC 27545

NOT FOR
CONSTRUCTION

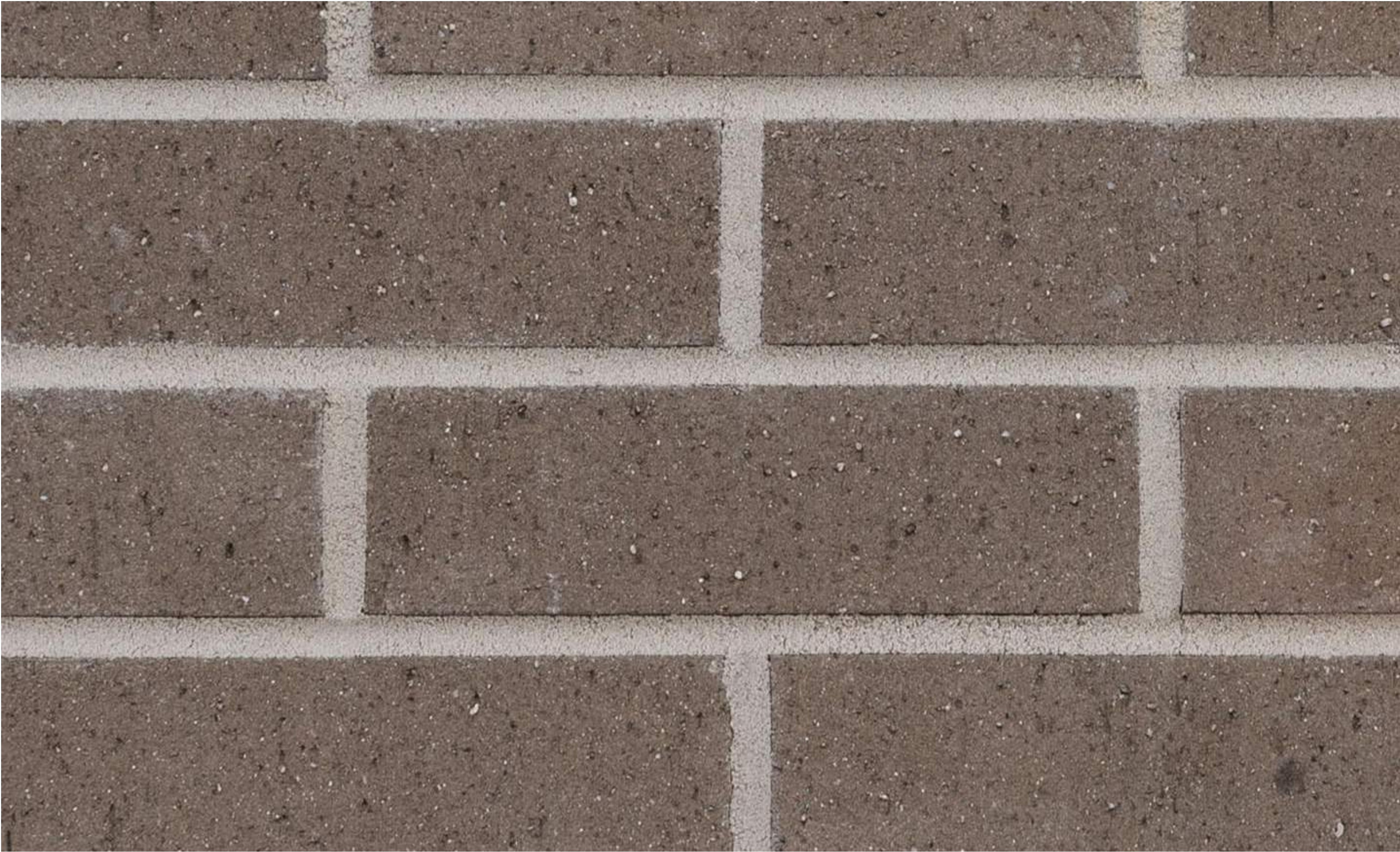
SITE PLAN
REVIEW

PROJECT:	024187
DATE:	08.11.2025
REVISIONS:	DATE

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CROSS SECTIONS

A3.1



PALMETTO BRICK VENEER
2.0 GREYSTONE WIRECUT



NICHIHA ILLUMINATION CEMENTITIOUS
PANEL (OR SIMILAR)
WARM WHITE



STOREFRONT, GUTTERS, FASCIA,
DOWNSPOUTS
DARK BRONZE - PANTONE 7518V