



Durham City-County Planning Department
SITE PLAN AND FINAL PLAT
 Standard Notes

Planning

DURHAM GENERAL STANDARD NOTES (See also Public Works Standard Notes below): The wording of all notes should be exactly as below. Note that this Section contains all standard notes which should be placed in the General Conditions of Approval Box unless otherwise indicated below. Shaded notes are not required on site plans.

1. **For sites containing floodplain:** All development within the floodway or non-encroachment area or floodway fringe and non-encroachment area fringe, including fill, new construction, substantial improvements, manufactured housing, storage of materials and storage of toxic or flammable substances, is prohibited except as provided by applicable Flood Hazard Regulations of UDO Section 3.22 and 8.4.
 Floodplain elevation(s)
 Floodplain zone
 FEMA map number
 FEMA map date
For sites without floodplain: This site is not in any Special Flood Hazard Areas or Future Conditions Flood Hazard Areas, as shown on FIRM Panel _____ dated _____ [add correct FIRM panel reference and date].
2. **NCDWQ Buffer Authorization Note:** Buffer Authorization by the North Carolina Division of Water Quality (NCDWQ) is required prior to Construction Drawing approval. Site plan changes occurring as a result of alterations needed to receive buffer authorization may result in the need for a site plan amendment or a new site plan based on the scope of the required changes. If a site plan amendment or new site plan is required it must be approved prior to Construction Drawing approval. Contact the Durham City-County Planning Department at 919-560-4137 to determine if a site plan amendment or a new site plan will be required.
3. **Stream buffers:** ___ foot wide undisturbed stream buffer, measured from top of bank, each side of stream. No clearing or grading other than selective thinning and ordinary maintenance of existing vegetation permitted, except in accordance with 15A NCAC 02B.233 (6) Vegetation Management. No structures or features requiring grading or construction may be built within the 10 foot stream buffer setback. Any use allowed by Section 8.5.5 of the UDO shall be designed and constructed to minimize the amount of intrusion into the stream buffer and to minimize clearing, grading, erosion and water quality degradation. (UDO Section 8.5).
4. **For sites containing wetlands:** State and federal permit authorization may be required from the NC DENR, NC DWQ, and the U.S. Army Corps of Engineers prior to the commencement of any land disturbing activities in or near a lake, stream, creek, tributary, or any unnamed body of water and its adjacent wetlands (UDO Section 8.9)
5. **Wetland buffer note:** _____ foot wide wetland buffer to remain in natural, undisturbed vegetation. Wetland buffers may be used for passive recreational activities, such as walking and bicycling trails, provided that service facilities for such activities, including but not limited to parking, picnicking and sanitary facilities, are located outside of the wetland buffer. Any use allowed by this section shall be designed and constructed to minimize the amount of intrusion into the wetland buffer and to minimize clearing, grading, erosion and water quality degradation. (UDO Sections 8.9)
6. **For residential projects approved for payment in lieu of open space dedication:** Payment in lieu of open space dedication to be made prior to the approval of any final plats per UDO Section 7.2. or Section 12.5.
7. **For projects with Greenways:**
 - On Site Plans:** Greenway plat shall be recorded, showing metes and bounds for the greenway, and evidence of recordation with Book and Page number provided to the Parks and Recreation Department, at time of first final plat approval or prior to issuance of a building permit, whichever comes first.
 - On Preliminary Plats:** Greenway plat shall be recorded, showing metes and bounds for the greenway, and evidence of recordation with Book and Page number provided to the Parks and Recreation Department, at time of first final plat approval
 - On Final Plats (City):** A new ___ foot wide Greenway Easement conveyed to the City of Durham and governed by the terms of the declaration recorded in the Durham County Register of Deeds Office at Book 1503, Pages 898-899. OR A new ___ foot wide Greenway Area conveyed to the City of Durham in fee simple for use as a City Greenway.

DURHAM GENERAL STANDARD NOTES (See also Public Works Standard Notes below): The wording of all notes should be exactly as below. Note that this Section contains all standard notes which should be placed in the General Conditions of Approval Box unless otherwise indicated below. Shaded notes are not required on site plans.

8. Final Plat Owners Certificate (to be placed near the attorney's certificate and outside the General Conditions of Approval Box): The undersigned owner of the property lying within the attached plat and subdivision hereby certifies that he/she ordered the work of surveying and platting to be done, and that all public streets, alleys, easements, and other open spaces so designated upon said plat are hereby dedicated for such use and that all public and private easements shown upon said plat are hereby granted for the uses stipulated.

9. Final Plat Attorney's Certificate (to be placed near the owner's certificate and outside the General Conditions of Approval Box): I, _____ in my capacity as local counsel for _____ do hereby certify that to the best of my knowledge and belief that _____ is the owner of record of the tract of land described hereon, and that _____ is the owner or owner's agent authorized to sign the dedication statement pertaining to this recording. As of this date, _____ Signed _____

10. Street easement note: _____ foot wide City of Durham Public Street Easement, subject to the terms stated in the declaration in Real Estate Book 2350, page 938. No structures, fills, embankments or obstructions permitted within the Easement except according to those terms.

11. Private street design note for townhouses and condominiums in the City limits: (The following notes shall be added to the site plan and final plats. They can be modified to their specific uses (streets, water, sewer, storm sewer)): A) The streets (and utilities) are private and will not be publicly maintained; B) The streets (and utilities) are to remain private since the design does not meet City Design criteria and will not be made public nor maintained by the City; C) The seller is required to notify the buyer of items A and B above.

12. Parking lots and when no building permit is required, place this note in the Special Conditions of Approval Box: Owner/developer shall notify the Durham City County Planning Department Site Compliance staff at the completion of construction and landscaping to request an inspection prior to use of the facility.

13. Landscape Mulch: Pine straw shall not be used as mulch or groundcover within ten feet of any structures consisting of exterior combustible construction as specified by Durham City Code Section 46-87.

14. Landscape/Site Compliance Inspection: All site improvements, including landscaping, must be in place prior to the issuance of a Certificate of Occupancy. Contact the Durham City/County Planning Department Zoning Division to schedule an inspection. Site compliance inspection fees must be received by the Durham City/County Planning Department prior to scheduling an inspection. If a re-inspection is required, an additional inspection fee must be received by this office prior to the re-inspection.

15. Street Tree Note for all Preliminary and Final Plats Where Trees will be Planted: Street trees meeting the requirements of UDO Section 9.6 shall be planted prior to the issuance of a Certificate of Compliance, unless the planting has been postponed in accordance with the requirements of UDO Sec. 9.11.

16. Undisturbed Landscape Buffers: _____ foot wide undisturbed landscape buffer. No clearing or grading other than selective thinning and ordinary maintenance of existing vegetation permitted.

17. Construction in Preserved Tree Coverage Areas (UDO Section 8.3):

- Preserved tree coverage areas shall not be used for active recreational purposes, except for walking paths and foot trails constructed with minimal disturbance of tree roots and existing vegetation provided a registered arborist has certified that the construction of the trail has been designed to minimize impact to the existing trees. No tree over 10 inches shall be removed for the construction of trails. Site plan approval is required for construction of trails in preserved tree coverage areas.
- All buildings shall be set back at least 10 feet from the edge of any preserved tree coverage area.
- Utility lines and drainage channels shall be minimized within the root protection zones of the trees to be saved. Preferably, such facilities should be located adjacent to driveways and in groupings allowed by sound engineering practices.

18. Tree Protection Note (UDO Sec. 8.3): Tree protection fencing must be in place prior to any demolition, land disturbance, or issuance of a grading permit and shall include warning signs posted in both English and Spanish, as follows: "No Trespassing/Tree Protection Area/Prohibido Entrar / Zona Protectora Para los Árboles."

19. Root Protection Zone (UDO Sec. 8.3): Equals one foot of radius for every inch of diameter of existing trees, or six foot radius, whichever is greater. No disturbance allowed within this area. Area must be protected with both tree protection fencing and warning signs.

DURHAM GENERAL STANDARD NOTES (See also Public Works Standard Notes below): The wording of all notes should be exactly as below. Note that this Section contains all standard notes which should be placed in the General Conditions of Approval Box unless otherwise indicated below. Shaded notes are not required on site plans.

20. Protection of existing vegetation (UDO Sec. 8.3): At the start of grading involving the lowering of existing grade around a tree or stripping of topsoil, a clean, sharp, vertical cut shall be made at the edge of the tree save area prior to or at the same time as silt fence and other erosion control measures are installed. The tree protection fencing shall be installed on the side of the cut farthest away from the tree trunk and shall remain in place until all construction in the vicinity of the trees is complete. No storage of materials, fill, or equipment and no trespassing shall be allowed within the boundary of the protected area.

21. For projects including mini-warehouse (self-storage) space: This approval is for storage purposes only, unless specifically authorized otherwise. Any other use could create Building Code/Zoning violations.

<p>22. For projects subject to Federal Fair Housing Regulations: Be advised that the provisions of Appendix II of the Federal Fair Housing Regulations (Accessibility Guidelines –24 CFR, Ch. 1, Subch. A, App II) effective March 6, 1991 are required on this project. It is the responsibility of the owner/developer/builder to comply with these regulations. Also be aware that these requirements are beyond the scope of Volume I-C (Handicap Accessibility) of the NC State Building Code and as such the burden of compliance is borne by the owner/developer/builder.</p>
<p>23. Transportation Facility Permit: Construction of a proposed parking facility, or modification to an existing facility, that meets or exceeds the following thresholds may require a Transportation Facility Permit from NCDENR, Division of Air Quality, prior to the start of construction: 1500 spaces for surface parking lots; 750 spaces for parking structures, such as decks or garages; or 1000 spaces for a combination of surface parking lots and parking structures. Contact NC Division of Air Quality for more information.</p>
<p>24. UDO Site Lighting Note (UDO Sec. 7.4): Measures shall be provided to prevent light spillover onto adjacent properties and glare toward motor vehicle operators and shall be indicated on the site plan. Exterior lights shall be shielded so that they do not cast direct light beyond the property line. In accordance with these standards:</p> <ol style="list-style-type: none"> The maximum illumination at the edge of the property line adjacent to residential zoning is 0.5 foot candles. The maximum illumination at the edge of the property line adjacent to nonresidential zoning is 5.0 foot candles. The maximum illumination at the edge of the property line adjacent to a street is 5.0 foot candles. The level of illumination as measured in foot candles at any one point shall meet the standards in the table in UDO Section 7.4 with minimum and maximum levels measured on the pavement within the lighted area. The maximum height for directional or full cut-off lighting fixtures (fixtures designed to insure that no light is emitted above a horizontal line parallel to the ground) shall be 30 feet above grade, measured to the top of the fixture. The maximum height for non-directional lighting fixtures, which are defined as fixtures designed to allow light to be emitted above a horizontal line parallel to the ground, shall be 15 feet above grade, measured to the top of the fixture. These standards must be verified by field survey (by use of photometric survey) prior to the Certificate of Compliance being issued. All of this information, including details, will be required on building plans prior to issuance of building permit.
<p>25. For projects utilizing on site water supply or waste water disposal: Approval does not guarantee approval of either on-site water supply or waste water disposal systems or that permits will be issued for the construction of such systems.</p>
<p>26. Sanitary sewer easements: <u>City:</u> See Public Works Standard Notes, below. <u>County:</u> Centerline of _____ foot wide County of Durham Sanitary Sewer Easement. Subject to terms stated in the Declaration in Real Estate Book 1626, page 145. No structures, fill, embankments, trees or obstructions permitted within the easement except according to those terms.</p>
<p>27. City Storm drainage easements: See Public Works Standard Notes, below. County Storm or private drainage easements: Centerline of _____ foot wide drainage easement for the benefit of adjacent property owners not maintained by public authorities. No buildings, structures, fills, embankments or obstructions permitted within the easement except according to those terms.</p>
<p>28. For residential developments using curbside collection: An automated solid waste collection vehicle has an 18-foot wheelbase and a turning radius of 45 feet wall-to-wall and 43 feet curb-to-curb. The Department of Solid Waste Management reserves the right to modify collection of garbage and recyclables for any roadway or cul-de-sac not constructed to accommodate those specifications.</p>
<p>29. For commercial projects wanting to receive curbside collection instead of dumpsters: Garbage volume is not expected to exceed the capacity of four 96-gallon carts per week. All target (banned) recyclables will be separated from garbage and placed in City recycle bins. A waste handling facility will be constructed at the owner's expense at the location designated on the plans in compliance with ordinance and SWM standards should garbage exceed the four-cart per week limit.</p>
<p>30. For commercial sites without proposed restaurants (but where restaurants would be an allowed use in the Zoning District): As designed, a restaurant facility may not be permitted in this building. A revised site plan will be required to accommodate a grease trap, trash handling and other requirements related to a restaurant facility.</p>
<p>DURHAM GENERAL STANDARD NOTES (See also Public Works Standard Notes below): The wording of all notes should be exactly as below. Note that this Section contains all standard notes which should be placed in the General Conditions of Approval Box unless otherwise indicated below. Shaded notes are not required on site plans.</p>
<p>31. Fire note to be included on utility plan sheet: Provide Fire Plans Examiner one copy of utility construction drawings, showing underground piping layout and all fire appurtenances. Permit for installation of private fire hydrant(s) must be issued by Fire Plans Examiner prior to installation of said hydrants.</p>
<p>32. Fire notes to be included on cover sheet:</p> <ol style="list-style-type: none"> Safeguards during the construction, alteration, or demolition of structures shown on this site plan shall be in accordance with Chapter 33 of the 2018 North Carolina Fire Code and NFPA241 (2013 edition)."
<p>33. For County Soil and Erosion Control:</p> <ol style="list-style-type: none"> A sedimentation and erosion control plan must be submitted and approved prior to the issuance of a land-disturbance permit. If an offsite soil spoil or borrow site is utilized, then the disturbed area for the spoil/borrow site must be included in the land-disturbance plan and permit unless the spoil/borrow site already has a land-disturbance permit.

CITY OF DURHAM PUBLIC WORKS STANDARD NOTES: The wording of all notes should be exactly as below. This section contains the most commonly used notes and easement phrases. Some of the dimensions are left blank since it is a variable number. Refer to the Durham City/County Zoning Ordinance or the UDO, as applicable, for dimensions requirements.

Engineering Division Notes:

A. In the Public Works Conditions of Approval Box, add the following notes:

1. The designing professional (a NCPE, NCPLS or NCRLA – as required) shall submit three (3) sets of construction drawings to the Public Works Department – Development Review for review and approval. Construction drawing approval is required prior to commencing construction (see Construction Plan Approval Process). The approval of construction drawings is separate from site plan approval. City officials shall review all sizes, materials, slopes, locations, extensions and depths for all proposed utilities (waterlines, sanitary sewer lines and storm drainage conveyance systems) for compliance with all applicable regulatory standards, specifications, and best management practices.
2. The designing professional (a NCPE, NCPLS or NCRLA – as required) shall submit one (1) set of as-built drawings to the Public Works Department – Development Review for review and approval. As-built drawing approval is required prior to water meter installation and/or sanitary sewer service connection and prior to issuance of a certificate of occupancy.
3. Fire flow analysis required for review and approval as part of the construction drawing approval process. To schedule flow test or to obtain current system data, complete the online application (http://durhamnc.gov/ich/op/pwd/Pages/fire_flow.aspx).
4. If a meter 2" or larger is proposed, contact Water Management at 560-4381 prior to the construction of the meter vault to verify the type and dimensions of the meter.
5. Water permit required after construction drawing approval and prior to commencing water main installation.
6. Sewer permit required after construction drawing approval and prior to commencing sanitary sewer main installation.
7. Sewer permit from Durham County required. Contact Durham County Utility Division at 560-7993.
8. An NCDOT or City of Durham Driveway Permit is required.
9. Construction drawings are not required:

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Engineering Division Notes:

- i. Provide two (2) sets of approved Site Plan documents to Engineering Inspections, 3rd Floor, 101 City Hall Plaza, Durham, NC 27701 at least 5 days prior to beginning construction and contact Engineering Inspections at 560-4326 at least 48 hours prior to beginning construction.
- ii. A Construction on City Right-Of-Way / Private Property Permit may be required. Contact the Public Works Customer Service Desk at 560-4326.
- iii. An encroachment agreement may be required. Contact Engineering Services at 560-4326.

Water easement note:

Centerline of _____ foot wide City of Durham Water Easement. Subject to terms stated in the Declaration in Real Estate Book 1510, page 958. No structures, fill, embankments, trees or obstructions permitted within the easement except according to those terms.

Sanitary sewer easement note:

Centerline of _____ foot wide City of Durham Sanitary Sewer Easement. Subject to terms stated in the Declaration in Real Estate Book 1510, page 958. No structures, fill, embankments, trees or obstructions permitted within the easement except according to those terms.

Centerline of _____ foot wide County of Durham Sanitary Sewer Easement. Subject to terms stated in the Declaration in Real Estate Book 1626, page 145. No structures, fill, embankments, trees or obstructions permitted within the easement except according to those terms.

Sidewalk note:

The location of the sidewalks shown on this plan is schematic. A City of Durham and/or NCDOT encroachment permit is required prior to any construction. After obtaining the required permits, please contact the City of Durham Engineering Construction Inspection office at 560-4326 for a pre-construction conference and field visit prior to any work on the proposed sidewalk.

Public Access Easement for Sidewalk Note:

Certification of Express Dedication for Public Use

[Description of the sidewalks to be dedicated inserted here] ("Sidewalks") are expressly dedicated to use by the general public. Upon construction of the Sidewalks in conformance with all applicable requirements, City Council may accept the Sidewalks for maintenance by the City of Durham ("City"). Acceptance of the Sidewalks by City Council conveys the right in, over, under, and through the Sidewalks, necessary for the City and its agents and contractors, to maintain and repair the sidewalks in the City's sole discretion. The right of ingress/egress to the Sidewalks from the public right of way is also granted to the City so the City can maintain and repair the sidewalks after acceptance. The City in its sole discretion has the right to determine the points of ingress and egress from the public right of way necessary to perform maintenance or repair after acceptance.

Driveway permit notes:

A City of Durham Driveway Permit is required prior to any driveway construction on public right-of-way. Submit plans for Driveway Permit approval to City Engineering Development Review. After obtaining the permit, please call City of Durham Engineering Inspection office at 560-4326 prior to start of construction.

NCDOT Driveway Permit required prior to construction. Contact NCDOT at 220-4750 for requirements.

Townhome Note:

Townhome developments may be designed and constructed with parking areas on both sides of the travel lanes. This configuration is not to be considered a street. If this option is used, the travel and parking areas shall be noted as "Private Access and Common Areas". As such, the Developer shall acknowledge and make prospective buyers aware that these areas will not be assigned a street name, nor will they ever be eligible for maintenance by the City of Durham. The Developer will ensure that all of the access and common area property is described in the covenants and that the Home Owners Association is responsible for the maintenance of this area. The following note shall be added to all site plans and plats associated with the development:

The driving and parking areas shown on this drawing noted as "Private Access and Common Areas" do not meet City of Durham street standards. The features within this area are private and will never be eligible for public maintenance.

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Engineering Division Notes:

Utility Notes:

A Utility Mainline Construction permit is required prior to the installation of each utility. All utilities shall submit plan drawings and applications to the City Engineering Division.

Water service abandonment:

Abandonment of water services shall include excavating down to corporation stop, turning it off and cutting service line free from corporation stop. The meter, if present, shall be returned to City of Durham. Prior to any credit or refund being processed the meter must be returned to Water Management Department and the meter number verified and coded properly as returned. Utility Service Abandonments will take place prior to beginning utility construction work for a project. Any excavation as part of abandoning utilities will require backfilling per City of Durham standards.

Sanitary sewer service abandonment:

Abandonment of sanitary sewer service lines shall consist of excavating down to the service connection to the main, cutting this connection and installing a watertight plug in the main. The service line and all clean-out risers on the service line shall be removed. Utility Service Abandonments will take place prior to beginning utility construction work for a project. Any excavation as part of abandoning utilities will require backfilling per City of Durham standards.

Water, sanitary sewer and storm sewer separation notes:

1. Horizontal and Vertical Separation

- A. Sanitary Sewers shall be laid at least 10-feet horizontally from any existing or proposed water main. The distance shall be measured edge to edge. In cases where it is not practical to maintain a 10-foot separation, the City of Durham may allow deviation on a case-by-case basis, if supported by data from the design engineer. Such deviation may allow the installation of the sanitary sewer closer to a water main, provided that the water main is in a separate trench or on an undisturbed earth shelf located on one side of the sanitary sewer and at an elevation so the bottom of the water main is at least 18-inches above the top of the sewer.
- B. If it is impossible to obtain proper horizontal and vertical separation as described above or anytime the sanitary sewer is over the water main, both the water main and sanitary sewer must be constructed of ferrous pipe complying with the public water supply design standards and be pressure tested to 150-psi to assure water tightness before backfilling.
- C. A 24-inch vertical separation shall be provided between storm sewer and sanitary sewer lines or ferrous pipe specified. A 12-inch vertical separation shall be provided between storm sewer and water mains.
 - 1. If a 12-inch vertical separation is not maintained at a crossing between storm sewer and water mains (or pressure sewers). The water main shall be constructed of ferrous pipe and a concrete collar shall be poured around water mains and storm sewer to immobilize the crossing.

2. Crossings

- A. Sanitary Sewer crossing water mains shall be laid to provide a minimum vertical distance of 18-inches between the outside of the water main and the outside of the sanitary sewer. The crossing shall be arranged so that the sanitary sewer joints will be equidistant and as far as possible from the water main joints.
- B. When it is impossible to obtain proper horizontal and vertical separation as stipulated above, one of the following methods must be specified.

1. The sanitary sewer shall be designed and constructed of ferrous pipe and shall be pressure tested at 150-psi to assure water tightness prior to backfilling, or
2. Either the water main or the sanitary sewer line may be encased in a watertight carrier pipe, which extends 10-feet on both sides of the crossing, measured perpendicular to the water main. The carrier pipe shall be of materials approved by the City of Durham for use in water main construction.

Stormwater Services Division Notes

A. Special Conditions of Approval Box Notes for Site Plan/Preliminary Plat Submittals: (Note that these notes may or may not apply to the project depending on the requirements of the project, determined during review)

1. FEMA Flood Study Required:

“A CLOMR shall be obtained from FEMA prior to construction drawing approval. A LOMR shall be obtained from FEMA prior to issuance of any certificates of occupancy or certificates of compliance.”

CITY OF DURHAM PUBLIC WORKS STANDARD NOTES: The wording of all notes should be exactly as below. This section contains the most commonly used notes and easement phrases. Some of the dimensions are left blank since it is a variable number. Refer to the Durham City/County Zoning Ordinance or the UDO, as applicable, for dimensions requirements.

Stormwater Services Division Notes

2. For Developments within the Neuse River Basin (Payment, if required, to be determined during site plan review):

“A site plan cannot be approved until a receipt from the North Carolina Ecosystem Enhancement Program has been received by the City of Durham confirming the payment of \$X.XX in offset fees.”

3. For Developments required to have a stormwater BMP facility:

“Final design calculations for the stormwater BMP facility will require the use of storage indication routing methodology such as TR-20 or HEC-1 models. For the BMP facility, provide stage-storage relationship and inflow and outflow hydrographs. Provide all tabulated data including calculations showing the outlet under orifice control, barrel control and weir control, as appropriate, to show how the routing was developed.”

4. For Developments required to have a stormwater BMP facility:

- i. “An executed stormwater facility operation and maintenance permit agreement (prepared by Stormwater Services, City of Durham), payment of stormwater facility permit fee per BMP facility and perpetual surety for the continued operation and maintenance of the facility is required prior to construction plan approval.”
- ii. “An as-built certification for the stormwater BMP(s), provided by the design engineer, is required. The as-built shall be submitted per the Reference Guide for Development, approved by the Stormwater Services Division and the BMP(s) shall be inspected and approved by the Stormwater Services Division prior to issuance of any certificates of occupancy or certificates of compliance for the project.”

5. For Developments required to have a stormwater BMP facility:

“A completed City of Durham Design Summary is required for each stormwater BMP facility no later than at the first construction drawing submittal.”

6. For Developments required to have a stormwater BMP facility:

“Stormwater BMP facility design calculations will not be reviewed or approved with the Site Plan/Preliminary Plat submittal. All stormwater BMP facility designs will be reviewed and approved during the construction drawing submittal process.”

B. Standard Notes: (Note that these notes may or may not apply to the project depending on the requirements of the project, determined during review)

1. Stormwater Drainage Easement Note (Width determined at construction drawings):

"Centerline of ____ foot wide public storm water drainage easement. Ownership of and responsibility for improvement and maintenance of storm water facilities in this easement remains with the current owner. If the property is within or becomes a part of the City, the easement and access points to the easement are subject to the terms and restrictions stated in the "Revised Declaration of Rights and Privileges of the City of Durham in Storm Water Management Facility Easements" recorded in Real Estate Book 2298, Page 208, which document is incorporated herein. This easement and the Revised Declaration do not create the obligation to provide public maintenance. No building, structures, fills, embankments or obstructions permitted within the easement except according to those terms."

2. Stream Buffer Notes (Width determined at Rezoning or Site Plan):

" ____ foot wide undisturbed stream buffer each side of stream, measured from top of bank. No clearing or grading other than selective thinning and ordinary maintenance of existing vegetation permitted."

3. Floodplain Notes:

"All development within the floodway and floodway fringe, including fill, new construction, substantial improvements, manufactured housing, storage of materials and storage of toxic or flammable substances, is prohibited except as provided by applicable Flood Hazard Regulations."

4. General Notes:

"State and federal permit authorization may be required from the DEHNR and the U.S. Corps of Engineers prior to the commencement of any land disturbing activities in or near a lake, stream, creek, tributary or any unnamed body of water and its adjacent wetlands."

CITY OF DURHAM TRANSPORTATION STANDARD NOTES: The wording of all notes should be exactly as below. This section contains the most commonly used notes and easement phrases. Some of the dimensions are left blank since it is a variable number. Refer to the Durham City/County Zoning Ordinance or the UDO, as applicable, for dimensions requirements.

Department of Transportation Notes

Where Streets terminate, add the following note to the construction drawings:

Where streets terminate (example Phase lines) the following will be installed: 1) Asphalt header, 2) Riprap or concrete apron for storm water to dissipate, 3) Utilities to extend a minimum of 5-feet beyond the edge of pavement, 4) NCDOT type III barricade.

Off-site roadway improvements, add the following note to the special conditions of approval box:

By referencing roadway improvements on the plan, the applicant agrees to construct said improvements prior to issuance of certificate of occupancy in a manner that will allow them to function as noted on the plan and in accordance with NCDOT and City of Durham standards and policies. This includes (where appropriate) but is not limited to: adequate transition tapers, alignment of lanes through intersections, associated signal modifications, pavement markings, associated signage, curb and gutter, coordination with other proposed roadway improvements and bike lanes. The applicant also accepts the financial responsibility for acquisition of any additional right-of-way necessary to accommodate these improvements and any required sidewalk construction.

Signs and/or pavement markings to be installed by the developer (new subdivisions or off-site roadway improvements that need new markings for example), add the following note to the special conditions of approval box:

The developer is responsible for fabrication and installation of all required signs and pavement markings within the public right-of-way. The developer shall submit a signing and markings plan to the City at construction plan stage for review and approval. All signs and pavement markings, shown on the construction plans, must be in place prior to the issuance of any certificate of occupancy and/or street acceptance, as determined by the City.

Right-of-way dedication on a major/minor thoroughfare adjacent to the site, add the following note to the special conditions of approval box:

Dedicate an additional ____ feet of right-of-way along the frontage of the site on _____ Road prior to the issuance of any building permit. A copy of the recorded plat must be submitted with the first building permit application.

Bus stop/shelter is to be constructed near the site, add the following note to the special conditions of approval box:

Provide bus shelter with concrete pad on _____ Road. Design specifications and exact location to be reviewed and approved by DATA prior to construction.

Off-site roadway improvements on the site, add the following note to the special conditions of approval box:

All off-site roadway improvements must be complete prior to the issuance of any certificate of occupancy.

Variations to these standard notes may be applied with the express consent of the Transportation Division.

Signage and Marking Plan Construction Drawing Notes:

1. All signs, street markers, and pavement markings (everything called out on the signing and marking sheet) must be installed on each street prior to the issuance of a certificate of occupancy and/or street acceptance, as determined by the City.

2. The street name sign shall be reflective to show the same shape and similar color both day and night. The letters and background shall be of contrasting colors.
3. Street name signs shall have white letters on a green background.
4. Lettering on the street names shall be 4-inches high in capital letters.
5. Suffix lettering to indicate the type of street (such as street, avenue, or road) or the section of the City (such as NW) shall be lettering 2-inches high.
6. Street name signs will be located on top of stop signs in a stacked position.
7. Stop bars shall be 2-feet wide white thermoplastic per NCDOT specifications.
8. All signs must conform with the Manual On Uniform Traffic Control Devices (MUTCD).
9. Street signs shall show block numbers. (Block numbers are shown on the recorded plat. If they are not shown on recorded plat, contact the City's Engineering Assessments Division at 560-4326).