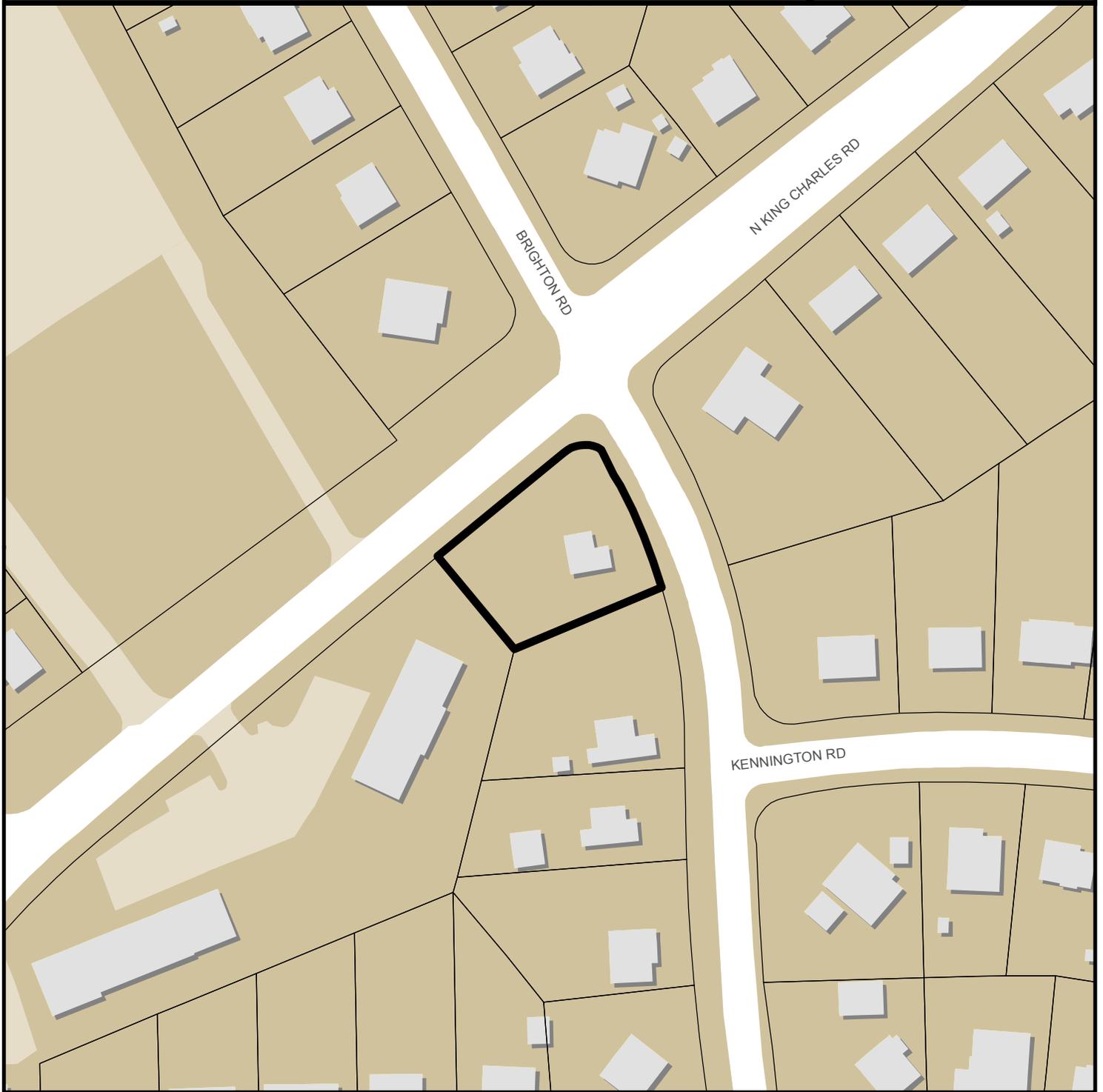


LOCKWOOD SUBDIVISION S-18-2017



0 145 290 Feet

Zoning: **R-10**

CAC: **East Raleigh**

Drainage Basin: **Crabtree Basin**

Acreage: **0.3**

Number of Lots: **2**

Planner: **Daniel Stegall**

Phone: **(919) 996-2712**

Applicant: **Zak Shipman**

Phone: **(919) 552-0849**





Administrative Approval Action

S-18-17, Lockwood Subdivision
Transaction# 509059, AA3675

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the south side of North King Charles Road, southwest of the intersection of North King Charles Road and Brighton Road. The address is 1019 Brighton Road and the PIN is 1714644100.

REQUEST: Subdivision of a 0.369 acre site comprised of one lot and a portion of the adjacent to be recombined with it to create two lots. The property is zoned R-6. Lot 1 will be 7,291 square feet and Lot 2 will be 8,462 square feet. Both lots are being developed for single family homes and the allowable density is 5.42 units per acre where 6 units is the maximum permitted.

**DESIGN
ADJUSTMENT(S):** N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan submitted by Zak Shipman of The Curry Engineering Group. The approved plan is dated August 22, 2017.

CONDITIONS OF APPROVAL and Next Steps:

Note: *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

Prior to issuance of a mass grading permit for the site:

1. That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

Prior to authorization to record lots:

2. That a nitrogen offset payment must be made to a qualifying mitigation bank;
3. That flood prone areas, as approved by the City Stormwater Engineer, are shown on the preliminary plan and shall be shown on the recorded map;
4. That a tree impact permit is obtained from the urban forester in the Parks and Recreation Department for landscaping in the public right-of-way;
5. That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;
6. That prior to or in conjunction with the final subdivision map, a recombination map showing a portion of lot PIN#1714644030/1015 Brighton Road with PIN#17114644100 /1019 Brighton Road be recorded to satisfy density requirements for this subdivision case, S-18-17/ Transaction 509059. The recombination is referenced under Transaction 518876 and case R-71-17;



Administrative Approval Action

S-18-17, Lockwood Subdivision
Transaction# 509059, AA3675

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
DS.help@raleighnc.gov
www.raleighnc.gov

7. That the final subdivision map show dedication of all rights-of-way and easements as shown on the preliminary plan;
8. That in accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1' of sidewalk along the North King Charles Road frontage is paid to the City of Raleigh prior to authorization to record lots.
9. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related public improvements on Brighton Rd., including streetscape trees, is paid to the Development Services Department, Development Engineering Division prior to authorization to record lots.

SUNSET DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: 9-13-2020
Record entire subdivision.

I hereby certify this administrative decision.

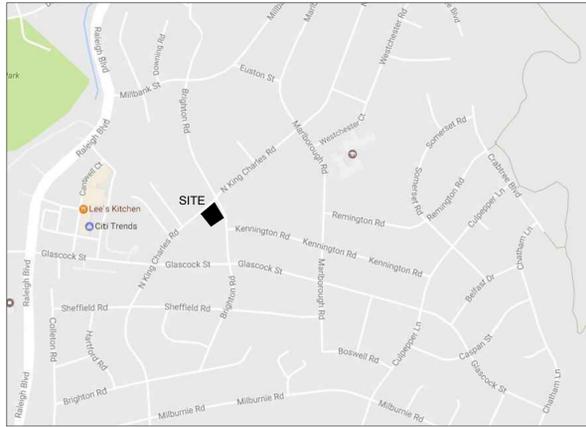
Signed: (Planning Dir.) Kenneth Bowers (RB) Date: 9/13/2017

Staff Coordinator: Daniel L. Stegall

LOCKWOOD INFILL SUBDIVISION

CITY OF RALEIGH
WAKE COUNTY, NORTH CAROLINA

PRELIMINARY SUBDIVISION DRAWINGS CASE NUMBER S-18-17



LOCATION MAP
SCALE: NTS

A RECOMBINATION PLAT IS UNDER TRANSACTION NUMBER 518876/ R-71-17 IN REFERENCE TO PIN 17114644100 AND 1015 BRIGHTON ROAD/PIN 1714644030.

SOLID WASTE STATEMENT: THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

SOLID WASTE AND RECYCLING SERVICE SHALL BE PROVIDED BY CITY OF RALEIGH SOLID WASTE SERVICES VIA 96 GALLON ROLL-OUT CARTS. CARTS SHALL BE STORED INSIDE COVERED GARAGE UNITS AND SHALL BE ROLLED OUT TO THE PUBLIC STREET FOR PICKUP AS SHOWN ON THE SITE PLAN.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

PUBLIC IMPROVEMENT QUANTITIES

PHASE NUMBER:	1
NUMBER OF LOTS:	2
LOT # BY PHASE:	1-2
NUMBER OF UNITS:	2
LIVABLE BUILDINGS:	2
OPEN SPACE:	NO
# OF OPEN SPACE LOTS:	NONE
PUBLIC WATER (LF):	NONE
PUBLIC SEWER (LF):	NONE
PUBLIC STREET (LF):	NONE
PUBLIC SIDEWALK (LF):	154 LF
STREET SIGNS:	NONE

Preliminary Subdivision Plan Application

Development Services Customer Service Center | Raleigh Plan, Suite 400 | Raleigh, NC 27601 | 919-996-2899 | fax 919-996-1831
Lockwood Satellite Office | 1528 - 15th Lockwood Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

Office Use Only: Transaction # _____ Project Coordinator _____ Team Leader _____

PRELIMINARY APPROVALS

Subdivision * Conventional Subdivision Compact Development Conservative Subdivision

*May require City Council approval if in a Metro Park Overlay or Historic Overlay District

If your project has been through the Due Diligence process, provide the transaction #: _____

GENERAL INFORMATION

Development Name: Brighton Infill Subdivision
Proposed Use: Single-Family Residential
Property Address(es): 1019 Brighton Road

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:
PIN Recorded Deed: _____ PIN Recorded Deed: _____ PIN Recorded Deed: _____ PIN Recorded Deed: _____

What is your project type?
 Single Family Townhouse Subdivision in a non-residential zoning district
 Other (describe): _____

OWNER/DEVELOPER INFORMATION

Company Name: Harley Properties, LLC Owner/Developer Name: Mark King
Address: PO Box 1656 Apex, NC 27502
Phone (919) 280-8783 Email: mark@harleyproperties.com Fax: _____

CONSULTANT/CONTACT PERSON FOR PLANS

Company Name: The Curry Engineering Group Contact Name: Zak Shipman, PE
Address: 205 S. Fuquay Avenue, Fuquay-Varina, NC 27502
Phone (919) 552-0849 Email: zak@curryeng.com Fax: _____

PAGE 2 OF 3 WWW.RALEIGHNC.GOV REVISION 03.11.16

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)

ZONING INFORMATION

Zoning District(s): R-6
If more than one district, provide the acreage of each:
Overlay District? Yes No
Inside City Limits? Yes No
CID (Conditional Use District) Case # Z- _____
COA (Certificate of Appropriateness) Case # _____
BOA (Board of Adjustment) Case # A- _____

STORMWATER INFORMATION

Existing Impervious Surface 0 acres/sf Flood Hazard Area Yes No
Proposed Impervious Surface 6,000 sf acres/sf Neuse River Buffer Yes No
Wetlands Yes No

If in a Flood Hazard Area, provide the following:
Alluvial Soils _____ Flood Study _____ FEMA Map Panel # _____

NUMBER OF LOTS AND DENSITY

Total # of Townhouse Lots: Detached _____ Attached _____
Total # of Single Family Lots: Total # of All Lots: 2

Overall Units/Acre Densities Per Zoning Districts: 5.42 UN/AC.
Total # of Open Space and/or Common Area Lots: 0

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate _____ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read and acknowledge and affirm that this project is conforming to all applicable requirements applicable with the proposed development.

Signature: _____ Date: 3/21/17
Signature: _____ Date: _____

PAGE 2 OF 3 WWW.RALEIGHNC.GOV REVISION 03.11.16

LEGEND

WATER	SITE DEVELOPMENT	MISCELLANEOUS UTILITIES
—W— EXISTING WATER LINE	—SS— EX. STORM SEWER PIPE	○-○- EX. LIGHT POLE
—W+— WATERLINE	—SS- - PROPOSED STORM SEWER	□-□- EX. LIGHT (WALL PACK)
⊕ EX. VALVE	—S— EX. STORM STRUCTURE	□-□-□- PROPOSED LIGHT POLE
⊕+ PROPOSED WATER VALVE	▨ CATCH BASIN	○-○- EX. UTILITY POLE
⊕+ POST INDICATOR VALVE (PIV)	⊖ DROP INLET	● UTILITY POLE
⊕+ EX. WATER METER	⊖ EX. STORM SEWER MANHOLE	✓ EX. GUY WIRE
⊕+ WATER METER	⊖ EX. STORM SEWER MANHOLE	⚡ EX. ELECTRICAL METER
⊕+ EX. FIRE HYDRANT	—RD— EX. ROOF DRAIN LEADER	—OHP— EX. OVERHEAD ELECTRIC LINE
⊕+ FIRE HYDRANT	—RD— ROOF DRAIN LEADER	—OHP— PROPOSED OVERHEAD ELECTRIC LINE
⊕+ REDUCER FITTING	⊖ EX. ROOF DRAIN DOWNSPOUT	—UGP— EX. UNDERGROUND ELECTRIC LINE
⊕+ PLUG FITTING	⊖ ROOF DRAIN DOWNSPOUT	—UGP— PROPOSED UNDERGROUND ELECTRIC LINE
⊕+ WATERLINE TEE	—RD— EX. CURB AND GUTTER	⊖ EX. TELEPHONE PEDESTAL
⊕+ WATERLINE CROSS	—RD— CURB AND GUTTER	⊖ TELEPHONE PEDESTAL
⊕+ FIRE DEPARTMENT CONNECTION (FDC)	—RD— EXISTING PROPERTY LINE	⊖ EX. TELEPHONE MANHOLE
⊕+ WATERLINE BLOWOFF	—RD— PROPERTY LINE	—OHT— EX. OVERHEAD TELEPHONE LINE
⊕+ EX. WELL CASING	—RD— BENCHMARK AND/OR SURVEY CONTROL MARKER	—OHT— OVERHEAD TELEPHONE LINE
	⊖ SOIL BORING LOCATION	—OFO— EX. OVERHEAD FIBER LINE
	—RD— LIMITS OF DISTURBANCE	—OFO— OVERHEAD FIBER LINE
	⊖ EX. TREE	⊖ EX. CABLE PEDESTAL
	⊖ EX. SHRUB	—OHC— EX. OVERHEAD COMMUNICATIONS LINE
	⊖ EX. FENCE	—OHC— OVERHEAD COMMUNICATIONS LINE
	⊖ PROPOSED FENCE	—UGC— EX. UNDERGROUND COMMUNICATIONS LINE
	⊖ EX. TOPOGRAPHIC CONTOUR	—UGC— UNDERGROUND COMMUNICATIONS LINE
	⊖ PROPOSED TOPOGRAPHIC CONTOUR	—OHU— EX. OVERHEAD UTILITY LINE-MULTIPLE UTILITIES
	⊖ EX. SIGN	○ BOLLARD
	⊖ SIGN	⊖ PROPERTY MARKER/IRON PIPE
		⊖ EX. SURVEY MONUMENT

CIVIL SERIES DRAWING ABBREVIATIONS:

@/-AT	DS-DOWNSPOUT	MECH-MECHANICAL	R/W-RIGHT OF WAY
AC-ACRE	EA-EACH	MH-MANHOLE	REQD-REQUIRED
AFG- ABOVE FINISHED GRADE	EIP-EXISTING IRON PIPE	MIN-MINIMUM	RCP-REINFORCED CONCRETE PIPE
APPR-APPROXIMATE	ELEC-ELECTRICAL	MJ-MECHANICAL JOINT	SAN-SANITARY SEWER
ASSY-ASSEMBLY	E/P-EDGE OF PAVEMENT	NIC-NOT IN CONTRACT	SDWK-SIDEWALK
B/C-BOTTOM OF CURB	EX-EXISTING	OHE-OVERHEAD ELECTRIC	SF-SQUARE FOOT
BOC-BACK OF CURB	F/C-FACE OF CURB	OHP-OVERHEAD POWER	SPT-SPOT GRADE
BL-BASE LINE	FDC-FIRE DEPARTMENT CONNECTION	OHT-OVERHEAD TELEPHONE	SS-SANITARY SEWER
BM-BOOK OF MAPS	FF-FINISHED FLOOR ELEVATION	PB-PLAT BOOK	STA-STATION
BMP-BEST MANAGEMENT PRACTICE	FG-FINISHED GRADE	PC-POINT OF CURVATURE	STD-STANDARD
BT-BOTTOM OF WALL	FH-FIRE HYDRANT	PED-PEDESTRIAN	STM-STORM
CB-CATCH BASIN	FL-FLOW LINE	PG-PAGE	STMH-STORM SEWER MANHOLE
C&G-CURB AND GUTTER	FM-FORCE MAIN	PH-PHASE	SWM-STORMWATER MANAGEMENT
CL-CENTERLINE	FT-FOOT	PI-POINT OF INTERSECTION	T-TELEPHONE
CL-CLASS	G-GAS	PIV-POST INDICATOR VALVE	T/C-TOP OF CURB
CMP-CORRUGATED METAL PIPE	GND-GROUND	PKG-PARKING	TCM-TELEPHONE MANHOLE
CO-CLEANOUT	GV-GATE VALVE	P/L-PROPERTY LINE	TS&V-TAPPING SLEEVE AND VALVE
COM-COMMUNICATIONS	HDPE-HIGH DENSITY POLYETHYLENE	PS-PUMP STATION	UG-UNDERGROUND ELECTRIC
CONC-CONCRETE	HORIZ-HORIZONTAL	PT-POINT OF TANGENCY	UNK-UNKNOWN
CONN-CONNECTION	IN-INCHES	PP-POWER POLE	UP-UTILITY POLE
CY-CUBIC YARD	INV-INVERT	PVC-POLYVINYL CHLORIDE	VAR-VARIABLE
DB-DEED BOOK	IP-IRON PIPE	PVT-PAVEMENT	VERT-VERTICAL
DCV-DOUBLE CHECK VALVE	IPS-IRON PIPE SET	PWR-POWER	W-WITH
DDCV-DOUBLE DETECTOR CHECK VALVE	L-LENGTH	R-RADIUS	WM-WATER METER
DI-DROP INLET	LF-LINEAR FOOT	RD-ROOF DRAIN	WO-WITHOUT
DIP-DUCTILE IRON PIPE	LP-LIGHT POLE	RJ-RESTRAINED JOINT	WL-WATERLINE
DR-DRIVEWAY	LS-LIFT STATION	RPZ-REDUCED PRESSURE ZONE	WSEL-WATER SERVICE ELEVATION
			WV-WATER VALVE

CIVIL DRAWING INDEX:

COVER SHEET	C-00
EXISTING CONDITIONS SURVEY	C-01
PRELIMINARY SUBDIVISION & UTILITY PLAN	C-02
BLOCK PERIMETER MAP	C-03
LANDSCAPE PLAN	L-01
NOTES AND DETAILS	D-01
NOTES AND DETAILS	D-02
TOTAL NUMBER OF DRAWINGS:	7

Civil Engineer:

The Curry Engineering Group, PLLC
NC License # P-0799
PO Box 2018
205 S. Fuquay Ave
Fuquay-Varina, NC 27526
919.552.0849 (o)
Contact: Zak Shipman, PE
zak@curryeng.com

Surveyor:

Hawkeye Geomatics. PC
2140 Page Road, Suite 104
Durham, NC 27770
919.937-2125 (o)
Contact: Aaron J. Perkinson, PLS

Developer:

Harley Properties LLC
PO Box 1656
Apex, NC 27502
919.280.8783
Contact: Mr. Mark King
mark@harleyproperties.net

RECORD MAP REFERENCE:
MAP BOOK 1953 PG 111

SURVEY DATUM INFORMATION:
HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

TRANSACTION # 509059

NOT FOR CONSTRUCTION

LOCKWOOD INFILL SUBDIVISION
COVER SHEET

205 S. Fuquay Avenue
Fuquay-Varina, NC 27506
T (919) 552-0849
F (919) 552-0843

Curry
ENGINEERING
C-00

P:\PROJECTS\2018\20180217017\001\LOCKWOOD INFILL SUBDIVISION\RALEIGH\NCP\ANSISTE PLAN\SET1\FISC-00 COVER SHEET.DWG
 PLOTTED: 03/20/17 9:40 AM

REVISIONS

1	03-22-17	PER CITY OF RALEIGH COMMENT
2	03-22-17	PER CITY OF RALEIGH COMMENT
	DATE	3/14/2017
	FILE NO.	2017008
	HORIZ. SCALE	
	VERT. SCALE	
	CROSS SHEET SIZE	24" x 36"

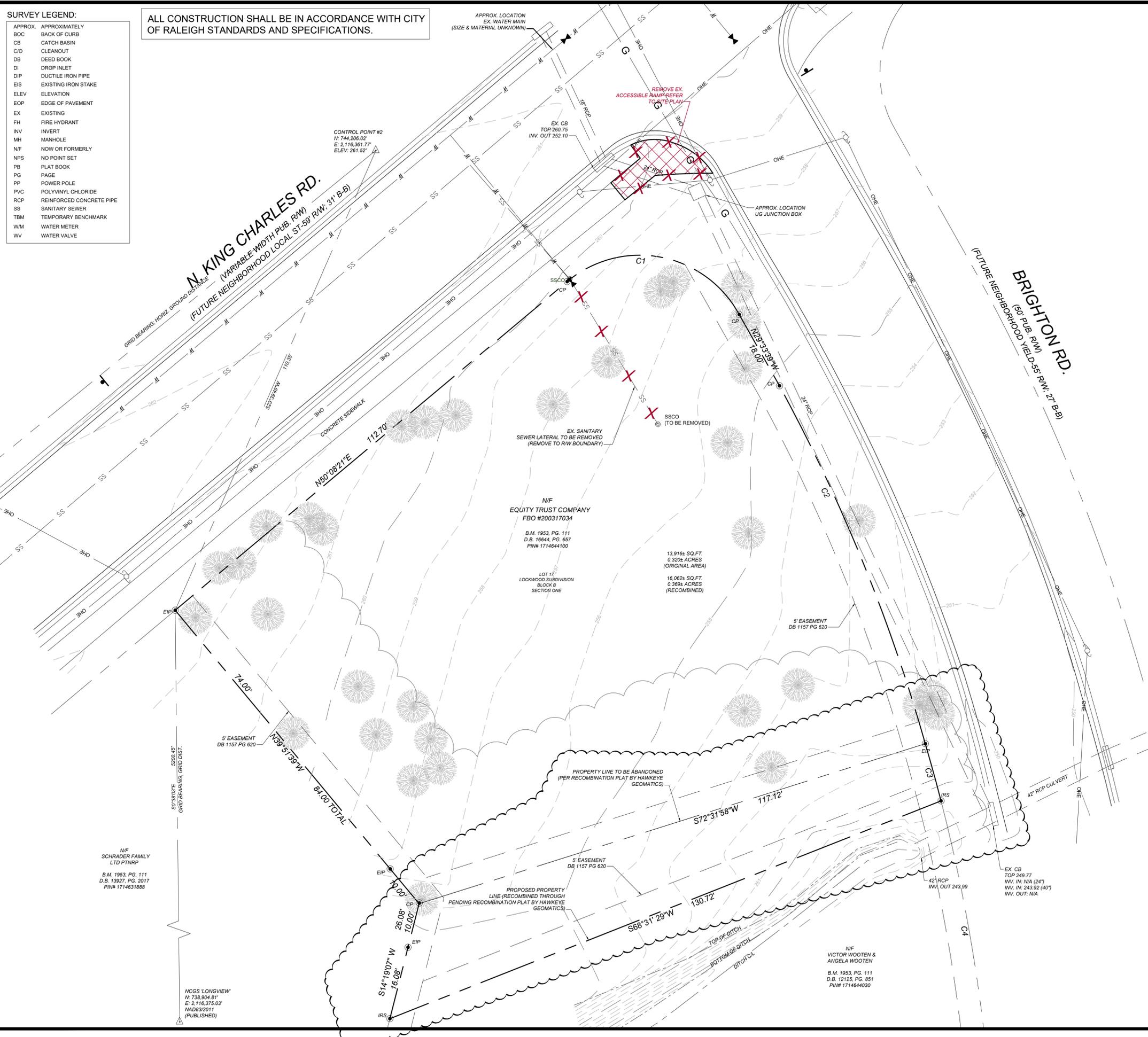
SURVEY LEGEND:

APPROX.	APPROXIMATELY
BOC	BACK OF CURB
CB	CATCH BASIN
C/O	CLEANOUT
DB	DEED BOOK
DI	DROP INLET
DIP	DUCTILE IRON PIPE
EIS	EXISTING IRON STAKE
ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
EX	EXISTING
FH	FIRE HYDRANT
INV	INVERT
MH	MANHOLE
NF	NOW OR FORMERLY
NPS	NO POINT SET
PB	PLAT BOOK
PG	PAGE
PP	POWER POLE
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
SS	SANITARY SEWER
TBM	TEMPORARY BENCHMARK
WM	WATER METER
WV	WATER VALVE

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

APPROX. LOCATION EX. WATER MAIN (SIZE & MATERIAL UNKNOWN)

REMOVE EX. ACCESSIBLE RAMP REFER TO SITE PLAN



- GENERAL SURVEY NOTES:**
- EXISTING CONDITIONS AND TOPOGRAPHICAL DATA OF THE SUBJECT PARCEL ARE COMPILED FROM A FIELD SURVEY OF THE PROPERTY BY HAWKEYE GEOMATICS AND IS NOT THE RESULT OF A FIELD SURVEY BY THE CURRY ENGINEERING GROUP, PLLC. ADDITIONAL EXISTING CONDITIONS DATA PROVIDED BY SUPPLEMENTAL DATA INCLUDING AERIAL PHOTOGRAPHY, WAKE COUNTY GIS DATA, AND OTHER DATA SOURCES AS REQUIRED.
 - REFER TO EROSION AND SEDIMENT CONTROL PLAN AND CONSTRUCTION SEQUENCE BEFORE PERFORMING ANY CLEARING, GRUBBING, OR DEMOLITION OPERATIONS.
 - NO TITLE OPINION ON THIS PROPERTY HAS BEEN FURNISHED.
 - AREAS COMPUTED BY THE COORDINATE METHOD.
 - THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD.
 - ALL DISTANCES SHOWN ON THE SURVEY ARE HORIZONTAL GROUND DISTANCES.
 - THE PROPERTY SHOWN IS LOCATED IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLANE PER FEMA FIRM PANEL 3720171400J DATED 05/02/06
 - VERTICAL DATUM: NAVD88
HORIZONTAL DATUM: NAD83
 - CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS, DEPTHS, AND MATERIALS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION ACTIVITY ON SITE. UNDERGROUND UTILITIES ARE SHOWN BASED ON MARKINGS PROVIDED BY THE NC ONE CALL CENTER AND ABOVE GROUND EVIDENCE. EXISTING CONDITIONS SHOULD BE CONSIDERED APPROXIMATE IN NATURE, WHILE EVERY EFFORT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE INFORMATION GIVEN, ACTUAL FIELD CONDITIONS MAY VARY AND SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION.

SURVEY LEGEND

	LIGHT POLE
	EX. SPOT GRADE
	UTILITY POLE
	SANITARY SEWER CLEANOUT
	SANITARY SEWER MANHOLE
	WATER METER
	SIGN
	PROPERTY LINE
	SETBACK LINE
	EASEMENT LINE
	FENCE LINE
	SANITARY SEWER LINE
	WATER MAIN
	NATURAL GAS MAIN
	TELEPHONE LINE
	MARKED UTILITY LINE
	MINOR TOPOGRAPHICAL CONTOUR
	MAJOR TOPOGRAPHICAL CONTOUR

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.
C1	44.20	25.00	101°18'04"	S79°12'37"E	38.66
C2	85.17	382.90	12°44'39"	S22°15'17"E	84.99
C3	13.04	382.90	1°57'05"	N15°26'38"W	13.04
C4	81.86	382.90	12°14'57"	N8°20'37"W	81.70

BEFORE YOU DIG
CALL TOLL FREE
1 800 632 4949

NORTH CAROLINA
ONE-CALL CENTER

SCALE: 1 IN = 10 FT
SCALE IN FEET
HORIZONTAL

NOT FOR CONSTRUCTION

REVISIONS

1	08-22-17	PER CITY OF RALEIGH COMMENT
2	09-14-17	PER CITY OF RALEIGH COMMENT
3	09-14-17	DATE
4	09-14-17	FILE NO.
5	2017008	CRG. SHEET SIZE: 24" x 36"

**LOCKWOOD INFILL SUBDIVISION
EXISTING CONDITIONS & DEMOLITION PLAN**

T (919) 562-0499
F (919) 562-2933
206 S. Fidelity Avenue
Fayetteville, NC 27706

Curry
ENGINEERING

C-01

PLANNING DEPT. 05/15/2017 09:00 AM LOCKWOOD INFILL SUBDIVISION/HALEIGH/NC/PLANS/STIE PLANSHEET FILES/CITY OF RALEIGH EXISTING CONDITIONS DWG
PLOT DATE: 08/20/17 9:58 AM

N/F
SCHRADER FAMILY
LTD PTNRP
B.M. 1953, PG. 111
D.B. 13927, PG. 2017
PIN# 1714631888

NCSS 'LONGVIEW'
N: 738,904.81
E: 2,116,378.03
NAD83/2011
(PUBLISHED)

N/F
EQUITY TRUST COMPANY
FBO #200317034
B.M. 1953, PG. 111
D.B. 16644, PG. 657
PIN# 1714644100

13,916± SQ. FT.
0.320± ACRES
(ORIGINAL AREA)
16,062± SQ. FT.
0.369± ACRES
(RECOMBINED)

PROPERTY LINE TO BE ABANDONED
(PER RECOMBINATION PLAT BY HAWKEYE
GEOMATICS)

N/F
VICTOR WOOTEN &
ANGELA WOOTEN
B.M. 1953, PG. 111
D.B. 12125, PG. 851
PIN# 1714644030

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

SITE DATA TABLE

PHYSICAL ADDRESS:	1019 BRIGHTON ROAD
WAKE COUNTY PIN #:	1714644100
PROPERTY AREA:	16,062 SF (0.369 AC.)
PROPOSED USE:	SINGLE FAMILY DETACHED
NUMBER OF LOTS:	2
DENSITY:	
PROPOSED MAXIMUM ALLOWED:	5.42 UN/AC 6 UN/AC
ZONING DISTRICT:	R-6
OVERLAY DISTRICT:	NONE
MAXIMUM BUILDING HEIGHT:	3 STORIES OR 40'
LOT DIMENSIONS:	
MIN. AREA:	6,000 SF
MIN. WIDTH (INTERIOR):	50'
MIN. WIDTH (CORNER):	65'
MIN. DEPTH:	80'

IMPORTANT UTILITY NOTE:

ALL EXISTING UNUSED UTILITY SERVICE LINES SHALL BE ABANDONED AT THE TAP (MAIN) AND REMOVED FROM THE RIGHT-OF-WAY OR EASEMENT PER CORPUD HANDBOOK PAGE 67 AND PAGE 125.
CONTRACTOR SHALL FIELD LOCATE ANY EXISTING UNUSED UTILITY SERVICE LOCATED WITHIN THE PROJECT LIMITS AND REMOVE OR ABANDON AS REQUIRED.

GENERAL SITE PLAN NOTES:

- EXISTING CONDITIONS AND TOPOGRAPHICAL DATA OF THE SUBJECT PARCEL ARE COMPILED FROM A FIELD SURVEY OF THE PROPERTY BY HAWKEYE GEOMATICS AND IS NOT THE RESULT OF A FIELD SURVEY BY THE CURRY ENGINEERING GROUP, P.L.L.C. ADDITIONAL EXISTING CONDITIONS DATA PROVIDED BY SUPPLEMENTAL DATA INCLUDING AERIAL PHOTOGRAPHY, WAKE COUNTY GIS DATA, AND OTHER DATA SOURCES AS REQUIRED.
- CLEARING AND MASS GRADING IS NOT PROPOSED FOR THIS PROJECT SITE. SELECTIVE CLEARING AND LIGHT GRADING OPERATIONS WILL BE DENOTED ON PLOT PLANS PROVIDED AT TIME OF BUILDING PERMIT.
- NO TITLE OPINION ON THIS PROPERTY HAS BEEN FURNISHED.
- AREAS COMPUTED BY THE COORDINATE METHOD.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD.
- ALL DISTANCES SHOWN ON THE SURVEY ARE HORIZONTAL GROUND DISTANCES.
- THE PROPERTY SHOWN IS LOCATED IN FLOOD ZONE "X"; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLANE PER FEMA FIRM PANEL 372017400J DATED 05/02/06.
- VERTICAL DATUM: NAVD83
HORIZONTAL DATUM: NAD83
- ALL DIMENSIONS SHOWN ARE TO THE EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
- COORDINATE POWER, TELEPHONE, CABLE, AND OTHER UNDERGROUND UTILITY INSTALLATION WITH THE APPROPRIATE UTILITY PROVIDER AND THE CITY OF RALEIGH.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL GRADES PRIOR TO THE START OF CONSTRUCTION.
- THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FDC POINTS, OR OTHER WATER-USING APPLIANCES CONNECTED TO THE SUPPLY LINE BETWEEN THE WATER METER AND ANY REQUIRED CORPUD BACKFLOW PREVENTION DEVICES.
- MAINTAIN A MINIMUM OF 3' COVER OVER ALL WATER PIPING.
- ALL SANITARY SEWER CLEANOUTS IN PAVEMENT AREAS SHALL BE TRAFFIC RATED.

STANDARD UTILITY NOTES (AS APPLICABLE):

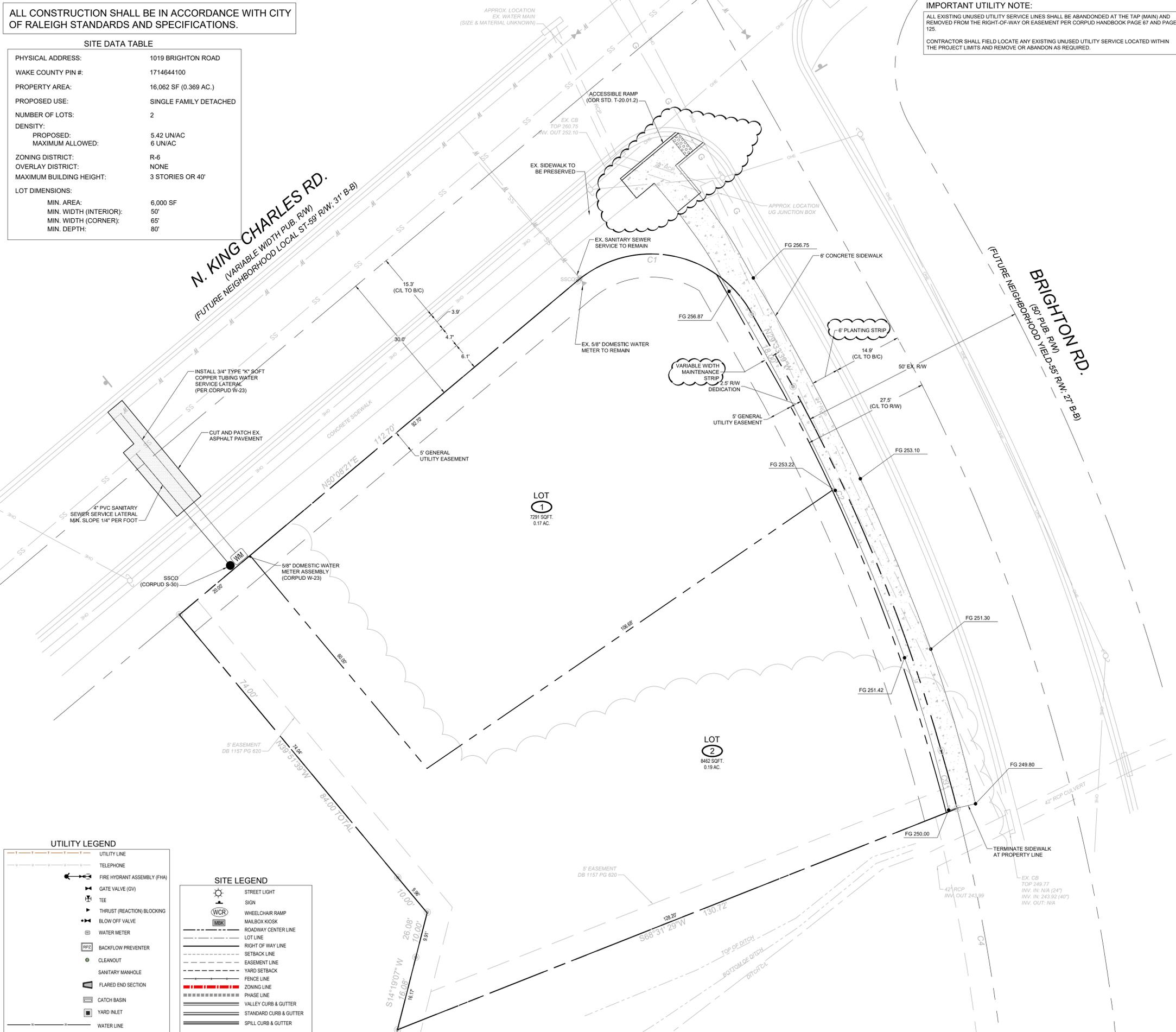
- ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS, AND SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100 FEET SHALL BE MAINTAINED BETWEEN SANITARY SEWER AND ANY PRIVATE OR 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 AND INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25 FEET FROM A PRIVATE WELL OR 50 FEET FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER AND/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10 FEET. 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 INCHES ABOVE THE TOP OF THE SEWER AND MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS NOT POSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10 FEET ON EACH SIDE OF CROSSING MUST BE SPECIFIED AND INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5 FEET MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER AND STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18 INCH MIN. VERTICAL SEPARATION AT ALL WATERMAIN AND RCP STORM DRAIN CROSSINGS; MAINTAIN 24 INCH MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER AND RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS AND A CONCRETE CRADLE HAVING 6 INCHES MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER AND SEWER FACILITIES WITH 18 INCH MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW AND APPROVAL OF AN AMENDED PLAN AND/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER AND SEWER SERVICE TO EXISTING RESIDENCES AND BUSINESSES THROUGHOUT CONSTRUCTION OF THE PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS AND SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER AND 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 AND REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- INSTALL 3/4" COPPER 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 AND PRESSURE.
- INSTALL 4" INCH PVC SEWER SERVICES AT 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE AND SPACED EVERY 75 LINEAR FEET MAXIMUM.
- 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 FEET ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE, AND/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND, AND/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT/RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS AND SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR/OIL WATER SEPARATOR SIZING CALCULATIONS AND INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 250-7825 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING PER AFTER) IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS OR THE LOCAL CROSS CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HELVEY AT (919) 212-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

IMPORTANT STORMWATER NOTE:

AS ADOPTED BY TC-2-16, SECTION 9.2.2.A.1, OF PART 10A OF THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREA. THE SUBDIVISION IS TO BE USED FOR SINGLE UNIT LIVING AND IS PART OF A SUBDIVISION 1 ACRE OR LESS IN AGGREGATE SIZE.

N. KING CHARLES RD.
(VARIABLE WIDTH PUB. R/W)
(FUTURE NEIGHBORHOOD LOCAL ST-58' R/W; 31' B-B)

BRIGHTON RD.
(60' PUB. R/W)
(FUTURE NEIGHBORHOOD YIELD-55' R/W; 27' B-B)



UTILITY LEGEND

	UTILITY LINE
	TELEPHONE
	FIRE HYDRANT ASSEMBLY (FHA)
	GATE VALVE (GV)
	TEE
	THRUST (REACTION) BLOCKING
	BLOW OFF VALVE
	WATER METER
	BACKFLOW PREVENTER
	CLEANOUT
	SANITARY MANHOLE
	FLARED END SECTION
	CATCH BASIN
	YARD INLET
	WATER LINE

SITE LEGEND

	STREET LIGHT
	SIGN
	WHEELCHAIR RAMP
	MAILBOX KIOSK
	ROADWAY CENTER LINE
	LOT LINE
	RIGHT OF WAY LINE
	SETBACK LINE
	EASEMENT LINE
	YARD SETBACK
	FENCE LINE
	ZONING LINE
	PHASE LINE
	VALLEY CURB & GUTTER
	STANDARD CURB & GUTTER
	SPILL CURB & GUTTER

SCALE: 1 IN = 10 FT
SCALE IN FEET HORIZONTAL

BEFORE YOU DIG
CALL TOLL FREE
1 800 632 4949

NORTH CAROLINA ONE-CALL CENTER

NOT FOR CONSTRUCTION

LOCKWOOD INFILL SUBDIVISION
SUBDIVISION & UTILITY PLAN

205 S. Fidelity Avenue
Fayetteville, NC 27706
T (919) 552-0499
F (919) 552-2993

Curry
ENGINEERING
C-02

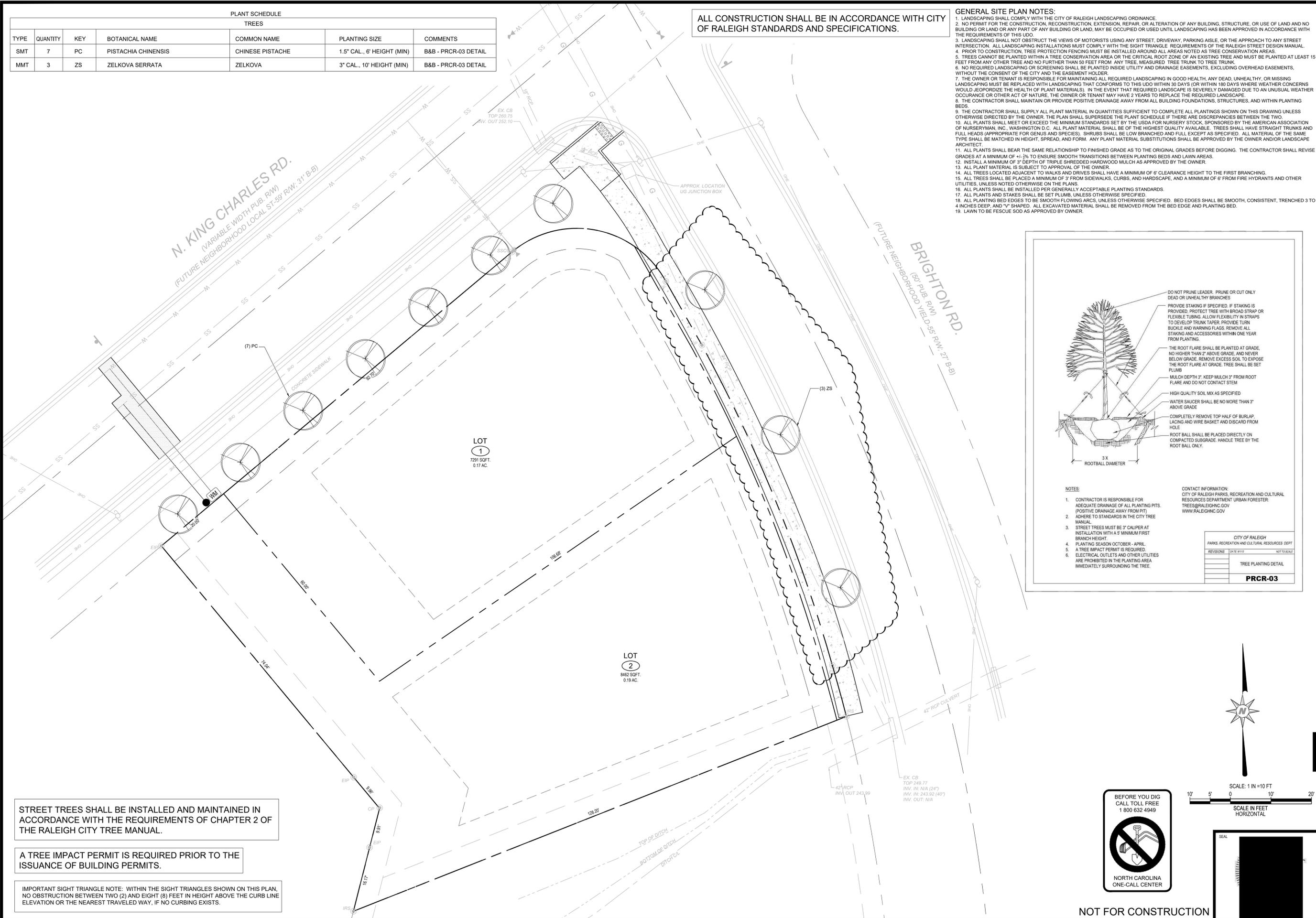
REVISIONS

1	08-29-21	REV. CITY OF RALEIGH COMMENT
2	08-29-21	REV. CITY OF RALEIGH COMMENT
DATE:	03/14/2017	HORZ. SCALE
FILE NO.:	2017-009	CRGS. SHEET SIZE: 24" x 36"

PLANT SCHEDULE						
TREES						
TYPE	QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	COMMENTS
SMT	7	PC	PISTACHIA CHINENSIS	CHINESE PISTACHE	1.5" CAL., 6' HEIGHT (MIN)	B&B - PRCR-03 DETAIL
MMT	3	ZS	ZELKOVA SERRATA	ZELKOVA	3" CAL., 10' HEIGHT (MIN)	B&B - PRCR-03 DETAIL

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

- GENERAL SITE PLAN NOTES:
- LANDSCAPING SHALL COMPLY WITH THE CITY OF RALEIGH LANDSCAPING ORDINANCE.
 - NO PERMIT FOR THE CONSTRUCTION, RECONSTRUCTION, EXTENSION, REPAIR, OR ALTERATION OF ANY BUILDING, STRUCTURE, OR USE OF LAND AND NO BUILDING OR LAND OR ANY PART OF ANY BUILDING OR LAND, MAY BE OCCUPIED OR USED UNTIL LANDSCAPING HAS BEEN APPROVED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS UDO.
 - LANDSCAPING SHALL NOT OBSTRUCT THE VIEWS OF MOTORISTS USING ANY STREET, DRIVEWAY, PARKING AISLE, OR THE APPROACH TO ANY STREET INTERSECTION. ALL LANDSCAPING INSTALLATIONS MUST COMPLY WITH THE SIGHT TRIANGLE REQUIREMENTS OF THE RALEIGH STREET DESIGN MANUAL.
 - PRIOR TO CONSTRUCTION, TREE PROTECTION FENCING MUST BE INSTALLED AROUND ALL AREAS NOTED AS TREE CONSERVATION AREAS.
 - TREES CANNOT BE PLANTED WITHIN A TREE CONSERVATION AREA OR THE CRITICAL ROOT ZONE OF AN EXISTING TREE AND MUST BE PLANTED AT LEAST 15 FEET FROM ANY OTHER TREE AND NO FURTHER THAN 50 FEET FROM ANY TREE, MEASURED TREE TRUNK TO TREE TRUNK.
 - NO REQUIRED LANDSCAPING OR SCREENING SHALL BE PLANTED INSIDE UTILITY AND DRAINAGE EASEMENTS, EXCLUDING OVERHEAD EASEMENTS, WITHOUT THE CONSENT OF THE CITY AND THE EASEMENT HOLDER.
 - THE OWNER OR TENANT IS RESPONSIBLE FOR MAINTAINING ALL REQUIRED LANDSCAPING IN GOOD HEALTH, ANY DEAD, UNHEALTHY, OR MISSING LANDSCAPING MUST BE REPLACED WITH LANDSCAPING THAT CONFORMS TO THIS UDO WITHIN 30 DAYS (OR WITHIN 180 DAYS WHERE WEATHER CONCERNS WOULD JEOPARDIZE THE HEALTH OF PLANT MATERIALS). IN THE EVENT THAT REQUIRED LANDSCAPE IS SEVERELY DAMAGED DUE TO AN UNUSUAL WEATHER OCCURRENCE OR OTHER ACT OF NATURE, THE OWNER OR TENANT MAY HAVE 2 YEARS TO REPLACE THE REQUIRED LANDSCAPE.
 - THE CONTRACTOR SHALL MAINTAIN OR PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND WITHIN PLANTING BEDS.
 - THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING UNLESS OTHERWISE DIRECTED BY THE OWNER. THE PLAN SHALL SUPERSEDE THE PLANT SCHEDULE IF THERE ARE DISCREPANCIES BETWEEN THE TWO.
 - ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE USDA FOR NURSERY STOCK, SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMAN, INC., WASHINGTON D.C. ALL PLANT MATERIAL SHALL BE OF THE HIGHEST QUALITY AVAILABLE. TREES SHALL HAVE STRAIGHT TRUNKS AND FULL HEADS (APPROPRIATE FOR GENUS AND SPECIES). SHRUBS SHALL BE LOW BRANCHED AND FULL EXCEPT AS SPECIFIED. ALL MATERIAL OF THE SAME TYPE SHALL BE MATCHED IN HEIGHT, SPREAD, AND FORM. ANY PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY THE OWNER AND/OR LANDSCAPE ARCHITECT.
 - ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE ORIGINAL GRADES BEFORE DIGGING. THE CONTRACTOR SHALL REVISE GRADES AT A MINIMUM OF +/- 3/8" TO ENSURE SMOOTH TRANSITIONS BETWEEN PLANTING BEDS AND LAWN AREAS.
 - INSTALL A MINIMUM OF 3" DEPTH OF TRIPLE SHREDDED HARDWOOD MULCH AS APPROVED BY THE OWNER.
 - ALL PLANT MATERIAL IS SUBJECT TO APPROVAL OF THE OWNER.
 - ALL TREES LOCATED ADJACENT TO WALKS AND DRIVES SHALL HAVE A MINIMUM OF 6' CLEARANCE HEIGHT TO THE FIRST BRANCHING.
 - ALL TREES SHALL BE PLACED A MINIMUM OF 3' FROM SIDEWALKS, CURBS, AND HARDSCAPE, AND A MINIMUM OF 6' FROM FIRE HYDRANTS AND OTHER UTILITIES, UNLESS NOTED OTHERWISE ON THE PLANS.
 - ALL PLANTS SHALL BE INSTALLED PER GENERALLY ACCEPTABLE PLANTING STANDARDS.
 - ALL PLANTS AND STAKES SHALL BE SET PLUMB, UNLESS OTHERWISE SPECIFIED.
 - ALL PLANTING BED EDGES TO BE SMOOTH FLOWING ARCS, UNLESS OTHERWISE SPECIFIED. BED EDGES SHALL BE SMOOTH, CONSISTENT, TRENCHED 3 TO 4 INCHES DEEP, AND "V" SHAPED. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE BED EDGE AND PLANTING BED.
 - LAWN TO BE FESCUE SOD AS APPROVED BY OWNER.



DO NOT PRUNE LEADER. PRUNE OR CUT ONLY DEAD OR UNHEALTHY BRANCHES

PROVIDE STAKING IF SPECIFIED. IF STAKING IS PROVIDED, PROTECT TREE WITH BROAD STRAP OR FLEXIBLE TUBING. ALLOW FLEXIBILITY IN STRAPS TO DEVELOP TRUNK TAPER. PROVIDE TURN BUCKLE AND WARNING FLAGS. REMOVE ALL STAKING AND ACCESSORIES WITHIN ONE YEAR FROM PLANTING.

THE ROOT FLARE SHALL BE PLANTED AT GRADE, NO HIGHER THAN 2" ABOVE GRADE, AND NEVER BELOW GRADE. REMOVE EXCESS SOIL TO EXPOSE THE ROOT FLARE AT GRADE. TREE SHALL BE SET PLUMB.

MULCH DEPTH 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM.

HIGH QUALITY SOIL MIX AS SPECIFIED

WATER SAUCER SHALL BE NO MORE THAN 3" ABOVE GRADE

COMPLETELY REMOVE TOP HALF OF BURLAP. LACING AND WIRE BASKET AND DISCARD FROM HOLE

ROOT BALL SHALL BE PLACED DIRECTLY ON COMPACTED SUBGRADE. HANDLE TREE BY THE ROOT BALL ONLY.

ROOT BALL DIAMETER

3 X

NOTES:

- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
- ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
- STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
- PLANTING SEASON OCTOBER - APRIL.
- A TREE IMPACT PERMIT IS REQUIRED.
- ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER.
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

CITY OF RALEIGH
PARKS, RECREATION AND CULTURAL RESOURCES DEPT
REVISIONS: (DATE BY) NOT TO SCALE

TREE PLANTING DETAIL
PRCR-03

STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.

A TREE IMPACT PERMIT IS REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

IMPORTANT SIGHT TRIANGLE NOTE: WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.



NOT FOR CONSTRUCTION

LOCKWOOD INFILL SUBDIVISION
LANDSCAPING PLAN

PROJECT: 190520499, 2024/04/26 10:07:00 AM, LOCKWOOD INFILL SUBDIVISION, RALEIGH, NC, ASSISTED PLANNING CONSULTANTS, LANDSCAPING PLAN, SHEET L-01, LANDSCAPING PLAN, DWG, PLOTTED: 2024/07/10 10:18 AM

T (919) 552-0499
F (919) 552-2933
205 S. Fidelity Avenue
Fayetteville, NC 27208

NO.	DATE	DESCRIPTION
1	08-22-27	PER CITY OF RALEIGH COMMENT
2	08-22-27	PER CITY OF RALEIGH COMMENT
DATE: 03/12/2025		
FILE NO.: 2024008		
HORZ. SCALE: 1"=10'		
VERT. SCALE: 1"=4'		
CROSS SHEET SIZE: 24" x 36"		