

Preliminary Subdivision Application

Site Review

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

DEVELOPMENT OPTIONS (UDO Chapter 2)					
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development			
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot	<input type="checkbox"/> Frequent Transit Development Option			
<i>NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.</i>					
GENERAL INFORMATION					
Scoping/sketch plan case number(s):					
Development name (subject to approval): 2400 Medway Drive Infill Subdivision					
Property Address(es): 2400 Medway Drive					
Recorded Deed PIN(s): 1705705538					
Building type(s):	<input checked="" type="checkbox"/> Detached House	<input type="checkbox"/> Attached House	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Apartment	
<input type="checkbox"/> General Building	<input type="checkbox"/> Mixed Use Building	<input type="checkbox"/> Civic Building	<input type="checkbox"/> Open Lot	<input type="checkbox"/> Tiny House	

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
Current Property Owner(s) Names: James and Kristi Talley	
Company:	Title:
Address: 2118 Pine Drive, Raleigh, NC 27608	
Phone #: 919-225-4378	Email: utsmokey@gmail.com
Applicant Name (If different from owner. See "who can apply" in instructions): Zak Shipman, PE	
Relationship to owner:	<input type="checkbox"/> Lessee or contract purchaser <input checked="" type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder
Company: Shipman Engineering, PLLC	Address: 137 Middlegreen Place, Holly Springs, NC 27540
Phone #: (919) 900-0006	Email: zak@shipmanengineering.com
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Names: James and Kristi Talley	
Company:	Title:
Address: 2118 Pine Drive, Raleigh, NC 27608	
Phone #: 919-225-4378	Email: utsmokey@gmail.com

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION

Gross site acreage: 0.339 ac.

Zoning districts (if more than one, provide acreage of each):
R-10

Overlay district(s): None	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: N/A <input checked="" type="checkbox"/>
Conditional Use District (CUD) Case # Z-	Board of Adjustment Case # BOA-	Design Alternate Case # DA-

STORMWATER INFORMATION

Imperious Area on Parcel(s): Existing (sf) <u>2,728</u> Proposed total (sf) <u>9,558</u>	Impervious Area for Compliance (includes right-of-way): Existing (sf) <u>2,728</u> Proposed total (sf) <u>9,558</u>
---	--

NUMBER OF LOTS AND DENSITY

# of Detached House Lots: 2	# of Attached House Lots:	# of Townhouse Lots:
# of Tiny House Lots:	# of Open Lots:	# of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Lots: 2	Total # Dwelling Units: 2	
# of bedroom units (if known): 1br _____ 2br _____ 3br _____ 4br _____		
Proposed density for each zoning district (UDO 1.5.2.F): 5.90 units/acre		

APPLICANT SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued, and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: <i>JC Talley II</i>	Date: 11/18/24
Printed Name: James C. Talley II	
Signature: <i>Krish Talley</i>	Date: 11/18/24
Printed Name: Krish Talley	

2400 MEDWAY DRIVE INFILL SUBDIVISION

CITY OF RALEIGH WAKE COUNTY, NORTH CAROLINA PRELIMINARY SUBDIVISION DRAWINGS S-XX-2024

REGULATORY REVIEW SET ISSUED NOVEMBER 14, 2024

THIS SITE DOES NOT INTEND TO USE THE FREQUENT TRANSIT OVERLAY OPTION AS PRESENTED IN CITY OF RALEIGH UDO SECTION 3.7.



VICINITY MAP
SCALE: 1"=500'

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 PRIVATE HAULER VIA THE EXISTING DUMPSTER FACILITIES LOCATED ON SITE.

ATTENTION CONTRACTORS

THE CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER, AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE INFRASTRUCTURE INSPECTIONS DIVISION AND SCHEDULE A PRE-CONSTRUCTION MEETING ON THE DEVELOPMENT PORTAL PRIOR TO BEGINNING ANY CONSTRUCTION. RALEIGH WATER MUST BE CONTACTED AT (919) 996-4540 AT LEAST TWENTY-FOUR HOURS PRIOR TO BEGINNING ANY WORK ACTIVITY AROUND CRITICAL WATER AND SEWER INFRASTRUCTURE.

FAILURE TO NOTIFY CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION WILL RESULT IN THE ISSUANCE OF MONETARY FINES, AND REQUIRE REINSTALLATION OF ANY WATER AND SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON THE JOBSITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

CIVIL DRAWING INDEX:

COVER SHEET	C-00
EXISTING CONDITIONS PLAN	C-01
DEMOLITION PLAN	C-02
BLOCK PERIMETER & INFILL SETBACK MAP	C-03
SITE LAYOUT & UTILITY PLAN	C-04
LOT GRADING PLAN	C-05
LOT EROSION & SEDIMENT CONTROL PLAN	C-06
LANDSCAPING PLAN	L-01
NOTES & DETAILS I	D-01
NOTES & DETAILS II	D-02
NOTES & DETAILS III	D-03
NOTES & DETAILS IV	D-04
NOTES & DETAILS V	D-05
NOTES & DETAILS VI	D-06
TOTAL NUMBER OF SHEETS:	14

SITE DATA TABLE

PROJECT NAME:	2400 MEDWAY DRIVE INFILL SUBDIVISION
PHYSICAL ADDRESS:	2400 MEDWAY DRIVE
JURISDICTION:	CITY OF RALEIGH
EXISTING ZONING DISTRICT:	R-10
EXISTING LAND USE:	SINGLE FAMILY DETACHED
PROPOSED USE:	SINGLE FAMILY DETACHED
PIN NUMBERS:	1705705538
REID NUMBERS:	0063705
PROPOSED NUMBER OF LOTS:	2
SMALLEST LOT:	7,009 SF (0.161 AC.)
LARGEST LOT:	7,742 SF (0.178 AC.)
AVERAGE LOT SIZE:	7,375 SF (0.169 AC.)
TOTAL PROPERTY AREA:	14,751 SF (0.339 AC.)
GROSS (WITHOUT R/W DEDICATION):	0.00 AC.
RIGHT-OF-WAY DEDICATED:	14,751 SF (0.339 AC.)
GROSS AREA:	
TOTAL RESIDENTIAL:	2 LOTS
PROPOSED DENSITY:	5.90 UNITS/ACRE
ALLOWABLE DENSITY:	N/A
OVERLAY DISTRICTS:	NONE
RIVER BASIN:	NEUSE
IMPERVIOUS AREAS:	
EXISTING:	2,728 SF
PROPOSED:	9,558 SF
NEW IMPERVIOUS AREA:	6,830 SF
MISA PER LOT:	4,650 SF
PERCENTAGE IMPERVIOUS PROPOSED:	64.80%
MAX. PERCENTAGE ALLOWED (9.2.2)	65%
BUILDING SETBACKS:	
PRIMARY STREET:	10 FEET
SIDE STREET:	10 FEET
SIDE YARD:	5 FEET
REAR:	20 FEET
MAXIMUM BUILDING HEIGHT:	40 FEET/ 3 STORIES
LOT GEOMETRY STANDARDS:	
MINIMUM AREA:	4,000 SF
MINIMUM LOT WIDTH:	45 FEET
MINIMUM DEPTH:	60 FEET

PUBLIC IMPROVEMENT QUANTITIES

PHASE NUMBER(S)	PHASE 1
NUMBER OF LOTS:	2
LOT # BY PHASE:	1-2
NUMBER OF UNITS:	2
LIVABLE BUILDINGS:	2
OPEN SPACE?	NO
NUMBER OF OPEN SPACE LOTS:	N/A
PUBLIC WATER (LF)	-0-
PRIVATE WATER (LF)	-0-
PUBLIC SEWER (LF)	-0-
PUBLIC FORCE MAIN (LF)	-0-
PRIVATE SEWER (LF)	-0-
PUBLIC STREET (LF) - FULL	-0-
PUBLIC STREET (LF) - PARTIAL	-0-
PUBLIC SIDEWALK (LF)	-0-
MULTI-USE PATH (LF)	-0-
PUBLIC STORM DRAIN (LF)	-0-
STREET SIGNS	-0-
WATER SERVICE STUBS	1
SEWER SERVICE STUBS	1

Preliminary Subdivision Application
Site Review
Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

DEVELOPMENT OPTIONS (UDO Chapter 2)
 Conventional Subdivision
 Compact Development
 Conservation Development
 Cottage Court
 Flag lot
 Frequent Transit Development Option

GENERAL INFORMATION
 Scoping/sketch plan case number(s):
 Development name (subject to approval): 2400 Medway Drive Infill Subdivision
 Property Address(es): 2400 Medway Drive
 Recorded Deed PIN(s): 1705705538

Building types:
 Detached House
 Attached House
 Townhouse
 Apartment
 General Building
 Mixed Use Building
 Civic Building
 Open Lot
 Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION
 Current Property Owner(s) Names: James and Kristi Talley
 Company: _____ Title: _____
 Address: 2118 Pine Drive, Raleigh, NC 27608
 Phone #: 919-225-4378 Email: utsmokey@gmail.com

Applicant Name (if different from owner. See "who can apply" in instructions): Zak Shipman, PE
 Relationship to owner: Lessee or contract purchaser Owner's authorized agent Easement holder
 Company: Shipman Engineering, PLLC Address: 137 Middlegreen Place, Holly Springs, NC 27540
 Phone #: (919) 900-0006 Email: zak@shipmanengineering.com

Developer Contact Names: James and Kristi Talley
 Company: _____ Title: _____
 Address: 2118 Pine Drive, Raleigh, NC 27608
 Phone #: 919-225-4378 Email: utsmokey@gmail.com

Revision 05.07.24
raleighnc.gov

DEVELOPMENT TYPE + SITE DATA TABLE - ZONING INFORMATION
 Gross site acreage: 0.339 ac.
 Zoning districts (if more than one, provide acreage of each):
 R-10

STORMWATER INFORMATION
 Imperious Area on Parcel(s): _____ Existing (sf): 2,728 Proposed total (sf): 9,558
 Imperious Area for Compliance (includes right-of-way): _____ Existing (sf): 2,728 Proposed total (sf): 9,558

NUMBER OF LOTS AND DENSITY
 # of Detached House Lots: 2 # of Attached House Lots: _____ # of Townhouse Lots: _____
 # of Tiny House Lots: _____ # of Open Lots: _____ # of Other Lots (Apartment, General, Mixed Use, Civic): _____
 Total # of Lots: 2 Total # of Dwelling Units: 2
 # of bedroom units (if known): 1br 2br 3br 4br
 Proposed density for each zoning district (UDO 15.2.F): 5.90 units/acre

APPLICANT SIGNATURE BLOCK
 Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued, and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: _____ Date: 11/18/24
 Printed Name: Kristi Talley
 Signature: _____ Date: 11/18/24
 Printed Name: Kristi Talley

DEED BOOK REFERENCE:
DB 012039 PG 0438

SURVEY DATUM INFORMATION
HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

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

Civil Engineer

Shipman Engineering, PLLC
 NC License # P-1963
 137 Middlegreen Place
 Holly Springs, NC 27540
 919.900.0006
 Contact: Zak Shipman, PE
 zak@shipmanengineering.com

Land Surveyor

Taylor Land Consultants, PLLC
 1600 Olive Chapel Road, Suite 140
 Apex, NC 27502
 919.801.1104
 Contact: Mr. Jeremy Taylor, PLS
 jeremy@taylorlc.com

Developer

James & Kristi Talley
 2118 Pine Drive
 Raleigh, NC 27608

THE CITY OF RALEIGH CONSENTS TO THE CONNECTION AND EXTENSION OF THE CITY'S PUBLIC WATER SYSTEM AS SHOWN ON THIS PLAN. THE MATERIAL AND CONSTRUCTION METHODS USED FOR THIS PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY'S PUBLIC UTILITIES HANDBOOK.

CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PERMIT #: _____

SYMBOL	DATE	REVISIONS
1	8/23/24	PER COD COMMENT
2	10/26/24	PER COD COMMENT

DESIGNED BY: WZS
 DRAWN BY: WZS
 CHECKED BY: WZS
 DRAWING DATE: 08/23/2021
 SE PROJECT #: 2021-007

SHIPMAN ENGINEERING
 137 MIDDLEGREEN PLACE
 HOLLY SPRINGS, NC 27540
 919.900.0006
 SHIPMAN ENGINEERING, PLLC
 NCBELTS LICENSE P-1963

FAMILIES TOGETHER EXPANSION
 CITY OF RALEIGH WAKE COUNTY, NORTH CAROLINA
 COVER SHEET

SHEET NUMBER:
C-00

THESE PLANS AND ASSOCIATED DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF SHIPMAN ENGINEERING, PLLC AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART. THESE DOCUMENTS SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SHIPMAN ENGINEERING, PLLC. THE USER ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THESE DOCUMENTS.

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

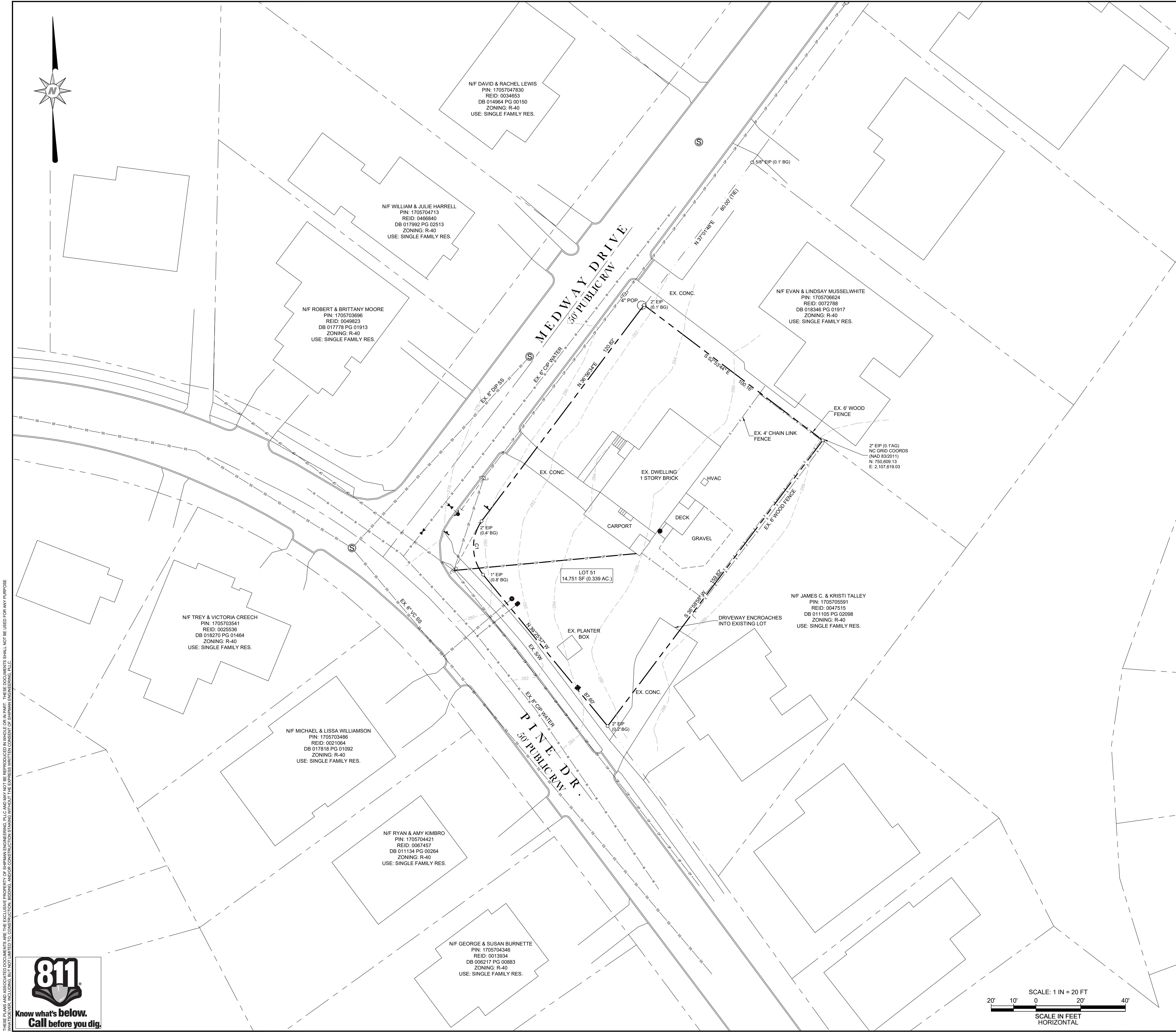
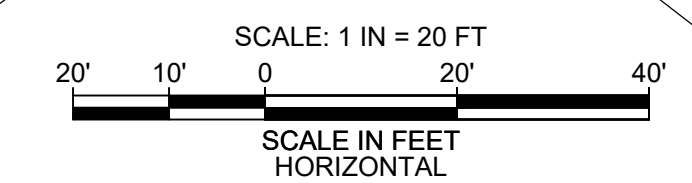
- GENERAL SURVEY NOTES:**
- EXISTING CONDITIONS, BOUNDARY, AND TOPOGRAPHICAL DATA OF THE SUBJECT PARCEL ARE COMPILED FROM A FIELD SURVEY OF THE PROPERTY BY TAYLOR LAND CONSULTANTS, PLLC DATED OCTOBER 23, 2024. THE DATA SHOWN ON THIS DRAWING IS NOT THE RESULT OF A FIELD SURVEY BY SHIPMAN ENGINEERING, 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 AUTOCAD.
 - 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 OUTSIDE OF ANY FLOOD HAZARD AREAS AS SHOWN ON FEMA FIRM 3720170500K DATED JULY 19, 2022.
 - REFER TO SEALED TOPOGRAPHICAL SURVEY BY TAYLOR LAND CONSULTANTS, PLLC FOR HORIZONTAL AND VERTICAL DATUM INFORMATION AND OTHER SURVEY CONTROL DATA.
 - WETLAND, STREAM, AND ENVIRONMENTAL INVESTIGATION HAS NOT BEEN PERFORMED ON THIS PROPERTY. IT IS BELIEVED THAT NO ENVIRONMENTALLY SENSITIVE AREAS EXIST WITHIN THE PROJECT LIMITS.
 - CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION CAN BEGIN. ALL APPLICABLE FEES SHALL ALSO BE PAID PRIOR TO CONSTRUCTION DRAWING APPROVAL.
 - NO NATURAL OR HISTORIC SITES HAVE BEEN IDENTIFIED ON OR ADJACENT TO THE PROJECT SITE PER WAKE COUNTY AND/OR CITY OF RALEIGH CULTURAL OR HISTORICAL RESOURCE MAPS.
 - TREE PROTECTION FENCING SHALL BE PROVIDED ALONG ALL VEGETATED RIPARIAN BUFFERS, TREE PRESERVATION AREAS, AND PERIMETER BUFFER AREAS.
 - 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.

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	20.04'	25.57'	23.87'	N 01°41'22" W

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



THESE PLANS AND ASSOCIATED DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF SHIPMAN ENGINEERING, PLLC AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART. THESE DOCUMENTS SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY INTENDED BY SHIPMAN ENGINEERING, PLLC. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



REVISIONS	DATE	SYMBOL

SHIPMAN ENGINEERING
 137 MIDDLEGREEN PLACE
 HOLLY SPRINGS, NC 27540
 919.900.0006

DESIGNED BY: WZS
 DRAWN BY: WZS
 CHECKED BY: WZS
 DRAWING DATE: 10/29/24
 SE PROJECT #: 2024-002

2400 MEDWAY DR. SUBDIVISION
 CITY OF RALEIGH WAKE COUNTY, NORTH CAROLINA

EXISTING CONDITIONS PLAN

SHEET NUMBER: **C-01**

EXISTING UTILITY SERVICE 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.

IMPORTANT UTILITY NOTES

1. THE CONTRACTOR MAY ELECT TO REMOVE EXISTING OVERHEAD POWER LINES AND OTHER OVERHEAD UTILITY LINES AND RELOCATE THEM UNDERGROUND. COORDINATE WITH DUKE ENERGY AND OTHER UTILITY PROVIDERS FOR UNDERGROUND RELOCATION, IF DESIRED.
2. CONTRACTOR IS TO PROVIDE SUITABLE PERMANENT POWER, COMMUNICATIONS, AND OTHER UTILITY SERVICE CONNECTIONS TO ADJACENT PROPERTY OWNERS THAT ARE CURRENTLY SERVED BY EXISTING OVERHEAD UTILITY LINES TO BE REROUTED UNDERGROUND.
3. COORDINATE ALL UTILITY WORK, SERVICE CONNECTIONS, POLE RELOCATIONS, AND TEMPORARY SERVICE WITH THE APPROPRIATE UTILITY PROVIDER.

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

GENERAL SURVEY NOTES:

1. EXISTING CONDITIONS, BOUNDARY, AND TOPOGRAPHICAL DATA OF THE SUBJECT PARCEL ARE COMPILED FROM A FIELD SURVEY OF THE PROPERTY BY TAYLOR LAND CONSULTANTS, PLLC DATED OCTOBER 23, 2024. THE DATA SHOWN ON THIS DRAWING IS NOT THE RESULT OF A FIELD SURVEY BY SHIPMAN ENGINEERING, PLLC. ADDITIONAL EXISTING CONDITIONS DATA PROVIDED BY SUPPLEMENTAL DATA INCLUDING AERIAL PHOTOGRAPHY, WAKE COUNTY GIS DATA, AND OTHER DATA SOURCES AS REQUIRED.
2. REFER TO EROSION AND SEDIMENT CONTROL PLAN AND CONSTRUCTION SEQUENCE BEFORE PERFORMING ANY CLEARING, GRUBBING, OR DEMOLITION OPERATIONS.
3. NO TITLE OPINION ON THIS PROPERTY HAS BEEN FURNISHED.
4. AREAS COMPUTED BY AUTOCAD.
5. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD.
6. ALL DISTANCES SHOWN ON THE SURVEY ARE HORIZONTAL GROUND DISTANCES.
7. THE PROPERTY SHOWN IS LOCATED OUTSIDE OF ANY FLOOD HAZARD AREAS AS SHOWN ON FEMA FIRM 3720170500K DATED JULY 19, 2022.
8. REFER TO SEALED TOPOGRAPHICAL SURVEY BY TAYLOR LAND CONSULTANTS, PLLC FOR HORIZONTAL AND VERTICAL DATUM INFORMATION AND OTHER SURVEY CONTROL DATA.
9. WETLAND, STREAM, AND ENVIRONMENTAL INVESTIGATION HAS NOT BEEN PERFORMED ON THIS PROPERTY. IT IS BELIEVED THAT NO ENVIRONMENTALLY SENSITIVE AREAS EXIST WITHIN THE PROJECT LIMITS.
10. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION CAN BEGIN. ALL APPLICABLE FEES SHALL ALSO BE PAID PRIOR TO CONSTRUCTION DRAWING APPROVAL.
11. NO NATURAL OR HISTORIC SITES HAVE BEEN IDENTIFIED ON OR ADJACENT TO THE PROJECT SITE PER WAKE COUNTY AND/OR CITY OF RALEIGH CULTURAL OR HISTORICAL RESOURCE MAPS.
12. TREE PROTECTION FENCING SHALL BE PROVIDED ALONG ALL VEGETATED RIPARIAN BUFFERS, TREE PRESERVATION AREAS, AND PERIMETER BUFFER AREAS.
13. 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.

DEMOLITION NOTES:

1. REMOVE/DEMOLISH/ABANDON EXISTING FEATURES AFTER EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE AND AFTER THE APPROVAL OF THE ENGINEER.
2. DO NOT INTERRUPT EXISTING UTILITY SERVICES FOR FACILITIES OCCUPIED BY THE OWNER OR OTHERS EXCEPT WHEN PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE ACCEPTABLE TEMPORARY UTILITY SERVICES.
 - a. NOTIFY ENGINEER NOT LESS THAN 72 HOURS IN ADVANCE OF PROPOSED UTILITY SERVICE INTERRUPTIONS.
 - b. DO NOT PROCEED WITH UTILITY INTERRUPTIONS WITHOUT RECEIVING WRITTEN PERMISSION FROM THE DESIGN ENGINEER.
3. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER IN THE EVENT THAT UNANTICIPATED HAZARDOUS MATERIALS ARE ENCOUNTERED. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS AND REGULATIONS REGARDING THE HANDLING AND DISPOSAL OF HAZARDOUS MATERIALS.
4. SUBSURFACE UTILITIES AND FEATURES DENOTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE IN NATURE AND HAVE BEEN LOCATED TO THE EXTENT POSSIBLE VIA ABOVE GROUND EVIDENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR SUBSURFACE UTILITY EXPLORATION, INCLUDING UTILITY "POTHOLING" OR BY THE EXCAVATION OF TEST PITS AS NECESSARY TO DETERMINE THE UTILITY LOCATION, DEPTHS, AND MATERIALS.
5. VERIFY LOCATIONS AND SIZES OF ALL EXISTING FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTATION OF EXISTING FEATURES THROUGH THE USE OF PHOTOGRAPHY, VIDEO, OR OTHER RECORDS PRIOR TO DISTURBANCE ON SITE.
6. LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION, AND REPAIR ANY DAMAGES TO EXISTING UTILITIES RESULTING FROM CONSTRUCTION.
7. REMOVE ALL EXISTING ON-SITE TRASH AND DEBRIS. TRASH SHALL BE REMOVED AND DISPOSED OF IN A LEGAL MANNER. NOTIFY OWNER AND ENGINEER IF ANY HAZARDOUS MATERIALS (ASBESTOS, LEAD PAINT, ETC.) ARE ENCOUNTERED.
8. REMOVE SIDEWALK, CURB AND GUTTER, AND OTHER CONCRETE SECTIONS BY SAWCUTTING THE NEAREST CONTROL JOINT AWAY FROM THE AREA DESIGNATED TO BE REMOVED ON THE DEMOLITION PLAN.
9. SAWCUT PAVEMENT IN ALL LOCATIONS WHERE ABUTTING SIDEWALK OR NEW PAVEMENT IS EXISTING.
10. NOTIFY AND COORDINATE ANY REQUIRED RELOCATION AND/OR REMOVAL OF EXISTING UNDERGROUND UTILITIES, POLES, METERS, OR OTHER ABOVE GROUND APPURTENANCES WITH THE APPROPRIATE UTILITY PROVIDER (I.E. POWER, TELEPHONE, CABLE, AND NATURAL GAS/PROPANE) PRIOR TO THE START OF SELECTIVE DEMOLITION WORK.
11. ARRANGE SELECTIVE DEMOLITION SCHEDULE SO AS NOT TO INTERFERE WITH OWNER'S USE OF THE PROPERTY.
12. SHOULD UNCHARTED OR INCORRECTLY CHARTED EXISTING UTILITIES BE IDENTIFIED, CONTACT THE ENGINEER IMMEDIATELY FOR INSTRUCTIONS. PROVIDE A SCALED DRAWING OF THE UNCHARTED OR INCORRECTLY CHARTED UTILITY FOR USE BY THE ENGINEER IN PREPARING ADDITIONAL DIRECTIONS.
13. CONTRACTOR SHALL MAINTAIN A CLEAN WORK SITE, FREE OF DEBRIS, TRASH, OR OTHER CONSTRUCTION MATERIALS. AREAS SUBJECT TO SITE CONSTRUCTION ADJACENT TO THE PUBLIC RIGHT OF WAY AND PEDESTRIAN SIDEWALKS SHALL BE LEFT "BROOM CLEAN" AT THE END OF EACH WORK DAY.
14. REMOVE ALL ITEMS SHOWN ON EXISTING CONDITIONS PLAN AS NEEDED FOR THE INSTALLATION OF NEW WORK AND/OR INFRASTRUCTURE.
15. NO EQUIPMENT IS ALLOWED ON THE SITE UNTIL ALL THE TREE PROTECTION AND SILT FENCING HAS BEEN INSTALLED AND APPROVED.

SURVEY LEGEND

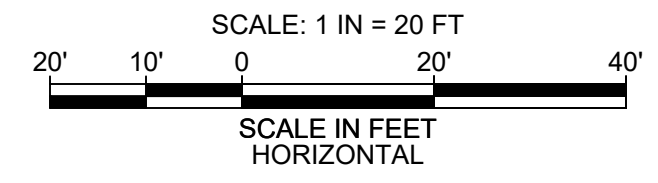
	LIGHT POLE
	EX. SPOT GRADE
	UTILITY POLE
	SANITARY SEWER CLEANOUT
	SANITARY SEWER MANHOLE
	WATER METER
	SIGN
	PROPERTY LINE
	SETBACK LINE
	EASEMENT LINE
	FENCE LINE
	SANITARY SEWER LINE
	WATER MAIN
	NATURAL GAS MAIN
	TELEPHONE LINE
	MARKED UTILITY LINE
	MINOR TOPOGRAPHICAL CONTOUR
	MAJOR TOPOGRAPHICAL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

DEMOLITION LEGEND

	ITEM TO BE DEMOLISHED OR REMOVED
	AREA TO BE DEMOLISHED
	DEMOLITION LIMITS

DEMOLITION SEQUENCE:

1. INSTALL TREE PROTECTION FENCING AS SHOWN TO PROTECT TREES THAT WILL REMAIN IN PLACE.
2. INSTALL THE NECESSARY EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
3. REMOVE AND/OR DEMOLISH EXISTING STRUCTURES, OVERHEAD POWER AND OTHER UTILITIES AS SHOWN ON THE PLAN. COORDINATE WITH DUKE ENERGY/PROGRESS AND OTHER APPLICABLE UTILITIES PRIOR TO REMOVAL.
4. REMOVE EXISTING TREES THAT ARE APPROVED FOR REMOVAL.
5. REMOVE CONCRETE SIDEWALK, ASPHALT, FEATURES AS SHOWN. DEMOLISH THE EXISTING STRUCTURE AND RETAINING WALLS AS SHOWN.
6. REMOVE EXISTING ROOT MAT, TOPSOIL, AND OTHER ORGANIC MATERIALS FROM THE CONSTRUCTION AREA AS REQUIRED.
7. REMOVE ANY ADDITIONAL EXISTING FEATURES AS SHOWN ON THIS PLAN.



SYMBOL	DATE	REVISIONS

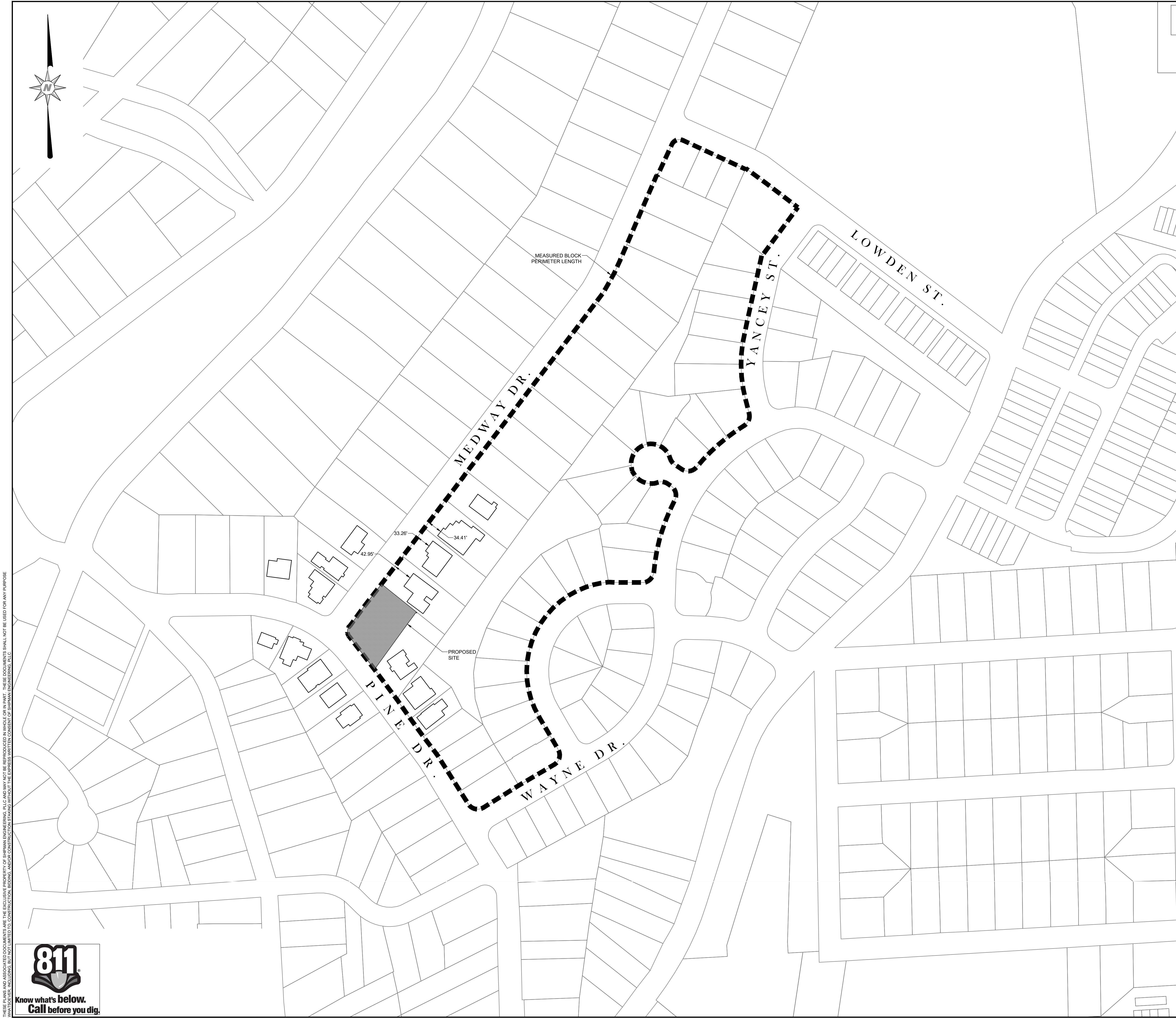
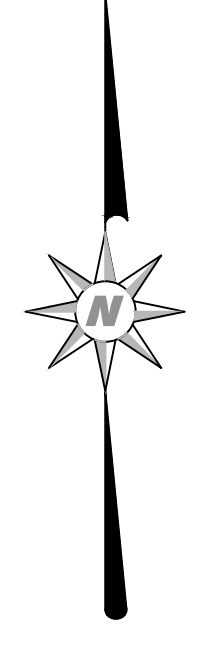
SHIPMAN ENGINEERING
 SHIPMAN ENGINEERING, PLLC
 NCBELS LICENSE P-1963
 137 MIDDLEGREEN PLACE
 HOLLY SPRINGS, NC 27540
 919.900.0006

DESIGNED BY: WZS
 DRAWN BY: WZS
 CHECKED BY: WZS
 DRAWING DATE: 10/29/24
 SE PROJECT #: 2024-002

2400 MEDWAY DR. SUBDIVISION
 CITY OF RALEIGH WAKE COUNTY, NORTH CAROLINA
DEMOLITION PLAN
 SHEET NUMBER: **C-02**

THESE PLANS AND ASSOCIATED DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF SHIPMAN ENGINEERING, PLLC AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART. THESE DOCUMENTS SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SHIPMAN ENGINEERING, PLLC. THE USER ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THESE DOCUMENTS.

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



BLOCK LENGTH PERIMETER CALCULATIONS:

PROJECT ZONING:	R-10
ADJACENT ZONING:	R-10
AVERAGE LOT AREA:	N/A
MAXIMUM ALLOWABLE LENGTH (PER UDO 8.3.2.B)	2,500 LF
MIN. APPLICABLE SITE AREA:	3 ACRES
PROPOSED SITE AREA:	0.339 ACRES
MEASURED BLOCK PERIMETER:	4,231 LF

SINCE SITE AREA IS LESS THAN MIN. APPLICABLE SITE AREA PER UDO 8.3.2.B, THE MEASURED BLOCK PERIMETER IS EXEMPT FROM UDO REQUIREMENTS.

INFILL COMPATIBILITY SETBACK CALCULATION

AVERAGE PRIMARY STREET SETBACK:	
2406 MEDWAY DR.	42.95'
2410 MEDWAY DR.	33.26'
2414 MEDWAY DR.	34.41'
MEDIAN VALUE:	34.41'

PROPOSED LOT WIDTHS:

LOT 1:	67'
LOT 2:	70'

PER UDO 2.2.7.C.1.B, SETBACK RANGE MUST BE WITHIN 20% OF THE MEDIAN FOR LOTS 65'-80' IN WIDTH

MIN. PRIMARY SETBACK:	0.8' 34.41' = 27.52'
MAX. PRIMARY SETBACK:	1.2' 34.41' = 41.29'

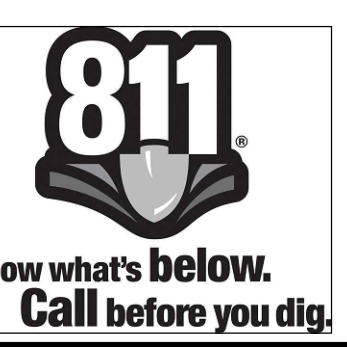
SYMBOL	DATE	REVISIONS

SHIPMAN ENGINEERING
 SHIPMAN ENGINEERING, PLLC
 NCBELS LICENSE P-1963
 137 MIDDLEGREEN PLACE
 HOLLY SPRINGS, NC 27540
 919.900.0006

DESIGNED BY: WZS
 DRAWN BY: WZS
 CHECKED BY: WZS
 DRAWING DATE: 10/29/24
 SE PROJECT #: 2024-002

2400 MEDWAY DR. SUBDIVISION
 CITY OF RALEIGH WAKE COUNTY, NORTH CAROLINA
BLOCK PERIMETER & INFILL SETBACK MAP

THESE PLANS AND ASSOCIATED DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF SHIPMAN ENGINEERING, PLLC AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART. THESE DOCUMENTS SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY INTENDED BY SHIPMAN ENGINEERING, PLLC. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THESE DOCUMENTS.



UTILITY NOTES

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS
 - A DISTANCE OF 10' 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.
 - 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.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5'0" MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED
- 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
- 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
- 3'0" MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4'0" MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
- 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 PROCEDURE
- INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' 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
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
- PRESSURE REDUCING DEVICES 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
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDDW, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NC DOT/RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 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 THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION
- PRIVATE UTILITIES (POWER, TELEPHONE, NATURAL GAS, CABLE TV) ARE NOT SHOWN ON THIS PLAN. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THOSE UTILITIES WHEN INSTALLING PUBLIC UTILITIES.

UTILITY KEYNOTES

- | | |
|---|--|
| 1 | 3/4" WATER SERVICE W/ 5/8" METER (CORPUD STD. W-23) |
| 2 | 4" SANITARY SEWER SERVICE W/ CLEANOUT (CORPUD STD. S-30) |
| 3 | 4" WYE SADDLE- CONNECT TO EX. SANITARY SEWER MAIN |
| 4 | 3/4" SERVICE SADDLE- CONNECT TO EX. WATER MAIN |
| 5 | EXISTING SANITARY SEWER SERVICE TO REMAIN |
| 6 | EXISTING WATER METER AND SERVICE LINE TO REMAIN |
| 7 | EXISTING FIRE HYDRANT TO REMAIN |
| 8 | SAWCUT & PATCH EXISTING ASPHALT PAVEMENT |

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

GENERAL NOTES:

- EXISTING CONDITIONS, BOUNDARY, AND TOPOGRAPHICAL DATA OF THE SUBJECT PARCEL ARE COMPILED FROM A FIELD SURVEY OF THE PROPERTY BY TAYLOR LAND CONSULTANTS, PLLC DATED OCTOBER 23, 2024. THE DATA SHOWN ON THIS DRAWING IS NOT THE RESULT OF A FIELD SURVEY BY SHIPMAN ENGINEERING, 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 AUTOCAD.
- 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 OUTSIDE OF ANY FLOOD HAZARD AREAS AS SHOWN ON FEMA FIRM 3720170500K DATED JULY 19, 2022.
- REFER TO SEALED TOPOGRAPHICAL SURVEY BY TAYLOR LAND CONSULTANTS, PLLC FOR HORIZONTAL AND VERTICAL DATUM INFORMATION AND OTHER SURVEY CONTROL DATA.
- WETLAND, STREAM, AND ENVIRONMENTAL INVESTIGATION HAS NOT BEEN PERFORMED ON THIS PROPERTY. IT IS BELIEVED THAT NO ENVIRONMENTALLY SENSITIVE AREAS EXIST WITHIN THE PROJECT LIMITS.
- CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION CAN BEGIN. ALL APPLICABLE FEES SHALL ALSO BE PAID PRIOR TO CONSTRUCTION DRAWING APPROVAL.
- NO NATURAL OR HISTORIC SITES HAVE BEEN IDENTIFIED ON OR ADJACENT TO THE PROJECT SITE PER WAKE COUNTY AND/OR CITY OF RALEIGH CULTURAL OR HISTORICAL RESOURCE MAPS.
- TREE PROTECTION FENCING SHALL BE PROVIDED ALONG ALL VEGETATED RIPARIAN BUFFERS, TREE PRESERVATION AREAS, AND PERIMETER BUFFER AREAS.
- 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.
- ALL DIMENSIONS SHOWN ARE TO THE EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
- COORDINATE ELECTRICAL POWER, TELEPHONE, CABLE, FIBER, AND OTHER UNDERGROUND UTILITY INSTALLATION WITH THE APPROPRIATE UTILITY PROVIDER AND THE CITY OF RALEIGH AS REQUIRED.
- ALL PROPOSED SIGNAGE WILL COMPLY WITH THE CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE, SECTION 7.3.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL GRADES PRIOR TO THE START OF CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY IF DISCREPANCIES ARE NOTED.
- THE MAXIMUM SIDEWALK CROSS SLOPE SHALL BE 2% (1/4" PER FOOT)
- TACTILE WARNING MATS OR TRUNCATED DOMES ARE TO BE INSTALLED ON ALL WHEELCHAIR RAMPS PER THE CITY OF RALEIGH ACCESSIBILITY STANDARDS.
- ALL TEMPORARY TRAFFIC CONTROL MEASURES, SIGNS, AND MARKINGS SHALL BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO INSTALLATION IN THE FIELD.
- ALL PARKING STALL MARKINGS AND LANE ARROWS SHALL BE WITHIN THE PARKING AND VEHICULAR AREAS AND SHALL BE WHITE.
- MINIMUM CORNER CLEARANCE FROM CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY.

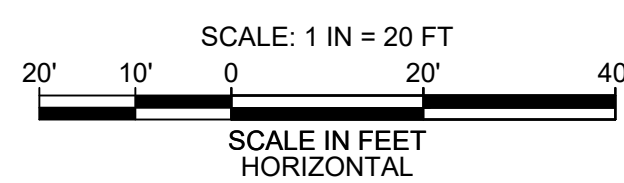
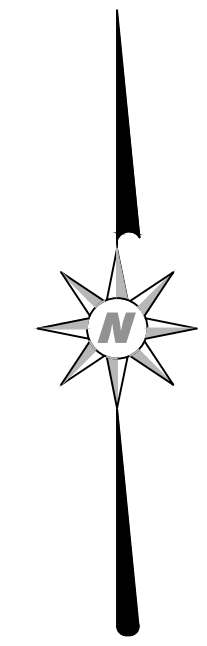
CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	20.04'	25.57'	23.87'	N 01°41'22" W

UTILITY LEGEND

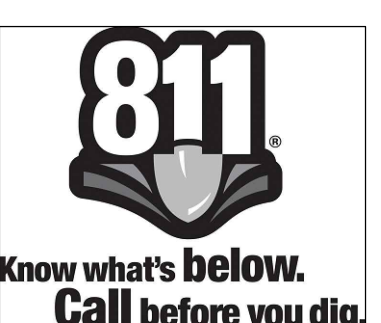
- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- TEE
- THRUST (REACTION) BLOCKING
- BLOW OFF VALVE
- WATER METER
- BACKFLOW PREVENTER
- CLEANOUT
- SANITARY MANHOLE
- FLARED END SECTION
- RISER STRUCTURE
- CATCH BASIN
- YARD INLET
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE

SITE LEGEND

- STREET LIGHT
- SIGN
- WHEELCHAIR RAMP
- CLUSTER MAILBOX UNIT
- ROADWAY CENTER LINE
- LOT LINE
- RIGHT OF WAY LINE
- RETAINING WALL
- SETBACK LINE
- BMP LIMITS
- EASEMENT
- STANDARD CURB & GUTTER
- SPILL CURB & GUTTER
- ORNAMENTAL FENCE
- FENCE
- OPEN SPACE AREA
- TREE PRESERVATION AREA



THESE PLANS AND ASSOCIATED DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF SHIPMAN ENGINEERING, PLLC AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART. THESE DOCUMENTS SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY CONTRACT. SHIPMAN ENGINEERING, PLLC IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS OR FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY ANY SUCH ERRORS OR OMISSIONS.



IMPORTANT NOTE: LOTS 1, AND 2 ARE SUBJECT TO CITY OF RALEIGH INFILL COMPATIBILITY REQUIREMENTS PER UDO 22.1 & 2.2.7)

SOLID WASTE SERVICE TO BE PROVIDED VIA ROLL-OUT CARTS TO THE PUBLIC RIGHT-OF-WAY. CARTS SHALL BE STORED OUTSIDE THE RECESSED GARAGE DOOR ON THE COVERED AREA OF THE UNIT DRIVEWAY.

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.

SHIPMAN ENGINEERING
SHIPMAN ENGINEERING, PLLC
NCBELTS LICENSE P-1963

2400 MEDWAY DR. SUBDIVISION
CITY OF RALEIGH WAKE COUNTY, NORTH CAROLINA
137 MIDDLEGREEN PLACE
HOLLY SPRINGS, NC 27540
919.900.0006

SITE LAYOUT & UTILITY PLAN

REVISIONS	DATE	SYMBOL

SHEET NUMBER: **C-04**

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

- GENERAL NOTES:**
- EXISTING CONDITIONS, BOUNDARY, AND TOPOGRAPHICAL DATA OF THE SUBJECT PARCEL ARE COMPILED FROM A FIELD SURVEY OF THE PROPERTY BY TAYLOR LAND CONSULTANTS, PLLC DATED OCTOBER 23, 2024. THE DATA SHOWN ON THIS DRAWING IS NOT THE RESULT OF A FIELD SURVEY BY SHIPMAN ENGINEERING, 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 AUTOCAD.
 - 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 OUTSIDE OF ANY FLOOD HAZARD AREAS AS SHOWN ON FEMA FIRM 3720170500K DATED JULY 19, 2022.
 - REFER TO SEALED TOPOGRAPHICAL SURVEY BY TAYLOR LAND CONSULTANTS, PLLC FOR HORIZONTAL AND VERTICAL DATUM INFORMATION AND OTHER SURVEY CONTROL DATA.
 - WETLAND, STREAM, AND ENVIRONMENTAL INVESTIGATION HAS NOT BEEN PERFORMED ON THIS PROPERTY. IT IS BELIEVED THAT NO ENVIRONMENTALLY SENSITIVE AREAS EXIST WITHIN THE PROJECT LIMITS.
 - CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION CAN BEGIN. ALL APPLICABLE FEES SHALL ALSO BE PAID PRIOR TO CONSTRUCTION DRAWING APPROVAL.
 - NO NATURAL OR HISTORIC SITES HAVE BEEN IDENTIFIED ON OR ADJACENT TO THE PROJECT SITE PER WAKE COUNTY AND/OR CITY OF RALEIGH CULTURAL OR HISTORICAL RESOURCE MAPS.
 - TREE PROTECTION FENCING SHALL BE PROVIDED ALONG ALL VEGETATED RIPARIAN BUFFERS, TREE PRESERVATION AREAS, AND PERIMETER BUFFER AREAS.
 - 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.
 - ALL DIMENSIONS SHOWN ARE TO THE EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
 - COORDINATE ELECTRICAL POWER, TELEPHONE, CABLE, FIBER, AND OTHER UNDERGROUND UTILITY INSTALLATION WITH THE APPROPRIATE UTILITY PROVIDER AND THE CITY OF RALEIGH AS REQUIRED.
 - ALL PROPOSED SIGNAGE WILL COMPLY WITH THE CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE, SECTION 7.3.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL GRADES PRIOR TO THE START OF CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY IF DISCREPANCIES ARE NOTED.
 - THE MAXIMUM SIDEWALK CROSS SLOPE SHALL BE 2% (1/4" PER FOOT)
 - TACTILE WARNING MATS OR TRUNCATED DOMES ARE TO BE INSTALLED ON ALL WHEELCHAIR RAMPS PER THE CITY OF RALEIGH ACCESSIBILITY STANDARDS.
 - ALL TEMPORARY TRAFFIC CONTROL MEASURES, SIGNS, AND MARKINGS SHALL BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO INSTALLATION IN THE FIELD.
 - ALL PARKING STALL MARKINGS AND LANE ARROWS SHALL BE WITHIN THE PARKING AND VEHICULAR AREAS AND SHALL BE WHITE.
 - MINIMUM CORNER CLEARANCE FROM CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY.

IMPORTANT NOTE:

BUILDING ENVELOPES AND DOWNSPOUT LOCATIONS SHOWN ON THIS PLAN ARE ILLUSTRATIVE IN NATURE AND ARE SHOWN TO DEMONSTRATE POTENTIAL BUILDING FOOTPRINT AREAS AND COMMON DOWNSPOUT LOCATIONS AT BUILDING CORNERS.

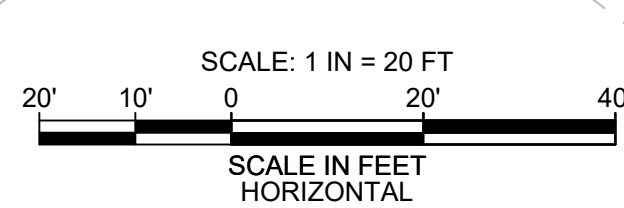
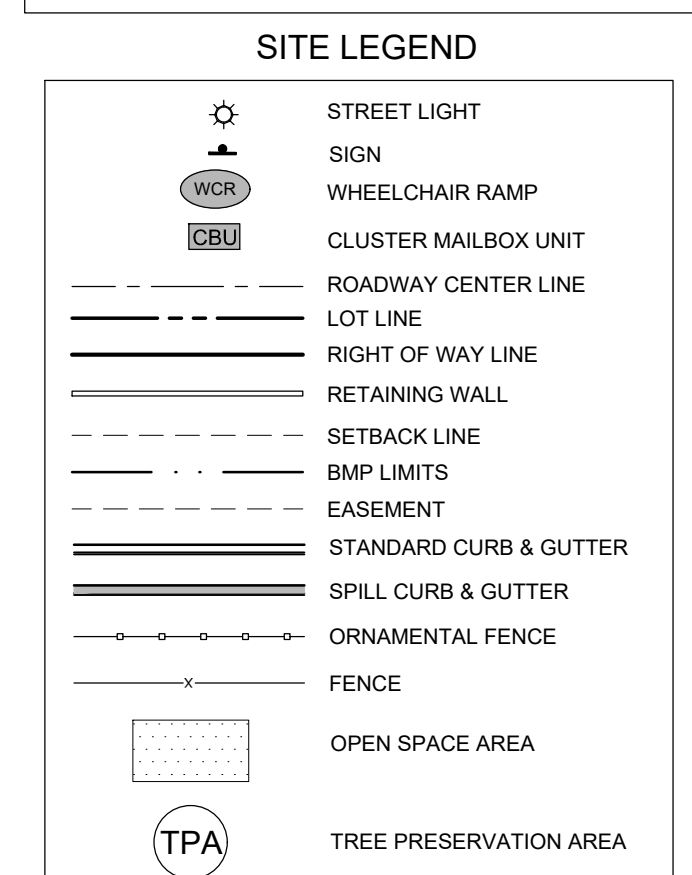
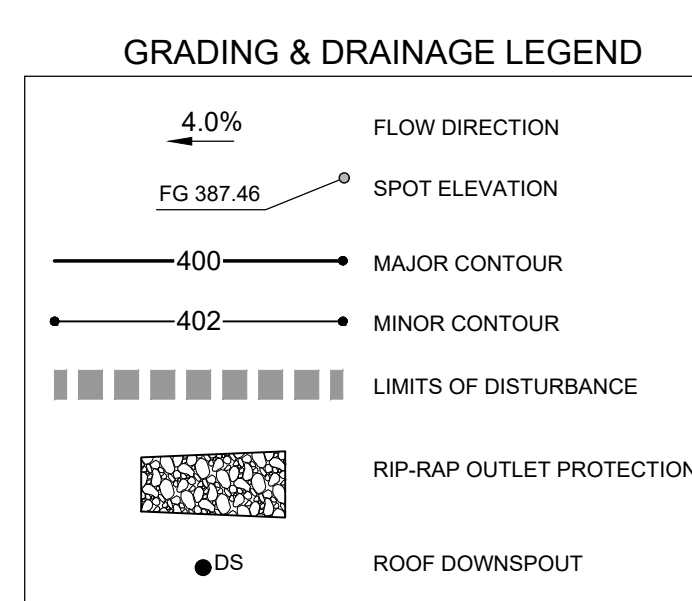
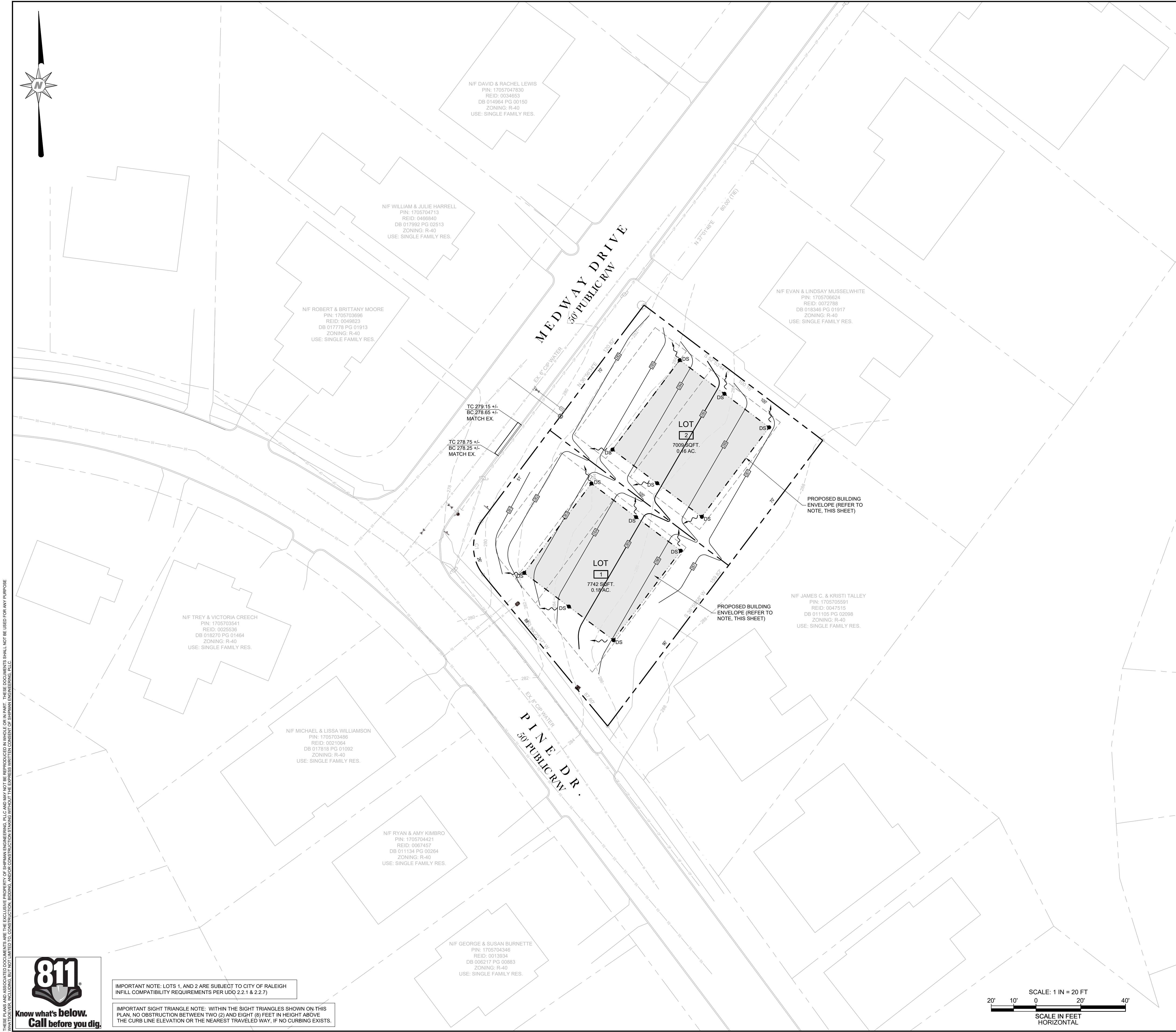
THE EXACT BUILDING FOOTPRINT FOR EACH PROPOSED HOUSE IS UNKNOWN AT THE TIME OF THIS PLAN AND WILL BE SELECTED BY A FUTURE BUYER OR HOME BUILDING CONTRACTOR.

REVISIONS	DATE	SYMBOL

SHIPMAN ENGINEERING
 SHIPMAN ENGINEERING, PLLC
 NCBELS LICENSE P-1963
 137 MIDDLEGREEN PLACE
 HOLLY SPRINGS, NC 27540
 919.900.0006

DESIGNED BY: WZS
 DRAWN BY: WZS
 CHECKED BY: WZS
 DRAWING DATE: 10/29/24
 SE PROJECT #: 2024-002

2400 MEDWAY DR. SUBDIVISION
 CITY OF RALEIGH WAKE COUNTY, NORTH CAROLINA
LOT GRADING PLAN
 SHEET NUMBER: **C-05**



IMPORTANT NOTE: LOTS 1, AND 2 ARE SUBJECT TO CITY OF RALEIGH INFILL COMPATIBILITY REQUIREMENTS PER UDO 2.2.1 & 2.2.7)

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.

THESE PLANS AND ASSOCIATED DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF SHIPMAN ENGINEERING, PLLC AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART. THESE DOCUMENTS SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY INTENDED BY SHIPMAN ENGINEERING, PLLC. THE USER ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THESE DOCUMENTS.



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

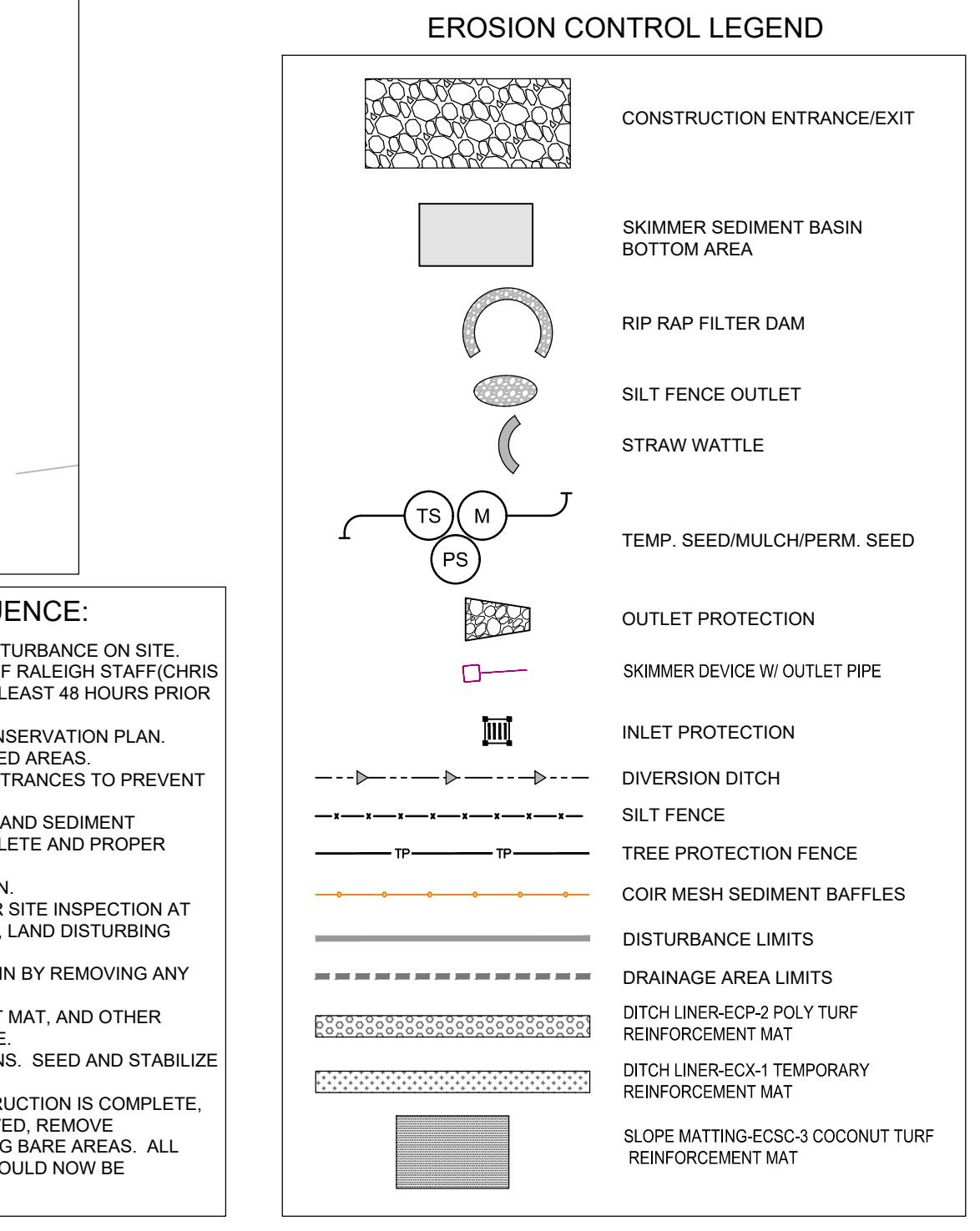
- GENERAL NOTES:**
- EXISTING CONDITIONS, BOUNDARY, AND TOPOGRAPHICAL DATA OF THE SUBJECT PARCEL ARE COMPILED FROM A FIELD SURVEY OF THE PROPERTY BY TAYLOR LAND CONSULTANTS, PLLC DATED OCTOBER 23, 2024. THE DATA SHOWN ON THIS DRAWING IS NOT THE RESULT OF A FIELD SURVEY BY SHIPMAN ENGINEERING, PLLC. ADDITIONAL 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 AUTOCAD.
 - 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 OUTSIDE OF ANY FLOOD HAZARD AREAS AS SHOWN ON FEMA FIRM 3720170500K DATED JULY 19, 2022.
 - REFER TO SEALED TOPOGRAPHICAL SURVEY BY TAYLOR LAND CONSULTANTS, PLLC FOR HORIZONTAL AND VERTICAL DATUM INFORMATION AND OTHER SURVEY CONTROL DATA.
 - WETLAND, STREAM, AND ENVIRONMENTAL INVESTIGATION HAS NOT BEEN PERFORMED ON THIS PROPERTY. IT IS BELIEVED THAT NO ENVIRONMENTALLY SENSITIVE AREAS EXIST WITHIN THE PROJECT LIMITS.
 - CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION CAN BEGIN. ALL APPLICABLE FEES SHALL ALSO BE PAID PRIOR TO CONSTRUCTION DRAWING APPROVAL.
 - NO NATURAL OR HISTORIC SITES HAVE BEEN IDENTIFIED ON OR ADJACENT TO THE PROJECT SITE PER WAKE COUNTY AND/OR CITY OF RALEIGH CULTURAL OR HISTORICAL RESOURCE MAPS.
 - TREE PROTECTION FENCING SHALL BE PROVIDED ALONG ALL VEGETATED RIPARIAN BUFFERS, TREE PRESERVATION AREAS, AND PERIMETER BUFFER AREAS.
 - 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.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL GRADES PRIOR TO THE START OF CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY IF DISCREPANCIES ARE NOTED.
 - APPROVAL OF THIS PLAN IS NOT AUTHORIZATION TO GRADE OR DISTURB ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED BY THE AFFECTED PROPERTY OWNER.
 - ALL STORM DRAINAGE PIPING WITHIN THE RIGHT-OF-WAY SHALL BE PUBLIC. ALL STORM DRAINAGE PIPING OUTSIDE OF THE RIGHT-OF-WAY SHALL BE PRIVATE.
 - STORM DRAINAGE PIPING SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED. STORM DRAINAGE WITH LESS THAN 2 FEET OF COVER, MEASURED FROM THE SUBGRADE TO THE TOP OF THE PIPE, SHALL BE CLASS IV RCP. INSTALL PIPING PER CITY OF RALEIGH SPECIFICATIONS AND/OR MANUFACTURER RECOMMENDATIONS.
 - CUT/FILL SLOPES SHALL BE GRADED AT A MAXIMUM OF 2.5H:1V UNLESS NOTED OTHERWISE.
 - NO GRADING EQUIPMENT SHALL BE PERMITTED ON SITE UNTIL A LAND DISTURBING PERMIT HAS BEEN ISSUED BY THE CITY OF RALEIGH.

- GROUND COVER STABILIZATION SCHEDULE:**
- STABILIZE BASINS WITH GROUND COVER IMMEDIATELY AFTER INSTALLATION.
 - STABILIZE DIVERSION DITCHES INTENDED TO BE IN SERVICE FOR 30 DAYS OR MORE WITH TEMPORARY SEEDING AND EROSION CONTROL NETTING.
 - FOR ALL AREAS OF MODERATE AND/OR STEEP SLOPES, PROVIDE TEMPORARY GROUND COVER IF THE SLOPE HAS NOT BEEN DISTURBED FOR A PERIOD OF 7 DAYS.
 - PROVIDE GROUND COVER SUFFICIENT TO RESTRAIN EROSION ON ANY PORTION OF THE SITE UPON WHICH FURTHER LAND-DISTURBING ACTIVITY IS NOT BEING UNDERTAKEN WITHIN 14 CALENDAR DAYS OF TEMPORARILY OR PERMANENTLY SUSPENDING LAND DISTURBING ACTIVITY.
 - ESTABLISH PERMANENT GROUND COVER SUFFICIENT TO RESTRAIN EROSION WITHIN 14 CALENDAR DAYS FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT AND/OR PRIOR TO FINAL INSPECTION.

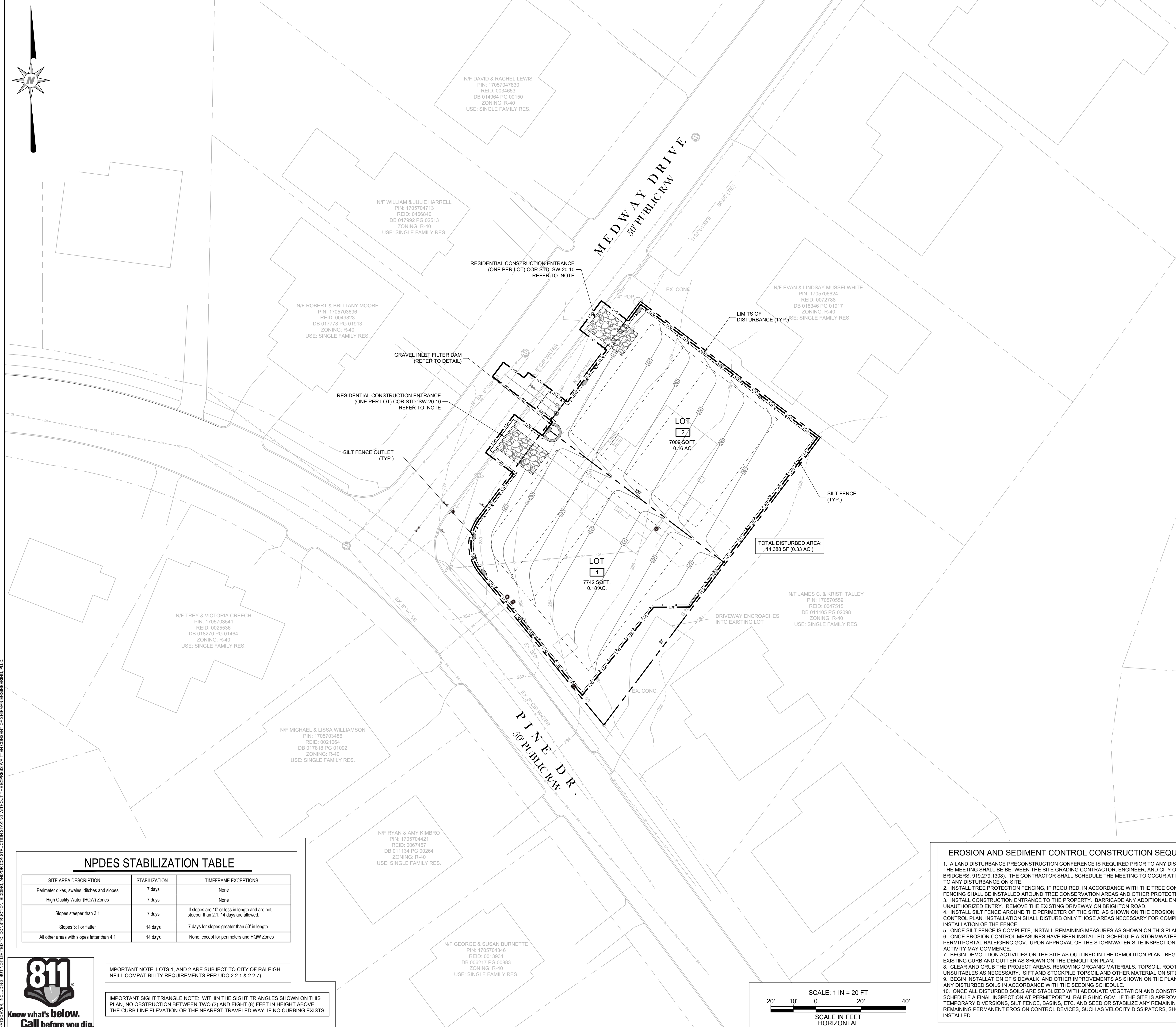
IMPORTANT NOTE:

A RESIDENTIAL CONSTRUCTION ENTRANCE SHALL BE INSTALLED TO EACH LOT AT THE TIME OF HOME CONSTRUCTION. SHOULD CONSTRUCTION OF EACH HOME OCCUR SEPARATELY (I.E., NOT CONCURRENTLY WITH EACH OTHER), THE CONTRACTOR SHALL INSTALL SILT FENCE ALONG THE COMMON PROPERTY LINE BETWEEN LOTS 1 & 2 IN ORDER TO TOTALLY WRAP EACH PROJECT SITE IN SILT FENCE FOR THE DURATION OF LAND DISTURBING ACTIVITIES.

DESIGNED BY: WZS
 DRAWN BY: WZS
 CHECKED BY: WZS
 DRAWING DATE: 10/29/24
 SE PROJECT #: 2024-002



- EROSION AND SEDIMENT CONTROL CONSTRUCTION SEQUENCE:**
- A LAND DISTURBANCE PRECONSTRUCTION CONFERENCE IS REQUIRED PRIOR TO ANY DISTURBANCE ON SITE. THE MEETING SHALL BE BETWEEN THE SITE GRADING CONTRACTOR, ENGINEER, AND CITY OF RALEIGH STAFF/CHRIS BRIDGERS (919.279.1938). THE CONTRACTOR SHALL SCHEDULE THE MEETING TO OCCUR AT LEAST 48 HOURS PRIOR TO ANY DISTURBANCE ON SITE.
 - INSTALL TREE PROTECTION FENCING, IF REQUIRED, IN ACCORDANCE WITH THE TREE CONSERVATION PLAN. FENCING SHALL BE INSTALLED AROUND TREE CONSERVATION AREAS AND OTHER PROTECTED AREAS.
 - INSTALL CONSTRUCTION ENTRANCE TO THE PROPERTY. BARRICADE ANY ADDITIONAL ENTRANCES TO PREVENT UNAUTHORIZED ENTRY. REMOVE THE EXISTING DRIVEWAY ON BRIGHTON ROAD.
 - INSTALL SILT FENCE AROUND THE PERIMETER OF THE SITE, AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN. INSTALLATION SHALL DISTURB ONLY THOSE AREAS NECESSARY FOR COMPLETE AND PROPER INSTALLATION OF THE FENCE.
 - ONCE SILT FENCE IS COMPLETE, INSTALL REMAINING MEASURES AS SHOWN ON THIS PLAN.
 - ONCE EROSION CONTROL MEASURES HAVE BEEN INSTALLED, SCHEDULE A STORMWATER SITE INSPECTION AT PERMITPORTAL.RALEIGHNC.GOV. UPON APPROVAL OF THE STORMWATER SITE INSPECTION, LAND DISTURBING ACTIVITY MAY COMMENCE.
 - BEGIN DEMOLITION ACTIVITIES ON THE SITE AS OUTLINED IN THE DEMOLITION PLAN. BEGIN BY REMOVING ANY EXISTING CURB AND GUTTER AS SHOWN ON THE DEMOLITION PLAN.
 - CLEAR AND GRUB THE PROJECT AREAS, REMOVING ORGANIC MATERIALS, TOPSOIL, ROOT MAT, AND OTHER UNSUITABLES AS NECESSARY. SIFT AND STOCKPILE TOPSOIL AND OTHER MATERIAL ON SITE.
 - BEGIN INSTALLATION OF SIDEWALK AND OTHER IMPROVEMENTS AS SHOWN ON THE PLANS. SEED AND STABILIZE ANY DISTURBED SOILS IN ACCORDANCE WITH THE SEEDING SCHEDULE.
 - ONCE ALL DISTURBED SOILS ARE STABILIZED WITH ADEQUATE VEGETATION AND CONSTRUCTION IS COMPLETE, SCHEDULE A FINAL INSPECTION AT PERMITPORTAL.RALEIGHNC.GOV. IF THE SITE IS APPROVED, REMOVE TEMPORARY DIVERSIONS, SILT FENCE, BASINS, ETC. AND SEED OR STABILIZE ANY REMAINING BARE AREAS. ALL REMAINING PERMANENT EROSION CONTROL DEVICES, SUCH AS VELOCITY DISSIPATORS, SHOULD NOW BE INSTALLED.

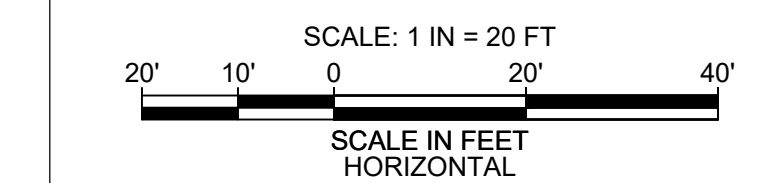


NPDES STABILIZATION TABLE

SITE AREA DESCRIPTION	STABILIZATION	TIMEFRAME EXCEPTIONS
Perimeter dikes, swales, ditches and slopes	7 days	None
High Quality Water (HQW) Zones	7 days	None
Slopes steeper than 3:1	7 days	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed.
Slopes 3:1 or flatter	14 days	7 days for slopes greater than 50' in length
All other areas with slopes flatter than 4:1	14 days	None, except for perimeters and HQW Zones

IMPORTANT NOTE: LOTS 1, AND 2 ARE SUBJECT TO CITY OF RALEIGH INFILL COMPATIBILITY REQUIREMENTS PER UDO 2.2.1 & 2.2.7

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.



SHIPMAN ENGINEERING
 SHIPMAN ENGINEERING, PLLC
 NCBELS LICENSE P-1963

137 MIDDLEGREEN PLACE
 HOLLY SPRINGS, NC 27540
 919.900.0006

2400 MEDWAY DR. SUBDIVISION
 CITY OF RALEIGH WAKE COUNTY, NORTH CAROLINA

EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER: C-06

REVISIONS	DATE	SYMBOL

MAINTENANCE NOTES:

- THE OWNERS OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING BY KEEPING LAWNS MOWED, ALL PLANTS MAINTAINED AS DISEASE FREE, ALL PLANTING BEDS GROUNDED AND KEPT WEED FREE (EXCEPT IN AREAS OF PRESERVED EXISTING NATURAL VEGETATION (I.E., THICKETS), AND KEPT FREE FROM TRASH, DEBRIS AND OTHER OBJECTIONABLE MATERIALS.
- THE REPLACEMENT OF ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER THE DATE OF PLANTING, SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON; AND, THE REPLACEMENT OF ANY TREE IN A TREE SAVE AREA, WHICH IS REMOVED OR DIES AFTER THE DATE OF APPROVAL OF A PRESERVATION LANDSCAPE PLAN, SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON.
- THE OWNERS OF THE PROPERTY AND THEIR AGENTS, HEIRS OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTINGS AND PHYSICAL FEATURES SHOWN ON THIS PLAN. THE OWNERS SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE OF THE VEGETATION TO INCLUDE BUT NOT LIMITED TO:
 - FERTILIZATION: LAWN: FERTILIZE LAWNS TWICE PER YEAR (FEBRUARY 15-MARCH 15 AND AGAIN SEPT. 1- OCTOBER 31) ACCORDING TO SOIL TEST. FERTILIZE WARM SEASON GRASSES ONCE DURING GROWING SEASON PER SOIL TEST.
 - PRUNING: PRUNING SHALL BE LIMITED TO REMOVAL OF DEAD WOOD OR BRANCHES FOR TREES OR FOR SIGHT DISTANCES/SAFETY REASONS. THE SHIGO STANDARDS SHOULD BE ADHERED TO. THE PRUNING OF SHRUBS SHALL BE LIMITED TO THE PRUNING NECESSARY TO MAINTAIN THE NATURAL SHAPE OF THE PLANT EXCEPT FOR SHEARED HEDGES.
 - PEST CONTROL: PRE-EMERGENT WEED CONTROL FOR LAWNS AND SHRUB BEDS MAY BE APPLIED IN FEBRUARY. CHEMICAL TREATMENT FOR INSECT INFESTATION AND DISEASE MAY BE APPLIED AND SHALL BE SPECIFIC TO THE PROBLEM.
 - MULCHING: MULCHING SHALL BE MAINTAINED AT A DEPTH OF 2-3" IN PLANT BEDS. MULCH SHALL BE REAPPLIED EVERY TWO YEARS.
 - MOWING: PRIMARY FESCUE LAWNS SHALL BE MAINTAINED AT A HEIGHT OF 3" AND SHALL BE MOWED APPROXIMATELY 30 TIMES PER YEAR. SECONDARY TURF AREAS MAY BE MAINTAINED HIGHER AND LESS FREQUENTLY. WARM SEASON GRASSES SHALL BE MOWED AS NEEDED DURING THE GROWING SEASON TO MAINTAIN THE RECOMMENDED HEIGHT OF THE SPECIES OF TURF GRASS.
 - PLANT PROTECTION: AVOID EXCESS INTRUSION INTO THE ROOT ZONE AREA OF ESTABLISHED PLANTINGS.
 - WATERING: IF ANY IRRIGATION SYSTEM IS UTILIZED, THE SYSTEM SHALL BE REGULATED TO PROVIDE APPROXIMATELY 1" OF RAINFALL PER WEEK DURING THE GROWING SEASON.
 - FAILURE TO MAINTAIN ALL PLANTINGS IN ACCORDANCE WITH THIS PLAN MAY CONSTITUTE A VIOLATION OF THE LAND DEVELOPMENT ORDINANCE AND MAY RESULT IN FINES.

PLANT SCHEDULE									
TYPE	QUANTITY	% OF TOTAL	UDO USE CATEGORY	KEY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	COMMENTS	
UDT	6	100%	ST	PC	PISTACHIA CHINENSIS	CHINESE PISTACHE	2.5' CAL. MINIMUM	B&B, 10' HEIGHT	

TYPE/USE LEGEND
 UDT= UNDERSTORY DECIDUOUS TREE; CDT= CANOPY DECIDUOUS TREE; UET= UNDERSTORY EVERGREEN TREE; CET = CANOPY EVERGREEN TREE; ES= EVERGREEN SHRUB
 ST= STREET TREE; PBB= PROJECT BOUNDARY BUFFER; VUA= VEHICULAR USE AREA; FP=FOUNDATION PLANTING



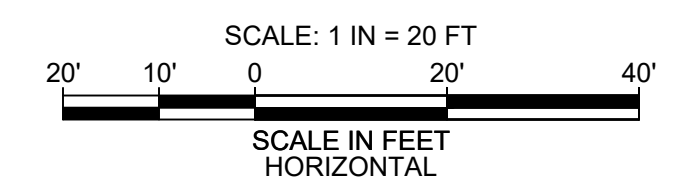
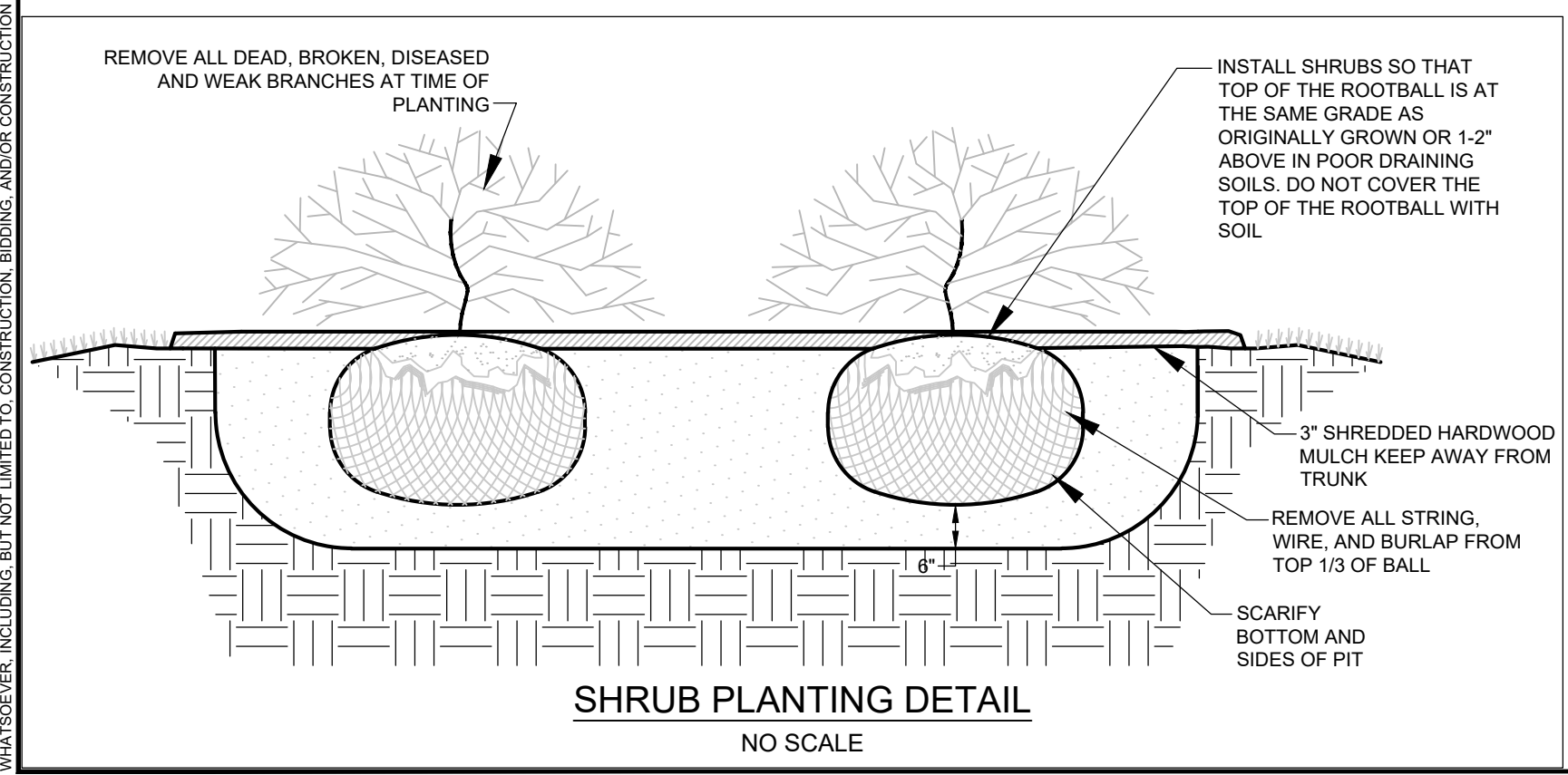
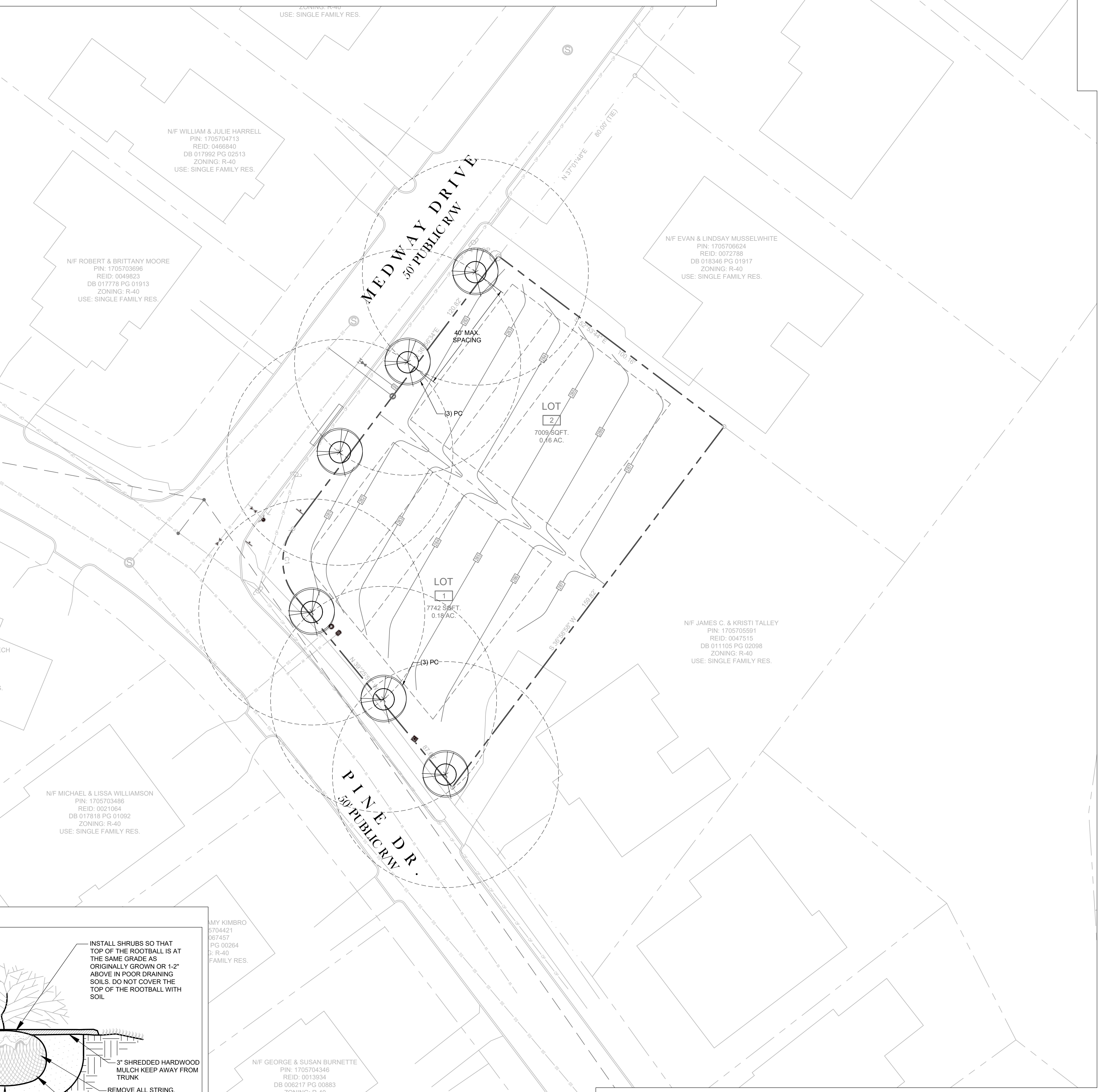
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

- GENERAL NOTES:**
- EXISTING CONDITIONS, BOUNDARY, AND TOPOGRAPHICAL DATA OF THE SUBJECT PARCEL ARE COMPILED FROM A FIELD SURVEY OF THE PROPERTY BY TAYLOR LAND CONSULTANTS, PLLC DATED OCTOBER 23, 2024. THE DATA SHOWN ON THIS DRAWING IS NOT THE RESULT OF A FIELD SURVEY BY SHIPMAN ENGINEERING, 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 AUTOCAD.
 - 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 OUTSIDE OF ANY FLOOD HAZARD AREAS AS SHOWN ON FEMA FIRM 3720170500K DATED JULY 19, 2022.
 - REFER TO SEALED TOPOGRAPHICAL SURVEY BY TAYLOR LAND CONSULTANTS, PLLC FOR HORIZONTAL AND VERTICAL DATUM INFORMATION AND OTHER SURVEY CONTROL DATA.
 - WETLAND, STREAM, AND ENVIRONMENTAL INVESTIGATION HAS NOT BEEN PERFORMED ON THIS PROPERTY. IT IS BELIEVED THAT NO ENVIRONMENTALLY SENSITIVE AREAS EXIST WITHIN THE PROJECT LIMITS.
 - CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION CAN BEGIN. ALL APPLICABLE FEES SHALL ALSO BE PAID PRIOR TO CONSTRUCTION DRAWING APPROVAL.
 - TREE PROTECTION FENCING SHALL BE PROVIDED ALONG ALL VEGETATED RIPARIAN BUFFERS, TREE PRESERVATION AREAS, AND PERIMETER BUFFER AREAS.
 - 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.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL GRADES PRIOR TO THE START OF CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY IF DISCREPANCIES ARE NOTED.
 - CONTACT THE NC ONE CALL CENTER (811) FOR LOCATIONS OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM WATER AND SEWER CONNECTIONS. NOTIFY THE ENGINEER IF ANY CONFLICTS OR DISCREPANCIES ARE NOTED.
 - VERIFY ALL PLANT MATERIAL QUANTITIES ON THE PLAN PRIOR TO BIDDING; PLANT LIST TOTALS ARE SHOWN FOR CONVENIENCE ONLY AND SHALL BE CONFIRMED PRIOR TO SUBMITTING BIDS.
 - PROVIDE PLANT MATERIALS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY INDICATED ON THE PLANS, UNLESS EXPRESS WRITTEN PERMISSION IS ISSUED FROM THE OWNER OR THE ENGINEER INDICATING OTHERWISE. FINAL PLANT SELECTION MAY BE SUBJECT TO SEASONAL AVAILABILITY AND MAY BE ALTERED OR MODIFIED BY THE OWNER AS DESIRED.
 - ALL PLANT MATERIALS AND INSTALLATION SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" IF SPECIFIED PLANT MATERIAL IS NOT AVAILABLE. SUBMIT PROOF OF NON-AVAILABILITY TO THE ENGINEER, TOGETHER WITH PROPOSAL FOR THE USE OF EQUIVALENT MATERIAL, VARIETIES, OR CULTIVARS.
 - PROVIDE AND INSTALL ALL PLANTS AS IN ACCORDANCE WITH DETAILS AND CONTRACT SPECIFICATIONS.

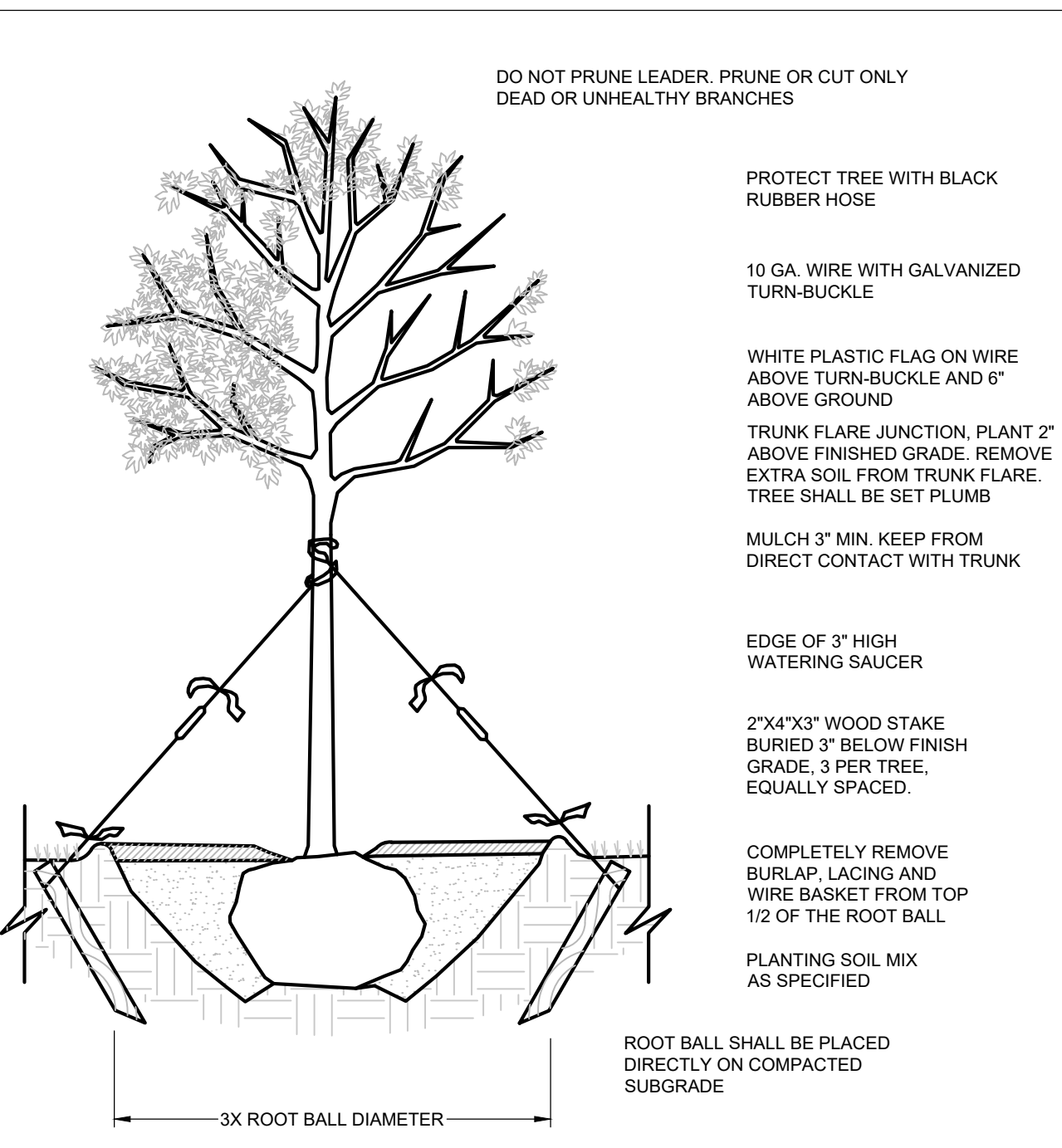
- CONSTRUCTION & INSTALLATION:**
- THE OWNER AND/OR ENGINEER RESERVES THE RIGHT TO REJECT ANY PLANTS AND MATERIALS THAT ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AS WELL AS PLANTS AND MATERIALS THAT DO NOT CONFORM TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK."
 - LABEL AT LEAST ONE TREE AND SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING THE DESIGNATION OF BOTANICAL AND COMMON NAME.
 - INSTALL LANDSCAPE PLANTINGS AT ENTRANCES/EXITS AND PARKING AREAS ACCORDING TO PLANS SO THAT MATERIALS WILL NOT INTERFERE WITH SIGHT DISTANCES.
 - CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIAL DURING INSTALLATION AND UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER. CONTRACTOR SHALL NOTIFY THE OWNER OF CONDITIONS WHICH AFFECTS THE GUARANTEE.

- INSPECTIONS & GUARANTEE:**
- UPON COMPLETION OF LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR WHO WILL VERIFY THE COMPLETENESS, INCLUDING THE REPLACEMENT OF ALL DEAD PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A FINAL INSPECTION BY THE ENGINEER.
 - ALL EXTERIOR PLANT MATERIALS SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER DATE OF FINAL INSPECTION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. DEFECTS RESULTING FROM NEGLIGENCE BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTRACTORS CONTROL ARE NOT THE RESPONSIBILITY OF THE CONTRACTOR.
 - PLANT MATERIAL QUANTITIES AND SIZES WILL BE INSPECTED FOR COMPLIANCE WITH APPROVED PLANS BY A SITE PLAN REVIEW AGENT OF THE PLANNING DEPARTMENT PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.
 - REMOVE ALL GUY WIRES AND STAKES 12 MONTHS AFTER INSTALLATION.

THESE PLANS AND ASSOCIATED DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF SHIPMAN ENGINEERING, PLLC AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART. THESE DOCUMENTS SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY INTENDED BY SHIPMAN ENGINEERING, PLLC. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THESE DOCUMENTS.



IMPORTANT NOTE: FINAL LANDSCAPE SPECIES SELECTION SHALL BE APPROVED BY OWNER AND MAY BE ALTERED AT THE OWNER'S DISCRETION BASED ON SEASONAL AVAILABILITY AND LOCAL NURSERY STOCK. ALL PLANT CULTIVAR SELECTIONS MUST COMPLY WITH CITY OF DUNN STANDARDS.



- NOTES:**
- CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 - SAUCER SHALL BE FLOODED TWICE DURING THE FIRST 24 HOURS AFTER PLANTING.

SYMBOL	DATE	REVISIONS

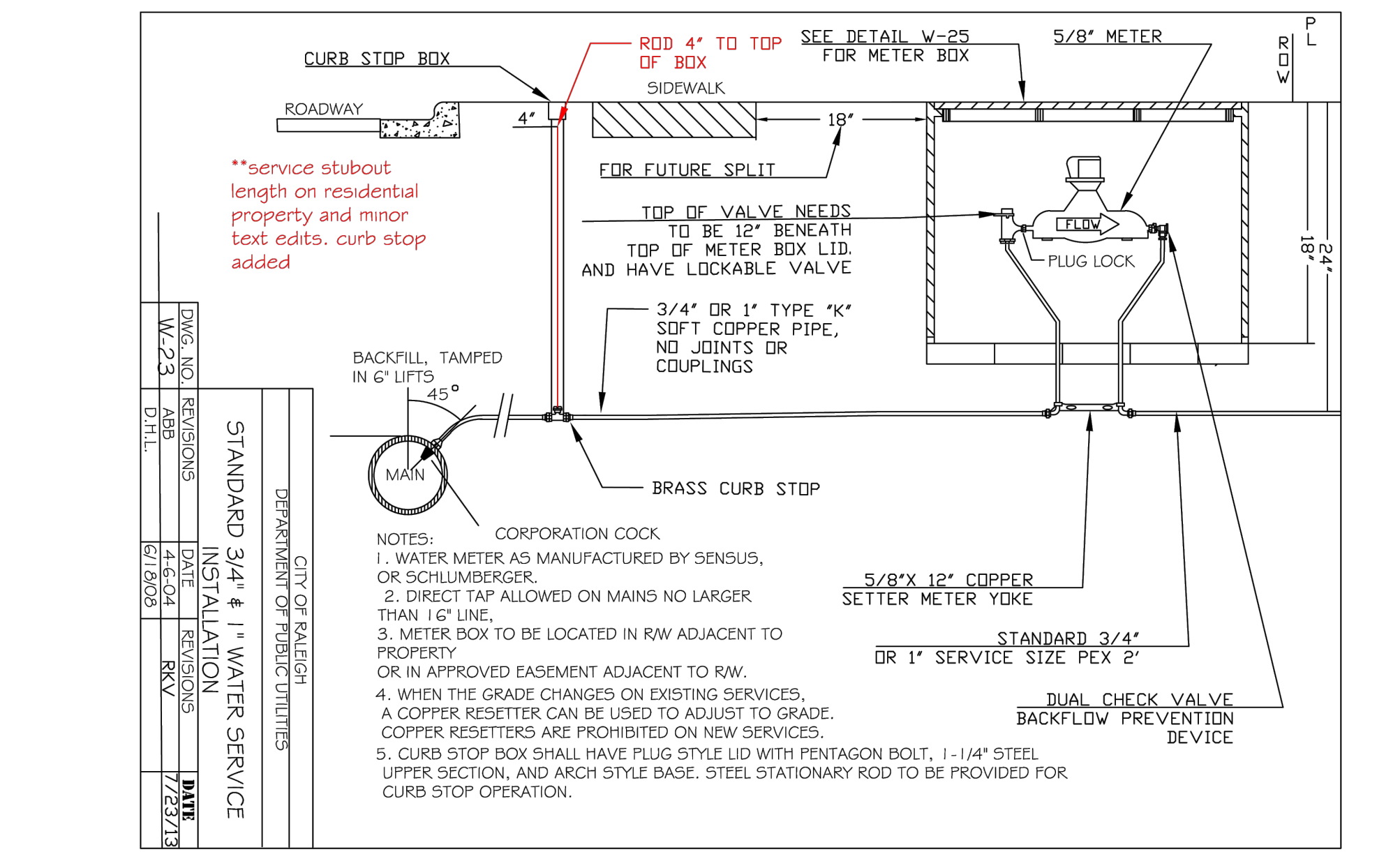
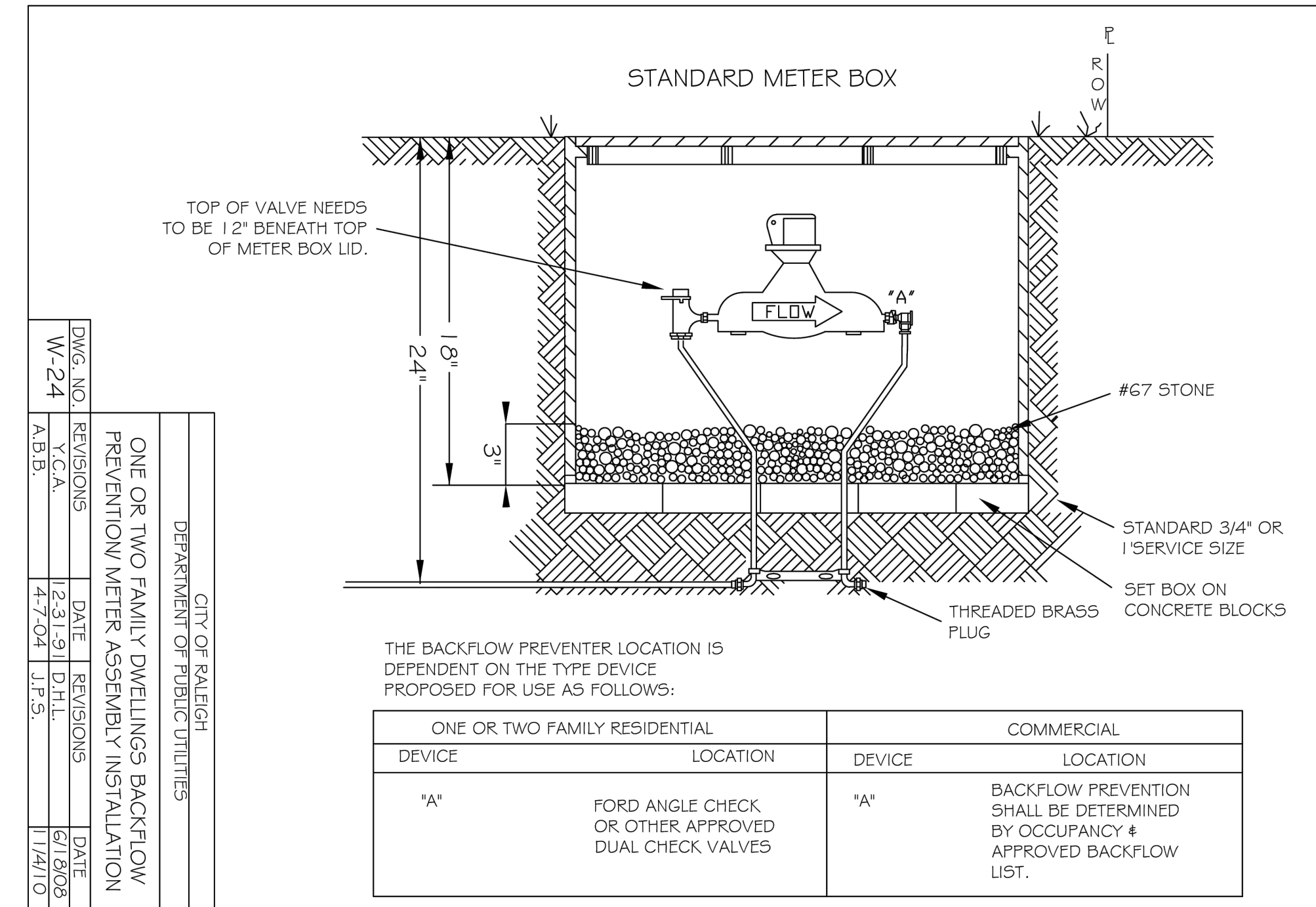
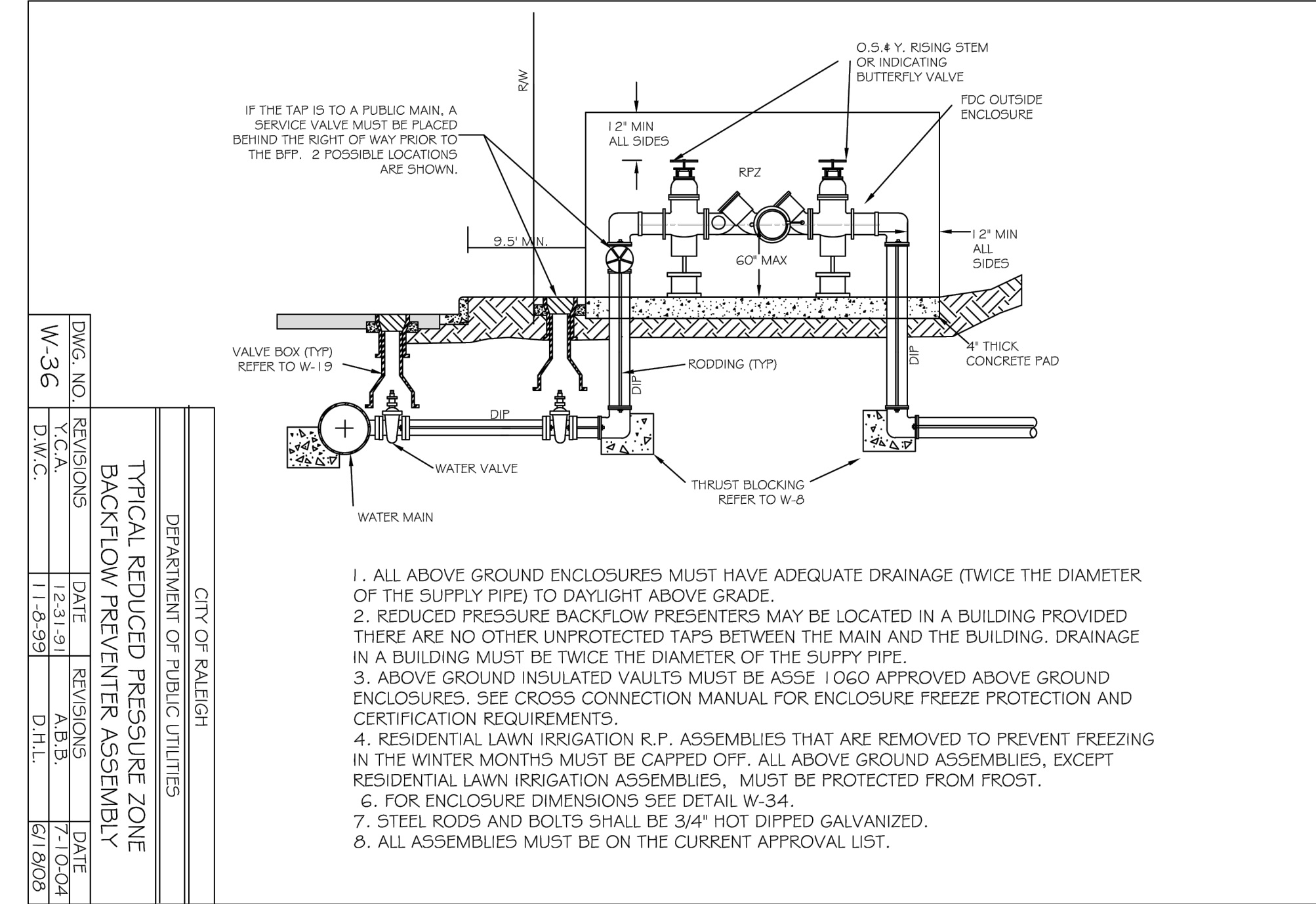
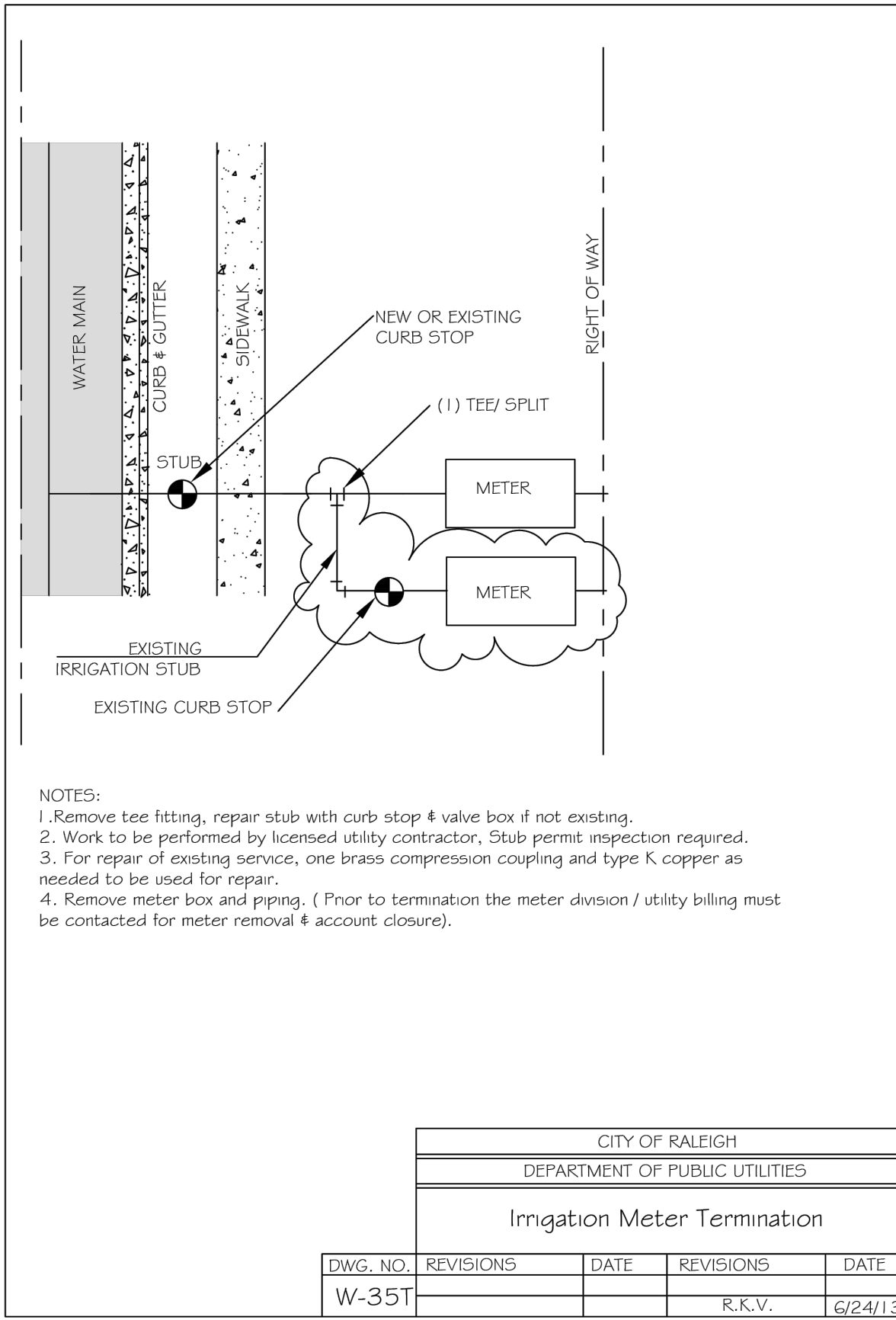
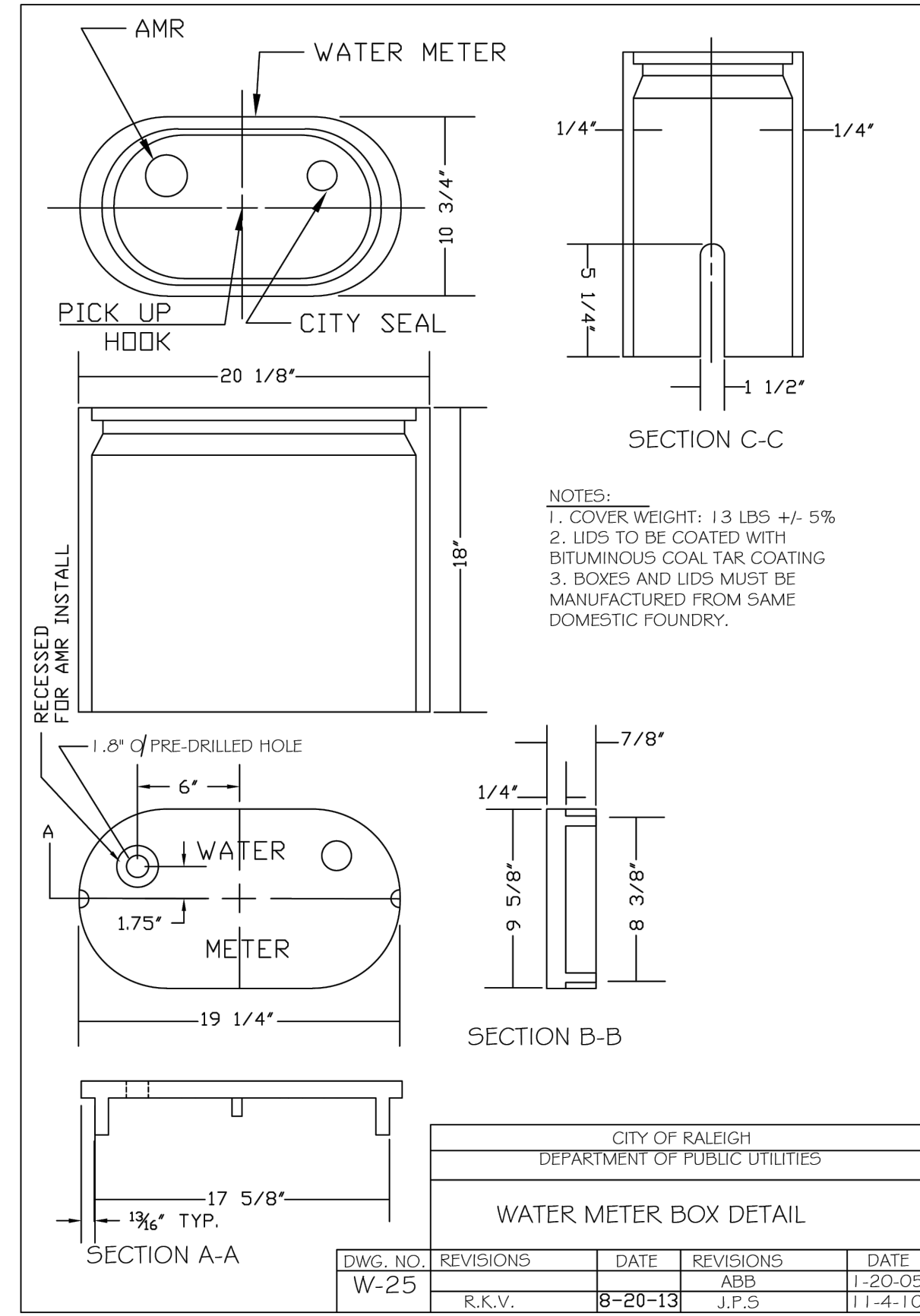
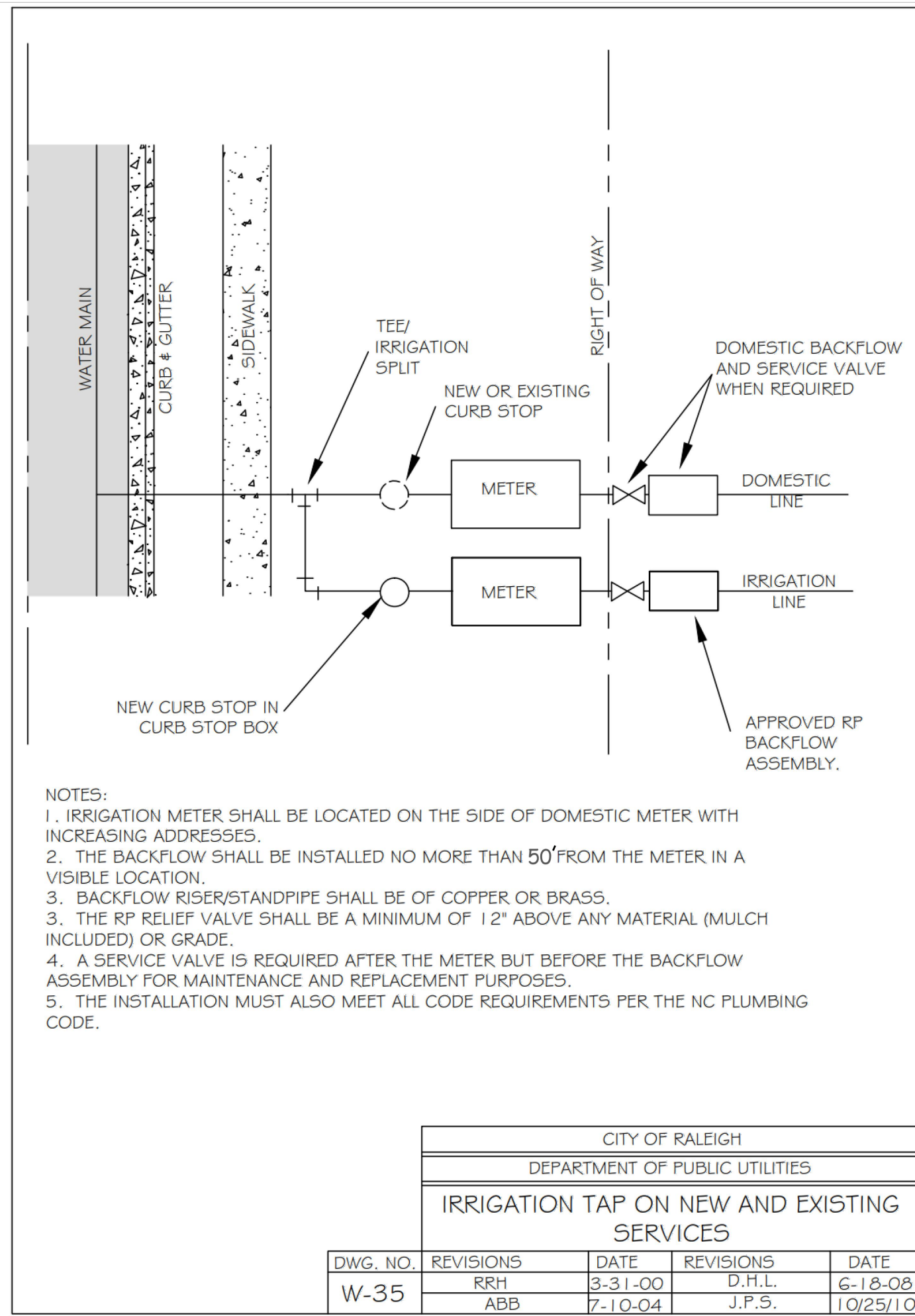
2400 MEDWAY DR. SUBDIVISION
 CITY OF RALEIGH WAKE COUNTY, NORTH CAROLINA
LANDSCAPE PLAN

DESIGNED BY: WZS
 DRAWN BY: WZS
 CHECKED BY: WZS
 DRAWING DATE: 10/29/24
 SE PROJECT #: 2024-002

SHIPMAN ENGINEERING, PLLC
 NCBELS LICENSE P-1963
 137 MIDDLEGREEN PLACE
 HOLLY SPRINGS, NC 27540
 919.900.0006

SHEET NUMBER:
L-01

THESE PLANS AND ASSOCIATED DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF SHIPMAN ENGINEERING, PLLC AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART. THESE DOCUMENTS SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF SHIPMAN ENGINEERING, PLLC.



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

SHIPMAN ENGINEERING
SHIPMAN ENGINEERING, PLLC
NCBELS LICENSE P-1963
137 MIDDLEGREEN PLACE
HOLLY SPRINGS, NC 27540
919.900.0006

2400 MEDWAY DR. SUBDIVISION
CITY OF RALEIGH WAKE COUNTY, NORTH CAROLINA
NOTES & DETAILS II

SHEET NUMBER: **D-02**

