



Administrative Approval Action

Case File / Name: SUB-S-65-2018
MILLBANK INFILL SUBDIVISION

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION:

This site is comprised of three lots located on the east of N. Raleigh Boulevard, south of Millbank Street at 2206 and 2210 Millbank Street and 2308 Euston Street. Development of a 4.00 acre tract zoned R-6 (Residential 6) into a proposed 13 lot subdivision. The net area of this site is 3.18 acres with .01 acres of right-of-way dedication along Millbank Street and a proposed new street right-of-way dedication of .81 acres. Lots 1-3 are proposed detached single-family dwellings; Lots 4-12 are proposed attached duplex dwellings with Lot 13 a Common HOA Lot. This subdivision is a revision to the previously approved subdivision plan, S-65-18. The purpose of this subdivision, SUB-S-65-2018, entitled "Millbank Infill Subdivision Amendment," is to create a phase line, into Phases 1 and 2 between the detached single-family dwellings (Lots 1-3) and the proposed attached duplex dwelling lots (4-13). In addition, retaining walls are being proposed across Lots 4, 8-10 and 13. The proposed phase line is in compliance with UDO Sec.10.2.5.E.6. No other changes are being proposed with this subdivision revision. Note the expiration (sunset) dates for this plan are unchanged. The date of approval for the revision is May 28, 2020.

**DESIGN
ADJUSTMENT(S)/**

ALTERNATES, ETC: SPR-0083-2019: DSLC - Site Permitting Review/Major [Signature Set]

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 dated May 22, 2020 by Shipman Engineering, PLLC.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. The proposed new retaining walls are located & shown on the revised Site Permit Review Plans set, across Lots 4, 8-10 & 13, noting "top of wall" & "bottom of wall" heights from average grade, as shown on the revised subdivision plans set for "SUB-S-65-2018 Revision."
2. The new phase line, as shown on the approved revised preliminary plans set SUB-S-65-2018, for Phase 1, 2 is also shown & labeled on the SPR plans set.
3. A detailed description of the proposed retaining walls on proposed lots 4, 8-10 & 13 is included with the Site Permit Review drawings, demonstrating top & bottom of wall heights in accordance with Sec.7.2.8.



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Engineering

4. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.
5. The phasing shall be further clarified prior to approval of site permitting review. There was language left on the cover sheet speaking to a prior submittal. More specifically what improvements are being spoke to in phase 1 and the requirement that all public improvements will be constructed by the development and that timing (further referenced in these conditions of approval.) The noted intent of the submittal to staff from the applicant is for lots 1-3 to be a singular phase 1 and the remaining lots phase 2.

Stormwater

6. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
7. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
8. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

Urban Forestry

9. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
10. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Utility Placement Easement Required
<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required

<input checked="" type="checkbox"/>	Slope Easement Required
<input checked="" type="checkbox"/>	City Code Covenant Required

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General



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1. The City Code Covenant shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the City.
2. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
3. A demolition permit shall be issued and this building permit number shown on all maps for recording.

Engineering

4. A public infrastructure surety 33 street trees total is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3). Phase 1 requires a street tree surety for 9 trees. Phase 2 requires a street tree surety 24 trees.
5. A fee-in-lieu for 6' sidewalks and across the frontage of lots 1, 2, 3 and 10 (along the Brighton Road frontage) is paid to the City of Raleigh (UDO 8.1.10).
6. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
7. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
8. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
9. A driveway easement for cross access is being granted voluntarily to the property owner at 2312 Euston Street. The legal document is between the developer and resident. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the subdivision plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation.
10. A slope easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

Public Utilities



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11. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

12. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
13. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
14. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
15. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
16. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

Urban Forestry

17. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .171 acres of tree conservation area. Tree Conservation Areas for both phases are required to be recorded with Phase 1 recorded map

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. A subdivision map shall be recorded prior to or in conjunction with the recording of lots, subdividing the existing lot into a multiple tracts.

Public Utilities

2. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications, as applicable, subdivision, and right of way dedication.

Urban Forestry



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3. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .171 acres of tree conservation area. Tree Conservation Areas for both phases are required to be recorded with Phase 1 recorded map
4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 9 street trees along Millbank Street and 24 street trees along Millbank Village Court.

The following are required prior to issuance of building occupancy permit:

Engineering

1. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

Urban Forestry

2. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

EXPIRATION 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:

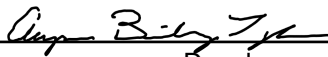
3-Year Sunset Date: May 22, 2022

Record at least ½ of the land area approved.

5-Year Sunset Date: May 22, 2024

Record entire subdivision.

I hereby certify this administrative decision.

Signed:  Date: 05/22/2019
Development Services Dir/Designee
Staff Coordinator: Ryan Boivin

MILLBANK INFILL SUBDIVISION

CITY OF RALEIGH
WAKE COUNTY, NORTH CAROLINA

PRELIMINARY SUBDIVISION DRAWING AMENDMENT CASE # S-65-18

1st SUBMITTAL TO CITY OF RALEIGH: NOVEMBER 2, 2018

2nd SUBMITTAL TO CITY OF RALEIGH: DECEMBER 6, 2018

3rd SUBMITTAL TO CITY OF RALEIGH: JANUARY 25, 2019

4th SUBMITTAL TO CITY OF RALEIGH: MARCH 1, 2019

5th SUBMITTAL TO CITY OF RALEIGH: MARCH 14, 2019

6TH SUBMITTAL TO CITY OF RALEIGH: APRIL 12, 2019

PRELIMINARY SUBDIVISION AMENDMENT SUBMITTAL: MARCH 5, 2020
PRELIMINARY SUBDIVISION AMENDMENT 2nd SUBMITTAL: APRIL 16, 2020
PRELIMINARY SUBDIVISION AMENDMENT FINAL SUBMITTAL: MAY 22, 2020



VICINITY MAP
SCALE: NTS

REVISION NARRATIVE:

THE PURPOSE OF THIS REVISION IS TO ALLOW FOR THE RECORDING OF THE SUBDIVISION IN TWO PHASES. PHASE 1 IS TO INCLUDE LOTS 1-3 ON MILLBANK STREET. IMPROVEMENTS REQUIRED FOR THESE LOTS INCLUDE WATER/SEWER UTILITY SERVICES AND STREET TREES. IMPROVEMENTS REQUIRED FOR PHASE 1 ARE ISOLATED FROM SITE WORK REQUIRED FOR PHASE 2, AND CAN THEREFORE BE IMPLEMENTED PRIOR TO IMPROVEMENTS REQUIRED FOR PHASE 2.

PHASE 2 OF THE PROJECT WILL INCLUDE THE BALANCE OF THE LOTS AS SHOWN ON SHEET C-05.

DEVELOPMENT SERVICES Preliminary Subdivision Plan Application <small>Development Services Customer Service Center • One Empire Park, Suite 400 • Raleigh, NC 27601 • (919) 996-0405</small>		
<small>This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.6). Please check the appropriate review type and include the plan checklist document. Please email your completed application to DS.intake@raleighnc.gov.</small>		
Office Use Only: Case #: _____ Planner (print): _____ Pre-application Conference Date: _____ Planner (signature): _____		
DEVELOPMENT TYPE (UDO Section 2.1.2) <input checked="" type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Development <input type="checkbox"/> Cottage Court <small>NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District.</small>		
GENERAL INFORMATION Scoping/sketch plan case number(s): 557634 Development name (subject to approval): Millbank Infill Subdivision Property Address(es): 2210, 2206 Millbank Street & 2308 Euston Street Recorded Deed PIN(s): 1714-65-5106, 1714-65-3232, & 1714-65-7248		
What is your project type? <input checked="" type="checkbox"/> Single family <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential <input type="checkbox"/> Other: <input checked="" type="checkbox"/> Attached houses		
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION <small>NOTE: Please attach purchase agreement when submitting this form.</small> Company: Millbank Partners LLC Owner/Developer Name and Title: Coburn Murray, Member Address: 618 Cumberland Street, Raleigh, NC 27610 Phone #: (919) 630-1858 Email: coburn.murray@me.com		
APPLICANT INFORMATION Company: Millbank Partners LLC Contact Name and Title: Coburn Murray, Member Address: 618 Cumberland Street, Raleigh, NC 27610 Phone #: (919) 630-1858 Email: coburn.murray@me.com		
Continue to the next page rns00000-00.00.01 raleighnc.gov		

DEVELOPMENT TYPE - SITE DATA TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 4.00 acres	
Zoning districts (if more than one, provide acreage of each): R-6	
Overlay district: none	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case #: 2	Board of Adjustment (BOA) Case #: A-
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: _____ Square Feet: _____	Proposed Impervious Surface: Acres: _____ Square Feet: _____
Reserve from Buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Vegetation: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following: Flood study: _____ FEMA Map Panel #: _____	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots: Detached Attached	
Total # of single-family lots: 3 Detached 1 Attached	
Proposed density for each zoning district (UDO 10.2.6.F):	5.25 dwelling units/acre
Total # of open space and/or common area lots: 3	
Total # of requested lots: 16	
SIGNATURE BLOCK	
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 development plan as approved by the City of Raleigh.	
I hereby designate _____ 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, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.	
Signature: _____	Date: _____
Printed Name: Coburn Murray	Date: 05-07-2020
Please email your completed application to DS.intake@raleighnc.gov .	
Page 2 of 2 rns00000-00.00.02 raleighnc.gov	

SITE INFORMATION

LOCATION: 2210 MILLBANK STREET
2206 MILLBANK STREET
2308 EUSTON STREET
RALEIGH, NORTH CAROLINA

COUNTY: WAKE

PIN # (DB/PG): 1714-65-5106 (DB 017326 / PG 01439)
1714-65-3232 (DB 017326 / PG 01444)
1714-65-7248 (DB 017326 / PG 01442)
R-6

ZONING: DETACHED RESIDENTIAL

PROPOSED USE: ATTACHED RESIDENTIAL

UTILITY PROVIDER (WATER/SEWER): CORPUD

ELECTRICAL SERVICE PROVIDER: DUKE ENERGY

TOTAL SITE AREA:
GROSS AREA: 4.00 AC
STREET & ROW DEDICATION: 0.81 AC
MILLBANK/EUSTON R/W DEDICATION: 0.01 AC
NET AREA: 3.18 AC

LOT ACREAGE-OVERALL PROJECT:

DETACHED LOTS:
MINIMUM ALLOWABLE AREA: 6,000 SF
MINIMUM ALLOWABLE WIDTH: 50' (INTERIOR)
MINIMUM ALLOWABLE DEPTH: 80'
TOTAL NUMBER PROPOSED LOTS: 3
TOTAL NUMBER UNITS: 3

ATTACHED LOTS:
MINIMUM ALLOWABLE AREA: 9,000 SF
MINIMUM ALLOWABLE WIDTH: 60' (INTERIOR)
MINIMUM ALLOWABLE DEPTH: 80'
TOTAL NUMBER PROPOSED LOTS: 9
TOTAL NUMBER UNITS: 18

TOTAL NUMBER UNITS: 21
OVERALL PROJECT PROPOSED DENSITY: 5.25 UNITS/AC

PHASING INFORMATION:

PHASE 1:
LOT COUNT: LOTS 1, 2, 3
PROPOSED # OF DWELLING UNITS: 3
PHASE 1 TOTAL AREA: 0.5 AC
PHASE 1 PROPOSED DENSITY: 6 UNITS/ACRE
PHASE 1 IMPERVIOUS AREA: 12,000 SF (3 LOTS @ 4,000 SF/LOT)
PHASE 1 IMPERVIOUS PERCENTAGE: 6.90%

PHASE 2:
LOT COUNT: LOTS 4-13
PROPOSED # OF DWELLING UNITS: 18 TOTAL (9 DUPLEX LOTS)
PHASE 2 TOTAL AREA: 3.5 AC
PHASE 2 PROPOSED DENSITY: 5.14 UNITS/AC
PHASE 2 IMPERVIOUS AREA: 1.59 AC
PHASE 2 IMPERVIOUS PERCENTAGE: 45.62%

IMPERVIOUS AREAS:

ROADWAYS / PARKING: 0.53 AC
SIDEWALKS / CONCRETE PADS: 0.13 AC
DRIVEWAYS: 0.06 AC
DETACHED LOTS (4,000 SF/LOT): 0.28 AC
ATTACHED LOTS (4,500 SF/LOT): 0.93 AC
TOTAL ON-SITE IMPERVIOUS AREA: 1.87 AC
TOTAL ON-SITE IMPERVIOUS PERCENT: 46.9%

UTILITY DEMANDS

SEWAGE USAGE: 360 GPD/UNIT
(21 UNITS x 360 GPD) = 7,560 GPD
FAILURE.

WATER USAGE: 400 GPD/UNIT
(21 UNITS x 400 GPD) = 8,400 GPD

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

DEED BOOK REFERENCE:

DB 017028 PG 01178
DB 010391 PG 02754
DB 009699 PG 01769

SURVEY DATUM INFORMATION

HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

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.

ATTENTION CONTRACTORS

THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER, AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT (919) 996-2409, AND THE PUBLIC UTILITIES DEPARTMENT (919) 996-4540 AT LEAST 24 HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION WILL RESULT IN THE ISSUANCE OF MONETARY FINES, AND REQUIRE REINSTALLATION OF ANY WATER OR 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.

RIGHT-OF-WAY OBSTRUCTION NOTES:

- LANE AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY LANE OR SIDEWALK OBSTRUCTION, THE CONTRACTOR OR ENGINEER SHALL SUBMIT A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN ALONG WITH A RIGHT-OF-WAY SERVICES APPLICATION TO REQUEST THE OBSTRUCTION PRIOR TO THE START OF WORK (rightofwayservices@raleighnc.gov FOR APPROVAL).
- THE CITY OF RALEIGH REQUIRED AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
- ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT 'STANDARD SPECIFICATION FOR ROADWAY STRUCTURES', NCDOT 'ROADWAY STANDARD DRAWING MANUAL', AND THE NCDOT SUPPLEMENT TO THE MUTCD.
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN AND ENSURE ALL PERMITS ARE ISSUED.
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

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 (o)
919.900.0006
Contact: Jeremy Taylor, PLS
jeremy@taylorlc.com

Developer

Millbank Partners LLC
618 Cumberland Street
Raleigh, NC 27610
919.630.1858
Contact: Mr. Coburn Murray
coburn.murray@me.com

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TOTAL NUMBER OF CIVIL DRAWINGS: 19

SKETCH PLAN TRANSACTION #: 557634
PRELIMINARY SUBDIVISION TRANSACTION #: 575460

SHIPMAN ENGINEERING
137 MIDDLEGREEN PLACE
HOLLY SPRINGS, NC 27540
919.900.0006

MILLBANK INFILL SUBDIVISION

SUB-S-65-2018

WAKE COUNTY, NORTH CAROLINA

CITY OF RALEIGH

COVER SHEET

SHEET NUMBER:

C-00

SYMBOL

DATE

REVISIONS

1	12/6/18	PER COR COMMENT
2	01/25/19	PER COR COMMENT
3	03/01/19	PER COR COMMENT
4	04/12/19	PER COR COMMENT
5	03/05/20	PHASING AMENDMENT
6	04/16/20	PER COR COMMENT

IMPORTANT UTILITY NOTES

- THE CONTRACTOR MAY ELECT TO REMOVE EXIST NG OVERHEAD POWER L NES AND OTHER OVERHEAD UTILITY L NES AND RELOCATE THEM UNDERGROUND. OVERHEAD ELECTRICAL TRANSMISSION LINES ALONG THE WEST STREET FRONTAGE W LL NOT BE RELOCATED UNDERGROUND. COORD NATE WITH DUKE ENERGY AND OTHER UTILITY PROVIDERS FOR UNDERGROUND RELOCATION.
- 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.
- COORD NATE ALL UTILITY WORK, SERVICE CONNECTIONS, POLE RELOCATIONS, AND TEMPORARY SERVICE WITH THE APPROPRIATE UTILITY PROVIDER.

DEMOLITION SEQUENCE:

- INSTALL TREE PROTECTION FENC NG AS SHOWN TO PROTECT TREES THAT WILL REMAIN N PLACE.
- INSTALL THE NECESSARY EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
- 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.
- REMOVE EXIST NG TREES THAT ARE APPROVED FOR REMOVAL.
- REMOVE CONCRETE S DEWALK, ASPHALT, FEATURES AS SHOWN.
- DEMOLISH THE EXIST NG STRUCTURE AND RETAIN NG WALLS AS SHOWN.
- REMOVE EXIST NG ROOT MAT, TOPSOIL, AND OTHER ORGANIC MATERIALS FROM THE CONSTRUCTION AREA AS REQUIRED.
- REMOVE ANY ADDITIONAL EXIST NG FEATURES AS SHOWN ON THIS PLAN.

EXISTING UTILITY SERVICE NOTE:

ALL EXISTING UNUSED UTILITY SERVICE LINES SHALL BE ABANDONED AT THE TAP (MAN) 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 SURVEY NOTES:

- EXIST NG CONDITIONS AND TOPOGRAPHICAL DATA OF THE SUBJECT PARCEL ARE COMPILED FROM A FIELD SURVEY OF THE PROPERTY BY TAYLOR LAND CONSULTANTS, 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 CLEAR NG, 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.
- VERTICAL DATUM: NAVD83 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.

DEMOLITION NOTES:

- REMOVE/DEMOLISH/ABANDON EXISTING FEATURES AFTER EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE AND AFTER THE APPROVAL OF THE ENGINEER.
- 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:
 - NOTIFY ENGINEER NOT LESS THAN 72 HOURS IN ADVANCE OF PROPOSED UTILITY SERVICE INTERRUPTIONS.
 - DO NOT PROCEED WITH UTILITY INTERRUPTIONS WITHOUT RECEIVING WRITTEN PERMISSION FROM THE DESIGN ENGINEER.
- CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER IN THE EVENT THAT UNANTICIPATED HAZARDOUS MATERIALS ARE ENCOUNTERED. CONTRACTOR SHALL COMPLY WITH ALL REGULATIONS AND REGULATIONS REGARDING THE HANDLING AND DISPOSAL OF HAZARDOUS MATERIALS.
- SUBSURFACE UTILITIES AND FEATURES DENOTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE IN NATURE AND HAVE BEEN LOCATED TO THE EXTENT POSSIBLE VIA LEVEL "B" SUE METHODS ALONG THE PUBLIC RIGHT-OF-WAYS OF WEST STREET 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.
- 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.
- LOCATE EXIST NG UTILITIES PRIOR TO CONSTRUCTION, AND REPAIR ANY DAMAGES TO EXIST NG UTILITIES RESULTING FROM CONSTRUCTION.
- 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.
- 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.
- SAWCUT PAVEMENT IN ALL LOCATIONS WHERE ABUTTING SIDEWALK OR NEW PAVEMENT IS EXISTING.
- NOTIFY AND COORDINATE ANY REQUIRED RELOCATION AND/OR REMOVAL OF EXIST NG 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.
- ARRANGE SELECTIVE DEMOLITION SCHEDULE SO AS NOT TO INTERFERE WITH OWNER'S USE OF THE PROPERTY.
- SHOULD UNCHARTED OR INCORRECTLY CHARTED EXIST NG 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 RECTIONS.
- 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.
- REMOVE ALL ITEMS SHOWN ON EXIST NG CONDITIONS PLAN AS NEEDED FOR THE INSTALLATION OF NEW WORK AND/OR INFRASTRUCTURE.
- NO EQUIPMENT IS ALLOWED ON THE SITE UNTIL ALL THE TREE PROTECTION AND SILT FENCING HAS BEEN INSTALLED AND APPROVED.

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
	181' M. NOR TOPOGRAPHICAL CONTOUR
	185' MAJOR TOPOGRAPHICAL CONTOUR

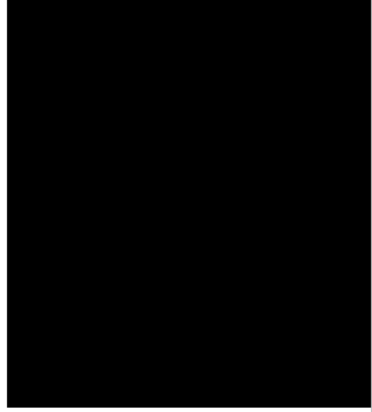
DEMOLITION LEGEND

	ITEM TO BE DEMOLISHED
	AREA TO BE DEMOLISHED

LINE	BEARING	DISTANCE
L1	N 08°02'55" W	20.04'
L2	N 23°44'20" W	12.19'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	537.24'	50.10'	50.08'	N 69°01'58" E	5°20'35"
C2	587.24'	134.57'	134.28'	N 78°01'40" E	13°07'48"

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

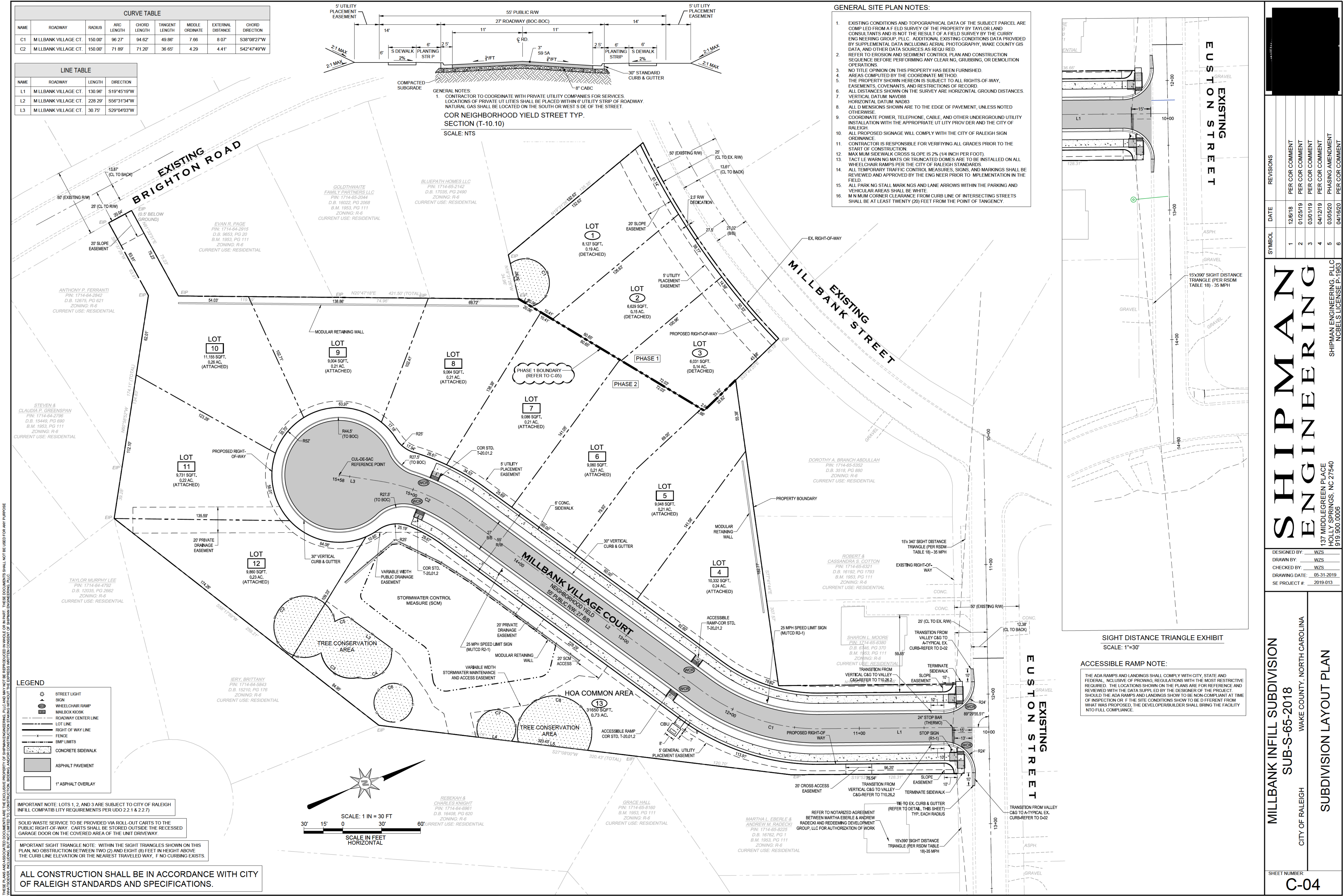


SYMBOL	DATE	REVISIONS
1	12/8/18	PER COR COMMENT
2	01/25/19	PER COR COMMENT
3	03/01/19	PER COR COMMENT
4	04/12/19	PER COR COMMENT
5	03/05/20	PHASING AMENDMENT
6	04/16/20	PER COR COMMENT

SHIPMAN ENGINEERING
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HOLLY SPRINGS, NC 27540
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SHIPMAN ENGINEERING, PLLC
NCBELS LICENSE P-1963

DESIGNED BY: WZS
DRAWN BY: WZS
CHECKED BY: WZS
DRAWING DATE: 05-31-2019
SE PROJECT #: 2019-013

MILLBANK INFILL SUBDIVISION
SUB-S-65-2018
WAKE COUNTY, NORTH CAROLINA
CITY OF RALEIGH
EXISTING CONDITIONS & DEMOLITION PLAN
SHEET NUMBER: C-02



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CHECKED BY: WZS
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SE PROJECT #: 2019-013

MILLBANK INFILL SUBDIVISION
SUB-S-65-2018

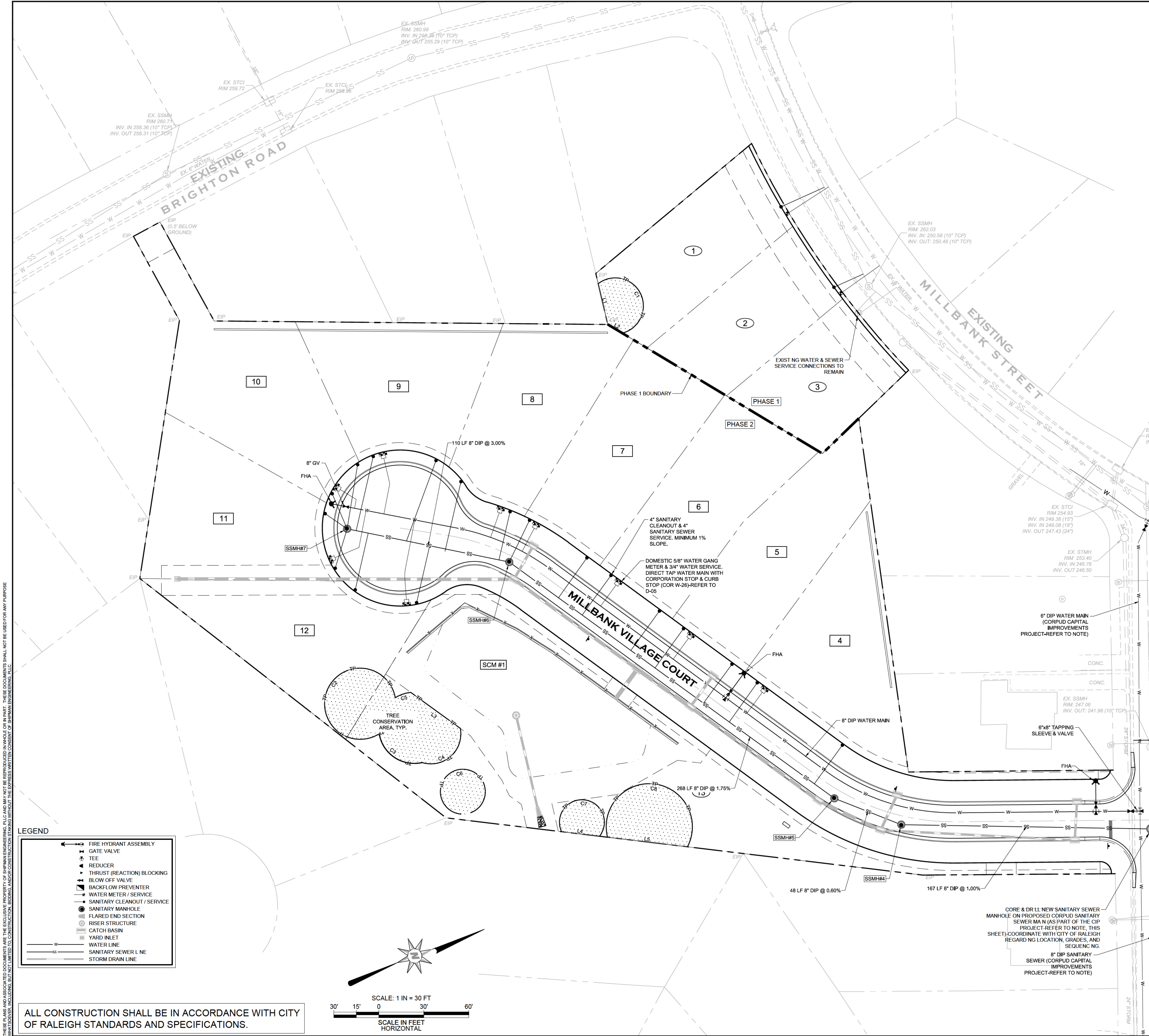
CITY OF RALEIGH
WAKE COUNTY, NORTH CAROLINA

SUBDIVISION LAYOUT PLAN

SHEET NUMBER:
C-04

SYMBOL	DATE	REVISIONS
1	12/6/18	PER COR COMMENT
2	01/25/19	PER COR COMMENT
3	03/01/19	PER COR COMMENT
4	04/12/19	PER COR COMMENT
5	03/05/20	PHASING AMENDMENT
6	04/16/20	PER COR COMMENT

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 THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF SHIPMAN ENGINEERING, PLLC IS PROHIBITED.



- UTILITY NOTES
- ALL MATERIAL & 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 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS; HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - 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 ANY TIME A SANITARY SEWER PASSES OVER A WATER MAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5' 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 A 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. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
 - INSTALL 3/2" 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' NEAR 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' ABOVE THE NEXT UPSTREAM MANHOLE.
 - ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
 - NCDOT/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 T.MOTHY.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.

NOTE: THE CITY OF RALEIGH IS REPLACING EXISTING POTABLE WATER AND SANITARY SEWER UTILITIES IN EUSTON STREET AS PART OF THE "2015 WATER/SEWER LINE REPLACEMENT-PROJECT 3" CAPITAL IMPROVEMENTS PROJECT. REFER TO SHEET C.1.04 BY THE WOOTEN COMPANY FOR REFERENCE.

COORDINATE WITH THE CITY OF RALEIGH REGARDING CIP PROJECT SCHEDULE, UTILITY LOCATION AND PROJECT SEQUENCING AS REQUIRED.

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 134 AND PAGE 157.

CONTRACTOR SHALL FIELD LOCATE ANY EXISTING UNUSED UTILITY SERVICE LOCATED WITHIN THE PROJECT LIMITS AND REMOVE OR ABANDON AS REQUIRED.

SHIPMAN
ENGINEERING

137 MIDDLEGREEN PLACE
HOLLY SPRINGS, NC 27540
919.900.0006

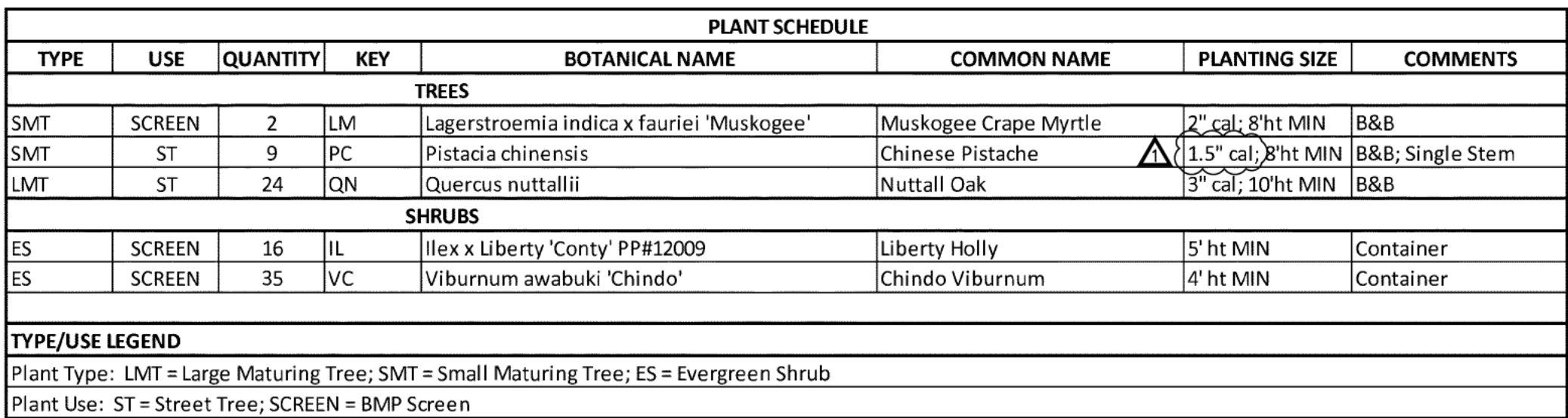
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CHECKED BY: WZS
DRAWING DATE: 05-31-2019
SE PROJECT #: 2019-013

MILLBANK INFILL SUBDIVISION
SUB-S-65-2018
CITY OF RALEIGH
WAKE COUNTY, NORTH CAROLINA

UTILITY PLAN

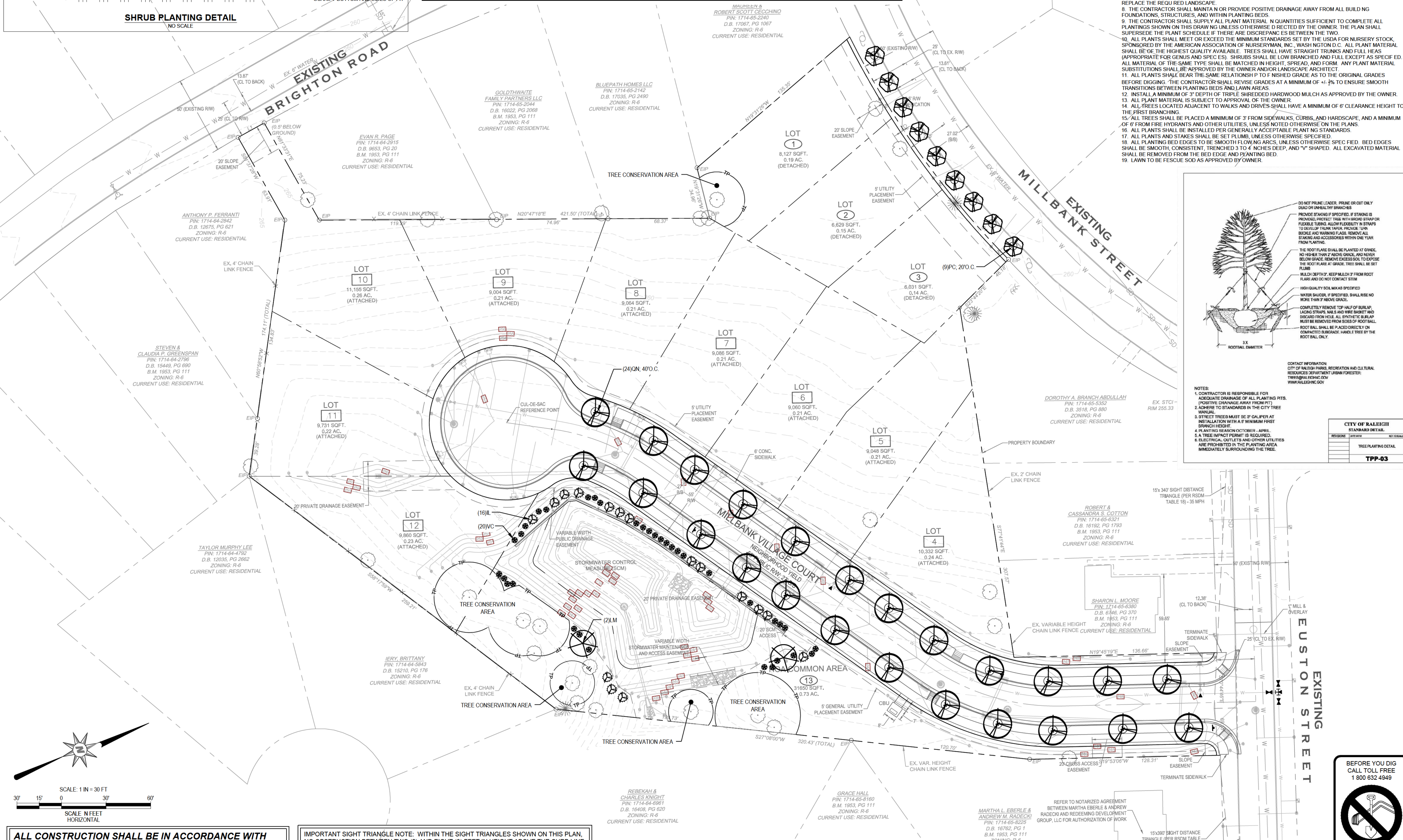
SHEET NUMBER:
C-08

SYMBOL	DATE	REVISIONS
1	12/6/18	PER COR COMMENT
2	01/25/19	PER COR COMMENT
3	03/01/19	PER COR COMMENT
4	04/12/19	PER COR COMMENT
5	03/05/20	PHASING AMENDMENT
6	04/16/20	PER COR COMMENT



GENERAL LANDSCAPE PLAN NOTES:

- 1/ LANDSCAPING SHALL COMPLY WITH THE CITY OF RALEIGH LANDSCAPE NO ORDINANCE.
- 2/ 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 BUILD NO GR LAND, MAY BE OCCUPIED OR USED UNTIL LANDSCAPING HAS BEEN APPROVED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF RALEIGH.
- 3/ LANDSCAP NO 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.
- 4/ PRIOR TO CONSTRUCTION, TREE PROTECTION FENCING MUST BE INSTALLED AROUND ALL AREAS NOTED IN TREE CONSERVATION AREAS.
- 5/ TREES CANNOT BE PLANTED WITHIN A TREE CONSERVATION AREA OR THE CRITICAL ROOT ZONE OF AN EXISTING TREE. TREES MUST BE PLANTED AT LEAST 15 FEET FROM ANY OTHER TREE AND NO FURTHER THAN 50 FEET FROM THE TRUNK OF AN EXISTING TREE.
- 6/ NO REQUIRED LANDSCAPING OR SCREENING SHALL BE PLANTED NOS OF UTILITY AND DRA NAGUE EASEMENTS, EXCLUDING OVERHEAD EASEMENTS, WITHOUT THE CONSENT OF THE CITY AND THE EASEMENT HOLDER.
- 7/ THE QUALITY OF THE PLANTING MATERIALS SHALL BE OF THE BEST. PLANTING MATERIALS IN GOOD HEALTH, ANY DEAD, UNHEALTHY, OR MISS NG LANDSCAPING MUST BE REPLACED WITH LANDSCAPING THAT CONFORMS TO THIS UDO WITHIN 30 DAYS (OR WITHIN 180 DAYS WHERE WEATHER CONCERNS WOULD JEOPARDIZE DUE TO AN ILL HEALTH OF PLANT MATERIALS). IN THE EVENT THAT REQ RED LANDSCAPING IS SEVERELY DAMAGED DUE TO AN ACT OF NATURE, THE OWNER OR TENANT MAY HAVE 2 YEARS TO REPLACE THE REQ RED LANDSCAPING.
- 8/ THE CONTRACTOR SHALL MAINTAIN OR PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILD NG PLANTINGS WITHIN 24 HOURS OF EXCESSIVE MINOR RAINFALL.
- 9/ THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL N QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAW NG UNLESS OTHERWISE D RECTED BY THE OWNER. THE PLANN SHALL SUPERSEDE THE PLANT SCHEDULE IF THERE ARE DISCREPANC ES BETWEEN THE TWO.
- 10/ ALL PLANTS MUST EXCEED THE MINIMUM SPECIFICATIONS SET FORTH BY THE AMERICAN NURSERY STOCK, SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMAN, INC., WASH NGTON DC. ALL PLANT MATERIAL SHALL BE OF THE HIGHEST QUALITY AVAILABLE. TREES SHALL HAVE STRAIGHT TRUNKS AND FULL LEAFS (APPROPRIATE FOR GENUS AND SPEC ES). SHRUBS SHALL BE LOW BRANCHED AND FULL EXCEPT AS SPEC IFED. PERENNIALS SHALL BE FULLY BLOOMING. ALL PLANTS MUST BE PLANTED IN THE SPEC IFED PLANTING MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY THE OWNER AND/OR LANDSCAPE ARCHITECT.
- 11/ 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 +/- 1% TO ENSURE SMOOTH DRAINAGE AND PROPER PLANTING RELATIONSHIP TO THE FINISHED GRADE.
- 12/ INSTALL A MINIMUM OF 3" DEPTH OF TRIPLE SHREDED HARDWOOD MULCH AS APPROVED BY THE OWNER. ALL PLANT MATERIAL IS SUBJECT TO APPROVAL OF THE OWNER.
- 13/ ALL PLANTING MATERIAL SHALL BE PLANTED AT A MINIMUM 6" CLEARANCE HEIGHT TO THE TOP OF THE FIRST BRANCHING.
- 14/ 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.
- 15/ ALL PLANTS SHALL BE PLANTED PER GENERAL SPECIFICATIONS AND ACCEPTABLE PLANTING METHODS.
- 16/ ALL PLANTS AND STAKES SHALL BE SET PLUMB, UNLESS OTHERWISE SPEC IFED.
- 17/ ALL PLANTING BED EDGES TO BE SMOOTH FLOW NG ARCS, UNLESS OTHERWISE SPEC IFED. BED EDGES SHALL BE SMOOTH, CONSISTENT, TRENGED TO 4" NOSES DEEP, AND Y" SHAPED. ALL EXCAVATED MATERIAL SHALL BE REPLACED TO THE BED EDGE AND FINISHED TO THE BED.
- 18/ LAWN TO BE FESCUE SOO AS APPROVED BY OWNER.



**ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH
CITY OF RALEIGH STANDARDS & SPECIFICATIONS**

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

BEFORE YOU DIG
CALL TOLL FREE
1 800 632 4949



NORTH CAROLINA
ONE-CALL CENTER

DESIGNED BY: RAS
DRAWN BY: RAS
CHECKED BY: RAS
DRAWING DATE: 05-31-2019
SEE PROJECT #: 2019.013

MILLBANK INFILL SUBDIVISION
CITY OF RALEIGH
WAKE COUNTY, NORTH CAROLINA

LANDSCAPE PLAN

L-01