NOTES OWNER: DAN RYAN BUILDERS -1. BOUNDARY AND TOPOGRAPHIC SURVEY BY CMP PROFESSIONAL LAND NORTH CAROLINA LLC OWNER: A MASTER TEAM LLC SURVEYORS. PIN: 1758793974 PIN: 1758797957 USE: DWELLING, SINGLE FAMILY, 2. THERE ARE NO FLOOD PRONE AREAS PRESENT PER FEMA FIRM PANEL USE: DWELLING, SINGLE FAMILY, ATTACHED NO. 3720175800K, EFFECTIVE 07/19/22. ATTACHED EX. FENCE (TO BE EX. 30' DUKE ZONING: R&PUD EX. POWER -REMOVED WITHIN ZONING: GC-CZ ENERGY ESMT. 3. THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION POLE (TYP.) PROPERTY) OF ALL UTILITIES WITHIN THE PROJECT EXTENT. EX. OVERHEAD — ELECTRIC LINE (TYP.) 4. THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK. 5. THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EXISTING UTILITIES. EX. SHED (TO BE REMOVED) 6. THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION. EX. CONCRETE PAD (TO BE REMOVED) **LEGEND** EX. CONCRETE APRON (TO BE EX. PROPERTY LINE REMOVED) EX. LP TANKS (TO EX. RIGHT-OF-WAY EX. FENCE ---BE REMOVED) EX. ADJACENT OWNERS - EX. OVERHEAD ELECTRIC LINE AND POWER POLES ____ EX. EASEMENT (TO BE REMOVED) EX. CHAIN LINK FENCE S55° 40′ 13.14″W EX. CONCRETE S34° 19′ 46.86″E PAD (TO BE --- OHW --- OHW --- EX. OVERHEAD ELECTRIC LINE REMOVED, TYP.) — W — W — EX. WATER LINE —— SS —— SS —— **EX. SANITARY SEWER** —— SD ——— SD —— EX. STORM SEWER EX. MAJOR CONTOUR (5') EX. LIGHT POLE -EX. MINOR CONTOUR (1') (TO BE REMOVED) OWNER: COFFEE LODGE - EX. GRAVEL (TO — - EX. CONCRETE BE REMOVED) PAD, DOCKS, ETC. (TO BE REMOVED) EX. ASPHALT (TO BE EX. SEWER REMOVED) CLEAN-OUT (TO EX. BLDG. (TO BE BE REMOVED) REMOVED) EX. OVERHEAD ELECTRIC EX. 18" RCP -LINE AND POWER POLES INV: 411.55' (TO BE REMOVED) EX. MANHOLE — OWNER: STORAGE MAX II LLC PIN: 1758792469 TOP: 416.09' USE: SELF STORAGE INV IN: 401.34' INV OUT: 401.34 - EX. BRICK WALK ZONING: GC-CZ (TO BE REMOVED) — EX. SEPTIC **HOLDING TANK** (TO BE REMOVED) EX. WATER METERS — TO BE ABANDONED PER RALEIGH → EX. SEWER WATER STANDARDS CLEAN-OUT (TO BE REMOVED) EX. HYDRANT EX. GRAVEL (TO -EX. CONCRETE BE REMOVED) PAD (TO BE EX. 15" HDPE -REMOVED) INV: 415.60' EX. JUNCTION BOX TOP: 418.16' EX. FLAG — EX. DRIVEWAY INV IN: 415.30' POLE (TO BE INV OUT: 414.00' REMOVED) APPROX. LOCATION EX. WATER LINE; SIZE, EX. FIBER MATERIAL & DEPTH OPTIC LINE UNKNOWN EX. WATER METERS — TO BE ABANDONED We are showing an EX. CURB INLET PER RALEIGH ex. stub to the step TOP: 418.35' WATER STANDARDS system in this vicinity OWNER: GETTY LEASING INC " INV IN (N): 413.25" PIN: 1758795264 INV IN (W): 413.20' that may need to be GUTTER (TYP.) USE: GAS STATION INV OUT: 413.20' abandoned. ZONING: GC $\mathcal{S}(\mathcal{S})$ - EX. 5' SIDEWALK - EX. CURB INLET 📨 EX. WATER METER -TOP: 417.80' (ONSITE ONLY) TO INV IN: 414.25' BE ABANDONED PER INV OUT: 413.90' RALEIGH WATER STANDARDS At some point, the total number of stubs to be abandoned and constructed will need to be calculated. Once this has been calculated, please email me for the Raleigh Development Fees associated with this development. EX. CURB INLET TOP: 417.72' CALL 48 HOURS BEFORE INV OUT: 415.02' This may need to be **CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION** YOU DIG field verified but this ELECTRONIC APPROVAL: THIS APPROVAL IS BEING ISSUED ELECTRONICALLY. THIS APPROVAL IS VALID may be a ball valve for ONLY UPON THE SIGNATURE OF A CITY OF RALEIGH REVIEW OFFICER BELOW. THE CITY WILL RETAIN A North COPY OF THE APPROVED PLANS. ANY WORK AUTHORIZED BY THIS APPROVAL MUST PROCEED IN a step system ACCORDANCE WITH THE PLANS KEPT ON FILE WITH THE CITY. THIS ELECTRONIC APPROVAL MAY NOT

connection from the

adjacent parcel.

ENGINEERING

POST OFFICE BOX 91727 RALEIGH, NORTH CAROLINA 27675 PHONE: 919.610.1051 FIRM NC LICENSE NUMBER C-4222

EX. 20' CITY OF

RALEIGH

SANITARY

SEWER ESMT.

PROPERTIES LLC

PIN: 1758799572

USE: EATING

ESTABLISHMENT

ZONING: R&PUD

EX. 30' CITY OF RALEIGH SANITARY

SEWER ESMT.

Please provide reference for the ex.

EX. 12" DIP SANITARY

EX. MONOLITHIC

CURB

SEWER LINE

RAIL FENCE

BE EDITED ONCE ISSUED. ANY MODIFICATION TO THIS APPROVAL ONCE ISSUED WILL INVALIDATE THIS

RALEIGH WATER REVIEW OFFICER

CITY OF RALEIGH DEVELOPMENT APPROVAL

- EX. CURB INLET

INV IN (N): 411.35'

INV IN (W): 411.60'

ALL CONSTRUCTION SHALL BE IN

ACCORDANCE WITH ALL TOWN OF

COUNTY STANDARDS AND SPECIFICATIONS

ROLESVILLE, CITY OF RALEIGH AND WAKE

INV OUT: 411.00'

TOP: 418.35'



REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
	ORIGINAL PLAN SIZE:	24" X 36"	

ORIGINAL PLAN SIZE: 24" X 36"

SCALE: 1 INCH = 30 FEET SCALE ADJUSTMENT THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING

IF IT IS NOT 1 INCH ON THIS

SHEET, ADJUST YOUR SCALE ACCORDINGLY

SITE CONSTRUCTION PLANS

PINE GLO 414 S MAIN ST ROLESVILLE, NC 27571

OPTIMAL GLO LLC

DATE:	06-03-2024		
SCALE:	AS SHOWN		
DESIGNED BY:	FLM		
APPROVED BY:	FLM		
PROJECT NO.:	24028		
·			

EXISTING CONDITIONS & DEMOLITION PLAN

SHEET 3 OF 18

NORTH CAROLINA

ONE-CALL CENTER

1-800-632-4949