



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

June 20, 2023

Mr. Warren Mitchell
Griffin Capital, LLC
104 Amber Wood Run
Chapel Hill, NC 27516

**Chatham County County Driveway Permit File Number D081-019-22-00064
(Pyewacket Subdivision)**

Re: Commercial Driveway Permit Application with Entrance onto SR 1940 Jones Ferry Rd

Dear Mr. Mitchell:

Personnel assigned to this office have conducted a review of the permit application & plans and approval is granted subject to the following stipulations:

1. This approval covers only work associated with the construction of an entrance connection to the NCDOT maintained roadway.
2. The entrance onto SR 1940 is to be constructed in accordance with the attached plan sheets.
3. The entrance onto SR 1940 shall require radii on each side of the driveway as shown on the attached drawing.
4. No parking or outdoor advertising (signs) shall be allowed inside the right of way of SR 1940.
5. Any areas inside the right of way disturbed during construction shall be seeded and mulched immediately upon completion of construction.
6. Upon completion of construction, final approval by the District Engineer is required prior to opening the access connection for public use (page 9 Driveway Manual).
7. **The Owner/Developer & Engineer is advised that any changes to the approved site plan or construction of any structures which will add additional traffic to the site will require issuance of a new driveway permit and encroachment by NCDOT.**
8. **Any work proposed within existing or proposed NCDOT right of way not covered in the above stipulations shall be constructed in accordance with the NCDOT approved**

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DISTRICT OFFICE
300 DOT DRIVE
ASHEBORO, NC 27204

Telephone: (336) 318-4000
Fax: (336) 318-4573

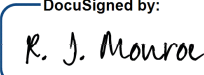
Location:
300 DOT DRIVE
ASHEBORO, NC 27204

Website: www.ncdot.gov

Encroachment Agreement. The approved Encroachment Agreement will show all roadway details including, but not limited to, roadway widening, drainage and pavement markings. When construction activities are covered under both an approved NCDOT Driveway Permit and an approved NCDOT Encroachment Agreement, those construction activities shall be considered covered under the NCDOT approved Encroachment Agreement.

Attached to this correspondence please find an approved copy of TEB Form 65-04 (Driveway Permit Application - N. C. Department of Transportation). Upon completion of the driveway entrance construction please notify the District Engineer's office (Phone 336-318-4000) so a final inspection of the entrance can be made.

Sincerely,

DocuSigned by:

7190FD671EFA474...
R. J. Monroe
District Supervisor

Attachments

cc: Justin Bullock, P.E., County Maintenance Engineer

APPLICATION IDENTIFICATION		N.C. DEPARTMENT OF TRANSPORTATION STREET AND DRIVEWAY ACCESS PERMIT APPLICATION
Driveway Permit No. <u>E081-019-22-00064</u>	Date of Application <u>August 12, 2022</u> <u>06/20/2023</u>	
County: <u>Orange</u>		
Development Name: <u>Pyewacket Phase 1 Subdivision</u>		

LOCATION OF PROPERTY:

Route/Road: SR 1940 Jones Ferry Road

Exact Distance 2,725 Miles Feet N S E W

From the Intersection of Route No. SR 1940 and Route No. Ferguson Road Toward NC Hwy 54

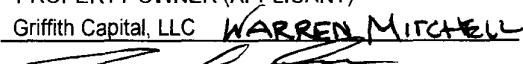
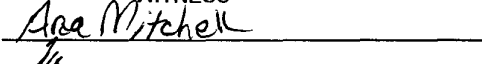
Property Will Be Used For: Residential /Subdivision Commercial Educational Facilities TND Emergency Services Other

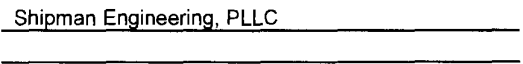
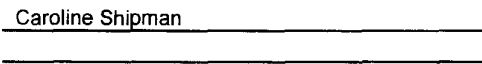
Property: is is not within Orange & Chatham County City Zoning Area.

AGREEMENT

- I, the undersigned property owner, request access and permission to construct driveway(s) or street(s) on public right-of-way at the above location.
- I agree to construct and maintain driveway(s) or street entrance(s) in absolute conformance with the current "Policy on Street and Driveway Access to North Carolina Highways" as adopted by the North Carolina Department of Transportation.
- I agree that no signs or objects will be placed on or over the public right-of-way other than those approved by NCDOT.
- I agree that the driveway(s) or street(s) will be constructed as shown on the attached plans.
- I agree that that driveway(s) or street(s) as used in this agreement include any approach tapers, storage lanes or speed change lanes as deemed necessary.
- I agree that if any future improvements to the roadway become necessary, the portion of driveway(s) or street(s) located on public right-of-way will be considered the property of the North Carolina Department of Transportation, and I will not be entitled to reimbursement or have any claim for present expenditures for driveway or street construction.
- I agree that this permit becomes void if construction of driveway(s) or street(s) is not completed within the time specified by the "Policy on Street and Driveway Access to North Carolina Highways".
- I agree to pay a \$50 construction inspection fee. Make checks payable to NCDOT. This fee will be reimbursed if application is denied.
- I agree to construct and maintain the driveway(s) or street(s) in a safe manner so as not to interfere with or endanger the public travel.
- I agree to provide during and following construction proper signs, signal lights, flaggers and other warning devices for the protection of traffic in conformance with the current "Manual on Uniform Traffic Control Devices for Streets and Highways" and Amendments or Supplements thereto. Information as to the above rules and regulations may be obtained from the District Engineer.
- I agree to indemnify and save harmless the North Carolina Department of Transportation from all damages and claims for damage that may arise by reason of this construction.
- I agree that the North Carolina Department of Transportation will assume no responsibility for any damages that may be caused to such facilities, within the highway right-of-way limits, in carrying out its construction.
- I agree to provide a Performance and Indemnity Bond in the amount specified by the Division of Highways for any construction proposed on the State Highway system.
- The granting of this permit is subject to the regulatory powers of the NC Department of Transportation as provided by law and as set forth in the N.C. Policy on Driveways and shall not be construed as a contract access point.
- I agree that the entire cost of constructing and maintaining an approved private street or driveway access connection and conditions of this permit will be borne by the property owner, the applicant, and their grantees, successors, and assignees.
- **I AGREE TO NOTIFY THE DISTRICT ENGINEER WHEN THE PROPOSED WORK BEGINS AND WHEN IT IS COMPLETED.**

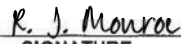
SIGNATURES OF APPLICANT

PROPERTY OWNER (APPLICANT)		WITNESS	
COMPANY	Griffith Capital, LLC WARREN MITCHELL	NAME	Ara Mitchell
SIGNATURE		SIGNATURE	
ADDRESS	104 Amber Wood Run Chapel Hill, NC 27516 Phone No. (919) 593-1916	ADDRESS	104 Amberwood Run Chapel Hill NC 27516

AUTHORIZED AGENT		WITNESS	
COMPANY	Shipman Engineering, PLLC	NAME	Caroline Shipman
SIGNATURE		SIGNATURE	
ADDRESS	137 Middlegreen Place Holly Springs, NC 27540 Phone No. (919) 900-0006	ADDRESS	137 Middlegreen Place Holly Springs, NC 27540

APPROVALS

APPLICATION RECEIVED BY DISTRICT ENGINEER

DocuSigned by:

SIGNATURE
746DF587E1FA474...

06/20/2023
DATE


APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)

SIGNATURE

TITLE

DATE

APPLICATION APPROVED BY NCDOT

DocuSigned by:

SIGNATURE
746DF587E1FA474...

District Supervisor
TITLE

06/20/2023
DATE

INSPECTION BY NCDOT

SIGNATURE

TITLE

DATE

COMMENTS:

ATTACHMENT FORM

NOTIFICATION FOR UTILITY / NON-UTILITY ENCROACHMENT WITHIN NCDOT R/W

Instructions for use:

This form must be completed in its entirety and submitted directly to the designated personnel in the District Engineer's office via email, fax or hand delivery a minimum of one week prior to construction for the encroachment. If the designated NCDOT personnel names are unknown by the person completing this form, please contact the District Engineer's office to determine that contact info.

Date: 06/20/2023 Submitted by Name: Carol White

To: District Personnel Name: Jennifer Britt
District Personnel Email: jlbritt@ncdot.gov
District Fax No: 336-318-4010

This notification is to inform you that we (encroaching party or their contractor) will begin construction work on the following project in a minimum of one week.

Encroachment number

(assigned by NCDOT) for the project: D081-019-00064

Construction start date: _____

Approximate ending date: _____

Contact NCDOT inspector a minimum of 72 hrs. in advance to set-up Preconstruction meeting in the District Engineer's office or other location as directed by the District Engineer

Preconstruction meeting date & time: _____

Preconstruction meeting address: _____

Type of project: Other: Driveway
[Examples: power, telecommunication, water, sewer, gas, petroleum, other (describe)]

Contact Info for this project:

Contractor Company Name: _____

Contractor Contact Name: _____

Contractor Phone Number: _____

Contractor Email: _____

NCDOT Utility Inspector Name:
Carol White

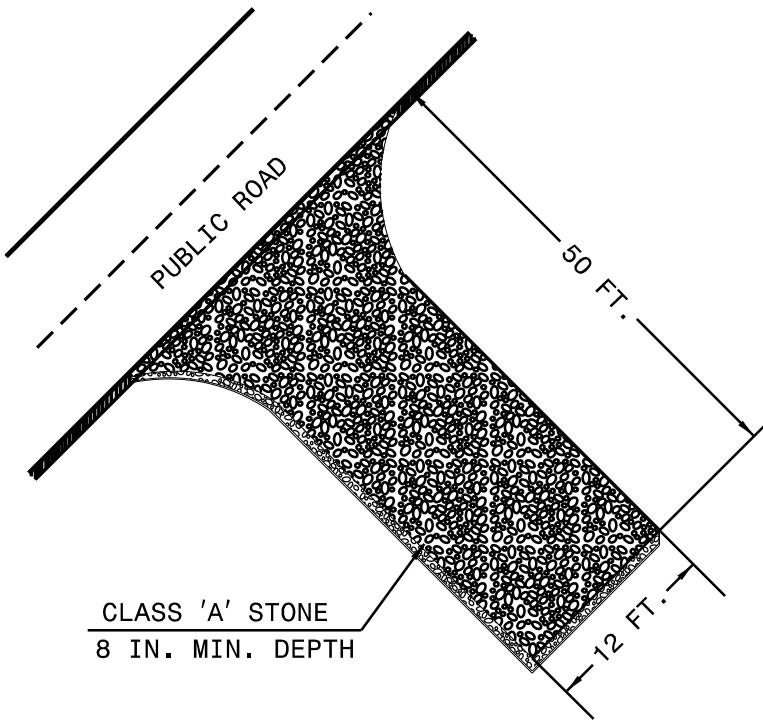
NCDOT Utility Inspector Phone:
336-318-4000

NCDOT Utility Inspector Email:
cdwhite@ncdot.gov

NCDOT Utility Project Manager Name:
Jennifer Britt

NCDOT Utility Project Manager Phone:
336-318-4000

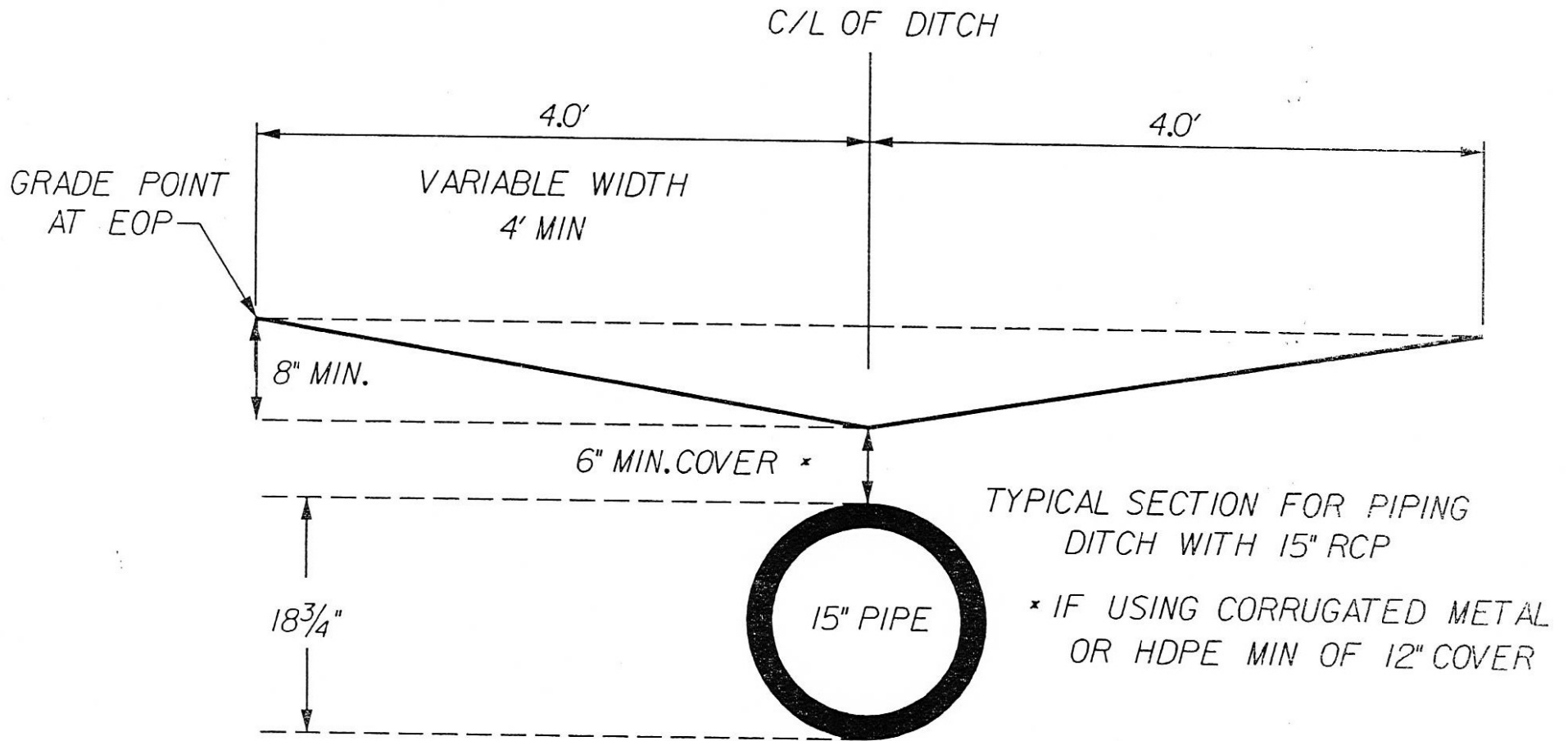
NCDOT Utility Project Manager Email:
jlbritt@ncdot.gov

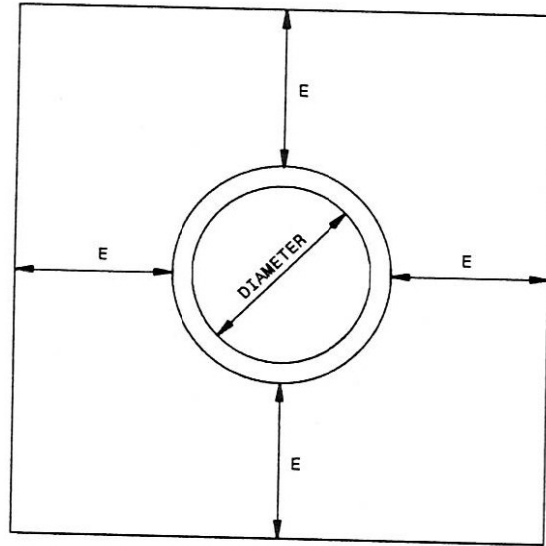


NOTES

1. PROVIDE TURNING RADIUS SUFFICIENT TO ACCOMMODATE LARGE TRUCKS.
2. LOCATE ENTRANCES TO PROVIDE FOR UTILIZATION BY ALL CONSTRUCTION VEHICLES.
3. MUST BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR DIRECT FLOW OF MUD ONTO STREETS. PERIODIC TOPDRESSING WITH STONE WILL BE NECESSARY.
4. ANY MATERIAL TRACKED ONTO THE ROADWAY MUST BE CLEANED UP IMMEDIATELY.
5. LOCATE GRAVEL CONSTRUCTION ENTRANCE AT ALL POINTS OF INGRESS AND EGRESS UNTIL SITE IS STABILIZED. PROVIDE FREQUENT CHECKS OF THE DEVICE AND TIMELY MAINTENANCE.
6. NUMBER AND LOCATION OF CONSTRUCTION ENTRANCES TO BE DETERMINED BY THE ENGINEER.
7. USE CLASS 'A' STONE OR OTHER COARSE AGGREGATE APPROVED BY THE ENGINEER.
8. INSTALL CONSTRUCTION ENTRANCES IN A WAY TO PREVENT VEHICLES FROM BYPASSING CONSTRUCTION ENTRANCE LEAVING PROJECT SITE.

NOTE: PLACE GEOTEXTILE FOR DRAINAGE BENEATH STONE





ELEVATION

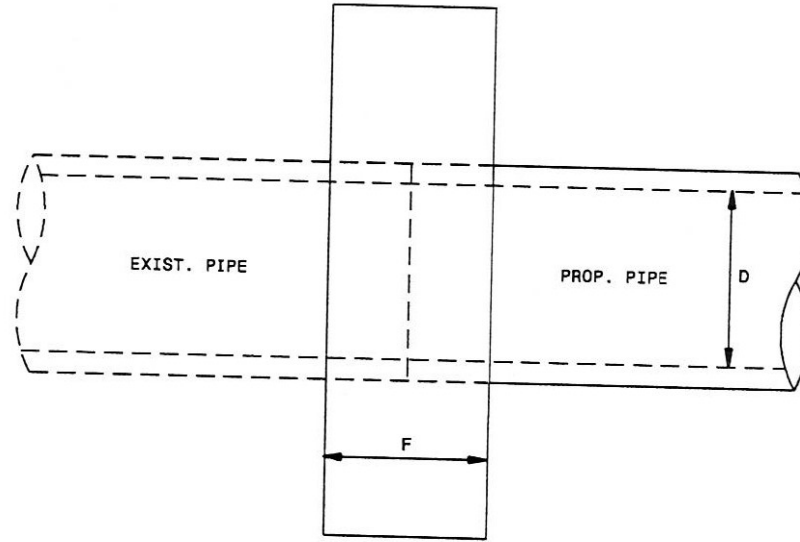
GENERAL NOTES:

USE PIPE COLLAR FOR EXTENDING EXISTING CONCRETE PIPE CULVERTS AT LOCATIONS SHOWN ON PLANS OR AS DIRECTED BY THE ENGINEER. THIS INCLUDES EXTENDING EXISTING PIPES WITH PIPES OF DIFFERENT MATERIALS.

CONSTRUCT THE PIPE COLLAR WITH CLASS "B" OR BETTER CONCRETE.

OBSERVE ALL REQUIREMENTS OF SECTION 840 OF THE STANDARD SPECIFICATIONS.

* USE 12 INCH DIAMETER VALUES FOR PIPE DIAMETERS LESS THAN 12 INCH.



SIDE ELEVATION

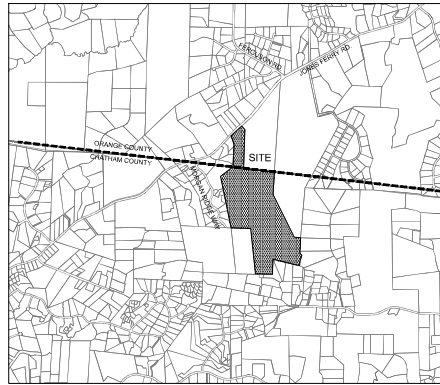
D	E	F	CU. YD.
12"	12"	12"	0.3528
15"	12"	12"	0.3990
18"	12"	12"	0.4465
24"	12"	12"	0.5526
30"	12"	12"	0.6560
36"	12"	12"	0.7640
42"	12"	12"	0.8856
48"	12"	12"	1.0126
54"	18"	18"	2.5793
60"	18"	18"	2.8506
66"	18"	18"	3.1307
72"	18"	18"	3.4176

PYEWACKET SUBDIVISION PHASE 1

BALDWIN TOWNSHIP CHATHAM & ORANGE COUNTIES, NORTH CAROLINA SITE CONSTRUCTION DRAWINGS

REGULATORY REVIEW SET ISSUED AUGUST 19, 2022
REVISED: NOVEMBER 11, 2022
REVISED: JANUARY 9, 2023
REVISED: MARCH 16, 2023
REVISED: APRIL 24, 2023

IMPORTANT NOTE:
ALL BELOW-GRADE VALVES, WALL IS MANHOLES, AND OTHER APPURTENANCES WITHIN THE RIGHT-OF-WAY SHALL BE LOCATED BEHIND THE STORM AND AT THE RIGHT-OF-WAY LINE. MANHOLES AND/OR VALVES SHALL NOT BE PLACED IN THE DITCH LINE, SIDE SLOPES OF DITCHES, OR IN THE PAVEMENT.



VICINITY MAP
SCALE: 1"=2000'

NOTE: A VICINITY MAP AT A SCALE LESS THAN 1"=200' IS NOT POSSIBLE FOR THIS PARCEL. REFER TO SHEET C02 FOR LOCATION OF NEAREST STREET INTERSECTIONS AT A SCALE OF 1"=200'

CIVIL SERIES DRAWING ABBREVIATIONS:

@AT AC-ACRE AFG-ABOVE FINISHED GRADE APPR-APPROPRIATE ASSY-ASSEMBLY BC-BOTTOM OF CURB BK-BACK OF CURB BM-BOOK OF MAPS BMP-BEST MANAGEMENT PRACTICE BW-BOTTOM OF WALL CB-CATCH BASIN C&G-CURB AND GUTTER CL-CLASS CMP-CORRUGATED METAL PIPE CON-CONCRETE CONC-CONCRETE CONC-CONCRETE CY-CUBIC YARD DB-DEED BOOK DCV-DOUBLE CHECK VALVE DDO-DOUBLE DETECTOR CHECK VALVE DI-DRIP INLET DIP-DUCTILE IRON PIPE DR-DRIVEWAY	DS-DOWNSPOUT EA-EACH EP-EXISTING IRON PIPE ELED-ELECTRICAL EP-EDGE OF PAVEMENT EX-EXISTING FC-FACE OF CURB FDC-FIRE DEPARTMENT CONNECTION FPS-FULL DEPTH PAVED SHOULDER FF-FINISHED FLOOR ELEVATION FL-FLOW LINE FM-FORCE MAIN FT-FOOT G-GAS GND-GROUND GV-GATE VALVE HDPE-HIGH DENSITY POLYETHYLENE HORZ-HORIZONTAL IN-INCHES INV-INVERT IP-IRON PIPE IPS-IRON PIPE SET L-LENGTH LF-LEADER FOOT LP-LIGHT POLE LS-LIFT STATION	MECH-MECHANICAL MH-MANHOLE MIN-MINIMUM MJ-MECHANICAL JOINT NIC-NOT IN CONTRACT OHE-OVERHEAD ELECTRIC OHP-OVERHEAD POWER PI-FLAT BOOK PED-PEDESTRIAN PG-PAGE PH-PHASE PI-POINT OF INTERSECTION PIV-POST INDICATOR VALVE PKG-PARKING PL-PROPERTY LINE PS-PUMP STATION PP-POINT OF TANGENCY PP-POWER POLE PVC-POLYVINYL CHLORIDE PVP-PAVEMENT PWR-POWER R-RADIUS RD-ROOF DRAIN RJ-RESTRAINED JOINT RPZ-REDUCED PRESSURE ZONE	RW-RIGHT OF WAY REQ-REQUIRED RCP-REINFORCED CONCRETE PIPE SAN-SANITARY SEWER SDWK-SIDEWALK SF-SQUARE FOOT SP-SPOT GRADE STD-STANDARD STM-STORM STM-STM STORM SEWER MANHOLE SWM-STORMWATER MANAGEMENT T-TELEPHONE TB-TB TRUSS BLOCKING TIC-TOE OF CURB TOM-TELEPHONE MANHOLE TS&V-TAPPING SLEEVE AND VALVE UGE-UNDERGROUND ELECTRIC UNK-UNKNOWN UP-UTILITY POLE VAR-VARIABLE VERT-VERTICAL W-WITH W/M-WATER METER W/O-WITHOUT WL-WATERLINE WSEL-WATER SERVICE ELEVATION WV-WATER VALVE
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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	Developer Griffith Capital, LLC 104 Amber Wood Run Chapel Hill, NC 27516 Contact: Mr. Warren Mitchell, PE warrenmitchellpe@gmail.com 919.593.1916	Surveyor SD Puckett and Associates, Inc. 5314 NC 55/104 Durham, NC 27713 Contact: Mr. Steve Puckett, PLS smpuckett@puckett-surveys.com 919.544.7177
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DEED REFERENCE:
DB 2256 PG 0609 (CHATHAM)
DB 06751 PG 1033 (ORANGE)

SURVEY DATUM INFORMATION
HORIZONTAL DATUM: NAD83 (NC STATE PLANE)
VERTICAL DATUM: NAV88

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CHATHAM COUNTY AND NCDOT STANDARDS AND SPECIFICATIONS.

CIVIL DRAWING INDEX:

COVER SHEET	C-00
EXISTING CONDITIONS AND DEMOLITION PLAN	C-01
OVERALL SITE LAYOUT PLAN	C-02
PARTIAL SITE LAYOUT & UTILITY PLAN I	C-03
PARTIAL SITE LAYOUT & UTILITY PLAN II	C-04
PARTIAL SITE LAYOUT & UTILITY PLAN III	C-05
PARTIAL SITE LAYOUT & UTILITY PLAN IV	C-06
PARTIAL SITE LAYOUT & UTILITY PLAN V	C-07
PARTIAL GRADING & DRAINAGE PLAN I	C-08
PARTIAL GRADING & DRAINAGE PLAN II	C-09
PARTIAL GRADING & DRAINAGE PLAN III	C-10
PARTIAL GRADING & DRAINAGE PLAN IV	C-11
PARTIAL GRADING & DRAINAGE PLAN V	C-12
PYEWACKET TRAIL PLAN & PROFILE I	C-13
PYEWACKET TRAIL PLAN & PROFILE II	C-14
PYEWACKET TRAIL PLAN & PROFILE III	C-15
PYEWACKET TRAIL PLAN & PROFILE IV	C-16
MATHILDA TRAIL PLAN & PROFILE I	C-17
CLEMENTINE WAY PLAN & PROFILE I	C-18
CLEMENTINE WAY PLAN & PROFILE II	C-19
WELL ACCESS WATER MAIN PLAN & PROFILE I	C-20
STORMWATER SCM I SECTIONS AND DETAILS	C-21
STORMWATER SCM II SECTIONS & DETAILS	C-22
PRE-DEVELOPMENT HYDROLOGY MAP	C-23
POST-DEVELOPMENT HYDROLOGY MAP	C-24
GULVERT DRAINAGE AREA MAP	C-25
OVERALL INITIAL EROSION CONTROL PLAN	C-26
PARTIAL EROSION CONTROL PLAN I-INITIAL PHASE	C-27
PARTIAL EROSION CONTROL PLAN II-INITIAL PHASE	C-28
PARTIAL EROSION CONTROL PLAN III-INITIAL PHASE	C-29
PARTIAL EROSION CONTROL PLAN IV-INITIAL PHASE	C-30
PARTIAL EROSION CONTROL PLAN V-INITIAL PHASE	C-31
OVERALL FINAL EROSION CONTROL PLAN	C-32
PARTIAL EROSION CONTROL PLAN I-FINAL PHASE	C-33
PARTIAL EROSION CONTROL PLAN II-FINAL PHASE	C-34
PARTIAL EROSION CONTROL PLAN III-FINAL PHASE	C-35
PARTIAL EROSION CONTROL PLAN IV-FINAL PHASE	C-36
PARTIAL EROSION CONTROL PLAN V-FINAL PHASE	C-37
GULVERT 1 INSTALLATION DETAILS	C-38
GULVERT 2 INSTALLATION DETAILS	C-39
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
NOTES & DETAILS VII	D-07
NOTES & DETAILS VIII	D-08
NOTES & DETAILS IX	D-09
NOTES & DETAILS X	D-10

TOTAL NUMBER OF SHEETS: 50

LEGEND

WATER EXISTING WATER LINE WATERLINE EX VALVE PROPOSED WATER VALVE POST INDICATOR VALVE (PIV) EX WATER METER WATER METER EX FIRE HYDRANT FIRE HYDRANT ASSEMBLY REDUCER FITTING FLUG FITTING WATERLINE TEE WATERLINE CROSS FIRE DEPARTMENT CONNECTION (FDC) WATERLINE BLOWOFF EX WELL CASING	SITE DEVELOPMENT EX. STORM SEWER PROPOSED STORM SEWER EX. STORM STRUCTURE CATCH BASIN DROP INLET EX. STORM SEWER MANHOLE STORM SEWER MANHOLE EX. ROOF DRAIN LEADER ROOF DRAIN LEADER EX. ROOF DRAIN DOWNPOUT ROOF DRAIN DOWNPOUT EX. CURB AND GUTTER CURBS AND GUTTER ADJONNER PROPERTY LINE PROPERTY LINE BENCHMARK AND/OR SURVEY CONTROL MARKER SOIL BORING LOCATION LIMITS OF DISTURBANCE EX. TREE EX. SHRUB EX. FENCE PROPOSED FENCE EX. TOPOGRAPHIC CONTOUR PROPOSED TOPOGRAPHIC CONTOUR PROPOSED SPOT ELEVATION EX. SIGN SIGN	MISCELLANEOUS UTILITIES EX. LIGHT POLE EX. LIGHT (WALL PACK) PROPOSED LIGHT POLE EX. UTILITY POLE UTILITY POLE EX. GUY WIRE EX. ELECTRICAL METER EX. ELECTRICAL EQUIPMENT EX. OVERHEAD ELECTRIC LINE PROPOSED OVERHEAD ELECTRIC LINE EX. UNDERGROUND ELECTRIC LINE PROPOSED UNDERGROUND ELECTRIC LINE EX. TELEPHONE PEDESTAL TELEPHONE PEDESTAL EX. TELEPHONE MANHOLE EX. OVERHEAD TELEPHONE LINE OVERHEAD TELEPHONE LINE EX. OVERHEAD FIBER LINE OVERHEAD FIBER LINE EX. CABLE PEDESTAL EX. OVERHEAD COMMUNICATIONS LINE OVERHEAD COMMUNICATIONS LINE EX. UNDERGROUND COMMUNICATIONS LINE UNDERGROUND COMMUNICATIONS LINE EX. OVERHEAD UTILITY LINE-MULTIPLE UTILITIES BOLLARD PROPERTY MARKER/IRON PIPE EX. SURVEY MONUMENT
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REVISIONS

SYMBOL	DATE	REVISIONS
1	11/11/22	PER CHATHAM COUNTY COMMENT
2	01/09/23	PER NCDOT COMMENT
3	01/09/23	PER NCDOT COMMENT
4	03/09/23	PER CHATHAM COUNTY/ORDINANCE COMMENT
5	04/26/23	PER NCDOT COMMENT
6	05/23/23	PER NCDOT COMMENT

SHIPMAN ENGINEERING

SHIPMAN ENGINEERING, PLLC
137 MIDDLEGREEN PLACE
HOLY SPRINGS, NC 27540
919.900.0006

DESIGNED BY: WGS

DRAWN BY: WGS

CHECKED BY: WGS

DRAWING DATE: 05/13/23

SE PROJ. CT # : 2023-014

PYEWACKET SUBDIVISION-PHASE 1

BALDWIN TOWNSHIP CHATHAM COUNTY, NORTH CAROLINA
COVER SHEET

SHEET NUMBER: C-00

CHATHAM COUNTY ADJOINING PARCELS						
APFAR	PROPERTY OWNER	PIN NUMBER	ZONING	AREA	LAND USE DBPG	
84343	AARON & ELIZABETH LEMMON ETUX	87520008036	R-1	8.17 AC	RESIDENTIAL	21611023
84351	KATHERIN & JOSEPH HANRMAN ETUX	87560009759	R-1	2.33 AC	RESIDENTIAL	21965045
85543	ERIC & SHELY STENDER	87560008887	R-1	2.82 AC	RESIDENTIAL	21965045
84345	ROBERT & PATRICIA MILLER ETUX	87560048215	R-1	2.08 AC	RESIDENTIAL	21790033
84346	JFULLER HOMES LLC	87560048132	R-1	1.67 AC	RESIDENTIAL	21611023
14347	HONGSON GOLF COURSE, LLC	87560048706	R-1	1.83 AC	RESIDENTIAL	21790033
1435	MORGAN RIDGE PARTNERS, LLC	87560047860	R-1	24.07 AC	VACANT	20260119
15028	RICHARD & SUZANNE PAAR ETUX	87560096872	R-1	8.87 AC	RESIDENTIAL	15405099
75050	STEPHANE HOUREL	87560050780	R-1	4.30 AC	RESIDENTIAL	27540075
75052	MARILENE COER	87560096966	R-1	3.74 AC	RESIDENTIAL	08037104
75051	LISA RIDGESS	875600671291	R-1	3.80 AC	RESIDENTIAL	08131032
75050	FRANK WATSON & JESSICA SHIPLEY	87560067406	R-1	3.80 AC	RESIDENTIAL	20080074
82289	JOHN K. READ	87560066918	R-1	3.23 AC	RESIDENTIAL	17891126
74487	MARY WALETT ETAL	87560077103	R-1	10.11 AC	RESIDENTIAL	17311099
74466	ANNA GRFFITHS	87560077103	R-1	10.10 AC	RESIDENTIAL	07431063
74474	MARTHA & JOHN FARLEY	87560078832	R-1	10.10 AC	RESIDENTIAL	18026119
90296	IRIS WOMBLE	87560064741	R-1	40.28 AC	RESIDENTIAL	17863306
ORANGE COUNTY ADJOINING PARCELS						
	WYNNE HERRITT	875751734	AR	50.00 AC	VACANT	5941029
	IRIS WOMBLE	8757918816	AR	118.73 AC	VACANT	58221174
	JOAN & KENNETH ATWATER ETAL	875745483	AR	3.92 AC	VACANT	563446
	GAYL HARRY & HUGH TILSON	875742423	AR	2.28 AC	RESIDENTIAL	730074
	RICHARD SANKS JR	875742383	AR	5.21 AC	RESIDENTIAL	33661059
	ELIOT & ANDREA MINTZER	8757421007	AR	3.84 AC	RESIDENTIAL	4857414
	CURTIS & CELESTINE LUCE	875736677	AR	5.28 AC	VACANT	42691058
	JAMES SICA	875740277	AR	2.00 AC	RESIDENTIAL	6501001
	MARIA RODRIGO & MARIA MONTECINO	875740364	AR	2.16 AC	RESIDENTIAL	6614112



GENERAL NOTES:

- EXISTING CONDITIONS, BOUNDARY, AND TOPOGRAPHICAL DATA OF THE SUBJECT PARCEL WAS OBTAINED FROM A FIELD SURVEY OF THE PROPERTY BY S.D. PUCKETT AND ASSOCIATES, INC. DATED FEBRUARY 7, 2022. 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, CHATHAM COUNTY GIS DATA, AND OTHER DATA SOURCES AS REQUIRED.
- REFER TO PROFORM AND SEWAGE CONTROL PLAN AND CONSTRUCTION SEQUENCE BEFORE PERFORMING ANY CLEARING, GRUBBING, OR DEMOLITION OPERATIONS.
- NO TITLE OPINION ON THIS PROPERTY HAS BEEN FURNISHED.
- AREAS COMPLETED BY THE COORDINATE METHOD.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD.
- ALL DISTANCES SHOWN ON THE SURVEY ARE HORIZONTAL, GROUND DISTANCES.
- THE PROPERTY SHOWN IS HAS SOME AREAS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FIRM 17109R00K DATED NOVEMBER 17, 2017.
- REFER TO SPAL 800 (TOPOGRAPHICAL SURVEY BY S.D. PUCKETT AND ASSOCIATES, INC. FOR HORIZONTAL AND VERTICAL DATUM INFORMATION AND OTHER SURVEY CONTROL DATA.
- WETLANDS, SURFACE WATERS, STREAMS, AND OTHER ENVIRONMENTALLY SENSITIVE AREAS PROVIDED BY A FIELD DELINEATION PERFORMED BY SAGE, DATED MAY 13, 2021.
- 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.

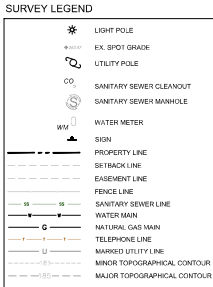
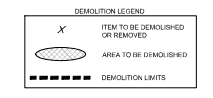
DEMOLITION NOTES:

- REMOVING/DEMOLISHING EXISTING FEATURES AFTER PRECISION AND SEWAGE 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 UNIDENTIFIED HAZARDOUS MATERIALS ARE ENCOUNTERED. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS 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 ABOVE GROUND EVIDENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR SUBSURFACE UTILITY EXPLORATION, INCLUDING UTILITY "POI-HOLD-IMP" 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 THROUGHOUT THE USE OF PHOTOGRAPHY, VIDEO OR OTHER RECORDED PROOF TO BE SUBMITTED ON-DIE.
- LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION, AND REPAIR ANY DAMAGES TO EXISTING 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 ADJUTING SIDEWALK OR NEW PAVEMENT IS EXISTING.
- 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 (E.G. 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 UNIDENTIFIED 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 ACCIDENTAL DIRECTIONS.
- 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 RECREATION AREAS SHALL BE LEFT "PROUD CLEAN" AT THE END OF EACH WORK DAY.
- REMOVE ALL ITEMS SHOWN ON EXISTING CONDITIONS AS NEEDED FOR THE INSTALLATION OF NEW WORK AND/OR INFRASTRUCTURE.
- NO EQUIPMENT IS ALLOWED ON THE SITE UNTIL ALL TREE PROTECTION AND SALT FENCING HAS BEEN INSTALLED AND APPROVED.

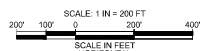


SYMBOL	DATE	REVISIONS	DESCRIPTION
1	11/11/22	1	PER CHATHAM COUNTY COMMENT
2	11/16/22	2	PER NCDOT COMMENT
3	01/09/23	3	PER NCDOT COMMENT
4	03/09/23	4	PER CHATHAM COUNTY/GENERAL COMMENT
5	04/26/23	5	PER NCDOT COMMENT
6	05/22/23	6	PER NCDOT COMMENT

SHIPMAN ENGINEERING
 SHIPMAN ENGINEERING, PLLC
 LICENSE # 33373
 137 MIDDLEGREEN PLACE
 WASHINGTON, NC 27540
 819.330.3000



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CHATHAM COUNTY AND NCDOT STANDARDS AND SPECIFICATIONS.



DESIGNED BY: WGS
 DRAWN BY: WGS
 CHECKED BY: WGS
 DRAWING DATE: 05/13/23
 SE PROJECT #: 2022-014

PIEWACKET SUBDIVISION-PHASE 1
 BALDWIN TOWNSHIP CHATHAM COUNTY, NORTH CAROLINA
EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NUMBER: **C-01**



GENERAL NOTES:

- EXISTING CONDITIONS, BOUNDARY AND TOPOGRAPHICAL DATA OF THE SUBJECT PARCEL WAS OBTAINED FROM A FIELD SURVEY OF THE PROPERTY BY S.E. PUCKETT AND ASSOCIATES, INC. DATED FEBRUARY 7, 2022. 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, CHATHAM COUNTY GIS DATA, ORANGE COUNTY GIS DATA, AND OTHER DATA SOURCES AS REQUIRED.
- REFER TO EROSION AND SEDIMENT CONTROL PLAN AND CONSTRUCTION SEQUENCE BEFORE PERFORMING ANY CLEARING, GRUBBING, OR DEMOLITION OPERATIONS.
- NO TITLE OPINION ON THIS PROPERTY HAS BEEN FURNISHED.
- AREAS COMPUTED BY THE COORDINATE METHOD.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD.
- ALL DISTANCES SHOWN ON THE SURVEY ARE HORIZONTAL GROUND DISTANCES.
- A PORTION OF THIS PROPERTY IS LOCATED IN ZONE A SPECIAL FLOOD HAZARD AREA WITHOUT KNOWN FLOOD ELEVATIONS AS SHOWN ON FEMA FIRM PANEL 3109000K DATED NOVEMBER 17, 2017. THE FLOOD HAZARD AREAS IS LOCATED OUTSIDE OF THE PHASE 1 PROJECT AREA.
- REFER TO SEALED TOPOGRAPHICAL SURVEY BY S.E. PUCKETT AND ASSOCIATES, INC. FOR HORIZONTAL AND VERTICAL DATUM INFORMATION AND OTHER SURVEY CONTROL DATA.
- WETLANDS, SURFACE WATERS, STREAMS, AND OTHER ENVIRONMENTALLY SENSITIVE AREAS PROVIDED BY THE OWNER.
- 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.

SYMBOL	DATE	REVISIONS
1	11/11/22	PER CHATHAM COUNTY COMMENT
2	12/08/22	PER NCDOT COMMENT
3	01/09/23	PER NPS COMMENT
4	03/02/23	PER CHATHAM COUNTY COORDINATE COMMENT
5	04/02/23	PER NCDOT COMMENT
6	05/22/23	PER NCDOT COMMENT

RECEIVING STREAM:
 NAME: MEADOWS BRANCH
 CLASSIFICATION: WS-IV NSW
 STREAM INDEX: 16-32-1

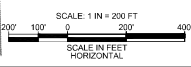
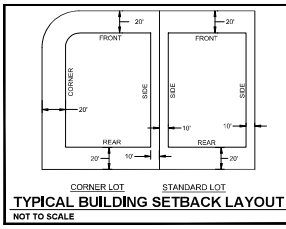
DRIVEWAY NOTE:
 DRIVEWAYS FOR LOTS 84-88, 76, 88, 6, & 14 SHALL BE LOCATED OUTSIDE OF EIGHT TRIANGLE TRIANGLES.

SITE DATA TABLE

PROJECT NAME:	PLYWACKET SUBDIVISION PHASE 1
PHYSICAL ADDRESS:	9 JONES FERRY ROAD
JURISDICTION:	ORANGE COUNTY CHATHAM COUNTY
EXISTING ZONING DISTRICT:	AR (ORANGE) R-1 (CHATHAM)
EXISTING LAND USE:	VACANT
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL-DETACHED
PIN NUMBERS:	875741701 (ORANGE) 81550006910 (CHATHAM)
AKFAR PIN NUMBERS:	800067
PROPOSED # OF LOTS:	32 (PHASE 1)
SMALLEST LOT:	18,258 SF (0.42 AC) LOT 88
LARGEST LOT:	44,454 (1.02 AC) LOT 6
TOTAL PROPERTY AREA:	PARCEL 1: 11.99 AC (ORANGE) PARCEL 2: 139.66 AC (CHATHAM) TOTAL: 138.66 AC
NET (WITH HWY DEDICATION) RIGHT-OF-WAY DEDICATED:	139.99 AC ± 8.06 ACRES
RIVER BASIN:	CAPE FEAR (JORDAN)
RECEIVING STREAM:	MEADOWS BRANCH (TERRELLS CREEK)
WATERSHED DISTRICT:	WS-IV NSW (JORDAN LAKE-HAW RIVER ARM)

SITE & UTILITY LEGEND

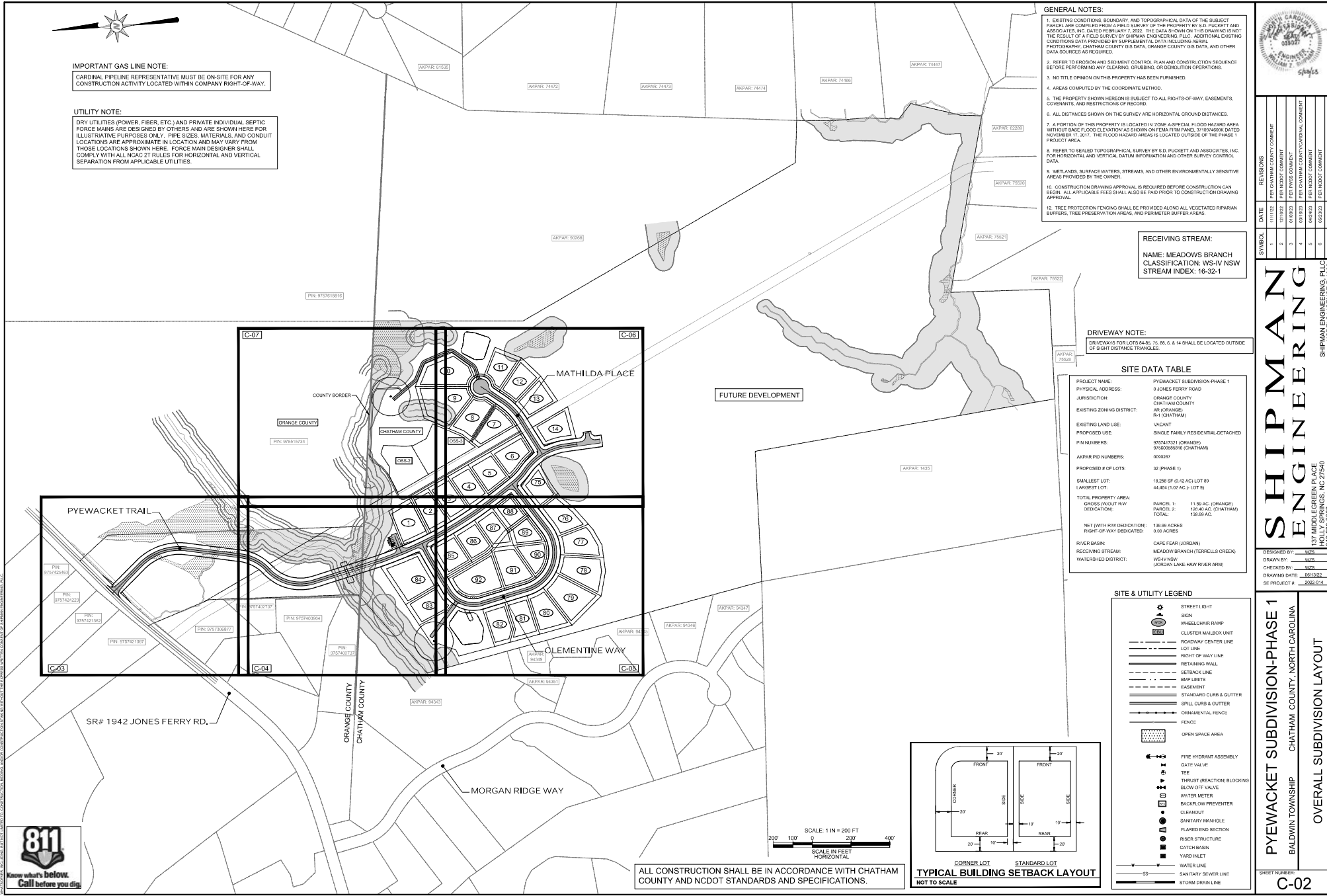
	STREET LIGHT
	SIGN
	WHEELCHAIR RAMP
	CLUSTER MAILBOX UNIT
	ROADWAY CENTER LINE
	LOT LINE
	RIGHT OF WAY LINE
	RETAINING WALL
	SETBACK LINE
	RIIP JOINTS
	EASEMENT
	STANDARD CURB & GUTTER
	SPILL CURB & GUTTER
	ORNAMENTAL FENCE
	FENCE
	OPEN SPACE AREA
	FIRE HYDRANT ASSEMBLY
	GATE VALVE
	TEE
	THRU-STREET 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



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CHATHAM COUNTY AND NCDOT STANDARDS AND SPECIFICATIONS.

IMPORTANT GAS LINE NOTE:
 CARDINAL PIPELINE REPRESENTATIVE MUST BE ON-SITE FOR ANY CONSTRUCTION ACTIVITY LOCATED WITHIN COMPANY RIGHT-OF-WAY.

UTILITY NOTE:
 DRY UTILITIES (POWER, FIBER, ETC.) AND PRIVATE INDIVIDUAL SEPTIC FORCE MAINS ARE DESIGNED BY OTHERS AND ARE SHOWN HERE FOR ILLUSTRATIVE PURPOSES ONLY. PIPE SIZES, MATERIALS, AND CONDUIT LOCATIONS ARE APPROXIMATE IN LOCATION AND MAY VARY FROM THOSE LOCATIONS SHOWN HERE. FORCE MAIN DESIGNER SHALL COMPLY WITH ALL N.C.A.C. 21 RULES FOR HORIZONTAL AND VERTICAL SEPARATION FROM APPLICABLE UTILITIES.



SHIPMAN ENGINEERING
 137 MIDDLEGREEN PLACE
 WILMINGTON, NC 27540
 810-300-0000

DESIGNED BY: WGS
 DRAWN BY: WGS
 CHECKED BY: WGS
 DRAWING DATE: 03/23/23
 SE PROJECT #: 2022-014

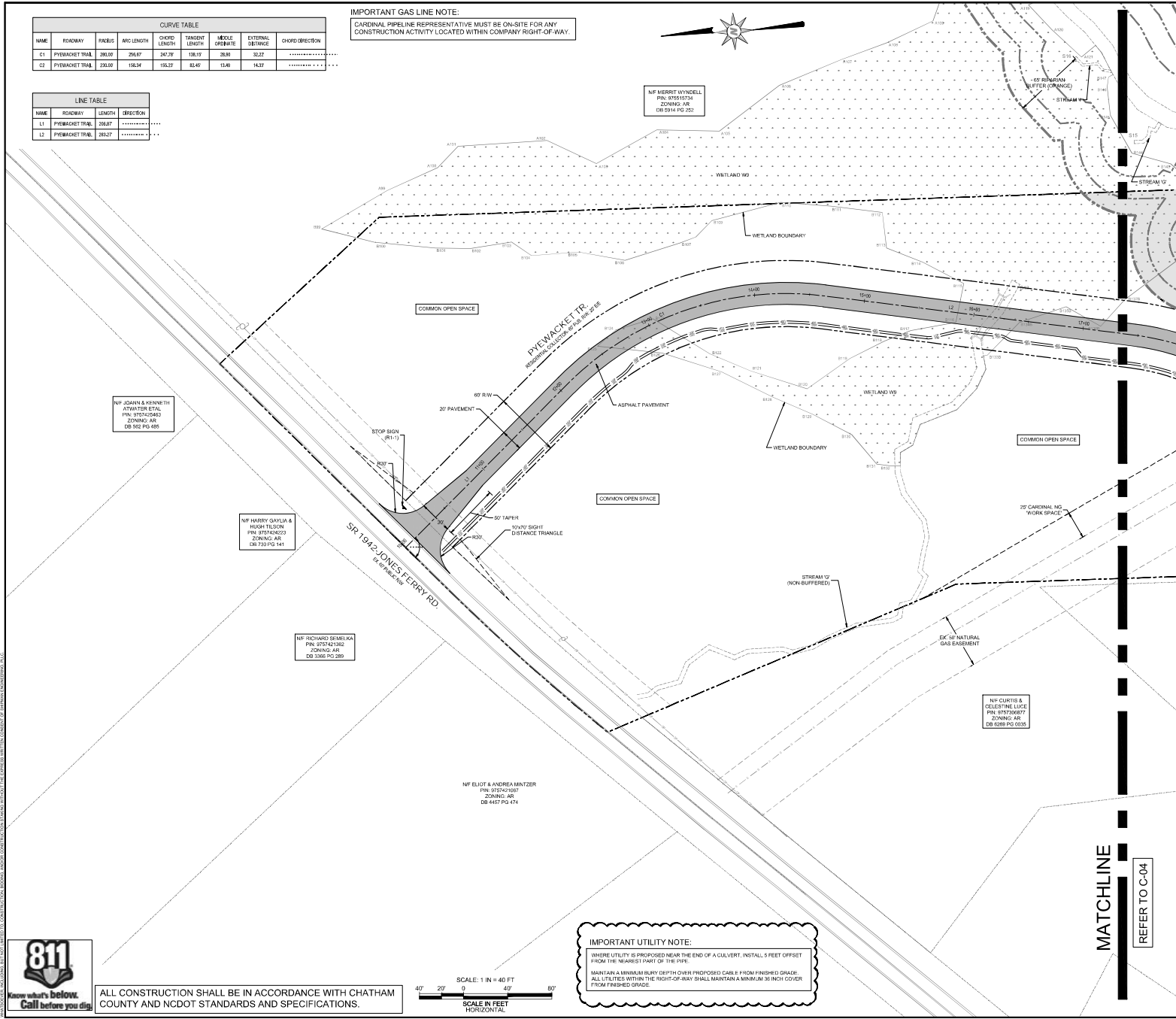
PLYWACKET SUBDIVISION-PHASE 1
 BALDWIN TOWNSHIP CHATHAM COUNTY, NORTH CAROLINA
OVERALL SUBDIVISION LAYOUT

SHEET NUMBER:
C-02

CURVE TABLE						
NAME	ROADWAY	PIEASIS	ARC LENGTH	CHORD LENGTH	TANGENT LENGTH	CHORD BEARING
C1	PIEWACKET TRAIL	380.00	256.87	242.79	184.09	30.27
C2	PIEWACKET TRAIL	230.00	165.84	155.27	124.00	14.37

LINE TABLE			
NAME	ROADWAY	LENGTH	DIRECTION
L1	PIEWACKET TRAIL	268.87
L2	PIEWACKET TRAIL	232.27

IMPORTANT GAS LINE NOTE:
CARDINAL PIPELINE REPRESENTATIVE MUST BE ON-SITE FOR ANY CONSTRUCTION ACTIVITY LOCATED WITHIN COMPANY RIGHT-OF-WAY.



GENERAL NOTES:

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- NO TITLE OPINION ON THIS PROPERTY HAS BEEN FURNISHED.
- AREAS COMPUTED BY THE COORDINATE METHOD.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL HIGH-RISE-OF-WAY, EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD.
- ALL DISTANCES SHOWN ON THE SURVEY ARE HORIZONTAL GROUND DISTANCES.
- A PORTION OF THIS PROPERTY IS LOCATED IN ZONE A-SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION AS SHOWN ON FEMA FIRM PANEL 17109-0006 DATED NOVEMBER 17, 2017. THE FLOOD HAZARD AREAS IS LOCATED OUTSIDE OF THE PHASE 1 PROJECT AREA.
- REFER TO SEALED TOPOGRAPHICAL SURVEY BY S.D. BRACKETT AND ASSOCIATES, INC. FOR HORIZONTAL AND VERTICAL DATUM INFORMATION AND OTHER SURVEY CONTROL DATA.
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UTILITY NOTE:

DRY UTILITIES (POWER, FIBER, ETC.) AND PRIVATE INDIVIDUAL SEPTIC FORCE MAINS ARE DESIGNED BY OTHERS AND ARE SHOWN HERE FOR ILLUSTRATIVE PURPOSES ONLY. PIPE SIZES, MATERIALS, AND CONDUIT LOCATIONS ARE APPROXIMATE IN LOCATION AND MAY VARY FROM THOSE LOCATIONS SHOWN HERE. FORCE MAIN DESIGNER SHALL COMPLY WITH ALL N.C.A.C. 27 RULES FOR HORIZONTAL AND VERTICAL SEPARATION FROM APPLICABLE UTILITIES.



SHEET INDEX
SCALE: 1"=750'

SITE & UTILITY LEGEND

- STREET LIGHT
- WHEELCHAIR RAMP
- CLUSTER MAILBOX UNIT
- ROADWAY CENTER LINE
- LOT LINE
- RIGHT OF WAY LINE
- RETAINING WALL
- SEWER LINE
- SEW LINE
- EASEMENT
- STANDARD CURB & GUTTER
- SPILL CURB & GUTTER
- ORNAMENTAL FENCE
- FENCE
- OPEN SPACE AREA
- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- TEE
- THRUST (REACTION) BLOCKING
- BLU-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

IMPORTANT UTILITY NOTE:
WHEN UTILITY IS PROPOSED NEAR THE END OF A CULVERT, INSTALL 5 FEET OFFSET FROM THE NEAREST PART OF THE PIPE.
MAINTAIN A MINIMUM BURY DEPTH OVER PROPOSED CABLE FROM FINISHED GRADE. ALL UTILITIES WITHIN THE RIGHT-OF-WAY SHALL MAINTAIN A MINIMUM 36 INCH COVER FROM FINISHED GRADE.



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CHATHAM COUNTY AND NCDOT STANDARDS AND SPECIFICATIONS.



SYMBOL	DATE	REVISIONS
1	11/11/22	PER CHATHAM COUNTY COMMENT
2	12/02/22	PER NCDOT COMMENT
3	01/09/23	PER NCDOT COMMENT
4	03/02/23	PER CHATHAM COUNTY COORDINATOR COMMENT
5	04/26/23	PER NCDOT COMMENT
6	05/22/23	PER NCDOT COMMENT

SHIPMAN ENGINEERING
137 MIDDLEGREEN PLACE
CHATHAM COUNTY, NC 27540
819.300.9000

DESIGNED BY: WGS
DRAWN BY: WGS
CHECKED BY: WGS
DRAWING DATE: 03/13/22
SE PROJECT #: 2022-014

PIEWACKET SUBDIVISION-PHASE 1
BALDWIN TOWNSHIP CHATHAM COUNTY, NORTH CAROLINA
PARTIAL SUBDIVISION LAYOUT PLAN I

SHEET NUMBER: **C-03**

