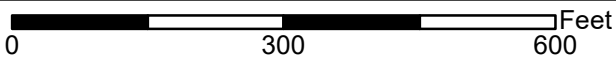


# NORTH STATE STREET CONDOS SR-65-2018



Zoning: **RX-3, R-10**  
CAC: **North Central**  
Drainage Basin: **Pigeon House**  
Acreage: **0.36**  
Units: **30**

Planner: **Michael Walters**  
Phone: **(919) 996-2636**  
Applicant: **Five Horizons  
Development**  
Phone: **(919) 815-0820**



*SR 94-16*

# Administrative Site Review Application (for UDO Districts only)



**DEVELOPMENT SERVICES DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831  
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

<b>BUILDING TYPE</b> <i>SR-65-18</i>		<b>FOR OFFICE USE ONLY</b>
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number <div style="font-size: 24pt; font-weight: bold; text-align: center;"><i>562243</i></div> Assigned Project Coordinator  Assigned Team Leader <div style="font-size: 18pt; text-align: right;"><i>Mike Walters</i></div>
Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #		
<b>GENERAL INFORMATION</b>		
Development Name <b>N. STATE STREET CONDOS</b>		
Zoning District <b>RX-3</b>	Overlay District (if applicable) <del>                    </del>	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Use <b>Multi-Unit Living</b>		
Property Address(es) <b>310, 312, 314, 320 N. STATE ST.</b>		Major Street Locator:
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. <b>1714108611</b>	P.I.N. <b>1714108516</b>	P.I.N. <b>1714108511</b>
P.I.N. <b>1714108425</b>		
<b>What is your project type?</b> <input type="checkbox"/> Apartment <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Duplex <input type="checkbox"/> Other: If other, please describe: _____		
<input type="checkbox"/> Elderly Facilities <input type="checkbox"/> School <input type="checkbox"/> Religious Institutions		
<input type="checkbox"/> Hospitals <input type="checkbox"/> Shopping Center <input checked="" type="checkbox"/> Residential Condo		
<input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Banks <input type="checkbox"/> Retail		
<input type="checkbox"/> Office <input type="checkbox"/> Industrial Building <input type="checkbox"/> Cottage Court		
<b>WORK SCOPE</b>	Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements. <b>Demolition of existing single family residences and construction of (4) Condo buildings, streetscape, utilities, stormwater facilities.</b>	
<b>DESIGN ADJUSTMENT OR ADMIN ALTERNATE</b>	Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE	
<b>CLIENT/DEVELOPER/OWNER</b>	Company <b>Five Horizons Development</b> Name (s) <b>Corey Mason</b> Address <b>2321 Blue Ridge Road, Suite 202</b> Phone <b>919.398.3927</b> Email <b>corey@thefivehorizons.com</b> Fax <b>919.516.0705</b>	
<b>CONSULTANT (Contact Person for Plans)</b>	Company <b>John A. Edwards &amp; Company</b> Name (s) <b>Jason Meadows</b> Address <b>333 Wade Ave</b> Phone <b>919.828.4428</b> Email <b>jason@jaeco.com</b> Fax <b>919.828.4711</b>	

**DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)**

Zoning Information	Building Information
Zoning District(s) RX-3	Proposed building use(s) Multi-Unit Living
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross 3,776 SF
Overlay District	Proposed Building(s) sq. ft. gross 78,148 SF
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 0.67 AC	Total sq. ft. gross (existing & proposed) 78,148 SF
Off street parking: Required 33 Provided 33	Proposed height of building(s) 35' Max.
COA (Certificate of Appropriateness) case #	# of stories 3
BOA (Board of Adjustment) case # A-	Ceiling height of 1 <sup>st</sup> Floor 9'
CUD (Conditional Use District) case # Z-	

**Stormwater Information**

Existing Impervious Surface 0.21 acres acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 0.64 acres acres/square feet	If Yes, please provide: Alluvial Soils Flood Study FEMA Map Panel #
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

**FOR RESIDENTIAL DEVELOPMENTS**

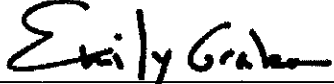

1. Total # Of Apartment, Condominium or Residential Units 30	5. Bedroom Units: 1br 30 2br 3br 4br or more
2. Total # Of Congregate Care Or Life Care Dwelling Units N/A	6. Infill Development 2.2.7 N/A
3. Total Number of Hotel Units N/A	7. Open Space (only) or Amenity 3,620 SF
4. Overall Total # Of Dwelling Units (1-6 Above) 30	8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**SIGNATURE BLOCK (Applicable to all developments)**

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

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

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

Signed   Date 7/10/18

Printed Name Emily Graban, Owner Stuart Cullinan, Five Horizons, LLC

Signed   Date 07/10/2018

Printed Name Stuart Cullinan, Manager Copernica Properties Stuart Cullinan, Cullinan Ventures, LLC

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
General Requirements	YES	N/A	YES	NO	N/A
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to the City of Raleigh	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
2. <b>Administrative Site Review Application</b> completed and signed by the property owner(s)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
3. Client must complete and adhere page 1 and 2 of the <b>Administrative Site Review Application</b> to the plan cover sheet	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
4. I have referenced the <b>Administrative Site Review Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
b) Existing Conditions Sheet, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
c) Proposed Site Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
e) Proposed Stormwater Plan, including preliminary stormwater quantity and quality summary and calculations package. If not required, provide City Code section on front cover.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
g) Proposed Tree Conservation Plan – For secondary Tree Conservation Areas, include two copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina register forester. If not required, provide City Code section on front cover.	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
h) Proposed Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
i) Building elevations that show existing and/or proposed building height. If demolition, do not include buildings to be demolished.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
j) Transportation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals – include all revision dates</u>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
7. Minimum plan size 18"x24" not to exceed 36"x42"	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the plan with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
10. Digital copy of only the plan and elevations. Label the CD or flash drive with the plan name, case file number, and indicate the review cycle #.	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
12. If applicable, zoning conditions adhered to the plan cover sheet	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>



VICINITY MAP  
NOT TO SCALE

# N. STATE STREET CONDOS

## ADMINISTRATIVE SITE REVIEW PLANS

SR-XX-XX

TRANS# XXXXX

RALEIGH, NORTH CAROLINA

JULY 10, 2018

SITE DATA	
PROPERTY OWNERS:	EMILY GRABAN DIAMOND SPIVEY CULLINAN VENTURES LLC, CLYDE OAK PLLC GOODSON HOLDINGS LLC
SITE ADDRESS:	310, 312, 314 & 320 N. STATE STREET
LOT SIZE: BEFORE R/W DEDICATION AFTER R/W DEDICATION	29,199 SF (0.6704 AC.) 28,081 SF (0.6446 AC.)
WAKE COUNTY PIN #:	1714108611, 1714108516, 1714108511 & 1714108425
ZONING DISTRICT:	RX-3
EXISTING USE:	SINGLE FAMILY
PROPOSED USE:	MULTI-UNIT LIVING CONDOMINIUMS (APARTMENT BUILDING TYPE)
STREET CLASSIFICATION: N. STATE STREET	NEIGHBORHOOD STREET (PRIMARY)
OAKWOOD AVENUE	AVENUE 2-LANE (SECONDARY)
STREETSCAPE REQUIRED:	6' TREE LAWN 6' SIDEWALK
STREETSCAPE PROVIDED:	6' TREE LAWN 6' SIDEWALK
APARTMENT BUILD-TO REQUIREMENTS:	70% BUILDING WIDTH IN PRIMARY BUILD TO 10-55' 35% BUILDING WIDTH IN SIDE STREET BUILD-TO 10-55'
PROVIDED BUILD TO:	N. STATE ST.: 148' BUILDING / 205' FRONTAGE= 72 % OAKWOOD AVE.: 126' BUILDING / 138' FRONTAGE= 91%
REQUIRED PARKING:	(30) ONE BEDROOM UNITS (1) VISITOR PARK PER 10 UNITS TOTAL = 33 SPACES
PROVIDED PARKING:	33 SPACES PROVIDED
BICYCLE PARKING REQUIRED:	SHORT TERM: 1 SPACE PER 20 UNITS, MIN. 4 4 SPACES
PROVIDED:	4 SPACES
AMENITY AREA REQUIRED:	2,808 SF (10%)
PROVIDED:	3,620 SF (12.9%)

### INDEX

CE-1	EXISTING CONDITIONS
CE-2	SITE PLAN
CE-3	UTILITY PLAN
CE-4	GRADING & STORMWATER MANAGEMENT PLAN
CE-5	STORMWATER MANAGEMENT PLAN
CE-6	LANDSCAPING PLAN
A-1	BUILDING 1 ELEVATIONS
A-2	BUILDING 2 ELEVATIONS
A-3	BUILDING 3 ELEVATIONS
A-4	BUILDING 4 ELEVATIONS



**OWNER/DEVELOPER:**  
**FIVE HORIZONS DEVELOPMENT**  
2321 Blue Ridge Rd.  
Raleigh, N.C. 27607  
919-443-0262  
corey@thefivehorizons.com

**CIVIL ENGINEER:**  
**JOHN A. EDWARDS & COMPANY**  
Consulting Engineers  
NC License F-0289  
333 Wade Ave., Raleigh, N.C. 27605  
Phone: (919) 828-4428  
Fax: (919) 828-4711  
E-mail: info@jaeco.com

### Administrative Site Review Application (for UDO Districts only)



Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | fax 919-996-1831  
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

BUILDING TYPE		FOR OFFICE USE ONLY
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Transaction Number
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed Use	Assigned Project Coordinator
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Open Lot	Assigned Team Leader
<input type="checkbox"/> Townhouse		

Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction # \_\_\_\_\_

**GENERAL INFORMATION**

Development Name: N. STATE STREET CONDOS

Zoning District: RX-3    Overlay District (if applicable): NCDD-New Ben Edenton Overlay    Inside City Limits?  Yes  No

Proposed Use: Multi-Unit Living

Property Address(es): 310, 312, 314, 320 N. STATE ST.    Major Street Locator: \_\_\_\_\_

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

P.I.N. 1714108611    P.I.N. 1714108516    P.I.N. 1714108511    P.I.N. 1714108425

What is your project type?  Apartment     Elderly Facilities     Hospitals     Hotels/Motels     Office  
 Mixed Residential     Non-Residential Condo     Schools     Shopping Center     Banks     Industrial Building  
 Duplex     Telecommunication Tower     Religious Institutions     Residential Condo     Retail     Cottage Court  
 Other: if other, please describe: \_\_\_\_\_

**WORK SCOPE**    Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements.  
Demolition of existing single family residences and construction of (4) Condo buildings, streetscape, utilities, stormwater facilities.

**DESIGN ADJUSTMENT OR ADMIN ALTERNATE**    Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE

**CLIENT/DEVELOPER/OWNER**

Company: Five Horizons Development    Name(s): Corey Mason  
Address: 2321 Blue Ridge Road, Suite 202  
Phone: 919.398.3927    Email: corey@thefivehorizons.com    Fax: 919.516.0705

**CONSULTANT (Contact Person for Plans)**

Company: John A. Edwards & Company    Name(s): Jason Meadows  
Address: 333 Wade Ave  
Phone: 919.828.4428    Email: jason@jaeco.com    Fax: 919.828.4711

PAGE 1 OF 3

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REVISION 05.13.16

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)			
Zoning Information		Building Information	
Zoning District(s) RX-3		Proposed building use(s) Multi-Unit Living	
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross 3,776 SF	
Overlay District		Proposed Building(s) sq. ft. gross 78,148 SF	
Total Site Acres	Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 0.67 AC	Total sq. ft. gross (existing & proposed) 78,148 SF	
Off street parking: Required 33	Provided 33	Proposed height of building(s) 35' Max.	
COA (Certificate of Appropriateness) case #		# of stories 3	
BOA (Board of Adjustment) case # A-		Ceiling height of 1 <sup>st</sup> Floor 9'	
CUD (Conditional Use District) case # Z-			
<b>Stormwater Information</b>			
Existing Impervious Surface	0.21 acres    acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Impervious Surface	0.64 acres    acres/square feet	If Yes, please provide:	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils	Flood Study
		FEMA Map Panel #	
<b>FOR RESIDENTIAL DEVELOPMENTS</b>			
1. Total # Of Apartment, Condominium or Residential Units	30	5. Bedroom Units: 1br 30    2br    3br    4br or more	
2. Total # Of Congregate Care Or Life Care Dwelling Units	N/A	6. Infill Development 2.2.7 N/A	
3. Total Number of Hotel Units	N/A	7. Open Space (only) or Amenity 3,620 SF	
4. Overall Total # Of Dwelling Units (1-6 Above)	30	8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>SIGNATURE BLOCK (Applicable to all developments)</b>			
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.			
I hereby designate <u>Jason G. Meadows, P.E.</u> to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.			
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.			
Signed	<u>Emily Graban</u>	<u>Stuart Cullinan</u>	Date 7/10/18
Printed Name	Emily Graban, Owner	Stuart Cullinan, Five Horizons, LLC	
Signed	<u>Stuart Cullinan</u>	<u>Stuart Cullinan</u>	Date 07/10/2018
Printed Name	Stuart Cullinan, Manager Copernica Properties	Stuart Cullinan, Cullinan Ventures, LLC	

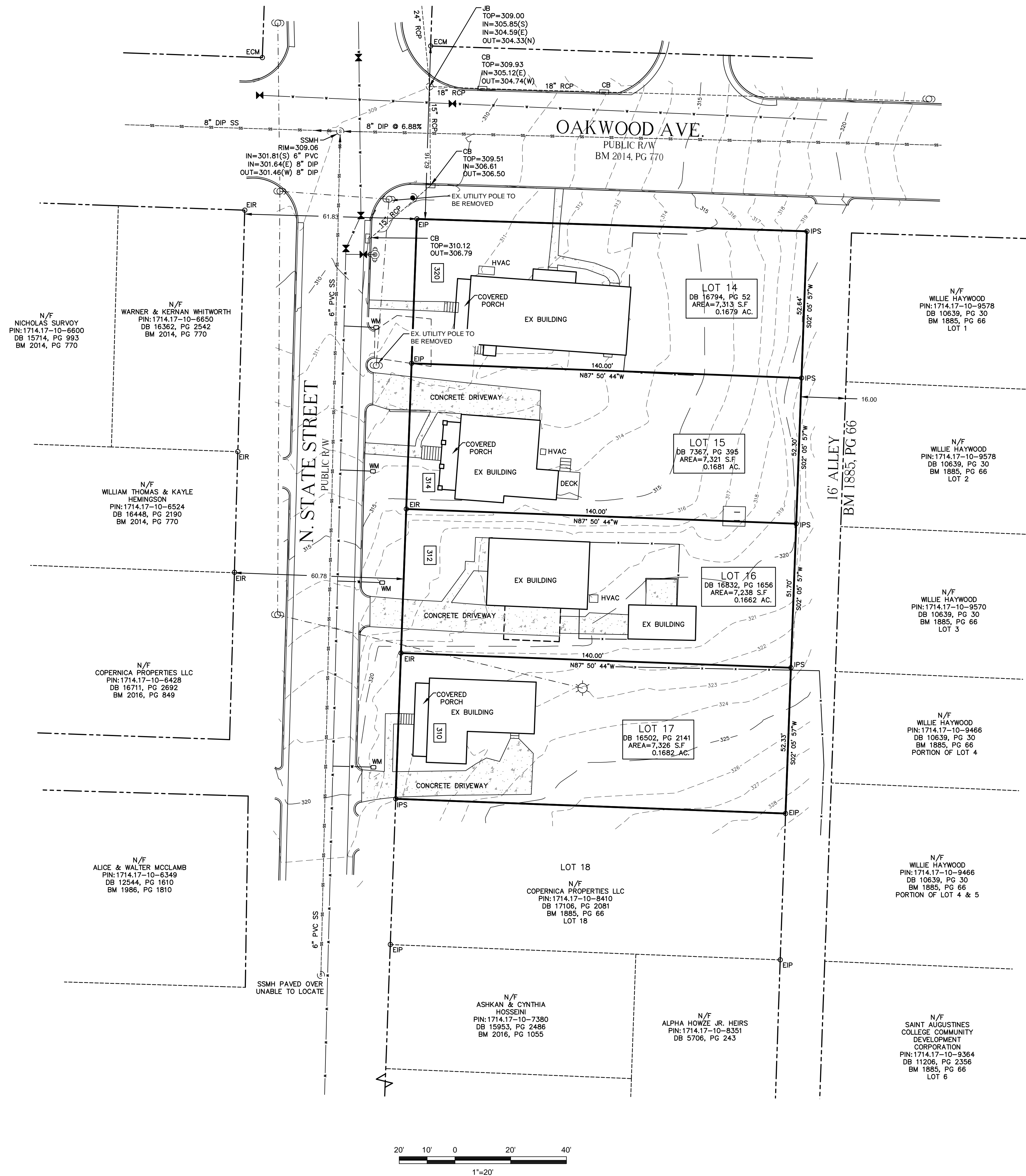
PAGE 2 OF 3

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REVISION 05.13.16

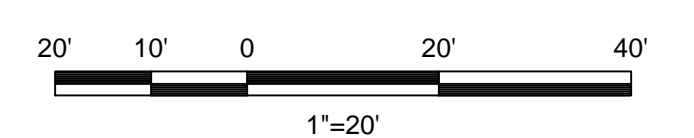
**NOTES:**

1. ALL DISTANCES ARE HORIZONTAL GROUND.
2. ALL DIMENSIONS ARE IN FEET.
3. AREA COMPUTED USING COORDINATE METHOD FROM MEASURED FIELD DATA.
4. BASIS OF BEARINGS IS NORTH CAROLINA GRID NORTH, NAD83(2011). THE SITE WAS LOCALIZED UTILIZING REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) SOLUTIONS REFERENCING THE CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK BASE STATION NCRD, RALEIGH, NC.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
6. ALL REFERENCE ARE MADE TO THE WAKE COUNTY REGISTRY.
7. HORIZONTAL DATUM IS NAD 83(2011) AND VERTICAL DATUM IS NAVD 88.



**LEGEND**

- BM BOOK OF MAPS
- DB DEED BOOK
- PG PAGE
- N/F NOW OR FORMERLY
- R/W RIGHT OF WAY
- EIP EXISTING IRON PIPE
- EMAG EXISTING MAG NAIL
- EPK EXISTING PK NAIL
- ERRS EXISTING RAILROAD SPIKE
- ENAIL EXISTING NAIL FOUND
- ERF EXISTING RAIL FOUND
- ECM EXISTING CONCRETE MONUMENT
- IPF IRON PIPE SET
- MAG MAG NAIL SET
- CP COMPUTED POINT
- RCP REINFORCED CONCRETE STORM PIPE
- PP POWER POLE
- GUY GUY ANCHORS
- ⊕ PROPOSED INSERTION VALVE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ PROPOSED FIRE HYDRANT
- ⊕ EXISTING WATER VALVE
- ⊕ PROPOSED WATER VALVE
- ⊕ EXISTING WATER REDUCER
- ⊕ PROPOSED WATER REDUCER
- ⊕ EXISTING WATER METER
- ⊕ PROPOSED WATER METER
- ⊕ EXISTING HOT BOX
- ⊕ PROPOSED HOT BOX
- ⊕ EXISTING MANHOLE
- ⊕ PROPOSED MANHOLE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- LINES NOT SURVEYED
- EASEMENT LINES
- E OVERHEAD ELECTRICAL LINES
- W EXISTING WATER LINE
- W PROPOSED WATER LINE
- SS EXISTING SANITARY SEWER LINE
- SS PROPOSED SANITARY SEWER LINE
- EXISTING STORM DRAINAGE LINE
- PROPOSED STORM DRAINAGE LINE



**JOHN A. EDWARDS & COMPANY**  
 Consulting Engineers  
 and Land Surveyors

NC License F-0289  
 333 Wade Ave., Raleigh, N.C. 27605  
 Phone: (919) 828-4428  
 Fax: (919) 828-4711  
 E-mail: info@jaeco.com

www.jaeco.com

Project  
**N. STATE ST. CONDOS**  
 N. STATE STREET  
 RALEIGH, NC 27601

Client  
**FIVE HORIZONS DEVELOPMENT**  
 2321 BLUE RIDGE ROAD, STE 201  
 RALEIGH, NC 27603

Revisions

Number	Description	Date

Approvals

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

**EXISTING CONDITIONS PLAN**

JAECO # 327-13  
 Drawn By C2B  
 Checked By JRC  
 Date Issued 7/10/18

**CE-1**



**JOHN A. EDWARDS & COMPANY**  
 Consulting Engineers  
 and Land Surveyors

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 N. STATE STREET  
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Client  
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 RALEIGH, NC 27603

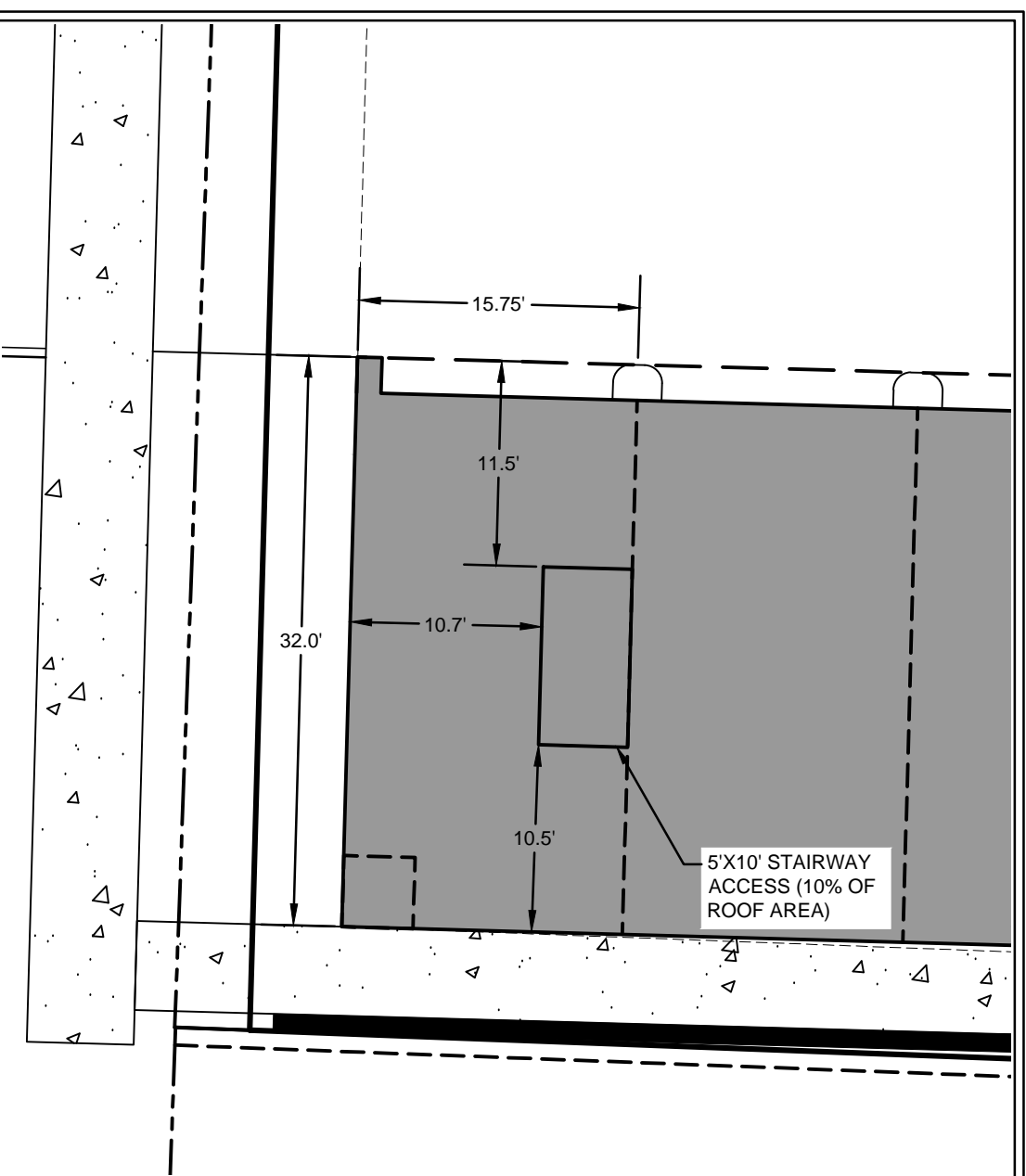
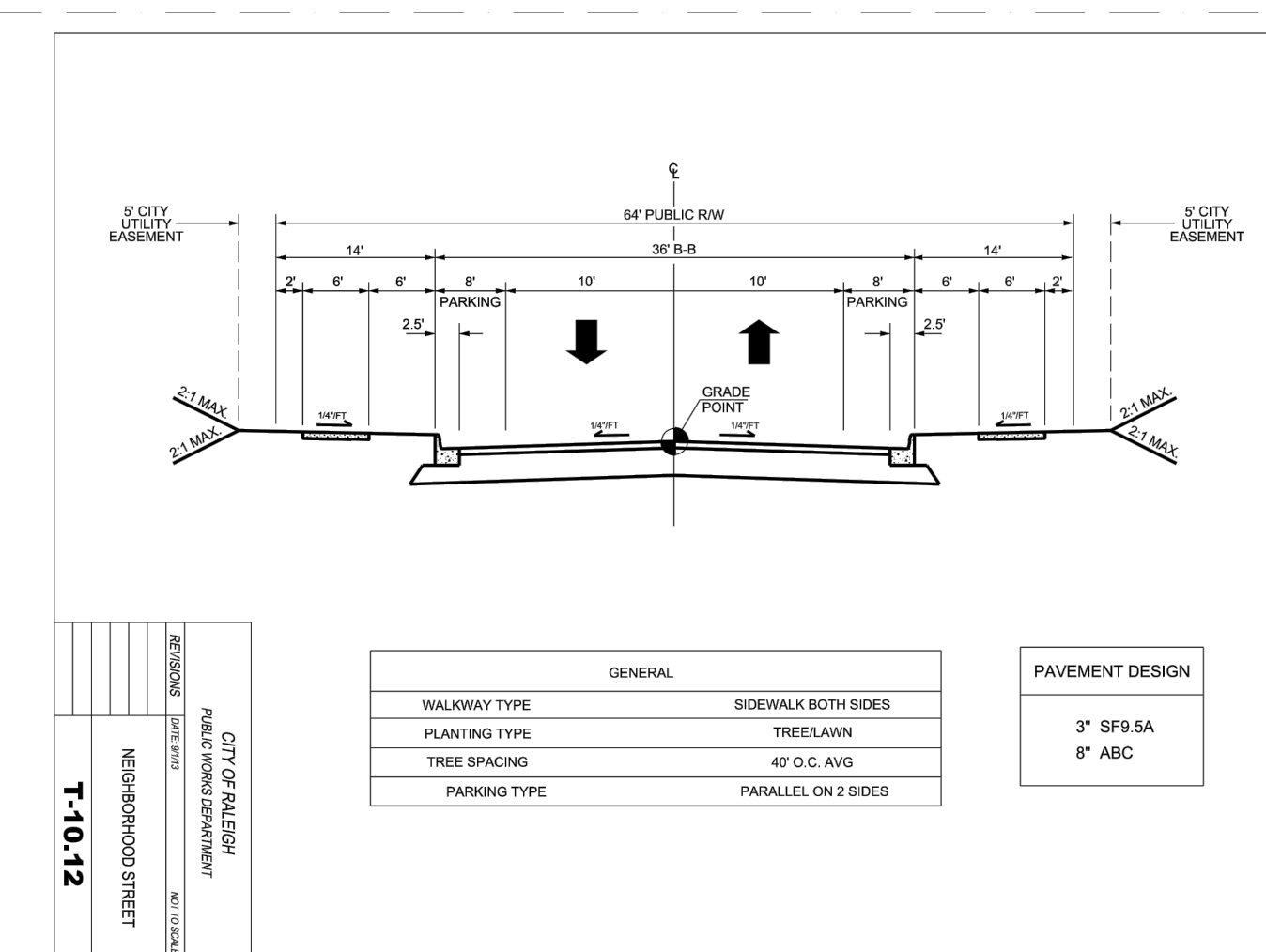
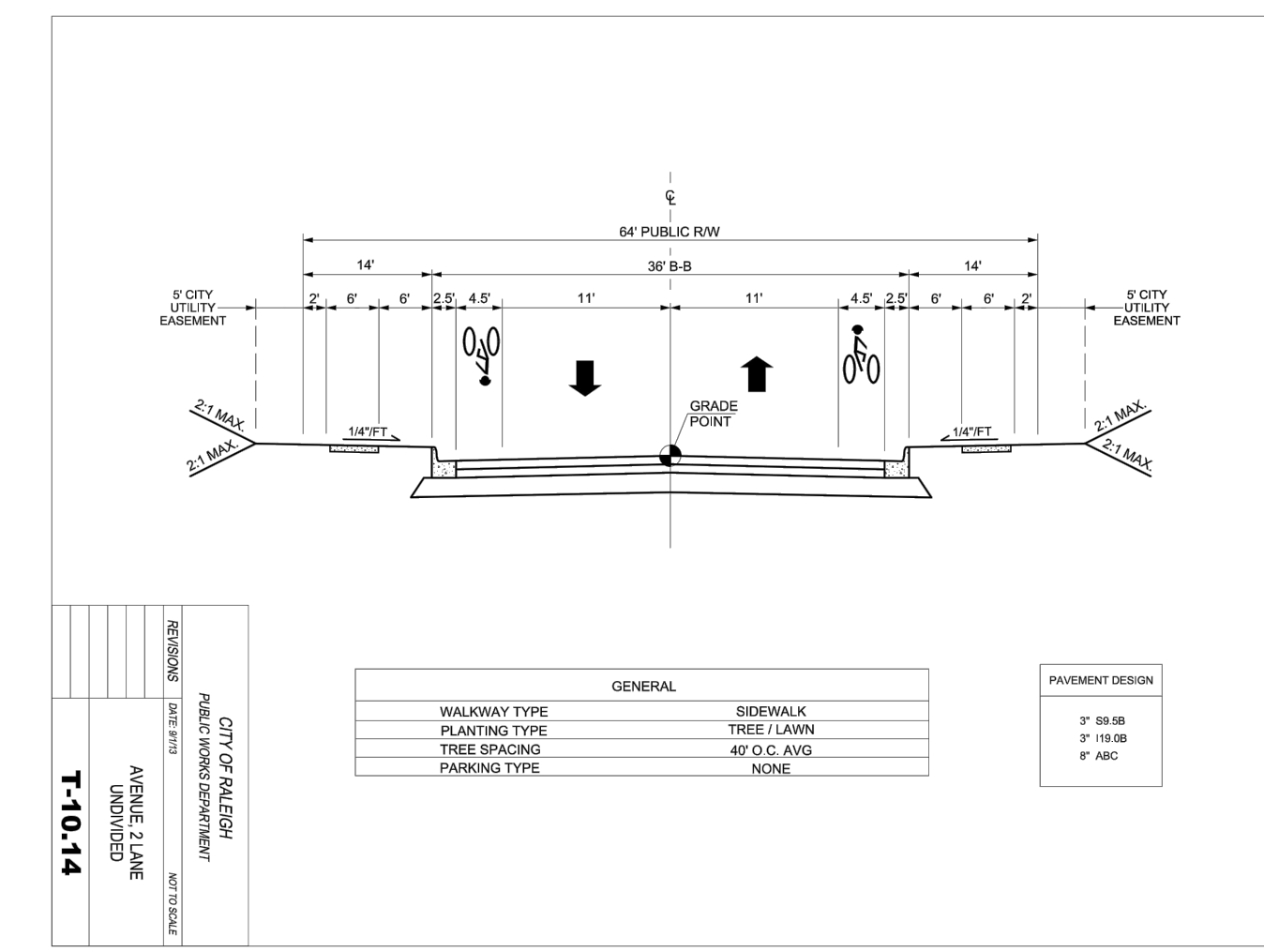
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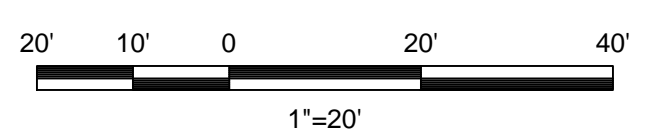
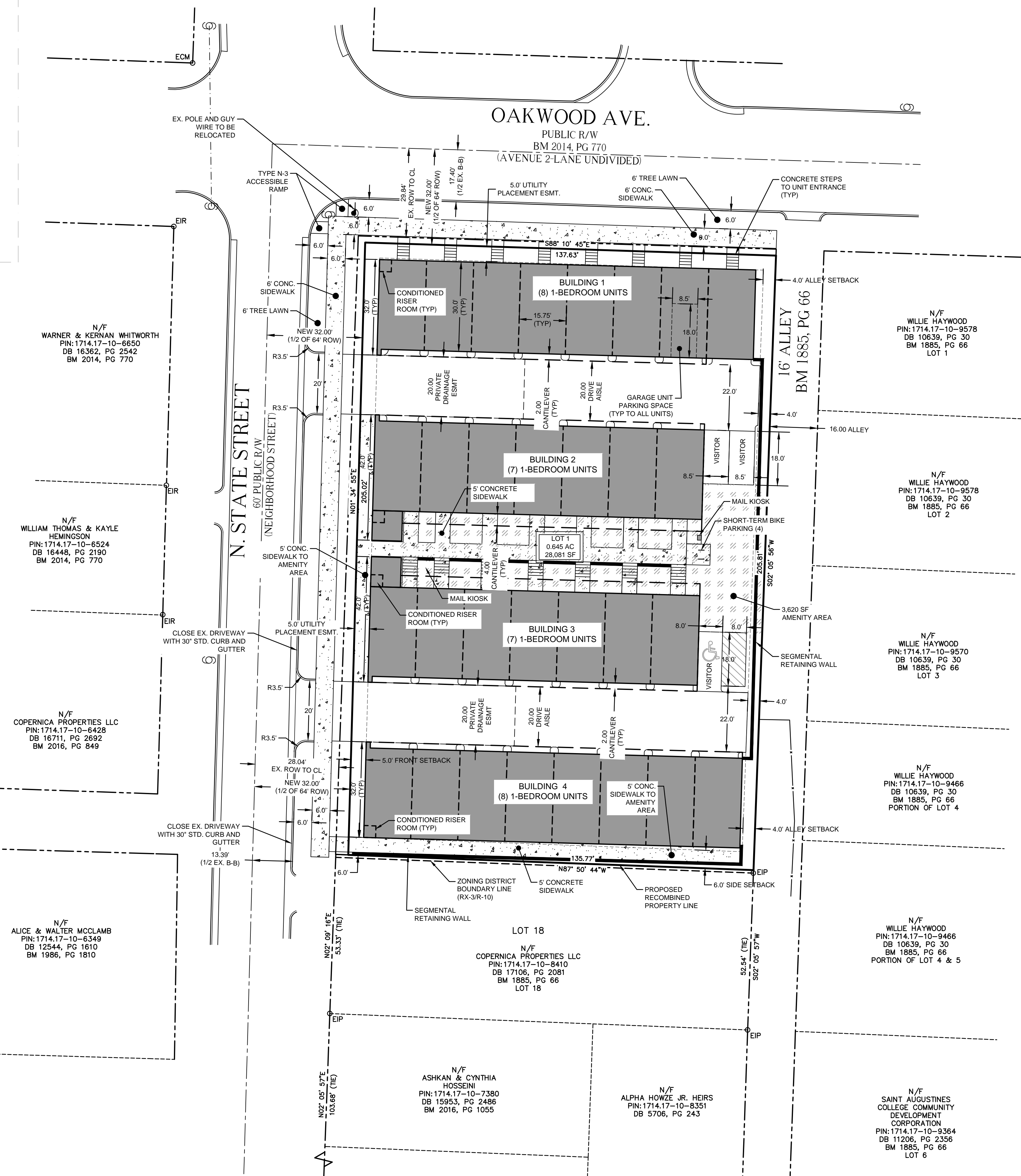
Drawing Title  
**SITE PLAN**

JAECO # 327-13  
 Drawn By CZB  
 Checked By JRC  
 Date Issued 7/10/18

CE-2



**TYPICAL ROOF TOP ACCESS PLAN**



- LEGEND**
- BM BOOK OF MAPS
  - DB DEED BOOK
  - PG PAGE
  - N/F NOW OR FORMERLY
  - R/W RIGHT OF WAY
  - EIP EXISTING IRON PIPE
  - EMAG EXISTING MAG NAIL
  - EPK EXISTING PK NAIL
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  - ⊗ PROPOSED INSERTION VALVE
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  - ⊕ PROPOSED FIRE HYDRANT
  - ⊘ EXISTING WATER VALVE
  - ⊙ PROPOSED WATER VALVE
  - ▷ EXISTING WATER REDUCER
  - ▴ PROPOSED WATER REDUCER
  - ◻ EXISTING WATER METER
  - ◼ PROPOSED WATER METER
  - ◻ EXISTING HOT BOX
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  - EASEMENT LINES
  - OVERHEAD ELECTRICAL LINES
  - EXISTING WATER LINE
  - W PROPOSED WATER LINE
  - EXISTING SANITARY SEWER LINE
  - SS PROPOSED SANITARY SEWER LINE
  - EXISTING STORM DRAINAGE LINE
  - PROPOSED STORM DRAINAGE LINE



**JOHN A. EDWARDS & COMPANY**  
Consulting Engineers  
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Project  
**N. STATE ST. CONDOS**  
N. STATE STREET  
RALEIGH, NC 27601

Client  
**FIVE HORIZONS DEVELOPMENT**  
2321 BLUE RIDGE ROAD, STE 201  
RALEIGH, NC 27603

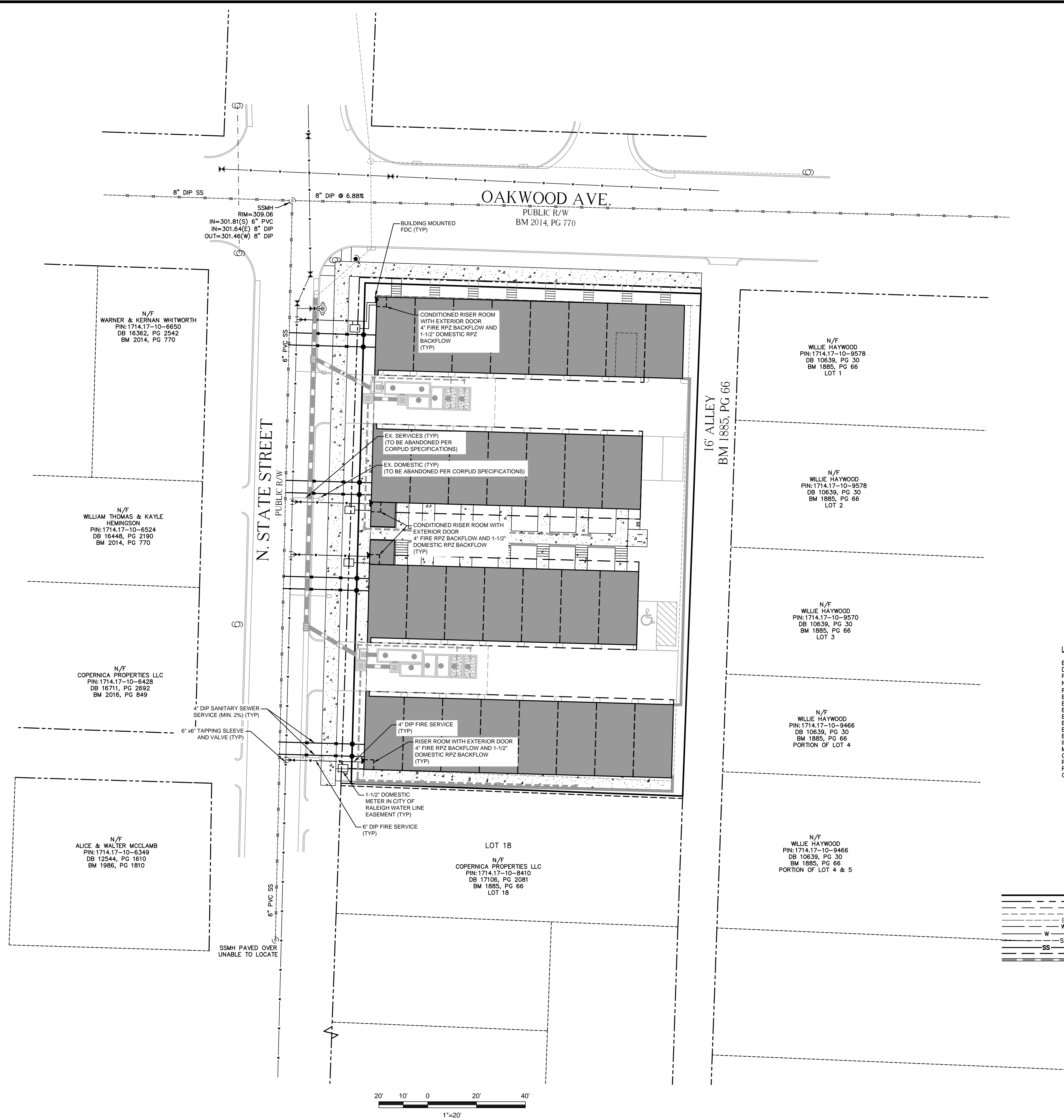
Revisions		
Number	Description	Date

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

Drawing Title  
**UTILITY PLAN**

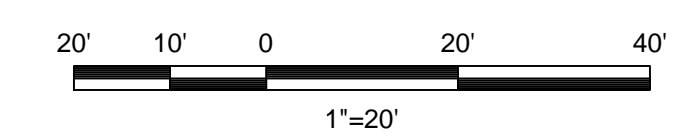
JAECO # 327-13  
Drawn By CJB  
Checked By JRC  
Date Issued 7/10/18

CE-3



**LEGEND**

BM	BOOK OF MAPS
DB	DEED BOOK
PG	PAGE
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
EIP	EXISTING IRON PIPE
EMAG	EXISTING MAG NAIL
EPK	EXISTING PK NAIL
ERRS	EXISTING RAILROAD SPIKE
ENAIL	EXISTING NAIL FOUND
ERF	EXISTING RAIL FOUND
ECM	EXISTING CONCRETE MONUMENT
IPS	IRON PIPE SET
MAG	MAG NAIL SET
CP	COMPUTED POINT
RCP	REINFORCED CONCRETE STORM PIPE
PP	POWER POLE
GUY	GUY ANCHORS
	PROPOSED INSERTION VALVE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING WATER VALVE
	PROPOSED WATER VALVE
	EXISTING WATER REDUCER
	PROPOSED WATER REDUCER
	EXISTING WATER METER
	PROPOSED WATER METER
	EXISTING HOT BOX
	PROPOSED HOT BOX
	EXISTING MANHOLE
	PROPOSED MANHOLE
	BOUNDARY LINE
	RIGHT OF WAY LINE
	LINE NOT SURVEYED
	EASEMENT LINES
	OVERHEAD ELECTRICAL LINES
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LINE
	EXISTING STORM DRAINAGE LINE
	PROPOSED STORM DRAINAGE LINE







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Revisions		
Number	Description	Date

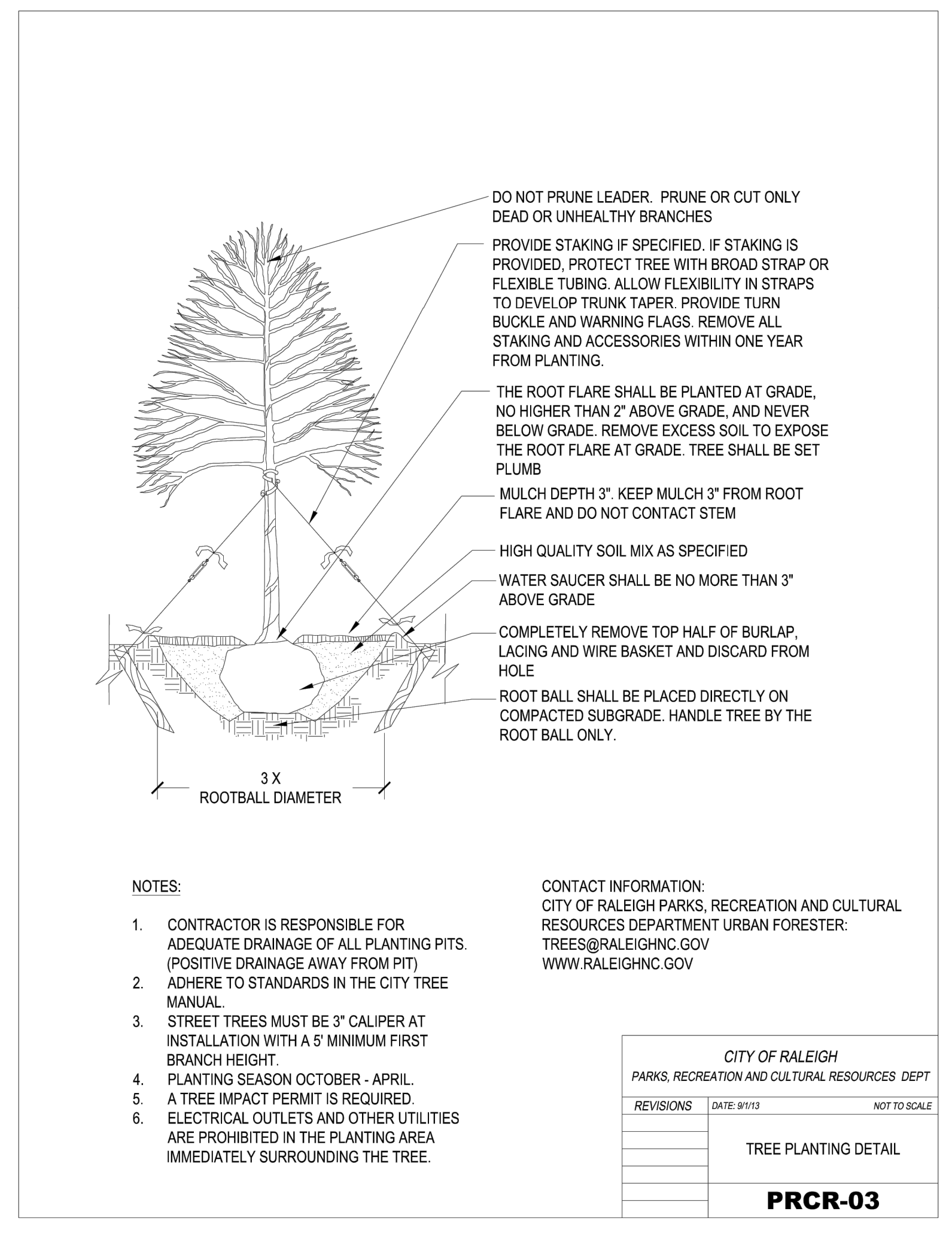
Approvals  
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Drawing Title

**LANDSCAPING PLAN**

JAECO # 327-13  
Drawn By C2B  
Checked By JRC  
Date Issued 7/10/18

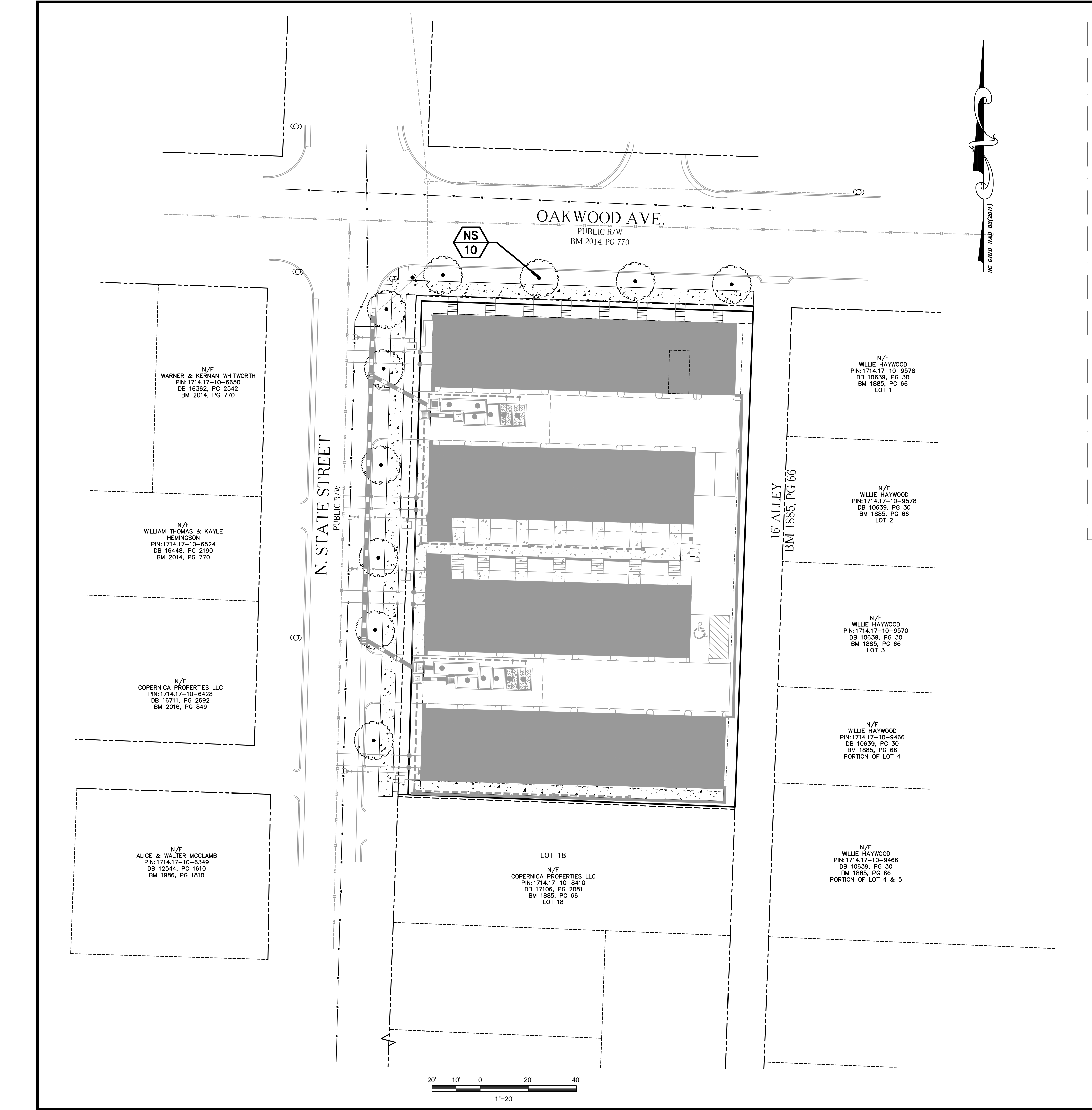
CE-6



**City of Raleigh Planting Requirements:**  
1) STREET TREES:  
N. STATE STREET:  
205' / 40 LF = 5.13 trees  
Provided: (6) 3" Caliper Black Gum at 40' O.C. placed in 6' tree lawn  
OAKWOOD AVENUE:  
138' / 40 LF = 3.45 TREES  
Provided: (4) 3" caliper Black Gum at 40' o.c. placed in 6' tree lawn

**PLANT SCHEDULE**

KEY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING	REMARKS
NS	Nyssa sylvatica / Black Gum	3" Cal. /10' HT.	CONT./ B&B	40' O.C.	



NC GRID MAP 89(2011)