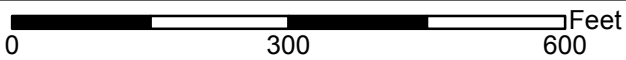


323 S. EAST STREET SR-108-2017



Zoning: **OX-3-DE**
CAC: **South Central**
Drainage Basin: **Walnut Creek**
Acreage: **0.16**
Sq. Ft.: **4,420**

Planner: **Daniel Stegall**
Phone: **(919) 996-2712**

Applicant: **Jason Meadows**
Phone: **(919) 828-4428**





Administrative Approval Action

323 S. East Street Attached House: SR-108-17, AA#3734
Transaction# 539455

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the east side of South East Street and north of the intersection of East Davie Street and South East Street. The site address is 323 South East Street and the PIN number is 1703971500.

REQUEST: Development of a 0.16 acre tract for a 4,420 square foot attached house at 3 stories with 4 parking spaces. The site is zoned Office Mixed Use with a Detach Frontage (OX-3-DE).

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: One Design Adjustment has been approved by the Development Services Designee for this project, noted below.

1. A Design Adjustment has been requested to maintain the existing 2.5' grass strip and 5' sidewalk on S. East Street to provide consistency along the streetscape frontage.

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 submitted by Jason Meadows of John A. Edwards & Company.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

1. Next Step: 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.

STORMWATER

2. Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

3. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Recombinations, Right of Way and/or Easement Dedications, and Tree Save Areas.
4. A demolition permit shall be obtained for the existing structure on site.

ENGINEERING

5. A 5' general utility 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.



Administrative Approval Action

323 S. East Street Attached House: SR-108-17, AA#3734
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- 6. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1' sidewalk along 60' S. East Street shall be paid to the City of Raleigh.

STORMWATER

- 7. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering program.

URBAN FORESTRY

- 8. A fee-in-lieu must be paid for the one (1) required street tree along S. East Street.

PRIOR TO ISSUANCE OF BUILDING OCCUPANCY PERMIT:

- 9. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
- 10. Next Step: Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
- 11. Next Step: All street lights and street signs required as part of the development approval are installed.
- 12. Next Step: Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: 5-2-2021
Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:
Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee) *Angie Bly* Date: 5/2/2018

Staff Coordinator: Daniel L. Stegall


Design Adjustment Staff Response



**DEVELOPMENT
SERVICES
DEPARTMENT**

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

PROJECT	Project Name	323 S East St	
	Development Case Number	SR-108-17	
	Transaction Number	539455	
	Design Adjustment Number	DA - 11 - 2018	
STAFF RESPONSE	Staff recommendation based upon the findings in the applicable code(s):		
	<input type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	<input checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	<input type="checkbox"/> Raleigh Street Design Manual	
	Staff SUPPORTS <input checked="" type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.		
	DEPARTMENTS		
	<input type="checkbox"/> Dev. Services Planner	<input type="checkbox"/> City Planning	
	<input checked="" type="checkbox"/> Development Engineering	<input type="checkbox"/> Transportation	
	<input type="checkbox"/> Engineering Services	<input type="checkbox"/> Parks & Recreation and Cult. Res.	
	<input type="checkbox"/> Public Utilities		
	CONDITIONS:		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			



DANIEL G. KINSKI, PE
 Senior REVIEW MANAGER

 5/2/18
 Date

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

Staff Response

Article 8.5 Existing Streets



DEVELOPMENT
SERVICES
DEPARTMENT

- A. The requested design adjustment meets the intent of this Article;
YES NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
YES NO
- C. The requested design adjustment does not increase congestion or compromise safety;
YES NO
- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
YES NO
- E. The requested design adjustment has been designed and certified by a Professional Engineer.
YES NO

STAFF FINDINGS

Staff supports the request for a Design Adjustment related to the UDO approved streetscape deviation. The entire block face of S East St has existing a 2.5' planting strip and a 5' sidewalk. Any deviations from the existing conditions on a single lot would cause increased pedestrian congestion and would compromise safety. Allowing the existing streetscape to remain is in the best interest for pedestrian safety.

Design Adjustment Application



DEVELOPMENT SERVICES DEPARTMENT

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	Project Name 323 S. East Street		
	Case Number SR-108-17		
	Transaction Number 539455		
OWNER	Name Corey Mason		
	Address 724 Brighton Rd		City Raleigh
	State NC	Zip Code 27610	Phone 919-443-0262
CONTACT	Name Jason Meadows, P.E.		Firm John A. Edwards and Co.
	Address 333 Wade Ave		City Raleigh
	State NC	Zip Code 27605	Phone 919-828-4428
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings	
	<input checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings	
	<input type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings	
	Provide details about the request; (please attach a memorandum if additional space is needed):		
The applicant is requesting a design adjustment from UDO Sec. 8.5.2.G to allow the existing streetscape to remain. The current streetscape section along the project frontage consists of a ~2.5' grass strip and 5' concrete sidewalk. This streetscape is generally consistent along this 400' section of S. East Street.			

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

[Signature]
Owner/Owner's Representative Signature

3/13/18
Date

CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input checked="" type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
Development Services, Development Engineering
One Exchange Plaza, Suite 500
Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA -	-
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Article 8.5 Existing Streets

Administrative Design Adjustment Findings



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;
This request will allow the existing streetscape section to remain consistent along the block face which will retain the existing character of the area.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
No specific improvements are specified along this property frontage under the Comprehensive Plan or Area Plans.
- C. The requested design adjustment does not increase congestion or compromise safety;
The design adjustment will provide streetscape consistency along this block face which will not adversely affect congestion or safety.
- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
Allowing the existing streetscape to remain will not create additional maintenance responsibilities for the City of Raleigh.
- E. The requested design adjustment has been designed and certified by a Professional Engineer.
Yes.

Individual Acknowledgement



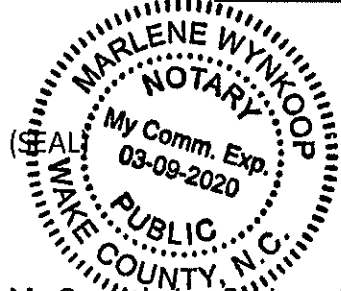
DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF NORTH CAROLINA
COUNTY OF Wake

INDIVIDUAL

I, Marlene Wynkoop, a Notary Public do hereby certify that
Justin Meadows personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 13 day of March, 2018.



Notary Public

Marlene Wynkoop

My Commission Expires: March 9 2020

JOHN A. EDWARDS & COMPANY
 Consulting Engineers
 and Land Surveyors
 NC License F-0239
 333 Wade Ave., Raleigh, N.C. 27605
 Phone: (919) 228-4428
 Fax: (919) 228-4429
 E-mail: jae@jaec.com
 www.jaec.com



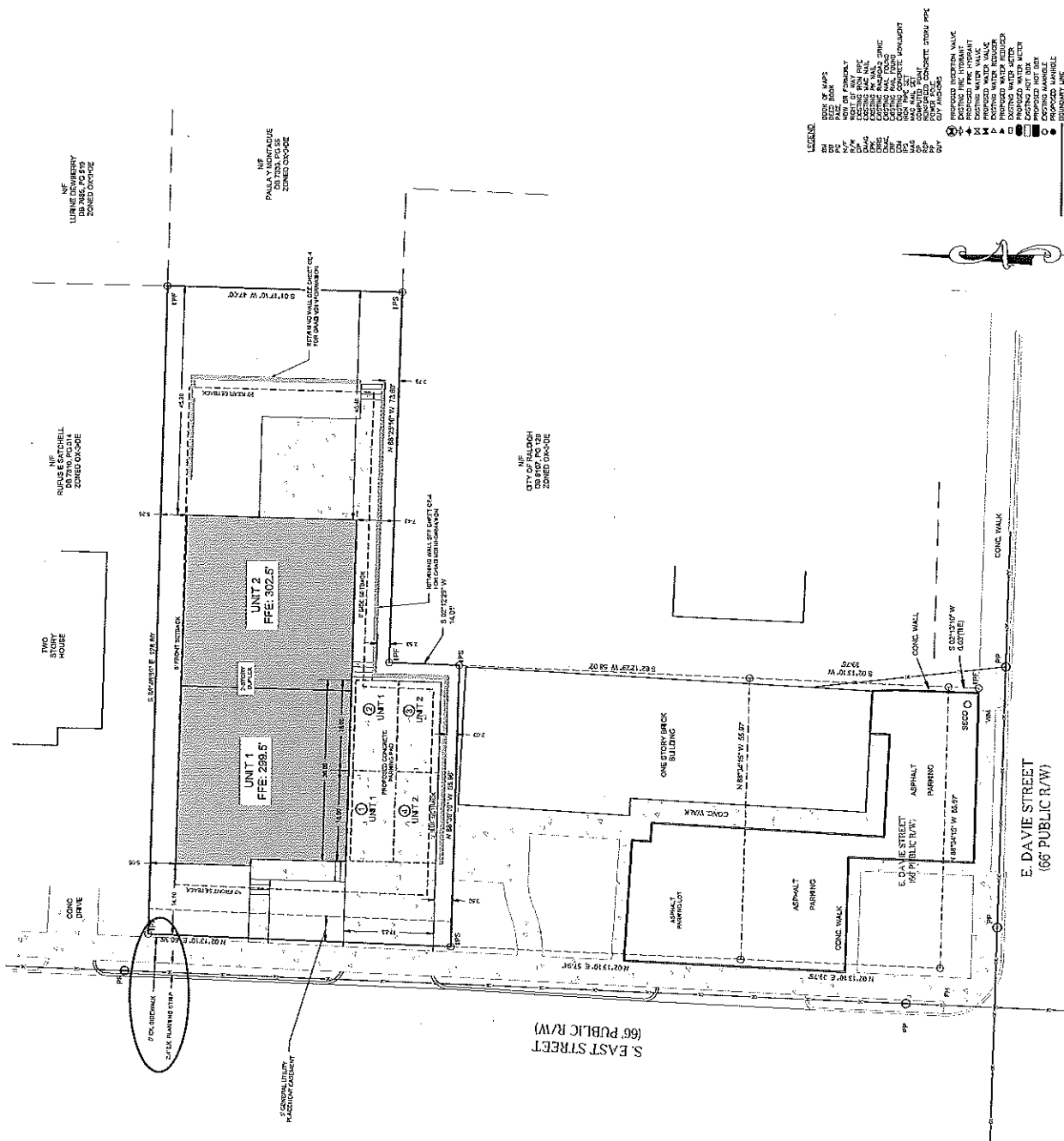
323 S. EAST STREET
 323 S. EAST STREET
 RALEIGH, NC 27601

FIVE HORIZONS DEVELOPMENT
 410 N. BOYLAN AVE.
 RALEIGH, NC 27603

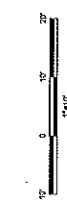
Revision	Description	Date
1	CITY OF RALEIGH COMMENTS	3/21/18

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

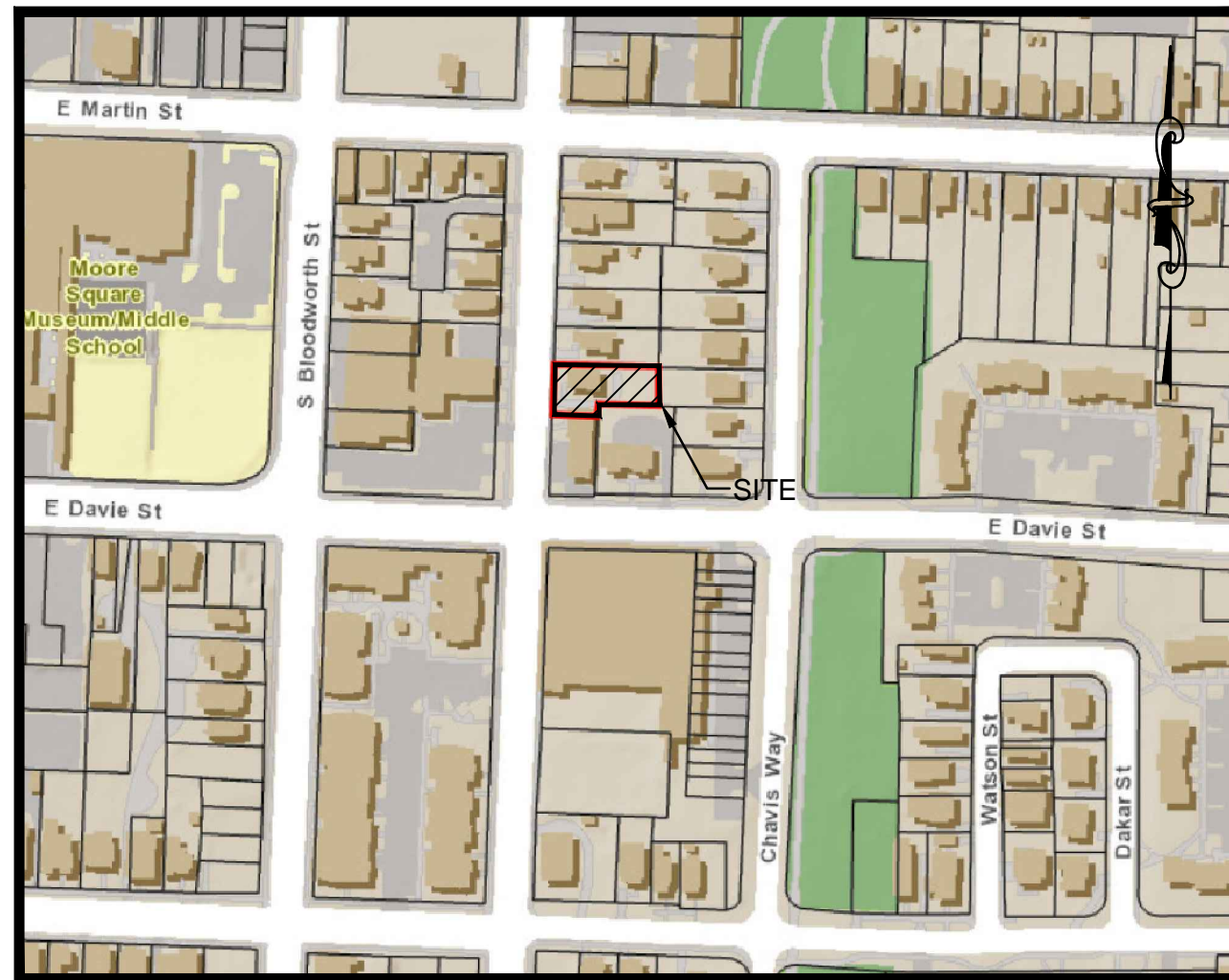
SITE PLAN
 SHEET NO. 17
 PREPARED BY: JAE
 CHECKED BY: JAE
 DATE: 3/21/18



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SSPH



323 S. EAST STREET

ADMINISTRATIVE SITE REVIEW

SR-108-17

TRANS# 539455

RALEIGH, NORTH CAROLINA

DECEMBER 14, 2017
 REVISED MARCH 5, 2018
 REVISED MARCH 29, 2018

OWNER/DEVELOPER:

FIVE HORIZONS DEVELOPMENT

410 Boylan Ave.
 Raleigh, N.C. 27603
 919-398-3927

stuart@fivehorizondevelopment.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



SITE DATA	
PROPERTY OWNER:	COREY D. MASON 724 BRIGHTON ROAD RALEIGH, NC 27610
SITE ADDRESS:	323 S. EAST STREET
LOT SIZE:	6,804 SF (0.16 AC.)
WAKE COUNTY PIN #:	1703971500
ZONING DISTRICT:	OX-3-DE
EXISTING USE:	DETACHED HOUSE
PROPOSED USE:	ATTACHED HOUSE
STREET CLASSIFICATION:	NEIGHBORHOOD STREET
PROPOSED MAX. IMPERVIOUS AREA ALLOWABLE:	6,970 SF x 65%= 4,531
PROPOSED IMPERVIOUS AREA :	4,100 SF (59%)

INDEX

CE-1	EXISTING CONDITIONS
CE-2	SITE PLAN
CE-3	UTILITY PLAN
CE-4	GRADING PLAN
A3.1.1	BUILDING ELEVATIONS
A3.1.2	BUILDING ELEVATIONS
A3.1.3	BUILDING ELEVATIONS
A3.1.4	BUILDING ELEVATIONS

SOLID WASTE INSPECTIONS STATEMENT
 DEVELOPER IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. RESIDENT WILL USE 96 GALLON CONTAINERS STORED BEHIND UNITS, TO BE ROLLED FOR CURB SIDE COLLECTION.

FEE-IN-LIEU
 THE APPLICANT IS REQUESTING TO PAY FEE-IN-LIEU FOR (2) REQUIRED STREET TREES AND 1' OF SIDEWALK WIDTH ALONG THE PROPERTY FRONTAGE.

DESIGN ADJUSTMENT APPLICATION
 THE APPLICANT IS REQUESTING A DESIGN ADJUSTMENT FROM RIGHT-OF-WAY DEDICATION AND STREETScape IMPROVEMENTS. A DESIGN ADJUSTMENT APPLICATION HAS BEEN SUBMITTED AND MAILERS HAVE BEEN RETURNED TO CITY OF RALEIGH FOR REVIEW (DA-11-2018).

IN ACCORDANCE WITH RALEIGH UNIFIED DEVELOPMENT ORDINANCE SECTION 9.2.2.A.1.B.1 THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE MAXIMUM PERCENTAGE OF IMPERVIOUS SURFACE COVERAGE OF 65% PER SECTION 9.2.2.A.4.A.

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 checked="" type="checkbox"/> Attached	<input type="checkbox"/> Mixed Use	Assigned Project Coordinator
<input 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: 323 S. East Street

Zoning District: OX-3-DE Overlay District (if applicable) Inside City Limits? Yes No

Proposed Use: Attached House

Property Address(es): 323 S East Street Major Street Locator:

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

P.I.N. 1703971500 P.I.N. P.I.N. P.I.N.

What is your project type? Apartment Elderly Facilities Hospitals Hotels/Motels Office
 Mixed Residential Non-Residential Condo School 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 residence, proposed duplex and associated site work.

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
 A Design Adjustment will be submitted for ROW dedication and sidewalk width.

CLIENT/DEVELOPER/OWNER

Company: Five Horizons Development Name(s): Corey Mason
 Address: 410 N. Boylan Ave
 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

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)		
Zoning Information		Building Information
Zoning District(s) OX-3-DE		Proposed building use(s) Attached House
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross 1,900 SF
Overlay District		Proposed Building(s) sq. ft. gross 4,420 SF
Total Site Acres Inside City Limits: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 0.16 ac.		Total sq. ft. gross (existing & proposed) 4,945 SF
Off street parking: Required 4 Provided 4		Proposed height of building(s) 40' MAX.
COA (Certificate of Appropriateness) case #		# of stories 3
BOA (Board of Adjustment) case # A-		Ceiling height of 1 st Floor
CUD (Conditional Use District) case # Z-		
Stormwater Information		
Existing Impervious Surface 0.05 acres acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Impervious Surface 0.10 acres acres/square feet	If Yes, please provide: Alluvial Soils FEMA Map Panel # Flood Study	
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 2	5. Bedroom Units: 1br 2br 3br 4br or more 2	
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	
4. Overall Total # of Dwelling Units (1-6 Above) 2	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 4/27/18	
Printed Name Corey Mason		
Signed	Date	
Printed Name		



JOHN A. EDWARDS & COMPANY
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and Land Surveyors

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Project
323 S. EAST STREET
323 S. EAST STREET
RALEIGH, NC 27601

Client
FIVE HORIZONS DEVELOPMENT
410 N. BOYLAN AVE.
RALEIGH, NC 27603

Revisions

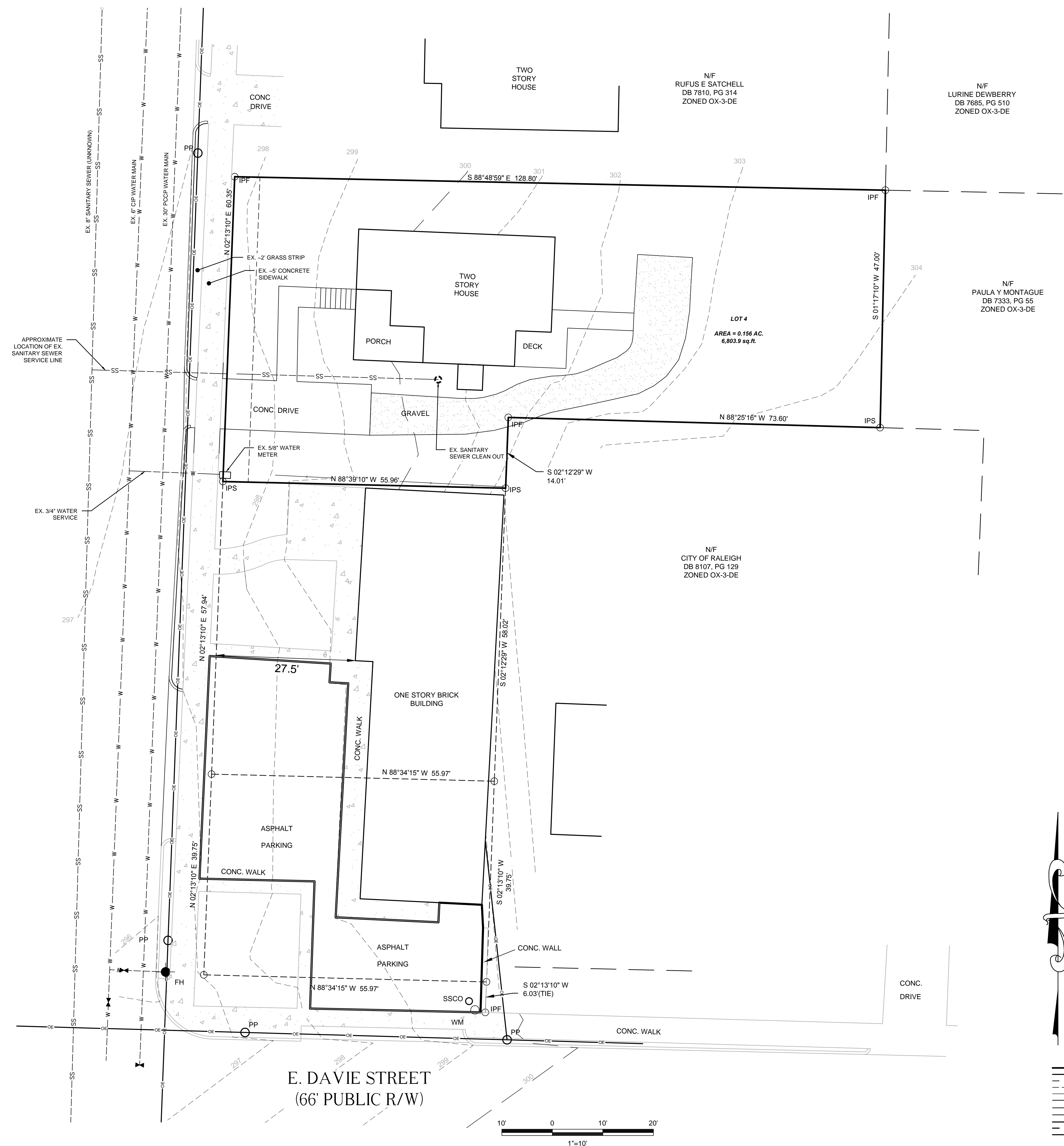
Number	Description	Date
1	CITY OF RALEIGH COMMENTS	3/5/18
2	CITY OF RALEIGH COMMENTS	3/29/18

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

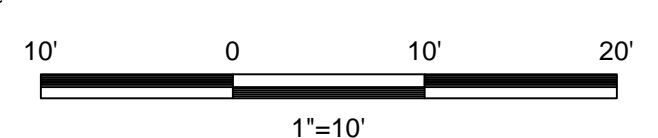
Drawing Title
EXISTING CONDITIONS PLAN

JAECO # 327.07
Drawn By C2B
Checked By JRC
Date Issued 12/14/17

S. EAST STREET
(66' PUBLIC R/W)



- LEGEND**
- BM BOOK OF MAPS
 - DB DEED BOOK
 - PG PAGE
 - N/F NOW OR FORMERLY
 - R/W RIGHT OF WAY
 - EP EXISTING IRON PIPE
 - EMAG EXISTING MAG NAIL
 - EPK EXISTING PK NAIL
 - ERRS EXISTING RAILROAD SPIKE
 - ENAIL EXISTING NAIL FOUND
 - ERF EXISTING RAIL FOUND
 - EDM EXISTING CONCRETE MONUMENT
 - IPK 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
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 - ⊕ 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
 - SD EXISTING STORM DRAINAGE LINE
 - SD PROPOSED STORM DRAINAGE LINE



E. DAVIE STREET
(66' PUBLIC R/W)

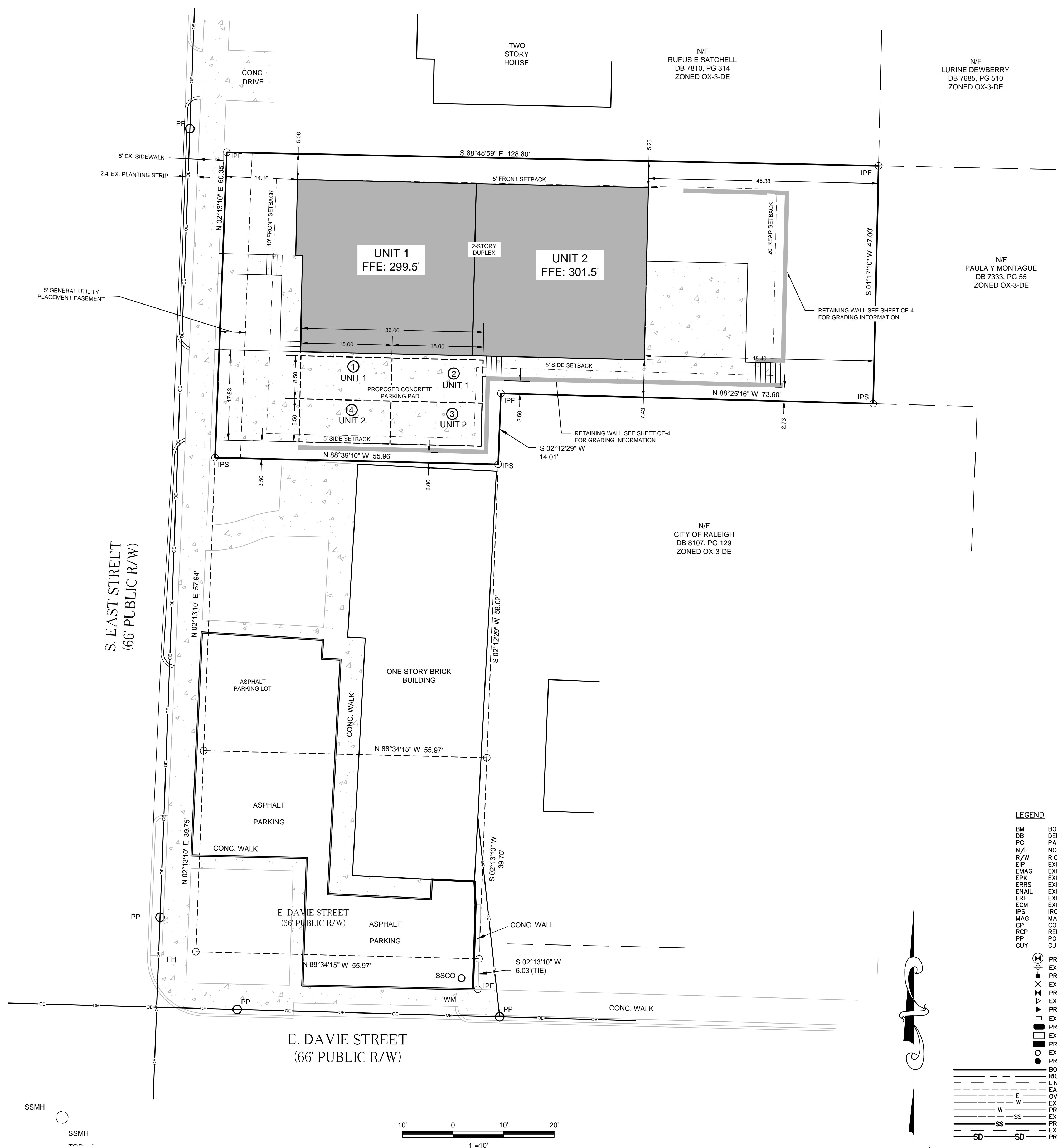
CE-1



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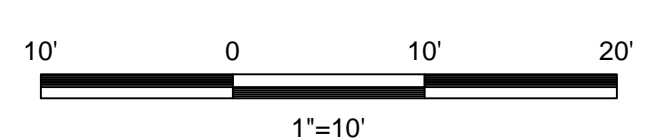
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 - ⊕ PROPOSED MANHOLE
 - BOUNDARY LINE
 - RIGHT OF WAY LINE
 - LINES NOT SURVEYED
 - EASEMENT LINES
 - OVERHEAD ELECTRICAL LINES
 - EXISTING WATER LINE
 - PROPOSED WATER LINE
 - EXISTING SANITARY SEWER LINE
 - PROPOSED SANITARY SEWER LINE
 - EXISTING STORM DRAINAGE LINE
 - PROPOSED STORM DRAINAGE LINE



Drawing Title
SITE PLAN

JAECO # 327.07
Drawn By CZB
Checked By JRC
Date Issued 12/14/17

CE-2



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

323 S. EAST STREET
323 S. EAST STREET
RALEIGH, NC 27601

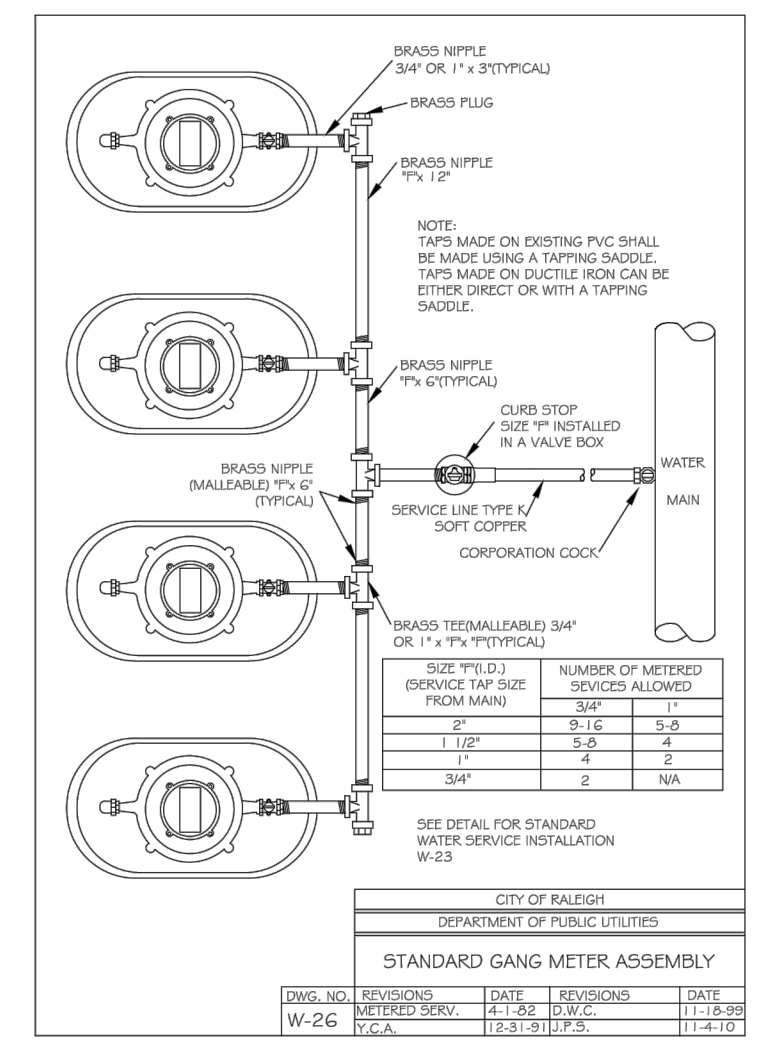
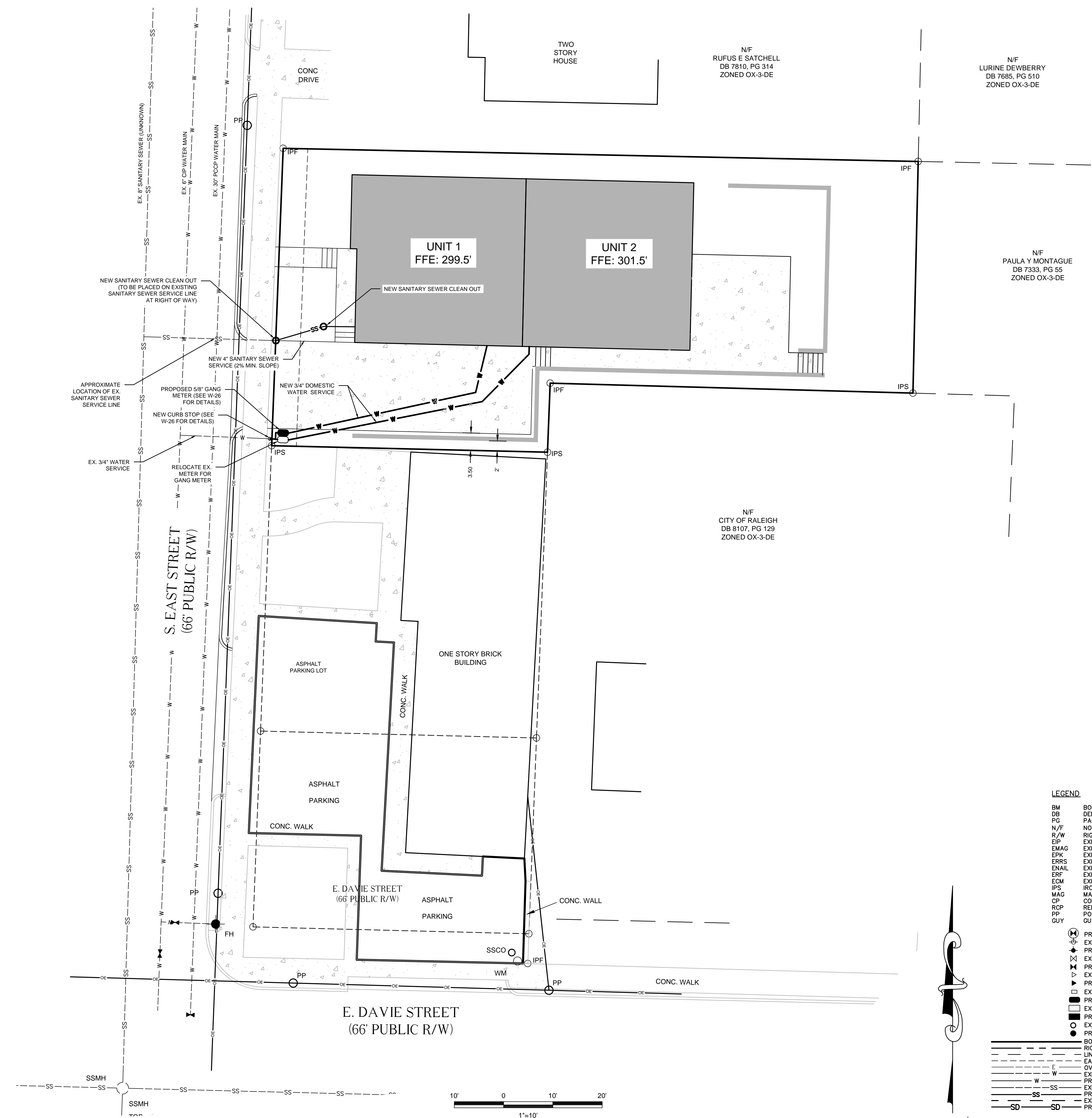
Client
FIVE HORIZONS DEVELOPMENT
410 N. BOYLAN AVE.
RALEIGH, NC 27603

Number	Description	Date
1	CITY OF RALEIGH COMMENTS	3/5/18
2	CITY OF RALEIGH COMMENTS	3/29/18

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

Drawing Title
UTILITY PLAN

JAECO # 327.07
Drawn By CZB
Checked By JRC
Date Issued 12/14/17



- LEGEND**
- BM BOOK OF MAPS
 - DB DEED BOOK
 - PG PAGE
 - N/F NOW OR FORMERLY
 - R/W RIGHT OF WAY
 - EP 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
 - LINES NOT SURVEYED
 - EASEMENT LINES
 - OVERHEAD ELECTRICAL LINES
 - EXISTING WATER LINE
 - W --- PROPOSED WATER LINE
 - SS --- EXISTING SANITARY SEWER LINE
 - SS --- PROPOSED SANITARY SEWER LINE
 - SD --- EXISTING STORM DRAINAGE LINE
 - SD --- PROPOSED STORM DRAINAGE LINE

