



# Administrative Approval Action

S-24-18 Moss Subdivision  
Transaction# 557909 AA#3900

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 west side of Garner Rd, north of Como Drive at 421 & 427 Como Drive.

**REQUEST:** Development of a 24,993 square foot / 0.57acre tract zoned R-10 into a four (4) lot subdivision (Lots 6-9) with the dedication of 4,678 square feet / 0.11 acres of right-of-way.

**DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:** N/A

**FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated 6/1/2018 by *John Y Phelps Jr. Professional Surveyor*.

## CONDITIONS OF APPROVAL and NEXT STEPS:

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

**CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME** – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

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

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

### Engineering

1. 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. If land disturbance exceeds 12,000 sf, a surety equal to of the cost of clearing, grubbing and reseeded a site, shall be paid to the City (UDO 9.4.4).



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

<input type="checkbox"/>	City Code Covenant	<input type="checkbox"/>	Slope Easement
<input type="checkbox"/>	Stormwater Maintenance Covenant	<input type="checkbox"/>	Transit Easement
<input checked="" type="checkbox"/>	Utility Placement Easement	<input type="checkbox"/>	Cross Access Easement
<input type="checkbox"/>	Sidewalk Easement	<input type="checkbox"/>	Public Access Easement
		<input type="checkbox"/>	Other:

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

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

**Engineering**

3. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
4. 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 day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
5. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

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

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

**Public Utilities**

6. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.



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## Urban Forestry

7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 9 street trees along Como Drive and 2 street trees along Boone Trail.

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

8. Final inspection of all right of way street trees by Urban Forestry Staff.

**EXPIRATION DATES:** If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

**3-Year Sunset Date: 11-19-2021**  
Record at least ½ of the land area approved.

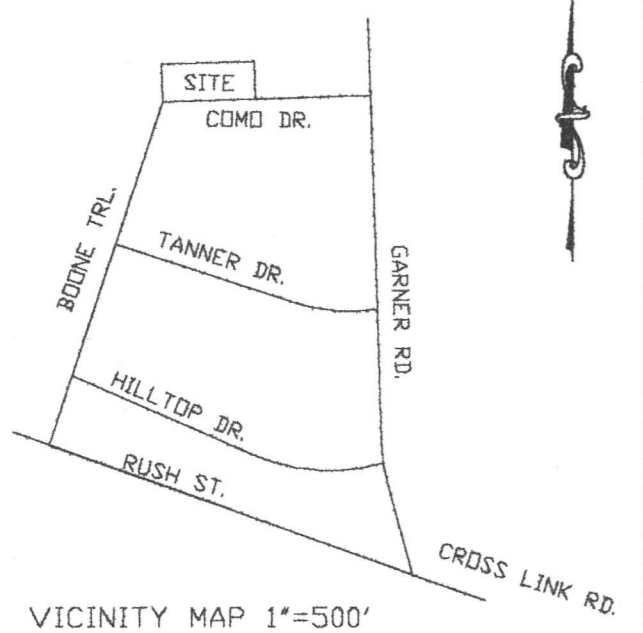
**5-Year Sunset Date: 11-19-2023**  
Record the entire subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee) \_\_\_\_\_

Date: 11/29/18

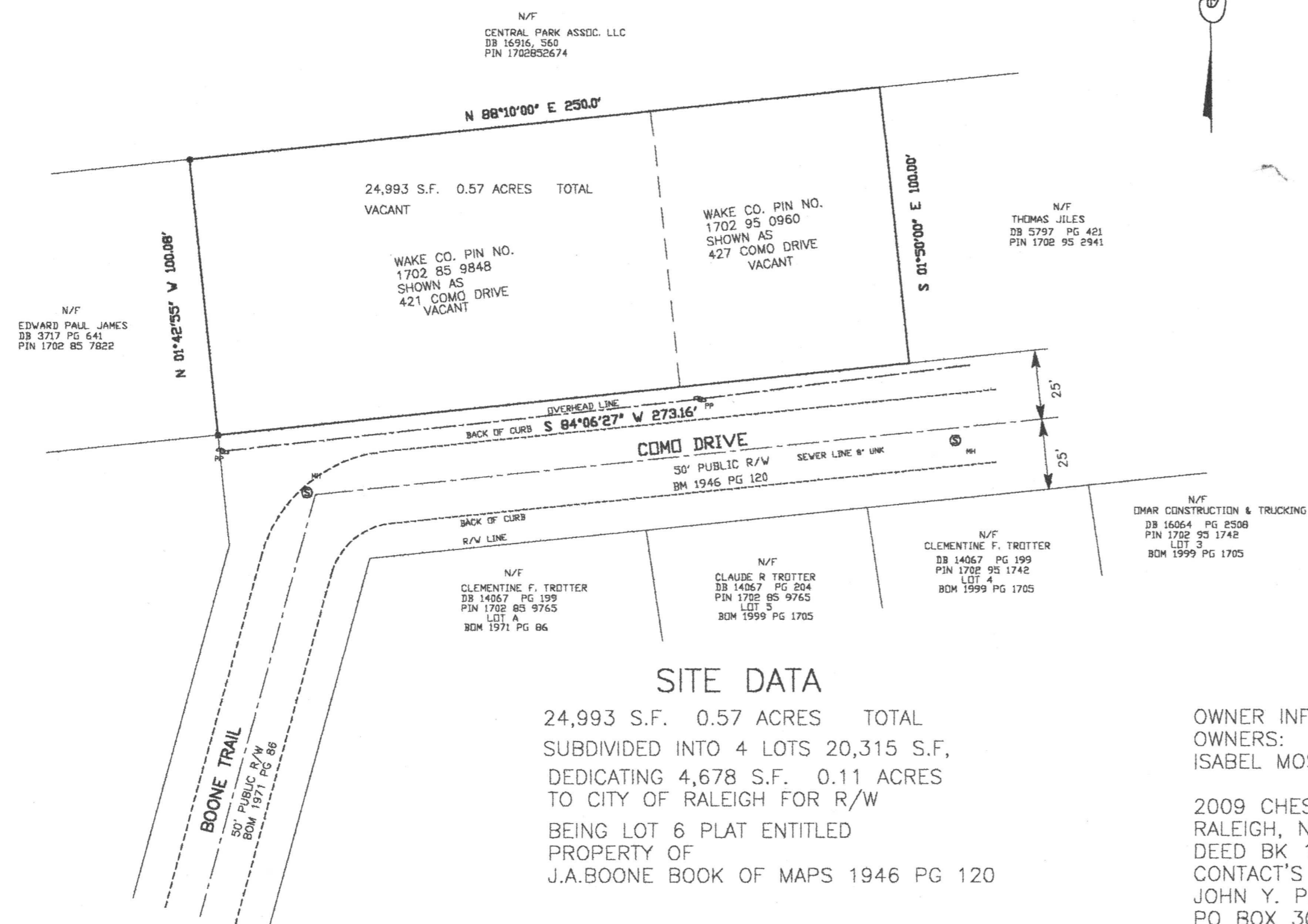
Staff Coordinator: Jermont Purifoy



SUBJECT PROPERTY IS NOT  LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 3720170200J ZONE X

**CASE NO. S-24-18**  
**TRANSACTION NO. 557909**

**NOTE:**  
 I, CAN NOT FIND WHERE THIS HAS BEEN TWO PARCELS: IT HAS BEEN CONVEYED AS LOT 6 BOOK OF MAPS 1946 PG 120 THREE TIMES SINCE JUNE 11, 2001.  
 BOOK 8955 PG 2228  
 14320 2201  
 10702 706  
 17036 2308



**SITE DATA**

24,993 S.F. 0.57 ACRES TOTAL  
 SUBDIVIDED INTO 4 LOTS 20,315 S.F.  
 DEDICATING 4,678 S.F. 0.11 ACRES TO CITY OF RALEIGH FOR R/W  
 BEING LOT 6 PLAT ENTITLED PROPERTY OF J.A. BOONE BOOK OF MAPS 1946 PG 120

**OWNER INFORMATION OWNERS:**  
 ISABEL MOSS RENOVATION DESIGN INC.  
 2009 CHESTER ROAD RALEIGH, N.C. 27615-4422  
 DEED BK 17036 PG 2308  
 CONTACT'S NAME JOHN Y. PHELPS  
 PO BOX 30122 RALEIGH, N.C. 27612  
 PHONE 919 787-3658  
 FAX 919 787-6727  
 E MAIL JR81@BELLSOUTH.NET

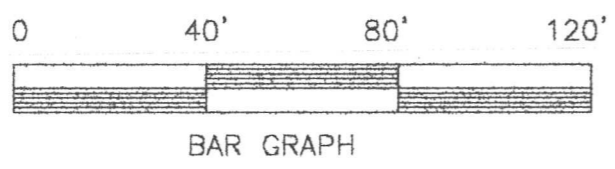
**PLANS SHEET INDEX**

- SHEET 1 OF 5 COVER SHEET
- SHEET 2 OF 5 EXISTING CONDITIONS
- SHEET 3 OF 5 PROPOSED SUBDIVISION
- SHEET 4 OF 5 PROPOSED UTILITY PLAN & LANDSCAPE PLAN
- SHEET 5 OF 5 PROPOSED PLANTING INFORMATION

**NOTES FOR SOLID WASTE**

1. SOLID WASTE COMPLIANCE STATEMENT: DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE COLLECTION DESIGN MANUAL
2. REFUSE CONTAINERS ARE TO BE ROLLED TO THE CURB OF THE PUBLIC RIGHT OF WAY AND SERVICED BY CITY OF RALEIGH SOLID WASTE SERVICES. CARTS WILL BE STORED IN GARAGES OR ON A 6'X6' CONCRETE PAD TO THE SIDE OR REAR OF THE HOUSE.

- LEGEND**
- EIP EXISTING IRON PIPE
  - NIP NEW IRON PIPE
  - MON MONUMENT
  - PK PARKER KALON NAIL
  - C.B. CATCH BASIN
  - TCE TEMP. CONST. EASEMENT
  - DWE DRIVEWAY EASEMENT
  - MH MANHOLE
  - PP POWER POLE
  - R/W RIGHT OF WAY
  - C/L CENTER LINE
  - FES FLARED END SECTION



THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH

RECORDED IN BOOK OF MAPS \_\_\_\_\_ PAGE \_\_\_\_\_ WAKE COUNTY

REVISED 3/6/18 CITY COMMENTS

**Preliminary Subdivision Plan Application**



Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | ext: 919-996-1831  
 LifeLift Satellite Office | 1520 - 130 Laidlaw Road | Raleigh, NC 27601 | 919-996-4200

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

Office Use Only: Transaction #	Project Coordinator	Team Leader
<b>PRELIMINARY APPROVALS</b>		
<input checked="" type="checkbox"/> Subdivision *	<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development
<input type="checkbox"/> Conservative Subdivision		
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District		
If your project has been through the Due Diligence process, provide the transaction #:		
<b>GENERAL INFORMATION</b>		
Development Name: <b>MOSS SUBDIVISION</b>		
Proposed Use: <b>RESIDENTIAL</b>		
Property Address(es): 421 COMO DRIVE 427 COMO DRIVE		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
Pin Recorded Deed 1702 85 9848	Pin Recorded Deed 1702 95 0960	Pin Recorded Deed
What is your project type?		
<input checked="" type="checkbox"/> Single family		
<input type="checkbox"/> Townhouse		
<input type="checkbox"/> Subdivision in a non-residential zoning district		
<input type="checkbox"/> Other (describe):		
<b>OWNER/DEVELOPER INFORMATION</b>		
Company Name: <b>ISABEL MOSS RENOVATION</b>		Owner/Developer Name: <b>JAMES MOSS</b>
Address: <b>2009 CHESTER ROAD, RALEIGH, N.C. 27615-4422</b>		
Phone: <b>919 822-3431</b>	Email:	Fax:
<b>CONSULTANT/CONTACT PERSON FOR PLANS</b>		
Company Name:		Contact Name: <b>JOHN Y. PHELPS</b>
Address: <b>BOX 30122 RALEIGH, N.C. 27612</b>		
Phone: <b>919 787-3658</b>	Email: <b>JR81@BELLSOUTH.NET</b>	Fax: <b>919 787-6727</b>

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 03.11.16

**DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)**

<b>ZONING INFORMATION</b>		
Zoning District(s) <b>R-10</b>		
If more than one district, provide the acreage of each:		
Overlay District?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Inside City Limits?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
CUD (Conditional Use District) Case #	<b>2-N/A</b>	
COA (Certificate of Appropriateness) Case #	<b>N/A</b>	
BOA (Board of Adjustment) Case #	<b>A-N/A</b>	
<b>STORMWATER INFORMATION</b>		
Existing Impervious Surface acres/sf	Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/sf	Neuse River Buffer	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Wetlands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If in a Flood Hazard Area, provide the following:		
Alluvial Soils	Flood Study	FEMA Map Panel #
<b>NUMBER OF LOTS AND DENSITY</b>		
Total # of Townhouse Lots:	Detached	Attached
Total # of Single Family Lots:	<b>4</b>	Total # of All Lots: <b>4</b>
Overall Units/Acre Densities Per Zoning Districts: <b>4/0.57=7.0</b>		
Total # of Open Space and/or Common Area Lots		
<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 subdivision plan as approved by the City.		
I hereby designate <b>JOHN Y. PHELPS</b> 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.		
Signature _____	Date _____	
Signature _____	Date _____	

PAGE 2 OF 3 WWW.RALEIGHNC.GOV REVISION 03.11.16

WAKE COUNTY PIN NO. 1702 85 9848 & 1702 95 0960 SHEET 1 OF 5

SCALE 1"=40'	COVER SHEET	S-24-18
DATE 06/01/18	MOSS SUBDIVISION	TRANSACTION NO. 557909
FD, BK 1567 100803	421 AND 427 COMO DRIVE, RALEIGH, N.C. 27610	RALEIGH, N.C.

**JOHN Y. PHELPS JR. PROFESSIONAL SURVEYOR**  
 5110 BUR OAK CIRCLE, RALEIGH, N.C. 27612 PHONE (919) 787-3658

SUBJECT PROPERTY IS \_\_\_\_\_ IS NOT  LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER \_\_\_\_\_ ZONE \_\_\_\_\_

N/F  
CENTRAL PARK ASSOC. LLC  
DB 16916, 560  
PIN 1702852674



N 01°42'55" W 100.08'

N/F  
EDWARD PAUL JAMES  
DB 3717 PG 641  
PIN 1702 85 7822

N 88°10'00" E 250.0'

24,993 S.F. 0.57 ARCES  
VACANT

N/F  
THOMAS JILES  
DB 5797 PG 421  
PIN 1702 95 2941

S 88°08'52" W 250.21'

S 01°50'00" E 100.00'

COMO DRIVE

50' PUBLIC R/W  
BM 1946 PG 120

BACK OF CURB  
R/W LINE

N/F  
CLEMENTINE F. TROTTER  
DB 14067 PG 199  
PIN 1702 85 9765  
LOT A  
BDM 1971 PG 86

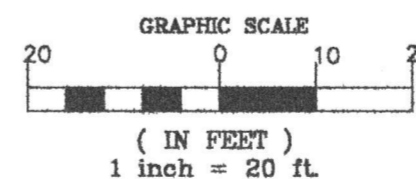
N/F  
CLAUDE R TROTTER  
DB 14067 PG 204  
PIN 1702 85 9765  
LOT 5  
BDM 1999 PG 1705

N/F  
CLEMENTINE F. TROTTER  
DB 14067 PG 199  
PIN 1702 95 1742  
LOT 4  
BDM 1999 PG 1705

N/F  
OMAR CONSTRUCTION & TRUCKING  
DB 16064 PG 2508  
PIN 1702 95 1742  
LOT 3  
BDM 1999 PG 1705

NOTE:  
TAX PARCELS 1702-85-9848 AND 1702-95-0960  
WERE CONVEYED AS A SINGLE PARCEL.  
D.B.17036 PG 2308-CURRENT OWNER (2018)  
THE ORIGINAL CONVEYANCE OF LOT 6 BY J.A. BOONE,  
DB 968 PG 242 (1947)

BEING LOT 6 PLAT ENTITLED  
PROPERTY OF  
J.A. BOONE BOOK OF MAPS 1946 PG 120



THIS PROPOSED SUBDIVISION WAS NOT DRAWN FOR A FIELD SURVEY. FOR BOUNDARY SEE PLAT ENTITLED PROPERTY OF ERIN ENTEWRPRISE, LTD BY IRVIN A. STATON DATED 10/18/18 FOR TOPO SEE WAKE COUNTY GIS

LEGEND	
EXP	EXISTING IRON PIPE
NIP	NEW IRON PIPE
MON	MONUMENT
PK	PARKER KALON NAIL
C.B.	CATCH BASIN
TCE	TEMP. CONST. EASEMENT
DWE	DRIVEWAY EASEMENT
MH	MANHOLE
PP	POWER POLE
R/W	RIGHT OF WAY
C/L	CENTER LINE
FES	FLARED END SECTION

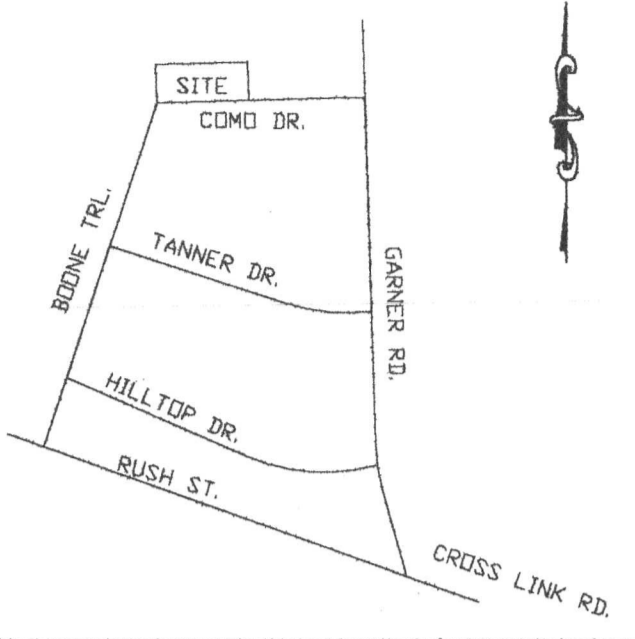
THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH

WAKE CO. PIN NO. 1702 85 9848 AND 1702 95 0960

S-24-18  
TRANSACTION NO. 557909

SCALE 1"=20'	EXISTING CONDITIONS	SHEET 2 OF 5
DATE 06/01/18	<b>MOSS SUBDIVISION</b> 421 & 427 COMO DRIVE, RALEIGH, N.C. 27610 RALEIGH, N.C.	
FD. BK1567 FB #100803	ST. MARY'S TWSP., WAKE COUNTY, N.C.	
<b>JOHN Y. PHELPS JR. PROFESSIONAL SURVEYOR</b> 5110 BUR OAK CIRCLE, RALEIGH, N.C. 27612 PHONE (919) 787-3658		

RECORDED IN BOOK OF MAPS \_\_\_\_\_ PAGE \_\_\_\_\_ WAKE COUNTY



SUBJECT PROPERTY IS \_\_\_ IS NOT X LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 3720170200J ZONE X

N/F  
CENTRAL PARK ASSOC. LLC  
DB 16916, 560  
PIN 1702852674

VICINITY MAP 1"=500'

4,053 S.F. 0.09 AC DEDICATED TO THE CITY OF RALEIGH FOR EXTENSION OF BOONE TRAIL

N/F  
EDWARD PAUL JAMES  
DB 3717 PG 641  
PIN 1702 85 7822

N/F  
THOMAS JILES  
DB 5797 PG 421  
PIN 1702 95 2941

625 S.F., 2.5 FEET OF ADDITIONAL R/W WILL BE DEDICATED WITH THE RECORDATION OF MOSS SUBDIVISION FOR A TOTAL OF 27.5 FEET, HALF OF A 55' R/W.

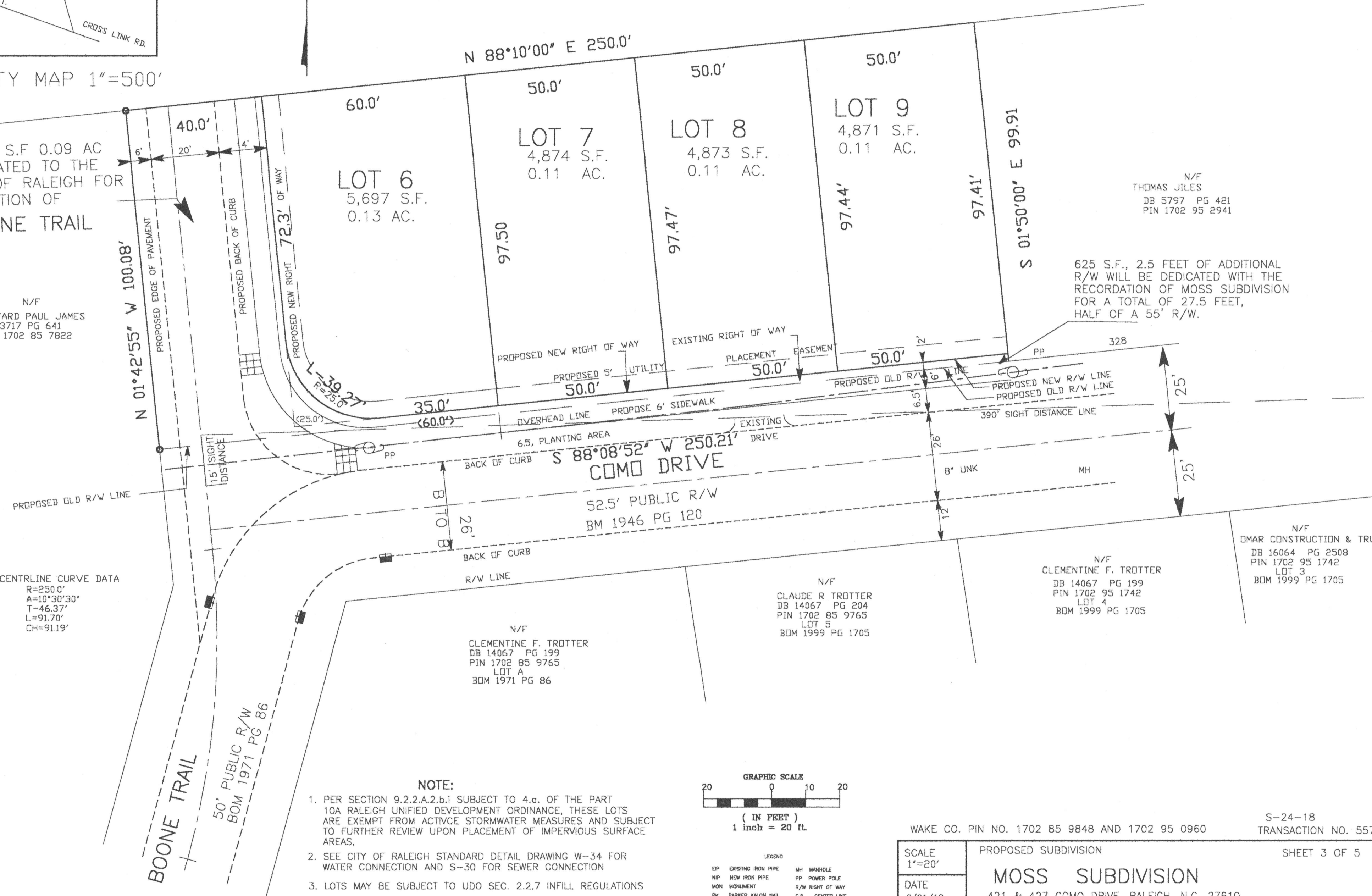
N/F  
OMAR CONSTRUCTION & TRUCKING  
DB 16064 PG 2508  
PIN 1702 95 1742  
LOT 3  
BOM 1999 PG 1705

N/F  
CLEMENTINE F. TROTTER  
DB 14067 PG 199  
PIN 1702 95 1742  
LOT 4  
BOM 1999 PG 1705

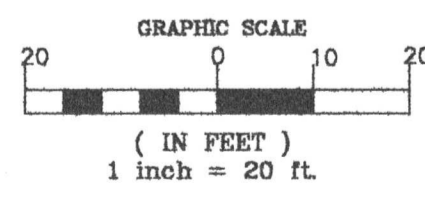
N/F  
CLAUDE R TROTTER  
DB 14067 PG 204  
PIN 1702 85 9765  
LOT 5  
BOM 1999 PG 1705

N/F  
CLEMENTINE F. TROTTER  
DB 14067 PG 199  
PIN 1702 85 9765  
LOT A  
BOM 1971 PG 86

CENTRLINE CURVE DATA  
R=250.0'  
A=10°30'30"  
T=46.37'  
L=91.70'  
CH=91.19'



- NOTE:**
- PER SECTION 9.2.2.A.2.b.i SUBJECT TO 4.g. OF THE PART 10A RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.
  - SEE CITY OF RALEIGH STANDARD DETAIL DRAWING W-34 FOR WATER CONNECTION AND S-30 FOR SEWER CONNECTION
  - LOTS MAY BE SUBJECT TO UDO SEC. 2.2.7 INFILL REGULATIONS



LEGEND	
EP	EXISTING IRON PIPE
NP	NEW IRON PIPE
MON	MONUMENT
PK	PARKER KALON NAIL
C.B.	CATCH BASIN
TOE	TEMP. CONST. EASEMENT
DWE	DRIVEWAY EASEMENT
MH	MANHOLE
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R/W	RIGHT OF WAY
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FES	FLARED END SECTION

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SCALE 1"=20'	PROPOSED SUBDIVISION <b>MOSS SUBDIVISION</b> 421 & 427 COMO DRIVE, RALEIGH, N.C. 27610 RALEIGH, N.C.	SHEET 3 OF 5
DATE 6/01/18	ST. MARY'S TWSP., WAKE COUNTY, N.C.	
FD. BK1567 FB #100803	<b>JOHN Y. PHELPS JR. PROFESSIONAL SURVEYOR</b> 5110 BUR OAK CIRCLE, RALEIGH, N.C. 27612 PHONE (919) 787-3658	

RECORDED IN BOOK OF MAPS \_\_\_\_\_ PAGE \_\_\_\_\_ WAKE COUNTY

SUBJECT PROPERTY IS \_\_\_ IS NOT X LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 3720170200J ZONE X

N/F  
CENTRAL PARK ASSOC. LLC  
DB 16916, 560  
PIN 1702852674

PLANTING PLAN		BOTANICAL/COMMON NAME	CALIPER	SPACING
LAGERSTROEMIA INDICA	CRAPE MYRTLE		1 1/2"	20' O.C.
	CRAPE MYRTLE OR EQUAL			SINGLE STEM

STREET TREE CALCULATIONS  
COMO DRIVE (TREES UNDER OVERHEAD UTILITIES)  
REQUIRED: 1 UNDERSTORY TREE EVERY 20' SEC. 8.5D.2  
MATURE HEIGHT OF AT LEAST 15'  
MATURE CROWN SPREAD OF AT LEAST 15'  
185/20=9 TREES

BOONE TRAIL  
REQUIRED: 1 EVERY 40'  
MATURE HEIGHT 35' OR GREATER  
MATURE CROWN SPREAD OF AT LEAST 30'  
72/40=1.8=2 TREES

TREES TO BE PLANTED CLEAR OF THE SIGHT DISTANCE TRIANGLE

STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL

N/F  
THOMAS JILES  
DB 5797 PG 421  
PIN 1702 95 2941

625 S.F., 2.5 FEET OF ADDITIONAL R/W WILL BE DEDICATED WITH THE RECORDATION OF JILES SUBDIVISION FOR A TOTAL OF 27.5 FEET, HALF OF A 55' R/W.

N/F  
OMAR CONSTRUCTION & TRUCKING  
DB 16064 PG 2508  
PIN 1702 95 1742  
LOT 3  
BOM 1999 PG 1705

N/F  
CLEMENTINE F. TROTTER  
DB 14067 PG 199  
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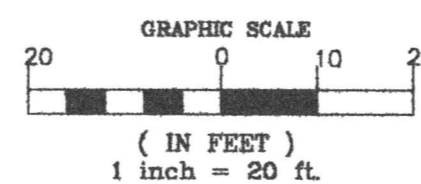
**NOTE:**

- PER SECTION 9.2.2.A.2.b.i SUBJECT TO 4.a. OF THE PART 10A RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE
- SEE CITY OF RALEIGH STANDARD DETAIL DRAWING W-34 FOR WATER CONNECTION AND S-30 FOR SEWER CONNECTION
- POWER POLE TO BE RELOCATED TO ENSURE THE UDO APPROVED 6' PLANTING STRIP AND 6' SIDEWALK ARE NOT ALTERED
- A STOP SIGN WILL BE NEEDED AT THE "T" INTERSECTION OF COMO DR. AND BOONE TRAIL EXTENSION. THE LOCATION WILL BE COORDINATED WITH REBECCA DUFFY, CITY EMPLOYEE, IN THE CONSTRUCTION PHASE

S-24-18  
TRANSACTION NO. 557909

WAKE CO. PIN NO. 1702 85 9848 AND 1702 95 0960

SCALE 1"=20'	PROPOSED UTILITY PLAN & LANDSCAPE PLAN	SHEET 4 OF 5
DATE 06/01/18	<b>MOSS SUBDIVISION</b> 421 & 427 COMO DRIVE, RALEIGH, N.C. 27610 RALEIGH, N.C.	
FD. BK1567 FB #100803	ST. MARY'S TWSP., WAKE COUNTY, N.C.	
JOHN Y. PHELPS JR. PROFESSIONAL SURVEYOR 5110 BUR OAK CIRCLE, RALEIGH, N.C. 27612 PHONE (919) 787-3658		



LEGEND	
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NP	NEW IRON PIPE
MON	MONUMENT
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C.B.	CATCH BASIN
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DN	DRIVEWAY EASEMENT
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VICINITY MAP 1"=500'

4,053 S.F. 0.09 AC  
DEDICATED TO THE  
CITY OF RALEIGH FOR  
EXTENSION OF  
BOONE TRAIL

N/F  
EDWARD PAUL JAMES  
DB 3717 PG 641  
PIN 1702 85 7822

CENTRILINE CURVE DATA  
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A=10°30'30"  
T=46.37'  
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CH=91.19'

RECORDED IN BOOK OF MAPS \_\_\_\_\_ PAGE \_\_\_\_\_ WAKE COUNTY

