



Administrative Approval Action

Case File / Name: ASR-0092-2024
DSLCL - 1335 & 1341 Chester Road

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

- LOCATION:** This 0.92 acre site composed of two parcels zoned R-6 CU (Z-62-21) is located on the west side of Chester Road on the southwest corner of the intersection of Chester Road and Grant Avenue at 1335 and 1341 Chester Road. There are two houses on the site.
- REQUEST:** The proposed development is for four three-unit townhome style condominium buildings utilizing the Frequent Transit Development Option. The buildings will be three stories in height and have a gross floor area size of 53,868 square feet. The existing houses on site will be demolished and the two lots will be recombined into one.
- 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 April 15, 2025 by Wilson Blount Development.

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:

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

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

General

1. As Grant Ave was selected as the "primary" street, the southern lot border would constitute the rear of the lot (see 1.5.4 B diagram). Please revise and show the rear (southern border) setback dashed line (to 15') (2.7.1 D3). FYI - Porches, decks, patios, terraces, and stoops greater than 1 foot in height may extend 12 feet into a required side or rear setback, provided that such extension is at least 3 feet from the vertical plane of any side or rear property line. (1.5.4 D1) . Please dimension this encroachment demonstrating compliance.
2. For clarification (on all elevation sheets) Please add a note/description describing the use of what appears to be a rooftop accessory structure providing clarification that this would not constitute a story. (1.5.7 D)
3. Demonstrate compliance with requirements for decorative and/or retaining walls (as applicable) set forth in UDO Section 7.2.8. for the proposed wall along the perimeter of the site.

Stormwater



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4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
5. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
6. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

☒ **LEGAL DOCUMENTS** - Email to 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 checked="" type="checkbox"/>	Right of Way Deed of Easement Required
<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required

<input checked="" type="checkbox"/>	Sidewalk Deed of Easement Required

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

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

General

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.

Engineering

2. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)



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3. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Stormwater

4. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
5. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting 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:

General

1. A recombination map shall be recorded to recombine the existing lots into a single tract.

Engineering

2. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

Stormwater

3. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

Urban Forestry

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right-of-way. This development proposes (6) street trees along Chester Rd. and (8) street trees along Grant Ave. for a total of (14) street trees.



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5. A public infrastructure surety for (14) street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

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

General

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

Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
3. As-built drawings and associated forms for all Stormwater infrastructure are accepted by the Engineering Services Department .
4. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

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: June 13, 2028

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: Keegan.McDonald@raleighnc.gov

Digitally signed by Keegan.McDonald@raleighnc.gov
DN: E=Keegan.McDonald@raleighnc.gov, CN=Keegan.McDonald@raleighnc.gov
Reason: I am approving this document
Date: 2025.06.13 09:15:21-04'00'

Date: 06/13/2025

Development Services Dir/Designee

Staff Coordinator: Michael Walters



LAST REVISED: APRIL, 2025

Signature: [Signature] Date: 1/24/2014

Printed Name: Wendy J. Smith

Signature: _____ Date: _____

Printed Name: _____

[illegible]

2012

[illegible]

02c	EXTERIOR ELEVATIONS BUILDING C
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* NOTE: NO COMPARATIVE SAMPLE EXISTS AND THUS INFILL DOES NOT APPLY.

SHEET INDEX	
CE-0	COVER SHEET
CE-1	EXISTING CONDITIONS PLAN
CE-2	DEMOLITION PLAN
CE-3	SITE PLAN
CE-4	STREET TREE PLAN
CE-5	UTILITY PLAN
CE-6	GRADING / STORMWATER PLAN
CE-7	FIRE DEPARTMENT PLAN
A201a - A202a	EXTERIOR ELEVATIONS BUILDING A
A201b - A202b	EXTERIOR ELEVATIONS BUILDING B
A201c - A202c	EXTERIOR ELEVATIONS BUILDING C
A201d - A202d	EXTERIOR ELEVATIONS BUILDING D

SITE DATA

LOT 51
OWNER
ADDRESS
PIN
REFERENCES
ZONING
BUILT UPON AREA AREA (ON-SITE)

CETINALE LLC
1341 CHESTER ROAD
1704077146
DB 10622, PG 226
BM 1911, PG 109
R4-CU
6,922 S.F. (28.6% OF LOT)

SITE DATA

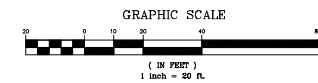
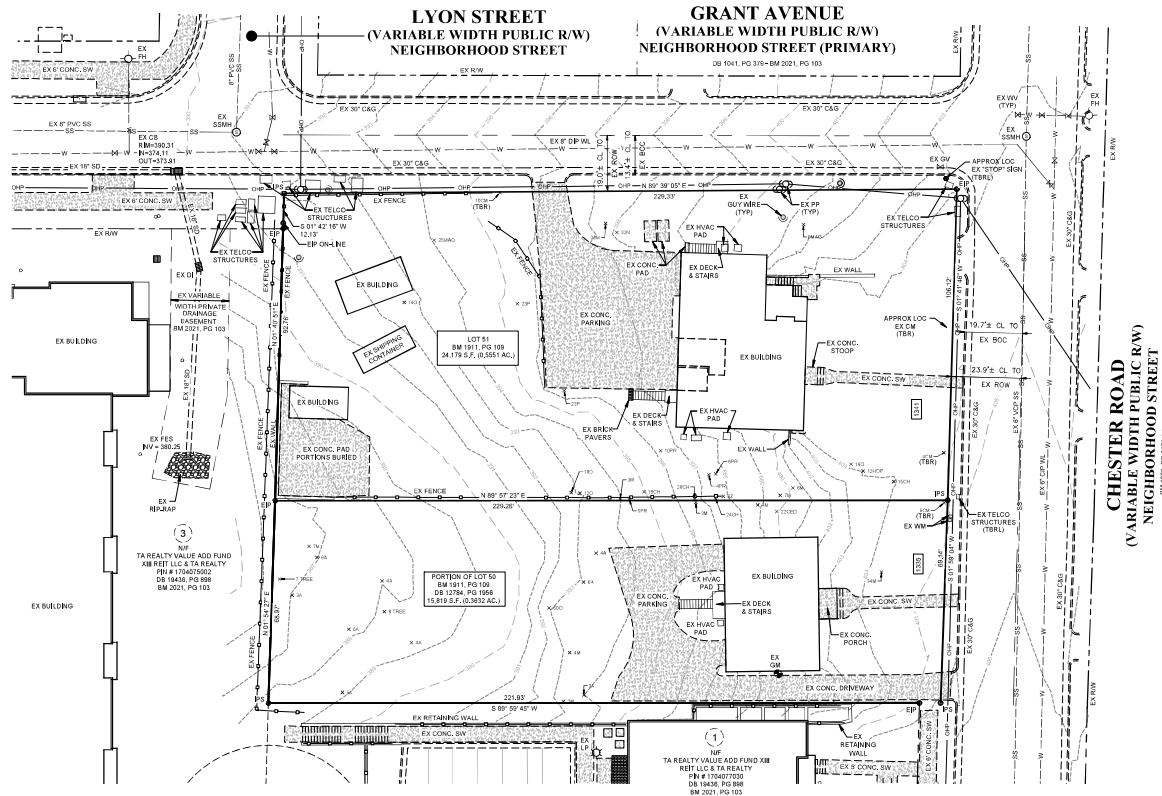
PORTION OF LOT 50
OWNER
ADDRESS
PIN
REFERENCES
ZONING
BUILT UPON AREA AREA (ON-SITE)

THE PULLIAM OF RALEIGH LLC
1335 CHESTER ROAD
1704077038
DB 12784, PG 1956
BM 1911, PG 109
R4-CU
3,885 S.F. (24.6% OF LOT)

SURVEYOR'S NOTES

1. ALL DISTANCES ARE HORIZONTAL GROUND.
2. ALL DIMENSIONS ARE IN FEET.
3. AREA COMPUTED USING COORDINATE METHOD FROM MEASURED FIELD DATA.
4. BASES OF BEARINGS IS NORTH CAROLINA GRID NORTH, NAD83(2011). THE SITE WAS LOCATED UTILIZING REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) SOLITUDING REFERENCE THE CONTIGUOUS OPERATING REFERENCE STATION (CORS) NETWORK BASE STATION NC040, 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 BAKA COUNTY REBILITY.
7. HORIZONTAL DATUM IS NAD 83(2011) AND VERTICAL DATUM IS NAVD 88.

TREE TABLE
H HOLLY
O OAK
PI PRUIT
CED CEDAR
MAG MAGNOLIA
PE PECAN
CH CHERRY
BE BOX ELDER
CAT CATALPA
M MAPLE
HOP HOPBURN
Z ZELKOVA
A ASH
MH MYRTLE
CH CREEP MYRTLE



JOHN A. EDWARDS & COMPANY
Consulting Engineers
and Land Surveyors

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333 Wade Ave., Raleigh, N.C. 27605
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Fax: (919) 828-4711
E-mail: info@jaeco.com
www.jaeco.com

1335 & 1341 CHESTER ROAD
RALEIGH, NC 27608

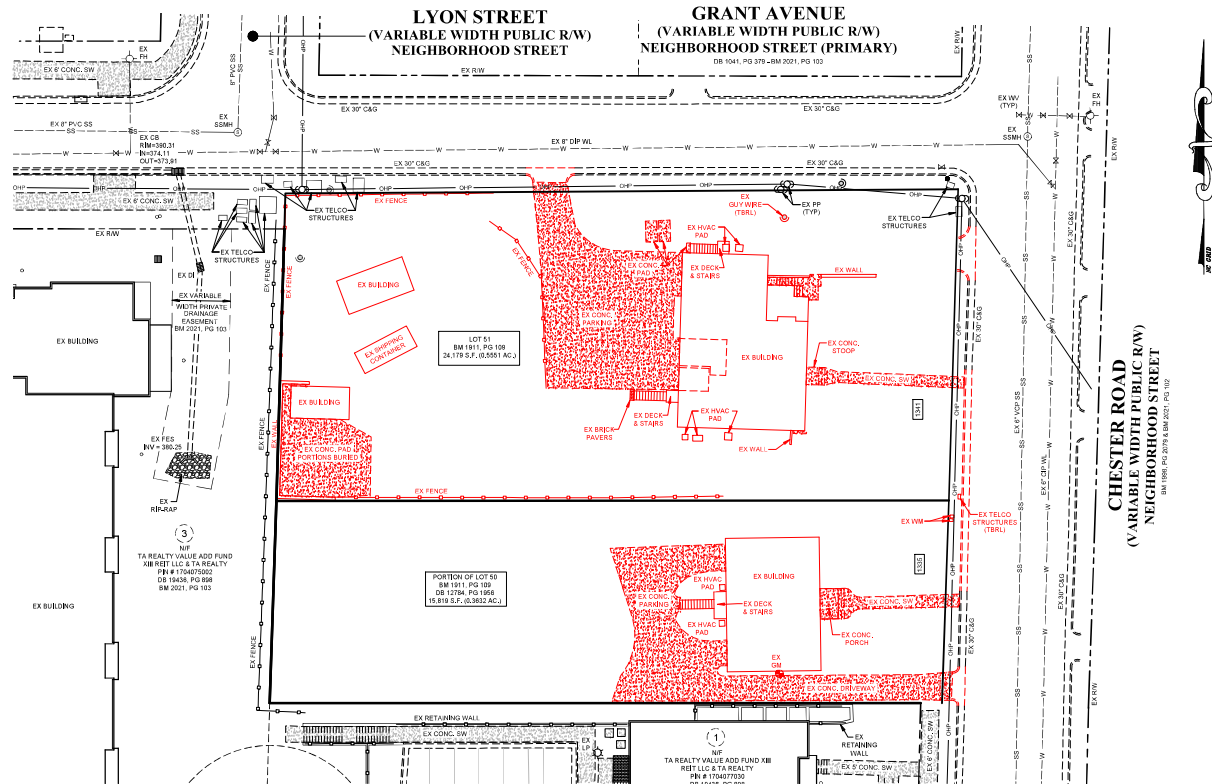
WILSON BLOUNT
821 WAKE FOREST RD
RALEIGH, NC 27604

EXISTING CONDITIONS PLAN

Number	Description	Date
1	PER CITY COMMENTS	01/03/20

Drawing Scale 1"=20'
Drawn By ZCS / BF
Checked By CLP
Date Issued 11/02/2024

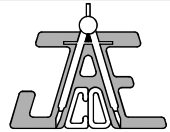
CE-1



**NOTE:
DEMOLITION OF ALL ITEMS SHOWN IN (RED)**

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. EXISTING UTILITIES SHOWN HEREON WERE OBTAINED VIA RIT "DEEP UTILITY" MARKOUT. EXISTING UTILITIES SHOULD BE ASSUMED TO BE APPROXIMATE AND POTENTIALLY INCOMPLETE.
- UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NC DOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 20' MINIMUM.
- EXISTING WATER AND SEWER SIDES AND WATERMILLS PER SCOPE-0120-2024



JAECO
Consulting Engineers
and Land Surveyors

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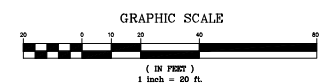
WILSON BLOUNT
821 WAKE FOREST RD
RALEIGH, NC 27604

DEMOLITION PLAN

Number	Description	Date
1	PER CITY COMMENTS	02/18/25
2	PER CITY COMMENTS	04/15/25

Drawing Scale: 1" = 20'
Drawn By: SF
Checked By: JRC
Date Issued: 11/22/2024

CE-2



CONSTRUCTION NOTES:

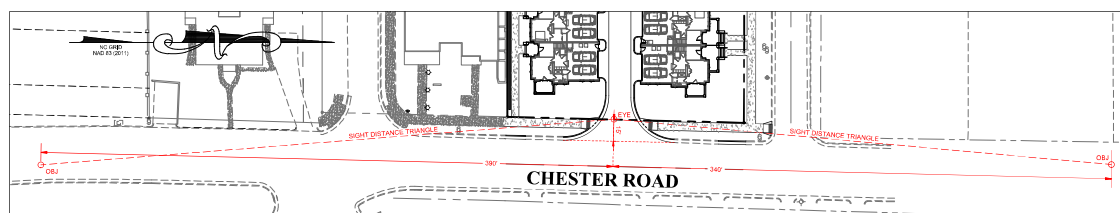
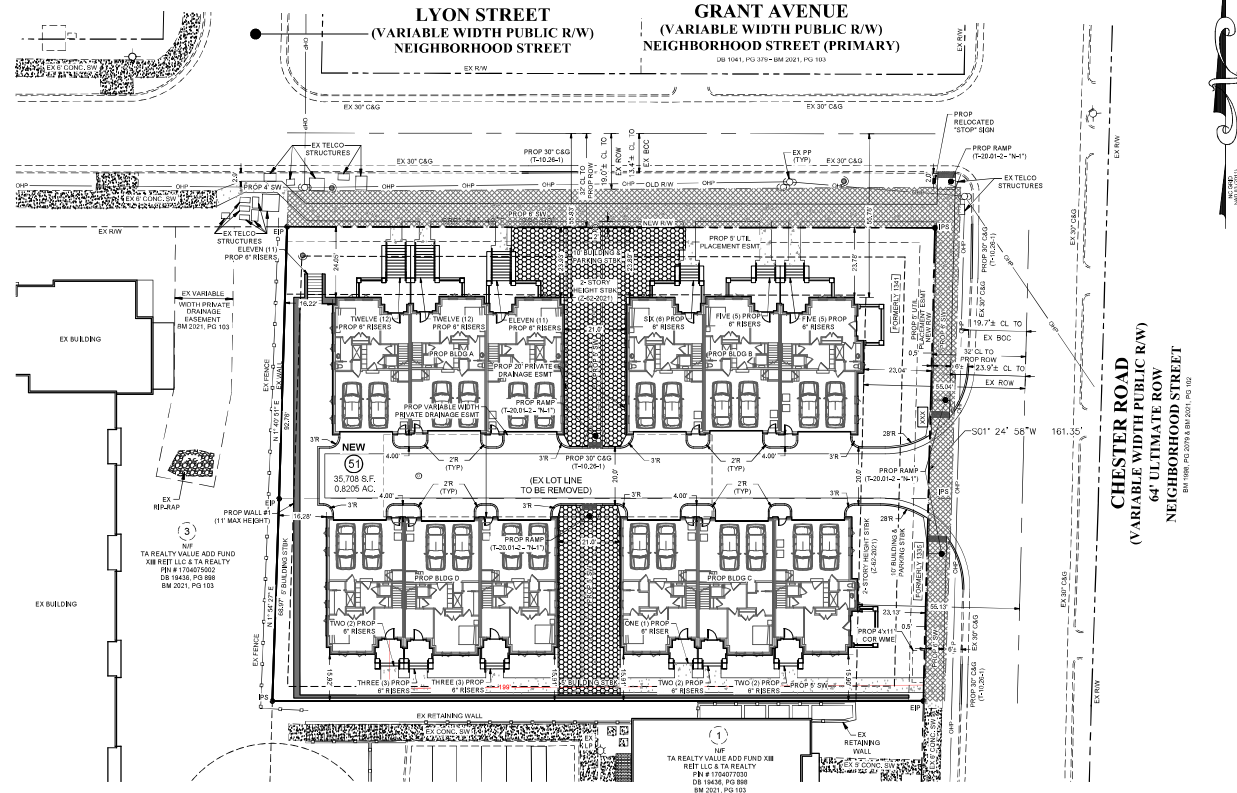
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
2. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
4. PRIOR TO START OF WORK, A PRE-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH TRANSPORTATION FIELD SERVICES STAFF. CONTACT ENGINEERING INSPECTIONS AT (919) 896-2409 TO SET UP THE MEETING.
5. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE TEMPORARY CLOSURE OF A STREET, TRAVEL LANE, PARKING SPACE OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED TO: PERMITS@CITYOFRALEIGH.ORG AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO: RIGHT-OF-WAY@CITYOFRALEIGH.ORG
6. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
7. THE CONTRACTOR SHALL REPAIR ANY DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
8. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
9. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MOBILITY LIMITATIONS. PRIESTMAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROVAGS) 3010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

TRANSPORTATION NOTES:

1. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50 FEET OF ALL RESIDENTIAL OR RESIDENTIAL COLLECTOR INTERSECTIONS. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL OTHER STREET INTERSECTIONS.
2. HAND-PAVED RAMPS TO BE CONSTRUCTED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH ENGINEERING STANDARD DETAIL T-201.12.
3. SIGHT TRIANGLES TO BE LOCATED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS. AREAS WHERE SIGHT TRIANGLES ARE LOCATED OUTSIDE THE RIGHT-OF-WAY SHALL BE RECORDED AS SIGHT EASEMENTS. FINAL LAYOUT OF SIGHT TRIANGLES TO BE APPROVED WITH CONSTRUCTION DRAWINGS.
4. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BURNED PARKED VEHICLES, SIGN OR OTHER OBJECTS BETWEEN THE HEIGHTS OF 2 FEET AND 8 FEET ABOVE THE CURB LINE ELEVATION, OR NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
5. ALL STREET SECTIONS SHALL MEET OR EXCEED SPECIFICATIONS DETAILED IN CITY OF RALEIGH ENGINEERING STANDARDS T-201.1, T-201.2, AND T-201.3 AS NOTED.
6. ALL STREETS AND RIGHT-OF-WAYS WITHIN AND ADJACENT TO THE PROJECT ARE CONSISTENT WITH THE RALEIGH COMPREHENSIVE PLAN WITH REGARD TO PROPOSED ROADWAY LOCATIONS AND RIGHT-OF-WAY REQUIREMENTS.
7. UNLESS OTHERWISE SHOWN, TURNOUT RAMP TO BE MINIMUM OF 35' AT ALL PUBLIC STREET INTERSECTIONS AND DRIVEWAY TURNOUTS TO BE A MINIMUM OF 20'.

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. EXISTING UTILITIES SHOWN HEREON WERE OBTAINED VIA 811 (DEEP UTILITY) MARKOUT. EXISTING UTILITIES SHOULD BE ASSUMED TO BE APPROXIMATE AND POTENTIALLY INCOMPLETE.
2. UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
3. UNLESS OTHERWISE NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 50' MINIMUM.
4. EXISTING WATER AND SEWER SIDES AND MATERIALS PER SCOPES 01-20-2024.



DRIVEWAY SIGHT DISTANCE EXHIBIT
SCALE: 1" = 40'

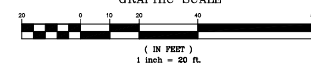
TOTAL LOT AREA

OLD AREA	
OLD LOT 51	24,179 S.F. (0.5551 AC.)
PORTION OF OLD 50	15,819 S.F. (0.3632 AC.)
TOTAL	39,998 S.F. (0.9183 AC.)

NEW AREA	
NEW LOT X	35,708 S.F. (0.8197 AC.)
RAW DEDICATION	4,290 S.F. (0.0985 AC.)
TOTAL	39,998 S.F. (0.9182 AC.)

	PROPOSED R/W DEDICATION
	PROPOSED AMENITY AREA

GRAPHIC SCALE



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SITE PLAN

Number	Description	Date
1	PER CITY COMMENTS	02/18/2025
2	PER CITY COMMENTS	04/15/2025

Drawing Scale: AS SHOWN
Drawn By: BF
Checked By: JRC
Date Issued: 11/20/2024

CE-3

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	CAL.	HT.	MATURE HT.	MATURE SP.	ROOT	REMARKS
TREES									
Pc	8	<i>Pistachia chinensis</i>	Chinese Pistache	1.5"	6'	15-35'	15-20'	BB	SINGLE STEM
Cs	6	<i>Cornus Kousa</i>	Kousa Dogwood	1.5"	6'	15-35'	15-20'	BB	SINGLE STEM

GRANT AVENUE (NEIGHBORHOOD STREET) - 220.9 LF
TREES REQUIRED: 11 UNDERSTORY TREES (20' OC - EX OVERHEAD POWER LINES)
TREES PROVIDED: 8 UNDERSTORY TREES - FEE IN LIEU REQUESTED FOR THREE (3) STREET TREES

CHESTER ROAD (NEIGHBORHOOD STREET) - 161.35 LF - 20 LF (DRIVEWAY) = 141.35 LF
TREES REQUIRED: 7 UNDERSTORY TREES (20' OC - EX OVERHEAD POWER LINES)
TREES PROVIDED: 6 UNDERSTORY TREES - FEE IN LIEU REQUESTED FOR ONE (1) STREET TREE

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDC STANDARDS.
3. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MOST CURRENT EDITION OF THE MANUAL OF TRAFFIC CONTROL DEVICES.
5. PRIOR TO START OF WORK, A PRE-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH TRANSPORTATION FIELD SERVICES STAFF, CONTRACT ENGINEERING INSPECTOR AT (919) 996-2409 TO SET UP THE MEETING.
6. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE TEMPORARY CLOSURE OF A STREET, TRAVEL LANE, PARKING SPACE OR SEVERAL FROM RIGHT-OF-WAY SERVICES AT THE CITY OF RALEIGH. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES A "RIGHT-OF-WAY CLOSURE" ON WWW.RALEIGH-NC.GOV/PERMITS AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAY@RALEIGH-NC.GOV.
7. PRIOR TO CONSTRUCTION BEGINNING, ALL WEARAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
8. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
9. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE TO PREVIOUS OR BETTER CONDITION.
10. ALL SUBGRADE MUST BE ACCESSIBLE TO PEOPLE WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MOBILITY DEVICES. IF RESTORATION, EXISTING ROUTES AND TO ADJACENT PROPERTIES ROUTES CLOSING CONSTRUCTION ARE NOT POSSIBLE TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACTUALLY APPLICABLE GUIDELINES PROVISION, 2014 ADA AND 2010 AASHTO ACCESSIBILITY GUIDELINES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ACCESS.

RIGHT-OF-WAY SHALL BE CLEARED AND OBSTRUCTED WITHIN 10 FEET OF ALL RESIDENTIAL OR COMMERCIAL PROPERTIES. RIGHT-OF-WAY SHALL BE CLEARED AND OBSTRUCTED WITHIN 100 FEET OF ALL OTHER STREET INTERSECTIONS.

HANDICAPPED PARKING TO BE CONSTRUCTED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RICHMOND SPECIFICATIONS.

RIGHT TRANGLES TO BE LOCATED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RICHMOND STANDARDS. AREAS UNDER RIGHT TRANGLES ARE LOCATED OUTSIDE THE RIGHT-OF-WAY. SHALL BE MAINTAINED BY THE ADJACENT PROPERTY OWNER.

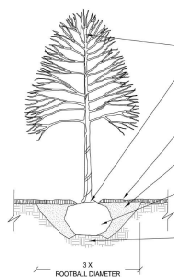
NO SIGN OR OBSTRUCTION (NATURALLY OCCURRING NATURAL FENCE, FLOWERS, BARKED PARKED VEHICLES, SIGN OR OTHER OBJECTS BETWEEN THE HEAD OF CURB AND 2 FEET ABOVE THE AVERAGE FINISH OF CURB OR OTHER OBSTACLES MAY BE IF NO CURBED CURBS) SHALL BE PLACED WITHIN A RIGHT TRANGLE.

ALL STREET SECTIONS SHALL MEET OR EXCEED SPECIFICATIONS DETAILED IN CITY OF RICHMOND SPECIFICATIONS.

ALL STREETS AND RIGHT-OF-WAYS WITHIN AND ADJACENT TO THE PROJECT ARE TO BE CONSISTENT WITH CITY OF RICHMOND SPECIFICATIONS.

ALL STREETS AND RIGHT-OF-WAYS SHALL BE MAINTAINED TO PROTECT ADJACENT LOCATIONS AND RIGHT-OF-WAY REQUIREMENTS.

UNLESS OTHERWISE SHOWN, TURN RADIUS TO BE MINIMUM OF 35' AT ALL PUBLIC STREET INTERSECTIONS.



DO NOT PRUNE LEADER. PRUNE ONLY DEAD OR DAMAGED BRANCHES TO AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 STANDARDS.

REMOVE EXCESS SOIL TO EXPOSE THE ROOT FLARE. THE FOOT FLARE SHALL BE PLANTED AT GRADE, NO HIGHER THAN 2" ABOVE GRADE, AND NEVER BELOW GRADE. TREE SHALL BE SET PLUMB.

- MULCH DEPTH NOT MORE THAN 3". KEEP MULCH 3" FROM ROOTFLARE AND DO NOT CONTACT STEM
- PLANTING SOIL MIX AROUND ROOTBALL. 600 CU FT OF SOIL OR STRUCTURAL SOIL REQUIRED PER TREE

COMPLETELY REMOVE TOP HALF OF BURLAP, LACING STRIPS, NAILS AND WIRE BASKET AND DISCARD FROM HOLE. ALL SYNTHETIC BURLAP MUST BE REMOVED FROM SIDES OF ROOT BALL.

— 800" BALL SHALL BE PLACED DIRECTLY ON
COMPACTED SUBGRADE. HANDLE TREE BY THE
800" BALL ONLY.

CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL
RESOURCES DEPARTMENT URBAN FORESTER:
TREES@RALEIGHNC.GOV/
WWW.RALEIGHNC.GOV

NOTES:

1. TREES MUST MEET THE TREE QUALITY STANDARDS IN CH 2 OF THE CITY TREE MANUAL.
2. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
3. TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
4. A TREE IMPACT PERMIT IS REQUIRED.
5. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
6. IF STAKES IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
7. TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

CITY OF RALEIGH		
STANDARD DETAIL		
REVISION	DATE	PROJECT
10/26/12		
	TREE PLANTING DETAIL	
	TPP-03	

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

ALL STREET TREES ARE TO BE
PLANTED IN ACCORDANCE WITH CITY
OF RALEIGH STANDARD DETAIL, TTP-03

1. CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. EXISTING UTILITIES SHOWN HEREON WERE OBTAINED VIA 811 ("MISS UTILITY") MARKOUT. EXISTING UTILITIES SHOULD BE ASSUMED TO BE APPROXIMATE AND POTENTIALLY INCOMPLETE.
2. UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
3. UNLESS OTHERWISE NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 26' MINIMUM.
4. EXISTING WATER AND SEWER SIZES AND MATERIALS PER SCOPE-0129-2024



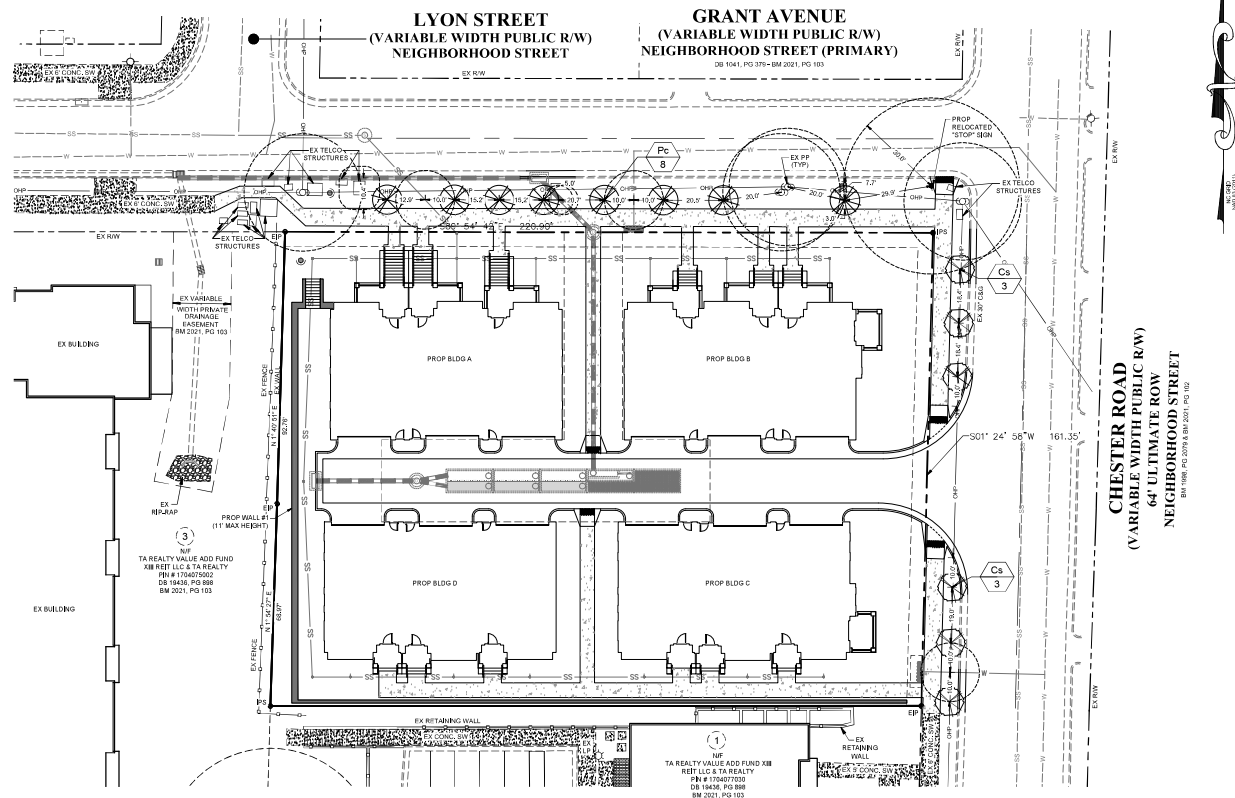
JOHN A. EDWARDS & COMPANY
Consulting Engineers
and Land Surveyors

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

1335 & 1341 CHESTER ROAD
RALEIGH, NC 27608

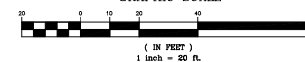
WILSON BLOUNT
821 WAKE FOREST RD
RALEIGH, NC 27604



CHESTER ROAD
RIABLE WIDTH PUBLIC R/W)
64' ULTIMATE ROW
NEIGHBORHOOD STREET

CHINA

GRAPHIC SCALE



STREET TREE PLAN

Revisions		
Number	Description	Date
1	PER CITY COMMENTS	02/10/25
2	PER CITY COMMENTS	04/15/25

Drawing Scale 1" = 20'

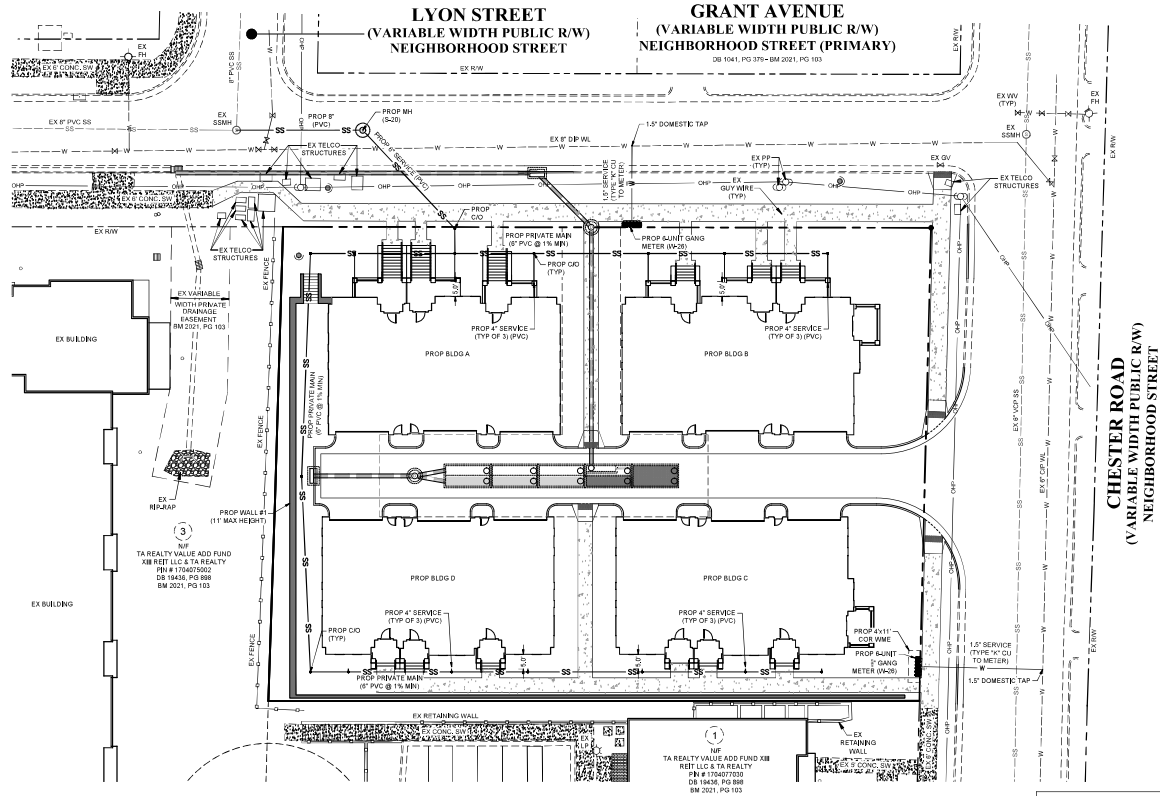
Drawn By	BF
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Checked By	JRC
Date Issued	11/23/20

CE-4

STANDARD UTILITY NOTES

1. All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUS Handbook, current edition).
2. Utility separation requirements:
 - a) A distance of 10' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, fence sanitary sewer pipe shall be specified & installed to wildlife specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.
 - b) When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the separation allowed in the water main in a separate trench with the elevation of the water main at least 1' above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter.
 - c) Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to wildlife specifications.
 - d) 3.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer.
 - e) Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 18" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete shell lining 1/2" min. separation per CORPUS details (W-4 & S-4).
 - f) All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
3. Any interfering M&E systems are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction.
4. Developer shall provide 30 day advance written notice to sewer for any work required within an existing City of Raleigh Public Utilities Department property.
5. Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24-hour advance notice to the City of Raleigh Public Utilities Department.
6. SEWER BYPASS PUMPING - A bypass plan issued by an NC Professional Engineer shall be provided to Raleigh Water prior to pumping operations for approval. The operations and equipment shall comply with the Public Utilities Handbook.
7. 3.0' minimum cover is required at all water mains & sewer force mains. 4.0' minimum cover is required on all force mains.
8. It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise decided by the City of Raleigh Public Utilities Department. This includes stormwater tap at all removal of service from ROW or easement per CORPUS Handbook procedures.
9. Install water services with meters located at ROW or within a 21/2' Wide Area Easement immediately adjacent. NOTE: It is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure.
10. Inspectors of 4" and larger water mains of the private distribution system will be inspected as part of the installation permits.
11. Private sewer mains as part of a collection system are permitted and inspected under the private Infrastructure permit for sewer.
12. Any water or sewer service on private property that will be installed under Construction Drainage only require a Plumbing Utility Permit in the City of Raleigh. Consult with the Engineering Inspection Coordinator during the pre-construction meeting on the necessary permits.
13. Install sewer services with cleanouts located at ROW or easement line & spaced per the current NC Plumbing code.
14. Pressure reducing valves are required on all water services exceeding 80 psi. Backwater valves are required on all sanitary sewer services having backing drains lower than 1.5' above the street/ground surface.
15. All environmental permits applicable to the project must be obtained from NCEM, USACE, and FEMA for any riparian buffer, wetland, and/or floodplain impacts respectively prior to construction.
16. NCEM Flood Easement Agreements are required for any utility work (including main extensions & service taps) within state or federal ROW prior to construction.
17. Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the RW FOD Program Coordinator prior to issuance of a NC under Building Permit. Contact (919) 996-5450 or rw@raleighnc.gov for more information.
18. Cross-connection control protection devices are required based on the degree of health hazard involved as listed in Appendix B of the Rules Governing Public Water Systems in North Carolina.
19. The devices shall meet the American Society of Sanitary Engineering (ASSE) standards and be on the University of Southern California approved list.
20. The device and installation shall meet the guidelines of Appendix A - Guidelines and Requirements for the Cross Connection Program in Raleigh's Service Area.
21. The devices shall be installed and tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross connection control program, whichever is more stringent. Contact Cross.connection@raleighnc.gov for more information.
22. NOTICE for projects that involve an oversized main or clean main replacement: Any City involvement greater than \$250,000.00 must undergo the public bidding process.
23. Private sub-metering - No reads of water shall occur without approval of the North Carolina Utility Commission. Sub-metering shall be in accordance with Section 1400 of the "SAFE DRINKING WATER ACT".



GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. EXISTING UTILITIES SHOWN HEREON WERE OBTAINED VIA 811 "DIGGITY" MARKOUT. EXISTING UTILITIES SHOULD BE ASSUMED TO BE APPROXIMATE AND POTENTIALLY INCOMPLETE.
2. UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NC DOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
3. UNLESS OTHERWISE NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 30' MINIMUM.
4. EXISTING WATER AND SEWER EIGES AND MATERIALS PER SC02P-4120-2024



JOHN A. EDWARDS & COMPANY
Consulting Engineers
and Land Surveyors

NC License F-0289
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1335 & 1341 CHESTER ROAD
RALEIGH, NC 27608

WILSON BLOUNT
821 WAKE FOREST RD
RALEIGH, NC 27604

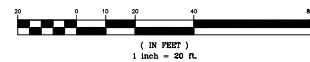
ATTENTION CONTRACTORS

The Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Infrastructure Inspections Division to schedule a Pre-construction meeting on the Development Portal prior to beginning any construction. Raleigh Water must be contacted at (919) 996-5450 at least twenty-four hours prior to beginning any work activity around critical water and sewer infrastructure.

Failure to notify City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require re-installation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for inspection, install a downstream plug, have permitted plans on the jobsite, or any other violation of Raleigh Water Standards will result in a fine and possible exclusion from future work in the City of Raleigh.

GRAPHIC SCALE



NOTE
ALL WATER METERS, CLEAN-OUTS & FIRE HYDRANTS LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY TO BE LOCATED IN A 5' x 5' UTILITY EASEMENT.

UTILITY PLAN

Revisions		
Number	Description	Date
1	PER CITY COMMENTS	02/10/25
2	PER CITY COMMENTS	04/15/25

Drawing Scale 1" = 20'

Drawn By BF

Checked By JRC

Date Issued 11/02/2024

CE-5



CE-6

of

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. EXISTING UTILITIES SHOWN HEREON WERE OBTAINED VIA RIT "DESS" UTILITY MARKOUT. EXISTING UTILITIES SHOULD BE ASSUMED TO BE APPROXIMATE AND POTENTIALLY INCOMPLETE.
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3. UNLESS OTHERWISE NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 20' MINIMUM.
4. EXISTING WATER AND SEWER SIZES AND MATERIALS PER SCOPE-0120204



JOHN A. EDWARDS & COMPANY
Consulting Engineers
and Land Surveyors

NC License F-0289
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RALEIGH, NC 27608

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RALEIGH, NC 27604

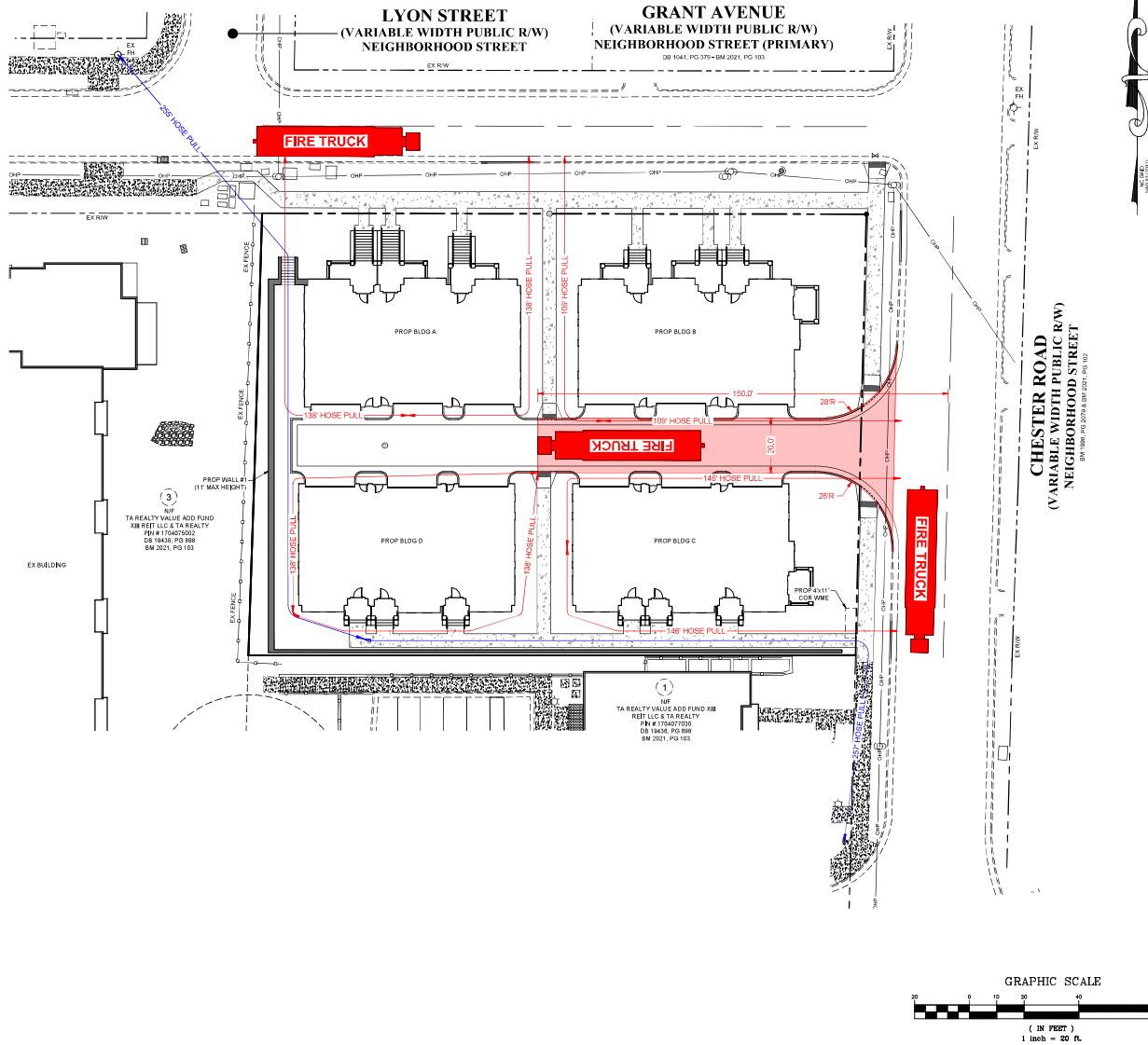
PROP FIRE COVERAGE ——— XXX' ———
PROP HYDRANT COVERAGE ——— XXX' ———

719
FIRE DEPARTMENT
PLAN

Revisions		
Number	Description	Date
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2	PER CITY COMMENTS	04/15/25

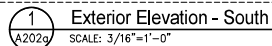
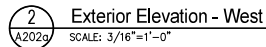
Drawing Scale: 1" = 20'
Drawn By: BF
Checked By: JRC
Date Issued: 11/02/2024

CE-7





HIGHEST PROPOSED GRADE	399.00'
LOWEST PROPOSED GRAD	396.00'
AVERAGE GRADE	397.50'



NOT FOR
CONSTRUCTION

- ☒ **PROGRESS PRINT**

☐ HEALTH DEPT. PLAN CHECK

☐ BUILDING DEPT. PLAN CHECK

☐ BID SET

☐ CONSTRUCTION SET

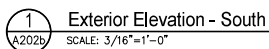
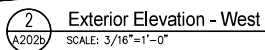
☐ SUBMITTAL DOCUMENT

ASR SUBMITTAL

DESIGNER :	CLB/SF
DRAWN :	SF
CHECKED :	CLB
SCALE :	AS SHOWN
FIG NUMBER :	8367
SHEET TITLE	

Exterior Elevations

HEET NUMBER
A202a



HIGHEST PROPOSED GRADE	403.25'
LOWEST PROPOSED GRADE	399.00'
AVERAGE GRADE	401.12'

1804 HILLSBOROUGH ST.
RALEIGH, NC 27605
919.881.1308
FAX 919.881.9737

10 FEBRUARY 2025

NOT FOR CONSTRUCTION

- ☒ PROGRESS PRINT
- ☐ HEALTH DEPT. PLAN CHECK
- ☐ BUILDING DEPT. PLAN CHECK
- ☐ BID SET
- ☐ CONSTRUCTION SET
- ☐ SUBMITTAL DOCUMENT

2/10/25 PER CITY COMMENTS

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR USE SOLELY WITH RESPECT TO THE PROJECT AND UNLESS OTHERWISE PROVIDED, THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVING RIGHTS, INCLUDING COPYRIGHT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS. FOR ADDITIONAL TO THIS PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING BY THE ARCHITECT.

Chester Towns Development Site 1

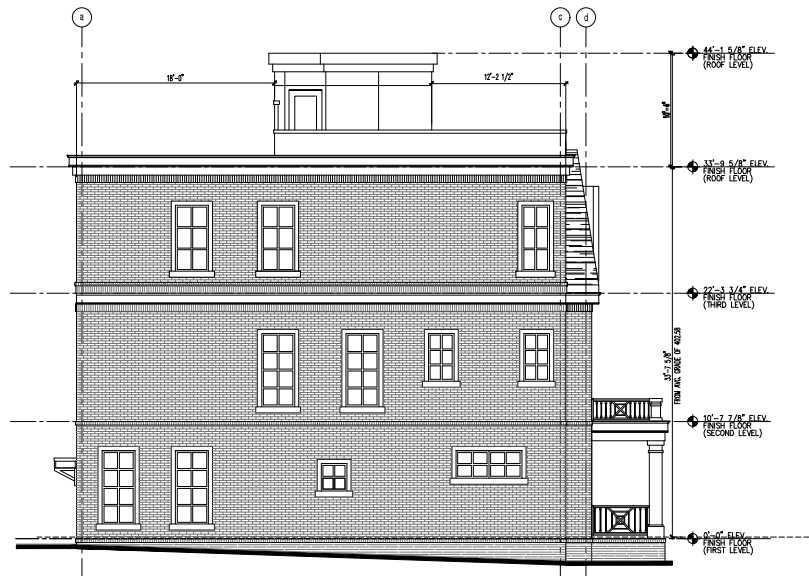
1335 & 1341 Chester Road

ASR SUBMITTAL

DESIGNER :	CLB/SF
DRAWN :	SF
CHECKED :	CLB
SCALE :	AS SHOWN
JOB NUMBER :	8367
SHEET TITLE	

Exterior Elevations
Building B

SHEET NUMBER
A202b



2 Exterior Elevation - West
A201c SCALE: 3/16"=1'-0"



1 Exterior Elevation - South
A201c SCALE: 3/16"=1'-0"

Building C - Grade Calculations:

HIGHEST PROPOSED GRADE	403.25'
LOWEST PROPOSED GRADE	401.89"
AVERAGE GRADE	402.58'

new
city

1304 HILLSBOROUGH ST.
DURHAM, NC 27605
919.831.1308
FAX 919.831.9787

10 FEBRUARY 2025

NOT FOR
CONSTRUCTION

- ☒ PROGRESS PRINT
- ☐ HEALTH DEPT. PLAN CHECK
- ☐ BUILDING DEPT. PLAN CHECK
- ☐ BID SET
- ☐ CONSTRUCTION SET
- ☐ SUBMITTAL DOCUMENT

2/19/25 PER CITY COMMENTS

- △
- △
- △
- △
- △
- △

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Chester Towns Development
Site 1
1335 & 1341 Chester Road
ASR SUBMITTAL

DESIGNER : CLB/SF
DRAWN : SF
CHECKED : CLB
SCALE : AS SHOWN
JOB NUMBER : 8367
SHEET TITLE

Exterior Elevations

SHEET NUMBER
A201c

Building C - Grade Calculations:

HIGHEST PROPOSED GRADE	403.25'
LOWEST PROPOSED GRADE	401.92'
AVERAGE GRADE	402.58'

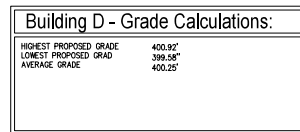


2 Exterior Elevation - East
A202c SCALE: 3/16"=1'-0"



1 Exterior Elevation - North
A202c SCALE: 3/16"=1'-0"

PROPOSED AVG. GRADE
402.58
EL. 401.92
FINISH GRADE



Architectural elevation drawing of a four-story brick building facade. The drawing shows two units side-by-side. Each unit has a ground floor entrance with a small porch, a second-floor balcony, and dormer windows on the third and fourth floors. Annotations include roof height measurements (e.g., 16'-7", 18'-4") and level indicators (e.g., 44'-1 5/8" ELEV. T.O.A. ROOF, 31'-9 5/8" ELEV. FINISH FLOOR (ROOF LEVEL), 22'-3 3/4" ELEV. FINISH FLOOR (THIRD LEVEL), 10'-7 7/8" ELEV. FINISH FLOOR (SECOND LEVEL), 0'-0" ELEV. FINISH FLOOR). A note states "ROOFTOP STRUCTURE IS LESS THAN 25% OF TOTAL ROOF AREA."

1 Exterior Elevation - South
A201d SCALE: 3/16"=1'-0"

new
city

1304 HILLSBOROUGH ST.
RALEIGH, NC 27605
919.831.1308
FAX 919.831.9787

2025 FEBRUARY 2025

NOT FOR
CONSTRUCTION

☒ **PROGRESS PRINT**
☐ HEALTH DEPT. PLAN CHECK
☐ BUILDING DEPT. PLAN CHECK
☐ BID SET
☐ CONSTRUCTION SET
☐ SUBMITTAL DOCUMENTS

10/25  PER CITY COMMENTS

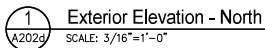
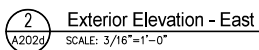
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**Chester Towns Development
Site 1**

DESIGNER :	CLB/SF
DRAWN :	SF
CHECKED :	CLB
SCALE :	AS SHOWN
DB NUMBER :	8367
SHEET TITLE	

Exterior Elevations
Building D

HEET NUMBER
A201d



HIGHEST PROPOSED GRADE	400.92'
LOWEST PROPOSED GRAD	399.58"
AVERAGE GRADE	400.25'

Exterior Elevations
Building D
SHEET NUMBER
A202d