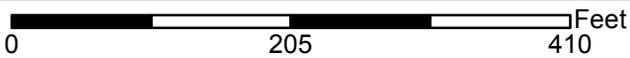
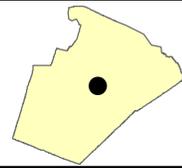


980 NEW BERN AVENUE S-80-2017



Zoning: **OX-3-GR w/NCOD**
CAC: **South Central**

Drainage Basin: **Pigeon House**
Acreage: **0.43**
Number of Lots: **3**

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

Applicant: **John A Edwards & Co.**
Phone: **(919) 828-4428**





Administrative Approval Action

908 New Bern Avenue Subdivision: S-80-2017, AA# 3701

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 south side of New Bern Avenue, west of the intersection of South State Street and New Bern Avenue. The address of the site is 908 New Bern Avenue and the PIN number is 1713182838.

REQUEST: Subdivision of a 0.43-acre tract into three lots. The site is zoned Office Mixed Use-3 Stories- Green Frontage (OX-3-GR) in the New Bern - Edenton Neighborhood Conservation Overlay District. The proposed lots meet the standards for the Neighborhood Conservation Overlay District.

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

1. A Design Adjustment waiving the block perimeter requirement (UDO Section 8.3) has been approved due to existing residential development.
2. A Design Adjustment eliminating the 5' General Utility Placement Easement from the street section for New Bern Avenue to prevent conflicting utility installations with the street plantings on a State-maintained facility.

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. (Plan dated 01/05/2018)

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.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

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

ENGINEERING

2. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering. The driveway location approved by NCDOT will require a cross-access easement agreement between Lots 1, 2 and 3 for the shared use of the driveway.



Administrative Approval Action

New Bern Avenue Subdivision: S-80-1, AA# 3701
Transaction# 536151

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

3. The required 38.5' right of way for ½ of a total 77' right-of-way on New Bern Avenue shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
4. A 20' cross-access easement agreement for a 16' driveway between proposed lots 1, 2 and 3 of the subdivision shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded driveway cross-access easement shall be returned to the Development Services Department within 1 day of lot recordation.
5. In accordance with Part 10A Section 8.1.3, a surety for construction costs for incomplete public improvements will be provided to the City of Raleigh Development Services – Development Engineering program.

STORMWATER

6. As adopted by Raleigh Unified Development Ordinance Section 9.2.2.A.1.b.i subject to 4.a, these lots are exempt from active stormwater measures and subject to further review upon placement of impervious surface areas.

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: 1-29-2021
Record entire subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee) *Austin Riley* Date: 1/29/2018

Staff Coordinator: Daniel L. Stegall

Design Adjustment Staff Response



**DEVELOPMENT
SERVICES
DEPARTMENT**

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

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 908 New Bern Subdivision	Date completed Application received 1/8/18
	Case Number S-80-17	Transaction Number 536151

DEPARTMENT RESPONSE/RECOMMENDATION	Staff SUPPORTS the Design Adjustment based upon the findings in these applicable code:																						
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access		<input type="checkbox"/> UDO Art. 8.4 New Streets																				
	<input type="checkbox"/> UDO Art. 8.5 Existing Streets		<input checked="" type="checkbox"/> Raleigh Street Design Manual <input type="checkbox"/> Other																				
	<table border="1"> <thead> <tr> <th>DEPARTMENT</th> <th>REPRESENTATIVE SIGNATURE</th> <th>DEPARTMENT</th> <th>REPRESENTATIVE SIGNATURE</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Dev. Services Planner</td> <td></td> <td><input type="checkbox"/> City Planning</td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Development Engineering</td> <td>Kathryn Beard <i>KC Beard</i></td> <td><input type="checkbox"/> Transportation</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Engineering Services</td> <td></td> <td><input type="checkbox"/> PRCR</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Public Utilities</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE	<input type="checkbox"/> Dev. Services Planner		<input type="checkbox"/> City Planning		<input checked="" type="checkbox"/> Development Engineering	Kathryn Beard <i>KC Beard</i>	<input type="checkbox"/> Transportation		<input type="checkbox"/> Engineering Services		<input type="checkbox"/> PRCR		<input type="checkbox"/> Public Utilities		
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<p>Findings: Block Perimeter Waiver request: The request for relief from the block perimeter requirements is supported by the Staff as per the findings provided in the UDO, Section 8.3.6, Administrative Design Adjustment. These residential properties are 2 tier properties which would only provide 1/2 of a public street length to connect to Cotton Street to the south and would not be a benefit unless this would be extended to E. Hargett Street for east-west access. New Bern Avenue is State-maintained and street-spacing would be determined by NCDOT and the City.</p> <p>Relief from the 5' general utility placement easement: Being a State-maintained facility requires street plantings be provided in a C2 Protective Yard and the utility placement easement would be in conflict due to utility installations and the tree canopy, etc. The Staff is supportive of this waiver of the 5' general utility placement easement.</p>																							

Development Services Director or Designee Action: Approve Approval with Conditions Deny

Authorized Signature

KEVINOTH W. RICHIE, PE, MPA 1/29/2018
DEVELOPMENT ENGINEERING MANAGER Date

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.

CONDITIONS	
-------------------	--

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).

Design Adjustment Application



DEVELOPMENT SERVICES DEPARTMENT

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

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 908 New Bern Subdivision	
	Case Number S-80-17	Transaction Number 536151

OWNER	Name Five Horizons, LLC	
	Address 2321 Blue Ridge Road Suite 202	City Raleigh
	State NC	Zip Code 27607
		Phone 919-443-0262

APPLICANT	Name		Firm
	Jason G. Meadows P.E.		John A. Edwards & Company
	Address 333 Wade Ave		City Raleigh
	State NC	Zip Code 27605	Phone 919-828-4428

Applicant must be a Licensed Professional (Engineer, Architect, Surveyor, and/or Contractor)

DESIGN ADJUSTMENT REQUEST	Code Section Referenced: UDO Article 8.3 Blocks, Lots, Access & 8.4.6 Major Streets
	<p>Justification: The applicant is requesting a design adjustment from the required block perimeter as established under UDO Article 8.3. The existing block perimeter is approximately 4,700'. The current mix of zoning includes NX-3, OX-3, and R-10 which indicates either a 2,500 or 3,000 maximum block perimeter under UDO Sec 8.3.2. Existing buildings and the layout of developed parcels adjacent to the subject project would also limit the ability for a complete block to be established. See attached aerial exhibit and proposed plan.</p> <p>In addition, the applicant is requesting a design adjustment from the required 5' General Utility Placement Easement. New Bern Avenue is an NCDOT maintained facility and as such the required street plantings will be provided within a C2 Protective Yard on private property which conflicts with the required 5' Utility Placement Easement. It is understood that new utilities along the frontage will be installed within the Right-of-Way to avoid damage to the landscaping being provided within the C2 Protective Yard.</p>

*Please include any additional support (Plan sheets, aerials, etc.) along with this application. It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request.

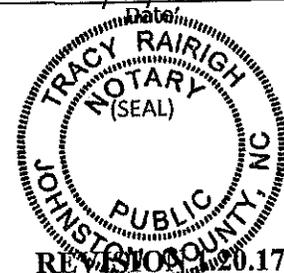
By signing this document I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature

1/5/18
 Date

In Witness whereof, the parties signed have executed this document on this date.

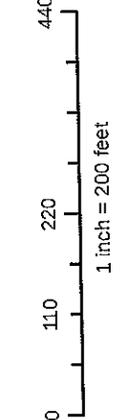
 Notary Signature 1-5-18 Date





S-80-17 908 New Bern - Block Perimeter Exhibit

Measured block length = 4,607'



Disclaimer
 Maps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



908 NEW BERN AVE

SUBDIVISION PLANS

S-80-17

TRANS# 536151

RALEIGH, NORTH CAROLINA

NOVEMBER 14, 2017
REVISED DECEMBER 14, 2017
REVISED JANUARY 5, 2018

SITE DATA	
PROPERTY OWNER:	FREDDIE CURTIS HEIRS 21 SYDENHAM ROAD DURHAM, NC 27713
SITE ADDRESS:	908 NEW BERN AVENUE
LOT SIZE: BEFORE R/W DEDICATION AFTER R/W DEDICATION	18,918 SF (0.434 AC.) 18,340 SF (0.421 AC.)
WAKE COUNTY PIN #:	1713182838
ZONING DISTRICT:	OX-3-GR
OVERLAY DISTRICT:	NCOD - NEW BERN EDENTON OVERLAY
TOTAL ACREAGE:	0.42 AC.
EXISTING USE:	ATTACHED HOUSE
STREET CLASSIFICATION:	4-LANE AVE - PARALLEL PARKING (ONE-WAY)
MINIMUM LOT WIDTH:	30' (NCOD REQUIREMENT)
STREETScape REQUIRED:	GREEN FRONTAGE - COMMERCIAL 6' TREE LAWN 6' SIDEWALK
STREETScape PROVIDED:	6' SIDEWALK TYPE C2 STREET YARD (NCDOT)

OVERLAY NOTE: THIS SUBDIVISION IS LOCATED WITHIN THE NCOD NEW BERN EDENTON OVERLAY DISTRICT.

STORMWATER NOTE: SUBDIVIDED LOTS UNDER UDO SEC. 9.2.2.A.1.b.i WILL BE SUBJECT TO IMPERVIOUS LIMITS ESTABLISHED UNDER UDO SEC. 9.2.2.A.4.a

DESIGN ADJUSTMENT: A DESIGN ADJUSTMENT HAS BEEN SUBMITTED FOR BLOCK PERIMETER, UDO SEC. 8.3.2., AND 5' GENERAL UTILITY PLACEMENT EASEMENT, UDO SEC. 8.4.6

PURPOSE OF THIS SUBDIVISION PLAN IS TO SUBDIVIDE EXISTING LOT INTO 3 LOTS TO BE UTILIZED AS SINGLE FAMILY RESIDENCES WITHIN CIVIC BUILDING TYPES, PER UDO SECTION 1.4.1.G

INDEX

CE-1	EXISTING CONDITIONS
CE-2	SITE PLAN
CE-3	UTILITY PLAN
CE-4	LANDSCAPING PLAN
CE-5	SITE CONSTRUCTION DETAILS



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

Preliminary Subdivision Plan Application



Development Services Customer Service Center | 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 review type and include the Plan Checklist document.

Office Use Only:	Transaction #	Project Coordinator	Team Leader
PRELIMINARY APPROVALS			
<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 #:			
GENERAL INFORMATION			
Development Name 908 New Bern Ave.			
Proposed Use Single Family			
Property Address(es) 908 New Bern Ave			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
PIN Recorded Deed 1713182838	PIN Recorded Deed	PIN Recorded Deed	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):			
OWNER/DEVELOPER INFORMATION			
Company Name Five Horizons Development		Owner/Developer Name Corey Mason	
Address 410 N. Boylan Ave			
Phone 919.398.3927	Email corey@fivehorizonsdevelopment.com	Fax 919.516.0705	
CONSULTANT/CONTACT PERSON FOR PLANS			
Company Name John A. Edwards & Company		Contact Name Jason Meadows	
Address 333 Wade Ave.			
Phone 919.443.0262	Email jason@jaeco.com	Fax 919.828.4711	

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)			
ZONING INFORMATION			
Zoning District(s) OX-3-GR			
If more than one district, provide the acreage of each:			
Overlay District? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No NCOD (New Bern - Edenton)			
Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
CUD (Conditional Use District) Case # Z-			
COA (Certificate of Appropriateness) Case #			
BOA (Board of Adjustment) Case # A-			
STORMWATER INFORMATION			
Existing Impervious Surface 0.13 ac	acres/sf	Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 0.27 ac	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 #	
NUMBER OF LOTS AND DENSITY			
Total # of Townhouse Lots:	Detached	Attached	
Total # of Single Family Lots	3	Total # of All Lots 3	
Overall Unit(s)/Acre Densities Per Zoning Districts N/A			
Total # of Open Space and/or Common Area Lots N/A			
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 subdivision 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.			
Signature		11/13/17	Date
Signature			Date



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Project
908 NEW BERN AVE
908 NEW BERN AVE
RALEIGH, NC 27601

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

Revisions

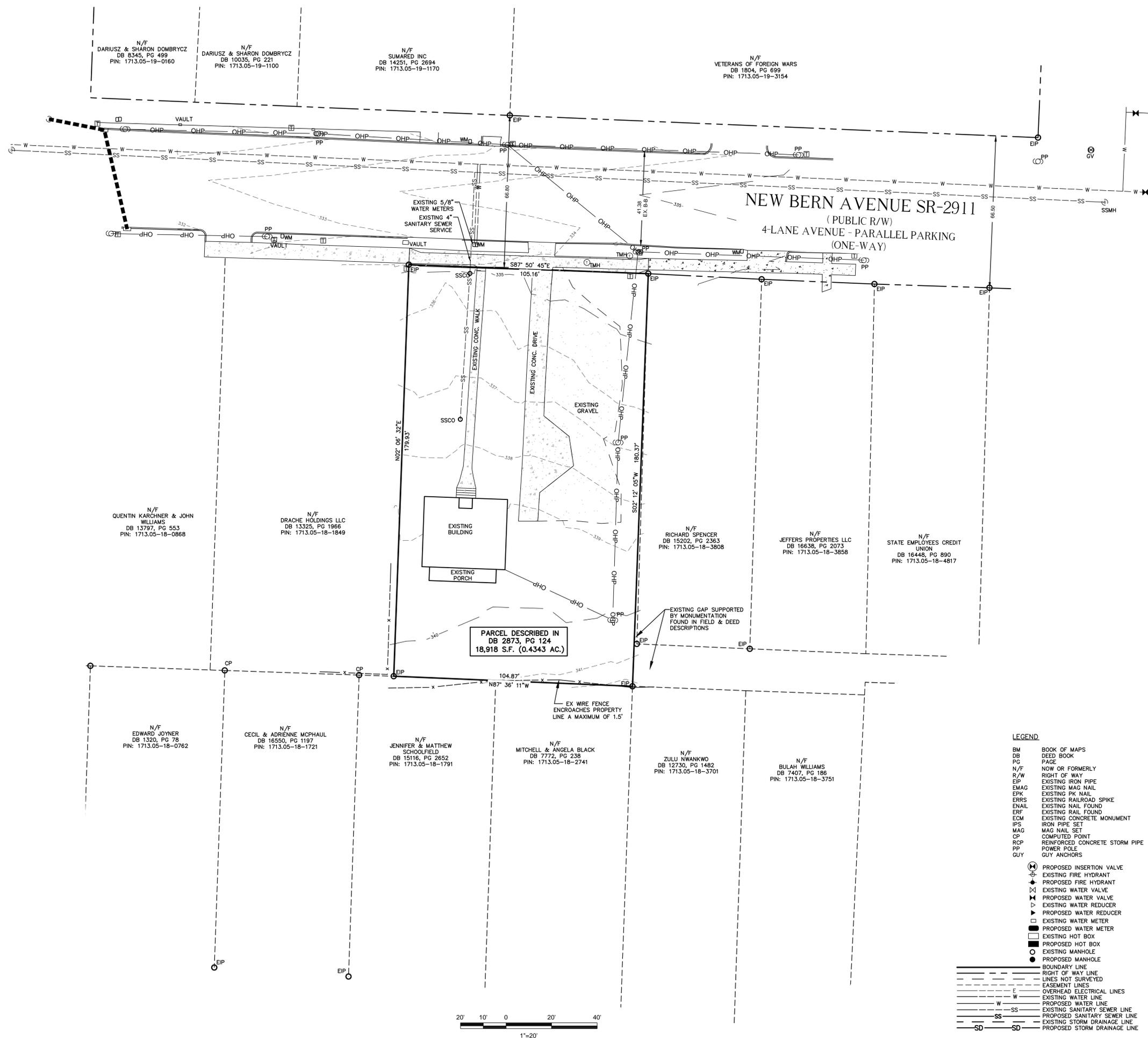
Number	Description	Date
1	CITY OF RALEIGH COMMENTS	12/14/17
2	CITY OF RALEIGH COMMENTS	1/5/18

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

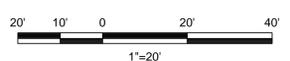
Drawing Title
EXISTING CONDITIONS PLAN

JAECO # _____
Drawn By CZB
Checked By JRC
Date Issued 11/14/17

CE-1



- 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
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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
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 - 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





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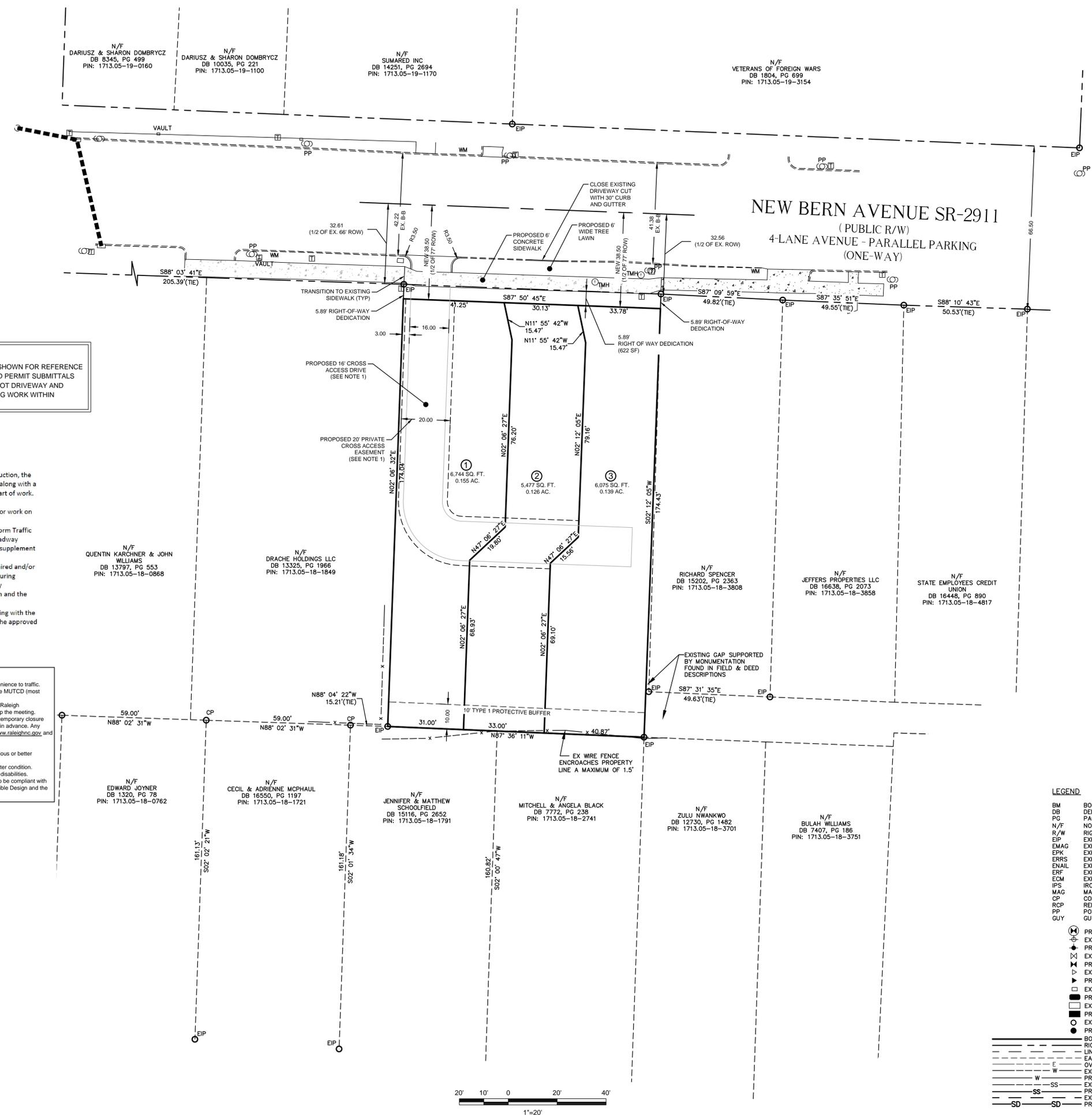
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Approvals
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

Drawing Title
SITE PLAN

JAECO # _____
Drawn By CJB
Checked By JRC
Date Issued 11/14/17

CE-2



NOTES:

- PROPOSED CROSS ACCESS DRIVE AND ASSOCIATED EASEMENT SHOWN FOR REFERENCE ONLY. FINAL LOCATION TO BE PROVIDED ON RECORDED MAP AND PERMIT SUBMITTALS.
- CITY OF RALEIGH RIGHT-OF-WAY OBSTRUCTION PERMIT AND NCDOT DRIVEWAY AND ENCROACHMENT PERMITS ARE REQUIRED PRIOR TO COMMENCING WORK WITHIN RIGHT-OF-WAY.

Right-of-Way Obstruction Notes:

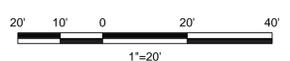
- Lane and Sidewalk closures or detours:** Prior to any lane or sidewalk obstruction, the contractor or engineer shall submit a traffic control and/or pedestrian plan along with a Right-of-Way Services Application to request the obstruction prior to the start of work. rightofway@raleighnc.gov for approval.
- The City of Raleigh requires an approved Right-of-Way Obstruction Permit for work on any public street or sidewalk and NCDOT road within Raleigh's Jurisdiction.
- All Traffic Control Signage and practices shall adhere to the Manual on Uniform Traffic Control, and the latest edition of the NCDOT "Standard Specification for Roadway Structures", NCDOT "Roadway Standard Drawing Manual", and the NCDOT supplement to the MUTCD.
- All public sidewalks must be accessible to pedestrians who are visually impaired and/or people with mobility concerns. Existing and alternative pedestrian routes during construction shall be required to be compliant with the Public Rights of Way Accessibility Guidelines (PROWAG), the ADA Standards for Accessible Design and the Manual on Uniform Traffic Control Devices (MUTCD).
- Prior to the start of work, the Client shall schedule a Pre-Construction meeting with the Engineering Inspections Coordinator to review the specific components of the approved plan, and ensure all permits are issued.
- All permits must be available and visible on site during the operation.

CONSTRUCTION NOTES:

- All Construction shall be in accordance with City of Raleigh and/or NCDOT standards.
- The Contractor shall conduct the work in a safe manner and with a minimum amount of inconvenience to traffic.
- The Contractor shall be responsible for all traffic control and shall adhere to the provisions of the MUTCD (most current edition).
- 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) 996-2409 to set up the meeting.
- 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 2 weeks prior. See "Right-of-Way Closures" on www.raleighnc.gov and send the Right-of-Way Obstruction Permit to rightofway@raleighnc.gov.
- Prior to construction beginning, all signage and traffic control shall be in place.
- The Contractor shall repair any damaged infrastructure in the right-of-way and restore it to previous or better condition.
- The Contractor shall repair any damages to adjacent properties and restore it to previous or better condition.
- All sidewalks must be accessible to persons who are visually impaired and people with mobility disabilities. Pedestrian existing routes and alternate pedestrian routes during construction will be required to be compliant with the Public Rights of Way Accessibility Guidelines (PROWAG), 2010 ADA Standards for Accessible Design and the Manual on Uniform Traffic Control Devices (MUTCD).

LEGEND

BM	BOOK OF MAPS
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Project
908 NEW BERN AVE
908 NEW BERN AVE
RALEIGH, NC 27601

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

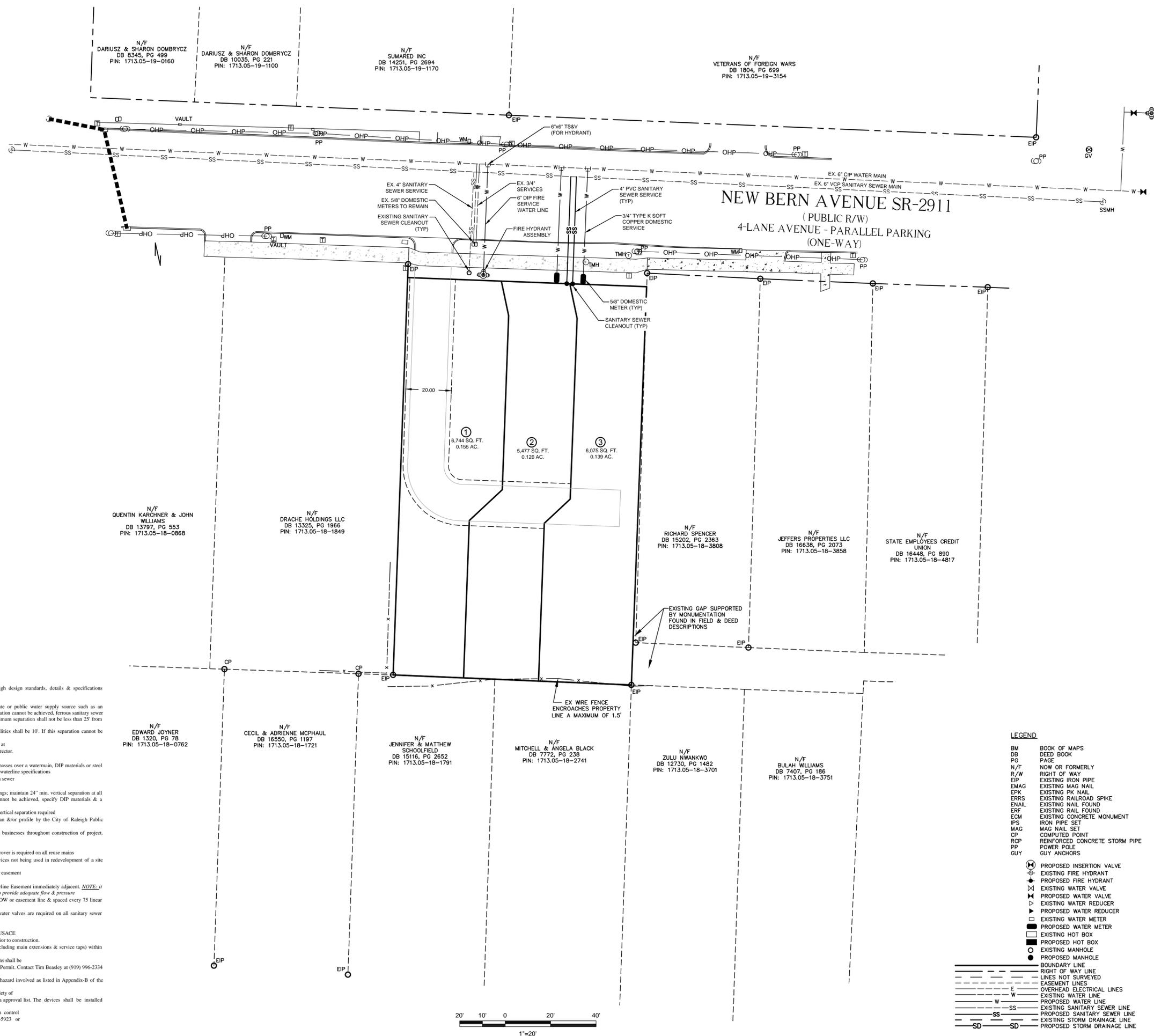
Revisions		
Number	Description	Date
1	CITY OF RALEIGH COMMENTS	12/14/17
2	CITY OF RALEIGH COMMENTS	1/5/18

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

Drawing Title
UTILITY PLAN

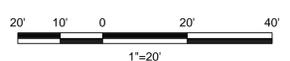
JAECO # _____
Drawn By **CZB**
Checked By **JRC**
Date Issued 11/14/17

CE-3



- STANDARD UTILITY NOTES (as applicable):**
- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
 - Utility separation requirements:
 - A distance of 100' 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, ferrous sanitary sewer pipe shall be specified & installed to waterline specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well
 - 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 variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director.
 - All distances are measured from outside diameter to outside diameter
 - 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 waterline specifications
 - 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer
 - Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 24" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W-41 & S-49)
 - All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required
 - Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction
 - 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
 - 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all reuse mains
 - It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure
 - Install 3/4" copper* water services with meters located at ROW or within a 2x2' Waterline Easement immediately adjacent. *NOTE: it is the applicant's responsibility to properly size the water service to provide adequate flow & pressure*
 - Install 4" PVC* sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum
 - Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole
 - All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
 - NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction
 - Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD FOG Program Coordinator prior to issuance of a Building Permit. Contact Tim Beasley at (919) 996-2334 or timothy.beasley@raleighnc.gov for more information
 - Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix-B of the Rules Governing Public Water Systems in North Carolina. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval list. 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 Joanie Hartley at (919) 996-5923 or joanie.hartley@raleighnc.gov for more information

- 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
 - ⊕ EXISTING STORM DRAINAGE 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

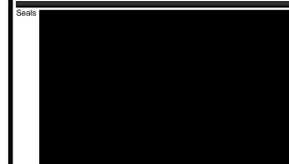




JOHN A. EDWARDS & COMPANY
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and Land Surveyors

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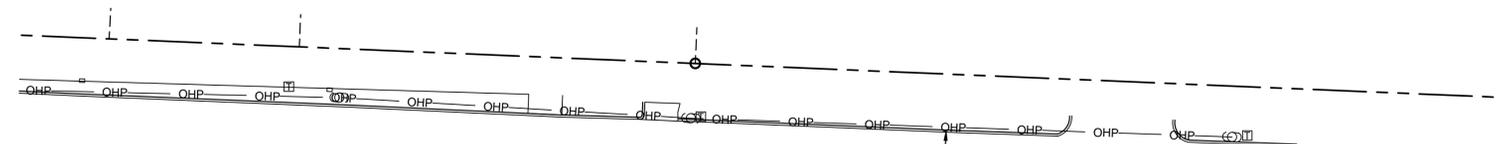
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Drawing Title
LANDSCAPING PLAN

JAECO # _____
Drawn By CJB
Checked By JRC
Date Issued 11/14/17

CE-4



NEW BERN AVENUE SR-2911
(PUBLIC R/W)
4-LANE AVENUE - PARALLEL PARKING
(ONE-WAY)

1cB
14

Up
4

PROPOSED 16' CROSS ACCESS DRIVE (SEE NOTE 1)

PROPOSED 20' PRIVATE CROSS ACCESS EASEMENT (SEE NOTE 1)

1
6,744 SQ. FT.
0.155 AC.

2
5,477 SQ. FT.
0.126 AC.

3
6,075 SQ. FT.
0.139 AC.

15.00' C2 STREETSCAPE YARD

N/F
QUENTIN KAROCHNER & JOHN WILLIAMS
DB 13797, PG 553
PIN: 1713.05-18-0868

N/F
DRACHE HOLDINGS LLC
DB 13325, PG 1966
PIN: 1713.05-18-1849

N/F
RICHARD SPENCER
DB 15202, PG 2363
PIN: 1713.05-18-3808

N/F
JEFFERS PROPERTIES LLC
DB 16638, PG 2073
PIN: 1713.05-18-3858

N/F
STATE EMPLOYEES CREDIT UNION
DB 16448, PG 890
PIN: 1713.05-18-4817

STREET YARD:
TYPE C2 STREET YARD REQUIRED WHERE NCDOT WILL NOT ALLOW PLANTING IN THE RIGHT-OF-WAY.
NEW BERN AVE
TOTAL FRONTAGE: 105' (FRONTAGE) - 18' (DRIVEWAY) = 87 LF
REQUIRED: (4) SHADE TREES MIN. PER 100LF = (4) SHADE TREES
(15) SHRUBS MIN. PER 100LF (MIN. HEIGHT 5') = (14) SHRUBS
PROPOSED: (4) SHADE TREES
(14) SHRUBS

PLANT SCHEDULE					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	ROOT	SPACING	QUANTITY
	ILLEX CORNUTA / BURFORDII NANA / DWARF BURFORD HOLLY "1cB"	2' HT	3 GAL. MIN.		NEW BERN AVE... - 87' = 14 SHRUBS
	ULMUS PARVIFOLIA / CHINESE ELM Up	3' CAL/10' HT	CONT./B&B	25' O.C.	NEW BERN AVE... - 87' = 4 TREES