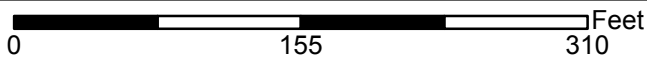
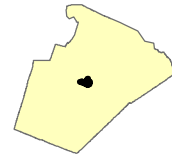


908 NEW BERN AVENUE SR-54-2018



Zoning: **OX-3-GR/ NCOD**
CAC: **South Central**
Drainage Basin: **Pigeon House**
Acreage: **0.43**
Sq. Ft.: **23,166**

Planner: **Ryan Boivin**
Phone: **(919) 996-2681**
Applicant: **Five Horizons
Development**
Phone: **(919) 815-0820**



Administrative Site Review Application (for UDO Districts only)



**DEVELOPMENT
SERVICES
DEPARTMENT**

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

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

SR-54-18

BUILDING TYPE		FOR OFFICE USE ONLY
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number <i>55745</i> Assigned Project Coordinator <i>JE</i> Assigned Team Leader <i>Boivin</i>
Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #		
GENERAL INFORMATION		
Development Name 908 New Bern Avenue		
Zoning District OX-3-GR	Overlay District (if applicable) <small>NCOD-New Bern Edenton Overlay</small>	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Use Multi-Unit Living		
Property Address(es) 908 New Bern Ave		Major Street Locator:
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. 1713182838	P.I.N.	P.I.N.
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Office <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Banks <input type="checkbox"/> Industrial Building <input type="checkbox"/> Duplex <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Religious Institutions <input checked="" type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> Cottage Court <input type="checkbox"/> Other: If other, please describe: _____		
WORK SCOPE	Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements. Demolition of existing duplex, proposed apartment building type with 18 total 1 bedroom condos.	
DESIGN ADJUSTMENT OR ADMIN ALTERNATE	Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE A Design Adjustment has been submitted for ROW dedication and sidewalk width.	
CLIENT/DEVELOPER/ OWNER	Company Five Horizons Development	Name (s) Corey Mason
	Address 2321 Blue Ridge Road, Suite 202	
	Phone 919.398.3927	Email corey@thefivehorizons.com Fax 919.516.0705
CONSULTANT (Contact Person for Plans)	Company John A. Edwards & Company	Name (s) Jason Meadows
	Address 333 Wade Ave	
	Phone 919.828.4428	Email jason@jaeco.com Fax 919.828.4711

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

Zoning Information	Building Information
Zoning District(s) OX-3-GR	Proposed building use(s) Attached House
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross 2,226 SF
Overlay District NCOD (New Bern - Edenton)	Proposed Building(s) sq. ft. gross 23,166 SF
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 0.42 ac.	Total sq. ft. gross (existing & proposed) 23,166 SF
Off street parking: Required 9 Provided 21	Proposed height of building(s) 32.32'
COA (Certificate of Appropriateness) case #	# of stories 3
BOA (Board of Adjustment) case # A-	Ceiling height of 1 st Floor 9'
CUD (Conditional Use District) case # Z-	

Stormwater Information

Existing Impervious Surface 0.20 acres acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 0.35 acres acres/square feet	If Yes, please provide: Alluvial Soils Flood Study FEMA Map Panel #
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

FOR RESIDENTIAL DEVELOPMENTS

1. Total # Of Apartment, Condominium or Residential Units 18	5. Bedroom Units: 1br 18 2br 3br 4br or more
2. Total # Of Congregate Care Or Life Care Dwelling Units N/A	6. Infill Development 2.2.7 N/A
3. Total Number of Hotel Units N/A	7. Open Space (only) or Amenity 1,865 SF (10%)
4. Overall Total # Of Dwelling Units (1-6 Above) 18	8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SIGNATURE BLOCK (Applicable to all developments)

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

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

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

Signed  Date 5/31/18

Printed Name Corey Mason (Manager)

Signed _____ Date _____

Printed Name _____

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



908 NEW BERN AVE

ADMINISTRATIVE SITE REVIEW PLANS

SR-54-18

TRANS# 557451

RALEIGH, NORTH CAROLINA

JUNE 4, 2018

REVISED JULY 6, 2018

SITE DATA	
PROPERTY OWNER:	FIVE HORIZONS, LLC 2321 BLUE RIDGE ROAD, STE 201 RALEIGH, NC 27607
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
PROPOSED USE:	MULTI-UNIT LIVING (APARTMENT BUILDING TYPE)
STREET CLASSIFICATION:	4-LANE AVE - PARALLEL PARKING (ONE-WAY)
STREETScape REQUIRED:	GREEN FRONTAGE - COMMERCIAL 6' TREE LAWN 6' SIDEWALK
STREETScape PROVIDED:	+6' TREE LAWN (VAIRES) 6' SIDEWALK
REQUIRED PARKING:	(18) ONE BEDROOM UNITS *UDO 7.1.3.C.2 - NO PARKING REQUIRED FOR FIRST 16 UNITS NET REQUIRED: 2 SPACES
PROVIDED PARKING:	18 SPACES PROVIDED (1 GARAGE SPACE PER UNIT)
BICYCLE PARKING REQUIRED:	SHORT TERM: 1 SPACE PER 20 UNITS (MIN. OF 4 SPACES)
PROVIDED:	4 SPACES
AMENITY AREA REQUIRED:	1,834 SF (10%)
PROVIDED:	3,505 SF (19.1%)
NEW BERN - EDENTON NEIGHBORHOOD (NCOD)	MIN. LOT SIZE: 4,000 SF MIN. LOT FRONTAGE: 30' FRONT SETBACK: 10' MIN., 25' MAX. SIDE YARD SETBACK: 0' BUILDING SEPARATION: MIN. 10' MAX. BUILDING HEIGHT: 35'

INDEX

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



OWNER/DEVELOPER:

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

CIVIL ENGINEER:

JOHN A. EDWARDS & COMPANY

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

Administrative Site Review Application (for UDO Districts only)



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Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

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

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

GENERAL INFORMATION	
Development Name	908 New Bern Avenue
Zoning District	OX-3-GR
Overlay District (if applicable)	NCOD-New Bern Edenton Overlay
Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Use	Multi-Unit Living
Property Address(es)	908 New Bern Ave
Major Street Locator:	
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:	
P.I.N.	1713182838
P.I.N.	
P.I.N.	
P.I.N.	
What is your project type?	<input type="checkbox"/> Apartment <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Duplex <input type="checkbox"/> Other: if other, please describe: _____
	<input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> School <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Hospitals <input type="checkbox"/> Shopping Center <input checked="" type="checkbox"/> Residential Condo <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Banks <input type="checkbox"/> Retail <input type="checkbox"/> Office <input type="checkbox"/> Industrial Building <input type="checkbox"/> Cottage Court
WORK SCOPE	Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements. Demolition of existing duplex, proposed apartment building type with 18 total 1 bedroom condos.
DESIGN ADJUSTMENT OR ADMIN ALTERNATE	Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE. A Design Adjustment has been submitted for ROW dedication and sidewalk width.
CLIENT/DEVELOPER/OWNER	Company Five Horizons Development Name (s) Corey Mason Address 2321 Blue Ridge Road, Suite 202 Phone 919.398.3927 Email corey@thefivehorizons.com Fax 919.516.0705
CONSULTANT (Contact Person for Plans)	Company John A. Edwards & Company Name (s) Jason Meadows Address 333 Wade Ave Phone 919.828.4428 Email jason@jaeco.com Fax 919.828.4711

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning District(s)	OX-3-GR
Proposed building use(s)	Multi-Unit Living
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross 2,226 SF
Overlay District	NCOD (New Bern - Edenton)
Proposed Building(s) sq. ft. gross	23,166 SF
Total Site Acres	Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 0.42 ac.
Total sq. ft. gross (existing & proposed)	23,166 SF
Off street parking: Required	2
Provided	18
Proposed height of building(s)	32.32'
COA (Certificate of Appropriateness) case #	# of stories 3
BOA (Board of Adjustment) case # A-	Ceiling height of 1 st Floor 9'
CUD (Conditional Use District) case # Z-	
Stormwater Information	
Existing Impervious Surface	0.20 acres acres/square feet
Proposed Impervious Surface	0.38 acres acres/square feet
Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Neuse River Buffer	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Wetlands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Alluvial Soils	
FEMA Map Panel #	
Flood Study	

FOR RESIDENTIAL DEVELOPMENTS	
1. Total # Of Apartment, Condominium or Residential Units	18
5. Bedroom Units:	1br 18 2br 3br 4br or more
2. Total # Of Congregate Care Or Life Care Dwelling Units	N/A
6. Infill Development 2.2.7	N/A
3. Total Number of Hotel Units	N/A
7. Open Space (only) or Amenity	3,505 SF
4. Overall Total # Of Dwelling Units (1-6 Above)	18
8. Is your project a cottage court?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SIGNATURE BLOCK (Applicable to all developments)

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

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

Signed Corey Mason Date 7/6/18

Printed Name Corey Mason, Manager

Signed _____ Date _____

Printed Name _____



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

Seals

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	7/6/18

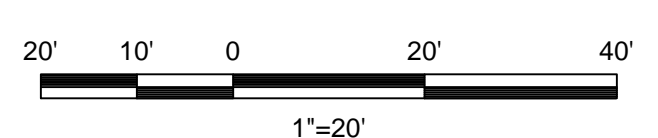
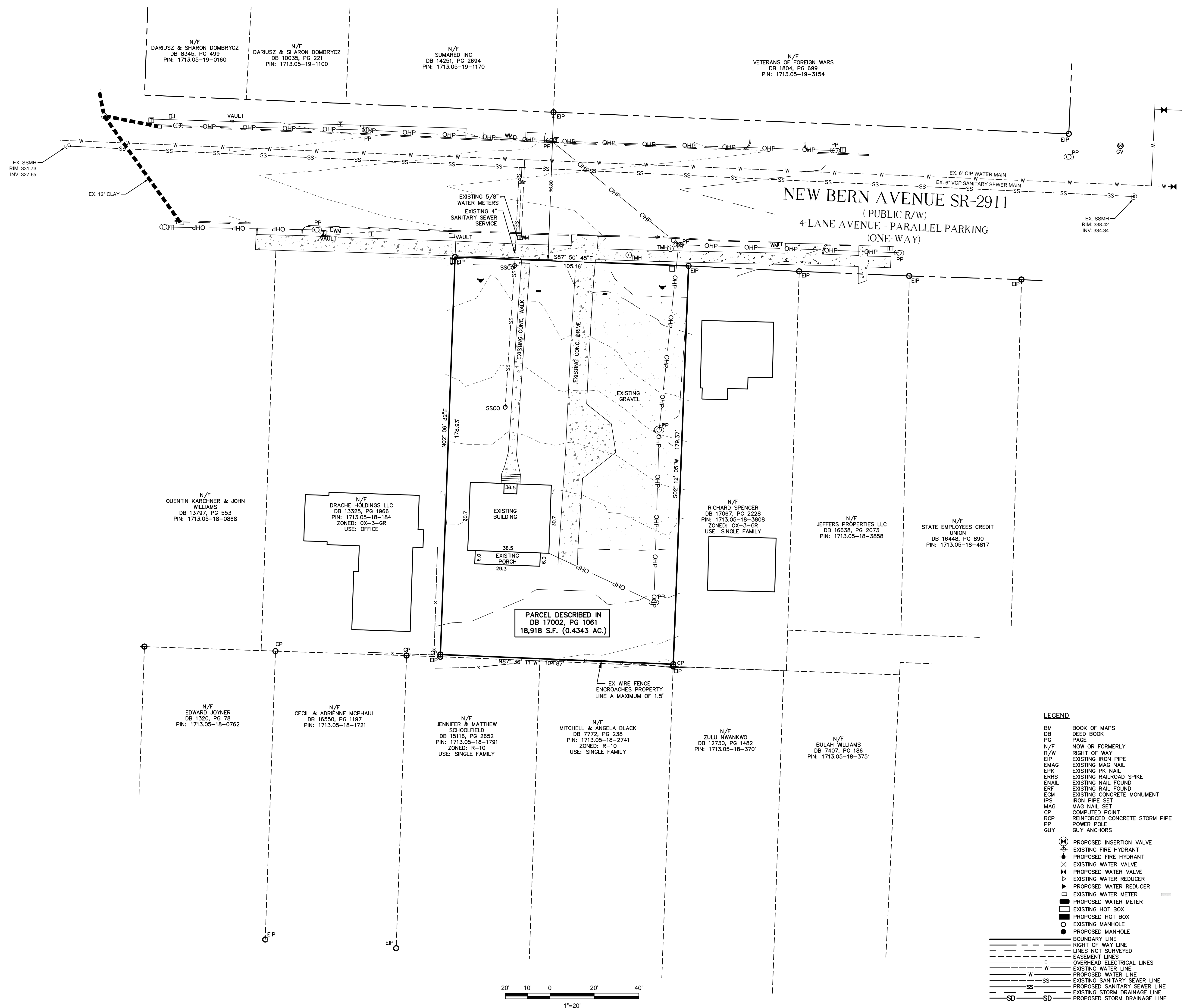
Approvals

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

EXISTING CONDITIONS PLAN

JAECO # _____
Drawing Title _____
Drawn By CJB
Checked By JRC
Date Issued 6/4/18

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
 - EDM EXISTING CONCRETE MONUMENT
 - IPS IRON PIPE SET
 - MAG MAG NAIL SET
 - CP COMPUTED POINT
 - RCP REINFORCED CONCRETE STORM PIPE
 - PP POWER POLE
 - GUY GUY ANCHORS
 - ⊕ PROPOSED INSERTION VALVE
 - ⊕ EXISTING FIRE HYDRANT
 - ⊕ PROPOSED FIRE HYDRANT
 - ⊕ EXISTING WATER VALVE
 - ⊕ PROPOSED WATER VALVE
 - ⊕ EXISTING WATER REDUCER
 - ⊕ PROPOSED WATER REDUCER
 - ⊕ EXISTING WATER METER
 - ⊕ PROPOSED WATER METER
 - ⊕ EXISTING HOT BOX
 - ⊕ PROPOSED HOT BOX
 - ⊕ EXISTING MANHOLE
 - ⊕ PROPOSED MANHOLE
 - BOUNDARY LINE
 - RIGHT OF WAY LINE
 - LINES NOT SURVEYED
 - EASEMENT LINES
 - OVERHEAD ELECTRICAL LINES
 - EXISTING WATER LINE
 - W --- PROPOSED WATER LINE
 - SS --- EXISTING SANITARY SEWER LINE
 - SS --- PROPOSED SANITARY SEWER LINE
 - SD --- EXISTING STORM DRAINAGE LINE
 - SD --- PROPOSED STORM DRAINAGE LINE



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RALEIGH, NC 27601

Client

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

Revisions

Number	Description	Date
1	CITY OF RALEIGH COMMENTS	7/6/18

Approvals

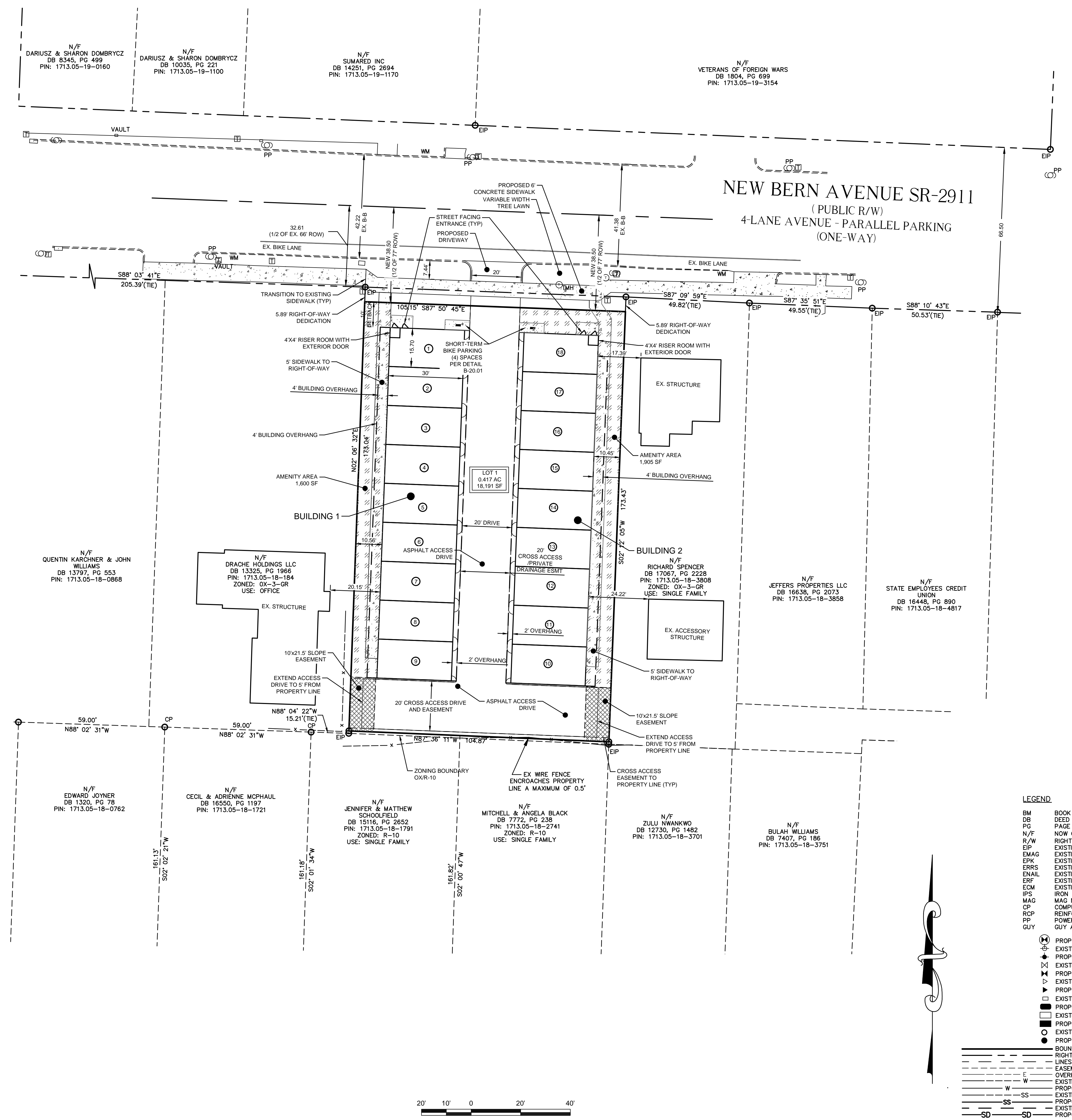
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Drawing Title

SITE PLAN

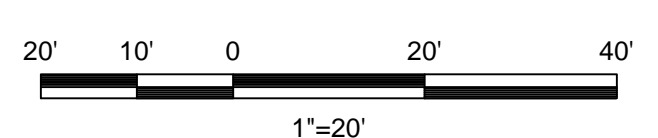
JAECO # _____
Drawn By CZB
Checked By JRC
Date Issued 6/4/18

CE-2



LEGEND

- BM BOOK OF MAPS
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- PG PAGE
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- ⊕ EXISTING WATER METER
- ⊕ PROPOSED WATER METER
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- SD PROPOSED STORM DRAINAGE LINE





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Approvals

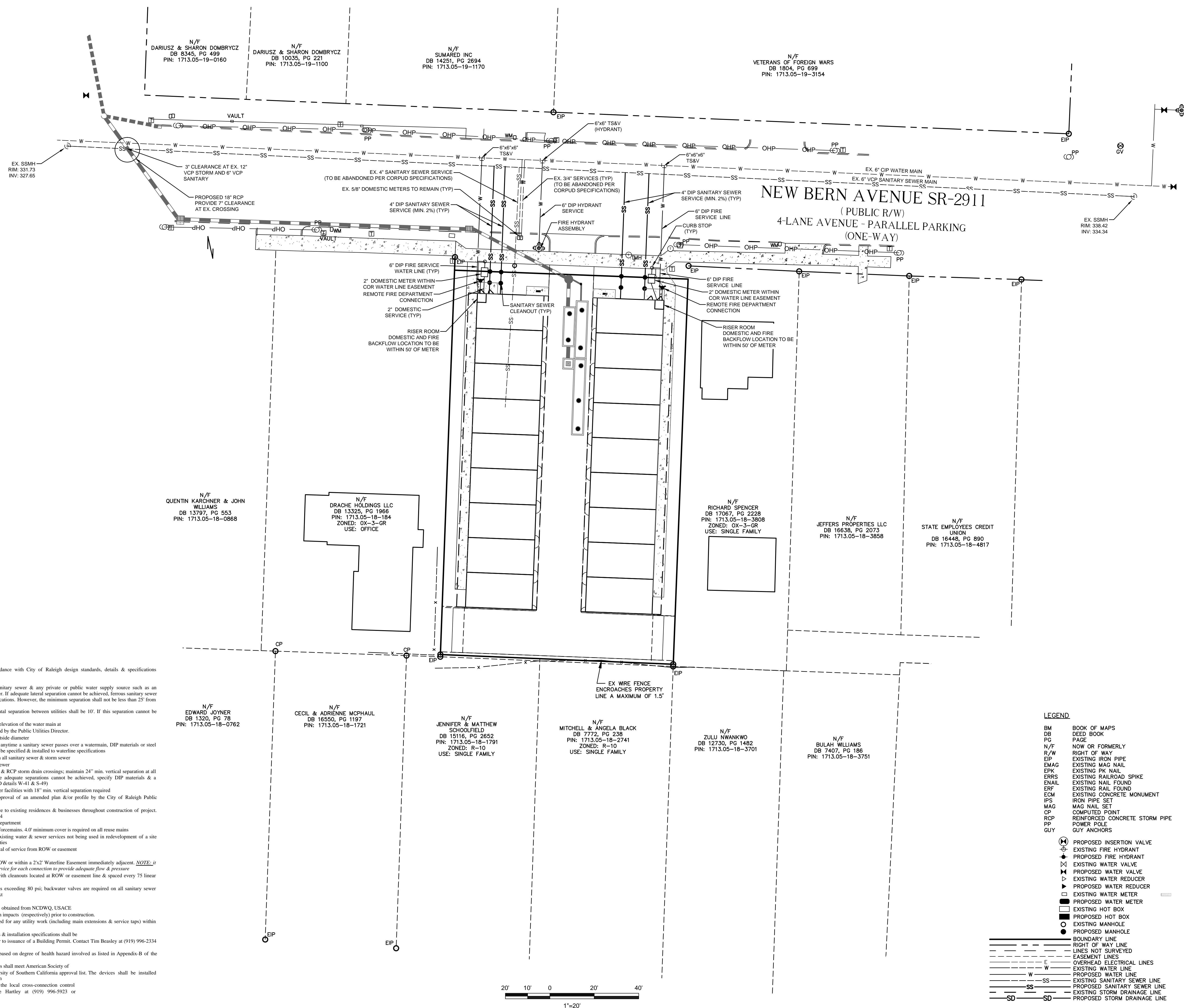
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Drawing Title

UTILITY PLAN

JAECO # _____
Drawn By CZB
Checked By JRC
Date Issued 6/4/18

CE-3

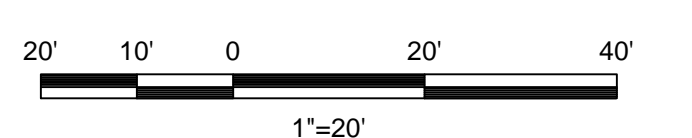


STANDARD UTILITY NOTES (as applicable):

- 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 forcemains. 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 2'x2' Waterline Easement immediately adjacent. *NOTE: it is the applicant's responsibility to properly size the water service for each connection 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
EIP	EXISTING IRON PIPE
EMAG	EXISTING MAG NAIL
EPK	EXISTING PK NAIL
ERRS	EXISTING RAILROAD SPIKE
ENAIL	EXISTING NAIL FOUND
ERF	EXISTING RAIL FOUND
ECM	EXISTING CONCRETE MONUMENT
IPS	IRON PIPE SET
MAG	MAG NAIL SET
OP	COMPUTED POINT
RCP	REINFORCED CONCRETE STORM PIPE
PP	POWER POLE
GUY	GUY ANCHORS
(Symbol)	PROPOSED INSERTION VALVE
(Symbol)	EXISTING FIRE HYDRANT
(Symbol)	PROPOSED FIRE HYDRANT
(Symbol)	EXISTING WATER VALVE
(Symbol)	PROPOSED WATER VALVE
(Symbol)	EXISTING WATER REDUCER
(Symbol)	PROPOSED WATER REDUCER
(Symbol)	EXISTING WATER METER
(Symbol)	PROPOSED WATER METER
(Symbol)	EXISTING HOT BOX
(Symbol)	PROPOSED HOT BOX
(Symbol)	EXISTING MANHOLE
(Symbol)	PROPOSED MANHOLE
(Symbol)	BOUNDARY LINE
(Symbol)	RIGHT OF WAY LINE
(Symbol)	LINES NOT SURVEYED
(Symbol)	EASEMENT LINES
(Symbol)	OVERHEAD ELECTRICAL LINES
(Symbol)	EXISTING WATER LINE
(Symbol)	PROPOSED WATER LINE
(Symbol)	EXISTING SANITARY SEWER LINE
(Symbol)	PROPOSED SANITARY SEWER LINE
(Symbol)	EXISTING STORM DRAINAGE LINE
(Symbol)	PROPOSED STORM DRAINAGE LINE





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E-mail: info@jaeco.com

www.jaeco.com

Seals

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	7/6/18

Approvals

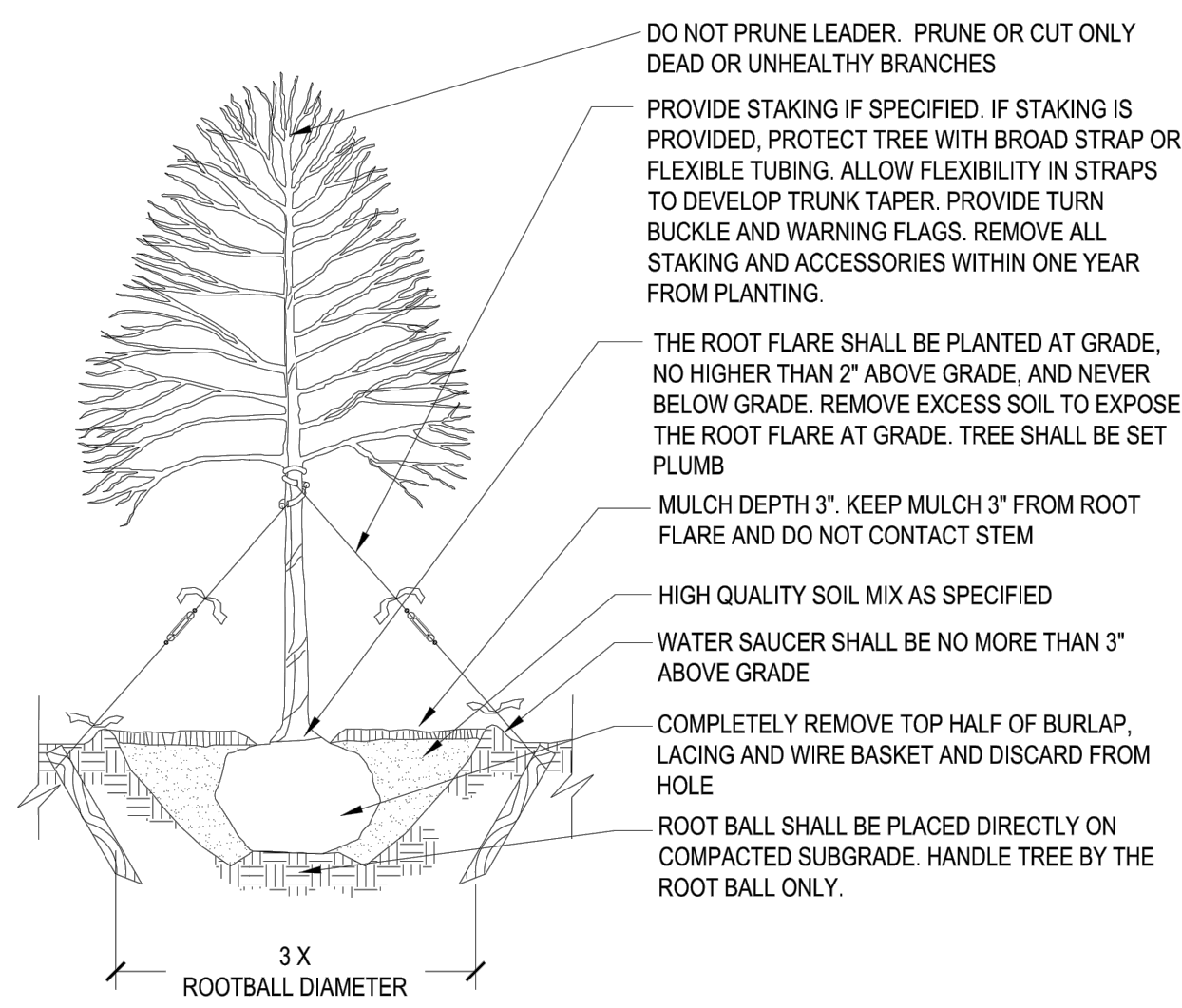
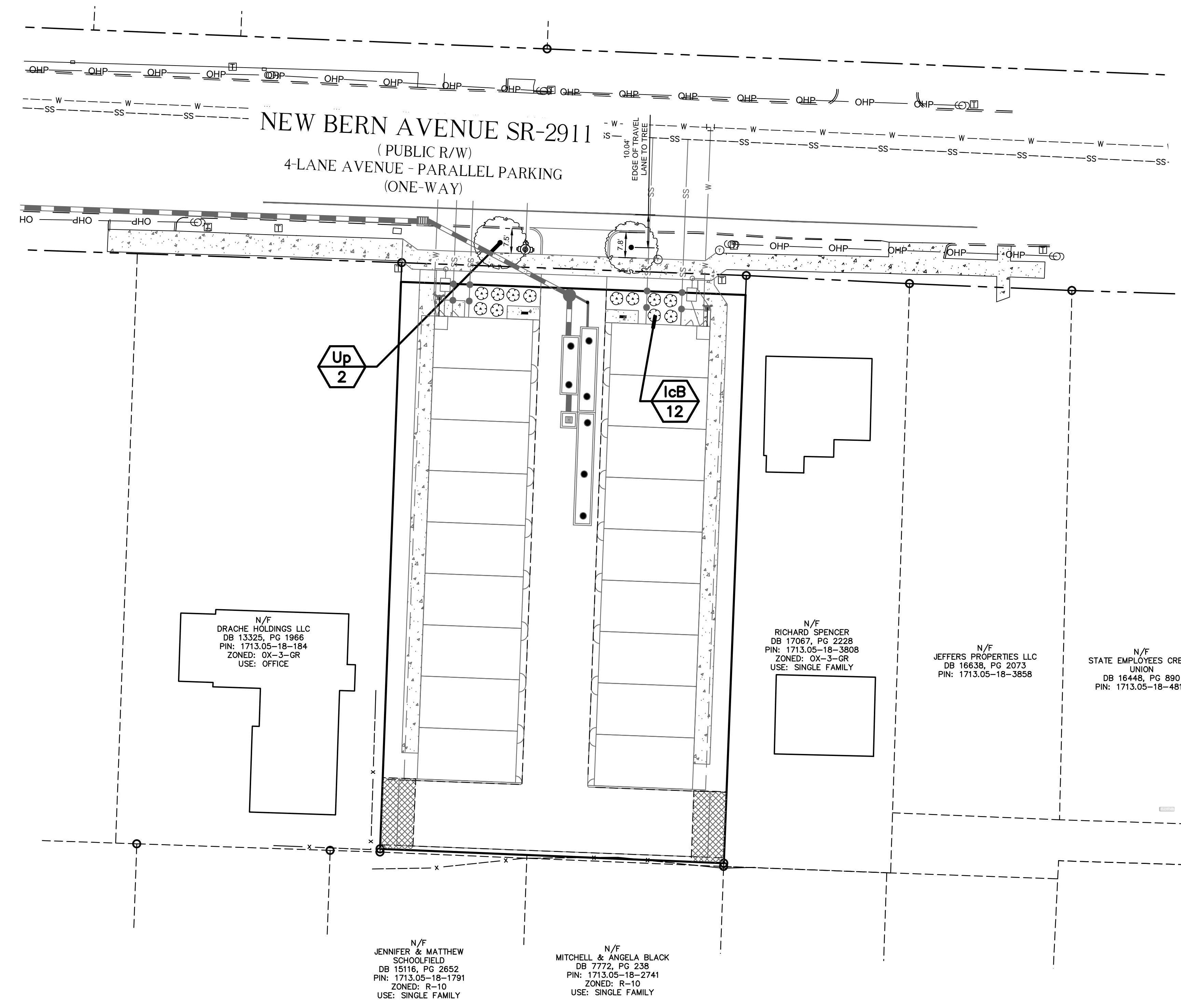
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

Drawing Title

LANDSCAPING PLAN

JAECO # _____
Drawn By CJB
Checked By JRC
Date Issued 6/4/18

CE-5



NOTES:

- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITTS. (POSITIVE DRAINAGE AWAY FROM PIT)
- ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
- STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
- PLANTING SEASON OCTOBER - APRIL.
- A TREE IMPACT PERMIT IS REQUIRED.
- ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

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

CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPT		
REVISIONS	DATE BY/IS	NOT TO SCALE
TREE PLANTING DETAIL		
PRCR-03		

N/F
DRACHE HOLDINGS LLC
DB 13325, PG 1966
PIN: 1713.05-18-184
ZONED: OX-3-GR
USE: OFFICE

N/F
RICHARD SPENCER
DB 17067, PG 2228
PIN: 1713.05-18-3808
ZONED: OX-3-GR
USE: SINGLE FAMILY

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

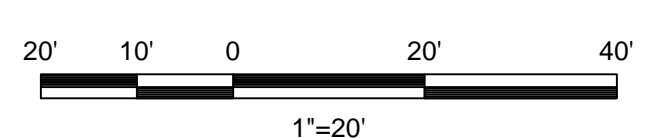
N/F
JENNIFER & MATTHEW SCHOOLFIELD
DB 15116, PG 2652
PIN: 1713.05-18-1791
ZONED: R-10
USE: SINGLE FAMILY

N/F
MITCHELL & ANGELA BLACK
DB 7772, PG 238
PIN: 1713.05-18-2741
ZONED: R-10
USE: SINGLE FAMILY

NEW BERN AVE
TOTAL FRONTAGE: 85 LF
REQUIRED: (1) SHADE TREES MIN. PER 40LF = (2) SHADE TREES
PROPOSED: (2) SHADE TREES

PLANT SCHEDULE					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	ROOT	SPACING	QUANTITY
	ILLEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	1 1/2" HT	3 GAL. MIN.		14 SHRUBS
	ULMUS PARVIFOLIA / CHINESE ELM	3" CAL / 10' HT	CONT / B&B	40' O.C.	NEW BERN AVE... - 2 TREES

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





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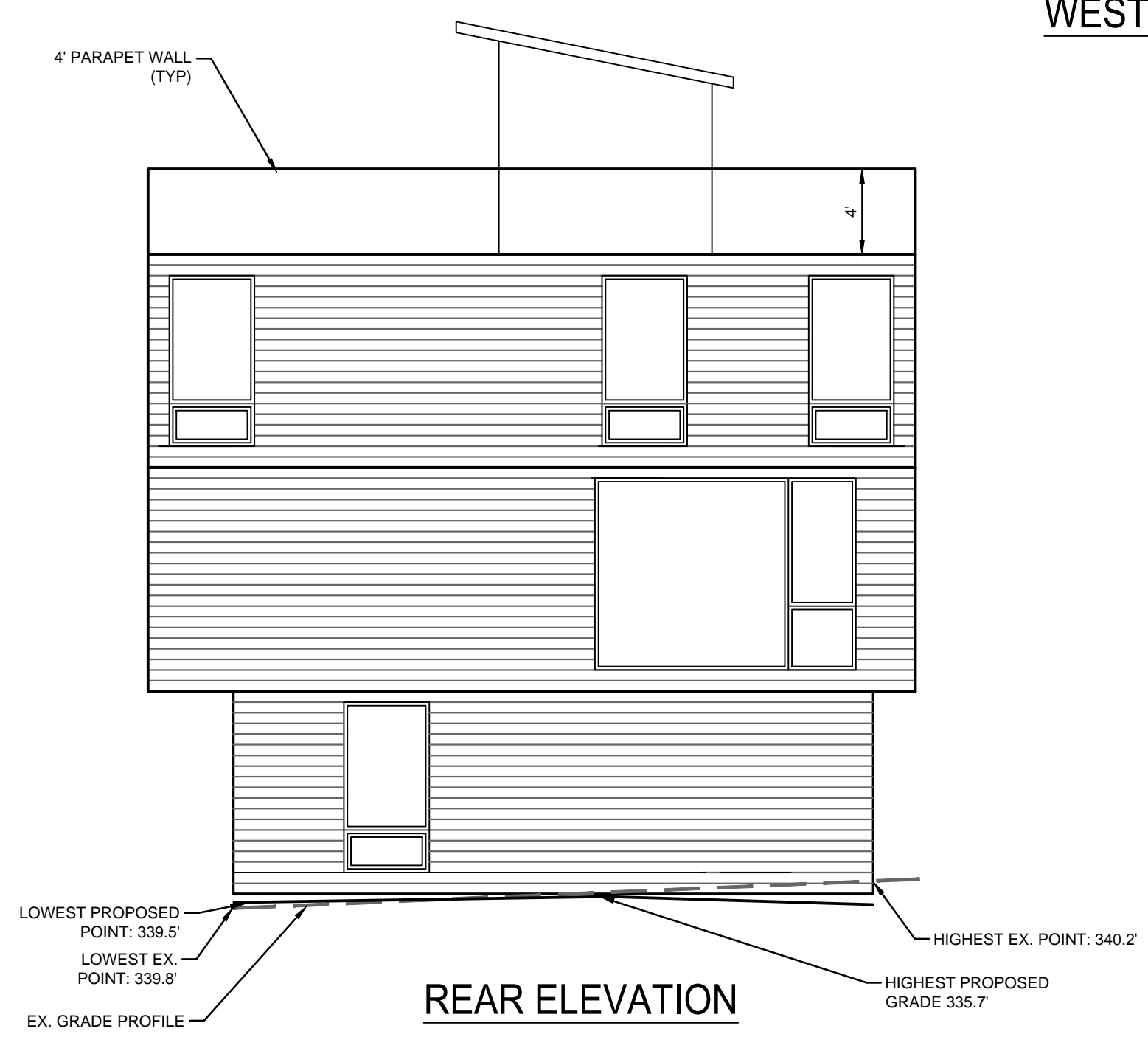
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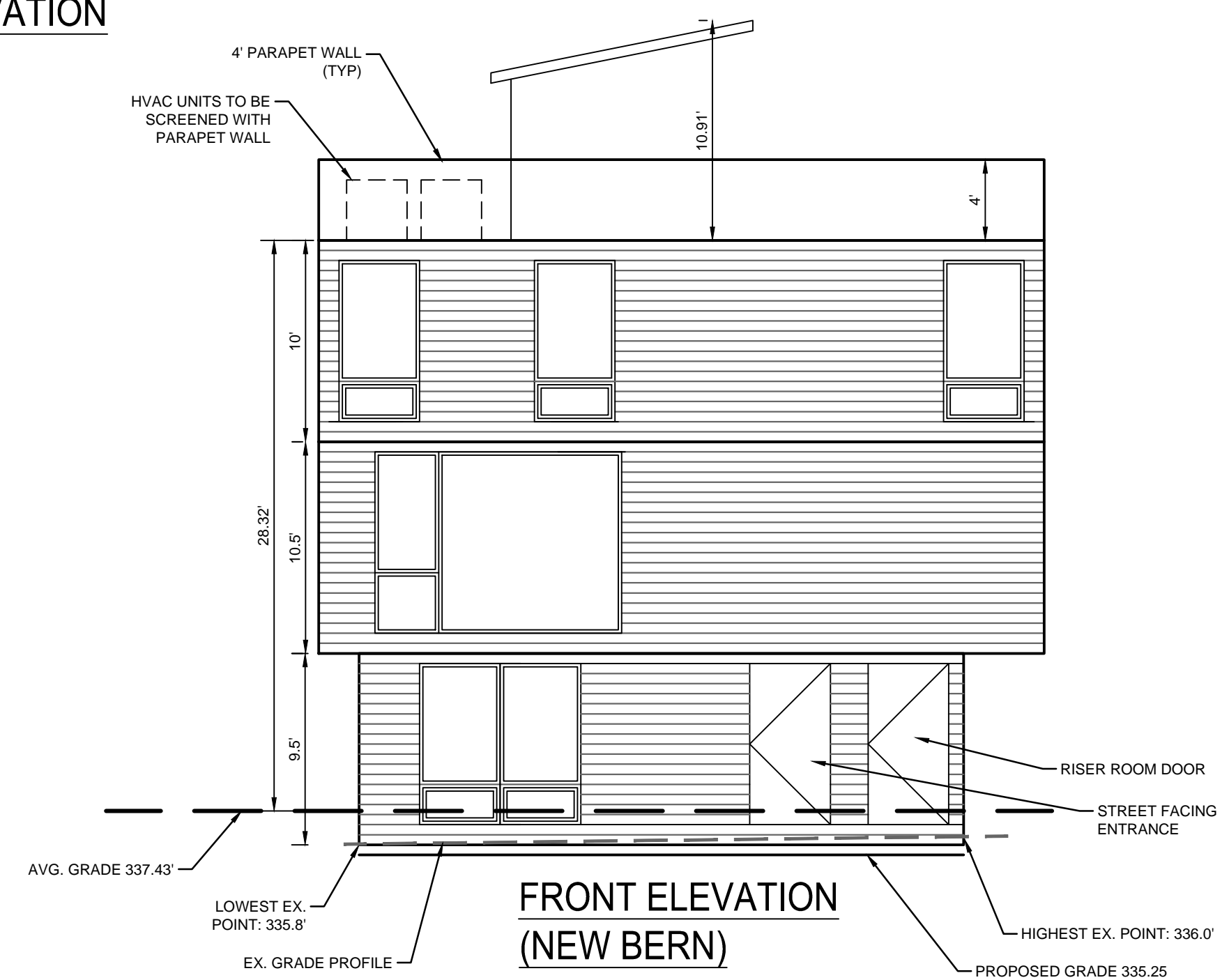
EAST ELEVATION



WEST ELEVATION



REAR ELEVATION



FRONT ELEVATION (NEW BERN)

AVERAGE GRADE CALCULATION

PER SECTION 1.5.7 OF THE UDO, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF EXCLUDING THE PARAPET.

AVERAGE GRADE IS DETERMINED BY CALCULATING THE AVERAGE OF THE HIGHEST AND LOWEST ELEVATION ALONG PRE-DEVELOPMENT GRADE OR IMPROVED GRADE (WHICHEVER IS MOST RESTRICTIVE) ALONG THE FRONT OF THE BUILDING PARALLEL TO THE PRIMARY STREET SETBACK.

WHERE THE PROPERTY SLOPE INCREASES TO THE REAR, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE POINT AT GRADE OF THE FRONT AND REAR WALL PLANE.

BUILDING 1	EXISTING			PROPOSED		
	HIGHEST	LOWEST	AVERAGE	HIGHEST	LOWEST	AVERAGE
FRONT PLANE	336.0	335.8	335.9	335.25	335.25	335.25
REAR PLANE	340.2	339.8	340.0	339.7	339.5	339.6
AVERAGE OF TWO PLANES			337.95			337.43

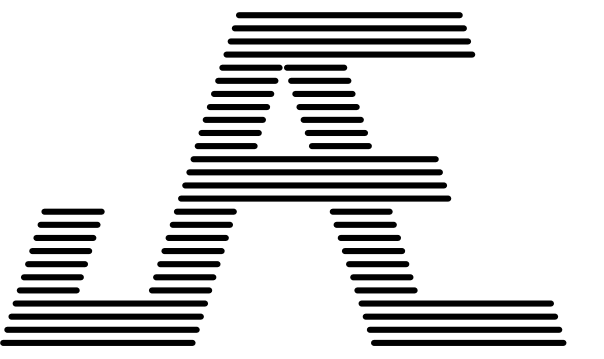
NOTE:
AVERAGE EXISTING CURB ELEVATION: 333.74'
MIN. REQUIRED FINISHED FLOOR: 335.74'
PROPOSED FINISHED FLOOR: 335.75'

*BUILDING ELEVATIONS, ARCHITECTURAL FEATURES, WINDOW/DOOR LOCATIONS AND SIZES, SHOULD BE CONSIDERED PRELIMINARY AND ARE SUBJECT TO CHANGE PENDING FINAL BUILDING DESIGN AND LAYOUT. FINAL BUILDING ELEVATIONS WILL ADHERE TO ALL APPLICABLE REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE. REVISIONS TO THE APPROVED ADMINISTRATIVE SITE REVIEW SHALL BE SUBJECT TO UDO 10.2.8 AS APPLICABLE.

Drawing Title
BUILDING 1 ELEVATIONS

JAECO # _____
Drawn By C2B
Checked By JRC
Date Issued 6/4/18

A-1



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Drawing Title

BUILDING 2 ELEVATIONS

JAECO #

Drawn By C2B

Checked By JRC

Date Issued 6/4/18

A-2



AVERAGE GRADE CALCULATION

PER SECTION 1.5.7 OF THE UDO, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF EXCLUDING THE PARAPET.

AVERAGE GRADE IS DETERMINED BY CALCULATING THE AVERAGE OF THE HIGHEST AND LOWEST ELEVATION ALONG PRE-DEVELOPMENT GRADE OR IMPROVED GRADE (WHICHEVER IS MOST RESTRICTIVE) ALONG THE FRONT OF THE BUILDING PARALLEL TO THE PRIMARY STREET SETBACK.

WHERE THE PROPERTY SLOPE INCREASES TO THE REAR, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE POINT AT GRADE OF THE FRONT AND REAR WALL PLANE.

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	HIGHEST	LOWEST	AVERAGE	HIGHEST	LOWEST	AVERAGE
FRONT PLANE	335.1	334.8	334.95	335.25	335.25	335.25
REAR PLANE	340.4	340.2	340.3	339.7	339.5	339.6
AVERAGE OF TWO PLANES			337.62			337.43

NOTE:
AVERAGE EXISTING CURB ELEVATION: 333.74'
MIN. REQUIRED FINISHED FLOOR: 335.74'
PROPOSED FINISHED FLOOR: 335.75'

