LOCATION: This site is located on the north side of Hillsborough Street, in the block between Dixie Trail and Daisy Street.

REQUEST: THIS IS A REVISION TO THE PREVIOUS APPROVED SITE PLAN (#564111) Development of a combination of nine parcels totaling 2.397 acres, zoned NX-3-UG, OX-3-DE, and R6, and all within an SRPOD Overlay, into a 226,806 gross square foot mixed use project consisting of retail and residential uses (132 dwelling units). All lots are to be recombined into one parcel. The revision is related to a shift in the shared property line on the north side of the site and includes a reduction in approved gross building space and one fewer residential unit.

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

1. Due to the existing median relief from the required right of way dedication is granted. (UDO Section 8.5) (DA-95-2018)

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 03/26/2019 by JDavis Architects.

CONDITIONS OF APPROVAL and NEXT STEPS:

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

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

The following items are required prior to approval of Concurrent Site Review plans for this revision:

Engineering

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

2. 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.
Public Utilities

3. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

Stormwater

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).

Urban Forestry

6. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

7. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

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.

| ☒ | City Code Covenant | ☒ | Slope Easement |
| ☐ | Stormwater Maintenance Covenant | ☐ | Transit Easement |
| ☒ | Utility Placement Easement | ☐ | Cross Access Easement |
| ☒ | Sidewalk Easement | ☐ | Public Access Easement |
| ☐ | Other: |

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

Engineering

1. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

2. A 5’ general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of
easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

3. Slope easements and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

4. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.

Urban Forestry

5. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.387 acres of tree conservation area.

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

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

**General**

1. A recombination map shall be recorded prior to or in conjunction with the recording of lots, recombining the existing lots into a single tract.

2. Demolition permits shall be obtained for existing structures on site and the permit numbers shall be shown on all plats for recording.

3. Provide fire flow analysis.

**Engineering**

4. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
5. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

Stormwater

6. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

7. 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).

8. 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

9. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

10. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

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

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

3. Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.

4. All street lights and street signs required as part of the development approval are installed.

5. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

6. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

7. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff.
EXPIRATION DATES:  THE SUNSET DATE FOR THIS PLAN IS UNCHANGED.
The approved revisions with this plan conform to UDO Section 10.2.8 D.

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: 12-20-2021
Obtain a valid building permit for the total area of the project, or a phase of the project.

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

I hereby certify this administrative decision.

Signed: (Development Services Dir./Designee) [Signature] Date: 4/17/19

Staff Coordinator: Michael Walters
Revision to Approved Administrative Site Plan (SR-70-18; TA 564111)

3020 Hillsborough

3020 Hillsborough Street
Raleigh, North Carolina 27607

Sheet Index

1. EXISTING CONDITIONS PLAN
2. BASEMENT FLOOR PLAN
3. 1st Review Comments
4. FIRST FLOOR PLAN
5. TREE CONSERVATION PLAN
6. GRADING AND DRAINAGE PLAN
7. THIRD FLOOR PLAN

Notes

GENERAL NOTES

1. This project is located in the City of Raleigh. All applicable City of Raleigh codes, regulations, and standards shall be followed.
2. The site shall be constructed in accordance with all applicable codes, regulations, and standards.
3. The site shall be designed to minimize environmental impact.
4. The site shall be designed to meet all applicable requirements of the Code of Federal Regulations (CFR).
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Special Conditions

1. All construction shall be in accordance with all applicable City of Raleigh codes, regulations, and standards.
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Site Addresses & Pin Numbers

1. Address: 3020 Hillsborough Street
2. Pin Number: 0794528746, 0794528802, 0794620632, 0794620723

Administrative Site Review

1. Date: 11.20.2018
2. Name: CA Ventures
3. Address: 3020 Hillsborough Street
4. City: Raleigh, North Carolina 27607
5. State: NC
6. Zip: 27607

For Review Only

1. Date: 11.20.2018
2. Name: CA Ventures
3. Address: 3020 Hillsborough Street
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Project Team

1. Developer: CA Ventures
2. Landscape Architect: JDavis Architects, PLLC
3. Architect: JDavis Architects, PLLC
4. Engineer: Kimley Horn
5. Civil Engineer: JDavis Architects, PLLC
6. Structural Engineer: JDavis Architects, PLLC
7. Surveyor: Summit Design and Engineering
8. Engineer: Taylor Wiseman & Taylor

Reference: TA 564111 (Approved ASR)
LOCATION: This site is located on the north side of Hillsborough Street, in the block between Dixie Trail and Daisy Street.

REQUEST: Development of a combination of nine parcels totaling 2.46 acres, zoned NX-3-UG, OX-3-DE, and R6, and all within an SRPOD Overlay, into a 241,646 gross square foot mixed use building consisting of retail and residential uses (133 dwelling units). All lots are to be recombined into one parcel.

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

1. Due to the existing median relief from the required right of way dedication is granted. (UDO Section 8.5) (DA-95-2018)

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 11/29/2018 by JDavis Architects.

CONDITIONS OF APPROVAL and NEXT STEPS:
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3. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.
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4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

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Urban Forestry

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1. A recombination map shall be recorded prior to or in conjunction with the recording of lots, recombining the existing lots into a single tract.

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7. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff.
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: 12-20-2021
Obtain a valid building permit for the total area of the project, or a phase of the project.

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

I hereby certify this administrative decision.

Signed: (Planning Dir/Designee) [Signature] Date: 12/20/18

Staff Coordinator: Michael Walters
Design Adjustment
Staff Response

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.

<table>
<thead>
<tr>
<th>Project Name</th>
<th>3020 Hillsborough Street</th>
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<tbody>
<tr>
<td>Development Case Number</td>
<td>SR-70-2018</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>564111</td>
</tr>
<tr>
<td>Design Adjustment Number</td>
<td>DA - 95 - 2018</td>
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</tbody>
</table>

Staff recommendation based upon the findings in the applicable code(s):

- [ ] UDO Art. 8.3 Blocks, Lots, Access
- [ ] UDO Art. 8.5 Existing Streets
- [ ] UDO Art. 8.4 New Streets
- [ ] Raleigh Street Design Manual

Staff SUPPORTS [✓] DOES NOT SUPPORT [ ] the design adjustment request.

DEPARTMENTS

- [✓] Development Engineering
- [ ] Dev. Services Planner
- [ ] City Planning
- [ ] Transportation
- [ ] Engineering Services
- [ ] Parks & Recreation and Cult. Res.
- [ ] Public Utilities

CONDITIONS:

Development Services Director or Designee Action: [✓] APPROVE [ ] APPROVE WITH CONDITIONS [ ] DENY

Authorized Signature: [Signature]

Date: 12/20/18

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).
A. The requested design adjustment meets the intent of this Article;
  YES ☑️ NO
B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
  YES ☑️ NO
C. The requested design adjustment does not increase congestion or compromise safety;
  YES ☑️ NO
D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
  YES ☑️ NO
E. The requested design adjustment has been designed and certified by a Professional Engineer.
  YES ☑️ NO

STAFF FINDINGS

Staff are in support of the proposed design adjustment for a reduction in the required dedication width of the right-of-way (ROW) from 1/2 of a 90' ROW to 1/2 of a 83' ROW. This is based upon the following:

1. Hillsborough Street is a 3 Lane, Parallel Parking street type (UDO section 8.4.5 C.) The UDO required ROW for the existing street is 90'. In 2017 The City completed the street and streetscape improvements from the City Council approved Hillsborough Street Revitalization project. The project varied from the travel lanes in that a 4' median was constructed along the frontage in lieu of a 11' center turn lane. It is not anticipated that the median would be removed for a center turn lane due to the long range plan for the street in place. The developer has shown that their portion of the required travel lane width, bike lanes, parallel parking, streetscape and sidewalk width can be provided within 1/2 of an 83' ROW.
2. The proposed plan meets the required streetscape required of the zoning frontage while maintaining the street section associated with the Hillsborough Street Revitalization project.
3. The project removes existing driveways from Hillsborough Street and increases sidewalk width over existing while maintaining bike lanes and providing for parallel parking.
Design Adjustment Application

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 Name** 3020 Hillsborough Apartments  
**Case Number** SR-70-2018  
**Transaction Number** 564111

**Owner**  
**Name** CA Ventures c/o Chris Johnson  
**Address** 130 East Randolph Street, Suite 2100  
**State** IL  
**City** Chicago  
**Zip Code** 60601  
**Phone** 312-994-0868

**Contact**  
**Name** Ken Thompson  
**Address** 510 S. Wilmington St  
**City** Raleigh  
**State** NC  
**Zip Code** 27601  
**Phone** 919-612-6997

**REQUEST**  
I am seeking a Design Adjustment from the requirements set forth in the following:  
- UDO Art. 8.3 Blocks, Lots, Access - See page 2 for findings  
- UDO Art. 8.4 New Streets - See page 3 for findings  
- UDO Art. 8.5 Existing Streets - See page 4 for findings  
- Raleigh Street Design Manual - See page 5 for findings

Provide details about the request; (please attach a memorandum if additional space is needed):  
Request relief from providing full right of way dedication along Hillsborough Street. Hillsborough Street is designated as a 3-lane parallel parking street which requires a 45' dedication from the center line. The proposed right way dedication is 41.5 from the existing center line which is 3.5" less than the required. The existing section is 1/2 of a 4' median (2'), 11' travel lane and a 6' bike lane. The proposal includes the addition of an 8.5' parallel parking lane and a 14' sidewalk. The reduced R/W dedication is requested because the existing median is narrower than the required 11' striped center turn lane.

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

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

Owner/Owner's Representative Signature: [signature]  
Date: 11/29/2018

**CHECKLIST**  
Signed Design Adjustment Application - Included  
Page(s) addressing required findings - Included  
Plan(s) and support documentation - Included  
Notary page (page 6) filled out; Must be signed by property owner - Included  
First Class stamped and addressed envelopes with completed notification letter - Included

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.  
Deliver the addressed envelopes and letters to:  
Development Services, Development Engineering  
One Exchange Plaza, Suite 500  
Raleigh NC, 27601

For Office Use Only  
RECEIVED DATE: DA -
The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings. Describe how each item is met:

A. The requested design adjustment meets the intent of this Article;

Hillsborough Street is designated as a 3-lane parallel parking street which requires a 45' dedication from the center line, ½ of an 11′ striped turn lane (5.5′), 11' travel lane, 6' bike lane, 8.5′ parallel parking lane and 14′ sidewalk. The proposed right way dedication is 41.5 from the existing center line which is 3.5′ less than the required. The reduced R/W dedication is requested because the existing median is narrower than the required 11′ striped center turn lane. The proposed section is 1/2 of a 4′ median (2′), 11' travel lane and a 6′ bike lane. The proposal includes the addition of an 8.5′ parallel parking lane and a 14′ sidewalk.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

The requested design adjustment conforms with the Comprehensive plan and the Hillsborough Street Revitalization Plan approved by the City of Raleigh City Council. The requested adjustment provides the elements of a complete street that includes travel lanes, bike lanes, parallel parking and a 14′ sidewalk along the project frontage.

C. The requested design adjustment does not increase congestion or compromise safety;

The requested design adjustment does not adversely affect congestion because it does not change the required exiting 11′ travel lane and 6′ bike lane. It adds 8.5′ parallel parking and increases the existing 8′ sidewalk to 14′.

D. The requested design adjustment does not create additional maintenance responsibilities for the City; and

The request does not create any additional responsibilities for the city, by approving the reduced right of way width it prevents the city from having to maintain an oversized sidewalk that would be in excess of the required 14′

E. The requested design adjustment has been designed and certified by a Professional Engineer.

The design adjustment has been reviewed and approved by a Professional Engineer. See attachment signed and sealed by Chris Bostic of Kimley-Horn.
STATE OF NORTH CAROLINA
COUNTY OF Harnett

Penny Dupree Hall, a Notary Public do hereby certify that
Kenneth Thompson personally appeared before me this day and
acknowledged the due execution of the foregoing instrument.

This the 29th day of November, 2018.

[Signature]
Notary Public

My Commission Expires: 07-14-19
(30' PUBLIC RIGHT-OF-WAY)
(BM2005/0408)
DAISY STREET
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
(DB 16576/1848)
HILLSBOROUGH STREET
(57' PUBLIC RIGHT-OF-WAY)
(DB 16576/1848)
DIXIE TRAIL
ZONING: R-6
ZONING: NX-3-UG
ZONING: OX-3-DE
ZONING: R-6
ZONING: NX-3-UG
ZONING: OX-3-DE
APARTMENTS
MIXED USE
5034 SF
LOBBY & LOUNGE
1642 SF
LEASING
458 SF
SERV.
PARKING
(7)
RENTABLE PARKING
(132)
12626 SF
RETAIL
3
ELEC
Bike Serv.
Service
Pump
Know what's below. Call before you dig.
PLANT LEGEND

NOT FOR SALE.

PRELIMINARY

PLANTING SOIL MIXTURE (BACKFILL MATERIAL) FOR CITY TREES WITHIN PUBLIC RIGHT OF WAY, REFER TO CITY TREE MANUAL. NATIVE SOIL SHALL BE BLENDED WITH A MIXTURE CONSISTING OF 50% COMPOST, 10% CLAY SIZE. NO PINE STRAW PERMITTED.

PLANTINGS TO BE COMPACT, UNIFORM AND WELL GROWN.

ALL LAWN AREAS TO BE SEEDED AS PER MANUFACTURE'S SEEDING SPECIFICATIONS OR SODDED. ALL DISTURBED AREA SHALL EITHER BE MULCH OR HOTBOX; ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.

ALL UTILITY DEVICES (TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS; ELECTRICAL TRANSFORMERS; BACKFLOW-DEVICE COMPACTOR) SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.

VEHICLE.

IN-LAWN.

WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION IS PERMITTED.

ALL PLANTS TO BE COMPACT, UNIFORM AND WELL GROWN.

LAWN.

WHEREVER THERE IS A STOP SIGN, THE FIRST TREE SHOULD BE 30 FT. BACK, AND 10 FT. FROM DRIVEWAYS & UTILITY POLES.

A TREE IMPACT PERMIT IS REQUIRED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.

REQUIREMENT. NATIVE BACKFILL MATERIAL SHALL BE BLENDED WITH A MIXTURE CONSISTING OF 50% COMPOST, 10% CLAY SIZE. NO PINE STRAW PERMITTED.

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PLANTED IN THEN CURB LINE ELEVATION IS EXCEEDED. CERTAIN COLUMNS IN THE CITY TREE MANUAL.

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IT IS RECOMMENDED THAT ALL UTILITIES ARE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.

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