



Administrative Approval Action

Case File / Name: SUB-0018-2021
DSLCL - 500 Rawls Drive Towns Subdivision

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

LOCATION: This site is located on the north side of Poole Road, northwest of Rawls Drive at 500 Rawls Drive.

REQUEST: Subdivision development of a 7.86 acre/342,404 sf vacant tract zoned R-10 for proposed 59 townhomes and 2 HOA Open Lots. Proposed right-of-way dedication will leave a net area of 274,068.55 sf/6.29 ac.

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

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated October 8, 2021 by Pabst Design Group.

CONDITIONS OF APPROVAL and NEXT STEPS:

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

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

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

General

1. Revise the required parking spaces count under the "Parking Data" table information on the coversheet of the subdivision plan.
2. Provide retaining wall design elevations with site permit review plan set.

Public Utilities

3. A deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.
4. 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

5. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
6. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit (UDO 9.3).



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

Urban Forestry

10. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
11. 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).

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

<input checked="" type="checkbox"/>	Utility Placement Easement Required
<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required

<input checked="" type="checkbox"/>	Slope Easement Required
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☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

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

General

1. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Engineering

2. A public infrastructure surety for 50 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
3. A 5' utility placement 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.



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4. A Slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat 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 recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
5. 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.
6. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

Public Utilities

7. A fee-in-lieu of construction shall be paid to the City of Raleigh Public Utilities Department for the construction of a water and/or sewer main (6" w/l ext along site frontage with rawls drive)
8. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

9. 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).
10. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
11. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).
12. 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).
13. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
14. 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



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

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

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

Public Utilities

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

Stormwater

2. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

Urban Forestry

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 19 street trees along Warren Avenue and 31 street trees along Unify Way.

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

General

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. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff
3. All street lights and street signs required as part of the development approval are installed.

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: March 15, 2025
Record at least ½ of the land area approved.

5-Year Sunset Date: March 15, 2027
Record entire subdivision.



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I hereby certify this administrative decision.

Signed: *Alysia Bailey Taylor* Date: 11/16/2021
Development Services Dir/Designee
Staff Coordinator: **Jermont Purifoy**

SURVEY LEGEND:

IPF - IRON PIPE FOUND
IRF - IRON ROD FOUND
PKF - P/NAIL FOUND
RF - REBAR FOUND
RS - REBAR SET
DIST - DISTURBED
CP - COMPLETED POINT
RW - RIGHT-OF-WAY
LP - LIGHT POLE
PP - POWER/UTILITY POLE
OW - OVERHEAD UTILITY LINES
ICV - IRRIGATION CONTROL VALVE
WM - WATER METER
CS - SEWER CLEANOUT
SSM - SANITARY SEWER MANHOLE
SS - UNDERGROUND SANITARY SEWER PIPE
CB - STORM CATCH BASIN
RCP - REINFORCED CONC. PIPE
CPP - CORRUGATED PLASTIC PIPE
SS - UNDERGROUND STORM PIPE
CHL - CHAIN LINK FENCE

LEGEND:

--- STREAM TOP OF BANK
--- EXISTING OVERHEAD UTILITY LINES
--- EXISTING EASEMENT
--- EXISTING FENCE
--- EXISTING SANITARY SEWER
--- EXISTING STORM DRAIN
--- STREAM BUFFER
--- LIMITS OF CONSTRUCTION
--- PROTECTION FENCE
--- EX. DRIP LINE
--- LIMITS OF REMOVAL
--- EXISTING WETLANDS
--- NEUSE RIVER RIPARIAN BUFFER

REFERENCES:

DB 1424 PAGE 367
DB 15583 PAGE 702
BM 1954 PAGE 520
BM 1963 PAGE 200
BM 1979 PAGE 541
BM 1979 PAGE 910
BM 1980 PAGE 534
BM 1989 PAGE 414

SURVEY UTILITY NOTES:

THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN LOCATED FROM READILY VISIBLE FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT EXCAVATED DOWN TO THE UNDERGROUND UTILITIES AND PHYSICALLY LOCATED THEM.

GENERAL SURVEY NOTES:

1. ALL DISTANCES ARE US SURVEY FOOT HORIZONTAL GROUND DISTANCES.
2. ALL AREAS AND DISTANCES ARE COMPUTED BY COORDINATE COMPUTATION METHOD UNLESS OTHERWISE NOTED.
3. THE SUBJECT PARCEL IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA PANEL 3201320J, HAVING AN EFFECTIVE DATE OF MAY 2, 2006.
4. THIS SURVEY PLAT IS COPYRIGHTED BY CDM GEOMATICS, PC AND ALL RIGHTS ARE RESERVED.
5. THIS SURVEY WAS PERFORMED USING CONVENTIONAL AND GPS SURVEY METHODS. THE CONTROL TRAVERSE, SURVEY LOCATION AND ALL PLANNING INFORMATION WAS PERFORMED USING CONVENTIONAL SURVEYING EQUIPMENT. THE SITE WAS TIED TO THE NC STATE PLANE COORDINATE SYSTEM UTILIZING GPS EQUIPMENT.
6. THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:
CLASS OF SURVEY: CLASS A
POSITIONAL ACCURACY: 0.08"
TYPE OF GPS FIELD PROCEDURE: NO REAL TIME KINEMATIC NETWORK
DATE OF SURVEY: JULY 9, 13, & 17, 2018
DATUM/EPOCH: NAD 83 (2011) 2015.00 EPOCH
GEOID MODEL: GEOID12B
COMBINED GRID FACTOR: 0.99994516
UNITS: US SURVEY FEET
7. WETLAND, STREAM DETERMINATION AND JURISDICTIONAL WATERS OF THE US DETERMINATION IS TAKEN FROM ENVIRONMENTAL AND CULTURAL RESOURCES DUE DILIGENCE REPORT FOR 500 RAWLS DRIVE CREATED BY SAGE ECOLOGICAL SERVICES AND DATED NOVEMBER 30, 2020.
8. CONTOURS ARE ACCURATE TO 1' INTERVAL FOR 90% OF THE CONTOURS AND 1' CONTOUR INTERVAL FOR THE REMAINING 10% PER US NATIONAL MAP ACCURACY STANDARDS.

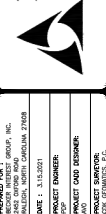
DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.
2. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND/OR ENGINEER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES IN THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
3. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO NOT INCLUDE MECHANICAL, ELECTRICAL AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THE DEMOLITION WORK FOR THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT FROM THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
4. ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF NEW CONSTRUCTION SHALL BE RAZED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET. ARCHITECTURAL PLANS AND/OR PROJECT SPECIFICATIONS, THIS INCLUDES FOUNDATION SLABS, WALLS, AND FOOTINGS.
5. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
6. ALL UTILITY REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
7. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR GETS WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
8. EROSION AND SEDIMENTATION CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE INSTALLED PRIOR TO INITIATION OF DEMOLITION ACTIVITIES.
9. ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
10. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
11. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL, AND OSHA REGULATIONS WHEN OPERATING DEMOLITION EQUIPMENT AROUND UTILITIES.
12. CONTRACTOR SHALL PROTECT AT ALL TIMES ADJACENT STRUCTURES AND ITEMS FROM DAMAGE DUE TO DEMOLITION ACTIVITIES.
13. ALL DEMOLITION WORK SHALL BE PERFORMED WITH "DUE CARE AND DILIGENCE" SO AS TO PREVENT THE ARBITRARY DESTRUCTION OR INTERRUPTION OF CONCEALED UTILITIES WHICH ARE INTENDED TO REMAIN IN USE AND THE ROUTING OF WHICH COULD NOT BE PREDETERMINED UNTIL DEMOLITION WAS STARTED. ALL SUCH DISCOVERIES OF UTILITIES DURING THE DEMOLITION PROCESS WHICH ARE IN A LOCATION DIFFERENT FROM THAT INDICATED OR ARE UNIDENTIFIED, SHALL BE REPORTED TO THE OWNER, ENGINEER AND ARCHITECT BEFORE REMOVAL FOR FINAL DISPOSITION.
14. ALL UTILITIES OR STRUCTURES NOT DESIGNATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND ARE PROTECTED FROM DAMAGE.
15. EXISTING PAVEMENT, CURB AND GUTTER, SIDEWALK, ETC. NOT INDICATED FOR REMOVAL WHICH IS DAMAGED DURING DEMOLITION/CONSTRUCTION, SHALL BE REPAIRED OR REPLACED TO MATCH ORIGINAL CONDITION.
16. SALVAGEABLE FILL MATERIALS FROM SITE DEMOLITION DETERMINED TO BE ACCEPTABLE BY AN INDEPENDENT SOIL TESTING LABORATORY SHALL BE UTILIZED FOR FILL MATERIAL WHERE APPROPRIATE.
17. ANY NOTE, OR REFERENCE TO ANY ELEMENT, WHICH DOES NOT SPECIFY ACTION BY THE CONTRACTOR SHALL BE CONSTRUED AS INFORMATION ONLY.
18. ALL PIPE INSTALLATION, WHEN REQUIRED BY PIPE DEPTHS AND EXCAVATION, SHALL BE PERFORMED WITH THE USE OF TRENCH BOXES. ALL EXCAVATIONS, UTILITY AND GRADING WORK, SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS.
19. THE GENERAL CONTRACTOR SHALL PROVIDE ALL SAFETY AND SECURITY FENCING, BARRIERS, PROTECTION MATERIAL AND METHODS AS REQUIRED TO COMPLETE ANY OFF SITE WORK IN A SAFE AND TIMELY MANNER.
20. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
21. UNLESS OTHERWISE NOTED, ALL EXISTING VEGETATION TO REMAIN AND TO BE UNDISTURBED FOR THE DURATION OF CONSTRUCTION, IF DAMAGES OCCUR TO EXISTING VEGETATION, PLANTS SHALL BE REPLACED IN KIND.
22. ANY EXISTING PRIVATE SERVICE NOT TO BE USED (LABELED TO BE REMOVED) SHALL BE ABANDONED PER CORPUS STANDARDS (PU HANDBOOK, PAGE 67 AND 125).
23. ANY EXISTING WELLS AND/OR SEPTIC SYSTEMS SHALL BE ABANDONED IN ACCORDANCE WITH WAKE COUNTY HEALTH DEPARTMENT STANDARDS.
24. CONTRACTORS ABANDONING WATER SERVICES SHALL REMOVE THE ENTIRE SERVICE, INCLUDING THE CORPORATION COCK, AND INSERT A PLUG IN THE MAIN. WATER SERVICE TO BE REMOVED FROM MAIN TO THE RIGHT-OF-WAY LINE. WHEN PLUGGING THE LINE IS NOT AVAILABLE, THE CORPORATION COCK MAY BE TURNED OFF, CAPPED, AND SURROUNDED WITH ONE CUBIC FEET OF CONCRETE. ALL REMAINING PORTIONS OF THE SERVICE SHALL BE REMOVED FROM THE MAIN TO THE RIGHT-OF-WAY LINE AND SHALL BE DISPOSED OF PROPERLY. WATER MAIN ABANDONMENT MUST BE PERFORMED IN ACCORDANCE WITH A PLAN APPROVED BY THE P.U.D. SERVICE AND MAIN ABANDONMENT REQUIRED INSPECTION BY THE PUBLIC WORKS DEPARTMENT AT 890-0330.

NOTES:
ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NC DOT STANDARDS AND SPECIFICATIONS.

**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

PAST DESIGN GROUP, PA
Engineering | Consulting
107 W. Main Street, Suite 200, Raleigh, NC 27601
Phone: 919.946.1091 / Fax: 919.946.1071
www.pastdesign.com



PREPARED FOR: RALEIGH CLUB APTS
DATE: 3.13.2020
PROJECT NUMBER: 19-001
PROJECT CHAIR/DESIGNER: JEFFREY H. PAST
CHECKED BY: JEFFREY H. PAST

500 RAWLS DRIVE TOWNS
RALEIGH, WAKE COUNTY, NORTH CAROLINA
TIER 3 - PRELIMINARY SUBDIVISION PLAN
PRELIMINARY CONDITIONS PLAN

NO.	REVISION	DATE	BY
1	REVISED FOR COMMENTS		

DRAWING SHEET

C-1.0

PROJECT NUMBER

522-20

LEGEND:

- STREAM TOP OF BANK
- EXISTING OVERHEAD UTILITY LINES
- EXISTING EASEMENT
- PROPOSED EASEMENT
- STREAM BUFFER
- LIMITS OF CONSTRUCTION
- TYP
- BUILD TO MIN. AND MAX. LINES
- EXISTING DRIP LINE
- PROPOSED DRIP LINE
- PROPOSED LOT NUMBERS
- AMENITY AREA
- NEUSE RIVER RIPARIAN BUFFER
- DEDICATED RIGHT-OF-WAY AREA

TREE CONSERVATION LEGEND:

- PRIMARY TREE CONSERVATION AREA, NEUSE BUFFER ZONE 2 - WOODED
- SECONDARY TREE CONSERVATION AREA

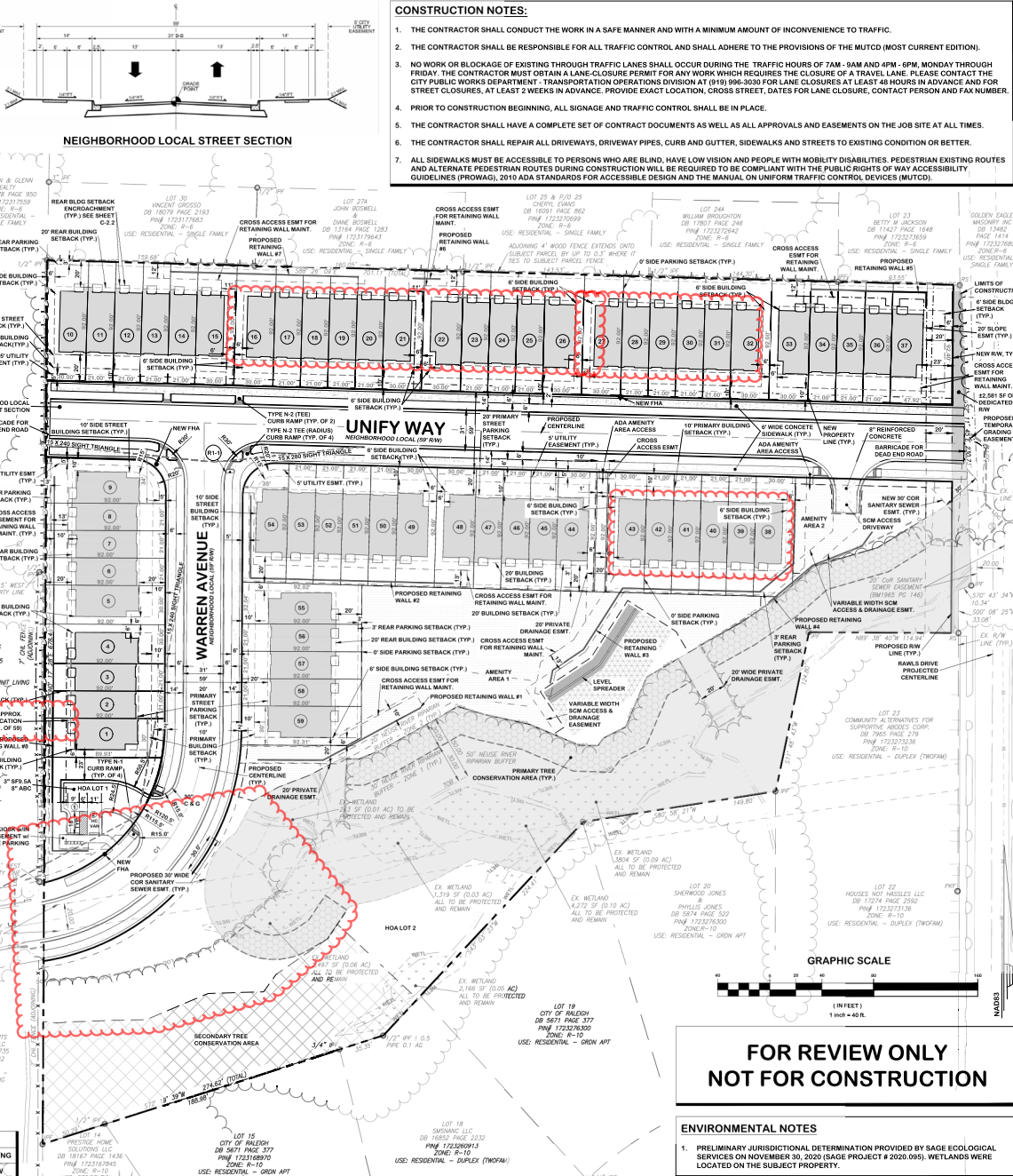
SIGNS

- MUTCD "STOP" R1-1
- CONVENTIONAL ROAD
- SINGLE LANE: 30" X 30"
- MULTI-LANE: 36" X 36"

LOT #	AREA (SQ. FT.)	AREA (AC.)	MISA (SQ. FT.)	MISA (AC.)	% MISA
1	2748	0.06	69%		
2	1932	0.04	69%		
3	1932	0.04	69%		
4	2760	0.06	69%		
5	2760	0.06	69%		
6	1932	0.04	69%		
7	1932	0.04	69%		
8	1932	0.04	69%		
9	3034	0.07	69%		
10	2760	0.06	69%		
11	1932	0.04	69%		
12	1932	0.04	69%		
13	1932	0.04	69%		
14	1932	0.04	69%		
15	2760	0.06	69%		
16	2760	0.06	69%		
17	1932	0.04	69%		
18	1932	0.04	69%		
19	1932	0.04	69%		
20	1932	0.04	69%		
21	2760	0.06	69%		
22	2760	0.06	69%		
23	1932	0.04	69%		
24	1932	0.04	69%		
25	1932	0.04	69%		
26	2760	0.06	69%		
27	2760	0.06	69%		
28	1932	0.04	69%		
29	1932	0.04	69%		
30	1932	0.04	69%		
31	1932	0.04	69%		
32	2760	0.06	69%		
33	2760	0.06	69%		
34	1932	0.04	69%		
35	1932	0.04	69%		
36	1932	0.04	69%		
37	4313	0.10	69%		
38	2715	0.06	69%		
39	1932	0.04	69%		
40	1932	0.04	69%		
41	1932	0.04	69%		
42	1932	0.04	69%		
43	2760	0.06	69%		
44	2760	0.06	69%		
45	1932	0.04	69%		
46	1932	0.04	69%		
47	1932	0.04	69%		
48	2760	0.06	69%		
49	2760	0.06	69%		
50	1932	0.04	69%		
51	1932	0.04	69%		
52	1932	0.04	69%		
53	1932	0.04	69%		
54	3033	0.07	69%		
55	2854	0.07	69%		
56	1932	0.04	69%		
57	1932	0.04	69%		
58	1932	0.04	69%		
59	2222	0.06	69%		
60	1011	0.02	0.34	N/A	
61	1011	0.02	0.34	N/A	
62	12924	2.97	N/A		

LINE #	LENGTH	DIRECTION
L1	58.76'	N81°17'47"E
L2	227.20'	N00°45'26"E
L3	688.54'	S89°14'34"E

CURVE #	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING
C1	150.00'	210.85'	193.92'	N14°20'13"W



- ### CONSTRUCTION NOTES:
- 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).
 - NO WORK OR BLOCKAGE OF EXISTING THROUGH TRAFFIC LANES SHALL OCCUR DURING THE TRAFFIC HOURS OF 7AM - 9AM AND 4PM - 6PM, MONDAY THROUGH FRIDAY. THE CONTRACTOR MUST OBTAIN A LANE-CLOSURE PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE. PLEASE CONTACT THE CITY PUBLIC WORKS DEPARTMENT - TRANSPORTATION OPERATIONS DIVISION AT (919) 996-3030 FOR LANE CLOSURES AT LEAST 48 HOURS IN ADVANCE AND FOR STREET CLOSURES, AT LEAST 2 WEEKS IN ADVANCE. PROVIDE EXACT LOCATION, CROSS STREET, DATES FOR LANE CLOSURE, CONTACT PERSON AND FAX NUMBER.
 - PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
 - THE CONTRACTOR SHALL HAVE A COMPLETE SET OF CONTRACT DOCUMENTS AS WELL AS ALL APPROVALS AND EASEMENTS ON THE JOB SITE AT ALL TIMES.
 - THE CONTRACTOR SHALL REPAIR ALL DRIVEWAYS, DRIVEWAY PIPES, CURB AND GUTTER, SIDEWALKS AND STREETS TO EXISTING CONDITION OR BETTER.
 - ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION 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).

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ENVIRONMENTAL NOTES

- PRELIMINARY JURISDICTIONAL DETERMINATION PROVIDED BY SAGE ECOLOGICAL SERVICES ON NOVEMBER 30, 2020 (SAGE PROJECT # 2020.085). WETLANDS WERE LOCATED ON THE SUBJECT PROPERTY.

SITE DATA TABLE

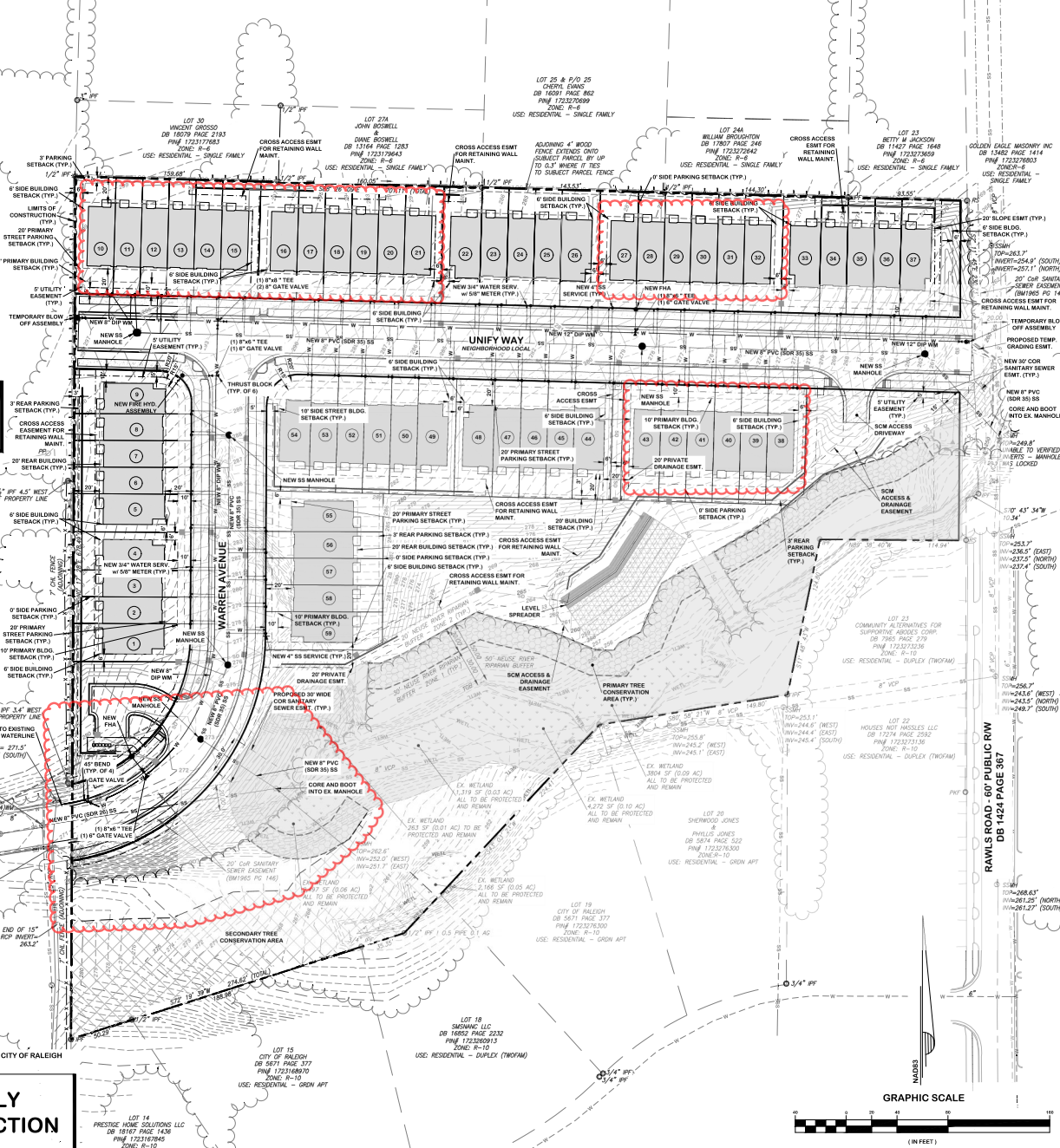
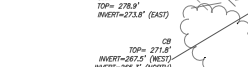
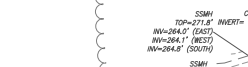
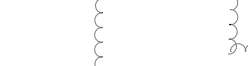
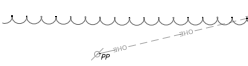
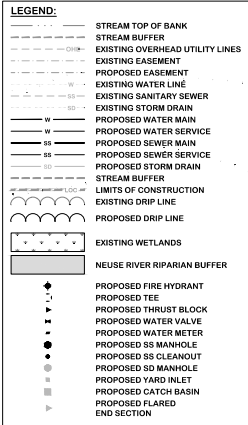
DEVELOPER:	BECKER INTEREST GROUP, INC. 2452 OXFORD ROAD RALEIGH, NC 27608 (919) 888-0059
OWNER(S):	HOOVER, MASSOOD & SUSAN 764 CRABTREE CROSSING PARKWAY CARY, NC 27513 1723-174570
EXISTING ZONING:	RESIDENTIAL-10 (R-10)
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-UNIT LIVING
BLDG TYPE:	TOWNHOUSE
DEVELOPMENT OPTION:	CONVENTIONAL
PROPOSED # OF DWELLING UNITS:	59
PROPOSED # OF MAINTAINED OPEN LOTS:	2
PROPOSED # OF TOTAL LOTS:	61
NET SITE AREA (MIN.):	3.000 ACRES
SITE AREA/UNIT PROVIDED:	4,545.23 SF
OVERLAP:	CRABTREE CREEK
ADDITIONAL WATER:	NONE
FLOODPLAIN DATA:	NONE
TREE CONSERVATION:	REQUIRED: 0.620 ACRES (10% OF NET SITE AREA) GROSS MINUS RIGHT OF WAY DEDICATION
RIGHT-OF-WAY DEDICATION:	INTERNAL ROADWAYS: AREA = 65,754.49 SF (1.510 ACRES) RAWLINS DRIVE: AREA = 2,550.79 SF (0.059 ACRES) DATE: MAY 2, 2008
IMPERVIOUS AREA:	POST-DEVELOPED ON-SITE IMPERVIOUS = 148,796 SF (3.42 ACRES)
OUTDOOR AMENITY AREA:	REQUIRED: 10% OF NET SITE AREA, NET SITE AREA = 274,068.55 SF 274,068.55 SF X 10% = 27,406.86 SF REQUIRED PROVIDED: AREA 1 = 23,892.28 SF AREA 2 = 4,526.88 SF 28,419.16 SF PROVIDED (10.37%)
SITE DIMENSIONS:	NET SITE AREA/UNIT (MIN): 3,000 SF WIDTH (MIN): 45'
LOT DIMENSIONS:	AREA (MIN): N/A WIDTH (MIN): 10'
BUILDING/STRUCTURE SETBACKS:	PRIMARY STREET (MIN): 10' SIDE LOT LINE (MIN): 6' REAR LOT LINE (MIN): 20'
PARKING SETBACKS:	PRIMARY STREET (MIN): 20' SIDE LOT LINE (MIN): 10' SIDE LOT LINE (MIN): 6' REAR LOT LINE (MIN): 3'
MAX. PRINCIPAL BUILDING HEIGHT:	45' 7" STOREYS
# BEDROOMS PER UNIT:	3 BEDROOMS (ALL TOWNHOUSE UNITS)
PARKING:	TOWNHOUSE (22 UNITS) W/ 2-CAR GARAGES, 2-CAR DRIVEWAY REQUIRED: 2 SPACES PER UNIT (ALL PARKING ON LOT) PROVIDED: 4 SPACES PER UNIT (2-CAR GARAGE, 2-CAR DRIVEWAY) REQUIRED: 44 SPACES PROVIDED: 88 SPACES
TOWNHOUSE (37 UNITS) W/ 1-CAR GARAGE, 1-CAR DRIVEWAY	REQUIRED: 2 SPACES PER UNIT (ALL PARKING ON LOT) PROVIDED: 2 SPACES PER UNIT (1-CAR GARAGE, 1-CAR DRIVEWAY) REQUIRED: 74 SPACES PROVIDED: 74 SPACES
TOTAL TOWNHOUSE PARKING REQUIRED:	118 SPACES
TOTAL TOWNHOUSE PARKING PROVIDED:	162 SPACES
MAIL KIOSK PARKING REQUIRED:	2 SPACES (1 ADA)
MAIL KIOSK PARKING PROVIDED:	2 SPACES (1 ADA)
BICYCLE PARKING REQUIRED:	NONE
BICYCLE PARKING PROVIDED:	NONE

- ### LAYOUT NOTES
- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
 - ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, EDGE OF SIDEWALK, FACE OF CURB, CENTERLINE OF COLUMN AND FACE OF BUILDING WALL, UNLESS OTHERWISE NOTED. ALL RADI DIMENSIONS TO BACK OF CURB.
 - ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE MUTCD MANUAL OR AS REQUIRED IN SPECIFICATIONS.
 - VERIFY ALL SETBACKS WITH LOCAL CODES.
 - A SEPARATE PERMIT AND APPROVAL IS REQUIRED FOR SIGNS.
 - WALLS GREATER THAN 4" IN HEIGHT WILL REQUIRE ENGINEERING DESIGN APPROVAL AT CONSTRUCTION DRAWING STAGE AS WELL AS A BUILDING PERMIT.
 - ALL CURB RAMP SHALL HAVE A DETECTABLE WARNING COMPLYING WITH SECTIONS 4.7.7 AND 4.29.2 OF THE ADA ACCESSIBILITY GUIDELINES (ADAAG).
 - CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
 - CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. SEE PLAN SHEET C-2.4 FOR PHASING PLAN. SEE PLAN SHEET C-2.5 FOR ALL EASEMENTS AND ROW DEDICATION FOR PLATTING PURPOSES.
 - DETECTABLE WARNING ARE REQUIRED AT ANY CROSSWALK, OR ISLAND CUT THRU, WHERE THERE IS NO CHANGE IN ELEVATION (I.E. RAMP NOT PROVIDED).
 - ALL HVAC UNITS MUST BE SCREENED FROM PUBLIC ROW.
 - ALL NEIGHBORHOOD LOCAL STREETS TO BE 59' RW, 31' S-B WITH 6' WIDE SIDEWALK 6' OFF BOC, PER COR DETAIL T-10.11.
 - RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECT TO APPROVAL AT TIME OF PERMITTING. WHEN DESIGNING THE SITE, THE DESIGNER SHOULD KEEP IN MIND THE CITY OF RALEIGH RESIDENTIAL DRIVEWAY STANDARD DETAILS AND REGULATIONS AS FOUND IN RALEIGH STREET DESIGN MANUAL, ARTICLE 5.5 AND SECTION 4.6.1.

PAST DESIGN GROUP, PA
Engineering | Consulting
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500 RAWLINS DRIVE TOWNS
RALEIGH, WAKE COUNTY, NORTH CAROLINA
TIER 3 - PRELIMINARY SUBDIVISION PLAN
SUBDIVISION LAYOUT PLAN

DRAWING SHEET
C-2.0
PROJECT NUMBER
522-20



- STANDARD CITY OF RALEIGH UTILITY NOTES:**
1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORRID HANDBOOK, CURRENT EDITION).
 2. UTILITY SEPARATION REQUIREMENTS:
 - a. A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPROVED 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.
 - b. WHEN INSTALLING WATER & RCP SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS 10' MINIMUM SEPARATION BETWEEN 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.
 - c. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - d. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - e. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHEN ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUS DETAILS W-41 & S-49).
 - f. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
 3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
 4. 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.
 5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FACILITIES. 4.0' MINIMUM COVER IS REQUIRED ON ALL SEWER MAINS.
 6. IT IS THE DEVELOPER'S RESPONSIBILITY TO AVOID OR REMOVE EXISTING WATER MAINS & SEWER LINES IN PROPOSED CONSTRUCTION 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 CORPUS DETAILS W-41 & S-49.
 7. INSTALL 4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'2" 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.
 8. INSTALL 4" PVC SEWER SERVICES @ 1.0' MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
 9. 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.
 10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCOW, USACE & RCP FORMS FOR RIPARIAN BUFFER, WETLAND & FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
 11. NCOTD / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
 12. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED (SEE 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 & 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.
- GENERAL NOTES:**
1. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY PAST DESIGN GROUP, PA. THE CURRENT REQUIREMENTS OF THE CITY OF RALEIGH, AND ALL OTHER PERTINENT FEDERAL, STATE LAWS, AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1526 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
 3. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY N.C. "ONE CALL" AT 1-800-662-4048. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
 4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BID AND PERFORM ALL UTILITY WORK IN COMPLIANCE TO ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH THE INSTALLATION, INSPECTING, TESTING AND FINAL ACCEPTANCE OF ALL PROPOSED UTILITIES CONSTRUCTION.
 6. CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY ON THE ADDITION, REMOVAL AND/OR RELOCATION OF UTILITIES AND UTILITY HOLES AND THE EXTENSION OF ALL PROPOSED UTILITIES TO THE ASPHALT PLANT.
 7. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE RESPECTIVE UTILITY COMPANY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL UTILITIES ARE INSTALLED CORRECTLY TO MEET PROJECT REQUIREMENTS WHETHER PERFORMED BY THE CONTRACTOR OR NOT.
 8. AN AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER BEFORE COMPLETION OF THE PROJECT FOR CITY APPROVAL.
 9. ALL SANITARY SEWER MAINS SHALL BE PVC SDR 35 UNLESS OTHERWISE NOTED.
 10. ALL SANITARY SEWER SERVICES SHALL BE PVC SCH 40 UNLESS OTHERWISE NOTED.
 11. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
 12. CONTRACTOR SHALL VERIFY EXISTING UTILITIES WITHIN PROPOSED ALIGNMENTS WATER / SEWER PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF CONFLICTS ARE ENCOUNTERED.

**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

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500 RAWLS DRIVE TOWNS
RALEIGH, WAKE COUNTY, NORTH CAROLINA
TIER 3 - PRELIMINARY SUBDIVISION PLAN
UTILITY PLAN

C-3.0
PROJECT NUMBER
522-20

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	04/11/2024	JH	JH
2	REVISED PER CITY COMMENTS	04/11/2024	JH	JH
3	REVISED PER CITY COMMENTS	04/11/2024	JH	JH

DRAWING SHEET

