

Preliminary Subdivision Application

Site Review

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

DEVELOPMENT OPTIONS (UDO Chapter 2)		
<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot	<input type="checkbox"/> Frequent Transit Development Option

NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.

GENERAL INFORMATION				
Scoping/sketch plan case number(s):				
Development name (subject to approval):				
Property Address(es):				
Recorded Deed PIN(s):				
Building type(s):	<input type="checkbox"/> Detached House	<input type="checkbox"/> Attached House	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Apartment
<input type="checkbox"/> General Building	<input type="checkbox"/> Mixed Use Building	<input type="checkbox"/> Civic Building	<input type="checkbox"/> Open Lot	<input type="checkbox"/> Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION

Current Property Owner(s) Names:	
Company:	Title:
Address:	
Phone #:	Email:
Applicant Name (If different from owner. See "who can apply" in instructions):	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company:	Address:
Phone #:	Email:

NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.

Developer Contact Names:	
Company:	Title:
Address:	
Phone #:	Email:

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION

Gross site acreage:			
Zoning districts (if more than one, provide acreage of each):			
Overlay district(s):	Inside City Limits?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: N/A <input type="checkbox"/>
Conditional Use District (CUD) Case # Z-	Board of Adjustment Case # BOA-	Design Alternate Case # DA-	

STORMWATER INFORMATION

Imperious Area on Parcel(s): Existing (sf) _____ Proposed total (sf) _____	Impervious Area for Compliance (includes right-of-way): Existing (sf) _____ Proposed total (sf) _____
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NUMBER OF LOTS AND DENSITY

# of Detached House Lots:	# of Attached House Lots:	# of Townhouse Lots:
# of Tiny House Lots:	# of Open Lots:	# of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Lots:	Total # Dwelling Units:	
# of bedroom units (if known): 1br _____ 2br _____ 3br _____ 4br _____		
Proposed density for each zoning district (UDO 1.5.2.F):		

APPLICANT SIGNATURE BLOCK

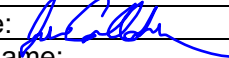
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued, and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

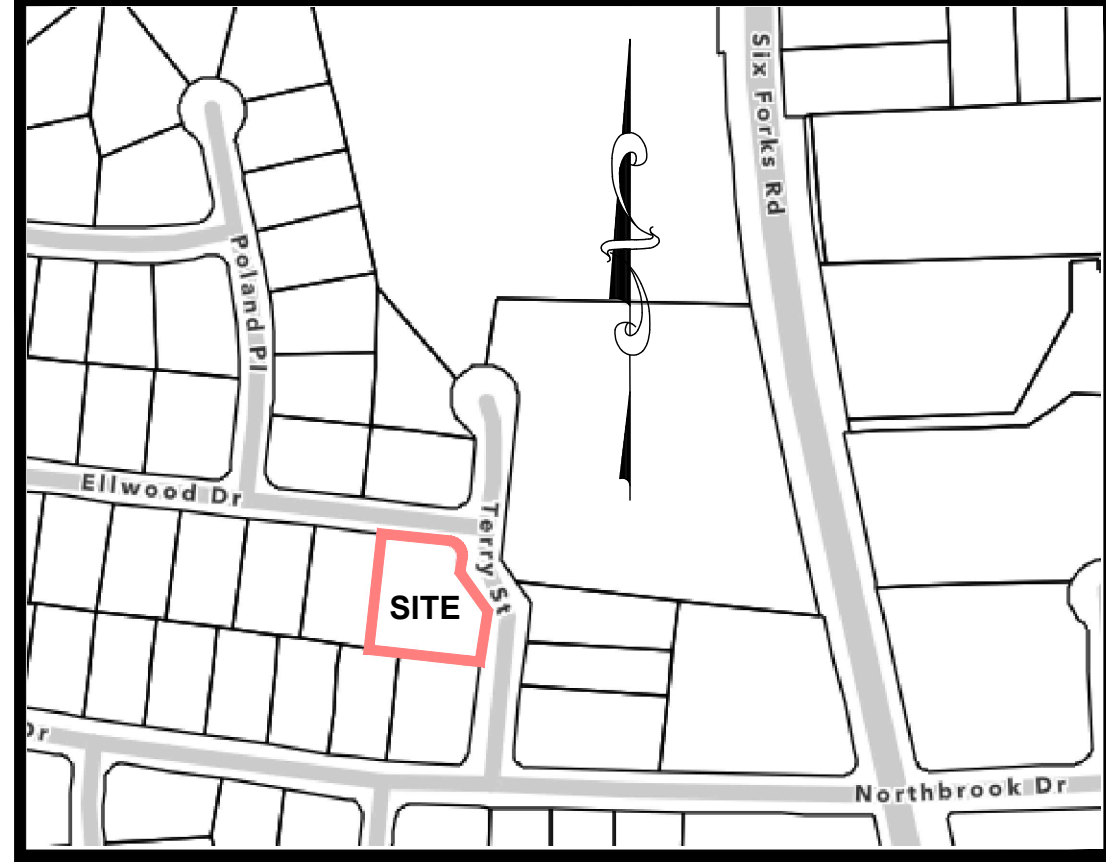
Signature: 	Date:
Printed Name:	
Signature:	Date:
Printed Name:	

THE ELLWOOD AT NORTH HILLS

2 LOT SUBDIVISION OF GRANDFATHERED LOT IN FREQUENT TRANSIT DEVELOPMENT OPTION SUB-XXXX-2024

RALEIGH, NORTH CAROLINA

OCTOBER 2024



VICINITY MAP
(NOT TO SCALE)

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<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot	<input checked="" type="checkbox"/> Frequent Transit Development Option

NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.

GENERAL INFORMATION	
Scoping/sketch plan case number(s):	
Development name (subject to approval):	The Ellwood at North Hills
Property Address(es):	201 Ellwood Drive, Raleigh, NC 27609
Recorded Deed PIN(s):	1706429610
Building type(s):	<input checked="" type="checkbox"/> Detached House <input checked="" type="checkbox"/> Attached House <input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Apartment <input type="checkbox"/> General Building <input type="checkbox"/> Mixed Use Building <input type="checkbox"/> Civic Building <input type="checkbox"/> Open Lot <input checked="" type="checkbox"/> Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
Current Property Owner(s) Names: Karen Lewis	
Company: Link Tink LLC	Title: Manager
Address: 1220 Arboretum Drive, Wilmington, NC 28405	
Phone #: 919-604-4000	Email: K158@icloud.com
Applicant Name (if different from owner. See "who can apply" in instructions):	
Relationship to owner:	<input type="checkbox"/> Lessee or contract purchaser <input checked="" type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder
Company: JAECO	Address: 333 Wade Ave, Raleigh NC 27605
Phone #: 919-828-4428	Email: jon_callahan@jaeco.com
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Names: Karen Lewis	
Company: Link Tink LLC	Title: Manager
Address: 1220 Arboretum Drive, Wilmington, NC 28405	
Phone #: 919-604-4000	Email: K158@icloud.com

ABBREVIATIONS

APPLICABLE TO ENTIRE PLAN SET	
AC	ACRE
APPROX	APPROXIMATE
B-B	BACK-TO-BACK
BM	BOOK OF MAPS
CB	CATCH BASIN
CIP	CAST IRON PIPE
CL	CENTERLINE
CO	CLEANOUT
CONC	CONCRETE
COR	CITY OF RALEIGH
CP	COMPUTED POINT
DB	DEED BOOK
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DTL	DETAIL
ECM	EX CONC MONUMENT
EIP	EX IRON PIPE
EIR	EX IRON ROD
ELEC	ELECTRIC
ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FH	FIRE HYDRANT
FM	FORCE MAIN
FP	FLOODPLAIN
GIS	GEOGRAPHIC INFORMATION SYSTEM
GM	GAS METER
GP	GALVANIZED PIPE
GW	GUY ANCHOR
HB	HOT BOX
HOPE	HIGH DENSITY POLYETHYLENE
IPS	IRON PIPE SET
LF	LINEAR FEET
LP	LIGHT POLE
LOC	LOCATION
MAGS	MAG NAIL SET
MH	MANHOLE
NIF	NOW OR FORMERLY
NC DOT	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
PG	PAGE
PP	POWER POLE
PROP	PROPOSED
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONC PIPE
ROW	RIGHT-OF-WAY
R/W	RIGHT-OF-WAY
RSBM	RALEIGH STREET DESIGN MANUAL
SF	SQUARE FEET
SS	SANITARY SEWER
STBK	SETBACK
STD	STANDARD
SWM	STORMWATER MANAGEMENT
TBD	TO BE DETERMINED
TBR	TO BE REMOVED
TBRL	TO BE RELOCATED
TF	ELECTRIC TRANSFORMER
TP	TELEPHONE PEDESTAL
TYP	TYPICAL
UNK	UNKNOWN
WV	WATER VALVE
WLE	WATER LINE ESMT
WM	WATER METER
YI	YARD INLET

SITE DATA

SITE ADDRESS:	201 ELLWOOD DRIVE, RALEIGH, NC 27609	
WAKE COUNTY PIN#:	1706429610	
ZONING:	R-4	
OVERLAY DISTRICT:	N/A	
EXISTING AREA:	23,622 SF (0.54 AC)	
AREA TO BE DEDICATED:	296 SF (0.007 AC)	
NET SITE AREA:	23,326 SF (0.54 AC)	
EXISTING USE:	SINGLE FAMILY HOME	
PROPOSED USE:	DETACHED, ATTACHED, TINY HOUSE, OR TOWNHOUSE	
VEHICLE PARKING:	REQUIRED	PROVIDED
	NO MAXIMUM	N/A
BICYCLE PARKING:	0	0

ATTENTION CONTRACTORS:

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the PUBLIC WORKS DEPARTMENT at (919) 996-2409 and the PUBLIC UTILITIES DEPARTMENT at (919) 996-4540 at least twenty-four hours prior to beginning any of their construction. FAILURE to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure. FAILURE to call for inspection, install a Downstream Plug, have Permitted Plans on the jobsite, or any other violation of CITY OF RALEIGH STANDARDS will result in a Fine and Possible Exclusion from future work in the CITY OF RALEIGH.

SOLID WASTE INSPECTIONS STATEMENT

PROPOSED RECYCLING & SOLID WASTE CONTAINERS TO BE STORED AT THE DWELLINGS AND COLLECTED ALONG ELLWOOD DRIVE AND TERRY STREET BY CITY OF RALEIGH. OWNERS WILL BE RESPONSIBLE FOR LABELING THEIR ASSIGNED CONTAINERS.

SITE WILL BE EXEMPT FROM BLOCK PERIMETER REQUIREMENTS PER UDO 8.3.2.2.b. MINIMUM SITE AREA.

DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

SITE WILL BE EXEMPT FROM CROSS ACCESS REQUIREMENTS PER UDO 8.3.5.D.5.A.

HORIZONTAL DATUM: NAVD83
VERTICAL DATUM: NAVD88

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

SHEET INDEX

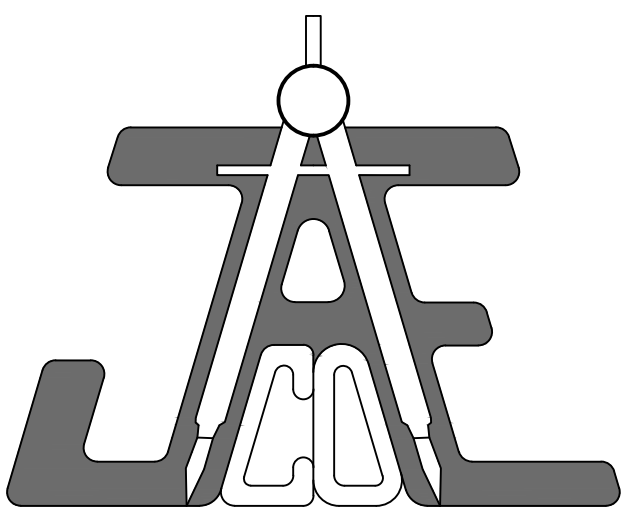
CE-0	COVER SHEET
CE-1	EXISTING CONDITIONS PLAN
CE-2	DEMOLITION PLAN
CE-3	SUBDIVISION/LANDSCAPE PLAN
CE-4	UTILITY PLAN
CE-5	GRADING / STORMWATER PLAN
CE-6	FIRE DEPARTMENT PLAN

OWNER/DEVELOPER:

LINK TINK, LLC
KAREN LEWIS
2019 FAIRVIEW ROAD
Raleigh, N.C. 27608
919-604-4000
k158@icloud.com.com

CIVIL ENGINEER:

JAECO
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



FREQUENT TRANSIT DEVELOPMENT (UDO 2.7)

REQUIRED/ALLOWED	PROVIDED/PROPOSED	REQUIRED/ALLOWED	PROVIDED/PROPOSED
THE FREQUENT TRANSIT DEVELOPMENT OPTION ALLOWS FOR ADDITIONAL HOUSING IN LOCATIONS NEAR CURRENT AND PLANNED FREQUENT TRANSIT SERVICE. A FREQUENT TRANSIT AREA REFERS TO AREAS SITED FOR A BUS OR OTHER TRANSIT SERVICE WHERE THE TIME BETWEEN VEHICLES WILL BE 15 MINUTES OR LESS DURING PEAK SERVICE PERIODS AND MUST BE MAPPED IN THE CITY'S COMPREHENSIVE PLAN AS SUCH. WHERE A REGULATION IN THIS SECTION CONFLICTS WITH A REGULATION OF A NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT (NCO), THE NCO REGULATION SHALL CONTROL.		PER THE CITY OF RALEIGH 2030 COMPREHENSIVE PLAN UPDATE (OCTOBER 2023) SECTION 11, "FREQUENT TRANSIT AREAS" ARE DEFINED AS "AREAS WITHIN A HALF MILE OF CORRIDORS PROPOSED FOR BUS RAPID TRANSIT OR WITHIN A QUARTER-MILE OF OTHER FREQUENT TRANSIT ROUTES, DEFINED AS TRANSIT WITH SCHEDULED WAITS OF 15 MINUTES OR LESS DURING PEAK HOURS. THE SUBJECT PROPERTY IS WHOLLY LOCATED WITHIN A QUARTER-MILE OF THE FREQUENT TRANSIT ROUTE RUNNING IN POOLE ROAD AND MARTIN LUTHER KING JR BLVD. AS EVIDENCE BY COMPREHENSIVE MAP UD-U-RB-AN FORM. ASN AS SUCH IS ELIGIBLE FOR THE FREQUENT TRANSIT DEVELOPMENT OPTION.	
WHERE IN CONFLICT, THE KING CHARLES NCO REGULATION CONTROL FOR THE SUBJECT DEVELOPMENT.		REQUIRED/ALLOWED	PROVIDED/PROPOSED
A. Building Types			
A1 Applicable Building Types		Tiny House, Detached House, Attached House, Townhouse, Apartment	Tiny House, Detached House, Attached House, Townhouse
B. Lot Dimensions			
B1 Area(min)	6,500 SF		9,334 SF
B2 Width (min)	65'		65'
B3 Depth(min)	100'		100'
B4 Density(max)	N/A		-
B5 Outdoor Amenity Area(min) for Townhouse (3+ units) and Apartment	10%		10%
C. Lot Area Required per Unit¹			
C1 Single-unit living(min)	6,500 SF		9,334 SF
C2 Two-unit living(min)	2,500 SF		4,667 SF
C3 Multi-unit living(min)	2,000 SF		N/A
D. Principal Building Setbacks			
D1 From primary street (min)	10'		55.9' FROM CL (INFILL)
D2 From side street (min)	10'		10'
D3 From side lot line (min)²	5'		5'
D4 From rear lot line (min)²	25'		25'
D5 From alley (min)²	4' or 20'		N/A
D6 Residential infill rules may apply (see Sec. 2.2.7.3)	yes		yes
E. Height			
E1 Detached/Attached Principal Building(max)	40/3 stories		-
E2 Townhouse/Apartment Principal Building(max)	45/3 stories		45/3 stories
E3 Tiny House(max)	28/2 stories		-
E4 Accessory structure(max)	28'		-
E5 Residential infill rules may apply (see Sec.2.2.7)	No		N/A
F. Parking Setbacks⁴			
F1 From Primary Street(min)	10'		N/A
F2 From Side Street(min)	10'		N/A
F3 From Side Lot Line(min)	0'		N/A
F4 From Rear Lot Line(min)	3'		N/A
F5 From Alley(min)	4' or 20' min		N/A
F6 Residential infill rules may apply (see Sec.2.2.7)	No		N/A
G. Additional Requirements			
G1 ADU Regulations	There shall be no more than one ADU on the same lot as principal building unless it is located in a frequent transit area, only one ADU can be attached, or internal to the principal building. In the case of a townhouse development only one ADU is permitted per principal dwelling. See Sec.2.6.3 for additional regulations.		
G2	This development option cannot be used in concert with Compact or Conservation Development option.		
G3	Lots utilizing this option shall have at least a portion of each lot within the mapped Frequent Transit Area in 20' order to take advantage of any regulations listed herein.		
G4⁷	A development site utilizing this option in a residential zoning district shall contain no more than twelve (12) residential units; however, a development site may contain additional residential units provided a number of units equal to at least twenty percent (20%) of the residential units over twelve (12) established within the development site shall be affordable for households earning sixty percent (60%) of the Area Median Income or less for a period of no less than 30 years from the date of issuance of a certificate of occupancy.		

See Sec. 1.5.4.D "Building Setbacks" for specific building elements requirements.
¹For Townhouse buildings, this standard shall apply to site area and not lot area.
²For Townhouse buildings, C3 shall only apply to the side site boundary.
³For Townhouse buildings, C4 shall only apply to the rear site boundary. A permanently recorded open lot or common area lot of at least 20 feet in width may be used to satisfy Sec.2.5.1.C.4.
⁴Garages (or a portion thereof) must either be located 4 feet from the travel lane of an alley or rear access drive or a minimum of 20 feet from the alley or rear access drive. Where parking spaces are located between the garage and the alley or rear access drive, the garage must be located at least 20 feet from the travel lane of an alley or rear access drive.
⁵The property owner may elect to either adhere to the primary street setback range set forth in Section 2.2.7. If applicable, or follow only the applicable zoning district's minimum primary setback regulation.
⁶Parking setbacks shall not apply to driveways serving individual dwelling units or shared between two dwelling units.
⁷The rent and income limits will follow the Affordable Housing Standards determined annually by the City of Raleigh Housing & Neighborhoods Department. An Affordable Housing Deed Restriction in a form approved by the City shall be filed and recorded in the property's chain of title by the property owner in the Wake County Register of Deeds prior to the project receiving a certificate of occupancy. The property owner of development approved under this section shall provide an annual report to the City to demonstrate compliance with the requirements of this section. The report shall utilize a form prescribed by the City and shall be submitted in accordance with a schedule set by the City. Affordable units used to meet the requirements of this section shall be constructed concurrently with the project's market rate units.

SITE DATA
LOT 9

OWNER LINK TINK LLC

SITE ADDRESS 201 ELLWOOD DRIVE
 RALEIGH, NC 27609

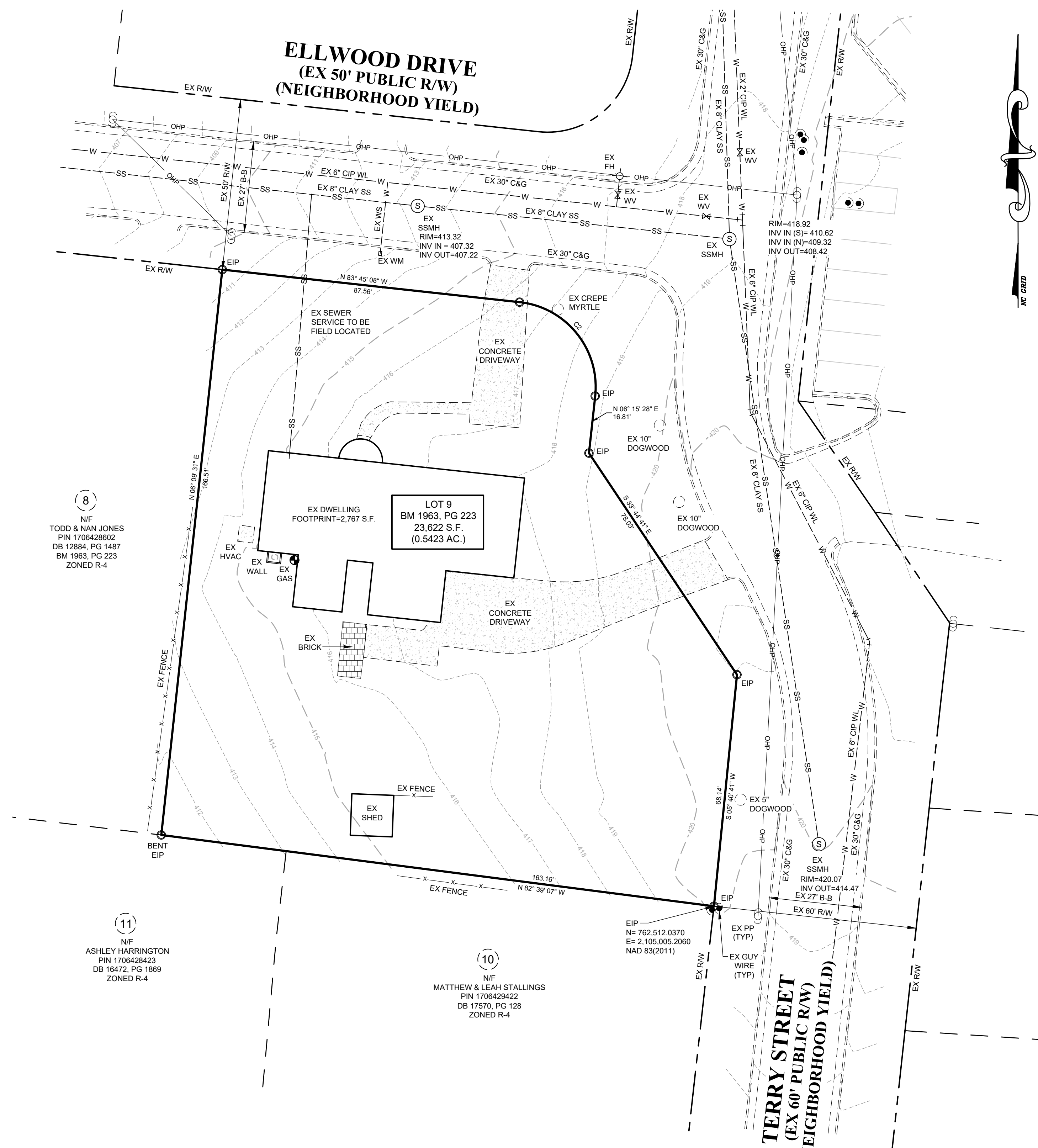
PIN 1706429610

REFERENCES: DB 19261, PG 2608
 BM 1963, PG 223

AREA 23.622 S.F. (0.5423 AC.)

ZONING R-4

- NOTES:**
- ALL DISTANCES ARE HORIZONTAL GROUND.
 - ALL DIMENSIONS ARE IN FEET.
 - AREA COMPUTED USING COORDINATE METHOD FROM MEASURED FIELD DATA.
 - BASIS OF BEARINGS IS NORTH CAROLINA GRID NORTH, NAD83(2011). THE SITE WAS LOCALIZED UTILIZING REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) SOLUTIONS REFERENCING THE CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK BASE STATION NCRD, RALEIGH, NC.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
 - ALL REFERENCE ARE MADE TO THE WAKE COUNTY REGISTRY.
 - HORIZONTAL DATUM IS NAD 83(2011) AND VERTICAL DATUM IS NAVD 88



8
 N/F
 TODD & NAN JONES
 PIN 1706428602
 DB 12884, PG 1487
 BM 1963, PG 223
 ZONED R-4

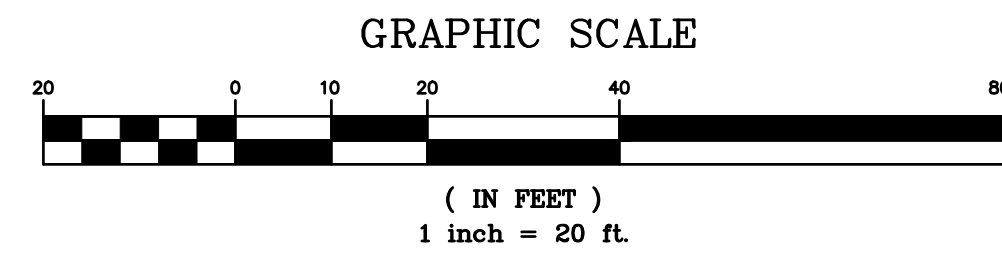
11
 N/F
 ASHLEY HARRINGTON
 PIN 1706428423
 DB 16472, PG 1869
 ZONED R-4

10
 N/F
 MATTHEW & LEAH STALLINGS
 PIN 1706429422
 DB 17570, PG 128
 ZONED R-4

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C2	39.19'	25.00'	35.30'	N38° 50' 54"W

EXISTING IMPERVIOUS AREA

EXISTING ON-SITE 5,227 S.F. - 0.12 AC.
 EXISTING OFF-SITE 371 S.F. - 0.0085 AC.
 TOTAL 5,598 S.F. - 0.13 AC.



JOHN A. EDWARDS & COMPANY
 Consulting Engineers
 and Land Surveyors

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 E-mail: info@jaeco.com

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 AT NORTH HILLS**

201 ELLWOOD DRIVE
 RALEIGH, NC 27609

Client
 LINK TINK, LLC
 2019 FAIRVIEW ROAD
 RALEIGH, NC 27608

LEGEND

AC	ACREAGE	HW	HEADWALL
BM	BOOK OF MAPS	INV	INVERT
BO	BLOWOFF	IPS	IRON PIPE SET
BW	BOTTOM OF WALL	JB	JUNCTION BOX
C&G	CURB AND GUTTER	MH	MANHOLE
CB	CATCH BASIN	MIN.	MINIMUM
CMP	CORRUGATED METAL PIPE	NF	NOW OR FORMERLY
CO	SEWER CLEANOUT	PVC	POLYVINYL CHLORIDE PIPE
CO CONC.	CONCRETE	RP	REINFORCED CONCRETE PIPE
DB	DEED BOOK	RPDA	REDUCED PRESSURE DETECTOR ASSEMBLY
DCVA	DOUBLE CHECK VALVE	RPZ	REDUCED PRESSURE ZONE
D.I.	DUCTILE IRON	RW	RIGHT-OF-WAY
DI	DROP INLET	SF	SQUARE FEET
EIP	EXISTING IRON PIPE	SS	SANITARY SEWER
ELEV.	ELEVATION	SP	SPACES
EOP	EDGE OF PAVEMENT	SS	SANITARY SEWER
ESMT.	EASEMENT	SW	SIDEWALK
EX	EXISTING	TC	TOP OF CURB
FDC	FIRE DEPARTMENT CONNECTION	TCA	TREE CONSERVATION AREA
FES	FLARED END SECTION	TCP	TERRA COTTA PIPE
FFE	FINISHED FLOOR ELEVATION	TSP	TRAFFIC SIGNAL
FN	FIRE HYDRANT	TW	TOP OF WALL
FL	FIRE LINE	WL	WATER LINE
HB	HANDICAP BOTTOM	WM	WATER METER
HC	HANDICAP TOP	WS	WATER SERVICE
HT	HANDICAP TOP	WV	WATER VALVE
		YI	YARD INLET
			EX. POWER POLE
			NEW WATER VALVE
			NEW WATER REDUCER
			NEW FIRE HYDRANT
			NEW WATER METER
			NEW WATER METER
			NEW SEWER MANHOLE
			NEW SEWER CLEANOUT
			NEW STORM CATCH BASIN
			NEW STORM CATCH BASIN
			NEW STORM DROP INLET
			NEW FLARED END SECTION
			EX. LIGHT POLE
			EX. IRON PIPE
			IRON PIPE SET
			PROPERTY LINE
			RIGHT-OF-WAY LINE
			LOT LINE
			EASEMENT LINE
			EXISTING WATER LINE
			EXISTING SANITARY SEWER
			EXISTING STORM DRAINAGE
			NEW WATER LINE
			NEW SANITARY SEWER
			NEW STORM DRAINAGE
			EXISTING CONTOUR LINE
			NEW CONTOUR LINE
			EXISTING OVERHEAD POWER
			SWALE

Drawing Title
**EXISTING
 CONDITIONS PLAN**

Revisions

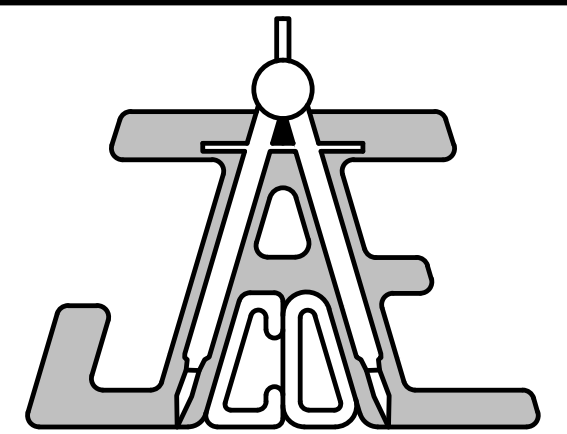
Number	Description	Date

Drawing Scale 1" = 20'

Drawn By ZCS / BF
 Checked By JRC
 Date Issued X/XXX

CE-1
 of

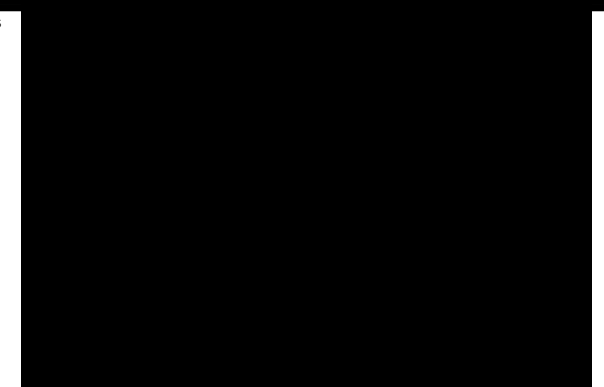
X:\Projects\The Lewis Group\5131\301 Ellwood Terry S11 - Preliminary\sub - Civil Base - 201 Ellwood.dwg, 10/30/2024 4:47:21 PM, DWG To PDF.pc3



JAECO
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



THE ELLWOOD AT NORTH HILLS

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Client
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LEGEND

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D.I.	DUCTILE IRON	RPA	REDUCED PRESSURE DETECTOR ASSEMBLY
DI	DROP INLET	RPZ	REDUCED PRESSURE ZONE
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ELEV.	ELEVATION	S.F.	SQUARE FEET
EOP	EDGE OF PAVEMENT	SP	SPACES
ESMT.	EASEMENT	SS	SANITARY SEWER
EX.	EXISTING	SW	SIDEWALK
FDC	FIRE DEPARTMENT CONNECTION	TC	TOP OF CURB
FES	FLARED END SECTION	TCA	TREE CONSERVATION AREA
FFE	FINISHED FLOOR ELEVATION	TOP	TERRA COTTA PIPE
FL	FIRE LINE	TSP	TRAFFIC SIGNAL
FL	FIRE LINE	TYP	TYPICAL
FL	FIRE LINE	WL	WATER LINE
HB	HANDICAP BOTTOM	WM	WATER METER
HC	HANDICAP	WS	WATER SERVICE
HT	HANDICAP TOP	WV	WATER VALVE
		YI	YARD INLET

CONCRETE	EX POWER POLE
EX WATER VALVE	NEW WATER VALVE
EX FIRE HYDRANT	NEW WATER REDUCER
EX WATER METER	NEW FIRE HYDRANT
EX SEWER MANHOLE	NEW WATER METER
EX SEWER CLEANOUT	NEW SEWER MANHOLE
EX STORM CATCH BASIN	NEW SEWER CLEANOUT
EX STORM DROP INLET	NEW STORM CATCH BASIN
EX FLARED END SECTION	NEW STORM DROP INLET
EX LIGHT POLE	NEW FLARED END SECTION
EX IRON PIPE	IRON PIPE SET
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	EXISTING STORM DRAINAGE
	NEW WATER LINE
	NEW SANITARY SEWER
	NEW STORM DRAINAGE
	NEW CONTOUR LINE
	NEW CONTOUR LINE
	EXISTING OVERHEAD POWER
	SWALE

Drawing Title

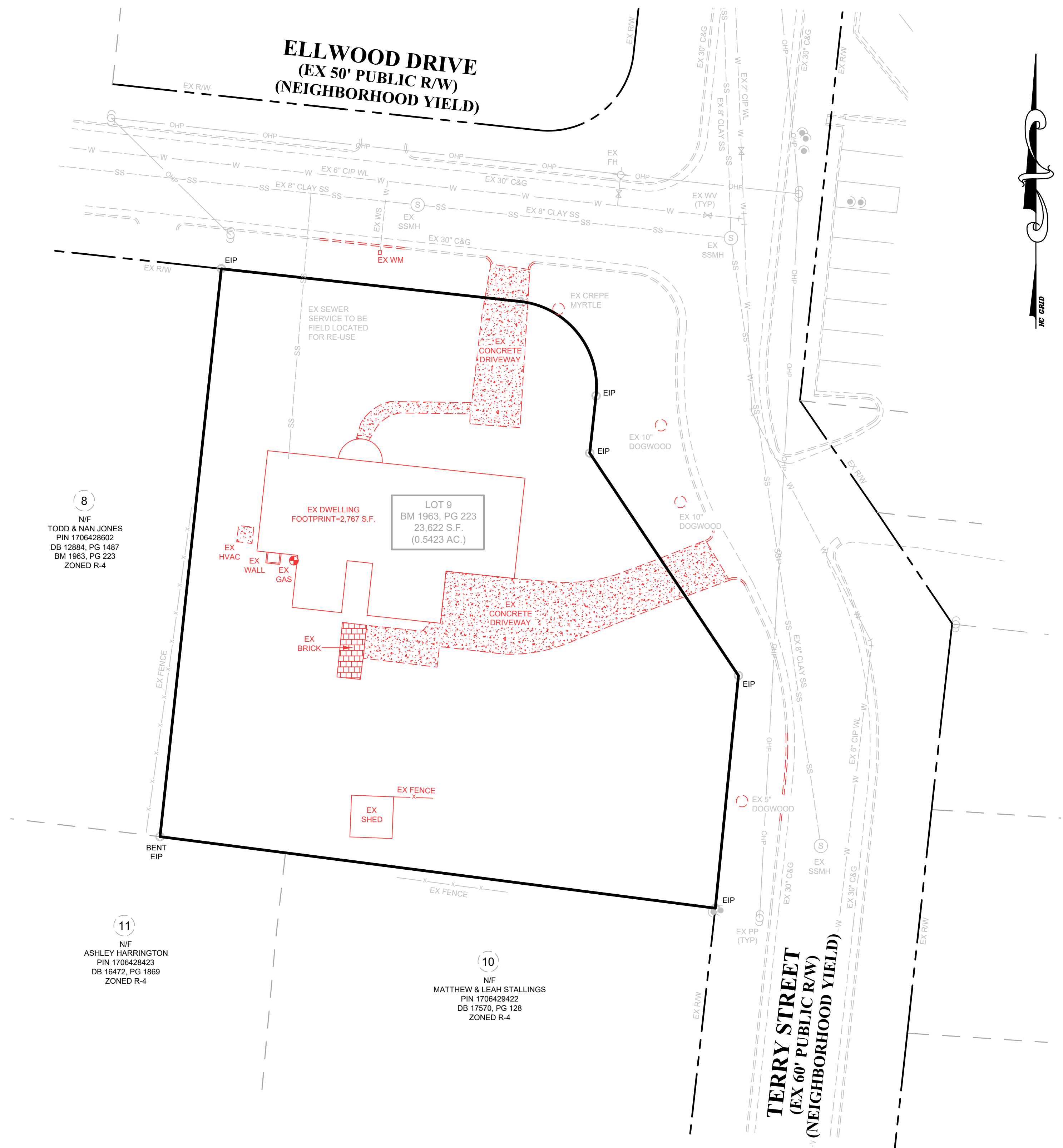
DEMOLITION PLAN

Revisions

Number	Description	Date

Drawing Scale 1" = 20'

Drawn By BF **CE-2**
Checked By JRC
Date Issued XX/XX of



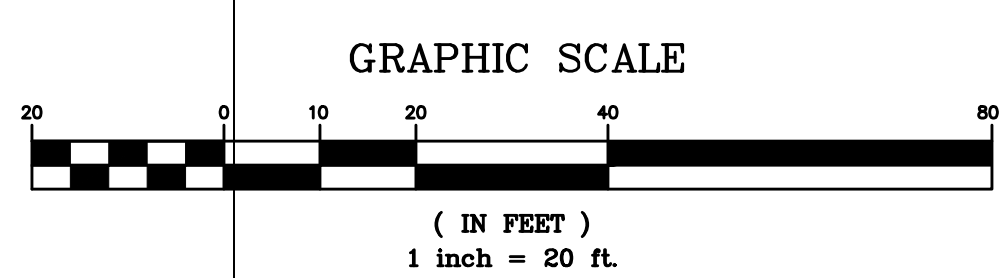
**NOTE:
DEMOLITION OF ALL ITEMS SHOWN IN (RED)**

ATTENTION CONTRACTORS:

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the PUBLIC UTILITIES DEPARTMENT at (919) 996-2409 and the PUBLIC UTILITIES DEPARTMENT at (919) 996-4540 at least fourty eight hours prior to beginning any of their construction.

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

FAILURE to call for inspection, install a Downstream Plug, have Permitted Plans on the jobsite, or any other Violation of CITY OF RALEIGH STANDARDS will result in a Fine and Possible Exclusion from future work in the CITY OF RALEIGH.

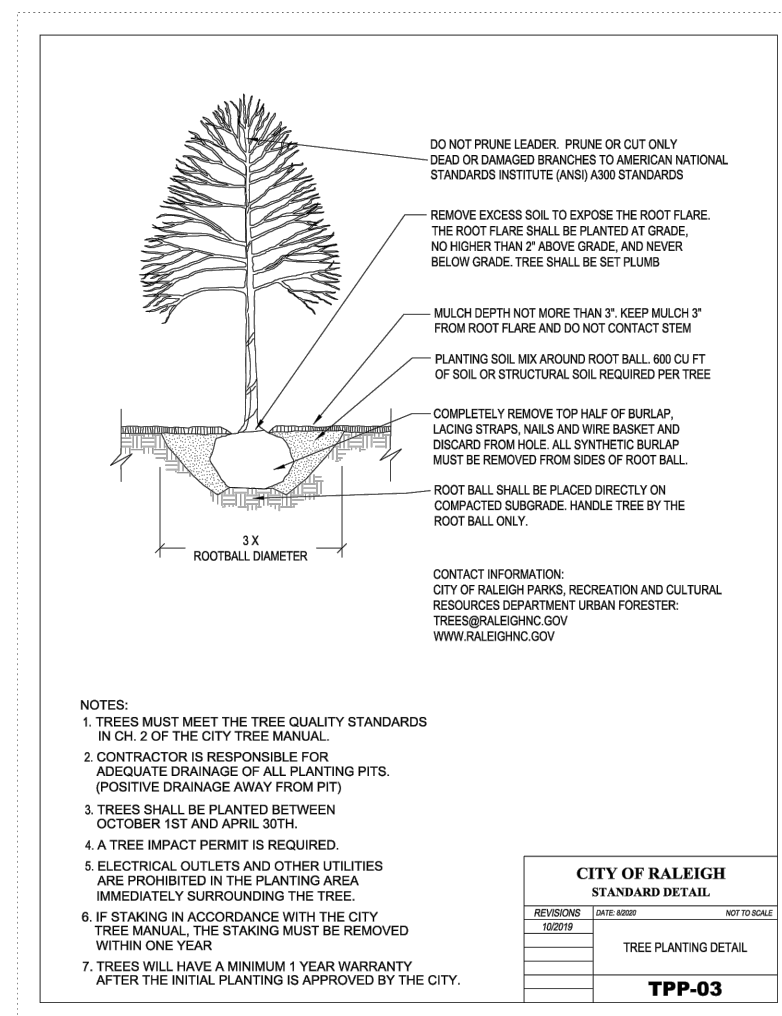


GENERAL NOTES:

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PROPOSED STREET TREE CALCULATION

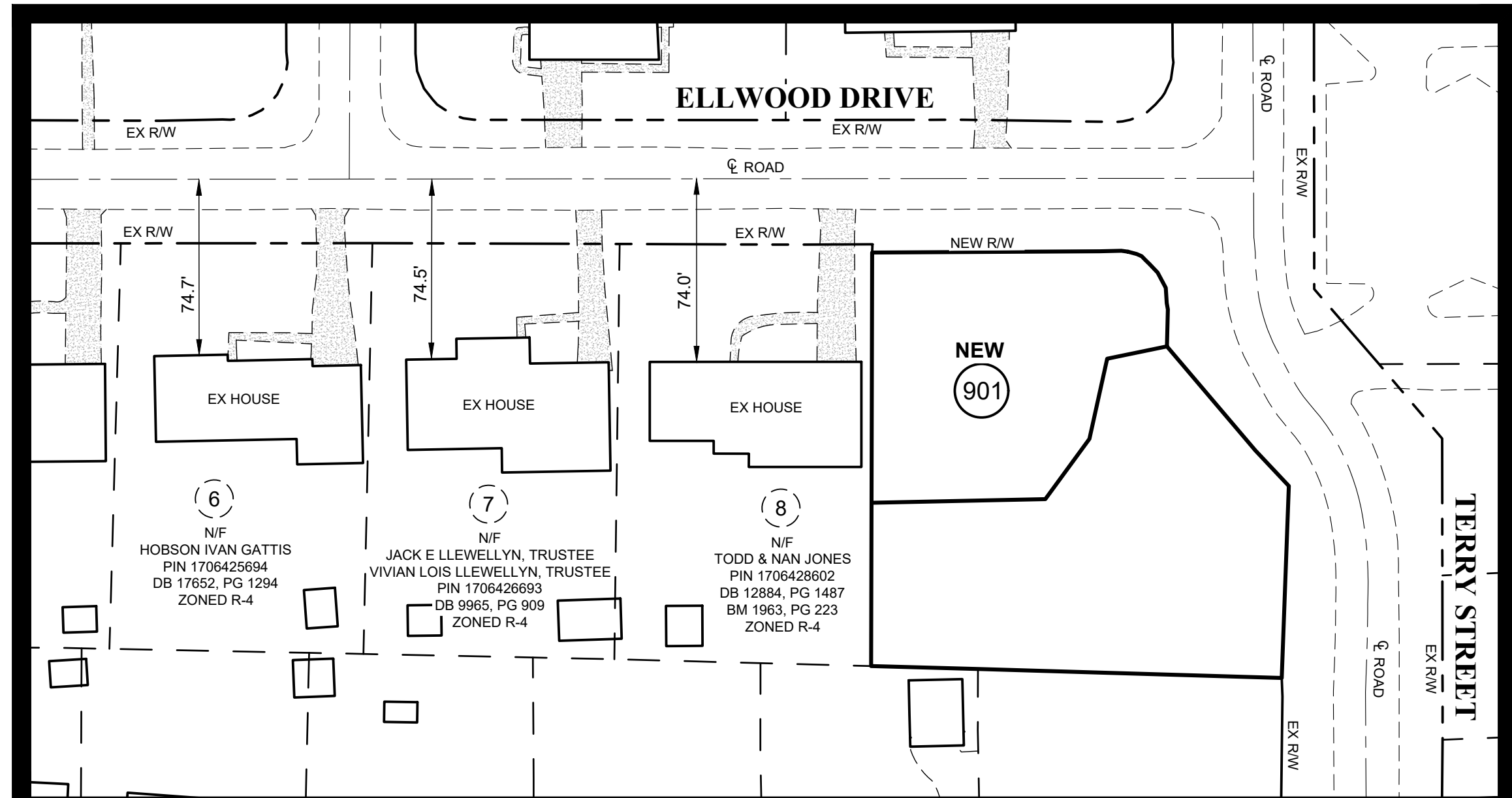
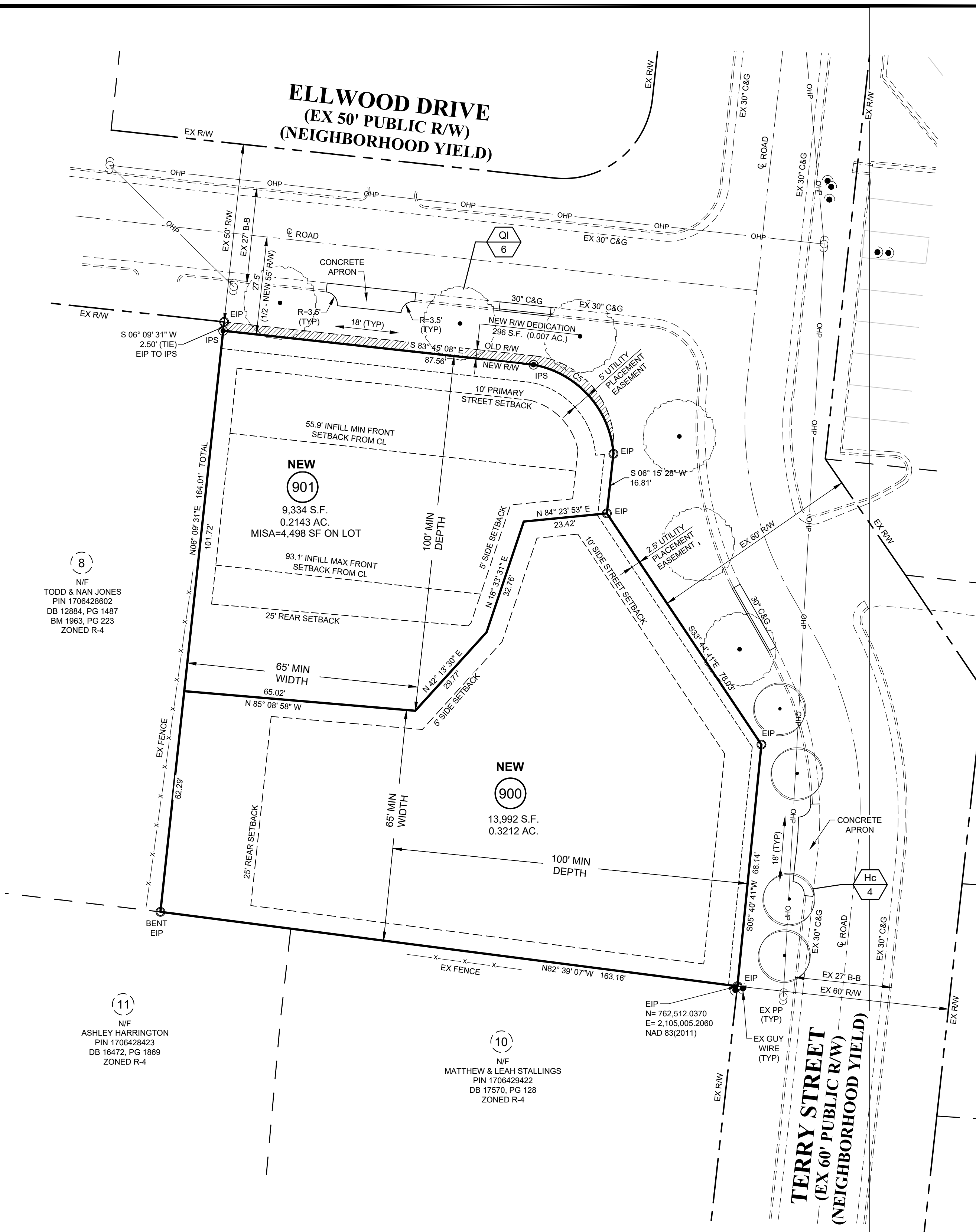
**ELLWOOD DRIVE
ELIGIBLE FRONTAGE = 111'
REQUIRED TREES = 111 LF / 40' OC = 3 SHADE TREES REQUIRED
PROVIDED SHADE TREES = 3**

**TERRY STREET
POWER LINE OVERHEAD ELIGIBLE FRONTAGE = 77'
REQUIRED TREES = 77 LF / 20' OC = 4 UNDERSTORY TREES REQUIRED
NO POWER LINE OVERHEAD ELIGIBLE FRONTAGE = 103'
REQUIRED TREES = 103 LF / 40' OC = 3 SHADE TREES REQUIRED
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PLANT LIST

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	CAL.	HT.	MATURE SP.	MATURE HT.	ROOT
QI	6	Quercus lyrata	Highbeam Overcup Oak	3"	10'	40-50'	35-40'	BB
Hc	4	Halesia Carolina	Carolina Silverbell	1.5"	6'	20-25'	15-20'	BB Single stem

NOTE: ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, TPP-03.



INFILL EXHIBIT FROM GIS

SCALE: 1" = 50'

MEDIAN SETBACK FROM COMPARATIVE SAMPLE IS 74.5' FROM EXISTING CL PER 2.2.7.C.3. SINCE SUBJECT PROPERTY R/W IS DIFFERENT FROM THE COMPARATIVE SAMPLE. PER 2.2.7.C.1.b. THE SETBACK MAY BE WITHIN 25% OF THE MEDIAN FOR LOTS WIDER THAN 80'. MIN SETBACK FROM CL ON NEW LOT 901 IS 55.9' AND MAX IS 93.1' FINAL INFILL SETBACK TO BE MEASURED AT TIME OF BUILDING PERMIT.

FEE-IN-LIEU REQUIRED FOR 6' SIDEWALK ON FRONTAGE OF ELLWOOD DRIVE & TERRY STREET. THERE ARE NO EXISTING SIDEWALKS IN THIS NEIGHBORHOOD.

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C5	36.12'	27.49'	33.58'	S41° 52' 16"E



TOTAL LOT AREA

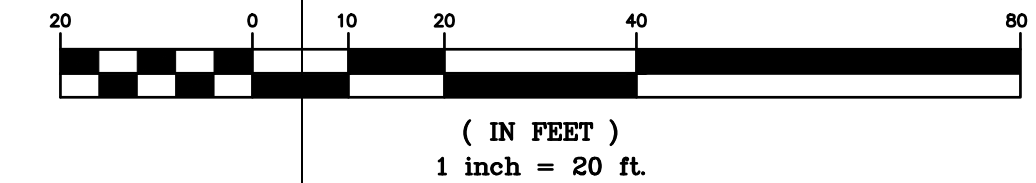
OLD LOT 9: 23,622 S.F. (0.5423 AC.)
TOTAL: 23,622 S.F. (0.5423 AC.)

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NEW LOT 9: 23,326 S.F. (0.5355 AC.)
R/W DEDICATION: 296 S.F. (0.0068 AC.)
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TRANSPORTATION NOTES:

- RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50 FEET OF ALL RESIDENTIAL OR RESIDENTIAL COLLECTOR INTERSECTIONS. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL OTHER STREET INTERSECTIONS.
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GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

JOHN A. EDWARDS & COMPANY
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THE ELLWOOD AT NORTH HILLS

201 ELLWOOD DRIVE
RALEIGH, NC 27609

LINK TINK, LLC
2019 FAIRVIEW ROAD
RALEIGH, NC 27608

LEGEND

AC. ACREAGE	HW HEADWALL
BM BOOK OF MAPS	INV. INVERT
BW BLOWOFF	IPS IRON PIPE SET
CS CURB AND GUTTER	JB JOINT BOX
C&G CATCH BASIN	MIN. MINIMUM
CM CORRUGATED METAL PIPE	NF NOW OR FORMERLY
CONC. CONCRETE	PC POLYETHYLENE CHLORIDE PIPE
COB COB BOOK	PFC PRIVATE DRAINAGE EASEMENT
DOVA DOUBLE CHECK VALVE	PG PAGE
D.I. DUCTILE IRON	PPC REINFORCED CONCRETE PIPE
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ELEV. ELEVATION	RW RIGHT-OF-WAY
EDGE OF PAVEMENT	S.F. SQUARE FEET
ESMT. EASEMENT	SS SANITARY SEWER
EX. EXISTING	SP SPACES
EX. FIRE DEPARTMENT CONNECTION	TC TOP OF CURB
FES FLARED END SECTION	TCA TREE CONSERVATION AREA
FIR. FINISHED FLOOR	TCP TERRA COTTA PIPE
FL FIRE HYDRANT	TSP TRAFFIC SIGNAL
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SITE PLAN

Number	Description	Date

Drawing Scale: 1" = 20'

Drawn By: BF
Checked By: JRC
Date Issued: XX/XX

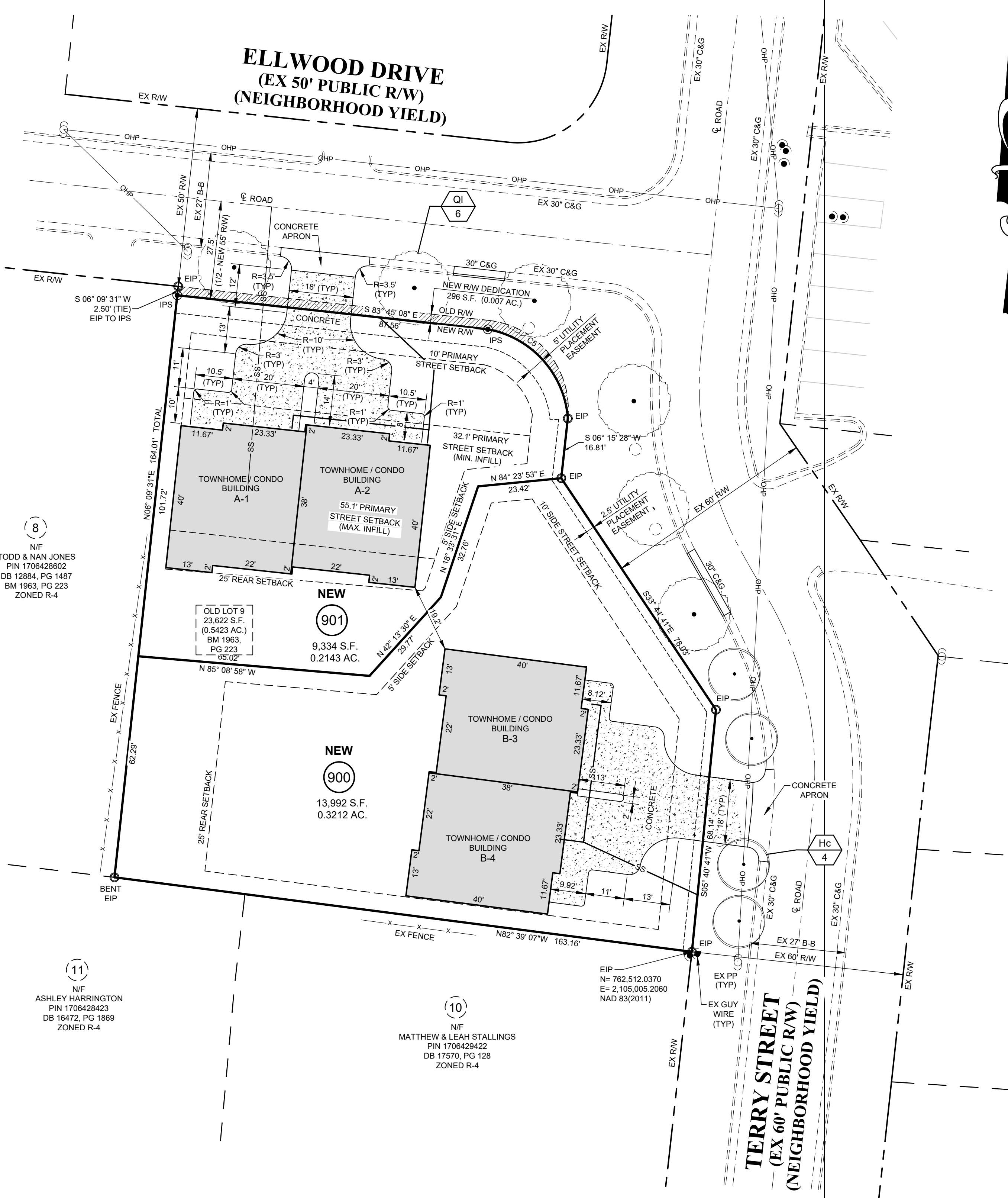
CE-3

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THE ELLWOOD AT NORTH HILLS

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PROPOSED STREET TREE CALCULATION

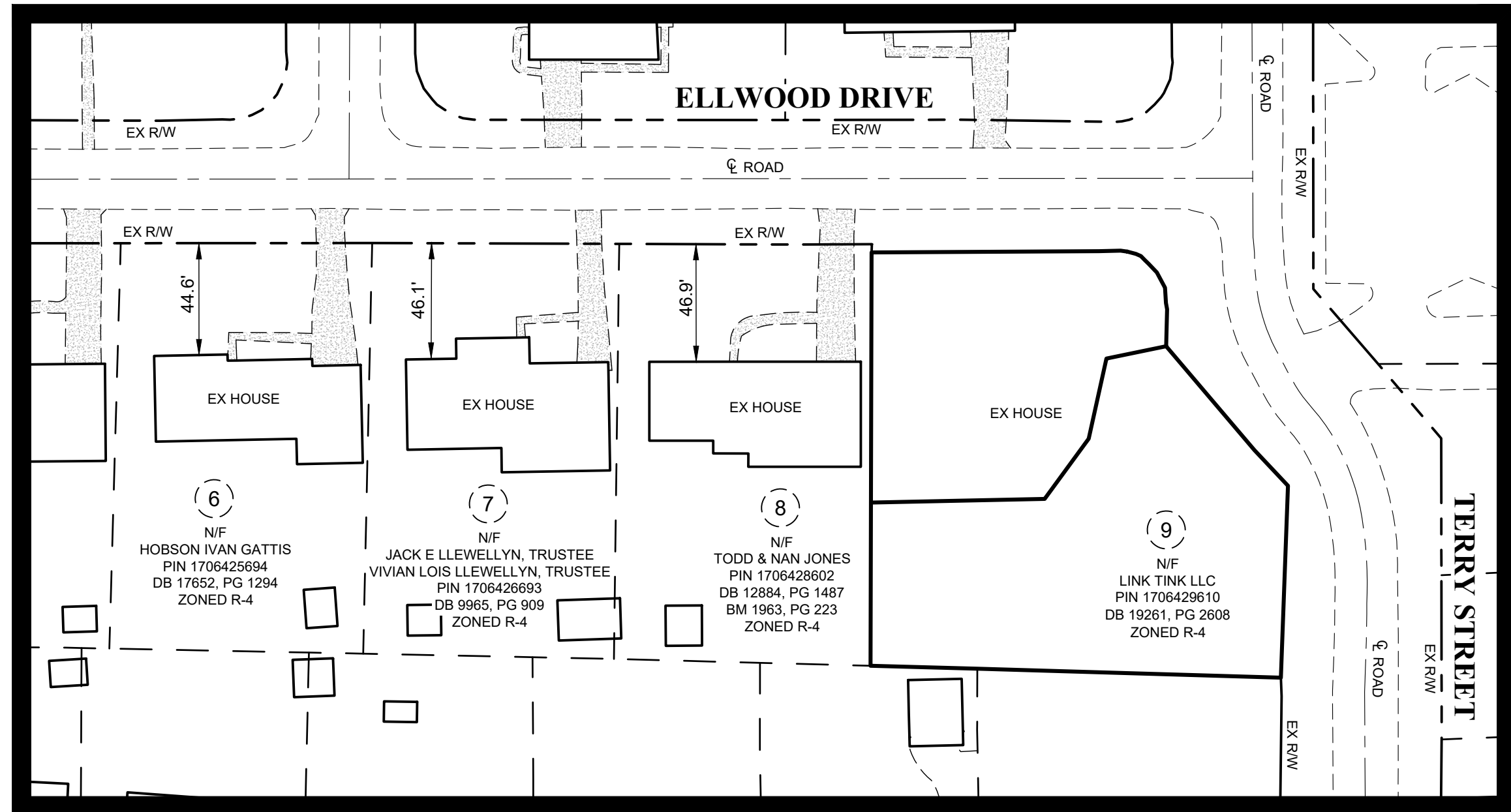
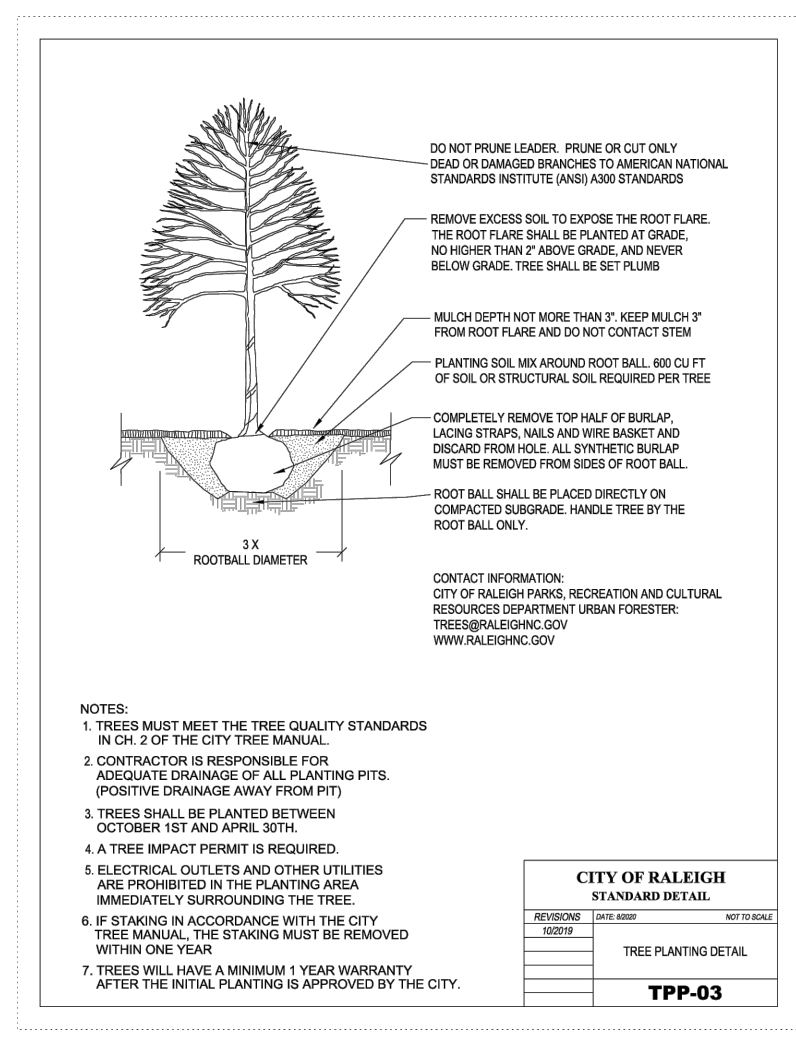
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TOTAL LOT AREA

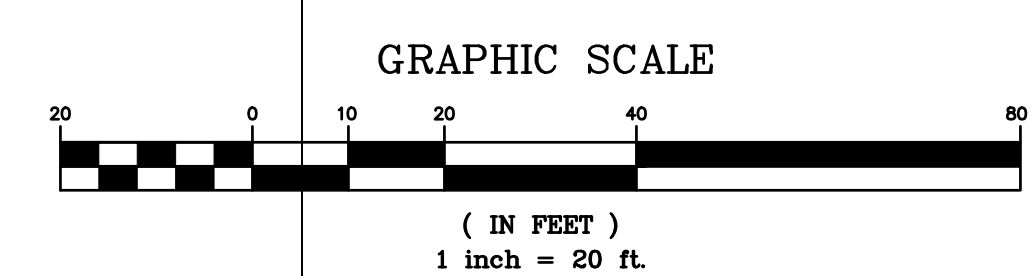
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LEGEND

AC	ACREAGE	HW	HEADWALL
BM	BOOK OF MAPS	INV	INVERT
BO	BLOWOFF	IPS	IRON PIPE SET
BW	BOTTOM OF WALL	JB	JUNCTION BOX
C&G	C&G	JK	MANHOLE
CS	CATCH BASIN	MIN	MINIMUM
CO	CORRUGATED METAL	NF	NEW OR FORMERLY
COMP	CONCRETE	PG	PRIVATE DRAINAGE EASEMENT
CP	CONCRETE	PGE	PAGE
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D.I.	DUCTILE IRON	RPZ	RIGHT-OFF-WAY SQUARE FEET
DIP	DROP INLET	RW	RIGHT-OFF-WAY
EIP	EXISTING IRON PIPE	S.F.	SQUARE FEET
ELEV.	ELEVATION	SS	SANITARY SEWER
ESCP	EDGE OF PAVEMENT	SP	SPACES
ESMT.	EASEMENT	SW	SIDEWALK
EX.	EXISTING	TC	TOP OF CURB
EX.	EXISTING	TCA	TREE CONSERVATION AREA
EX.	EXISTING	TCP	TERRA COTTA PIPE
EX.	EXISTING	TSP	TRAFFIC SIGNAL
EX.	EXISTING	TW	TOP OF WALL
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EX.	EXISTING	WL	WATER LINE
EX.	EXISTING	WM	WATER METER
EX.	EXISTING	WS	WATER SERVICE
EX.	EXISTING	WV	WATER VALVE
EX.	EXISTING	YI	YARD INLET
EX.	EXISTING		

SITE PLAN

Revisions

Number	Description	Date

Drawing Scale: 1" = 20'

Drawn By: BF
Checked By: JRC
Date Issued: XXXX

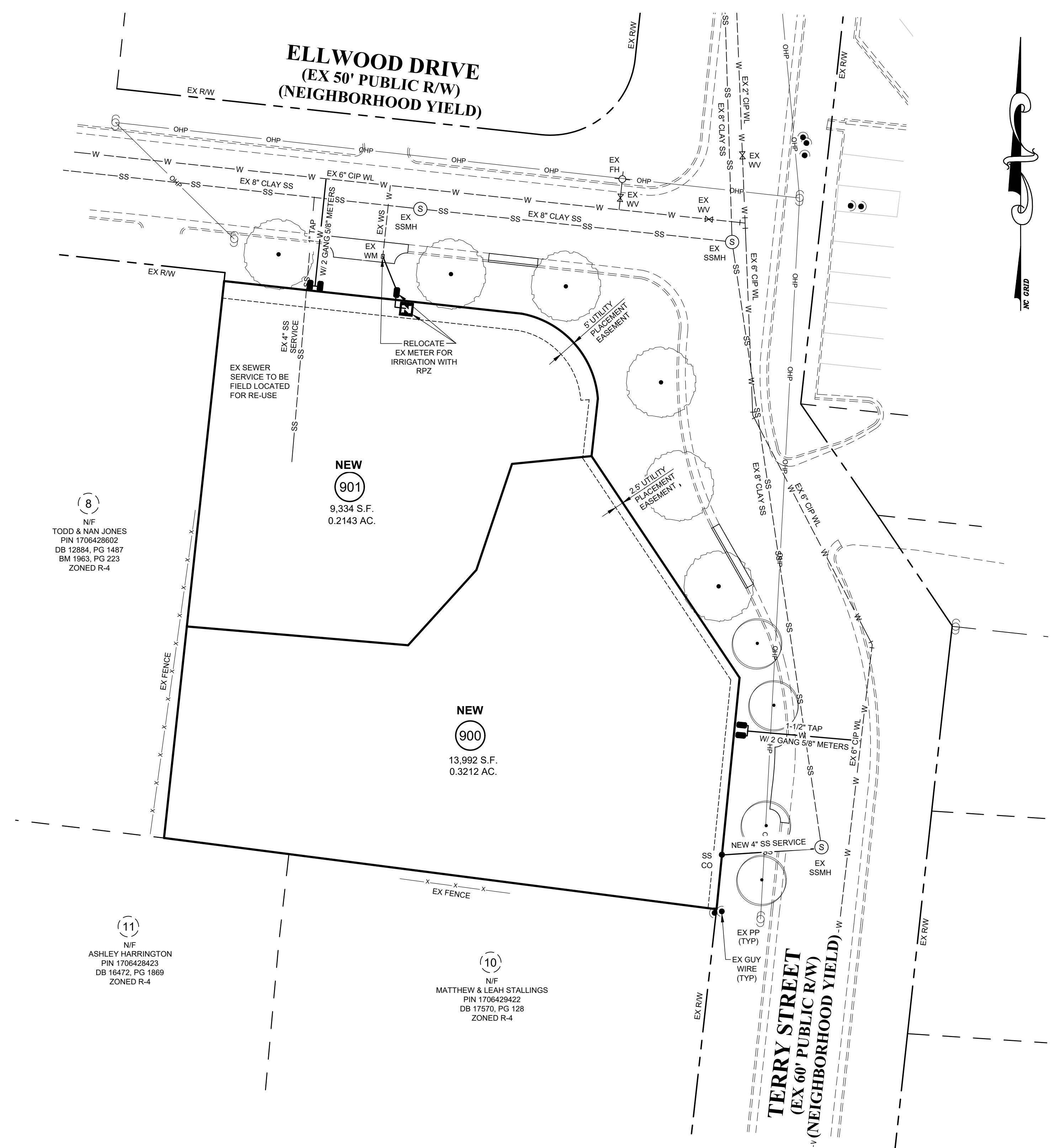
CE-3

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- EXISTING WATER AND SEWER SIZES AND MATERIALS PER SCOPE-0130-2022

STANDARD UTILITY NOTES:

- 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 watertight 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 watertight 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 18" 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.
- Developer shall provide 30 days advance written notice to owner for any work required within an existing City of Raleigh Utility Easement traversing private property.
- 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.
- SEWER BYPASS PUMPING - A bypass plan sealed by an NC Professional Engineer shall be provided to Raleigh Water prior to pumping operations for approval. The operations and equipment shall comply with the Public Utilities Handbook.
- 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all reuse mains.
- It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure.
- Install 3/4" copper water services with meters located at ROW or within a 2x2' Waterline Easement immediately adjacent. NOTE: It is the applicant's responsibility to properly size the water service 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 RW FOG Program Coordinator prior to issuance of a UC and/or Building Permit. Contact (919) 996-4516 or fog@raleighnc.gov for more information.
- Cross-connection control protection devices are required based on the degree of health hazard involved as listed in Appendix B of the Rules Governing Public Water Systems in North Carolina.
- The devices shall meet the American Society of Sanitary Engineering (ASAE) standards and be on the University of Southern California approval list.
- The device and installation shall meet the guidelines of Appendix A - Guidelines and Requirements for the Cross Connection Program in Raleigh's Service Area.
- The devices shall be installed and tested (both, initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross connection control program, whichever is more stringent. Contact Cross.connection@raleighnc.gov for more information.
- NOTICE for projects that involve an oversized main or urban main replacement. Any City reimbursement greater than \$250,000.00 must undergo the public bidding process.



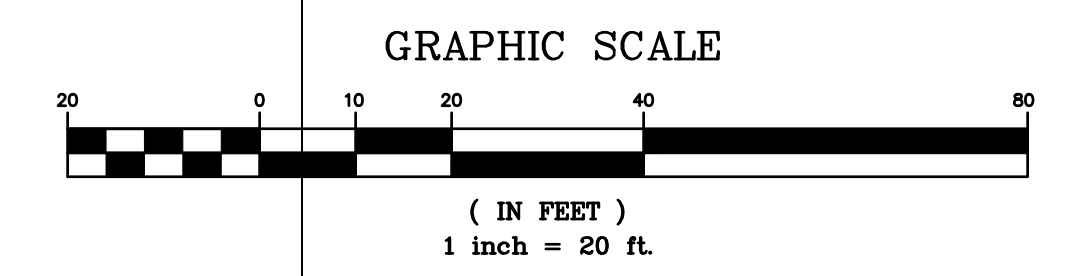
NOTE
ALL WATER METERS, CLEAN-OUTS & FIRE HYDRANTS LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY TO BE LOCATED IN A 5' x 5' UTILITY EASEMENT.

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Project

THE ELLWOOD AT NORTH HILLS

201 ELLWOOD DRIVE
RALEIGH, NC 27609

Client

LINK TINK, LLC
2019 FAIRVIEW ROAD
RALEIGH, NC 27608

LEGEND

AC	ACREAGE	HW	HEADWALL
BM	BOOK OF MAPS	INV.	INVERT
BD	BLOWOFF	IPS	IRON PIPE SET
BW	BOTTOM OF WALL	JB	JUNCTION BOX
C&G	CURB AND GUTTER	JH	MANHOLE
CS	CATCH BASIN	MIN.	MINIMUM
CM	CORRUGATED METAL PIPE	NF	NOW OR FORMERLY
CPO	SEWER CLEANOUT	PDE	PRIVATE DRAINAGE EASEMENT
DB	DEED BOOK	PC	PAGE
DCVA	DOUBLE CHECK VALVE	PVC	POLYVINYL CHLORIDE PIPE
D.I.	DUCTILE IRON	RDPA	REDUCED PRESSURE DETECTOR ASSEMBLY
DI	DROP INLET	RPZ	REDUCED PRESSURE ZONE
DIP	EXISTING IRON PIPE	R/W	RIGHT-OF-WAY
ELEV.	ELEVATION	S.F.	SQUARE FEET
EQP	EDGE OF PAVEMENT	SP	SPACES
EX.	EXISTING	SS	SANITARY SEWER
EX.	EXISTING	SW	SIDEWALK
EX.	EXISTING	TC	TOP OF CURB
FDC	FIRE DEPARTMENT CONNECTION	TCA	TREE CONSERVATION AREA
FES	FINISHED END SECTION	TOP	TERRAZZO PIPE
FFE	FINISHED FLOOR ELEVATION	TSP	TRAFFIC SIGNAL
FH	FIRE HYDRANT	TYP	TYPICAL
FL	FIRE LINE	WL	WATER LINE
HL	HANDICAP BOTTOM	WM	WATER METER
HC	HANDICAP TOP	WS	WATER SERVICE
HT	HANDICAP TOP	WV	WATER VALVE
		YI	YARD INLET
			CONCRETE
			EX. POWER POLE
			NEW WATER VALVE
			NEW WATER REDUCER
			NEW FIRE HYDRANT
			NEW WATER METER
			NEW SEWER MANHOLE
			NEW SEWER CLEANOUT
			NEW SEWER CLEANOUT
			NEW STORM CATCH BASIN
			NEW STORM DROP INLET
			NEW STORM DROP INLET
			NEW FLARED END SECTION
			EX. LIGHT POLE
			EX. IRON PIPE
			IRON PIPE SET
			PROPERTY LINE
			RIGHT-OF-WAY LINE
			LOT LINE
			EASEMENT LINE
			EXISTING WATER LINE
			EXISTING SANITARY SEWER
			EXISTING STORM DRAINAGE
			NEW WATER LINE
			NEW SANITARY SEWER
			NEW STORM DRAINAGE
			EXISTING CONTOUR LINE
			NEW CONTOUR LINE
			EXISTING OVERHEAD POWER SWALE

Drawing Title

UTILITY PLAN

Revisions

Number	Description	Date

Drawing Scale 1" = 20'

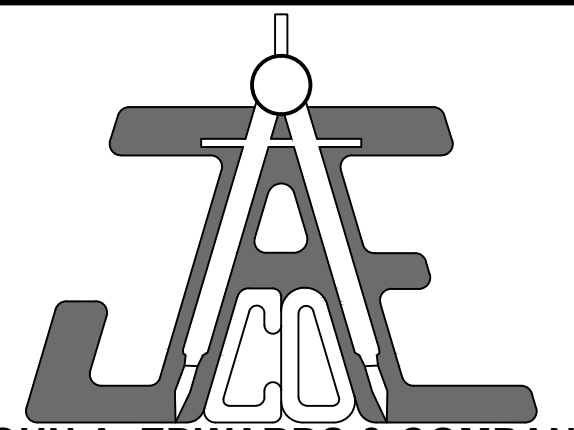
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Checked By JRC

Date Issued XX/XX

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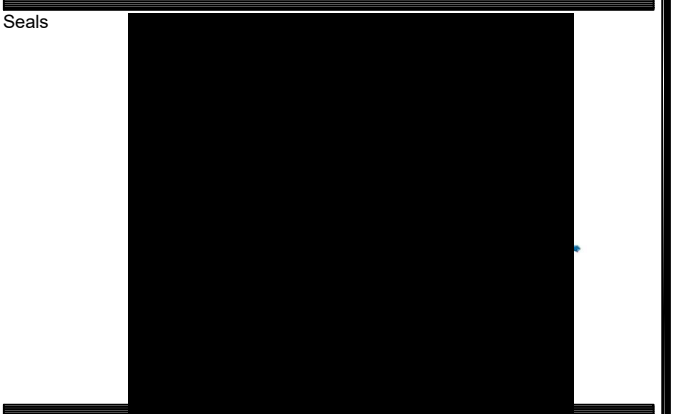
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DI	DROP INLET	RW	RIGHT-OF-WAY
EIP	EXISTING IRON PIPE	S.F.	SQUARE FEET
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EDP	EDGE OF PAVEMENT EASEMENT	SS	SANITARY SEWER
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CONCRETE	EX. POWER POLE	NEW WATER VALVE	NEW FLARED END SECTION
EX. WATER VALVE	NEW WATER VALVE	NEW WATER REDUCER	NEW FLARED END SECTION
EX. FIRE HYDRANT	NEW FIRE HYDRANT	NEW FIRE HYDRANT	NEW FLARED END SECTION
EX. WATER METER	NEW WATER METER	NEW WATER METER	NEW FLARED END SECTION
EX. SEWER MANHOLE	NEW SEWER MANHOLE	NEW SEWER MANHOLE	NEW FLARED END SECTION
EX. SEWER CLEANOUT	NEW SEWER CLEANOUT	NEW SEWER CLEANOUT	NEW FLARED END SECTION
EX. STORM CATCH BASIN	NEW STORM CATCH BASIN	NEW STORM CATCH BASIN	NEW FLARED END SECTION
EX. STORM DROP INLET	NEW STORM DROP INLET	NEW STORM DROP INLET	NEW FLARED END SECTION
EX. FLARED END SECTION	NEW FLARED END SECTION	NEW FLARED END SECTION	NEW FLARED END SECTION
EX. LIGHT POLE	NEW LIGHT POLE	NEW LIGHT POLE	NEW FLARED END SECTION
EX. IRON PIPE	NEW IRON PIPE	NEW IRON PIPE	NEW FLARED END SECTION

**GRADING /
STORMWATER PLAN**

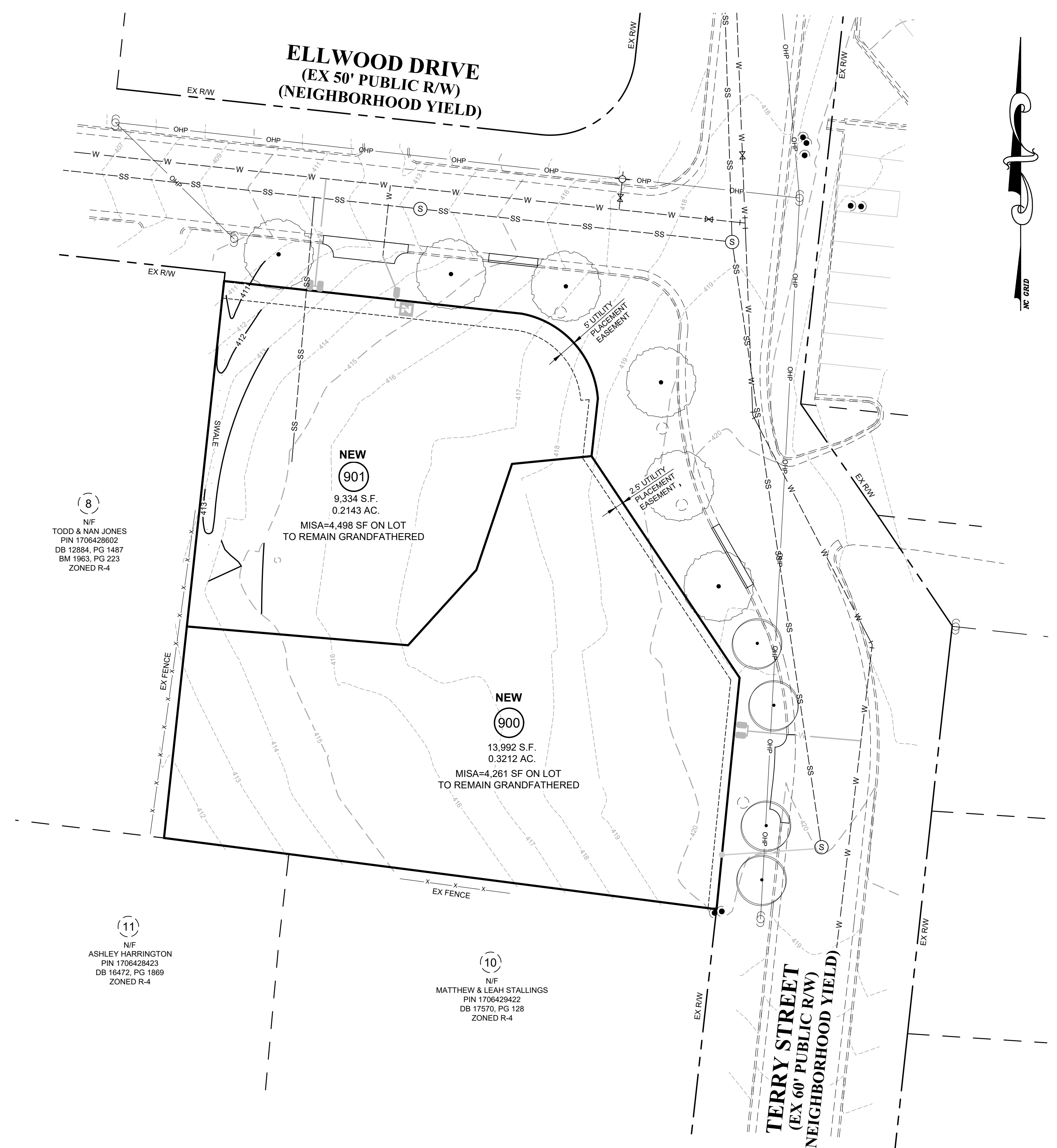
Revisions

Number	Description	Date

Drawing Scale 1" = 20'

Drawn By BF
Checked By JRC
Date Issued XX/XX

CE-5

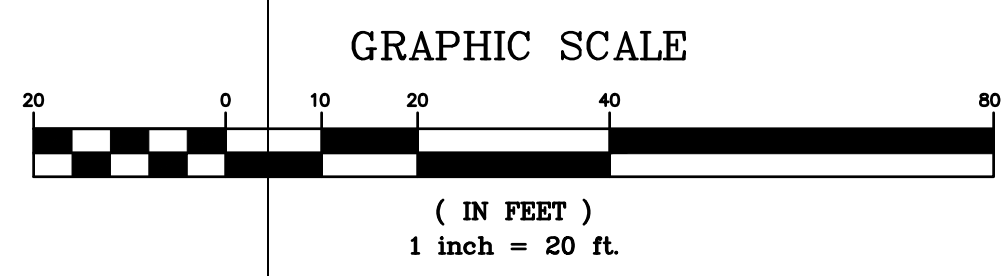


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STORMWATER MANAGEMENT PLAN
IN ACCORDANCE WITH 9.2.2.A.2.b.i. THIS IS A SUBDIVISION OF A GRANDFATHERED LOT ONE ACRE OR LESS TO BE USED FOR SINGLE UNIT LIVING, OR ANY ATTACHED HOUSE, TINY HOUSE OR TWO UNIT TOWNHOUSE DEVELOPMENT USED FOR 2 UNIT LIVING AND THEREFORE REMAINS GRANDFATHERED SUBJECT TO MAXIMUM PERCENTAGE OF IMPERVIOUS SURFACE COVERAGE OUTLINED PER ZONING IN 9.2.2.A.4.a.

NEW LOT 900 IS SUBJECT TO A MAXIMUM 38% IMPERVIOUS SURFACE COVERAGE AREA WHICH INCLUDES A 6' PUBLIC SIDEWALK AND THE DRIVEWAY CONNECTION IN THE PUBLIC R/W.

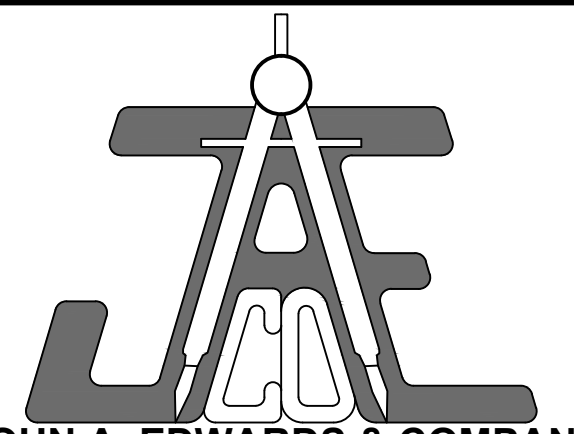
NEW LOT 901 IS SUBJECT TO A MAXIMUM IMPERVIOUS SURFACE AREA (MISA) OF 4,580 SF ON THE LOT. A FLOOD STUDY IS PROVIDED IN ACCORDANCE WITH 9.2.2.A.4.b.ii. THE FLOOD STUDY INCLUDES IMPERVIOUS SURFACE AREA FOR THE 6' PUBLIC SIDEWALK AND DRIVEWAY LOCATED IN THE PUBLIC R/W WHICH IS IN ADDITION TO THE MISA SHOWN ON THE LOT.

IMPERVIOUS AREAS WITHIN THE PUBLIC R/W AND INCLUDED INT EH FLOOD STUDY ARE SUMMARIZED IN THE IMPERVIOUS AREA SUMMARY TABLE.

IMPERVIOUS AREA SUMMARY

EXISTING ON SITE.....	5,068 S.F. - 0.12 AC.
(EXISTING GRANDFATHERED LOT)	
EXISTING IN R/W (TO EXISTING BACK OF CURB).....	371 S.F. - 0.0085 AC.
PROPOSED MAX ON NEW LOT 900 (38% LESS R/W IMPROVEMENTS TO BACK OF CURB)..	4,261 S.F. - 0.0978 AC.
PROPOSED IN R/W LOT 900 (TO EXISTING BACK OF CURB).....	1,056 S.F. - 0.0242 AC.
PROPOSED MAX ON NEW LOT 901.....	4,498 S.F. - 0.1051 AC.
PROPOSED IN R/W LOT 901 (TO EXISTING BACK OF CURB).....	1,122 S.F. - 0.0258 AC.

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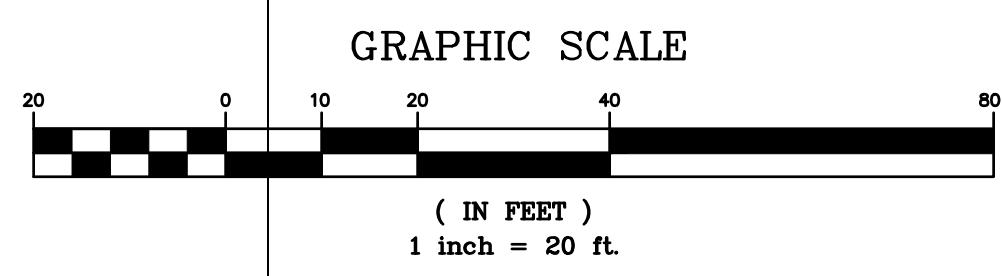
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EX. FLARED END SECTION	NEW STORM DROP INLET
EX. LIGHT POLE	NEW FLARED END SECTION
EX. IRON PIPE	IRON PIPE SET
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	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	EXISTING WATER LINE
	SS
	EXISTING SANITARY SEWER
	EXISTING STORM DRAINAGE
	NEW WATER LINE
	NEW SANITARY SEWER
	NEW STORM DRAINAGE
	EXISTING CONTOUR LINE
	NEW CONTOUR LINE
	EXISTING OVERHEAD POWER
	SWALE

**FIRE DEPARTMENT
 PLAN**

Revisions		
Number	Description	Date

Drawing Scale	1" = 20'
Drawn By	BF
Checked By	JRC
Date Issued	XX/XX



**ELLWOOD DRIVE
 (EX 50' PUBLIC R/W)
 (NEIGHBORHOOD YIELD)**

**TERRY STREET
 (EX 60' PUBLIC R/W)
 (NEIGHBORHOOD YIELD)**

FIRE TRUCK

FIRE TRUCK

NEW
 901
 9,334 S.F.
 0.2143 AC.

NEW
 900
 13,992 S.F.
 0.3212 AC.

8
 N/F
 TODD & NAN JONES
 PIN 1705428652
 DB 12884, PG 1487
 BM 1963, PG 223
 ZONED R-4

11
 N/F
 ASHLEY HARRINGTON
 PIN 1705429423
 DB 16472, PG 1869
 ZONED R-4

10
 N/F
 MATTHEW & LEAH STALLINGS
 PIN 1705429422
 DB 17570, PG 128
 ZONED R-4

300' COVERAGE

EX FENCE

EX PP (TYP)

EX GUY WIRE (TYP)

EX FH

