

DEVELOPMENT SERVICES

Preliminary Subdivision Plan Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495



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 your completed application to DS.intake@raleighnc.gov.

LEVEL 1

Office Use Only: Case #: <u>SUB-0060-2019</u>	Planner (print): <u>M. WALTERS</u>
Pre-application Conference Date: <u>11/13/19</u>	Planner (signature): <u>[Signature]</u> <u>11/13/19</u>

DEVELOPMENT TYPE (UDO Section 2.1.2)			
☒ Conventional Subdivision	☐ Compact Development	☐ Conservation Development	☐ Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development name (subject to approval): <u>HAROLD & CORAL STEVENS</u>			
Property Address(es): <u>3417 Yelverton Circle, Raleigh NC 27612</u>			
Recorded Deed PIN(s): <u>0795.16-84-0843</u>			
What is your project type?	☒ Single family ☐ Apartment	☐ Townhouse ☐ Non-residential	☐ Attached houses ☐ Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: <u>Harold & Coral Stevens</u>	Owner/Developer Name and Title: <u>Harold & Coral Stevens / Owners</u>
Address: <u>3417 Yelverton Circle, Raleigh NC 27612</u>	
Phone #: <u>(919) 815-3166</u>	Email: <u>stevenscoral@netzero.net</u>
APPLICANT INFORMATION	
Company: <u>John A. Edwards & Company</u>	Contact Name and Title: <u>Johnny Edwards</u>
Address: <u>333 Wade Avenue, Raleigh NC 27605</u>	
Phone #: <u>(919) 828-4428</u>	Email: <u>johnny@jaeco.com</u>

DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

ZONING INFORMATION

Gross site acreage: 0.6623 AC.

Zoning districts (if more than one, provide acreage of each):

R-4

Overlay district:

Inside City limits? ☒ Yes ☐ No

Conditional Use District (CUD) Case # Z-

Board of Adjustment (BOA) Case # A- 0011-2019

STORMWATER INFORMATION

Existing Impervious Surface:

Acres: 0.13 AC. Square Feet: 5,448 S.F.

Proposed Impervious Surface:

Acres: 0.50 AC. Square Feet: 21,924 S.F.

Neuse River Buffer ☐ Yes ☒ NoWetlands ☐ Yes ☒ NoIs this a flood hazard area? ☐ Yes ☒ No

If yes, please provide the following:

Alluvial soils: _____

Flood study: _____

FEMA Map Panel #:

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots: 0 Detached 0 Attached

Total # of single-family lots: 2

Proposed density for each zoning district (UDO 1.5.2.F): 3 DU. / AC.

Total # of open space and/or common area lots: 0

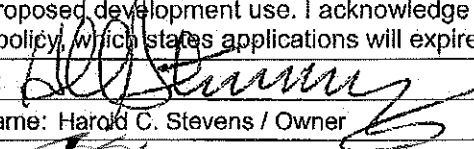
Total # of requested lots: 2

SIGNATURE BLOCK

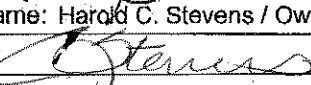
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City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

I hereby designate Johnny Edwards to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature:  Date: 11/5/19

Printed Name: Harold C. Stevens / Owner

Signature:  Date: 11/5/19

Printed Name: Coral C. Stevens / Owner



**JOHN A. EDWARDS
& COMPANY**
*Consulting Engineers
And Land Surveyors*

333 Wade Avenue
Raleigh, NC 27605
(919) 828-4428
(919) 828-4711 fax
info@jaeco.com
www.jaeco.com

November 4, 2019

Dear Property Owner,

We have applied to the City of Raleigh Development Services Department for approval of a Preliminary Subdivision Plan near property you own. The subject property is located at the following address and Parcel Identification Number: 3417 Yelverton Circle #0795840843.

Attached is a preliminary plan showing our proposal. Specifically, this proposal is to subdivide the existing lot into two lots.

The application, plans, and status can be viewed on the city's website at www.raleighnc.gov, by searching for 'current development activity' in the search box and scrolling to 'Subdivision Cases (S)'.

More information can also be found by accessing the development plans layer in iMaps, the online mapping and property information system located at <http://maps.raleighnc.gov>.

Per Section 10.2.1.C of the city's Unified Development Ordinance we are required to provide this mailed notice to all properties within 100 feet. If you wish to discuss our application, you may reach me via phone at 919-828-4428 or via email at Johnny @jaeco.com.

The Development Services Department can be reached at 919-996-2492 or currentplanning@raleighnc.gov.

Sincerely,



John A. Edwards, Jr.

MAILING INVENTORY

FRANKLIN, EARL RUFFIN JR FRANKLIN, SANDY P
3408 DOWNEY CT
RALEIGH NC 27612-5034
795748847

COOKE, JOHN C COOKE, ELAINE S
4917 LARCHMONT DR
RALEIGH NC 27612-2715
795759035

STEVENS, HAROLD C STEVENS, CORAL C
3417 YELVERTON CIR
RALEIGH NC 27612-5033
795840843

HALL, HAROLD G HALL, ANN S
3407 YELVERTON CIR
RALEIGH NC 27612-5033
795841515

JOHNSON, STEWART L JOHNSON, ANN
MIDDLETON
3420 YELVERTON CIR
RALEIGH NC 27612-5033
795841896

GARRIS, STEVEN W GARRIS, LUCINDA P
3416 YELVERTON CIR
RALEIGH NC 27612-5033
795842776

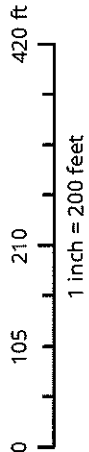
JOHNSON, LINWOOD C
527 VICK AVE
RALEIGH NC 27612-5027
795850005

COX, KEVIN G TRUSTEE THE GERALD P COX 2012
TRUST
523 VICK AVE
RALEIGH NC 27612-5027
795850085

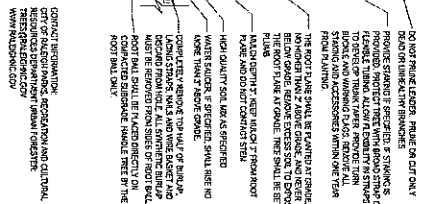
DURHAM, LILLIAN G
519 VICK AVE
RALEIGH NC 27612-5027
795851065

MANNING, FRANCES ELAINE
515 VICK AVE
RALEIGH NC 27612-5027
795852055

ANDERTON, CHARLES H JR ANDERTON, JANET R
3404 DOWNEY CT
RALEIGH NC 27612-5034
795748795



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

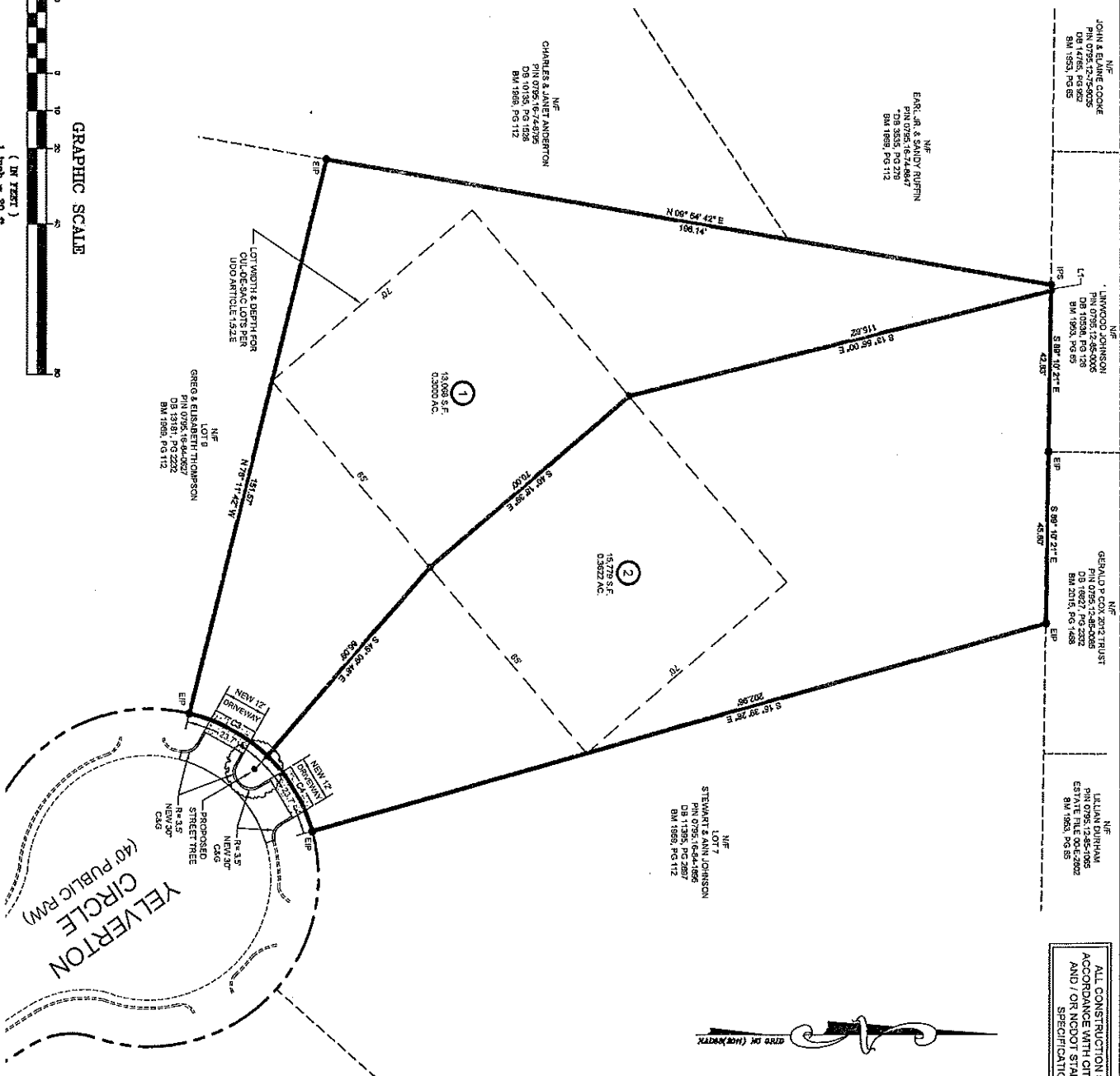
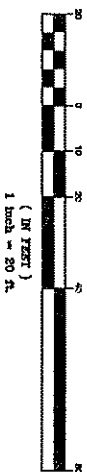


1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLASTING PITS.
2. POSITIVE DRAINAGE FROM PITS.
3. ADHERE TO STANDARDS IN THE CITY TREE DEPARTMENT.
4. STREET TREES MUST BE 1" CALIPER AT INSTALLATION WITH 5" MINIMUM FIRST BRANCH POINT.
5. PLANTING SEASON OCTOBER - APRIL.
6. A THREE INCH PIPERIT IS REQUIRED.
7. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA.
8. IMMEDIATELY SURROUNDING THE TREE.

CITY OF RALEIGH STAINARD DE LAH	
TPP-03	

BOUNDARY LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	1.37'	S 89° 10' 21"E

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	23.71	45.00'	23.43'	S 28° 45' 13" W
C4	23.71	45.00'	23.43'	S 68° 58' 10" W



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

[illegible]

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

SCALE:	DATE:
1" = 20'	11/07/2019
FILE NO:	DRAWN BY:
	BF
CHECKED BY:	JAE, JR.

OWNER:	HAROLD & CORAL STEVENS
PROJECT:	3417 YELVERTON CIRCLE
	SUBDIVISION PLAN

CE-3



Preliminary Subdivision Plan Checklist *543-0060-2019*

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

Use this checklist as a guide for Preliminary Subdivision Review (UDO Section 10.2.5.) submittal requirements.
This checklist must be submitted with your application.

MAILED NOTIFICATION REQUIREMENTS

Mailed notification must be submitted with all preliminary subdivision applications. Mailed notice submission requirements include the following:

- Stamped, unsealed envelopes each containing a notification letter addressed to all property owners within 100' of subject parcel(s)
- A copy of the completed notification letter
- A copy of the list of all property owners within 100', with the address and PIN of each property
- A copy of a map showing all properties to be notified

NOTE: [Click here to download the letter template](#) and other helpful information.

GENERAL REQUIREMENTS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
1. Pre-application Conference Form: Per UDO Section 10.2.5.D.	✓		✓		
2. Cover sheet and/or second sheet: include project name and location; copy of applications, site data table (<i>include Property Identification Numbers (PINs), Zoning, Overlay District(s)</i>), number of proposed lots, residential density and unit data; general notes; sheet index and legend defining symbols; contact information for owner, applicant, and all consultants; vicinity map no smaller than 1"=500" and no larger than 1"=1000'; and adopted zoning conditions (if any)	✓		✓		
3. Existing conditions sheet: including, but not limited to - graphic scale; site size with meets and bounds; setbacks/ build-to lines; existing structures; utilities and easements; topography, infrastructure (<i>adjacent streets with names and r/w width, sidewalks, water, and sewer</i>); built improvements (<i>structures, driveways, alleys</i>); and vegetation	✓		✓		
4. Demolition plan: Clearly indicate items to be removed	N/A				
5. Proposed subdivision plan: including but not limited to – north arrow and graphic scale; show and distinguish between existing and proposed conditions (<i>structures, streets, driveways, etc.</i>); proposed property lines; setback/build-to lines; proposed streets, streetscape; sidewalks, walkways, trails; parking information (<i>UDO Section 7.1.2</i>); amenity area (<i>UDO Section 1.5.3.</i>); open space and/or greenways (<i>UDO Section 2.5</i>); transition protective yard (<i>UDO Section 7.2.4</i>); Site Data (<i>Zoning, Housing Type (UDO Section 2.1.2), # of Lots, Proposed use(s), Parking data, open space calculations</i>); Building Type (<i>UDO Section 1.4</i>); Setback/Build-to; transitional protective yard type (<i>UDO Section 7.2.4.A</i>); street protective yard type (<i>UDO Section 7.2.4.B.</i>)	✓		✓		

Please continue to page two...

GENERAL REQUIREMENTS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
6. Proposed grading plan: including but not limited to - Limits of land disturbance; grading; stream buffers with labels; labeled impervious surfaces (and calculations); tree protection fencing information; retaining walls with top and bottom of wall; stormwater ponds, bioretention facilities, etc.		✓			✓
7. Proposed stormwater information: include preliminary stormwater quantity and quality summary and calculations information. If not required, provide notes indicating such and reference UDO section on front cover	✓		✓		
8. Proposed Utility Plan: All utilities (shown underground); above ground utilities and equipment with required screening (<i>UDO Section 7.2.5.D.</i>); include Fire	✓		✓		
9. Lighting Plan: Pole mounted fixture locations and details (with height labeled to top of fixture; building mounted fixture locations; graphics and notes conveying compliance with UDO Section 7.4 (if applicable).		✓			✓
10. Proposed tree conservation plan: for secondary tree conservation areas, include two copies of the tree cover report completed by a certified arborist, NC licensed landscape architect, or NC registered forester. If not required, provide notes indicating such and reference UDO section on front cover		✓			✓
11. Proposed landscape plan: (<i>UDO Section 7.2</i>) including but not limited to – existing vegetation to remain; proposed landscaping meeting minimum size and species mixing requirements; plant list; label yard types; show and label parking lot landscaping (<i>UDO Section 7.1.7.</i>) include existing and/or proposed parking lot light fixtures	✓	✓			

NOTE: Revisions to previously approved preliminary subdivisions must contain the following minimum information:

REQUIREMENTS FOR REVISIONS TO EXISTING SUBDIVISIONS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
1. Provide documentation showing Development Services Staff have approved the proposed site plan changes as a revision					
2. Provide narrative of the proposed revisions on the cover page and modify the project name to include revision					
3. List date of previously approved subdivision plan.					
4. Cloud areas of proposed change on all applicable sheets, and provide a legend specifying the proposed changes on all applicable sheets					
5. Provide updated site data table including number of proposed lots, open space calculations, etc.					
6. Provide documented history of impervious surfaces with dates					



WAKE COUNTY PUBLIC SCHOOL SYSTEM

Wake County Residential Development Notification

Developer Company Information

Company Name	JAECO
Company Phone Number	919 828 4428
Developer Representative Name	JAMIE ELLIOTT
Developer Representative Phone Number	919 828 4428
Developer Representative Email	jellott@jaeco.com

New Residential Subdivision Information

Date of Application for Subdivision	11/19
City, Town or Wake County Jurisdiction	RHETH
Name of Subdivision	VERLUTON
Address of Subdivision (if unknown enter nearest cross streets)	3417 VERLUTON DR
REID(s)	
PIN(s)	0795840843

Projected Dates Information

Subdivision Completion Date	
Subdivision Projected First Occupancy Date	

Lot by Lot Development Information

Unit Type	Total # of Units	Senior Living	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Square Foot Range	Price Range	Anticipated Completion Units & Dates							
								Min	Max	Low	High	Year	# Units	Year	# Units	Year	# Units
Single Family	2					2						2020	2				
Townhomes																	
Condos																	
Apartments																	
Other																	

Please complete each section and return by email or fax to all:

WCPS

Debra Adams
dbadams@wcps.net

Judy Stafford
jstafford1@wcps.net

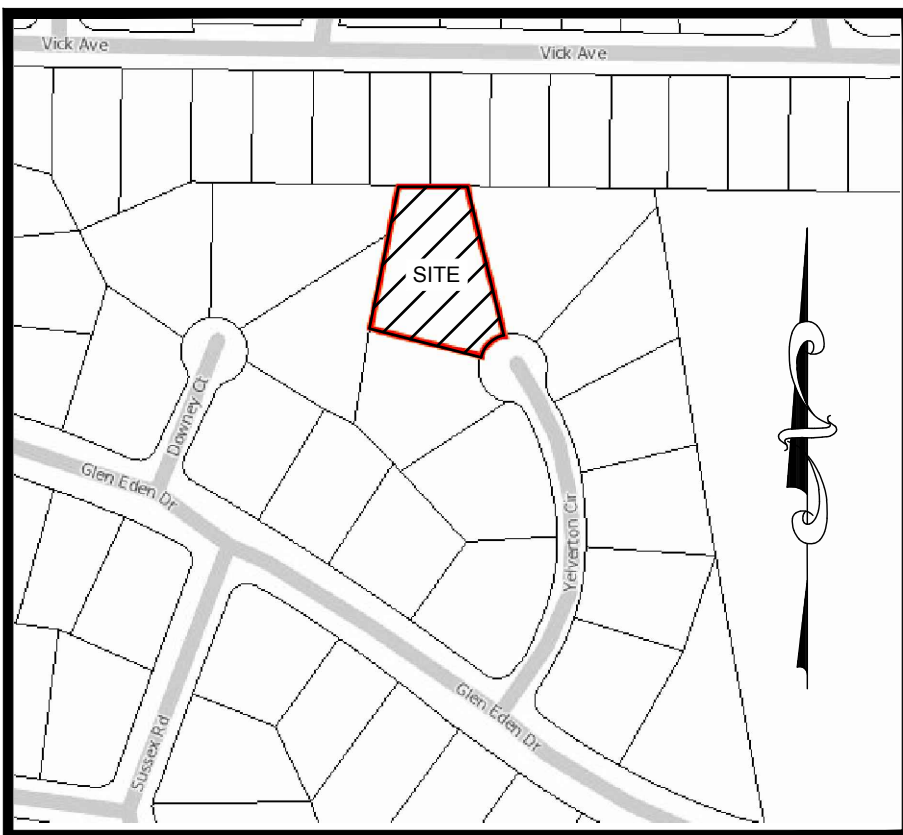
Fax: 919-431-7302

WAKE

Bill Shroyer
bill.shroyer@wakegov.com

Fax: 919-856-6389

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VICINITY MAP
1" = 300'

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	NIF.	NOW OR FORMERLY
CO.	SEWER CLEANOUT	PG.	PAGE
CONC.	CONCRETE	PVC.	POLYVINYL CHLORIDE PIPE
DB.	DEED BOOK	RPC.	REINFORCED CONCRETE PIPE
DCVA.	DOUBLE CHECK VALVE	RPDA.	REDUCED PRESSURE DETECTOR ASSEMBLY
D.I.	DUCTILE IRON	RPZ.	REDUCED PRESSURE ZONE
DI.	DROP INLET	RW.	RIGHT-OF-WAY
EIP.	EXISTING IRON PIPE	S.F.	SQUARE FEET
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	TW.	TRAFFIC SIGNAL
FL.	FIRE HYDRANT	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
HT.	HANDICAP TOP	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
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	

SOLID WASTE INSPECTIONS STATEMENT
DEVELOPER IS IN COMPLIANCE WITH
THE REQUIREMENTS SET FORTH IN
THE SOLID WASTE DESIGN MANUAL.

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

HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

BLOCK PERIMETER
VARIANCE APPROVED BY BOA
CASE# BOA-0011-2019

TREE CONSERVATION
SITE IS EXEMPT
LESS THAN 2 ACRES

STORMWATER
UDO 9.2.2 EXEMPT LOTS SUBJECT TO
MAX. 38% ALLOWED IMPERVIOUS

3417 YELVERTON CIRCLE

PRELIMINARY SUBDIVISION PLAN REVIEW

SUB-S-XXXX-2019

RALEIGH, NORTH CAROLINA

NOVEMBER 07, 2019

OWNER/DEVELOPER:
HAROLD & CORAL STEVENS
3417 Yelverton Cir., Raleigh, NC 27612
Phone: (919) 815-3166
stevenscoral@netzero.net

SITE DATA

OWNER: HAROLD & CORAL STEVENS
3417 YELVERTON CIRCLE
RALEIGH, NC 27612

REFERENCE: DB 4734, PG 607
BM 1969, PG 112
WAKE COUNTY REGISTRY

LOTS: 2 / DETACHED HOUSE

PIN: 0795.16-84-0843

AREA: 28,848 S.F. (0.6623 AC.)

DENSITY: 3 D.U. / AC.

ZONING: R-4

DEVELOPMENT SERVICES

Preliminary Subdivision Plan Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495



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Please email your completed application to DS.intake@raleighnc.gov.

Office Use Only: Case #: _____ Planner (print): _____
Pre-application Conference Date: _____ Planner (signature): _____

DEVELOPMENT TYPE (UDO Section 2.1.2)			
☒ Conventional Subdivision	☐ Compact Development	☐ Conservation Development	☐ Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
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Address: 3417 Yelverton Circle, Raleigh NC 27612	
Phone #: (919) 815-3166	Email: stevenscoral@netzero.net
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Company: John A. Edwards & Company	Contact Name and Title: Johnny Edwards
Address: 333 Wade Avenue, Raleigh NC 27605	
Phone #: (919) 828-4428	Email: johnny@jaeco.com

DEVELOPMENT TYPE + SITE DATA TABLE	
(Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.6623 AC.	
Zoning districts (if more than one, provide acreage of each):	
R-4	
Overlay district:	Inside City limits? ☒ Yes ☐ No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A- 0011-2019

STORMWATER INFORMATION	
Existing Impervious Surface:	Proposed Impervious Surface:
Acres: 0.13 AC. Square Feet: 5,448 S.F.	Acres: 0.59 AC. Square Feet: 21,524 S.F.
Nause River Buffer ☐ Yes ☒ No	Wetlands ☐ Yes ☒ No
Is this a flood hazard area? ☐ Yes ☒ No	
If yes, please provide the following:	
Alluvial soils:	
Flood study:	
FEMA Map Panel #:	

NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots: 0	Detached 0 Attached
Total # of single-family lots: 2	
Proposed density for each zoning district (UDO 1.5.2.F): 3 DU. / AC.	
Total # of open space and/or common area lots: 0	
Total # of requested lots: 2	

SIGNATURE BLOCK	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.	
I hereby designate Johnny Edwards to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.	
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy which states applications will expire after 180 days of inactivity.	
Signature: <i>[Signature]</i>	Date: 11/5/19
Printed Name: Harold C. Stevens / Owner	
Signature: <i>[Signature]</i>	Date: 11/5/19
Printed Name: Coral C. Stevens / Owner	

INDEX

CE-1	COVER SHEET
CE-2	EXISTING CONDITIONS
CE-3	SUBDIVISION PLAN
CE-4	STORMWATER & UTILITY PLAN
CE-5	INFILL SETBACKS TC-7-2017

DATE	REVISION	BY

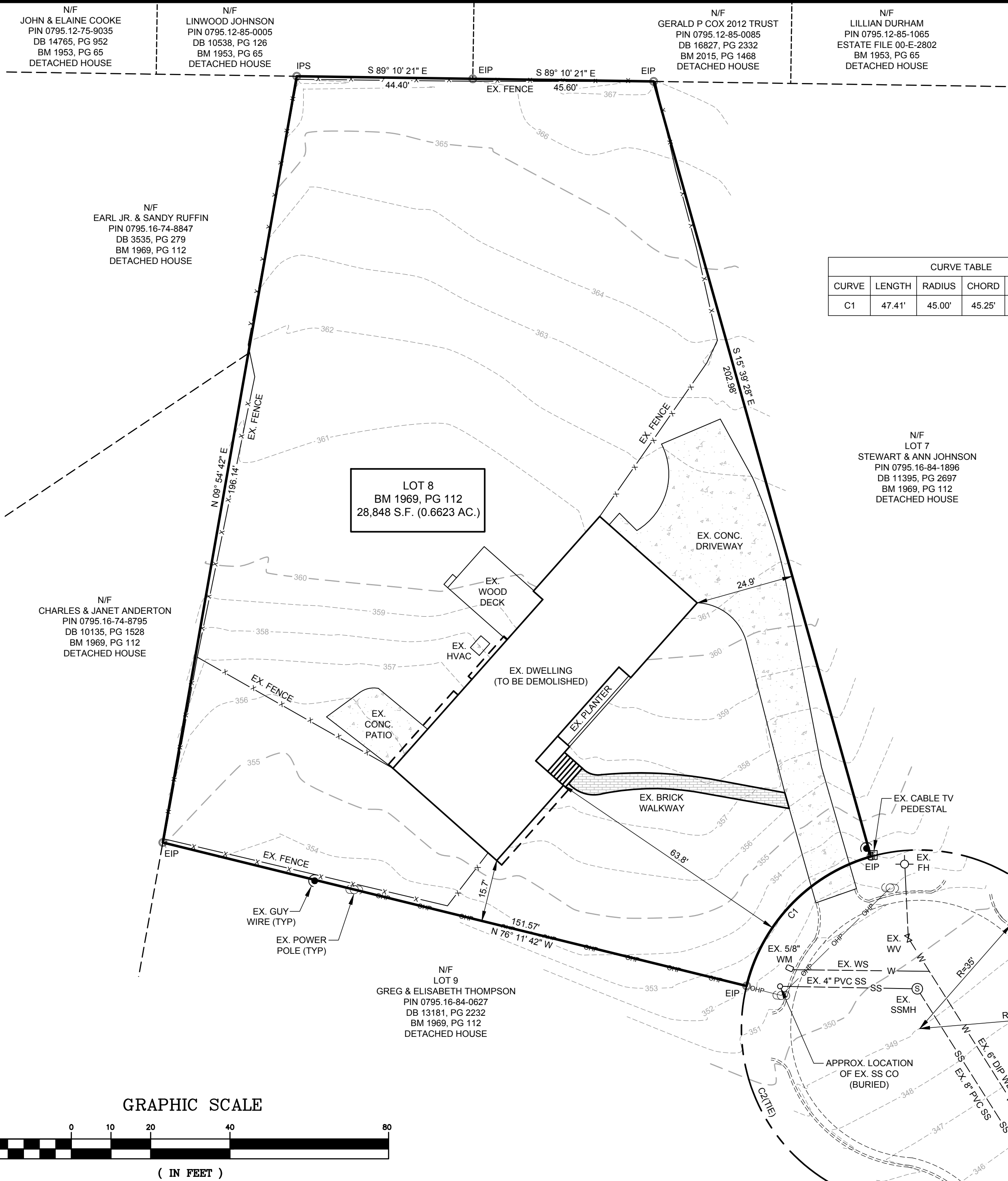


JOHN A. EDWARDS & COMPANY
Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

SCALE:	DATE:
N/A	11/07/2019
FLD. BK. & PAGE	DRAWN BY:
	BF
FILE NO:	CHECKED BY:
	JAE, JR.

OWNER:	HAROLD & CORAL STEVENS
PROJECT:	3417 YELVERTON CIRCLE
COVER SHEET	

X:\dwgs\2017\Yelverton\01-PRELIMINARY\991-02 - Civil Base.dwg, 11/11/2019 10:34:04 AM



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	47.41'	45.00'	45.25'	S43° 50' 42"W

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	N/F	NOW OR FORMERLY
CO	SEWER CLEANOUT	PG	POLYVINYL CHLORIDE PIPE
CONC.	CONCRETE	RCP	REINFORCED CONCRETE PIPE
DB	DEED BOOK	RPDA	REDUCED PRESSURE DETECTOR ASSEMBLY
DCVA	DOUBLE CHECK VALVE	RPZ	REDUCED PRESSURE ZONE
D.I.	DUCTILE IRON	R/W	RIGHT-OF-WAY
DI	DROP INLET	S.F.	SQUARE FEET
EIP	EXISTING IRON PIPE	SP	SPACES
ELEV.	ELEVATION	SS	SANITARY SEWER
EOP	EDGE OF PAVEMENT	SW	SIDEWALK
ESMT.	EASEMENT	TC	TOP OF CURB
EX.	EXISTING	TCA	TREE CONSERVATION AREA
FDC	FIRE DEPARTMENT CONNECTION	TCP	TERRA COTTA PIPE
FES	FLARED END SECTION	TSP	TRAFFIC SIGNAL
FFE	FINISHED FLOOR ELEVATION	TW	TOP OF WALL
FL	FIRE HYDRANT	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. WATER VALVE			
EX. FIRE HYDRANT			
EX. WATER METER			
EX. SEWER MANHOLE			
EX. SEWER CLEANOUT			
EX. STORM CATCH BASIN			
EX. STORM DROP INLET			
EX. FLARED END SECTION			
EX. LIGHT POLE			
EX. POWER POLE			
NEW WATER VALVE			
NEW WATER REDUCER			
NEW FIRE HYDRANT			
NEW WATER METER			
NEW SEWER MANHOLE			
NEW SEWER CLEANOUT			
NEW STORM CATCH BASIN			
NEW STORM DROP INLET			
NEW FLARED END SECTION			
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			

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

DATE	REVISION	BY



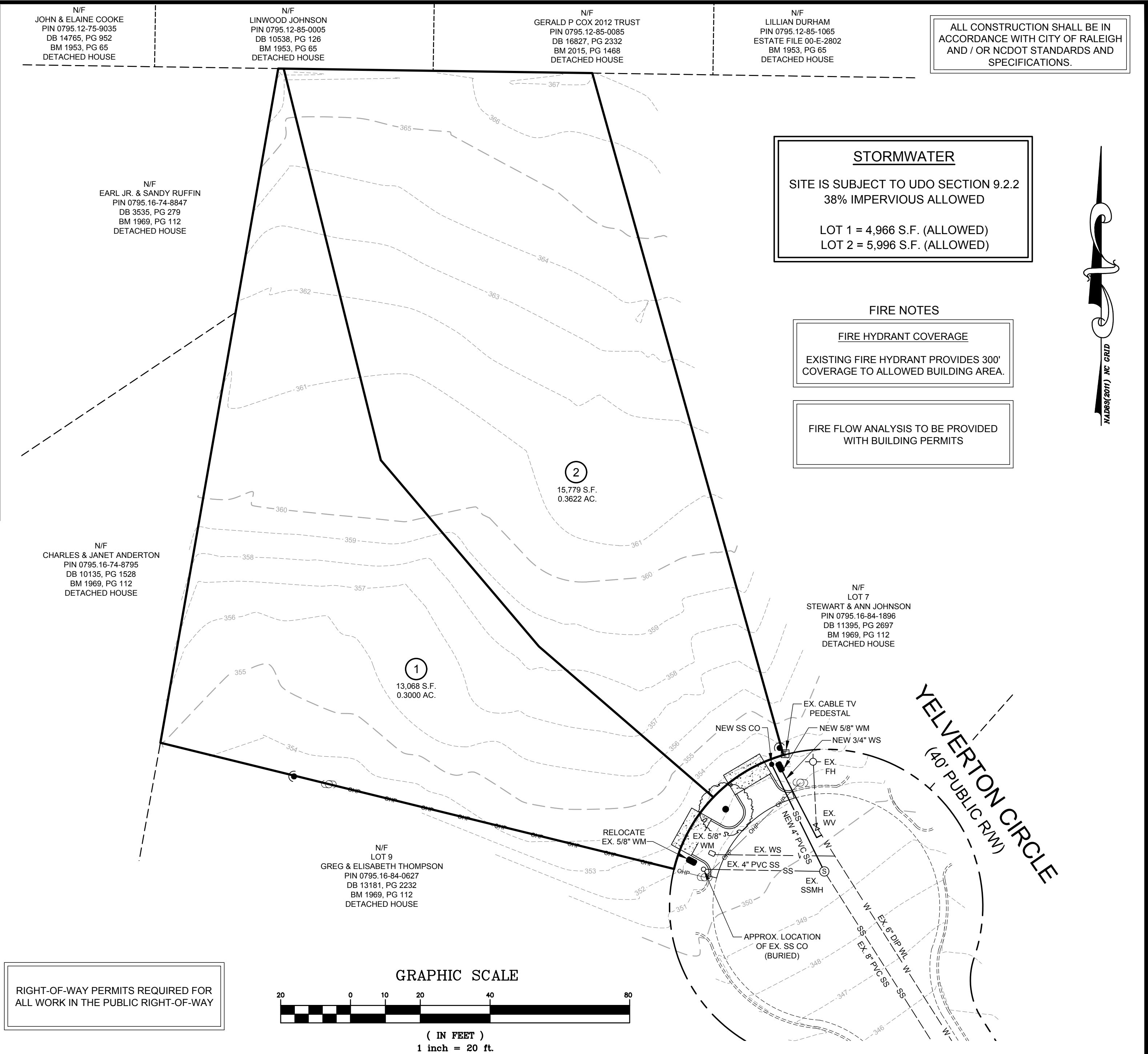
JOHN A. EDWARDS & COMPANY
Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

SCALE: 1" = 20'	DATE: 11/07/2019
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OWNER:	HAROLD & CORAL STEVENS
PROJECT:	3417 YELVERTON CIRCLE
	EXISTING CONDITIONS

SHEET

CE-2



DATE	REVISION	BY



JOHN A. EDWARDS & COMPANY
Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
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OWNER:	HAROLD & CORAL STEVENS
PROJECT:	3417 YELVERTON CIRCLE
	STORMWATER & UTILITY PLAN

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