



Administrative Approval Action

Case File / Name: SUB-0065-2022
DLSC - TURNERS ALLEY SUBDIVISION - PHASE 2

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 west side of Oberlin Road, south of Van Dyke Avenue at 811 Tower Street.

REQUEST: Development of a 0.4664 acre/20,315 sf tract zoned R-10 NCOD (Neighborhood Conservation Overlay District - Oberlin Village) with SRPOD overlays. Proposed subdivision site includes 2 existing detached single-family lots 24A & 24B (to be demolished along Tower St) for a proposed new 3 lot subdivision for detached single-family dwellings along Turner's Alley and Turner Street. Proposed New Lot 1 being .1684 acres/7,334 sf; New Lot 2 being .1379 acres/6,006 sf, and proposed New Lot 3 being .1381 acres/6,058 sf with right-of-way dedication along Tower Street of .0211 acres/917 sf.

Z-83-95 Oberlin Village NCOD (Neighborhood Conservation Overlay District): Effective 11/8/95.

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 by JOHN A EDWARDS AND CO.

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:

Stormwater

1. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.

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"/>	Right of Way Deed of Easement Required
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<input checked="" type="checkbox"/>	Utility Placement Deed of 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. A plat of recombination is recorded in conjunction with the subdivision recordation of proposed lots 1-3.
2. A demolition permit shall be issued and this building permit number shown on all maps for recording.

Engineering

3. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
4. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
5. A fee-in-lieu for 2' widening will be assessed along the length of Tower Street frontage. is paid to the City of Raleigh (UDO 8.1.10).
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.

Stormwater

7. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.



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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:

General

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

Stormwater

3. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.
4. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

Urban Forestry

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 2 street trees along Tower St and 1 street tree along Turners Alley.
6. A public infrastructure surety for the 3 required street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

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.

Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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:



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3-Year Sunset Date: March 23, 2026
Record at least ½ of the land area approved.

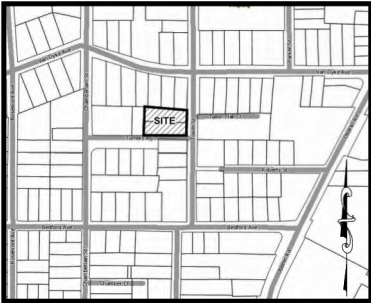
5-Year Sunset Date: March 23, 2028
Record entire subdivision.

I hereby certify this administrative decision.

Signed: _____ *Daniel L. Stegall* _____ Date: 03/22/2023
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy

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

HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD85



VICINITY MAP
(NOT TO SCALE)

SITE DATA
OWNER: LEGACY CUSTOM HOMES, INC.
3304 SIX FORKS ROAD
STE 100
RALEIGH, NC 27609

LOT 24A
ADDRESS: 811 TOWER STREET
RALEIGH, NC 27607
PIN: 0794-94-6414
ZONING: R-10 NCOD SRPOD (OBERLIN)
LOT AREA: 10,096 S.F. (0.2318 AC.)
CURRENT LAND USE: SINGLE FAMILY
PROPOSED LAND USE: SINGLE FAMILY
REFERENCE: DB 18991, PG 306
BM 1947, PG 026
WAKE COUNTY REGISTRY

LOT 24B
ADDRESS: 809 TOWER STREET
RALEIGH, NC 27607
PIN: 0794-94-6318
ZONING: R-10 NCOD SRPOD (OBERLIN)
LOT AREA: 10,219 S.F. (0.2346 AC.)
CURRENT LAND USE: SINGLE FAMILY
PROPOSED LAND USE: DETACHED SINGLE FAMILY DWELLING
REFERENCE: DB 18991, PG 306
BM 1947, PG 026
WAKE COUNTY REGISTRY

TOTAL LOT AREA

OLD AREA:	
OLD LOT 24A	10,096 S.F. (0.2318 AC.)
OLD LOT 24B	10,219 S.F. (0.2346 AC.)
TOTAL	20,315 S.F. (0.4664 AC.)

NEW AREA:

NEW LOT 1	7,334 S.F. (0.1684 AC.)
NEW LOT 2	6,006 S.F. (0.1379 AC.)
NEW LOT 3	6,058 S.F. (0.1391 AC.)
R/W DEDICATION (TOWER STREET)	917 S.F. (0.0211 AC.)
TOTAL	20,315 S.F. (0.4664 AC.)

INDEX

CE-1	COVER SHEET
CE-2	EXISTING CONDITIONS SUBDIVISION PLAN

SOLID WASTE SERVICES
DEVELOPERS HAVE REMOVED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
PUBLIC SERVICE TO BE PROVIDED.
96 GALLON ROLL-OUT CONTAINER.

R-10 DETACHED HOME REQUIREMENTS

LOT DIMENSIONS
LOT AREA (MIN.) = 4,000 S.F.
LOT WIDTH (MIN.) = 45'
LOT DEPTH (MIN.) = 60'
DENSITY (MAX.) = N/A

PRINCIPAL BUILDING SETBACKS
FROM PRIMARY STREET (MIN.) = 10'
FROM SIDE LOT LINE (MIN.) = 5'
FROM REAR LOT LINE (MIN.) = 20'
RESIDENTIAL INFILL RULES MAY APPLY = YES

ACCESSORY STRUCTURE SETBACKS
SEE UDO SECTION 6.7.2

HEIGHT
PRINCIPAL BUILDING (MAX.) = 40' / 3 STORIES
ACCESSORY STRUCTURE (MAX.) = 25'
RESIDENTIAL INFILL RULES MAY APPLY = YES

NCOD OBERLIN VILLAGE NEIGHBORHOOD REQUIREMENTS

MINIMUM LOT SIZE: 5,000 S.F.
MAXIMUM LOT SIZE: 12,500 S.F.
MINIMUM LOT WIDTH: 50'

FRONT YARD SETBACK: WITHIN 10% OF THE MEDIAN FRONT YARD SETBACK ESTABLISHED BY BUILDINGS ON THE SAME SIDE OF THE BLOCK FACE OF THE PROPOSED BUILDING.

BUILDING ENTRANCE: ALL BUILDINGS SHALL HAVE A MINIMUM OF 1 ENTRANCE FACING THE PUBLIC STREET.

MAXIMUM BUILDING HEIGHT: 28.7 AND 2 STORIES.

STORMWATER CALCULATIONS

STORMWATER EXEMPTION 9.2.2

MAXIMUM ALLOWED IMPERVIOUS 65% OF LOT AREA	MISA PER LOT
LOT 1 = 7,334 S.F. - 65% = 4,767 S.F.	3,567 S.F.
LOT 2 = 6,006 S.F. - 65% = 3,904 S.F.	3,567 S.F.
LOT 3 = 6,058 S.F. - 65% = 3,938 S.F.	3,567 S.F.
TOTAL = 12,609 S.F.	TOTAL = 10,701 S.F.

OFF-SITE IMPERVIOUS IMPROVEMENTS = 1,908 S.F.
ADDITIONAL MAXIMUM IMPERVIOUS SURFACE ALLOWED = 10,701 S.F.

TURNERS ALLEY SUBDIVISION

PHASE 2

PRELIMINARY SUBDIVISION

SUB-0065-2022

RALEIGH, NORTH CAROLINA

SEPTEMBER, 2022

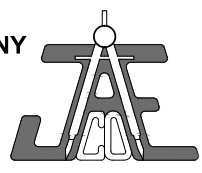
REVISED FEBRUARY, 2023

DEVELOPER:

LEGACY CUSTOM HOMES, INC
Ward Russell
3304 Six Forks Road, Suite 100
Raleigh, N.C. 27609
919-781-3800
ward@legacycustomhomes.com

CIVIL ENGINEER:

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



Preliminary Subdivision Application
Site Review
Planning and Development Customer Service Center • One Exchange Plaza, Suite 100 | Raleigh, NC 27601 | (919) 988-2500

INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.3). 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 Section 2)

Conventional Subdivision Conservation Development Conservation Development Option

Cottage Court Flag lot Frequent Transit Development Option

NOTE: Subdivisions may require City Council approval if a Metro Park Overlay or Historic Overlay District

GENERAL INFORMATION

Development name (subject to approval): Turners Alley Subdivision - Phase 2
Property Address(es): 809 Tower Street & 811 Tower Street
Recorded Deed PIN(s): 0794-94-6318 & 0794-94-6414

BUILDING TYPES

Detached House Attached House Townhouse Apartment

General Building Mixed Use Building Civic Building Open Lot Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION

Current Property Owner(s) Name(s):
Company: Legacy Custom Homes, INC. Title: Ward Russell, President
Address: 3304 Six Forks Road, STE 100, Raleigh NC 27609
Phone #: (919) 781-3800 Email: ward@legacycustomhomes.com

Applicant Name (if different from owner. See "who can apply" in instructions):
Relationship to owner: Lessee or contract purchaser Owner's authorized agent Easement holder
Company: Address: Phone #: Email:

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

Developer Contact Name(s): John A. Edwards
Company: John A. Edwards & Company Title: CEO
Address: 333 Wade Ave., Raleigh NC 27605
Phone #: (919) 828-4428 Email: johnny@jaeco.com

DEVELOPMENT TYPE + SITE DATE TABLE - ZONING INFORMATION

Gross site acreage: 0.4664 Acres
Zoning districts (if more than one, provide acreage of each): R-10 NCOD SRPOD

Overlays (districts): OBERLIN Insite City Limits? Yes No Historic District/Landmark: N/A
Conditional Use District (CUD): Board of Adjustment Case # CUD: Design Alternative Case # Case #Z:

STORMWATER INFORMATION

Impervious Area on Parcel(s): Impervious Area for Compliance (includes right-of-way):
Existing (sf): 2,178 Proposed total (sf): 12,609 Proposed total (sf): 12,609

NUMBER OF LOTS AND DENSITY

# of Detached House Lots: 3	# 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: 3	Total # Dwelling Units: 3	

Proposed density for each zoning district (UDO 1.4.2.F.1, 6.8 D.U./AC)

SIGNATURE BLOCK

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

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. § 160C-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in this application are correct and the undersigned understands that development approvals are subject to revision by future statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160C-403(b).

The undersigned certifies that the property owner(s) is aware of this application and that the proposed project described in the 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. § 143-700(1)), if this permit application is allowed 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 be processed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: _____ Date: 2-7-23
Printed Name: Ward Russell
Signature: _____ Date: _____
Printed Name: _____

02/15/23	City of Raleigh - Review Comments	BF
DATE	REVISION	BY



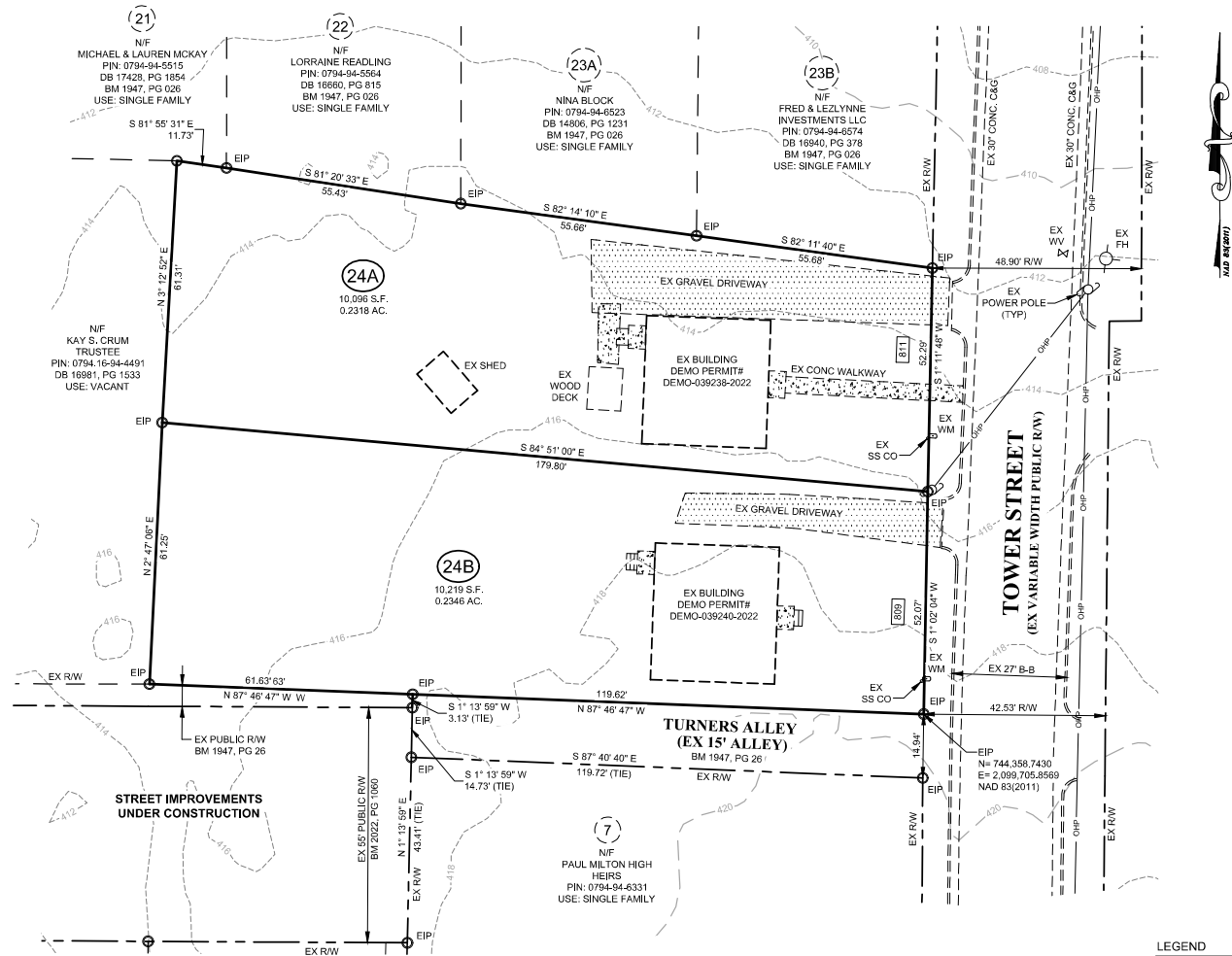
JAECO
Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

SCALE:	DATE:
N/A	02-15-23
FILED, BK & PAGE	DRAWN BY:
	BF
FILE NO:	CHECKED BY:
	JAE, JR.

SURVEY FOR:	SHEET
TURNERS ALLEY SUBDIVISION - PHASE 2	1
RALEIGH WAKE COUNTY NORTH CAROLINA	OF
COVER SHEET	3

X:\Projects\Legacy Custom Homes (365)\(20) Turners Alley Preliminary Subdivision - Phase 2\1 - Preliminary Prelim Subdivision PH-2 - Civil Basis.dwg, 2/15/2023 9:23:02 AM

X:\Projects\Legacy Custom Homes (365)\(20) Turners Alley Preliminary Subdivision - Phase 2 1 - Preliminary Prelim Subdivision PH-2 - Civil Baso.dwg, 2/15/2023 9:23:35 AM



SITE DATA

OWNER: LEGACY CUSTOM HOMES, INC.
3304 SIX FORKS ROAD
STE 100
RALEIGH, NC 27669

LOT 24A

ADDRESS: 811 TOWER STREET
RALEIGH, NC 27607

PIN: 0794-94-6414

ZONING: R-10 NCCD SRPOD (OBERLIN)

LOT AREA: 10,096 S.F. (0.2318 AC.)

CURRENT LAND USE: SINGLE FAMILY

REFERENCE: DB 18991, PG 306
BM 1947, PG 026
WAKE COUNTY REGISTRY

LOT 24B

ADDRESS: 809 TOWER STREET
RALEIGH, NC 27607

PIN: 0794-94-6318

ZONING: R-10 NCCD SRPOD (OBERLIN)

LOT AREA: 10,219 S.F. (0.2346 AC.)

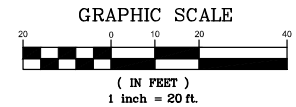
CURRENT LAND USE: SINGLE FAMILY

REFERENCE: DB 18991, PG 306
BM 1947, PG 026
WAKE COUNTY REGISTRY

**TURNERS ALLEY
(EX 55' PUBLIC R/W)**
BM 2022, PG 1060

NOTE:
F-I-L PAID FOR PUBLIC STREET IMPROVEMENTS WITH
TURNERS ALLEY SUBDIVISION PHASE 1
SUB-0061-2021

- LEGEND**
- N/F NOW OR FORMERLY
 - R/W RIGHT OF WAY
 - BM BOOK OF MAPS
 - DB DEED BOOK
 - PG PAGE
 - EIP EXISTING IRON PIPE
 - IPS IRON PIPE SET
 - C&G CURB & GUTTER
 - PROPERTY BOUNDARY LINE
 - RIGHT OF WAY LINE
 - ADJOINING PROPERTY LINE
 - EASEMENT LINE
 - OVERHEAD POWERLINE
 - XXX DENOTES PROPERTY ADDRESS
 - NEW CONCRETE SIDEWALK
 - EX IRON PIPE
 - IRON PIPE SET



SUB-0065-2022

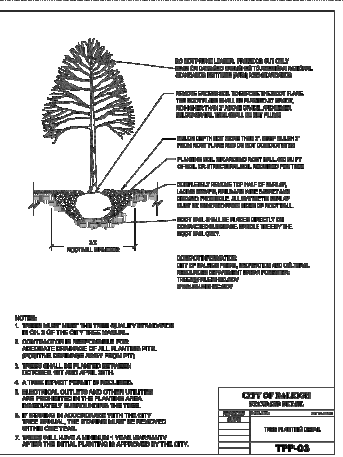
		<p>JAECO Consulting Engineers NC License F-0289 333 Wade Ave., Raleigh, N.C. 27605 Phone: (919) 828-4428 Fax: (919) 828-4711 E-mail: info@jaeco.com</p>	SCALE: 1" = 20'	DATE: 02-15-23	SURVEY FOR: TURNERS ALLEY SUBDIVISION - PHASE 2	SHEET 2	
			FILE NO, BK & PAGE	DRAWN BY: BF	RALEIGH WAKE COUNTY NORTH CAROLINA	OF	
			FILE NO	CHECKED BY: JAE, JR.	EXISTING CONDITIONS		3
02/15/23	City of Raleigh - Review Comments		BF				
DATE	REVISION		BY				

LEGEND

N/F	NOW OR FORMERLY	---	PROPERTY BOUNDARY LINE
R/W	RIGHT OF WAY	---	RIGHT OF WAY LINE
BM	BOOK OF MAPS	---	ADJOINING PROPERTY LINE
DB	DEED BOOK	---	EASEMENT LINE
PG	PAGE	---	OVERHEAD POWERLINE
EIP	EXISTING IRON PIPE	---	
IPS	IRON PIPE SET	XXX	DENOTES PROPERTY ADDRESS
C&G	CURB & GUTTER	---	

NEW CONCRETE SIDEWALK

EX IRON PIPE
 IRON PIPE SET



TURNERS ALLEY STREETSCAPE - 61.8 LF

TREES REQUIRED: 1 SHADE TREES (40' OC)
 TREES PROVIDED: 1 SHADE TREES

TOWER STREET STREETSCAPE - 105.1 LF

TREES REQUIRED: 2 SHADE TREES (40' OC)
 TREES PROVIDED: 2 SHADE TREES

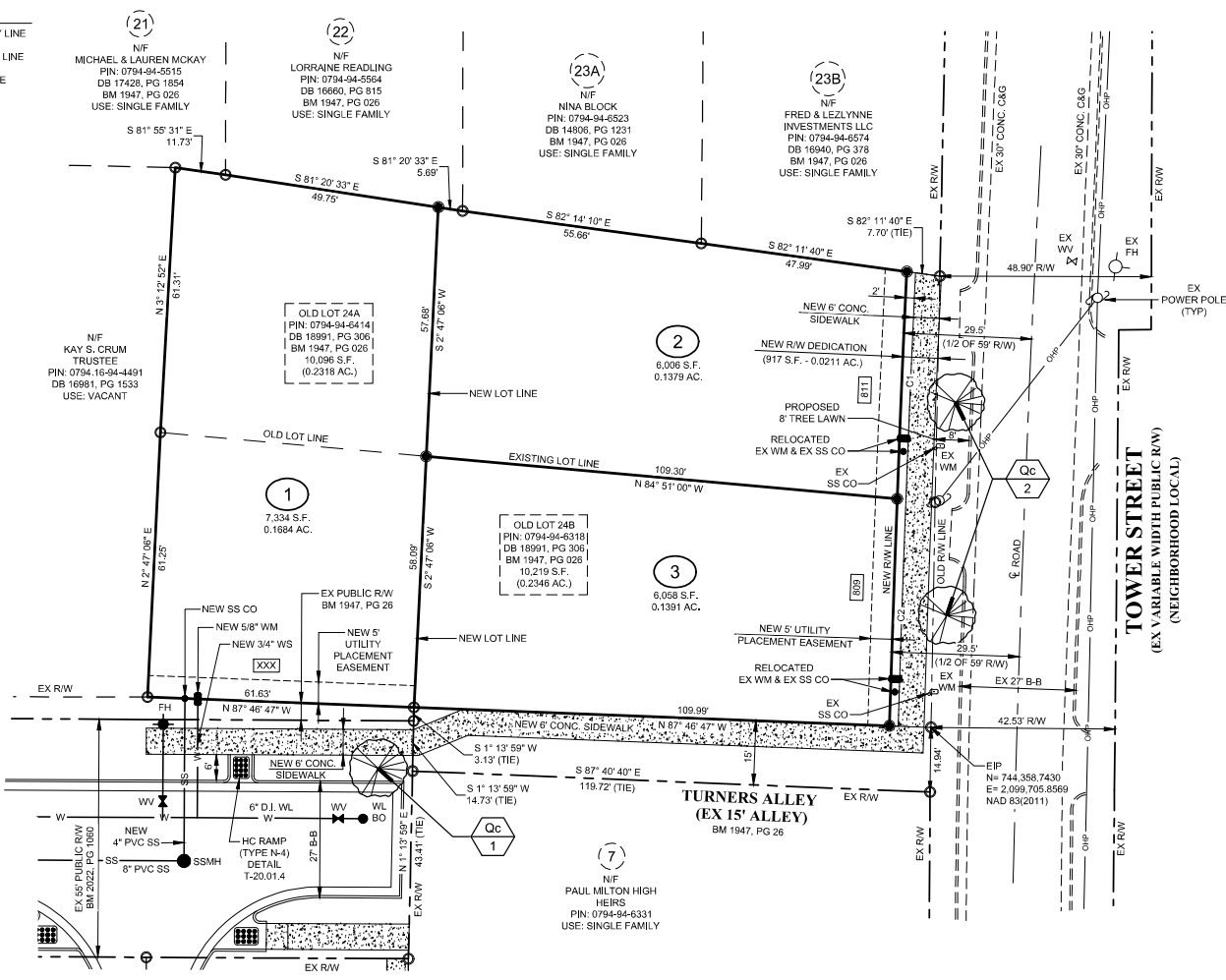
NOTE:
 STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

PLANT LIST

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	CAL.	HT.	MATURE HT.	MATURE SP.	ROOT
TREES								
Qc	3	Quercus cocinea	Scarlet Oak	3"	10'	40'-70'	40'-50'	BB

BOUNDARY CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	52.58'	5844.24'	000°30'56"	52.58'	S02°27'23.04"W
C2	52.51'	5844.24'	000°30'53"	52.51'	S01°56'28.57"W



TURNERS ALLEY (EX 55' PUBLIC R/W) (NEIGHBORHOOD YIELD)
 BM 2022, PG 1060

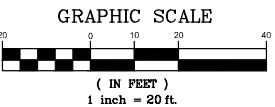
NOTE:
 F4-L PAID FOR PUBLIC STREET IMPROVEMENTS WITH TURNERS ALLEY SUBDIVISION PHASE 1 SUB-0061-2021
PROPOSED STREET & UTILITY IMPROVEMENTS UNDER CONSTRUCTION

STORMWATER CALCULATIONS

STORMWATER EXEMPTION 9.2.2

MAXIMUM ALLOWED IMPERVIOUS 65% OF LOT AREA	MISA PER LOT
LOT 1 = 7,334 S.F. - 65% = 4,767 S.F.	3,567 S.F.
LOT 2 = 6,006 S.F. - 65% = 3,904 S.F.	3,567 S.F.
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TOTAL = 12,609 S.F.	TOTAL = 10,701 S.F.

OFF-SITE IMPERVIOUS IMPROVEMENTS = 1,908 S.F.
 ADDITIONAL MAXIMUM IMPERVIOUS SURFACE ALLOWED = 10,701 S.F.



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DATE	REVISION	BY
02/15/23	City of Raleigh - Review Comments	BF

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 Phone: (919) 828-4428
 Fax: (919) 828-4711
 E-mail: info@jaeco.com

SCALE: 1" = 20'	DATE: 02-15-23
FILE NO.:	CHECKED BY: JAE, JR.

SURVEY FOR:
TURNERS ALLEY SUBDIVISION - PHASE 2

RALEIGH WAKE COUNTY NORTH CAROLINA

PRELIMINARY SUBDIVISION PLAN

SHEET 3 OF 3