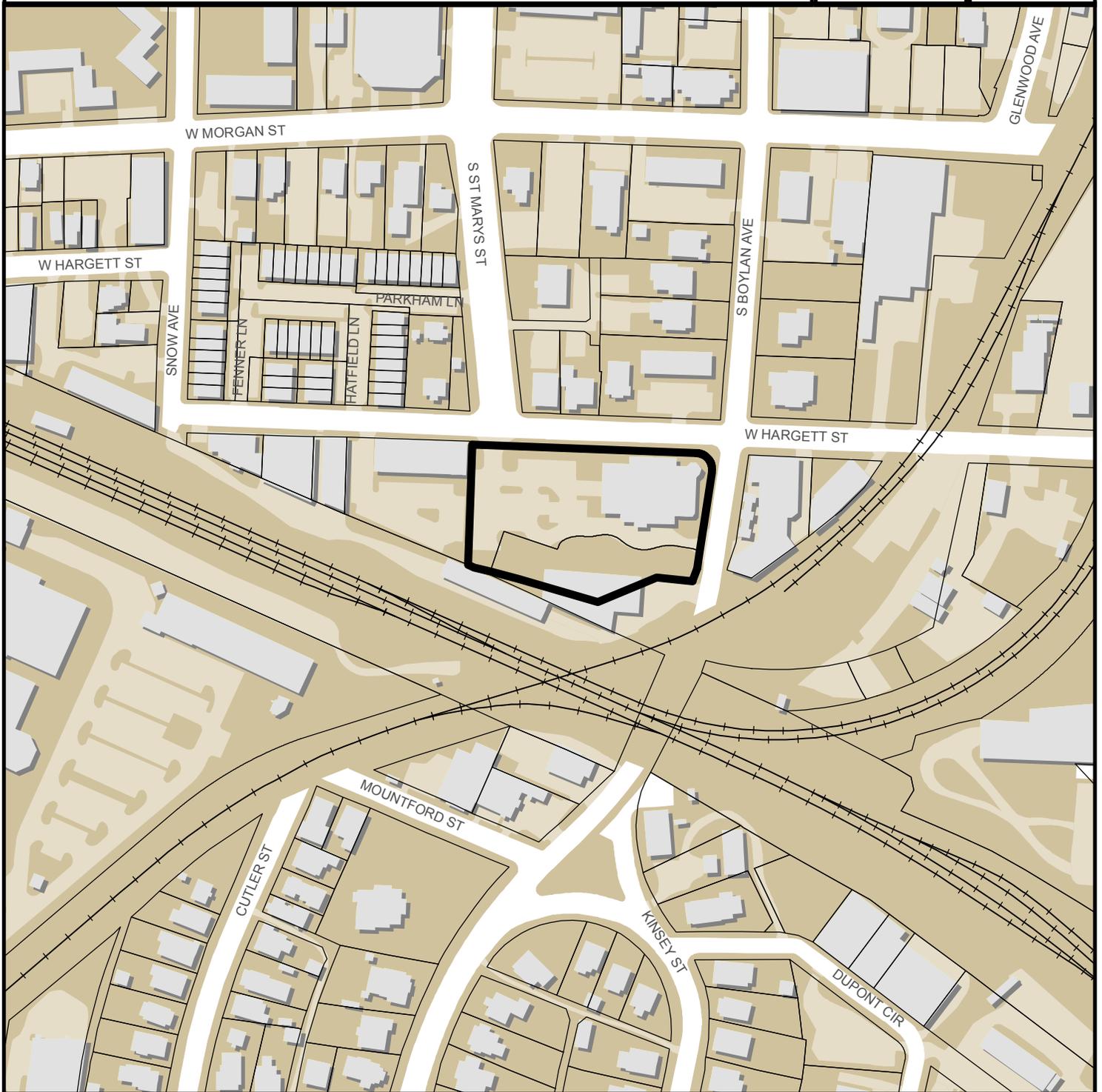


BLOOMSBURY AT BOYLAN

S-78-2016



0 300 600 Feet

Zoning: **DX-7-UL w/ SWPOD**
CAC: **Hillsborough**
Drainage Basin: **Rocky Branch**
Acreage: **1.8**
Number of Lots: **2**

Planner: **Martha Lobo**
Phone: **(919) 996-2664**
Applicant: **Bloomsbury Estates, LLC**
Phone: **(919) 637-1339**



Pin # 1703-38-8315 Bm 2003

351

Preliminary Subdivision Plan Application



DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | eFax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

Office Use Only: Transaction # <u>496998</u>	Project Coordinator	Team Leader <u>LORO</u>
---	---------------------	-------------------------

PRELIMINARY APPROVALS

- Subdivision *
 Conventional Subdivision
 Compact Development
 Conservative Subdivision

*May require City Council approval if in a Metro Park Overlay or Historic Overlay District

If your project has been through the Due Diligence process, provide the transaction #:

GENERAL INFORMATION

Development Name Bloomsbury Estates at Boylan

Proposed Use Condominiums

Property Address(es)
710 Independence Place, Raleigh, NC 27603
0 Independence Place, Raleigh, NC 27603

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

PIN Recorded Deed 1703388410	PIN Recorded Deed 1703388229	PIN Recorded Deed	PIN Recorded Deed
---------------------------------	---------------------------------	-------------------	-------------------

What is your project type?

- Single family
 Townhouse
 Subdivision in a non-residential zoning district
 Other (describe):

OWNER/DEVELOPER INFORMATION

Company Name Bloomsbury Estates LLC Owner/Developer Name John Bruckel

Address PO Box 17281, Raleigh NC 27619

Phone 919-637-1339 Email jbruckel@demandsolutions.com Fax

CONSULTANT/CONTACT PERSON FOR PLANS

Company Name John A. Edwards & Company Contact Name Johnny Edwards

Address 333 Wade Ave. - Raleigh, NC 27605

Phone 919-828-4428 Email johnny@jaeco.com Fax 919-828-4711

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)

ZONING INFORMATION

Zoning District(s) **DX-7-UL**

If more than one district, provide the acreage of each:

Overlay District? Yes No

Inside City Limits? Yes No

CUD (Conditional Use District) Case # Z-

COA (Certificate of Appropriateness) Case #

BOA (Board of Adjustment) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface	0.92	acres/sf	Flood Hazard Area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Proposed Impervious Surface	0	acres/sf	Neuse River Buffer	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
-----------------------------	----------	----------	--------------------	------------------------------	--

Wetlands	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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If in a Flood Hazard Area, provide the following:

Alluvial Soils	Flood Study	FEMA Map Panel #
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NUMBER OF LOTS AND DENSITY

Total # of Townhouse Lots:	Detached 0	Attached 0
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Total # of Single Family Lots	0	Total # of All Lots	2
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Overall Unit(s)/Acre Densities Per Zoning Districts **44 units/ac.**

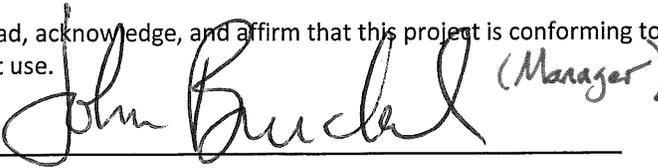
Total # of Open Space and/or Common Area Lots **0**

SIGNATURE BLOCK (Applicable to all developments)

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 subdivision plan as approved by the City.

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.

	(Manager)	11/30/16
Signature John Bruckel		Date

Signature	Date
-----------	------

GENERAL REQUIREMENTS	TO BE COMPLETED BY APPLICANT		OFFICE USE ONLY		
	YES	N/A	YES	NO	N/A
1. Applicant must contact a Planner to determine if a Pre-Application Conference is required prior to application submittal	<input checked="" type="checkbox"/>		✓		
2. Filing fee for plan review – payments may be made by cash, Visa, Mastercard, or check made payable to the City of Raleigh (no fee for infill recombination)	<input checked="" type="checkbox"/>		✓		
3. Preliminary Subdivision Plan Application must be completed and signed by the property owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
4. Applicant must complete and print page 1 and 2 of the Preliminary Subdivision Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
5. I have referenced the Preliminary Subdivision Plan Checklist, and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City	<input checked="" type="checkbox"/>		✓		
6. Provide the following plan sheets:	<input checked="" type="checkbox"/>		✓		
a) Cover sheet, to include general notes, owner's name, contact's name, phone number, mailing address, email address	<input checked="" type="checkbox"/>		✓		
b) Existing conditions sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Subdivision Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
g) Proposed Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
h) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
7. Ten (10) sets of proposed plans to engineering scale (1"=20', 1"=100', etc.) and date of preparation. For re-submittals only, include all revision dates.	<input checked="" type="checkbox"/>		✓		
8. Plan size must be 18" x 24" or 24" x 36"	<input checked="" type="checkbox"/>		✓		
9. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
10. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
11. Digital copy of only the plan and elevations – label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		✓		
12. Wake County School form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
13. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
14. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓



JOHN A. EDWARDS & COMPANY
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and Land Surveyors

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333 Wade Ave., Raleigh, N.C. 27605
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www.jaeco.com



Project
BLOOMSBURY ESTATES LLC
710 INDEPENDENCE PLACE

Client
BLOOMSBURY ESTATES LLC
710 INDEPENDENCE PLACE
RALEIGH, NC 27603

LEGEND

- BM BOOK OF MAPS
- DB DEED BOOK
- PG PAGE
- NF NOW OR FORMERLY
- R/W RIGHT OF WAY
- EIP EXISTING IRON PIPE
- EMAG EXISTING MAG NAIL
- ECM EXISTING CONCRETE MONUMENT
- IPS IRON PIPE SET
- CP COMPUTED POINT
- SS SANITARY SEWER
- CO SANITARY SEWER CLEAN OUT
- MH MANHOLE
- ST STORM
- DI DROP INLET
- CB STORM CATCH BASIN
- WV WATER VALVE
- RCP REINFORCED CONCRETE STORM PIPE
- CONC CONCRETE
- SSMH SANITARY SEWER
- EM ELECTRIC METER
- LP LIGHT POLE
- CATV CABLE PEDESTAL
- TP TELEPHONE PEDESTAL
- FH FIRE HYDRANT
- TF ELECTRIC TRANSFORMER
- PP POWER POLE
- AC AIR CONDITION

DENOTES BRICK
 DENOTES CONCRETE
 DENOTES ADDRESS

- PROPERTY LINE
- RIGHT OF WAY LINE
- PROP. LINE NOT SURVEYED
- STORM PIPE
- SEWER LINE
- OVERHEAD POWER
- GAS LINE
- EASEMENT LINE
- WATER LINE

- CB
- FH
- LP
- WV
- SSMH
- EM
- CATV
- PP
- TP
- GV

Drawing Title
**EXISTING
CONDITIONS SURVEY**

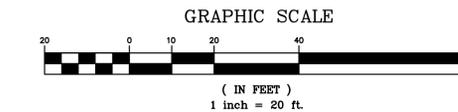
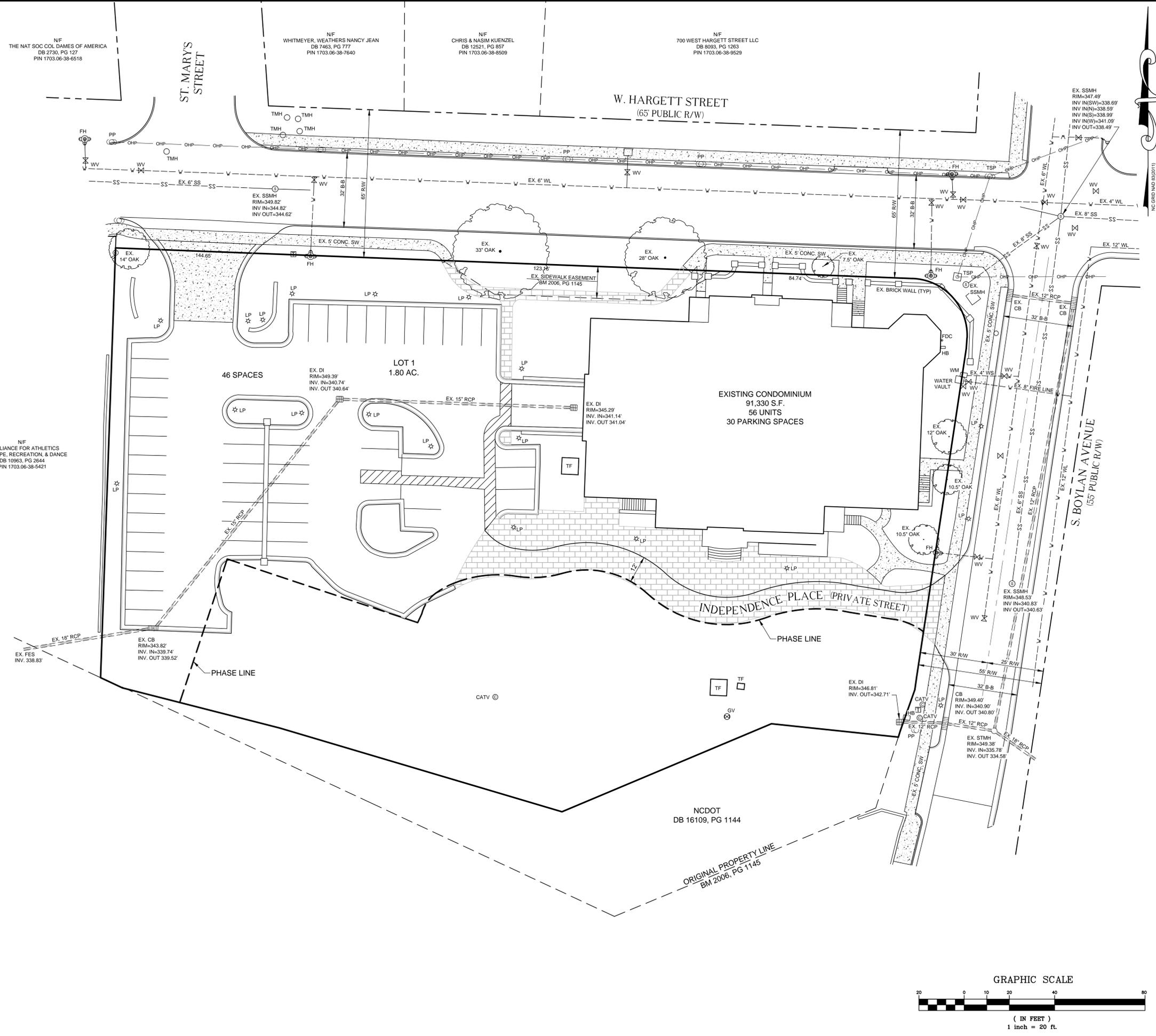
Revisions

Number	Description	Date

Drawing Scale 1" = 20'
 Drawn By zcs
 Checked By CLP
 Date Issued 11/30/16

CE-2

of



NF THE NAT SOC COL DAMES OF AMERICA
DB 2730, PG 127
PIN 1703.06-38-6518

NF WHITMEYER, WEATHERS NANCY JEAN
DB 7463, PG 777
PIN 1703.06-38-7640

NF CHRIS & NASIM KUENZEL
DB 12521, PG 857
PIN 1703.06-38-8509

NF 700 WEST HARGETT STREET LLC
DB 8093, PG 1263
PIN 1703.06-38-9529

NF NC ALLIANCE FOR ATHLETICS
HEALTH, PE, RECREATION, & DANCE
DB 10963, PG 2644
PIN 1703.06-38-5421

NF NCDOT
DB 16109, PG 1144

NF EX. SIDEWALK EASEMENT
BM 2006, PG 1145

X:\dws\2012\JOHN BRUCKEL\55-01_Civil Base.dwg, 11/30/2016 10:50:26 AM



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LEGEND

BM	BOOK OF MAPS
DB	DEED BOOK
PG	PAGE
NF	NOW OR FORMERLY
R/W	RIGHT OF WAY
EIP	EXISTING IRON PIPE
EMAG	EXISTING MAG NAIL
ECM	EXISTING CONCRETE MONUMENT
IPS	IRON PIPE SET
CP	COMPUTED POINT
SS	SANITARY SEWER
CO	SANITARY SEWER CLEAN OUT
MH	MANHOLE
ST	STORM
DI	DROP INLET
CB	STORM CATCH BASIN
WV	WATER VALVE
RCP	REINFORCED CONCRETE STORM PIPE
CONC	CONCRETE
SSMH	SANITARY SEWER
WM	WATER METER
EM	ELECTRIC METER
LP	LIGHT POLE
CATV	CABLE PEDESTAL
TP	TELEPHONE PEDESTAL
FH	FIRE HYDRANT
TF	ELECTRIC TRANSFORMER
PP	POWER POLE
AC	AIR CONDITION
[Brick Pattern]	DENOTES BRICK
[Concrete Pattern]	DENOTES CONCRETE
[XXX]	DENOTES ADDRESS
[Solid Line]	PROPERTY LINE
[Dashed Line]	RIGHT OF WAY LINE
[Dotted Line]	PROP. LINE NOT SURVEYED
[Thick Dashed Line]	STORM PIPE
[Thin Dashed Line]	SEWER LINE
[Dashed Line with 'SS']	OVERHEAD POWER
[Dashed Line with 'GHP']	GAS LINE
[Dashed Line with 'GAS']	EASEMENT LINE
[Dashed Line with 'W']	WATER LINE
[Symbol]	CB
[Symbol]	FH
[Symbol]	LP
[Symbol]	WV
[Symbol]	SSMH
[Symbol]	EM
[Symbol]	CATV
[Symbol]	PP
[Symbol]	TP
[Symbol]	GV

**SUBDIVISION PLAN /
LANDSCAPE PLAN**

Revisions

Number	Description	Date

Drawing Scale 1" = 20'
Drawn By BF
Checked By JAE, JR.
Date Issued 11/30/16

CE-3

NF
THE NAT SOC COL DAMES OF AMERICA
DB 2730, PG 127
PIN 1703.06-38-6518

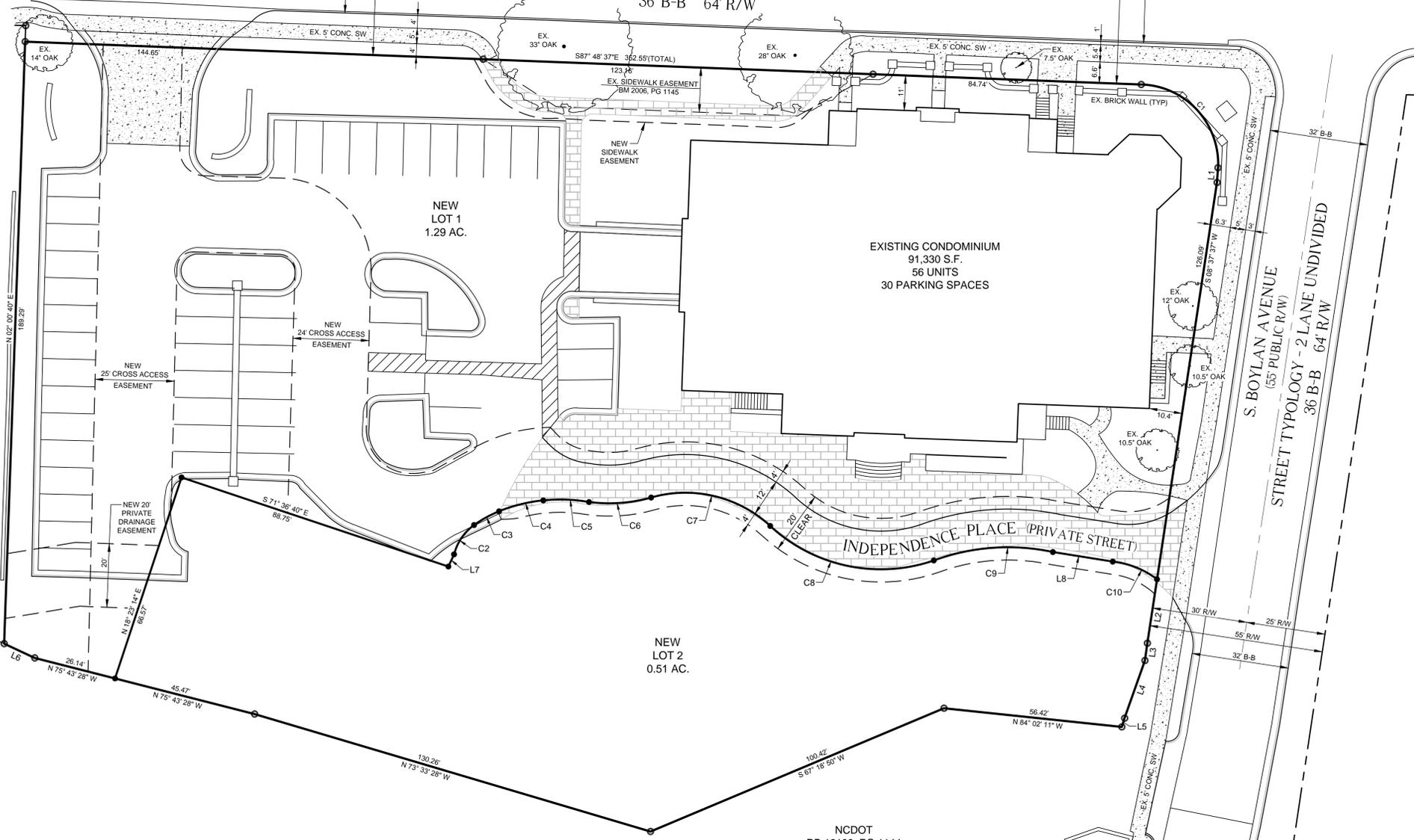
ST. MARY'S STREET

NF
WHITMEYER, WEATHERS NANCY JEAN
DB 7463, PG 777
PIN 1703.06-38-7640

NF
CHRIS & NASIM KUENZEL
DB 12521, PG 857
PIN 1703.06-38-8509

NF
700 WEST HARGETT STREET LLC
DB 8093, PG 1263
PIN 1703.06-38-9529

W. HARGETT STREET
(65' PUBLIC R/W)
STREET TYPOLOGY - 2 LANE UNDIVIDED
36' B-B 64' R/W



NF
NC ALLIANCE FOR ATHLETICS
HEALTH, PE, RECREATION, & DANCE
DB 10963, PG 2644
PIN 1703.06-38-5421

CURVE TABLE

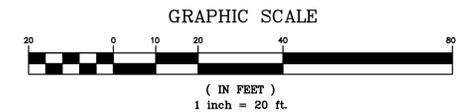
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.70'	25.00'	090°59'30"	35.66'	S42°47'40"E
C2	11.41'	16.25'	040°13'25"	11.17'	N34°25'55"E
C3	9.01'	37.55'	013°44'58"	8.99'	N61°25'07"E
C4	14.41'	52.27'	015°48'05"	14.37'	N76°11'38"E
C5	14.50'	52.45'	015°50'27"	14.45'	S87°58'14"E
C6	19.79'	48.60'	023°20'13"	19.66'	N85°50'53"E
C7	40.37'	39.60'	058°24'35"	38.64'	S76°36'54"E
C8	55.37'	51.60'	061°29'07"	52.75'	S78°09'22"E
C9	38.18'	68.21'	032°03'56"	37.68'	N85°58'48"E
C10	15.23'	27.96'	031°11'56"	15.04'	S68°19'45"E

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	4.63'	S04°14'18"W
L2	20.33'	S08°37'37"W
L3	5.47'	S08°06'19"W
L4	19.20'	S19°33'32"W
L5	2.91'	S17°36'29"W
L6	10.66'	N65°11'00"W
L7	4.22'	N25°02'56"E
L8	19.13'	S80°58'30"E

LANDSCAPE NOTE:
STREET TREES TO BE PROVIDED AS REQUIRED BY
CITY OF RALEIGH TRANSPORTATION DEPARTMENT.

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



- LEGEND**
- | | |
|---|-------------------------|
| BM BOOK OF MAPS | MM MANHOLE |
| DB DEED BOOK | WL WATER LINE |
| PG PAGE | WM WATER METER |
| R/W RIGHT-OF-WAY | WV WATER VALVE |
| AC ACREAGE | WS WATER SERVICE |
| S.F. SQUARE FEET | FL FIRE HYDRANT |
| EX. EXISTING | BO FIRE LINE |
| IP. IRON PIPE SET | BO BLOWOFF |
| NF NOW OR FORMERLY | HC HANDICAP |
| ELEV. ELEVATION | TC TOP OF CURB |
| EX. EXISTING | TW TOP OF WALL |
| EOP EDGE OF PAVEMENT | BW BOTTOM OF WALL |
| CB CATCH BASIN | HB HANDICAP BOTTOM |
| DI DROP INLET | HT HANDICAP TOP |
| D.I. DUCTILE IRON | MM MINIMUM |
| CMP CORRUGATED METAL PIPE | TYP TYPICAL |
| JB JUNCTION BOX | INV INVERT |
| HW HEADWALL | SW SIDEWALK |
| SS SANITARY SEWER | SP SPACES |
| FES FLARED END SECTION | C.O. CLEANOUT |
| FEE FINISHED FLOOR ELEVATION | YI YARD INLET |
| PVC POLYVINYL CHLORIDE PIPE | ESMT EASEMENT |
| FDC FIRE DEPARTMENT CONNECTION | CONC. CONCRETE |
| RCP REINFORCED CONCRETE PIPE | C&G CURB AND GUTTER |
| RPZ REDUCED PRESSURE ZONE | TSP TRAFFIC SIGNAL POLE |
| DCVA DOUBLE CHECK VALVE ASSEMBLY | |
| RPDA REDUCED PRESSURE DETECTOR ASSEMBLY | |
-
- | | | | |
|----------------------------------|------------------------------|------------------------------|------------------------------|
| CONCRETE | BRICK | EX. EX. POWER POLE | NEW WATER VALVE |
| EX. EX. WATER VALVE | NEW WATER REDUCER | NEW FIRE HYDRANT | NEW WATER METER |
| EX. EX. FIRE HYDRANT | NEW SANITARY SEWER MANHOLE | NEW SANITARY SEWER CLEANOUT | NEW SANITARY SEWER CLEANOUT |
| EX. EX. WATER METER | NEW STORM CATCH BASIN | NEW STORM CATCH BASIN | NEW STORM DROP INLET |
| EX. EX. SANITARY SEWER MANHOLE | NEW STORM DROP INLET | NEW STORM FLARED END SECTION | NEW STORM FLARED END SECTION |
| EX. EX. SANITARY SEWER CLEANOUT | NEW STORM FLARED END SECTION | EX. EX. LIGHT POLE | |
| EX. EX. STORM CATCH BASIN | | | |
| EX. EX. STORM DROP INLET | | | |
| EX. EX. STORM FLARED END SECTION | | | |
| EX. EX. LIGHT POLE | | | |
-
- | | |
|--------------------------|-------------------------|
| 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 |
| FEMA 100 YR. FLOOD PLAIN | FLOODWAY |
| NEUSE RIVER BUFFER | CENTERLINE OF CREEK |
| DIVERSION DITCH | |

NF THE NAT SOC COL DAMES OF AMERICA
DB 2730, PG 127
PIN 1703.06-38-6518

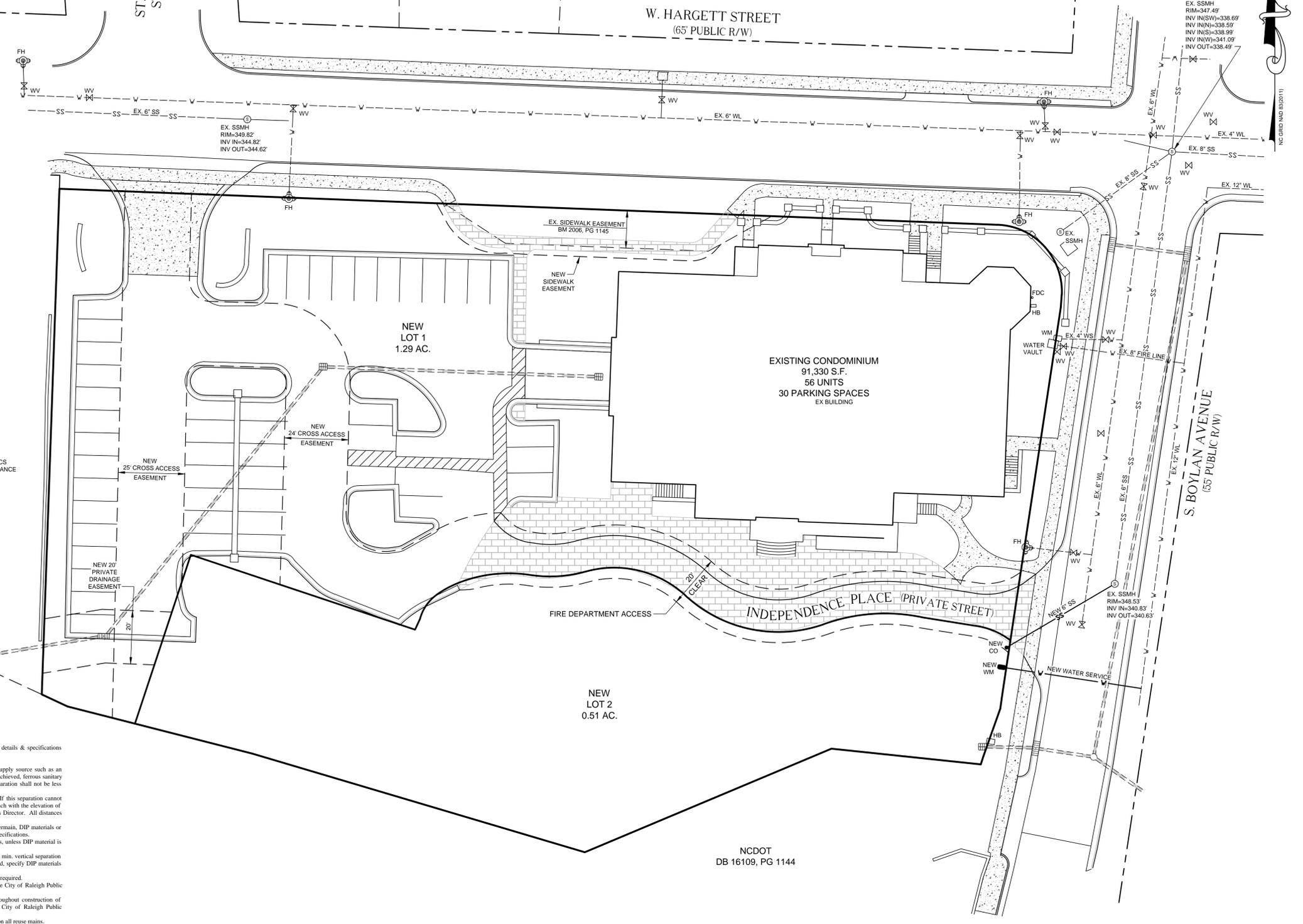
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PIN 1703.06-38-8509

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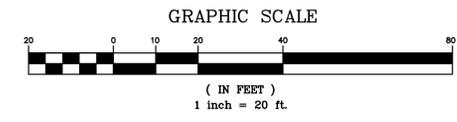
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NCDOT
DB 16109, PG 1144



- STANDARD UTILITY NOTES (as applicable):**
- 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 24" 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.
 - 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.
 - 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 CORPUD FOG Program Coordinator prior to issuance of a Building Permit. Contact Tim Beasley at (919) 996-2334 or timothy.beasley@raleighnc.gov for more information.
 - Cross-connection control protection devices are required based on degree of health hazard involved as listed in 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 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 Joanie Hartley at (919) 996-5923 or joanie.hartley@raleighnc.gov for more information.

- GENERAL NOTES**
- CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
 - AS PER CITY OF RALEIGH AN EXISTING 2" WATER METER SHOULD BE LOCATED ON SITE, HOWEVER, COULD NOT BE FIELD LOCATED. CONTRACTOR TO LOCATE AND ABANDON ALL EXISTING SERVICES IN ACCORDANCE WITH CORPUD STANDARDS AND SPECIFICATION.



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710 INDEPENDENCE PLACE

Client
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RALEIGH, NC 27603

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

UTILITY PLAN

Number	Description	Date

Drawing Scale 1" = 20'
Drawn By BF
Checked By JAE, JR.
Date Issued 11/30/16

CE-4