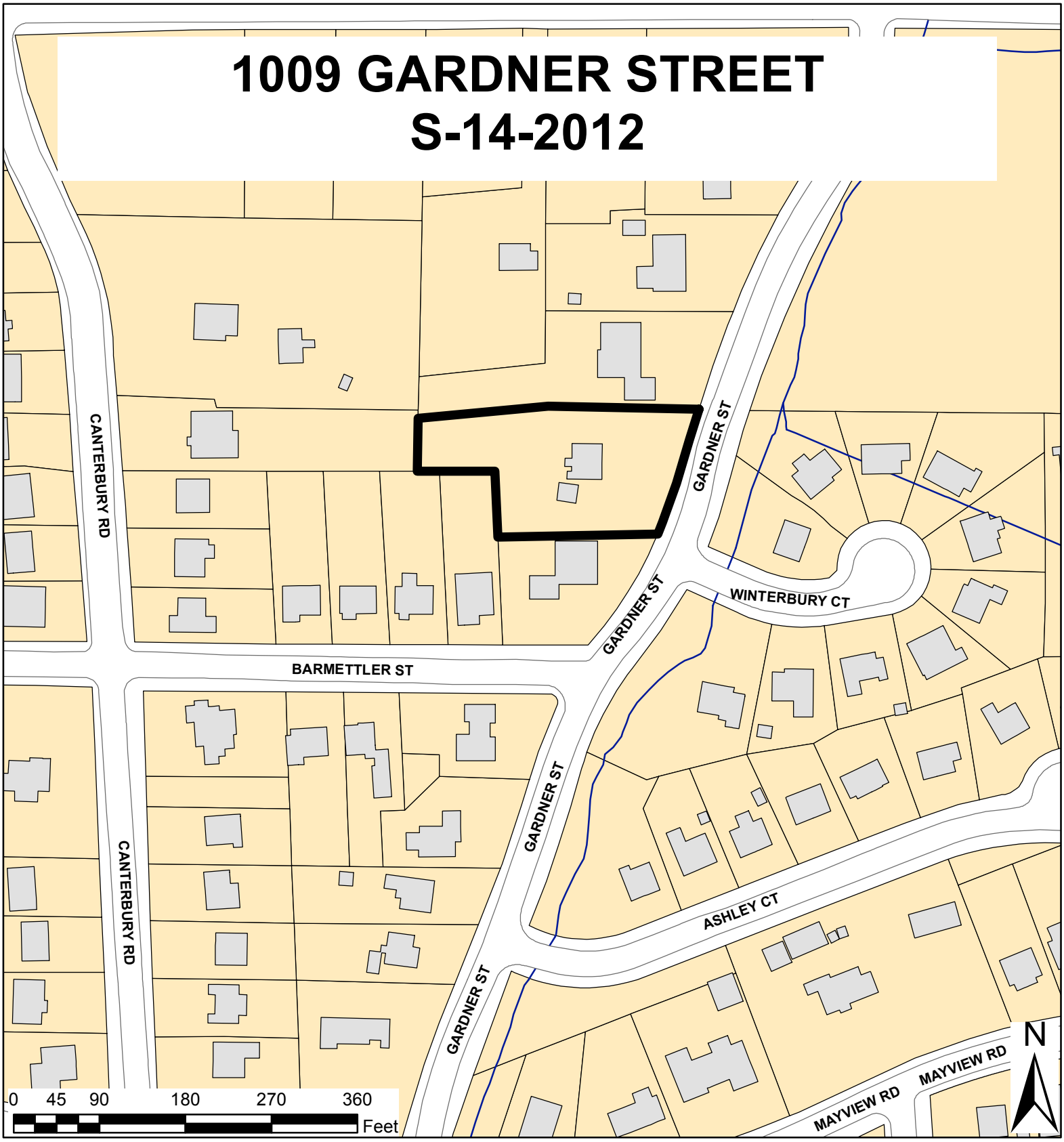
1009 GARDNER STREET
S-14-2012



Zoning:	**SP-R-6**	Number of Lots:	**2**
CAC:	**Wade**	Planner:	**Meade Bradshaw**
Drainage	**Beaver**	Phone:	**(919) 516-2664**
Basin:	**Southwest**	Applicant Contact:	**John A. Edwards & Company**
Acreage:	**0.72**	Phone:	**(919)828-4428**

Planning & Development

Customer Service Center
One Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-516-2495
Fax 919-516-2685

5-14-2012

Preliminary Development Plan Application

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

Preliminary Approvals		FOR OFFICE USE ONLY
☐ Site Plans for Planning Commission or City Council ☐ Preliminary Administrative Site Plans ☐ Group Housing * ☐ Multifamily (Infill)*	☒ Subdivision* ☐ Infill Subdivision* ☐ Infill Recombination* ☐ Cluster Subdivision ☐ Expedited Subdivision Review	Transaction Number 335228
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name 1009 GARDNER STREET

Proposed Use SINGLE FAMILY RESIDENTIAL

Property Address(es) 1009 GARDNER STREET

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

P.I.N. 0794.12-85-5974	P.I.N.	P.I.N.	P.I.N.

What is your project type? ☐ Apartment ☐ Banks ☐ Elderly Facilities ☐ Hospitals ☐ Hotels/Motels ☐ Industrial Building ☐ Mixed Residential ☐ Non-Residential Condo ☐ Office ☐ Religious Institutions ☐ Residential Condo ☐ Retail ☐ School ☐ Shopping Center ☒ Single Family ☐ Telecommunication Tower ☐ Townhouse ☐ Other: If other, please describe:

PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively not requiring Planning Commission or City Council approval. NOT AN INFILL SUBDIVISION
PLANNING COMMISSION OR CITY COUNCIL REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. N/A
CLIENT (Owner or Developer)	Company RALEIGH CUSTOM HOMES, INC. Name (s) TIM THOMPSON Address 6736 FALLS OF NEUSE RD., SUITE 300 Phone 919-395-1529 / Email / Fax
CONSULTANT (Contact Person for Plans)	Company JOHN A. EDWARDS & CO. Name (s) JOHNNY EDWARDS Address 333 WADE AVE. RALEIGH, N.C. 27605 Phone 919-828-4428 / Email JOHNNY@JAECO.COM / Fax 919-828-4711

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Has your project previously been through the pre-submittal process? If yes, provide the transaction #

Zoning Information	Building Information
Zoning District(s) SP R-6	Proposed building use(s) SINGLE FAMILY RESIDENTIAL
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross N/A
Overlay District	Proposed Building(s) sq. ft. gross N/A
Total Site Acres 0.72 AC. Inside City Limits ☒ Yes ☐ No	Total sq. ft. gross (existing & proposed) N/A
Off street parking Required N/A Provided N/A	Proposed height of building(s) N/A
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) N/A
BOA (Board of Adjustment) case # A-N/A	Building Lot Coverage percentage N/A (site plans only)
CUD (Conditional Use District) case # N/A	
Stormwater Information	
Existing Impervious Surface 0 acres/square feet	Flood Hazard Area ☐ Yes ☒ No
Proposed Impervious Surface N/A acres/square feet	If Yes, please provide
Neuse River Buffer ☐ Yes ☒ No Wetlands ☐ Yes ☒ No	Alluvial Soils Flood Study FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots N/A Detached N/A Attached N/A	11. Total number of Open Space (only) lots N/A
2. Total # Of Single Family Lots 2	12. Total number of all lots 2
3. Total # Of Apartment Or Condominium Units N/A	13. Is your project a cluster unit development? ☐ Yes ☒ No
4. Total # Of Congregate Care Or Life Care Dwelling Units N/A	If Yes, please answer the questions below:
5. Total # Of Mobile Home Lots N/A	a) Total number of Townhouse Lots
6. Total Number of Hotel Units N/A	b) Total number of Single Family Lots
7. Overall Total # Of Dwelling Units (1-6 Above) 2	c) Total number of Group Housing Units
8. Bedroom Units 1br 2br 3br 4br or more	d) Total number of Open Space Lots
9. Overall Unit(s)/Acre Densities Per Zoning District(s) N/A	e) Minimum Lot Size
10. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	f) Total Number of Phases
	g) Perimeter Protective Yard Provided ☐ Yes ☐ No
	h) Must provide open space quotient per City Code 10-3071 (5)

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.

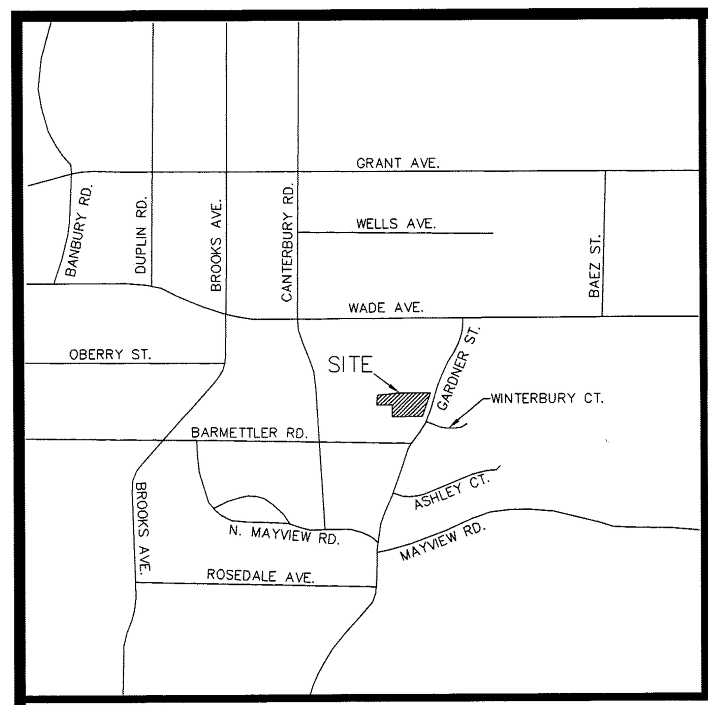
I hereby designate JOHNNY EDWARDS to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed _____ Date 6/19/12

Signed _____ Date

Section B					
TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
General Requirements	YES	N/A	YES	NO	N/A
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	☒		✓		
2. **Preliminary Development Plan Application** completed and signed by the property owner	☒		✓		
3. Client must complete and print page 1 and 2 of the **Preliminary Development Plan Application** to the plan cover sheet (not applicable for infill recombination)	☒	☐	✓		
4. I have referenced the **Preliminary Development Plan Checklist** and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	☒		✓		
5. Provide the following plan sheets:	☐				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	☒		✓		
b) Existing Conditions Sheet	☒	☐	✓		
c) Proposed Site, Subdivision Plan, or Recombination Plan	☒		✓		
d) Proposed Grading and Stormwater Plan	☐	☒			✓
e) Proposed Utility Plan, including Fire	☒	☐	✓		
f) Proposed Tree Conservation Plan	☐	☒			✓
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	☒	☐	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	☐	☒			✓
6. 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	☒		✓		
7. Plan size 18"x24" or 24"x36"	☒		✓		
8. 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	☒		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	☒		✓		
10. 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	☐		✓		
11. Wake County School Form, if dwelling units are proposed	☐	☐	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	☐	☒			✓
13. 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	☐	☒			✓



VICINITY MAP
(NOT TO SCALE)

TRANSPORTATION NOTES:

1. 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.
2. HANDICAPPED RAMPS TO BE CONSTRUCTED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH ENGINEERING STANDARD DETAIL 20.11.
3. SIGHT TRIANGLES TO BE LOCATED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS, AREAS WHERE SIGHT TRIANGLE ARE LOCATED OUTSIDE THE RIGHT-OF-WAY SHALL BE RECORDED AS SIGHT EASEMENTS. FINAL LAYOUT OF SIGHT TRIANGLES TO BE APPROVED WITH CONSTRUCTION DRAWINGS.
4. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOILAGE, BERM, PARKED VEHICLES, SIGN OR OTHER OBJECTS BETWEEN THE HEIGHTS OF 2 FEET AND 8 FEET ABOVE THE CURB LINE ELEVATION, OR NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
5. ALL STREET SECTIONS SHALL MEET OR EXCEED SPECIFICATIONS DETAILED IN CITY OF RALEIGH ENGINEERING STANDARD 20.31.
6. ALL STREETS AND RIGHT-OF-WAYS WITHIN AND ADJACENT TO THE PROJECT ARE CONSISTANT WITH THE RALEIGH COMPREHENSIVE PLAN WITH REGARD TO PROPOSED ROADWAY LOCATIONS AND RIGHT-OF-WAY REQUIREMENTS.
7. TURNOUT RADII TO BE MINIMUM OF 35' AT ALL PUBLIC STREET INTERSECTIONS. DRIVEWAY TURNOUTS TO BE A MINIMUM OF 28'.

NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL NCDOT AND CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. HORIZONTAL CONTROL = NAD83
VERTICAL CONTROL = NAVD88
CONTROL IS CONSISTANT.
3. THE PROPERTY IS IN A RESIDENTIAL ZONING AND LESS THAN 2 ACRES. THE SITE IS EXEMPT FROM TREE CONSERVATION.
4. THIS SUBDIVISION IS EXEMPT FROM STORMWATER MANAGEMENT CONTROLS IN ACCORDANCE WITH CHAPTER 9 OF PART 10 OF THE CITY OF RALEIGH CODE BEING "ANY SINGLE-FAMILY DETACHED DWELLING, ANY SINGLE-FAMILY ATTACHED DWELLING NOT EXCEEDING TWO (2) DWELLING UNITS, AND ANY DUPLEX DWELLING, INCLUDING THEIR ACCESSORY USES, PLACED WITHIN ANY SUBDIVISION OF ONE (1) ACRE OR LESS IN AGGREGATE SIZE."
5. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 3720079400J WITH AN EFFECTIVE DATE OF MAY 2, 2006.
6. THIS IS NOT AN INFILL SUBDIVISION. PLEASE SEE CALCULATIONS BELOW.

INFILL CALCULATIONS

PIN#	LOT FRONTAGE	ACREAGE
0794.12-85-5872	138 LF	0.35
0794.12-85-4874	60 LF	0.24
0794.12-85-4814	60 LF	0.26
0794.12-85-2977	60 LF	0.50
0794.12-86-6014	107 LF	0.54
0794.12-85-7995	47 LF	0.25
0794.12-85-7889	100 LF	0.25
MEDIAN	60 LF	0.26
80%	48 LF	0.21

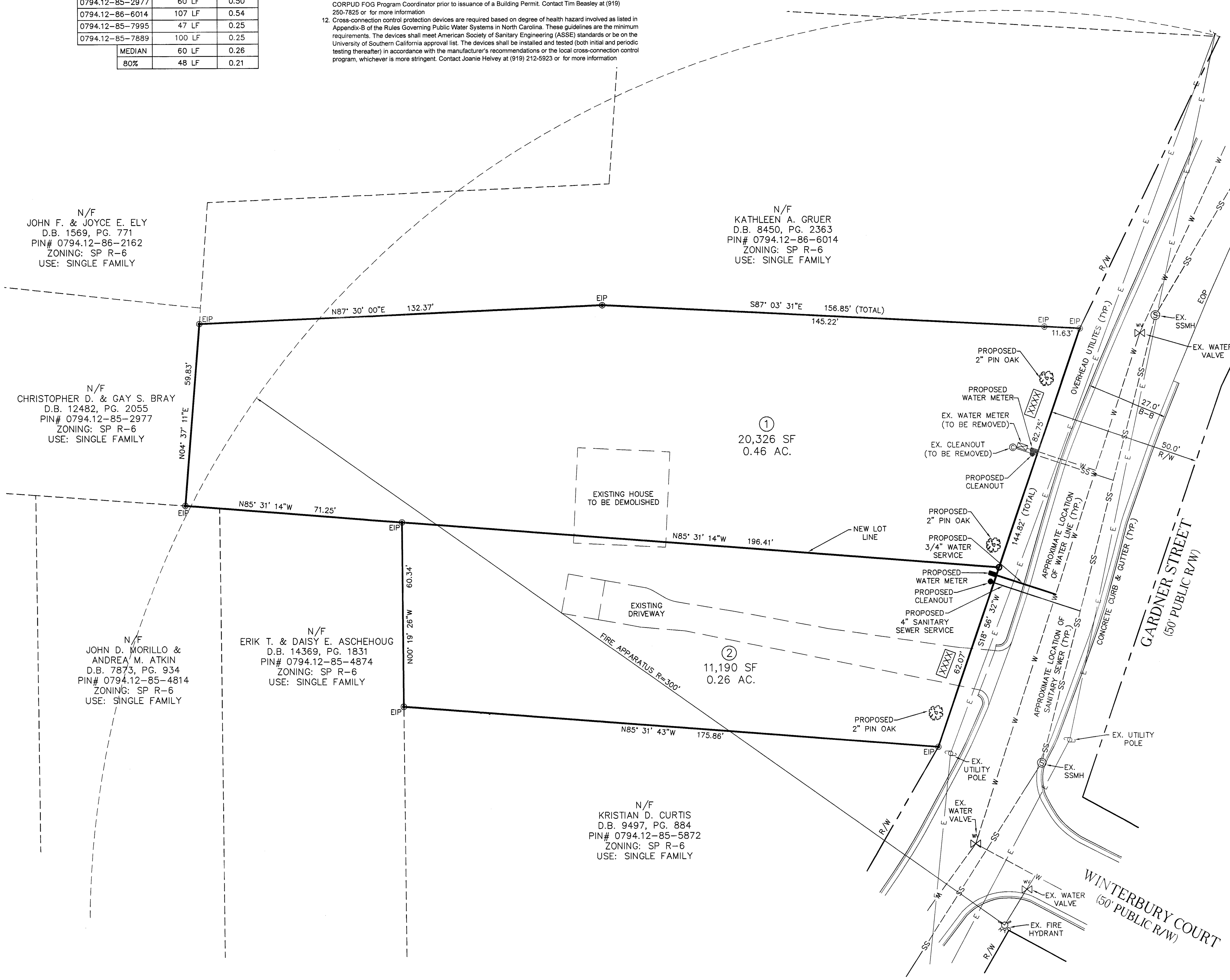
STANDARD UTILITY NOTES (as applicable):

1. All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
2. Utility separation requirements:
   a) 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 waterline specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well
   b) When installing water &/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
   c) 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 waterline specifications
   d) 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer
   e) Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 24" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W-41 & S-49)
   f) All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required
3. Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction
4. Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department
5. 3.0' minimum cover is required on all water mains & sewer forcemains. 4.0' minimum cover is required on all reuse mains
6. Install ¾" copper* water services with meters located at ROW or within a 2'x2' 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*
7. Install 4" PVC* sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum
8. 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
9. 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.
10. NCDOT Encroachment Agreements are required for any utility work (including main extensions &/or service taps) within state ROW prior to construction
11. 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) 250-7825 or for more information
12. 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 Helvey at (919) 212-5923 or for more information

SOLID WASTE INSPECTIONS STATEMENT

DEVELOPER HAS REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. SINGLE FAMILY RESIDENTIAL LOTS WITHIN THIS SUBDIVISION WILL UTILIZE CITY OF RALEIGH SOLID WASTE SERVICES TO HANDLE TRASH COLLECTION NEEDS. STANDARD 96-GALLON RESIDENTIAL INDIVIDUAL ROLL-OUT CONTAINERS WILL BE USED FOR COLLECTION OF SOLID WASTE.

STORM WATER EXEMPTION CODE SECTION 10-9021(3)



LEGEND

EIP	EXISTING IRON PIPE
R/W	RIGHT-OF-WAY
N/F	NOW OR FORMERLY
DB	DEED BOOK
PG	PAGE
BM	BOOK OF MAPS
◉	EXISTING IRON PIPE
○	IRON PIPE SET
Ⓢ	SANITARY SEWER MANHOLE
⊠	WATER METER
	FIRE HYDRANT
WV ⋈	WATER VALVE
■	PROPOSED WATER METER
●	PROPOSED SANITARY SEWER CLEANOUT
———	PROPERTY LINE
———	RIGHT-OF-WAY
— — —	EASEMENT LINE
—— E ——	OVERHEAD UTILITIES
XXXX	ADDRESS

Planning & Development

Customer Service Center
One Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-516-2495
Fax 919-516-2685

Preliminary Development Plan Application
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Preliminary Approvals		FOR OFFICE USE ONLY
☐ Site Plans for Planning Commission or City Council ☐ Preliminary Administrative Site Plans ☐ Group Housing * ☐ Multifamily (Infill)*	☒ Subdivision* ☐ Infill Subdivision* ☐ Infill Recombination* ☐ Cluster Subdivision ☐ Expedited Subdivision Review	Transaction Number
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name 1009 GARDNER STREET
Proposed Use SINGLE FAMILY RESIDENTIAL
Property Address(es) 1009 GARDNER STREET
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. 0794.12-85-5974	P.I.N.	P.I.N.	P.I.N.

What is your project type? ☐ Apartment ☐ Banks ☐ Elderly Facilities ☐ Hospitals ☐ Hotels/Motels ☐ Industrial Building ☐ Mixed Residential ☐ Non-Residential Condo ☐ Office ☐ Religious Institutions ☐ Residential Condo ☐ Retail ☐ School ☐ Shopping Center ☒ Single Family ☐ Telecommunication Tower ☐ Townhouse ☐ Other: If other, please describe:

PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively not requiring Planning Commission or City Council approval. NOT AN INFILL SUBDIVISION
PLANNING COMMISSION OR CITY COUNCIL REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. N/A
CLIENT (Owner or Developer)	Company RALEIGH CUSTOM HOMES, INC. Name (s) TIM THOMPSON Address 6736 FALLS OF NEUSE RD., SUITE 300 Phone 919-395-1529 Email Fax
CONSULTANT (Contact Person for Plans)	Company JOHN A. EDWARDS & CO. Name (s) JOHNNY EDWARDS Address 333 WADE AVE. RALEIGH, N.C. 27605 Phone 919-828-4428 Email JOHNNY@JAECO.COM Fax 919-828-4711

PRELIMINARY DEVELOPMENT PLAN APPLICATION | 03.21.12 1

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Has your project previously been through the pre-submittal process? If yes, provide the transaction #

Zoning Information	Building Information
Zoning District(s) SP R-6	Proposed building use(s) SINGLE FAMILY RESIDENTIAL
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross N/A
Overlay District	Proposed Building(s) sq. ft. gross N/A
Total Site Acres 0.72 AC. Inside City Limits ☒ Yes ☐ No	Total sq. ft. gross (existing & proposed) N/A
Off street parking Required N/A Provided N/A	Proposed height of building(s) N/A
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) N/A
BOA (Board of Adjustment) case # A-N/A	Building Lot Coverage percentage N/A (site plans only)
CUD (Conditional Use District) case # N/A	
Stormwater Information	
Existing Impervious Surface 0 acres/square feet	Flood Hazard Area ☐ Yes ☒ No
Proposed Impervious Surface N/A acres/square feet	If Yes, please provide
Neuse River Buffer ☐ Yes ☒ No Wetlands ☐ Yes ☒ No	Alluvial Soils Flood Study FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots N/A Detached N/A Attached N/A	11. Total number of Open Space (only) lots N/A
2. Total # Of Single Family Lots 2	12. Total number of all lots 2
3. Total # Of Apartment Or Condominium Units N/A	13. Is your project a cluster unit development? ☐ Yes ☒ No
4. Total # Of Congregate Care Or Life Care Dwelling Units N/A	If Yes, please answer the questions below:
5. Total # Of Mobile Home Lots N/A	a) Total number of Townhouse Lots
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7. Overall Total # Of Dwelling Units (1-6 Above) 2	c) Total number of Group Housing Units
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9. Overall Unit(s)/Acre Densities Per Zoning District(s) N/A	e) Minimum Lot Size
10. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	f) Total Number of Phases g) Perimeter Protective Yard Provided ☐ Yes ☐ No h) Must provide open space quotient per City Code 10-3071 (5)

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 ______________________ 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.
Signed ______________________ Date
Signed ______________________ Date

2 | PRELIMINARY DEVELOPMENT PLAN APPLICATION | 02.28.11

OWNER:
RALEIGH CUSTOM HOMES, INC.
TIM THOMPSON
6736 FALLS OF NEUSE RD.,
SUITE 300
(919)395-1529
TIM@RALEIGHCUSTOMHOMES.NET

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

S-__-12 TR# ______

REVISION	DATE	BY

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 10078 JOHN A. EDWARDS, JR.

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

PRELIMINARY SUBDIVISION
1009 GARDNER STREET
RALEIGH WAKE COUNTY NORTH CAROLINA
EXISTING CONDITIONS / UTILITY / LANDSCAPE PLAN

SCALE: VER: 1" = 2' HORZ: 1" = 20'
DATE: 6-15-12
FLD. BK. & PAGE:
DRAWN BY: JCB
FILE NO:
CHECKED BY: JAE,JR

SHEET
CE-1