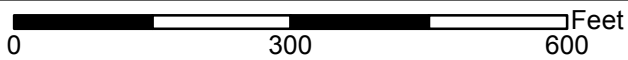
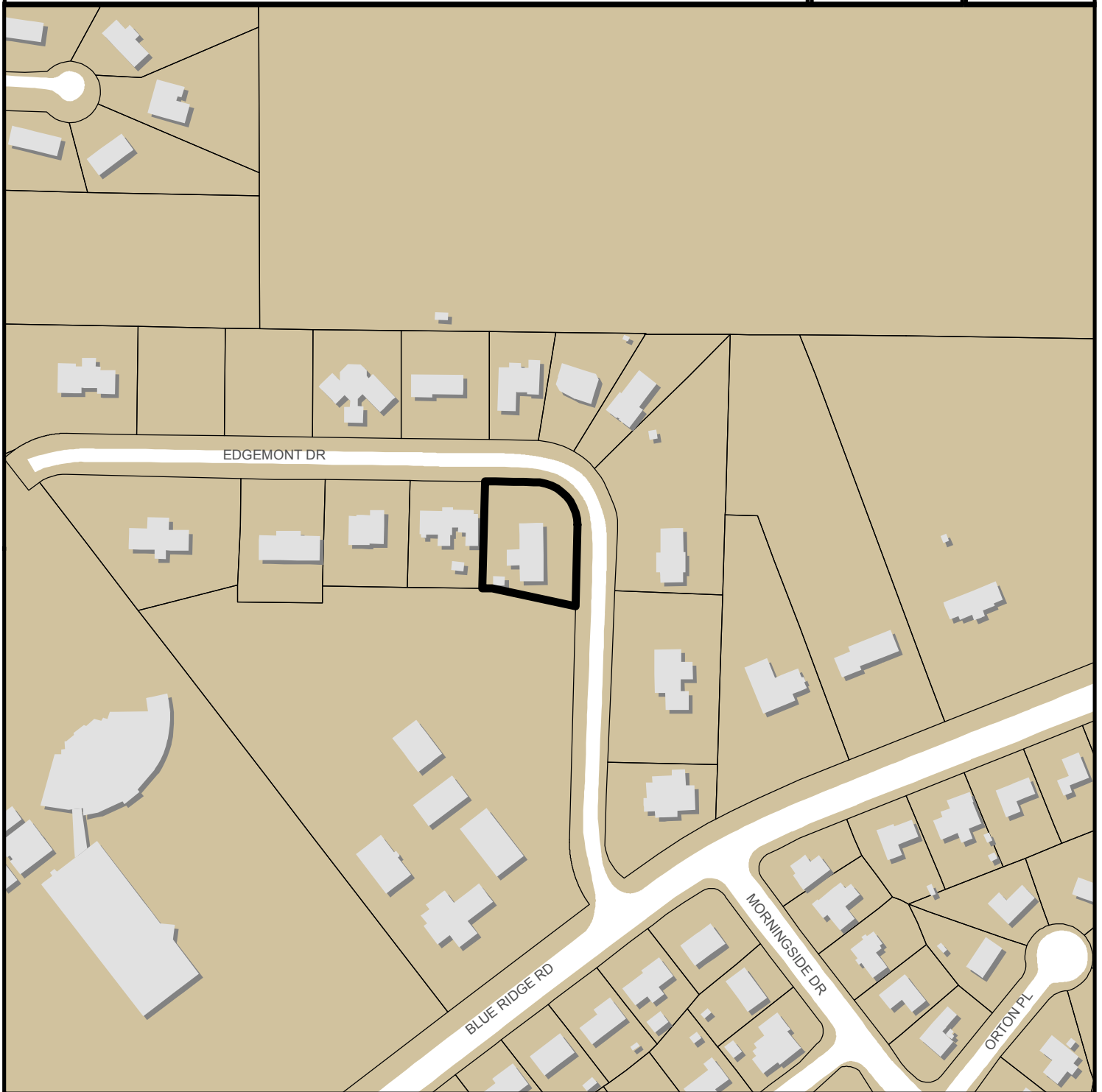


# EDGEMONT WAY SUBDIVISION S-62-2017



Zoning: **R-4**  
CAC: **Northwest**  
Drainage Basin: **Crabtree Creek**  
Acreage: **.52**  
Number of Lots: **2**

Planner: **Ryan Boivin**  
Phone: **(919) 996-2681**  
Applicant: **Hugh Surles Builders**  
Phone: **(919) 422-7065**





# Administrative Approval Action

Case File / Name: S-62-17, Edgemont Way Subdivision  
Transaction # 528220, AA # 3675

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2495  
DS.help@raleighnc.gov  
www.raleighnc.gov

**LOCATION:** This site is located on the south and west side of Edgemont Drive at 3315 Edgemont Drive. The site is in City limits.

**REQUEST:** Subdivision of a 0.52 acre tract zoned R-4 into 2 lots. Lot 1 is 11,244.9 SF/0.26 acres and lot 2 is 11,380.5 SF/0.26 acres.

**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 submitted by Alison A. Pockat, dated 10/31/17.

## **CONDITIONS OF APPROVAL and NEXT STEPS:**

**Note:** *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

### **PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:**

#### **STORMWATER**

Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

#### **URBAN FORESTRY**

1. Obtain required tree impact permit from the City of Raleigh.

### **PRIOR TO AUTHORIZATION TO RECORD LOTS:**

#### **GENERAL**

2. A demolition permit shall be issued and this building permit number be shown on all maps for recording.

#### **ENGINEERING**

3. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld.
4. A slope easement will be required as measured 10 feet from the public right-way and to run along the entire frontage of the lots associated with this proposed subdivision.



# Administrative Approval Action

Case File / Name: S-62-17, Edgemont Way Subdivision  
Transaction # 528220, AA # 3675

City of Raleigh  
Development Services Department  
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(919) 996-2495  
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5. In accordance with Part 10A Section 8.1.10, a fee-in-lieu is to be paid to the City of Raleigh for pavement, curb and gutter, and sidewalks along the frontage of this street.(UDO 8.1.10) (RSDM 5.3.4) The fee is due prior to authorization to record lots.
6. In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services-Development Engineering program.

## PRIOR TO ISSUANCE OF BUILDING PERMITS:

### GENERAL

7. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Recombinations, Right Of Way and/or Easement Dedications, and Tree Save Areas.

### ENGINEERING

8. Driveways and any work in the public right-of-way shall meet the requirements of article 8 of The Raleigh UDO and the Raleigh Street Design Manual.

### Prior to issuance of building occupancy permit:

9. 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.
10. Next Step: Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

**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:

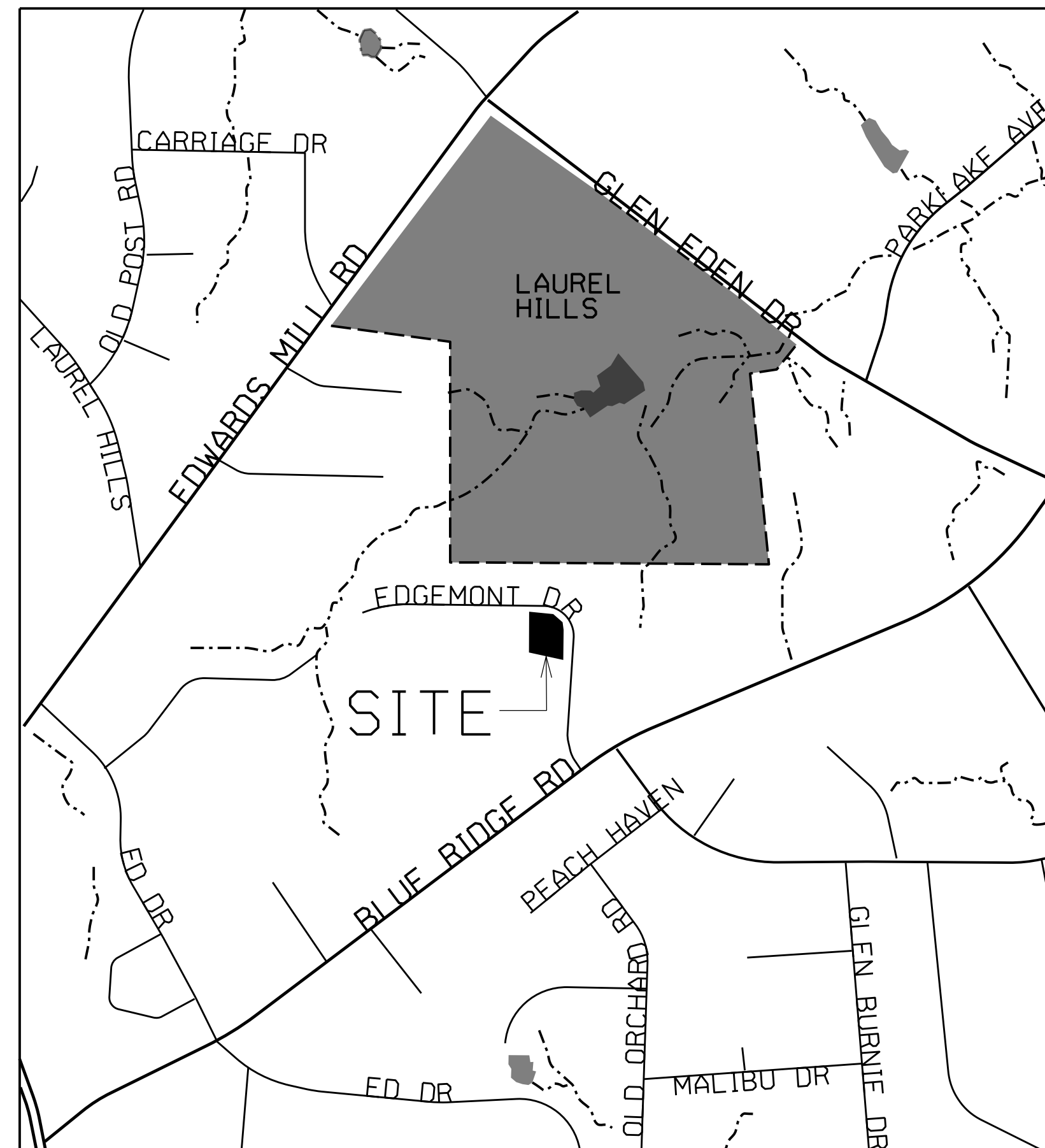
**3-Year Sunset Date: 12/1/2020**  
Record the lots.

I hereby certify this administrative decision.

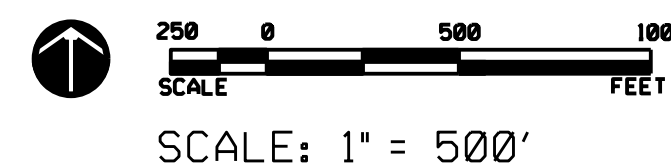
Signed:(Planning Dir./Designee)

Date: 12/1/2017

Staff Coordinator: Ryan Boivin



VICINITY MAP



RALEIGH CASE NUMBER: S-62-17  
TRANSACTION NUMBER: 528220

LIST OF DRAWINGS		
SEQ. NO.	DWG. NO.	TITLE
1	C0-0	COVER SHEET
2	EC-1	EXISTING CONDITIONS PLAN
3	SP-1	PROPOSED SUBDIVISION
4	D-1	UTILITY DETAILS

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

THIS DEVELOPMENT CREATES TWO SINGLE FAMILY LOTS. THESE LOTS WILL BE PROVIDED WITH CITY SOLID WASTE COLLECTION THROUGH THE USE OF 96 GALLON ROLL-OUT CARTS BROUGHT TO THE CURB. SOLID WASTE COLLECTION WILL BE IN COMPLIANCE WITH PART 7, CHAPTER 2 'SOLID WASTE SERVICES' OF THE RALEIGH CITY CODE AND THE CITY OF RALEIGH 'SOLID WASTE COLLECTION DESIGN MANUAL.'

# EDGEMONT WAY SUBDIVISION

3315 EDGEMONT DR.  
RALEIGH, NORTH CAROLINA

OWNER:  
HUGH SURLS BUILDERS  
126 BRANDON DR.  
LILLINGTON, NC 27546  
OFFICE PHONE - 919 422-7065  
CONTACT: HUGH SURLS

## SITE DATA

ADDRESS: 3315 EDGEMONT DR., RALEIGH  
PIN #: 0785965092      ACREAGE: 0.52 ACRES  
ZONING: R-4  
BOOK OF MAPS 1996, PAGE 649  
LAND CLASS: LOW DENSITY RESIDENTIAL -  
LESS THAN 10 UNITS PER AC - HOMESITE  
CITIZENS ADVISORY COUNCIL - NORTHWEST  
WATERSHED: CRABTREE CREEK  
NEUSE RIVER BASIN

PROPOSED USE - LOW DENSITY RESIDENTIAL

THE SITE IS A SUBDIVISION OF LOT NO. 19,  
EDGEMONT SUBDIVISION

TOTAL SURFACE AREA FOR LOT = 22,672 SF, 0.52 ACRES  
EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 6,996.5 SF  
PERCENT IMPERVIOUS (EXISTING COND.) FOR LOT 19 = 31%

PROPOSED USE - TWO RESIDENTIAL LOTS  
LOT 1 - 11,244.9 SF - 0.258 AC  
LOT 2 - 11,380.5 SF - 0.261 AC

PROJECTED WASTEWATER FLOW = 960 GPD  
2 DWELLINGS X 4 BEDROOMS X 120 GRP

## Preliminary Subdivision Plan Application



DEVELOPMENT  
SERVICES  
DEPARTMENT

Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | cfax 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 #	Project Coordinator	Team Leader
<b>PRELIMINARY APPROVALS</b>		
<input type="checkbox"/> Subdivision * <input checked="" type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> 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 #:		
<b>GENERAL INFORMATION</b>		
Development Name <b>Edgemont Way Subdivision</b>		
Proposed Use <b>two single family lots</b>		
Property Address(es) <b>3315 Edgemont Dr., Raleigh</b>		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 0785965092	PIN Recorded Deed	PIN Recorded Deed
What is your project type?		
<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Townhouse <input type="checkbox"/> Subdivision in a non-residential zoning district <input type="checkbox"/> Other (describe):		
<b>OWNER/DEVELOPER INFORMATION</b>		
Company Name <b>Hugh Surls Builders LLC</b>		Owner/Developer Name <b>Hugh Surls</b>
Address <b>126 Brandon Dr., Lillington, NC 27546</b>		
Phone <b>919-422-7065</b>	Email <b>hugh@hughsurlbuilders.com</b>	Fax
<b>CONSULTANT/CONTACT PERSON FOR PLANS</b>		
Company Name <b>Alison A. Pockat, ASLA</b>		Contact Name <b>Alison A. Pockat</b>
Address <b>106 Steep Bank Dr., Cary, NC 27518</b>		
Phone <b>919 363-4415</b>	Email <b>aapockat@earthlink.net</b>	Fax <b>919 363-4415</b>

PAGE 1 OF 3

[WWW.RALEIGHNC.GOV](http://WWW.RALEIGHNC.GOV)

REVISION 03.11.16

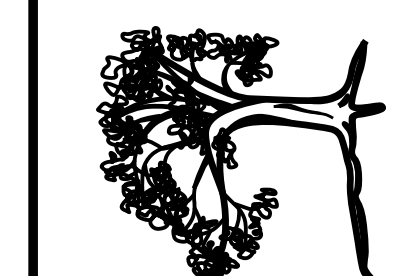
DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)	
<b>ZONING INFORMATION</b>	
Zoning District(s) <b>R-4</b>	
If more than one district, provide the acreage of each:	
Overlay District?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
CUD (Conditional Use District) Case # Z-	
COA (Certificate of Appropriateness) Case #	
BOA (Board of Adjustment) Case # A-	
<b>STORMWATER INFORMATION</b>	
Existing Impervious Surface <b>6996.5 sf</b> acres/sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface <b>10,800 sf</b> acres/sf	Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If in a Flood Hazard Area, provide the following:	
Alluvial Soils	Flood Study    FEMA Map Panel #
<b>NUMBER OF LOTS AND DENSITY</b>	
Total # of Townhouse Lots: Detached -    Attached -	
Total # of Single Family Lots <b>2</b>	Total # of All Lots <b>2</b>
Overall Unit(s)/Acre Densities Per Zoning Districts <b>4</b>	
Total # of Open Space and/or Common Area Lots <b>0</b>	
<b>SIGNATURE BLOCK (Applicable to all developments)</b>	
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 <b>Alison Pockat</b> 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.	
Signature	Date <b>Aug. 25, 2017</b>
Signature	Date

PAGE 2 OF 3

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REVISION 03.11.16

THE DOCUMENT HEREIN IS THE PROPERTY OF RWMK PA. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RWMK PA.  
**RWMK PA**  
 Engineering & Surveying  
 101 W. Main St., Suite 202  
 Corner, NC 27539  
 Phone (919) 779-4054  
 Fax (919) 779-4056



**ALISON A. POCKAT, ASLA**  
 LANDSCAPE ARCHITECT  
 LAND PLANNER  
 (919) 363-4415  
 106 STEEPBANK DRIVE  
 CARY, NC 27518

DESIGNED: AAP

DRAWN:

**EDGEMONT WAY SUBDIVISION**  
 3315 EDGEMONT DR., RALEIGH, NC  
**HUGH SURLS BUILDERS**  
 126 BRANDON DRIVE  
 LILLINGTON, NC 27546

NO.	DATE	REVISIONS
1	08/28/17	RALEIGH REVIEW COMMENTS

SCALE: NTS

DATE: AUG. 14, 2017

SHEET NO.:  
**COVER SHEET**  
**CO-1**

SEQUENCE NO. 1 OF 4

**SITE DATA:**

PIN NUMBER - 0785965092  
 ADDRESS: 3315 EDGE MONT DR., RALEIGH  
 TOTAL ACREAGE - 22,672 SF - 0.52  
 EXISTING IMPERVIOUS AREA - 6,996.5 SF - 0.161 AC  
 HOUSE / GARAGE - 2,819 SF  
 DRIVES - 3,333 SF  
 WALK / PATIO - 644.5 SF  
 SHED - 200 SF

ZONING - R-4  
 CITIZENS ADVISORY COUNCIL -  
 NORTHWEST CAC

**PROPERTY NOTES:**

- EXISTING BOUNDARY AND SITE ELEMENTS AND INFORMATION ARE BASED ON A PLOT PLAN BY ROBINSON & PLANTE PC 1240 SE MAYNARD RD., SUITE 203, CARY, NC, 27511 PHONE NUMBER: 919 481-1245, ENTITLED 'SURVEY FOR HUGH SURLS BUILDERS, LOT 19 EDGE MONT SUBDIVISION' AND DATED 7-24-17.
- TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.
- UTILITY DESIGN IS TAKEN FROM A DOCUMENT ISSUED AND SEALED BY SEAN MCLEAN, NC PE 027840 AND DATED 8/14/17.

3404 EDGE MONT DR.  
 LOUIS & CARLA AGNOLUTTO  
 DB 010722, PG 02387  
 PIN# 0785964261  
 USE: SINGLE FAMILY  
 ZONING - R-4

3400 EDGE MONT DR.  
 MICHAEL MCCORMAC  
 BRENDA RANGASAMY  
 DB 016599, PG 00459  
 PIN# 0785965284  
 USE: SINGLE FAMILY  
 ZONING - R-4

SSMH  
 TOP=409.66  
 INV.IN=401.16  
 INV.OUT=401.11

3324 EDGE MONT DR.  
 PAUL & MIRIAM WEIDNER  
 DB 011537, PG 00563  
 PIN# 0785966282  
 USE: SINGLE FAMILY  
 ZONING - R-4

3320 EDGE MONT DR.  
 JOHN & LISA SHEAFFER  
 DB 009882, PG 00643  
 PIN# 0785966282  
 USE: SINGLE FAMILY  
 ZONING - R-4

SSMH  
 TOP=411.36  
 INV.IN=403.76  
 INV.OUT=403.01

3312 EDGE MONT DR.  
 JOSEPH PHILLIPS TRUSTEE  
 DB 009874, PG 02400  
 PIN# 0785968027  
 USE: SINGLE FAMILY  
 ZONING - R-4

3405 EDGE MONT DR.  
 DAVID & JOHN FAIRCLOTH  
 DB 007068, PG 00240  
 PIN# 0785964082  
 USE: SINGLE FAMILY  
 ZONING - R-4

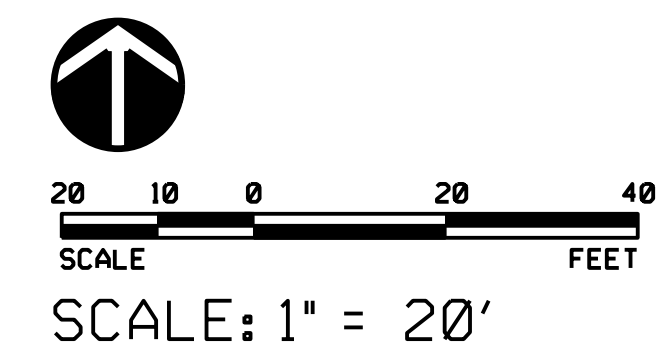
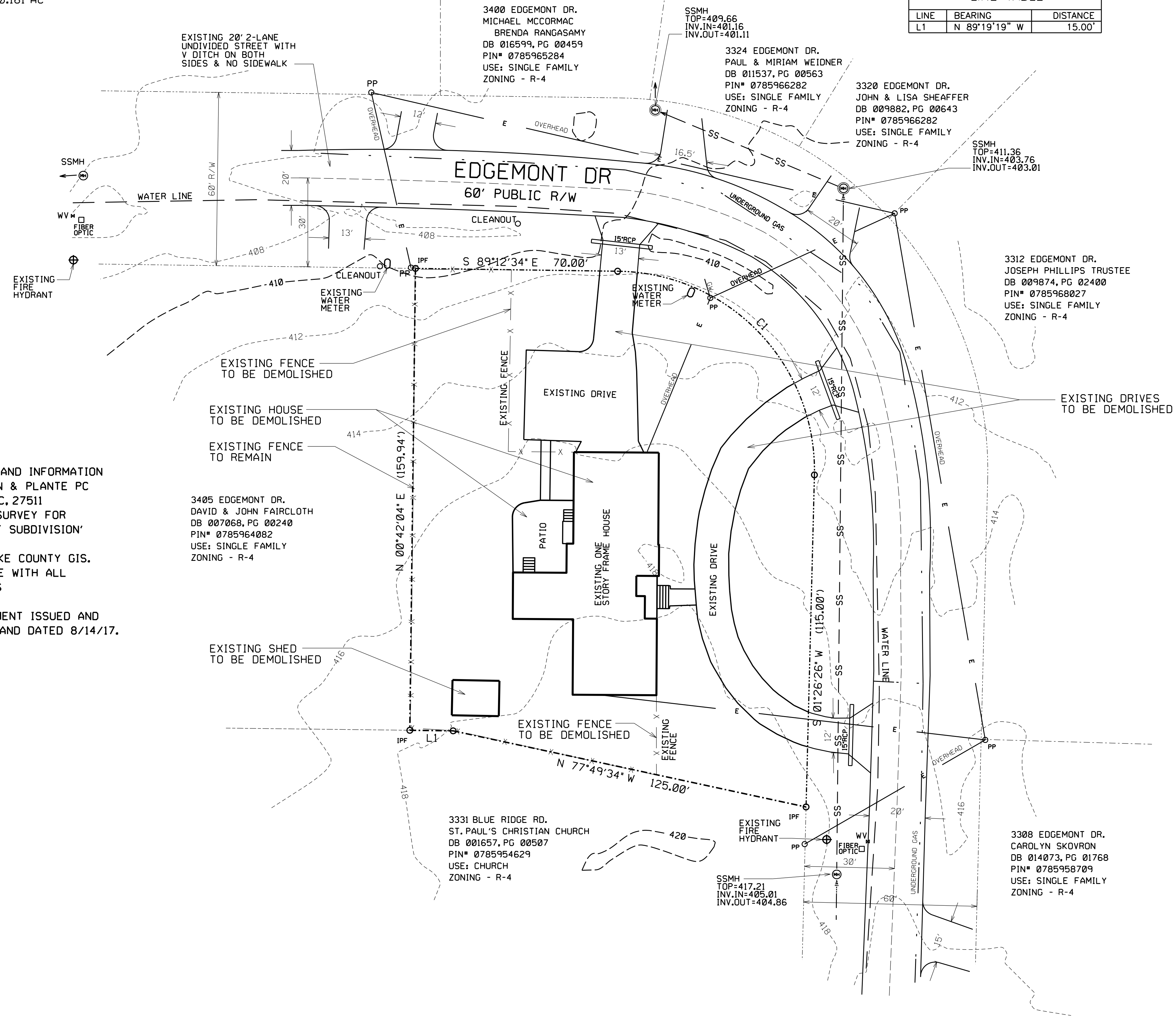
3331 BLUE RIDGE RD.  
 ST. PAUL'S CHRISTIAN CHURCH  
 DB 001657, PG 00507  
 PIN# 0785954629  
 USE: CHURCH  
 ZONING - R-4

3308 EDGE MONT DR.  
 CAROLYN SKOVRON  
 DB 014073, PG 01768  
 PIN# 0785958709  
 USE: SINGLE FAMILY  
 ZONING - R-4

SSMH  
 TOP=417.21  
 INV.IN=405.01  
 INV.OUT=404.86

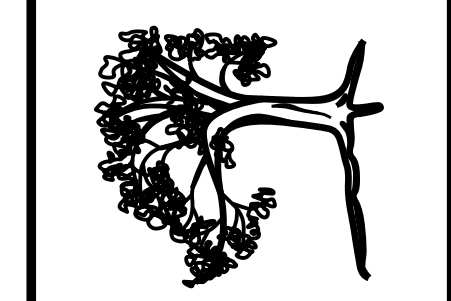
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	90°38'16"	68.96'	109.09'	98.07'	69.73'	S 44°00'19" E

LINE	BEARING	DISTANCE
L1	N 89°19'19" W	15.00'



- LEGEND:**
- EXISTING TOPOGRAPHY
  - 18" STORMWATER DRAIN LINE
  - SANITARY SEWER LINE
  - PROPERTY LINE
  - CLEANOUT
  - WATER METER
  - WATER VALVE
  - MAN HOLE
  - EXISTING RIGHT OF WAY

**RWMA PA**  
 engineering & surveying  
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 Cary, NC 27539  
 Phone (919) 779-4084  
 Fax (919) 779-4086



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DESIGNED: AAP  
 DRAWN:  
 APPROVED:

EDGE MONT WAY SUBDIVISION  
 3315 EDGE MONT DR., RALEIGH, NC  
 HUGH SURLS BUILDERS  
 126 BRANDON DR.  
 LILLINGTON, NC 27546

NO.	DATE	REVISIONS
1	9.28.17	RALEIGH REVIEW COMMENTS

SCALE: NTS  
 DATE: AUG. 14, 2017

SHEET NO.:  
**EXISTING CONDITIONS**  
 EC-1

**SITE DATA:**

PIN NUMBER - 0785965092  
 ADDRESS: 3315 EDMONT DR., RALEIGH  
 TOTAL ACREAGE - 22,672 SF - 0.52 AC  
 PROPOSED TWO LOT SUBDIVISION  
 LOT 1 - 11,244.9 SF - 0.258 AC  
 LOT 2 - 11,380.5 SF - 0.261 AC  
 EXISTING IMPERVIOUS AREA - 6,996.5 SF - 0.161 AC  
 HOUSE, GARAGE - 2,819 SF  
 DRIVES - 3,333 SF  
 WALK / PATIO - 644.5 SF  
 SHED - 200 SF  
 THESE STRUCTURES ARE TO BE DEMOLISHED  
 PRIOR TO SUBDIVISION OF LOT  
 ZONING - R-4  
 CITIZENS ADVISORY COUNCIL -  
 NORTHWEST CAC

3404 EDMONT DR.  
 LOUIS & CARLA AGNOLUTTO  
 DB 010722, PG 02387  
 PIN# 0785964261  
 USE: SINGLE FAMILY  
 ZONING - R-4

3400 EDMONT DR.  
 MICHAEL MCCORMAC  
 BRENDA RANGASAMY  
 DB 016599, PG 00459  
 PIN# 0785965284  
 USE: SINGLE FAMILY  
 ZONING - R-4

3324 EDMONT DR.  
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 USE: SINGLE FAMILY  
 ZONING - R-4

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 JOHN & LISA SHEAFFER  
 DB 009882, PG 00643  
 PIN# 0785966282  
 USE: SINGLE FAMILY  
 ZONING - R-4

SSMH  
 TOP:411.36  
 INV.IN=403.76  
 INV.OUT=403.01

3312 EDMONT DR.  
 JOSEPH PHILLIPS TRUSTEE  
 DB 009874, PG 02400  
 PIN# 0785968027  
 USE: SINGLE FAMILY  
 ZONING - R-4

3405 EDMONT DR.  
 DAVID & JOHN FAIRCLOTH  
 DB 007068, PG 00240  
 PIN# 0785964082  
 USE: SINGLE FAMILY  
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3331 BLUE RIDGE RD.  
 ST. PAUL'S CHRISTIAN CHURCH  
 DB 001657, PG 00507  
 PIN# 0785954629  
 USE: CHURCH  
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 DB 014073, PG 01768  
 PIN# 0785958709  
 USE: SINGLE FAMILY  
 ZONING - R-4

SSMH  
 TOP=417.21  
 INV.IN=405.01  
 INV.OUT=404.86

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	90°38'16"	68.96'	109.09'	98.07'	69.73'	S 44°00'19" E

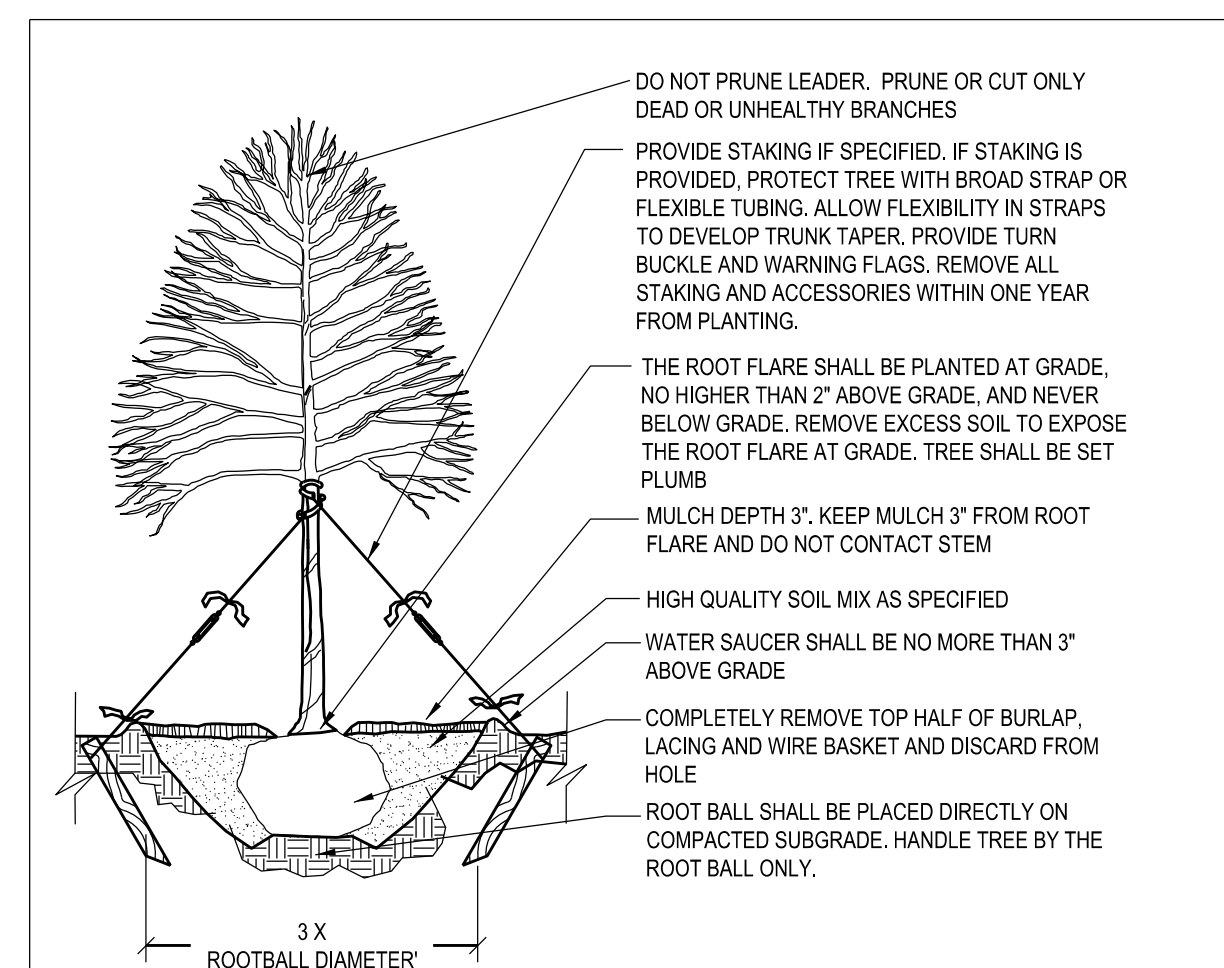
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°19'19" W	15.00'

**SITE NOTES:**

1. THE TOTAL AREA AVAILABLE FOR DEVELOPMENT OF THE TWO LOTS EQUALS 22,672 SQFT (0.52 ACRE). THIS DEVELOPMENT FALLS UNDER THE SUBDIVIDED LOTS USE STANDARD DEFINED UNDER TC-2-16 SECTION 9.2.2 A 1 b. (1). DEVELOPMENT OF THESE TWO LOTS SHALL MEET THE IMPERVIOUS SURFACE LIMITATIONS OF TC-2-16 9.2.2 A 4. THE TOTAL AREA TO BE DISTURBED WITH BOTH LOTS COMBINED IS TO BE LIMITED TO 12,000 SF. UNDER SECTION 9.4.6 OF THE UDO, A LAND DISTURBING PERMIT WILL NOT BE REQUIRED IF LAND DISTURBANCE IS LIMITED TO 12,000 SF.
2. THE SITE IS 0.52 ACRES. UNDER SECTION 9.1.3 OF THE UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.
3. EXISTING HOUSE, WALKS AND DRIVEWAY STRUCTURES WILL BE REMOVED PRIOR TO ANY SUBDIVISION OF LAND. THE DEMO BUILDING PERMIT NUMBER SHALL BE SHOWN ON ALL MAPS FOR RECORDING.
4. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS.
5. THE DEVELOPMENT OF THESE LOTS IS SUBJECT TO THE R-4 IMPERVIOUS SURFACE RESTRICTION OF 38%.
6. A TREE IMPACT PERMIT IS REQUIRED PRIOR TO THE INSTALLATION OF STREET TREES AND TO THE SUBDIVISION OF THE PROPERTY IN ORDER TO PLANT TREES IN THE PUBLIC RIGHT-OF-WAY.
7. STREET TREES SHALL BE INSTALLED AND MAINTAINED PER THE REQUIREMENTS FOUND IN CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
8. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY LINES NECESSARY TO PROVIDE SERVICE TO THESE SITES.
9. A FEE-IN-LIEU FOR 3.5' OF ADDITIONAL STREET PAVEMENT, CURB AND GUTTER AND 6' SIDEWALK IS REQUIRED FOR THE ENTIRE 294' OF FRONTAGE ALONG EDMONT DR. PRIOR TO MAP RECORDATION.
10. STREET TREES CAN BE FIELD LOCATED BY URBAN FORESTRY IN THE FIELD.

**PROPERTY NOTES:**

1. EXISTING BOUNDARY AND SITE ELEMENTS AND INFORMATION ARE BASED ON A PLOT PLAN BY ROBINSON & PLANTE PC 1240 SE MAYNARD RD., SUITE 203, CARY, NC, 27511 PHONE NUMBER: 919 481-1245, ENTITLED 'SURVEY FOR HUGH SURLS BUILDERS, LOT 19 EDMONT SUBDIVISION' AND DATED 7-24-17.
2. TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.
4. UTILITY DESIGN IS TAKEN FROM A DOCUMENT ISSUED AND SEALED BY SEAN MCLEAN, NC PE 027840 AND DATED 8/14/17.



- NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
  2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
  3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
  4. PLANTING SEASON OCTOBER - APRIL.
  5. A TREE IMPACT PERMIT IS REQUIRED.
  6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

**CONTACT INFORMATION:**  
 CITY OF RALEIGH  
 PARKS, RECREATION AND CULTURAL  
 RESOURCES DEPT  
 DEPARTMENT URBAN FORESTER:  
 TREES@RALEIGHNC.GOV  
 WWW.RALEIGHNC.GOV

REVISIONS	DATE	BY	NOT TO SCALE

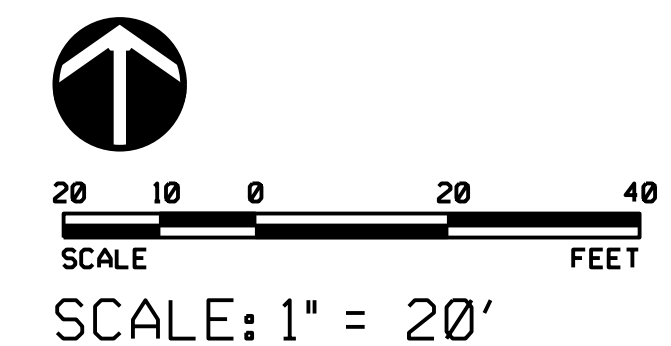
**PRCR-03**

**STREET TREE PLANTING**

KEY COUNT	PLANT NAME	O/C	SPACE	SIZE
LS 4	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA', FRUITLESS SWEETGUM	40'	3'CAL, 10'HT'	
OR 4	QUERCUS RUBRA, RED OAK	40'	3'CAL, 10'HT'	

**DRIVEWAY NOTE:**

- DRIVEWAY LOCATIONS WILL BE DETERMINED AT SITE PLAN FOR EACH LOT. THE RESTRICTIONS FOR DRIVEWAYS ARE:
- MUST BE A RAMP DRIVEWAY
  - DRIVEWAY MUST HAVE A WIDTH OF 10' MIN. - 18' MAX
  - DRIVEWAYS ARE TO BE 40' APART ON THE SAME LOT
  - DRIVEWAY MAY NOT BE WITHIN THE 20' MINIMUM CORNER CLEARANCE FROM THE POINT OF TANGENCY OF THE INTERSECTION RADIUS
  - DRIVEWAY MUST BE LOCATED A MINIMUM OF 3.5' FROM AN ADJACENT PROPERTY LINE UNLESS IT IS SHARED



**LEGEND:**

- EXISTING TOPOGRAPHY
- 18" STORMWATER DRAIN LINE
- SS SANITARY SEWER LINE
- PROPERTY LINE
- CO CLEANOUT
- WM WATER METER
- WV WATER VALVE
- MHI MAN HOLE
- EXISTING RIGHT OF WAY
- MINIMUM LOT AREA PER UDO 1.5.2

**RWA P/A**  
 Engineering - Surveying  
 101 N. Main St., Suite 202  
 Cary, NC 27509  
 Phone (919) 779-4054  
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 LANDSCAPE ARCHITECT  
 LAND PLANNER  
 (919) 363-4415  
 106 STEEPBANK DRIVE  
 CARY, NC 27518

**DESIGNED: AAP**  
**DRAWN:**  
**APPROVED:**

**EDMONT WAY SUBDIVISION**  
 3315 EDMONT DR., RALEIGH, NC  
**HUGH SURLS BUILDERS**  
 126 BRANDON DR.  
 LILLINGTON, NC 27546

NO.	DATE	REVISIONS
1	05/28/17	RALEIGH REVIEW COMMENTS - 2
2	10/16/17	RALEIGH REVIEW COMMENTS - 2

**SCALE: NTS**  
**DATE: AUG. 14, 2017**  
**SHEET NO. 1**  
**PROPOSED SUBDIVISION**  
**SP-1**  
 SEQUENCE NO. 3 OF 4