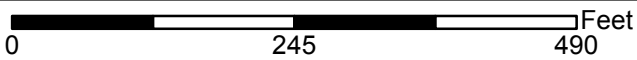


FHD - 522 EDENTON S-28-2017



Zoning: **NX-3-DE, NCOD**
CAC: **North Central**
Drainage Basin: **Pigeon House**
Acreage: **0.59**
Number of Lots: **6**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **Crumpler Consulting
Service**
Phone: **(919) 413-1704**



Preliminary Subdivision Plan Application



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | fax 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 # 551290		Project Coordinator		Team Leader WALTERS	
PRELIMINARY APPROVALS				S-28-17 Provision	
<input checked="" type="checkbox"/> Subdivision *		<input 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 #:					
GENERAL INFORMATION					
Development Name FHD-522 Edenton Revision					
Proposed Use A revision to a previously approved subdivision S-28-17, for FHD-522 Edenton Subdivision					
Property Address(es) 522 E. Edenton Street, Raleigh, NC 27601 524 E. EDENTON STREET RALEIGH, NC 27601 526 E. EDENTON STREET " " "					
519 NEW BERN AVE 521 NEW BERN AVE 523 NEW BERN AVE					
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:					
PIN Recorded Deed 170328003272 1703993237		PIN Recorded Deed 1703993217		PIN Recorded Deed 1703994217	
				PIN Recorded Deed 1703993177 1703994116	
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):					
OWNER/DEVELOPER INFORMATION					
Company Name Crown Property Development, LLC			Owner/Developer Name Ulf Lindqwister		
Address 60 E. Simpson Avenue, Suite 2869, Jackson, WY 83001					
Phone 1-309-253-3820		Email gist01@yahoo.com		Fax	
CONSULTANT/CONTACT PERSON FOR PLANS					
Company Name Crumpler Consulting Services, PLLC			Contact Name Josh Crumpler, PE		
Address 2308 Ridge Road, Raleigh, NC 27612					
Phone 919-413-1704		Email josh@crumplerconsulting.com		Fax	

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

ZONING INFORMATION

Zoning District(s) **NX-3-DE**

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- **N/A**

COA (Certificate of Appropriateness) Case # **N/A**

BOA (Board of Adjustment) Case # A- **N/A**

STORMWATER INFORMATION

Existing Impervious Surface N/A	acres/sf	Flood Hazard Area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
--	----------	-------------------	------------------------------	--

Proposed Impervious Surface N/A	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 #
----------------	-------------	------------------

NUMBER OF LOTS AND DENSITY

Total # of Townhouse Lots: Detached **0** Attached **0**

Total # of Single Family Lots **6** Total # of All Lots **6**

Overall Unit(s)/Acre Densities Per Zoning Districts **0.10**

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

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.

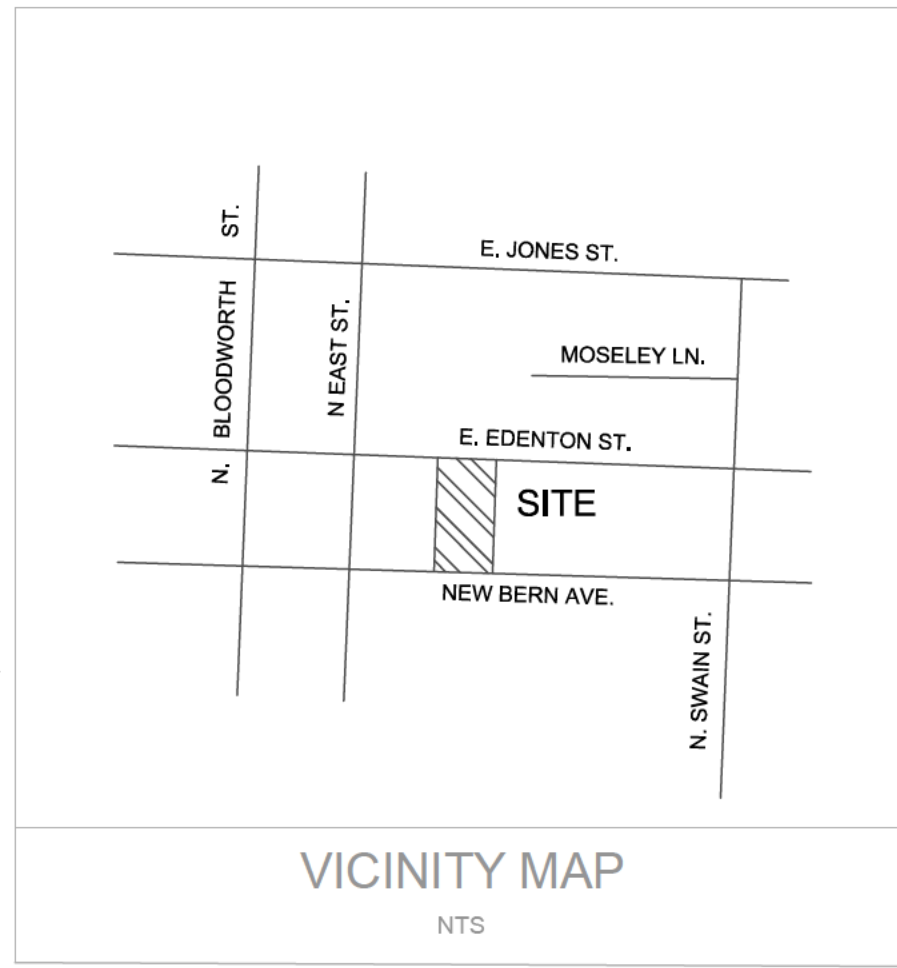
I hereby designate **Joshua Crumpler** to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

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

Signature	<i>Joshua Crumpler, owner/manager</i>	Date	4/10/18
-----------	---------------------------------------	------	----------------

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 <i>REVISION</i>	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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"/>			✓



SUBDIVISION PLANS FOR FHD-522 EDENTON REVISION 522 E. EDENTON STREET RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: S-28-17
CITY OF RALEIGH TRANSACTION #: 551290

SUBDIVISION REVISION NOTES:

THE PURPOSE OF THE REVISION TO THE SUBDIVISION IS TO REMOVE THE PREVIOUSLY APPROVED TYPE C-2 BUFFER YARD AND PLACE THE REQUIRED STREET TREES WITHIN THE NC DOT RIGHT-OF-WAY. THE STREET TREES WILL BE PLACED WITHIN THE 3.5' PLANTING STRIP ALONG NEW BERN AVENUE AND BEHIND THE SIDEWALK ALONG EDENTON STREET.

THE STREETScape SECTION FOR EDENTON STREET WILL CONSIST OF A 2' PLANTING STRIP, A 10' SIDEWALK, AND THE REMAINING STRIP WITHIN THE ROW THAT VARIES FROM 2.5' TO 3.0' WILL HAVE THE TREE PLANTING.

THE STREETScape SECTION FOR NEW BERN AVENUE WILL CONSIST OF A 3.5' PLANTING STRIP AND A 10' SIDEWALK. THE TREE PLANTING WILL OCCUR WITHIN THE 3.5' PLANTING STRIP.

SITE EXEMPTION NOTES:

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A-2 AS AMENDED BY TC-2-16.

SHEET	DESCRIPTION
C-1	COVER
C-2	EXISTING CONDITIONS
C-3	SITE PLAN
C-4	UTILITY PLAN
C-5	LANDSCAPING PLAN
D-1	DETAILS

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

CALL 48 HOURS
BEFORE YOU DIG



NORTH CAROLINA
ONE-CALL CENTER
1-800-632-4949

**Preliminary Subdivision
Plan Application**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | dsw 919-996-1813
Litchford Satellite Office | 1825 - 130 Litchford Road, Raleigh, NC 27601 | 919-996-4209

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

Office Use Only	Transaction #	Project Coordinator	Team Leader
PRELIMINARY APPROVALS			
<input checked="" type="checkbox"/> Subdivision * <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservative Subdivision <small>*May require City Council approval if in a Metro Park Overlay or Historic Overlay District</small>			
If your project has been through the Due Diligence process, provide the transaction #:			
GENERAL INFORMATION			
Development Name: FHD-522 Edenton Revision			
Proposed Use: A revision to a previously approved subdivision S-28-17, for FHD-522 Edenton Subdivision			
Property Address(es): 522 E. Edenton Street, Raleigh, NC 27601			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
PIN Recorded Deed 1703-28-08-3272	PIN Recorded Deed	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):			
OWNER/DEVELOPER INFORMATION			
Company Name: Crown Property Development, LLC Owner/Developer Name: Ulf Lindqwister			
Address: 60 E. Simpson Avenue, Suite 2869, Jackson, WY 83001			
Phone: 1-309-253-3820	Email: gist01@yahoo.com	Fax:	
CONSULTANT/CONTACT PERSON FOR PLANS			
Company Name: Crumpler Consulting Services, PLLC Contact Name: Josh Crumpler, PE			
Address: 2308 Ridge Road, Raleigh, NC 27612			
Phone: 919-413-1704	Email: josh@crumplerconsulting.com	Fax:	

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)	
Zoning District(s)	NX-3-DE
If more than one district, provide the acreage of each:	
Overlay District?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
CUD (Conditional Use District) Case #	N/A
COA (Certificate of Appropriateness) Case #	N/A
BOA (Board of Adjustment) Case #	N/A
STORMWATER INFORMATION	
Existing Impervious Surface	N/A acres/sf Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface	N/A 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 #
NUMBER OF LOTS AND DENSITY	
Total # of Townhouse Lots	Detached: 0 Attached: 0
Total # of Single Family Lots	6 Total # of All Lots: 6
Overall Units/Acre Densities Per Zoning District	0.10
Total # of Open Space and/or Common Area Lots	N/A
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 <u>Joshua Crumpler</u> 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: <u>[Signature]</u>	Date: <u>4/10/18</u>
Signature:	Date:

PREPARED FOR:
CROWN PROPERTY DEVELOPMENT, LLC
60 E. SIMPSON AVENUE, SUITE 2869
JACKSON, WYOMING 83001

PREPARED BY:
CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-413-1704
P-1533

CRUMPLER
Consulting Services, PLLC
2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-413-1704
P-1533

ISSUED FOR PERMITTING

DATE: 04/25/18

DESCRIPTION: CITY OF RALEIGH COMMENTS

REV: 1

COVER SHEET
FHD - 522 EDENTON REVISION
522 E. EDENTON STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.: 17010

DRAWN BY: JAC

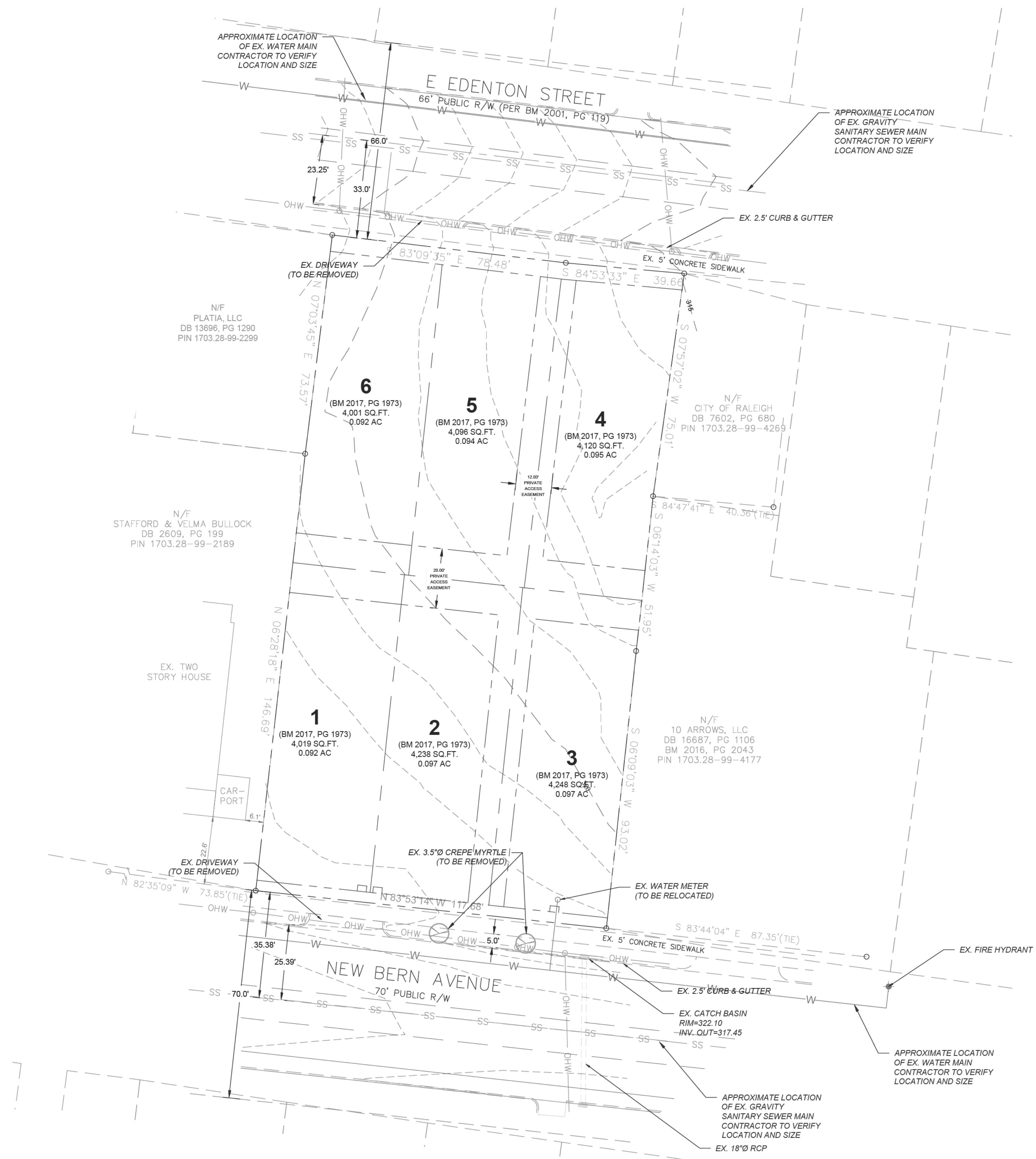
CHECKED BY: JAC

DATE: 05/12/17

SCALE: NOT TO SCALE

C-1

1 of 6



LEGEND

	EXISTING PROPERTY LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING OVERHEAD POWER LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING SANITARY SEWER
	EXISTING SANITARY SEWER

CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-871-1704
P-1533

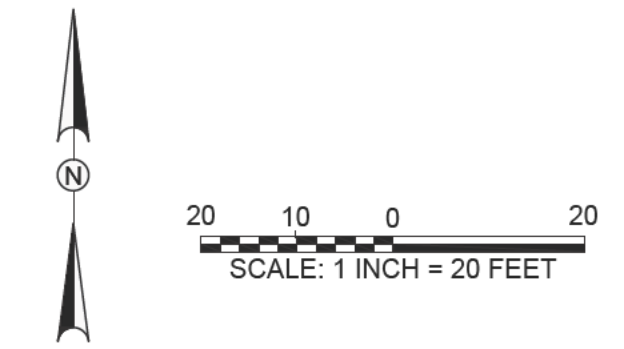


ISSUED FOR PERMITTING

REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	04/25/18

EXISTING CONDITIONS
FHD - 522 EDENTON REVISION
522 E. EDENTON STREET
RALEIGH, NORTH CAROLINA

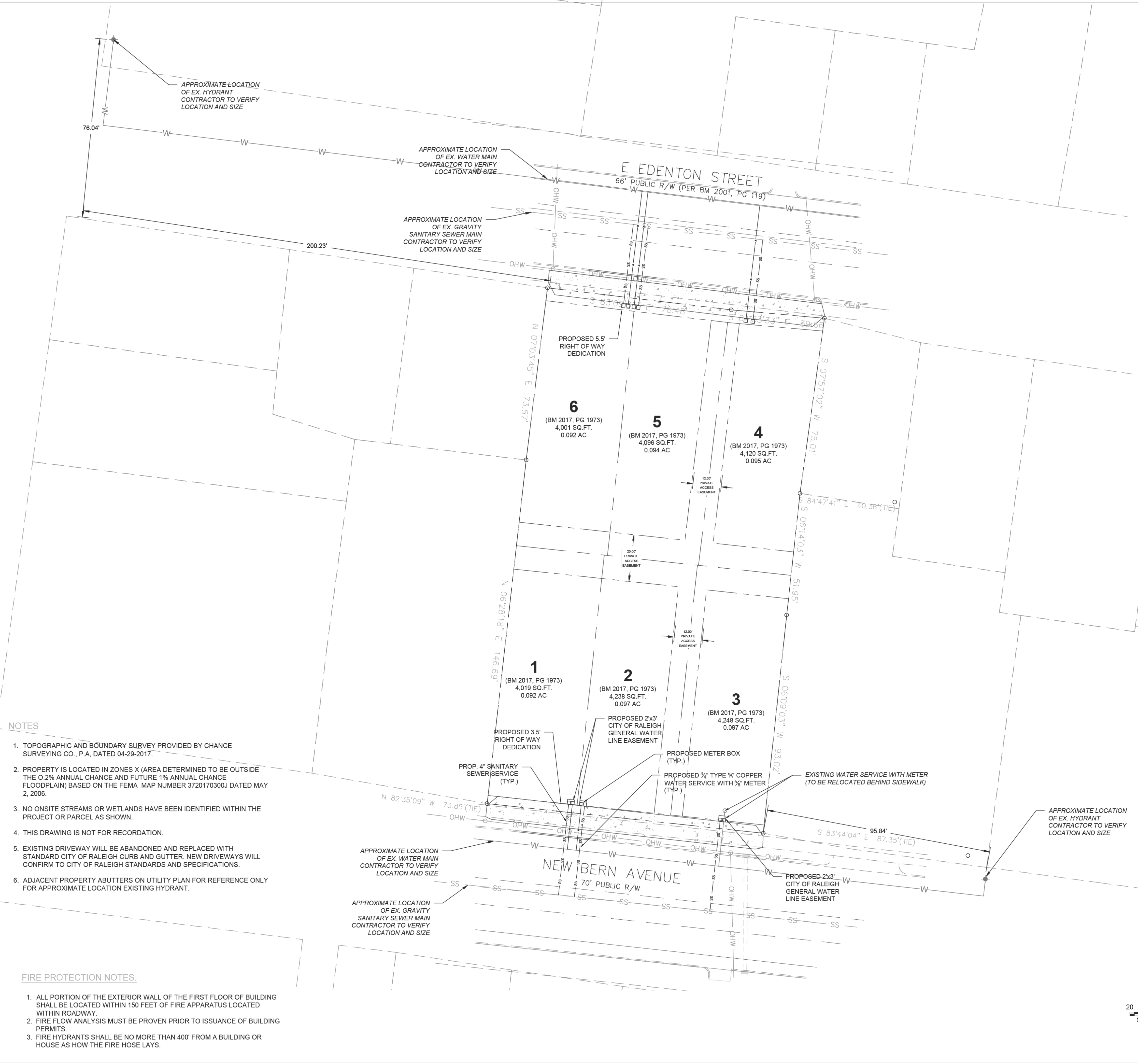
- NOTES**
1. TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY CHANCE SURVEYING CO., P.A, DATED 04-29-2017.
 2. PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720170300J DATED MAY 2, 2006.
 3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
 4. THIS DRAWING IS NOT FOR RECORDATION.
 5. EXISTING DRIVEWAY WILL BE ABANDONED AND REPLACED WITH STANDARD CITY OF RALEIGH CURB AND GUTTER. NEW DRIVEWAYS WILL CONFIRM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.



PROJECT NO.:	17010
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	05/12/17
SCALE:	1" = 20'

C-2

CAD FILE: D:\CS2\Projects\2018\181809-Concept & FHD 522 Edenton\Basis - LAYOUT - Utility
 PLOTTED: 29 Apr 2018, 9:30am, jcrumpler



- NOTES**
- TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY CHANCE SURVEYING CO., P.A, DATED 04-29-2017.
 - PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720170300J DATED MAY 2, 2006.
 - NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
 - THIS DRAWING IS NOT FOR RECORDATION.
 - EXISTING DRIVEWAY WILL BE ABANDONED AND REPLACED WITH STANDARD CITY OF RALEIGH CURB AND GUTTER. NEW DRIVEWAYS WILL CONFIRM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
 - ADJACENT PROPERTY ABUTTERS ON UTILITY PLAN FOR REFERENCE ONLY FOR APPROXIMATE LOCATION EXISTING HYDRANT.

- FIRE PROTECTION NOTES:**
- ALL PORTION OF THE EXTERIOR WALL OF THE FIRST FLOOR OF BUILDING SHALL BE LOCATED WITHIN 150 FEET OF FIRE APPARATUS LOCATED WITHIN ROADWAY.
 - FIRE FLOW ANALYSIS MUST BE PROVEN PRIOR TO ISSUANCE OF BUILDING PERMITS.
 - FIRE HYDRANTS SHALL BE NO MORE THAN 400' FROM A BUILDING OR HOUSE AS HOW THE FIRE HOSE LAYS.

- LEGEND**
- EXISTING PROPERTY LINE
 - EXISTING ABUTTING PROPERTY LINE
 - EXISTING RIGHT-OF-WAY
 - EXISTING OVERHEAD POWER LINE
 - EXISTING ABUTTING PROPERTY LINE
 - EXISTING EDGE OF PAVEMENT
 - EXISTING SANITARY SEWER
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER SERVICE
 - PROPOSED WATER SERVICE
 - PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT
 - PROPOSED LOT LINE

- CITY OF RALEIGH UTILITY NOTES**
- 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 WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER & RCP 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 ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE 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 FOREMANS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
 - ABANDON AND REMOVE EXISTING WATER AND SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF SITE AS 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 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.
 - 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 NCDOT, 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) 996-6923 OR joanie.hartley@raleighnc.gov FOR MORE INFORMATION
 - NEW WATER AND SEWER SERVICES SHALL BE INSTALLED BY OPEN CUT PER CITY OF RALEIGH STANDARDS.

CRUMPLER Consulting Services, PLLC
 2308 Ridge Road
 Raleigh, North Carolina 27612
 Ph. 919-781-1704
 P-1533

ISSUED FOR PERMITTING

REV.	DATE	DESCRIPTION
1	04/25/18	CITY OF RALEIGH COMMENTS

UTILITY PLAN
FHD - 522 EDENTON REVISION
 522 E. EDENTON STREET
 RALEIGH, NORTH CAROLINA

PROJECT NO.: 17010
 DRAWN BY: JAC
 CHECKED BY: JAC
 DATE: 05/12/17
 SCALE: 1" = 20'

C-4
 4 of 6

LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING OVERHEAD POWER LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING SANITARY SEWER
---	EXISTING SANITARY SEWER
---	PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT
---	PROPOSED LOT LINE

CRUMPLER
Consulting Services, PLLC

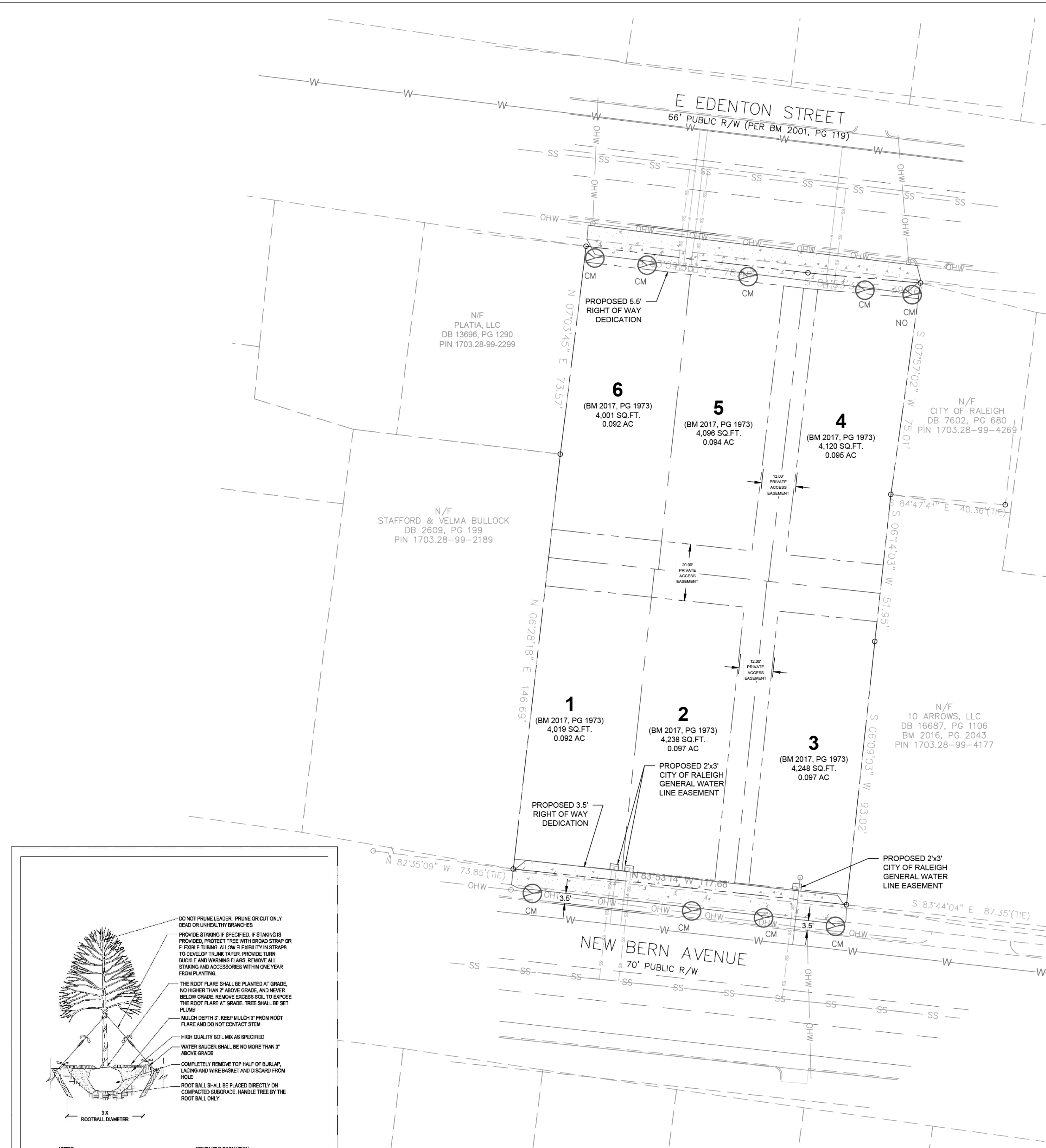
2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-871-1704
P-1533

ISSUED FOR PERMITTING

REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	04/25/18

LANDSCAPING PLAN
FHD - 522 EDENTON REVISION
522 E. EDENTON STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.:	17010
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	05/12/17
SCALE:	1" = 20'



LANDSCAPING NOTES

- TREES SPACING MAY BE ADJUSTED TO ACCOMMODATE WATER/SEWER SERVICES AND EXISTING/PROPOSED DRIVEWAY LOCATIONS.
- ALL DISTURBED AREAS NOT OCCUPIED BY STRUCTURES, PAVING OR PLANTINGS SHALL BE SEEDED AND WATERED.
- SEE DETAIL SHEETS FOR SEEDING SCHEDULE.
- TWO LAYERS OF WEED BARRIER MADE FROM FIBERGLASS AND ULTRA-VIOLET LIGHT RESISTANT MATERIAL SHALL BE PLACED UNDER ALL PLANTING BEDS PRIOR TO MULCHING.
- ALL TREE PLANTINGS SHALL BE MULCHED WITH 3" CLEAN, BARK MULCH.
- A MINIMUM OF FOUR INDIVIDUAL SOIL SAMPLES SHALL BE TAKEN THROUGHOUT THE SITE FOR OVERALL SOIL ANALYSIS.
- MINIMUM TOPSOIL DEPTH SHALL BE 4" IN LAWN AREAS AND 12" IN LANDSCAPED AREAS. CONTRACTOR TO UTILIZE ALL ONSITE TOPSOIL. CONTRACTOR SHALL SUPPLY ADDITIONAL TOPSOIL AT NO ADDITIONAL COST TO OWNER IF EXISTING TOPSOIL IS NOT SUFFICIENT TO MEET THE NEEDS OF THIS PROJECT.
- ALL PLANTING AREAS TO RECEIVE 1 CY OF SOIL CONDITIONER FOR EACH 75 SF OF PLANT BED AREA. ACCEPTABLE SOIL CONDITIONERS SHALL BE PULVERIZED PINE BARK, PEAT MOSS OR SHREDDED/COMPOSTED LEAVES.
- CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES BEFORE BEGINNING OF GRADING AND LANDSCAPE INSTALLATION.
- CONTRACTOR TO VERIFY QUANTITIES OF PLANTINGS AS SHOWN. PLANTINGS INDICATED ON PLANS SHALL PREVAIL OVER QUANTITIES INDICATED IN PLANT LIST IF DISCREPANCIES ARISE.
- ALL PLANTS ARE TO BE THOROUGHLY "WATERED IN" THE SAME DAY AS PLANTED.
- THE PLANT HOLE WIDTH SHALL BE A MINIMUM TWO TIMES THE DIAMETER OF THE ROOT BALL.
- REMOVE BURLAP FROM TOP OF ROOT BALL BEFORE BACKFILLING AROUND BALL IS COMPLETED.
- ALL TREES, WHEN PLANTED, SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE GRADING PLAN.
- LANDSCAPING SHOWN MEETS REQUIREMENTS.
- ALL ADDITIONAL LANDSCAPING SHALL BE PER OWNER.
- ALL LANDSCAPING SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE. ANY PLANTINGS NEEDING REPLACEMENT WILL BE GUARANTEED FROM THE TIME OF REPLACEMENT IF AFTER FINAL ACCEPTANCE.

TREE CONSERVATION AND LANDSCAPING NOTES:

- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.
- TREE IMPACT PERMIT IS REQUIRED PRIOR TO SUBDIVISION TO PLANT TREES IN THE PUBLIC RIGHT OF WAY IF REQUIRED.

NOTES

- TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY CHANCE SURVEYING CO., P.A, DATED 04-29-2017.
- PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720170300J DATED MAY 2, 2006.
- NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- THIS DRAWING IS NOT FOR RECORDATION.
- EXISTING DRIVEWAY WILL BE ABANDONED AND REPLACED WITH STANDARD CITY OF RALEIGH CURB AND GUTTER. NEW DRIVEWAYS WILL CONFIRM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

PLANTING REQUIREMENTS

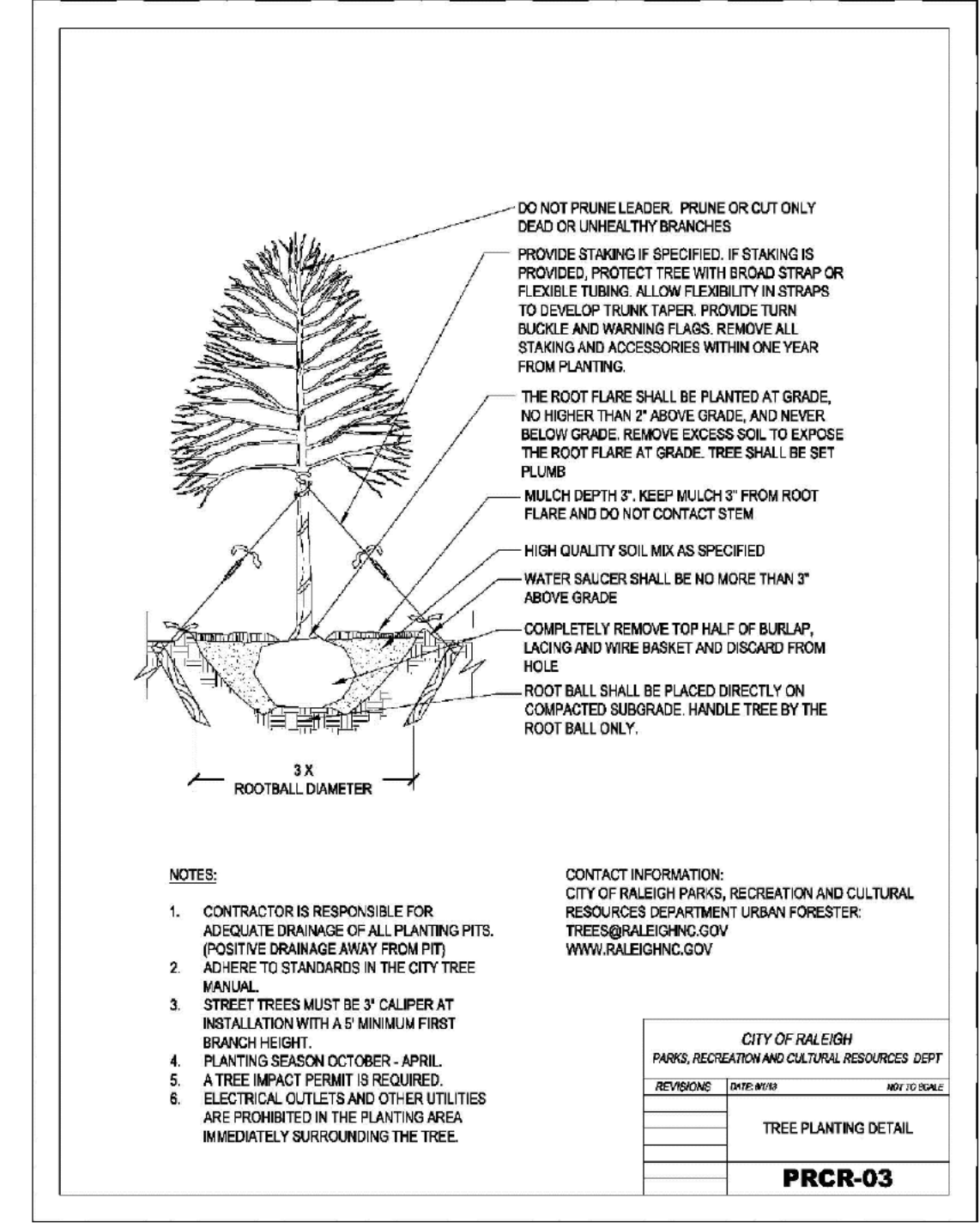
- GENERAL PRODUCT REQUIREMENTS
 - PROVIDE A STRUCTURAL PLANTING SOIL USING THE TWO COMPONENTS LISTED BELOW THAT MEET ASTM STANDARDS AS FOLLOWS:
 - 3/4" EXPANDED SLATE 80%
 - SANDY CLAY LOAM 20%
 - PERCENTAGES OF SAND AND CLAY MAY VARY TO MEET TEST REQUIREMENTS.
 - COMPACTION: WHEN CALCULATING THE VOLUME NECESSARY FOR THE PROJECT, ADD APPROXIMATELY 18% TO THE CALCULATED VOLUME TO ALLOW FOR COMPACTION WHICH OCCURS DURING INSTALLATION DUE TO DRIVING SMALL EQUIPMENT OVER THE PRODUCT, IN ADDITION TO THE NATURAL SETTLING PROCESS.
- STRUCTURAL SOIL COMPONENTS:
 - ROTARY KILN EXPANDED SLATE
 - ONLY NON-HAZARDOUS FUELS SUCH AS COAL OR NATURAL GAS MAY BE USED TO PROCESS THE SLATE.
 - UNIT DRY WEIGHT LOOSE: 48 LB./C.F. TO 55 LB./C.F. (ASTM C29)(SATURATED SURFACE LOOSE: 55 LB./C.F. TO 60 LB./C.F.)
 - SPECIFIC GRAVITY: 1.45 TO 1.60, DRY BULK (ASTM C127)
 - GRADATION: 3/4" - #4 SIZE

SIEVE SIZE	% PASSING
1"	100
3/4"	90-100
3/8"	10-50
#4	0-10
 - TEST FOR DEGRADATION LOSS USING LOS ANGELES ABRASION TESTING IN ACCORDANCE WITH ASTM C-131 MODIFIED METHOD FM 1-T096. NO MORE THAN 28% OF THE WEIGHT OF THE AGGREGATE MUST BE LOST TO DEGRADATION.
- SANDY CLAY LOAM: SANDY CLAY LOAM IS FOR MIXING WITH STRUCTURAL SOIL ONLY AND NOT TO BE CONFUSED WITH "PLANTING SOIL"

TEXTURE:	
40 - 65% SAND	
15 - 25% SILT	
20 - 35% CLAY	
2 - 5 % ORGANIC MATTER	

- PREPARATION:
 - GENERAL:
 - STRUCTURAL SOIL IS SHOWN IN A PUBLIC RIGHT-OF-WAY OR EASEMENT. OBTAIN APPROVALS FROM PROPER AUTHORITIES BEFORE AND AFTER PLACING STRUCTURAL SOIL
 - ACHIEVE 90% OF MAXIMUM DRY DENSITY FOR THE SUBGRADE. (ASTM D698)
 - PREPARING SUBGRADE:
 - THE SUBGRADE SHALL BE PREPARED ACCORDING TO THE FOLLOWING PROCEDURE: REMOVE ALL ORGANIC MATTER, DEBRIS, LOOSE MATERIAL AND LARGE ROCKS.
 - DIG OUT SOFT AND MUCKY SPOTS AND REPLACE WITH SUITABLE MATERIAL.
 - LOOSEN HARD SPOTS; UNIFORMLY COMPACT SUBGRADE TO 95% OF ITS MAXIMUM DRY DENSITY.
 - PERFORATED UNDERDRAIN SYSTEM (IF USED):
 - INSTALL UNDER DRAIN SYSTEM, WITH SOCK OR SOIL SEPARATOR FABRIC, ACCORDING TO DRAWINGS AND CONNECTED TO STORM DRAIN.
- INSTALLATION OF STRUCTURAL SOIL MIX:
 - GENERAL:
 - INSTALL THE SOIL DRAINS ENSURING THE STRUCTURAL SOIL IS PROPERLY COMPACTED UNDER AND AROUND EACH PIPE.
 - CONSIDER USING ROOT BARRIERS IF IT IS DESIRED TO AVOID ROOT PENETRATION INTO ADJACENT UTILITIES.
 - PLACING AND COMPACTING STRUCTURAL SOIL:
 - PLACE STRUCTURAL SOIL MIX IN HORIZONTAL LIFTS NOT EXCEEDING 12 INCHES DEPTH. COMPACT USING A VIBRATORY PLATE COMPACTING MACHINE. PERFORM A MINIMUM OF TWO PASSES, OF NOT LESS THAN 10 SECONDS PER PASS, BEFORE MOVING THE VIBRATORY PLATE TO THE NEXT ADJACENT LOCATION. ADDITIONAL PASSES MAY BE REQUIRED SHOULD THE FIELD ENGINEER DETERMINE ADDITIONAL COMPACTION IS NECESSARY TO INSURE STABILITY OF THE LAYER. CONTINUE PLACING AND COMPACTING 12 INCH LIFTS UNTIL THE SPECIFIED DEPTH IS REACHED.
 - FOR LARGE SPACES, A VIBRATORY STEEL ROLLER WEIGHING NO MORE THAN 12 TONS STATIC WEIGHT CAN BE USED. HORIZONTAL LIFTS SHOULD NOT EXCEED 12 INCHES COMPACTED. THE MINIMUM NUMBER OF PASSES IS TWO AND MAXIMUM NUMBER IS FOUR. ADDITIONAL PASSES MAY BE REQUIRED SHOULD THE FIELD ENGINEER DETERMINE ADDITIONAL COMPACTION IS NECESSARY TO INSURE STABILITY OF THE LAYER.

- TREE PIT PREPARATION:
 - TREE PIT EXCAVATION:
 - EXCAVATE THE TREE PIT USING THE FOLLOWING PROCEDURE:
 - EXCAVATE THE STRUCTURAL SOIL MIX TO A DEPTH EQUAL TO THE HEIGHT OF THE ROOT BALL OF THE TREE TO BE PLANTED. REMOVE THE STRUCTURAL SOIL TO WITHIN NO MORE THAN ONE FOOT OF THE EDGE OF THE PAVED AREA.
 - PLACE THE TREE IN THE PIT AND BACKFILL AS DESCRIBED BELOW AS SOON AS POSSIBLE.
 - NO TREE PIT SHALL REMAIN EXCAVATED FOR MORE THAN 2 HOURS UNLESS FORMS ARE USED.
 - TREE PIT BACKFILL PLANTING MIX:
 - REMOVE ANY WOODEN FORMS IMMEDIATELY PLACE THE TREE IN THE PIT AS DETAILED AND REPLACE THE EXCAVATED STRUCTURAL SOIL WITH EITHER OF THE FOLLOWING:
 - PLANTING SOIL FOR TREES AS SPECIFIED
 - HAND TAMP THE PLANTING MIX IN 12 INCH LIFTS UNTIL THE PIT IS FILLED TO THE SPECIFIED GRADE.
 - DO NOT USE EXCAVATED SOIL AS ENGINEERED FILL TO SUPPORT PAVING OR STRUCTURES. EXCESS EXCAVATED STRUCTURAL SOIL MIX MAY BE USED FOR OTHER PLANTING BACKFILL OPERATIONS.



LANDSCAPING REQUIREMENTS

EDENTON STREET (AVENUE 4 LANE, PARALLEL PARKING STREETSCAPE-SEC. 8.4.6.A)	REQUIREMENT: 1 UNDERSTORY TREE PER 20LF=118.14LF/20LF=5 TREES PROVIDED: 5 UNDERSTORY TREES DUE TO OVERHEAD POWER LINE
NEW BERN AVENUE (AVENUE 4 LANE, PARALLEL PARKING STREETSCAPE-SEC. 8.4.6.A)	REQUIREMENT: 1 UNDERSTORY TREE PER 20LF=117.68LF/20LF=5 TREES PROVIDED: 4 UNDERSTORY TREES DUE TO OVERHEAD POWER LINE AND 10' OFFSET FOR UTILITY SERVICES

KEY	QUA.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	ROOT	CALIPER
		UNDERSTORY TREES					
CM	10	LAGERSTROEMIA SPP., L HYBRIDS	SINGLE STEM CREPE MYRTLE "COMANCHE"	6'		B&B	2"

