



# Administrative Approval Action

S-12-18 Edgemont Reserve II Subdivision,  
AA#3910 Transaction# 549007

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 north side of Blue Ridge Rd, north of Edgemont Dr. at 3412 & 3416 Edgemont Drive.

**REQUEST:** Development of a 40,225 sf/.923 acres tract currently comprised of two lots zoned R-4 into a proposed three (3) residential lots subdivision. Proposed Lot 1, being 10,311.3 sf/.237 acres; Lot 2 being 11,656.6 sf/.268 acres; Lot 3 being 18,257.1 sf/.42 acres. There is no proposed right-of-way dedication as part of this subdivision.

**DESIGN ADJUSTMENT(S)/ALTERNATES, ETC:** A Design Adjustment (DA-43-2018) request has been approved by the Development Services Director designee related to the block perimeter standards of UDO Section 8.3.

**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, ASLA.

## **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:**

#### **ENGINEERING**

1. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

#### **STORMWATER**

2. 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**

3. Obtain tree impact permits from the City of Raleigh.

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

#### **GENERAL**

1. That a recombination plat be recorded prior to or in conjunction with the recording of the subdivision plat. Two existing residential lots (10,11) with the creation of a new proposed third residential lot, creating New Lots 1, 2 & 3. The current lot line between existing lots 10, 11 may be recombined as the new lot line location per the approved preliminary subdivision layout.



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## ENGINEERING

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 is not provided within this 14-day period, further recordings and building permit issuance may be withheld.

2. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 259' of 6' sidewalk and 3.5' of additional road width is paid to the City of Raleigh.
3. Next Step: 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.

## STORMWATER

4. Next Step: In accordance with Part 10A Section 9.2.2, a mass grading permit will be required

## PRIOR TO ISSUANCE OF BUILDING PERMITS:

### GENERAL

1. 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.

### URBAN FORESTRY

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

### Prior to issuance of building occupancy permit:

1. Next Step: Final inspection of all required right of way tree plantings by Urban Forestry Staff.



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**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: 12-5-2021**  
Record at least ½ of the land area approved.

**5-Year Sunset Date: 12-5-2023**  
Record the entire subdivision

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee) \_\_\_\_\_

Date: 12/5/18

Staff Coordinator: Jermont Purifoy

# Design Adjustment Staff Response



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

<b>PROJECT</b>	Project Name	Edgemont Reserve II Subdivision	
	Development Case Number	S-12-2018	
	Transaction Number	549007	
	Design Adjustment Number	DA - 43 - 2018	
<b>STAFF RESPONSE</b>	<b>Staff recommendation based upon the findings in the applicable code(s):</b>		
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	<input type="checkbox"/> Raleigh Street Design Manual	
	Staff <b>SUPPORTS</b> <input checked="" type="checkbox"/> <b>DOES NOT SUPPORT</b> <input type="checkbox"/> the design adjustment request.		
	<b>DEPARTMENTS</b>		
	<input type="checkbox"/> Dev. Services Planner	<input type="checkbox"/> City Planning	
	<input checked="" type="checkbox"/> Development Engineering	<input type="checkbox"/> Transportation	
	<input type="checkbox"/> Engineering Services	<input type="checkbox"/> Parks & Recreation and Cult. Res.	
	<input type="checkbox"/> Public Utilities		
	<b>CONDITIONS:</b>		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			

  
 Authorized Signature KENNETH W. RITCHIE, PE, DPA Date 12/5/2018  
ENGINEERING AND INFRASTRUCTURE MANAGER

\*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

# Staff Response

## Article 8.3 Blocks Lots, Access



DEVELOPMENT  
SERVICES  
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*. approve a design adjustment, subject to all of the following findings.

- A. The requested design adjustment meets the intent of this Article;  
YES  NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
YES  NO
- C. The requested design adjustment does not increase congestion or compromise Safety;  
YES  NO
- D. The requested design adjustment does not create any lots without direct street Frontage;  
YES  NO
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
  2. The presence of existing buildings, stream and other natural features;
  3. Site layout of developed properties;
  4. Adjoining uses or their vehicles are incompatible;
  5. Strict compliance would pose a safety hazard; or
  6. Does not conflict with an approved or built roadway construction project
  7. adjacent to or in the vicinity of the site.
- YES  NO

### STAFF FINDINGS

Staff supports the request for a Design Adjustment as it relates to block perimeter for this subdivision. A future connection is stubbed in two directions to the west of the property that will create a continuous block as opposed to two dead end streets in the future as an adjacent parcel continues to develop. Also, to the north there exists a blue line stream and a park owned by the City of Raleigh. Based on the master plan for Laurel Hills park, additional development is to occur so that no future road connections will be made through the park.

Additionally, the permit granting a second stream crossing in close proximity by the USACE would be extremely unlikely. Any proposed stub from this property to the north would not have a logical termini that does not cause additional environmental impacts to the stream and surrounding area. Taking into consideration any stubbed road to the north would require a second stream crossing on the same stream, there exists a logical crossing of that same stream to the west, and no planned or know termini to the north, it is extremely unlikely any permits would be issued by the USACE for this stream crossing which would stop the road from being built.

# Design Adjustment Application



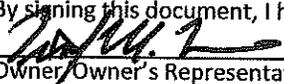
**DEVELOPMENT SERVICES DEPARTMENT**

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

<b>PROJECT</b>	<b>Project Name</b> Edgemont Reserve II Subdivision		
	<b>Case Number</b> S-12-2018		
	<b>Transaction Number</b> 549007		
<b>OWNER</b>	<b>Name</b> Tim Thompson, Raleigh Custom Homes		
	<b>Address</b> 6736 Falls of Neuse Rd., Suite 300		<b>City</b> Raleigh
	<b>State</b> NC	<b>Zip Code</b> 27615	<b>Phone</b> 919 395-1529
<b>CONTACT</b>	<b>Name</b> Alison Pockat		<b>Firm</b> Alison A Pockat, ASLA
	<b>Address</b> 106 Steep Bank Dr.		<b>City</b> Cary
	<b>State</b> NC	<b>Zip Code</b> 27518	<b>Phone</b> 919 363-4415
<b>REQUEST</b>	<b>I am seeking a Design Adjustment from the requirements set forth in the following:</b>		
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings	
	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings	
	<input type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings	
	<b>Provide details about the request; (please attach a memorandum if additional space is needed):</b>		
The site is on the end of a dead end street. A western length of this street is currently in place, but there is a 340 foot length gap in the street that goes through The Summit Church property. Immediately to the north of this site is Mt. Olivet Baptist Church and Laurel Hills Park. As a dead end street, the length from the Blue Ridge intersection to this site is 1,275 LF. UDO Sec. 8.3.2.2.b establishes that the maximum allowed length be no greater than 750 LF for an R-4 zone. As it is not possible to cut an additional road through the park and church properties, the developer is seeking a design adjustment to address the issue of a longer dead end street than that allowed by the UDO.			

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

  
Owner/Owner's Representative Signature

5-14-18  
Date

CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input checked="" type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to [designadjustments@raleighnc.gov](mailto:designadjustments@raleighnc.gov).

Deliver the addressed envelopes and letters to:  
Development Services, Development Engineering  
One Exchange Plaza, Suite 500  
Raleigh NC, 27601

<b>For Office Use Only</b>	<b>RECEIVED DATE:</b>	DA - 43 - 2018
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# Article 8.3, Blocks, Lots, Access

## Administrative Design Adjustment Findings



DEVELOPMENT  
SERVICES  
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;  
The intent of Article 8.3 is to provide for connectivity and to encourage walking. This site is a lot in an established existing subdivision that is defined by the two churches. Adding a cut through the site would not add to pedestrian access because of existing developed church properties.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
The site is located in an area identified as low density residential, currently and in the future. This design adjustment is in keeping with that definition as completed it will maintain a density of 3.25 units per acre.
- C. The requested design adjustment does not increase congestion or compromise Safety;  
The proposed subdivision will add three additional lots and driveways onto an existing dead end street. Very little additional traffic is anticipated from these additional lots.
- D. The requested design adjustment does not create any lots without direct street Frontage;  
All three lots have direct frontage onto the existing dead end street.
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
  2. The presence of existing buildings, stream and other natural features;
  3. Site layout of developed properties;
  4. Adjoining uses or their vehicles are incompatible;
  5. Strict compliance would pose a safety hazard; or
  6. Does not conflict with an approved or built roadway construction project
  7. adjacent to or in the vicinity of the site.

The requested design adjustment is reasonable because of the church and park to the immediate north and single family homes to the east and west. Both features prevent any additional linkages from being created.

# Individual Acknowledgement



DEVELOPMENT  
SERVICES  
DEPARTMENT

STATE OF NORTH CAROLINA  
COUNTY OF Wake

INDIVIDUAL

I, Matthew McKee Little, a Notary Public do hereby certify that  
Timothy W. Thompson personally appeared before me this day and  
acknowledged the due execution of the forgoing instrument.

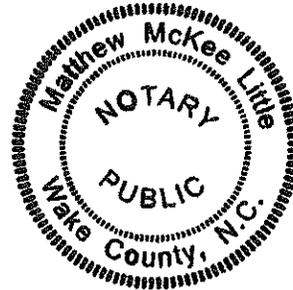
This the 14<sup>th</sup> day of May, 2018.

(SEAL)

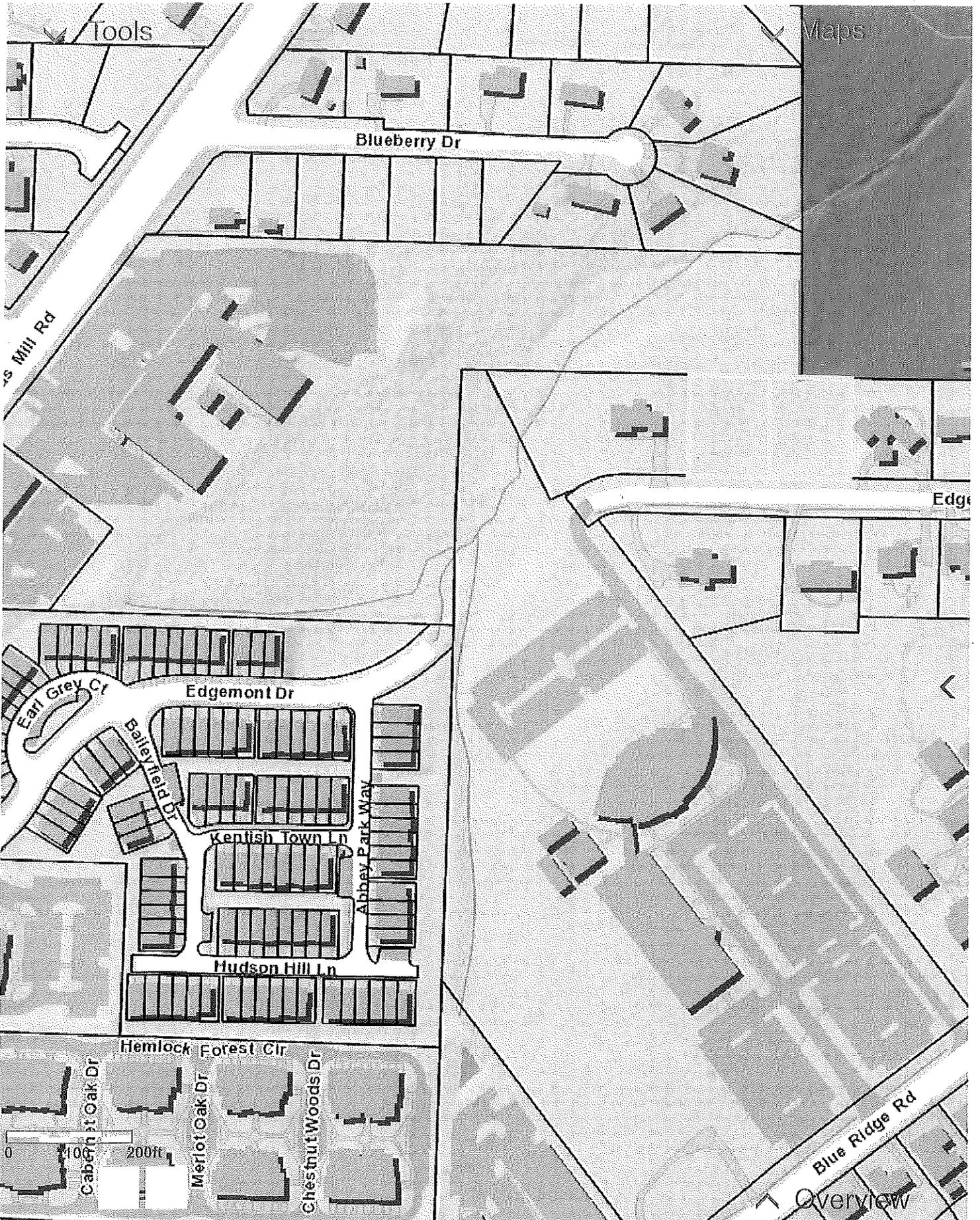
Notary Public

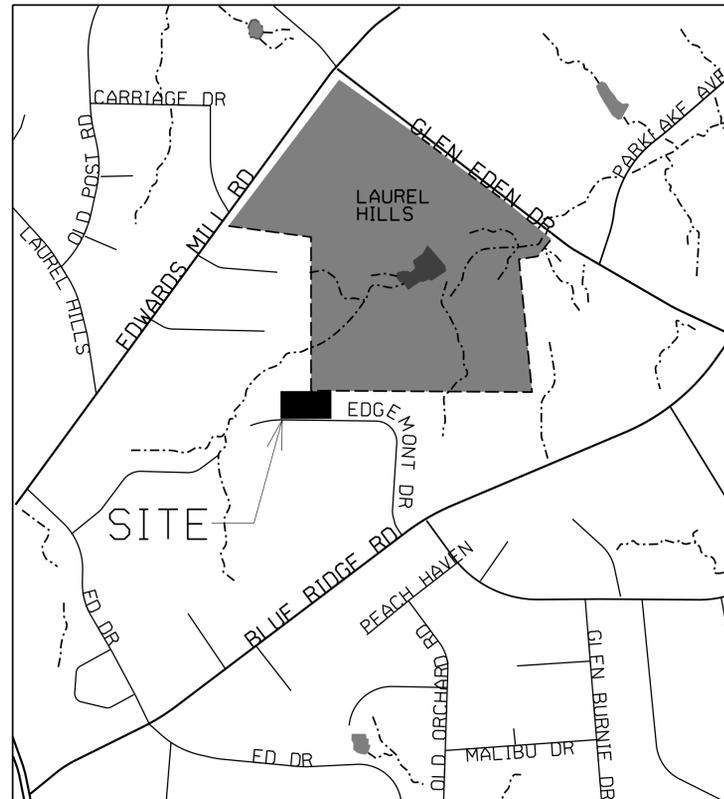
A handwritten signature in black ink, appearing to read "Matthew McKee Little".

My Commission Expires: 5-5-22

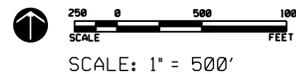








VICINITY MAP



RALEIGH CASE NUMBER: S-12-2018  
TRANSACTION NUMBER: 549007

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

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

SOLID WASTE COMPLIANCE STATEMENT:  
DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

# EDGEMONT RESERVE II SUBDIVISION

3412, 3416 EDGEMONT DR.  
RALEIGH, NORTH CAROLINA

OWNER:  
RALEIGH CUSTOM HOMES  
6736 FALLS OF NEUSE RD., SUITE 300  
RALEIGH, NC 27615  
OFFICE PHONE - 919 395-1529  
CONTACT: TIM THOMPSON

## SITE DATA

ADDRESS: 3412, 3416 EDGEMONT DR., RALEIGH  
PIN #: 0785962201, 0785960282 ACREAGE: 40,225 SF, 0.923 AC  
ZONING: R-4  
DEED BOOK 017005, PAGE 00201 - RECORDED 12/22/17

LAND CLASS: LOW DENSITY RESIDENTIAL -  
LESS THAN 10 UNITS PER AC - HOMESITE  
CITIZENS ADVISORY COUNCIL - NORTHWEST CAC  
WATERSHED: CRABTREE CREEK  
NEUSE BASIN

PROPOSED USE - LOW DENSITY RESIDENTIAL

THE SITE IS A SUBDIVISION OF LOT NOS. 10 & 11,  
EDGEMONT SUBDIVISION - BOOK OF MAPS 1963, PAGE 91

TOTAL SURFACE AREA FOR LOT = 40,225 SF, 0.923 ACRES  
EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 0 SF

PROPOSED USE - THREE RESIDENTIAL LOTS  
LOT 1 - 10,311.3 SF - 0.237 AC  
LOT 2 - 11,656.6 SF - 0.268 AC  
LOT 3 - 18,257.1 SF - 0.42 AC  
SITE DENSITY = 3.25 UNITS PER ACRE

PROJECTED WASTEWATER FLOW = 1400 GPD  
3 DWELLINGS X 4 BEDROOMS X 120 GRP

## 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 #	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: Edgemont Reserve 2 Subdivision			
Proposed Use: three single family lots			
Property Address(es): 3412, 3416 Edgemont Dr. Raleigh, NC			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
PIN Recorded Deed 0785962201	PIN Recorded Deed 0785960282	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: Raleigh Custom Homes Inc.		Owner/Developer Name: Tim Thompson	
Address: 6736 Falls of Neuse Rd., Suite 300, Raleigh, NC 27615			
Phone: 919 395-1529	Email: tim@raleighcustomhomes.net	Fax: 919 847-2665	
<b>CONSULTANT/CONTACT PERSON FOR PLANS</b>			
Company Name: Alison A. Pockat, ASLA		Contact Name: Alison Pockat	
Address: 106 Steep Bank Dr., Cary, NC 27518			
Phone: 919 363-4415	Email: aapockat@earthlink.net	Fax:	

PAGE 1 OF 3

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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>0 SF</b>	acres/sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface <b>0 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>3</b>	
Overall Unit(s)/Acre Densities Per Zoning Districts <b>3.25 Units / acre</b>		
Total # of Open Space and/or Common Area Lots: None		
<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 <u>Alison A Pockat</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>Alison A Pockat</u>	President, Raleigh Custom Homes
Signature		Date: March 14, 2018
Signature		Date

PAGE 2 OF 3

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REVISION 03.11.16

**RWMA PA**  
Engineering & Surveying  
101 W. Main St., Suite 202  
Cary, NC 27513  
Phone: (919) 779-4654  
Fax: (919) 779-4656



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

DESIGNED: AAP  
DRAWN:  
APPROVED:

EDGEMONT RESERVE II SUBDIVISION  
RALEIGH CASE NUMBER: S-12-2018  
TRANSACTION NUMBER: 549007  
RALEIGH CUSTOM HOMES  
6736 FALLS OF NEUSE RD., SUITE 300  
RALEIGH, NC 27615

REV. NO.	DATE	REVISIONS
1	5-2-18	RALEIGH REVIEW COMMENTS
2	6-25-18	RALEIGH REVIEW COMMENTS
3	8-9-18	RALEIGH REVIEW COMMENTS
3	8-24-18	REV LOT 3 ACREAGE

SCALE: NTS  
DATE: MARCH 12, 2018

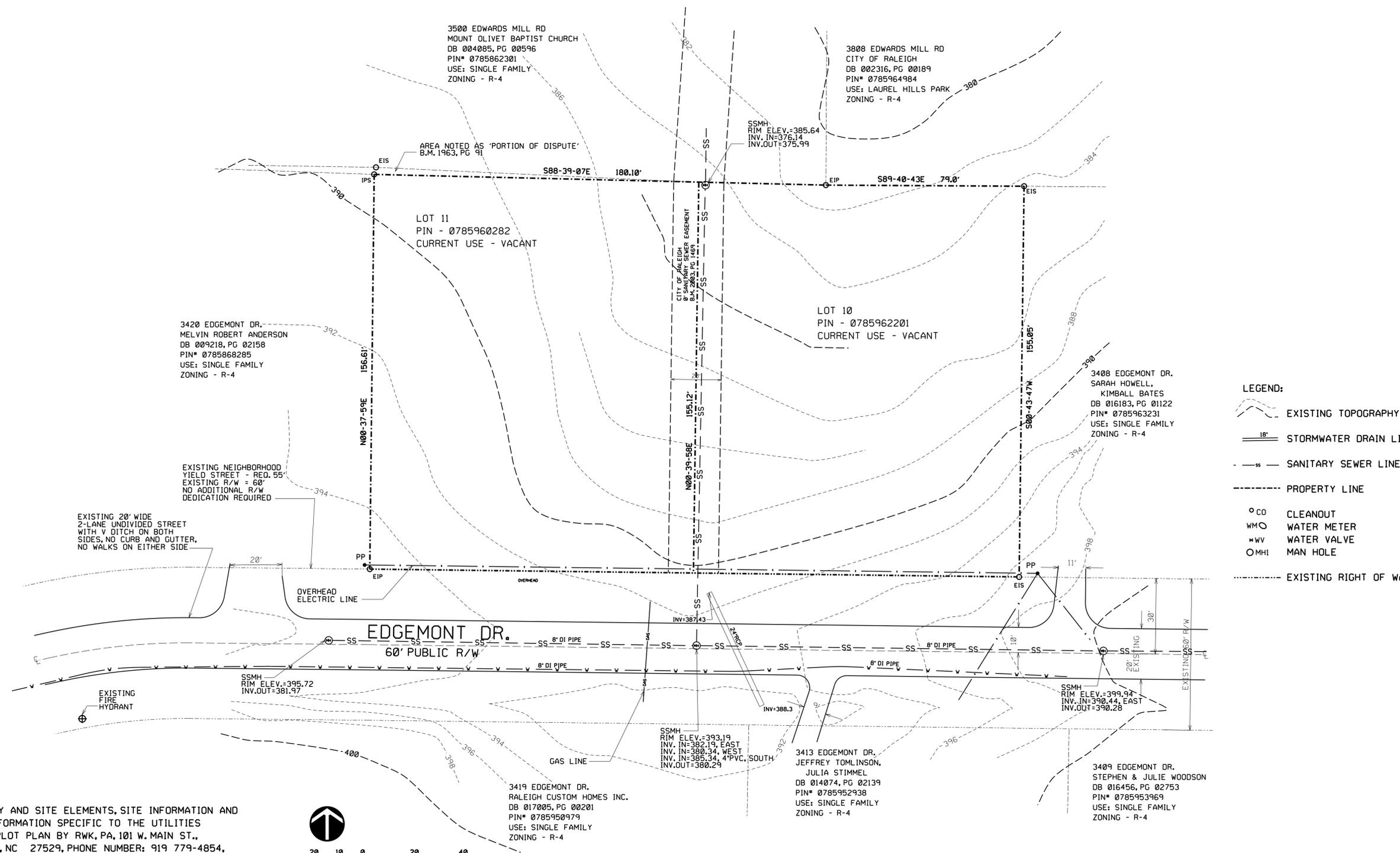
SHEET NO.:  
COVER SHEET  
CO-1

SEQUENCE NO. 1 OF 4

RALEIGH CASE NUMBER: S-12-2018  
TRANSACTION NUMBER: 549007

SITE DATA:

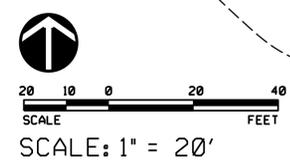
PIN NUMBER - 0785962201, 0785960282  
 ADDRESS: 3412, 3416 EDMONT DR., RALEIGH  
 TOTAL ACREAGE - 40,225 SF - 0.923  
 EXISTING IMPERVIOUS AREA - 0 SF  
 EXISTING LOTS ARE VACANT  
 ZONING - R-4  
 CITIZENS ADVISORY COUNCIL -  
 NORTHWEST



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

PROPERTY NOTES:

1. EXISTING BOUNDARY AND SITE ELEMENTS, SITE INFORMATION AND TOPOGRAPHICAL INFORMATION SPECIFIC TO THE UTILITIES ARE BASED ON A PLOT PLAN BY RWK, PA, 101 W. MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER: 919 779-4854, ENTITLED 'EXISTING CONDITIONS SURVEY, LOTS 10 & 11, EDMONT SUBDIVISION, 3412 & 3416 EDMONT DR.' AND DATED 2-1-18. GENERAL TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.
3. UTILITY DESIGN IS TAKEN FROM A DOCUMENT ISSUED AND SEALED BY SEAN MCLEAN, NC PE 027840 AND DATED MARCH 13, 2018.



**RWK PA**  
 engineering - surveying  
 101 W. Main St., Suite 202  
 Garner, NC 27529  
 Phone: (919) 779-4854  
 Fax: (919) 779-4855



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

DESIGNED: AAP  
 DRAWN:  
 APPROVED:

EDMONT RESERVE II SUBDIVISION  
 3412 & 3416 EDMONT DR., RALEIGH, NC  
 RALEIGH CUSTOM HOMES  
 6736 FALLS OF NEUSE RD., SUITE 300  
 RALEIGH, NC 27615

NO.	DATE	REVISIONS
1	5.18.18	RALEIGH REVIEW COMMENTS
2	6.25.18	RALEIGH REVIEW COMMENTS
3	8.9.18	RALEIGH REVIEW COMMENTS
4	8.24.18	REV LOT 3 ACREAGE
5	9.6.18	RALEIGH REVIEW COMMENTS
6	11.11.18	RALEIGH STORMWATER COMMENTS

SCALE: NTS  
 DATE: MARCH 12, 2018  
 SHEET NO.:  
**EXISTING CONDITIONS**  
 EC-1  
 SEQUENCE NO. 2 OF 4

