



Preliminary Subdivision Plan Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5.) 5-23-19
 Please check the appropriate review type and include the plan checklist document.

Office Use Only: Transaction #: 598073 Planning Coordinator: Stegall

DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court

NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District

GENERAL INFORMATION

Development name (subject to approval): Edgemont Reserve 3 Subdivision

Property Address(es): **3420 Edgemont Dr.**

Recorded Deed PIN(s): ~~0758868285~~ 0785864285

What is your project type?	<input checked="" type="checkbox"/> Single family	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Attached houses	
	<input type="checkbox"/> Apartment	<input type="checkbox"/> Non-residential	Other: _____	

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION

Company: Alison A. Pockat, ASLA Owner/Developer Name and Title: Timothy Thompson

Address: 6736 Falls of Neuse Rd., Suite 300, Raleigh, NC 27615

Phone #: 919 395-1529 Email: tim@raleighcustomhomes.net

APPLICANT INFORMATION

Company: Alison A. Pockat, ASLA Contact Name and Title: Alison Pockat, Landscape Architect

Address: 106 Steep Bank Dr., Cary, NC 27518

Phone #: 919 363-4415 Email: aapockat@earthlink.net

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

ZONING INFORMATION

Gross site acreage: 47,586 SF - 1.09 acres

Zoning districts (if more than one, provide acreage of each): R-4

Overlay district:	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

Please continue to page two...

STORMWATER INFORMATION

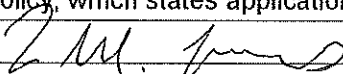
Existing Impervious Surface: Acres: <u>0.108 AC</u> Square Feet: <u>4,687 SF</u>		Proposed Impervious Surface: Acres: _____ Square Feet: _____	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If yes, please provide the following: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____			
NUMBER OF LOTS AND DENSITY			
Total # of townhouse lots:		Detached	Attached
Total # of single-family lots: 3		Total # of all lots: 3	
Proposed density for each zoning district (UDO 1.5.2.F): 2.75			
Total # of open space and/or common area lots: 0			

SIGNATURE BLOCK

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 development plan as approved by the City of Raleigh.

I hereby designate Alison A. Pockat, ASLA to serve as my agent regarding this application, to receive and response 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: 	Date: May 17, 2019
Printed Name: Tim Thompson, Owner	
Signature: _____	Date: _____
Printed Name: _____	



Preliminary Subdivision Plan Checklist

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

Use this checklist as a guide for Preliminary Subdivision Review (UDO Section 10.2.5.) submittal requirements. This checklist must be submitted with your application.

MAILED NOTIFICATION REQUIREMENTS
<p>Mailed notification must be submitted with all preliminary subdivision applications. Mailed notice submission requirements include the following:</p> <ul style="list-style-type: none"> ▪ Stamped, unsealed envelopes each containing a notification letter addressed to all property owners within 100' of subject parcel(s) ▪ A copy of the completed notification letter ▪ A copy of the list of all property owners within 100', with the address and PIN of each property ▪ A copy of a map showing all properties to be notified (8.5"x11") <p>NOTE: Click here to download the letter template and other helpful information.</p>

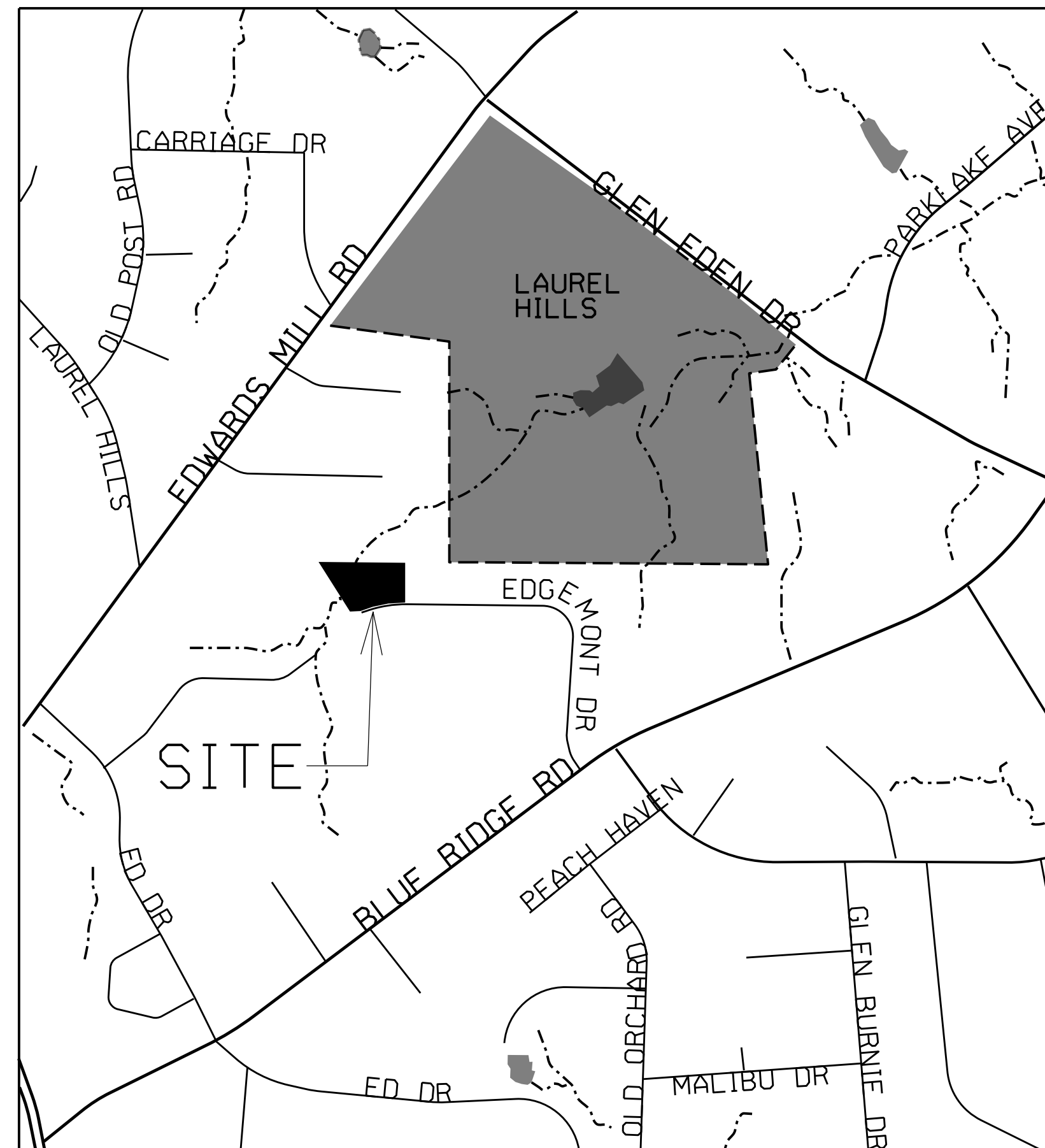
GENERAL REQUIREMENTS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
1. Pre-application Conference Form: Per UDO Section 10.2.5.D.	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Cover sheet and/or second sheet: include project name and location; site data table (<i>include Property Identification Numbers (PINs), Zoning, Overlay District(s)</i> , number of proposed lots, residential density and unit data; general notes; sheet index and legend defining symbols; contact information for owner, applicant, and all consultants; vicinity map no smaller than 1"=500" and no larger than 1"=1000'; and adopted zoning conditions (if any)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Existing conditions sheet: including, but not limited to - graphic scale; site size with meets and bounds; setbacks/ build-to lines; existing structures; utilities and easements; topography, infrastructure (<i>adjacent streets with names and r/w width, sidewalks, water, and sewer</i>); built improvements (<i>structures, driveways, alleys</i>); and vegetation	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Demolition plan: Clearly indicate items to be removed	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Proposed subdivision plan: including but not limited to – north arrow and graphic scale; show and distinguish between existing and proposed conditions (<i>structures, streets, driveways, etc.</i>); proposed property lines; setback/build-to lines; proposed streets, streetscape; sidewalks, walkways, trails; parking information (<i>UDO Section 7.1.2</i>); amenity area (<i>UDO Section 1.5.3</i>); open space and/or greenways (<i>UDO Section 2.5</i>); transition protective yard (<i>UDO Section 7.2.4</i>); Site Data (<i>Zoning, Housing Type (UDO Section 2.1.2), # of Lots, Proposed use(s), Parking data, open space calculations, Building Type (UDO Section 1.4)</i>); Setback/Build-to; transitional protective yard type (<i>UDO Section 7.2.4.A</i>); street protective yard type (<i>UDO Section 7.2.4.B</i>)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Please continue to page two...

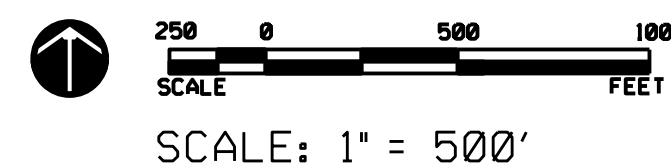
GENERAL REQUIREMENTS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
6. Proposed grading plan: including but not limited to - Limits of land disturbance; grading; stream buffers with labels; labeled impervious surfaces (and calculations); tree protection fencing information; retaining walls with top and bottom of wall; stormwater ponds, bioretention facilities, etc.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Proposed stormwater information: include preliminary stormwater quantity and quality summary and calculations information. If not required, provide notes indicating such and reference UDO section on front cover	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Proposed Utility Plan: All utilities (shown underground); above ground utilities and equipment with required screening (<i>UDO Section 7.2.5.D.</i>); include Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Lighting Plan: Pole mounted fixture locations and details (with height labeled to top of fixture; building mounted fixture locations; graphics and notes conveying compliance with UDO Section 7.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Proposed tree conservation plan: for secondary tree conservation areas, include two copies of the tree cover report completed by a certified arborist, NC licensed landscape architect, or NC registered forester. If not required, provide notes indicating such and reference UDO section on front cover	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Proposed landscape plan: (<i>UDO Section 7.2</i>) including but not limited to – existing vegetation to remain; proposed landscaping meeting minimum size and species mixing requirements; plant list; label yard types; show and label parking lot landscaping (<i>UDO Section 7.1.7.</i>) include existing and/or proposed parking lot light fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

NOTE: Revisions to previously approved preliminary subdivisions must contain the following minimum information:

REQUIREMENTS FOR REVISIONS TO EXISTING SUBDIVISIONS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
1. Provide documentation showing Development Services Staff have approved the proposed site plan changes as a revision	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
2. Provide narrative of the proposed revisions on the cover page and modify the project name to include revision	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
3. List date of previously approved subdivision plan.	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
4. Cloud areas of proposed change on all applicable sheets, and provide a legend specifying the proposed changes on all applicable sheets	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
5. Provide updated site data table including number of proposed lots, open space calculations, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Provide documented history of impervious surfaces with dates	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



VICINITY MAP



RALEIGH CASE NUMBER:
TRANSACTION NUMBER:

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 III SUBDIVISION

3420 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: 3420 EDGEMONT DR., RALEIGH
PIN #: 0785868285 ACREAGE: 47,586 SF, 1.09 AC
ZONING: R-4
DEED BOOK 17112, PAGE 1767-1776
BM 2001, PAGE 2185
BM 1975, PAGE 410

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. 12 & 13,
EDGEMONT SUBDIVISION

TOTAL SURFACE AREA FOR LOT = 47,586 SF, 1.092 ACRES
EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 4,687 SF, 0.108 AC

PROPOSED USE - THREE RESIDENTIAL LOTS
LOT 1 - 10,878 SF - 0.25 AC
LOT 2 - 12,750 SF - 0.29 AC
LOT 3 - 23,958 SF - 0.55 AC
SITE DENSITY = 3.25 UNITS PER ACRE

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

DEVELOPMENT SERVICES

Preliminary Subdivision Plan Application

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Recorded Deed PIN(s): 0758868285			
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Address: 6736 Falls of Neuse Rd., Suite 300, Raleigh, NC 27615			
Phone #: 919 395-1529		Email: tim@raleighcustomhomes.net	
APPLICANT INFORMATION			
Company: Alison A. Pockat, ASLA		Contact Name and Title: Alison Pockat, Landscape Architect	
Address: 106 Steep Bank Dr., Cary, NC 27518			
Phone #: 919 363-4415		Email: aapockat@earthlink.net	

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 47,586 SF - 1.09 acres	
Zoning districts (if more than one, provide acreage of each): R-4	
Overlay district:	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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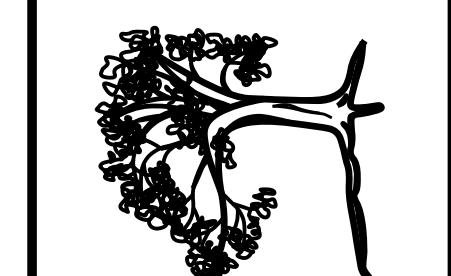
Please continue to page two...

STORMWATER INFORMATION			
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If yes, please provide the following: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____			
NUMBER OF LOTS AND DENSITY			
Total # of townhouse lots:	Detached	Attached	
Total # of single-family lots: 3	Total # of all lots: 3		
Proposed density for each zoning district (UDO 1.5.2.F): 2.75			
Total # of open space and/or common area lots: 0			

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I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.	
Signature:	Date: May 17, 2019
Printed Name: Tim Thompson, Owner	Date: _____
Signature: _____	Date: _____
Printed Name: _____	Date: _____

THE ORIGINAL RECORD WITH THE COUNTY AND DISTRICT ENGINEER'S OFFICE MUST BE KEPT FOR A PERIOD OF 10 YEARS FROM THE DATE OF RECORDATION. THE ORIGINAL RECORD WITH THE COUNTY AND DISTRICT ENGINEER'S OFFICE MUST BE KEPT FOR A PERIOD OF 10 YEARS FROM THE DATE OF RECORDATION.

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



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

DESIGNED: AAP
DRAWN:
APPROVED:

EDGEMONT RESERVE 3 SUBDIVISION
3420 EDGEMONT DR., RALEIGH, NC
RALEIGH CUSTOM HOMES
6736 FALLS OF NEUSE RD., SUITE 300
RALEIGH, NC 27615

NO.	DATE	DESCRIPTION

SCALE: NTS
DATE: FEB. 15, 2019
SHEET NO.:
COVER SHEET
CO-1
SEQUENCE NO. 1 OF 4

RALEIGH CASE NUMBER:
TRANSACTION NUMBER:



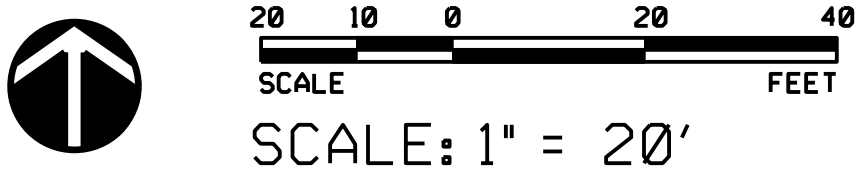
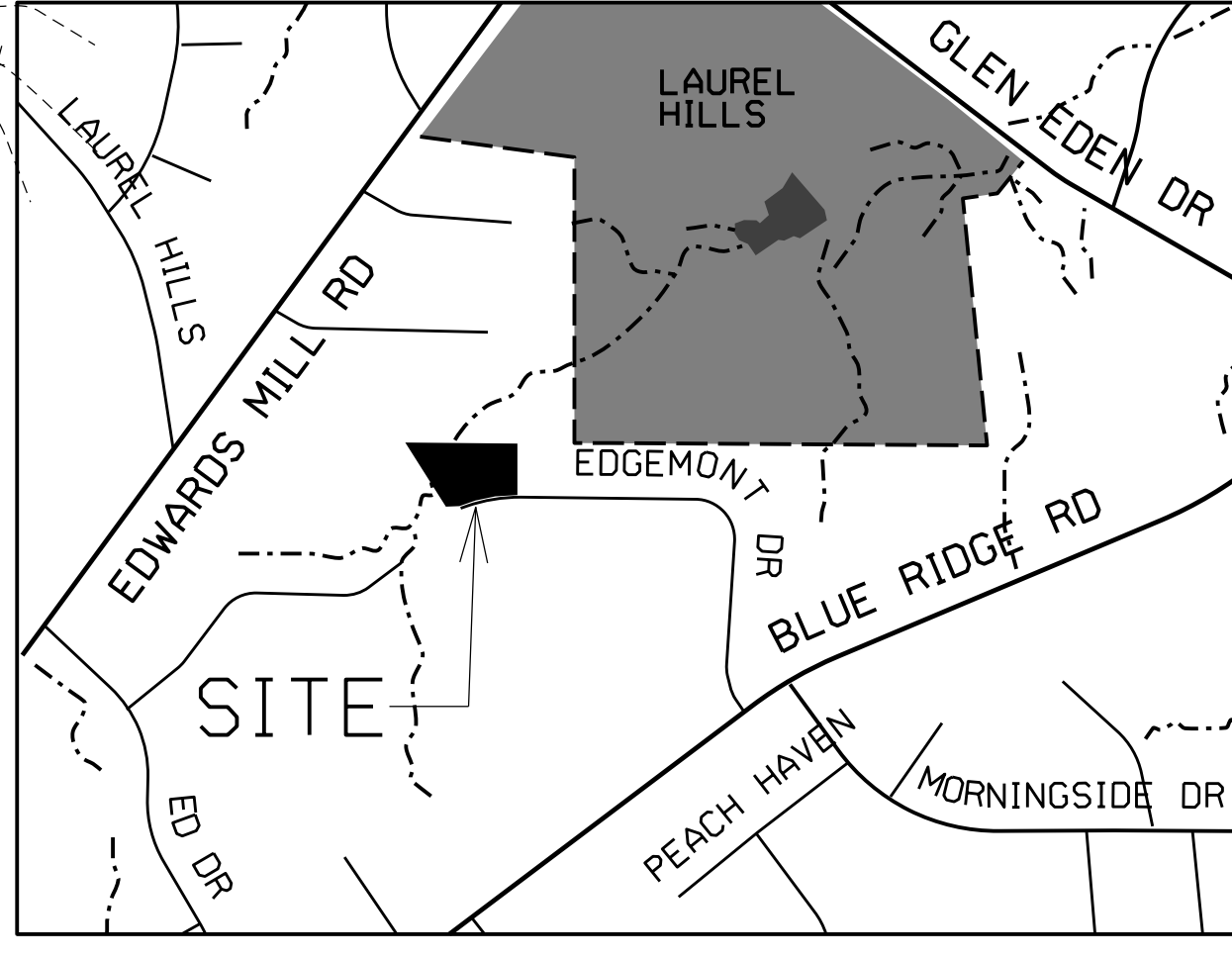
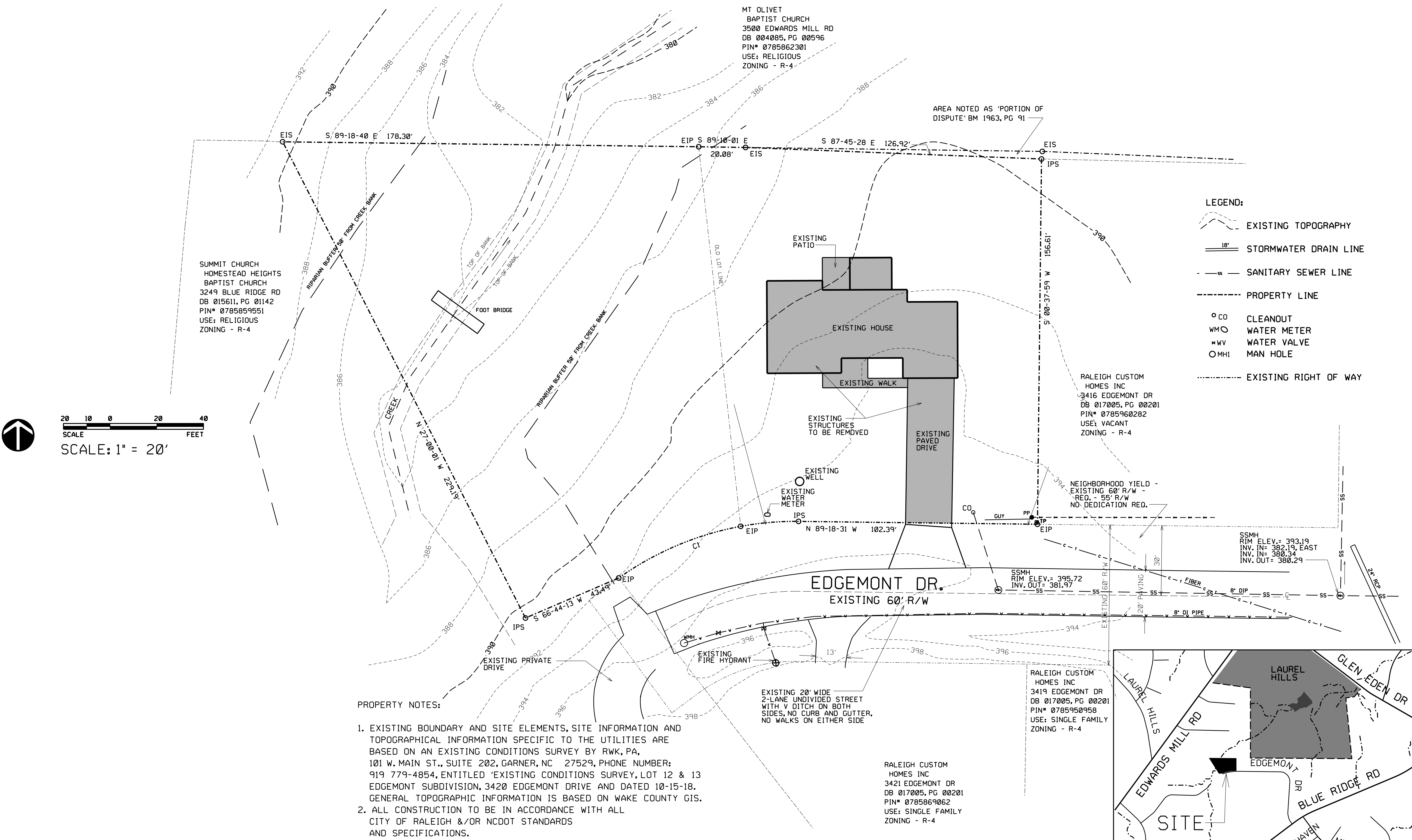
ALISON A. POKKAT, ASLA
 LANDSCAPE ARCHITECT
 LAND PLANNER
 (919) 363-4415
 106 STEEPBANK DRIVE
 CARY, NC 27518

DESIGNED: AAP
 DRAWN:
 APPROVED:

EDGEMONT RESERVE 3 SUBDIVISION
 3420 EDGEMONT DR., RALEIGH, NC
 RALEIGH CUSTOM HOMES
 6736 FALLS OF NEUSE RD., SUITE 300
 RALEIGH, NC 27615

NO.	REVISIONS

SCALE: NTS
 DATE: FEB. 15, 2019
 SHEET NO.:
EXISTING CONDITIONS
 EC-1
 SEQUENCE NO. 2 OF 4



SUMMIT CHURCH
 HOMESTEAD HEIGHTS
 BAPTIST CHURCH
 3249 BLUE RIDGE RD
 DB 015611, PG 01142
 PIN# 0785859551
 USE: RELIGIOUS
 ZONING - R-4

MT OLIVET
 BAPTIST CHURCH
 3500 EDWARDS MILL RD
 DB 004085, PG 00596
 PIN# 0785862301
 USE: RELIGIOUS
 ZONING - R-4

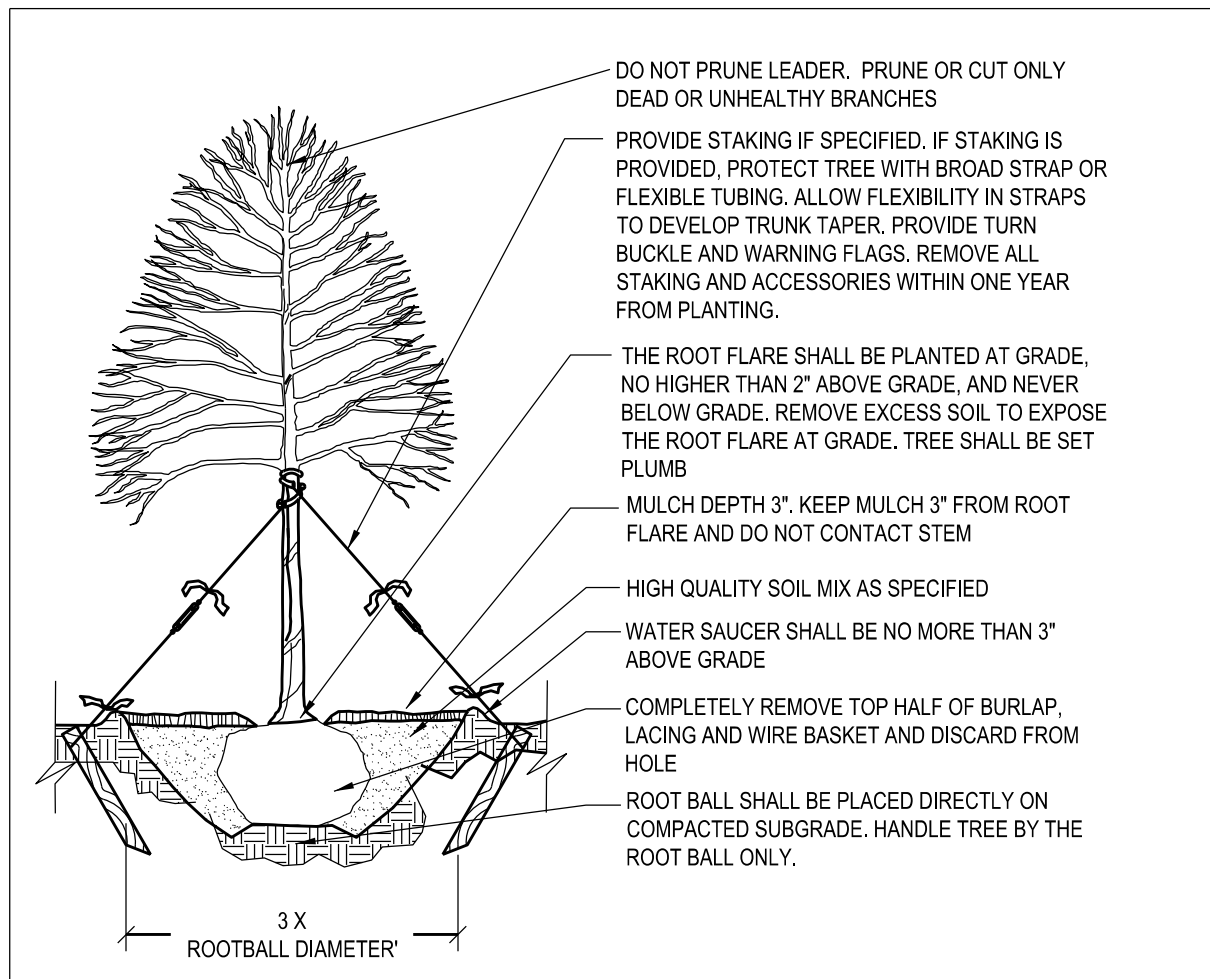
RALEIGH CUSTOM
 HOMES INC
 3416 EDGEMONT DR
 DB 017005, PG 00201
 PIN# 0785960282
 USE: VACANT
 ZONING - R-4

RALEIGH CUSTOM
 HOMES INC
 3419 EDGEMONT DR
 DB 017005, PG 00201
 PIN# 0785950958
 USE: SINGLE FAMILY
 ZONING - R-4

RALEIGH CUSTOM
 HOMES INC
 3421 EDGEMONT DR
 DB 017005, PG 00201
 PIN# 0785869062
 USE: SINGLE FAMILY
 ZONING - R-4

SSMH RIM ELEV. = 393.19
 INV. IN = 382.19, EAST
 INV. IN = 380.34
 INV. OUT = 380.29

SSMH RIM ELEV. = 395.72
 INV. OUT = 381.97



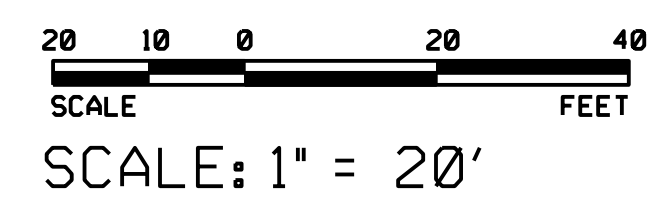
- NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
 - ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
 - STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5" MINIMUM FIRST BRANCH HEIGHT.
 - A TREE IMPACT PERMIT IS REQUIRED.
 - ELECTRICAL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

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

REVISIONS	DATE	BY	NO.

CITY OF RALEIGH
PARKS, RECREATION AND CULTURAL RESOURCES
TREE PLANTING DETAIL
PRCR-03

SUMMIT CHURCH
HOMESTEAD HEIGHTS
BAPTIST CHURCH
3249 BLUE RIDGE RD
DB 015611, PG 01142
PIN# 0785859551
USE: RELIGIOUS
ZONING - R-4



- SITE NOTES:**
- TOTAL ACREAGE FOR DEVELOPMENT IS 1.09 ACRE. UNDER SECTION 9.4.6.D OF THE UDO, A LAND DISTURBING PERMIT WILL BE REQUIRED. UNDER 9.2.2.B.2.b AN OFF-SET PAYMENT MAY BE USED TO BUY DOWN THE NITROGEN FROM ... LBS TO 3.6 LBS.
 - THE SITE IS 1.09 ACRES. UNDER SECTION 9.1.3 OF THE UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.
 - EXISTING HOUSE, PATIO 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. IF THE ANTICIPATED AREA OF DISTURBANCE FROM THE DEMO IS OVER 12,000 SF, A GRADING PERMIT WILL BE REQUIRED PRIOR TO DEMO.
 - THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY LINES NECESSARY TO PROVIDE SITE SERVICES.
 - A TREE IMPACT PERMIT IS REQUIRED PRIOR TO THE INSTALLATION OF STREET TREES IN THE PUBLIC R/W. OBTAIN THE TREE IMPACT PERMIT WITH THE BUILDING PERMIT.
 - STREET TREES SHALL BE INSTALLED AND MAINTAINED PER THE REQUIREMENTS FOUND IN CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
 - THE IMPERVIOUS SURFACE AREA LIMITATIONS SHALL BE INDICATED ON THE RECORDED PLAN FOR EACH LOT.
 - A FEE-IN-LIEU FOR A 6' SIDEWALK IS REQUIRED FOR THE ENTIRE FRONTAGE PRIOR TO MAP RECORDATION. A SURETY IS REQUIRED FOR THE PROPOSED STREET TREES.
 - SITE DENSITY AS PER UDO 1.5.2.F IS 2.75 UNITS PER ACRE.
 - RESIDENTIAL INFILL COMPATIBILITY REQUIREMENTS AS DEFINED IN THE UDO SECTION 2.2.7 MAY APPLY TO THE DEVELOPMENT OF THESE PROPOSED LOTS.
 - RESIDENTIAL INFILL REQUIREMENTS MAY APPLY AT THE TIME OF BUILDING PERMIT REVIEW.

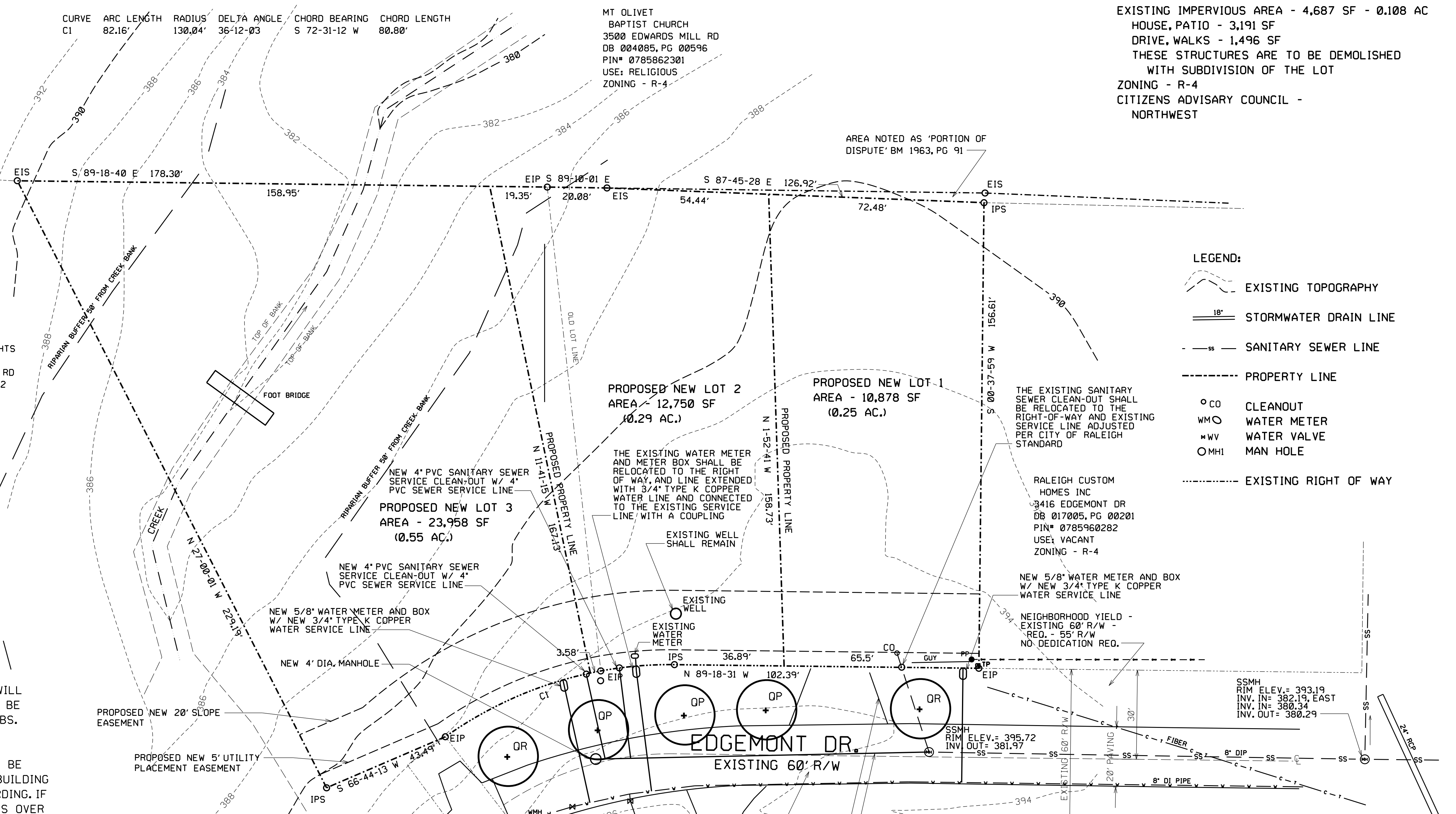
- PROPERTY NOTES:**
- EXISTING BOUNDARY AND SITE ELEMENTS, SITE INFORMATION AND TOPOGRAPHICAL INFORMATION SPECIFIC TO THE UTILITIES ARE BASED ON AN EXISTING CONDITIONS SURVEY BY RWK, PA, 101 W. MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER: 919 779-4854, ENTITLED 'EXISTING CONDITIONS SURVEY, LOT 12 & 13 EDMONTON SUBDIVISION, 3420 EDMONTON DRIVE AND DATED 10-15-18. GENERAL 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 FEB. 26, 2019.

STREET TREE PLANTING

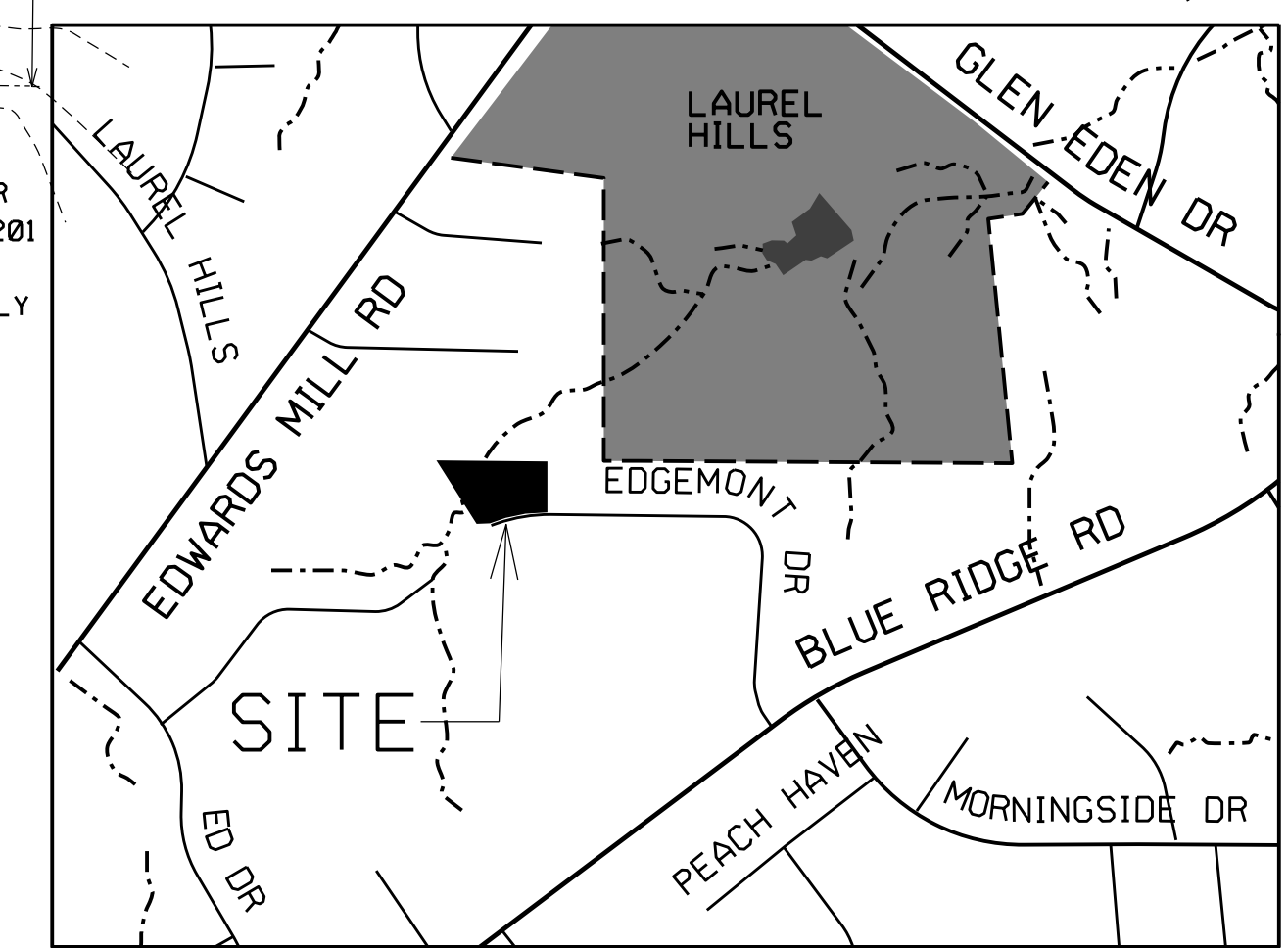
KEY COUNT	PLANT NAME	O/C	SPACE	SIZE
OP 3	QUERCUS PHELLOS, WILLOW OAK		40'	1.5" CAL, 6' HT
OR 2	QUERCUS RUBRA, RED OAK		40'	1.5" CAL, 6' HT

SITE DATA:

PIN NUMBER - 0785862825
ADDRESS: 3420 EDMONTON DR., RALEIGH
TOTAL ACREAGE - 47,586 SF - 1.09 AC
NO RIGHT OF WAY DEDICATION REQUIRED
TOTAL PROPOSED LOT ACREAGE -
LOT 1 - 10,878 SF - 0.25 AC
LOT 2 - 12,750 SF - 0.29 AC
LOT 3 - 23,958 SF - 0.55 AC
SITE DENSITY = 2.75 UNITS PER ACRE
EXISTING IMPERVIOUS AREA - 4,687 SF - 0.108 AC
HOUSE, PATIO - 3,191 SF
DRIVE, WALKS - 1,496 SF
THESE STRUCTURES ARE TO BE DEMOLISHED WITH SUBDIVISION OF THE LOT
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



RWK PA
engineering & surveying
101 W. Main St., Suite 202
Garner, NC 27529
Phone (919) 779-4854
Fax (919) 779-4858



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

DESIGNED: AAP
DRAWN:
APPROVED:

EDMONTON RESERVE 3 SUBDIVISION
3420 EDMONTON DR., RALEIGH, NC
RALEIGH CUSTOM HOMES
6736 FALLS OF NEUSE RD., SUITE 300
RALEIGH, NC 27615

NO.	REVISIONS

SCALE: NTS
DATE: FEB. 15, 2019
SHEET NO.:
PROPOSED SUBDIVISION & LANDSCAPE SHEET
SP-1
SEQUENCE NO. 3 OF 4