



# Administrative Approval Action

Case File / Name: SUB-0063-2021  
DSLCL - 2115 BREWER STREET TOWNHOMES

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2492  
currentplanning@raleighnc.gov  
www.raleighnc.gov

**LOCATION:** This site is located on the west side of Wake Forest Road, west of Brewer St at 2115 Brewer St.

**REQUEST:** Development of a 0.26 acre/11,381 sf tract zoned R-10 with a right-of-way dedication of 198 sf leaving a net area of 0.26 acres/11,183 sf. A three lot residential townhouse development is proposed. Proposed Lot 1 being 0.09 acres/3,888 sf; proposed Lot 2 being 0.07 acres/2,958 sf and proposed Lot 3 being 0.1 acres/4,337 sf.

**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 dated February 25, 2022 by Crumpler Consulting Services.

## CONDITIONS OF APPROVAL and NEXT STEPS:

*This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:*

**SITE PERMITTING REVIEW NOT REQUIRED AT THIS TIME** - However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require site permitting review.

**SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

***The following items are required prior to approval of Site Permitting Review plans:***

### Stormwater

1. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a commercial subdivision of one-half acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.

**LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto:legaldocumentreview@raleighnc.gov). Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

Cross Access Agreements Required

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**RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.



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***The following items must be approved prior to recording the plat:***

## **General**

1. Delineate, on all plat recordings, the proposed amenity areas and cross access areas as shown on the preliminary subdivision plan, between the driveways and grassy amenity areas which overlap onto the adjacent Lots 1-3, in accordance with UDO Section 1.5.3.
2. A cross-access easement deed is reviewed, approved & recorded in form with the Wake Co Register of Deeds, prior to or in conjunction with any plat recordings, for outdoor amenity areas as shown on the preliminary subdivision plan.
3. Provide a Shared Access Easement for amenity areas provided on all lots.

## **Engineering**

4. A 5' utility placement 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 day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
5. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
6. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

## **Stormwater**

7. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

## **Urban Forestry**

8. A public infrastructure surety for (2) street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

**BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

***The following items must be approved prior to the issuance of building permits:***



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## General

1. All plat recordings delineate, show and update the proposed amenity areas & driveways boundaries and note the "grassy" areas for the amenity & cross access and driveway design compliance, in accordance with Sec.1.5.3 & Sec.1.5.12.E.2.
2. All plat recordings for the preliminary subdivision of lots 1-3 are recorded with Wake Co Register of Deeds and a copy of the plat recording is inserted with the building permit plans set.
3. A cross-access easement deed is recorded with Wake Co Register of Deeds prior to any permit approval for outdoor amenity area shown between Lots 1-3.

## Urban Forestry

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (3) street trees along Brewer St.

***The following are required prior to issuance of building occupancy permit:***

## General

1. 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. Water and sewer services (meter and cleanout) should not be installed in driveways or sidewalks. They should also have appropriate separation with any required street trees.

**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:**

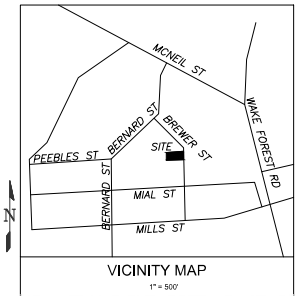
**3-Year Sunset Date: July 20, 2025**  
**Record at least ½ of the land area approved.**

**5-Year Sunset Date: July 20, 2027**  
**Record entire subdivision.**

I hereby certify this administrative decision.

**Signed:** *Alysis Bailey Taylor* **Date:** 03/23/2022  
Development Services Dir/Designee

**Staff Coordinator: Jermont Purifoy**



# SUBDIVISION PLANS FOR 2115 BREWER STREET TOWNHOMES 2115 BREWER STREET RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-0063-2021

**PREPARED FOR:  
GRAYSON HOMES  
5711 SIX FORKS RD  
RALEIGH, NC 27609**

**PREPARED BY:  
CRUMPLER  
Consulting Services, PLLC**

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

**Preliminary Subdivision Application**  
Planning and Development  
Planning and Development Customer Service Center • One Storage Place, Suite 400 • Raleigh, NC 27601 (919) 996-2000

**INSTRUCTIONS:** This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to [SubDivision@Raleighnc.gov](mailto:SubDivision@Raleighnc.gov).

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			
Scoping/attach plan case number(s)			
Development name (subject to approval): 2115 BREWER STREET TOWNHOMES			
Property Address(es): 2115 BREWER STREET			
Recorded Deed PIN#: 1715-00-0038			
What is your project type? <input type="checkbox"/> Single family <input type="checkbox"/> Attached houses <input type="checkbox"/> Apartment <input type="checkbox"/> Non-residential <input type="checkbox"/> Other			
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION			
NOTE: Please attach purchase agreement when submitting this form.			
Company: GRAYSON HOMES		Owner/Developer Name and Title: MIKE POLPARD-OWNER	
Address: 5711 SIX FORKS ROAD, SUITE 103, RALEIGH, NC 27609			
Phone #: 919-478-6222		Email: MIKE@GRAYSONHOMES.COM	
APPLICANT INFORMATION			
Company: Crumpler Consulting Services, PLLC		Contact Name and Title: Joshua Crumpler, PE	
Address: 2308 Ridge Road, Raleigh, NC 27612			
Phone #: 919-413-1704		Email: josh@crumplerconsulting.com	

Continue to page 2 >>>  
Page 1 of 2 [www.nc.gov](http://www.nc.gov) [raleighnc.gov](http://raleighnc.gov)

DEVELOPMENT TYPE + SITE DATE TABLE	
(Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.281ac	
Zoning district (if more than one, provide acreage of each): R-10	
Overlay district: NA <input type="checkbox"/> Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conditional Use District (CUD) Case # Z: <input type="checkbox"/> Board of Adjustment (BOA) Case # A:	
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.1	Proposed Impervious Surface: Acres: 0.1
Nature 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:	
Flood study: _____	
FEMA Map Panel #: 37021700U AND 37021700U (SECTION 4.6.1)	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots: 3	Attached
Total # of single-family lots: _____	
Proposed density for each zoning district (UDO 1.5.2.F): 3,726SP/LANT	
Total # of open space and/or common-area lots: 0	
Total # of requested lots: 3	
SIGNATURE BLOCK	
The undersigned indicates that the property owner(s) is aware of the application and that the proposed project described in the application will be maintained in full compliance with the rules and regulations submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.	
I, <u>Jan Overton, PE</u> will serve as the agent regarding this application, and will receive and respond to administrative comments, required fees and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.	
We have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development plan. I acknowledge that this application is subject to the City ordinance and submitted policy, which states applications will expire after 180 days of inactivity.	
Signature: <u>Jan Overton</u>	Date: <u>8/30/2021</u>
Printed Name: <u>Jan Overton</u>	Date: _____
Signature: _____	Date: _____
Printed Name: _____	Date: _____

Please email your completed application to [SubDivision@Raleighnc.gov](mailto:SubDivision@Raleighnc.gov).  
Page 2 of 2 [www.nc.gov](http://www.nc.gov) [raleighnc.gov](http://raleighnc.gov)

**SITE EXEMPTION NOTES:**

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDD SECTION 6.3.2.A.15.04.

-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.

- NOTES**
- BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY JOHN A. EDWARDS & COMPANY ON 06-30-21.
  - THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOOD PLAIN) BASED ON THE FEMA MAP NUMBERS 3720171500J AND 372017000I DATED MAY 2, 2006.
  - NO ON-SITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
  - THIS DRAWING IS NOT FOR RECORDDATION.
  - 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.
  - DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. SOLID WASTE WILL BE USING THE CITY'S STANDARD RECYCLON RESIDENTIAL ROLL-OUT SOLID WASTE CONTAINERS STORED IN THE GARAGE.
  - ALL PROPOSED DRIVEWAY FRONT LOAD DESIGN MUST DEMONSTRATE COMPLIANCE ON THE SITE PERMIT REVIEW AND ANY PERMITTING PLANS PER SEC.15.15.E.2.
  - RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECT TO APPROVAL AT TIME OF PERMITTING. WHEN DESIGNING THE SITE, THE DESIGNER SHOULD KEEP IN MIND THE CITY OF RALEIGH RESIDENTIAL DRIVEWAY STANDARD DETAILS AND REGULATIONS AS FOUND IN RALEIGH STREET DESIGN MANUAL ARTICLE 9.5 AND SECTION 4.6.1.

- | SHEET | DESCRIPTION                          |
|-------|--------------------------------------|
| C-1   | COVER                                |
| C-2   | EXISTING CONDITIONS                  |
| C-3   | PROPOSED SUBDIVISION PLAN            |
| C-4   | PROPOSED GRADING AND STORMWATER PLAN |
| C-5   | PROPOSED UTILITY PLAN                |
| C-6   | PROPOSED LANDSCAPING PLAN            |
| D-1   | DETAILS                              |

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

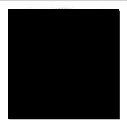
CALL 48 HOURS BEFORE YOU DIG

www.nc811.org

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



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



ISSUED FOR PERMITTING

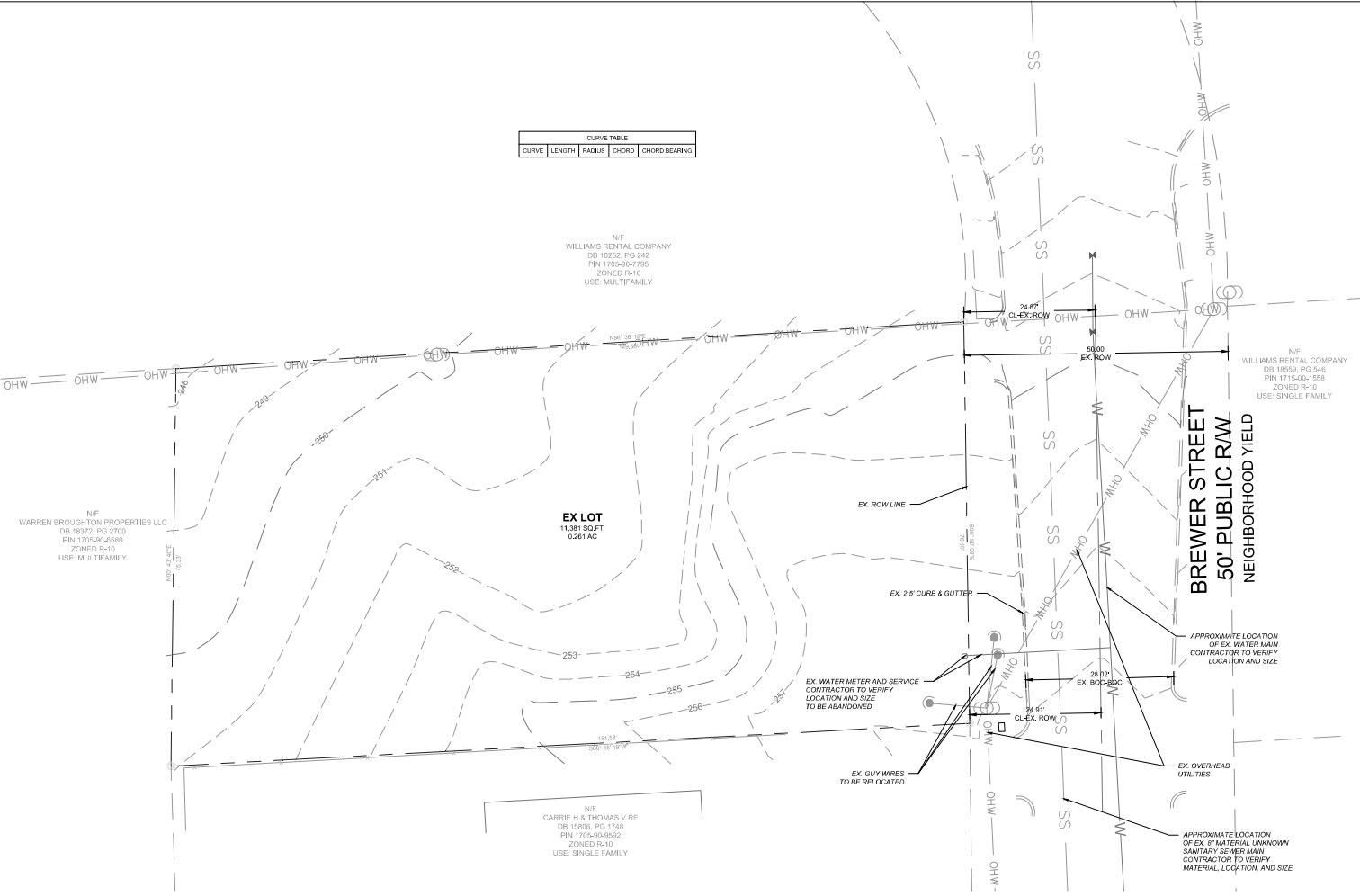
REV.	DATE	DESCRIPTION
1	10/20/21	CITY OF RALEIGH COMMENTS
2	11/24/21	CITY OF RALEIGH COMMENTS
3	02/01/22	CITY OF RALEIGH COMMENTS
4	02/25/22	CITY OF RALEIGH COMMENTS

**COVER**  
**2115 BREWER STREET TOWNHOMES**  
2115 BREWER STREET  
RALEIGH, NORTH CAROLINA

PROJECT NO.: 21021  
DRAWN BY: JAC  
CHECKED BY: JAC  
DATE: 08/27/21  
SCALE: N.T.S.

C-1  
1 of 7

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING



**LEGEND**

---	EXISTING PROPERTY LINE
---	EXISTING ADJUTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
OHW	EXISTING OVERHEAD POWER LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING CONTOUR MAJOR
---	EXISTING CONTOUR MINOR
SS	EXISTING SANITARY SEWER
SS	EXISTING STORM SEWER
SD	EXISTING WATER MAIN
---	EXISTING CATCH BASIN
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING STORMWATER MANHOLE

NF  
WILLIAMS RENTAL COMPANY  
DB 18232, PG 242  
PIN 1702560726  
ZONED R-10  
USE: MULTIFAMILY

NF  
WARREN BROUGHTON PROPERTIES LLC  
DB 18372, PG 2700  
PIN 17025404680  
ZONED R-10  
USE: MULTIFAMILY

**EX LOT**  
11,381 SQ.FT.  
0.261 AC

NF  
WILLIAMS RENTAL COMPANY  
DB 18259, PG 548  
PIN 17155001558  
ZONED R-10  
USE: SINGLE FAMILY

NF  
CARRIE H & THOMAS V RE  
DB 18805, PG 1148  
PIN 17025604592  
ZONED R-10  
USE: SINGLE FAMILY

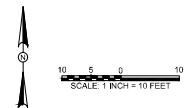
**BREWER STREET  
50' PUBLIC R/W**  
NEIGHBORHOOD YIELD

**NOTES**

- BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY JOHN A. EDWARDS & COMPANY ON 06-30-21.
- THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBERS 372011500J AND 372010500J 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.
- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. SOLID WASTE WILL BE USING THE CITY'S STANDARD 96-GALLON RESIDENTIAL ROLL-OUT SOLID WASTE CONTAINERS STORED IN THE GARAGE.

**SITE EXEMPTION NOTES:**

- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDD SECTION 8.3.2.1.b.i.x.
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 8.1.2 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 8.2.2.A.2 AS AMENDED BY TO-2-16.



**CRUMPLER**  
Consulting Services, PLLC  
2308 Ridge Road  
Raleigh, NC 27612  
Ph: 919-413-1704  
P: 919-413-1533

**ISSUED FOR PERMITTING**

REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	10/20/21
2	CITY OF RALEIGH COMMENTS	11/24/21
3	CITY OF RALEIGH COMMENTS	02/01/22
4	CITY OF RALEIGH COMMENTS	02/25/22

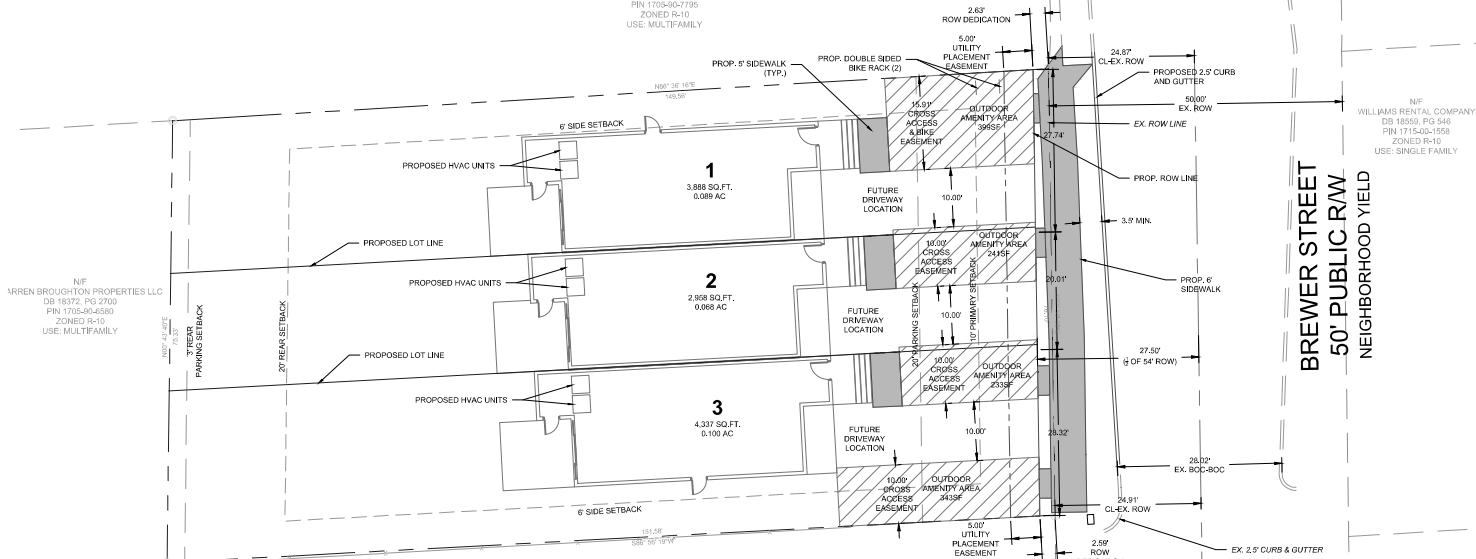
**EXISTING CONDITIONS PLAN**  
**2115 BREWER STREET TOWNHOMES**  
2115 BREWER STREET  
RALEIGH, NORTH CAROLINA

PROJECT NO.	21021
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	08/27/21
SCALE:	1" = 10'

**C-2**  
2 of 7

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING

NF  
WILLIAMS RENTAL COMPANY  
DB 18252, PG 242  
PIN 1705604725  
ZONED R-10  
USE: MULTIFAMILY



**LEGEND**

- EXISTING PROPERTY LINE
- EXISTING ADJUTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING OVERHEAD POWER LINE
- EXISTING ADJUTING PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING EASEMENT
- PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT
- PROPOSED LOT LINE
- ▨ PROPOSED OUTDOOR AMENITY AREA

**SUMMARY INFORMATION**

**DEVELOPMENT NAME:** 2115 BREWER STREET TOWNHOMES

**SITE ADDRESS:** 2115 BREWER STREET  
RALEIGH, NORTH CAROLINA

**PN NUMBER:** 1715-00-0538

**JURISDICTION:** CITY OF RALEIGH  
**EXISTING USE:** SINGLE FAMILY  
**PROPOSED USE:** TOWNHOMES (3 BEDROOMS)  
**CURRENT ZONING DISTRICT:** R-10  
**CURRENT OVERLAY DISTRICT:** H-MOUNT HISTORIC DISTRICT (NO DESIGN RESTRICTIONS)

**TOTAL ACREAGE:** 0.261 ACRES (11,381 SF)  
**PROPOSED LOT 1:** 0.086 ACRES (3,888 SF)  
**PROPOSED LOT 2:** 0.066 ACRES (2,958 SF)  
**PROPOSED LOT 3:** 0.100 ACRES (4,337 SF)  
**DEDICATED RIGHT OF WAY:** 0.005 ACRES (198 SF)  
**TOTAL NET ACREAGE:** 0.256 ACRES (11,183 SF)

**REQUIRED NET SITE AREA/UNIT:** 3,000 SF (MIN.)  
**PROVIDED NET SITE AREA/UNIT:** 3,728 SF

**REQUIRED OUTDOOR AMENITY AREA:** 1,118 SF (MIN.)  
**PROVIDED NET SITE AREA/UNIT:** 1,218 SF

**REQUIRED LOT WIDTH:** 16' (MIN.)  
**PROVIDED LOT WIDTH:** 20' (MIN.)

**BUILDING SETBACKS:**  
PRIMARY STREET - 10'  
SIDE STREET - 10'  
SIDE SITE BOUNDARY - 6'  
REAR SITE BOUNDARY - 20'  
FROM ALLEY - 4' OR 20' (MIN.)  
INTERNAL BUILDING SEPARATION - 10'

**PARKING SETBACKS:**  
PRIMARY STREET - 20'  
SIDE STREET - 10'  
SIDE SITE BOUNDARY - 0'  
REAR SITE BOUNDARY - 3'  
FROM ALLEY - 4'

**PRINCIPAL BUILDING HEIGHT - 40/3 STORIES (MAX.)**  
**BLOCK PERIMETER REQUIRED (MAX.):** 2,500 LF  
**BLOCK PERIMETER PROVIDED:** 2,400 LF  
**EXEMPT BASED ON UDO SECTION 8.3.2.A.1.b.i.k FOR SITES LESS THAN 2 ACRES**

**OWNER/DEVELOPER:**  
GRAYSON HOMES  
CONTACT: MIKE POUPARD  
571 181 FURNING RD  
RALEIGH, NC 27609  
(919) 579-6222

**ENGINEER:**  
CRUMPLER CONSULTING SERVICES, PLLC  
CONTACT: JOSH CRUMPLER, PE  
2388 RIDGE ROAD  
RALEIGH, NC 27612  
(919) 413-1704

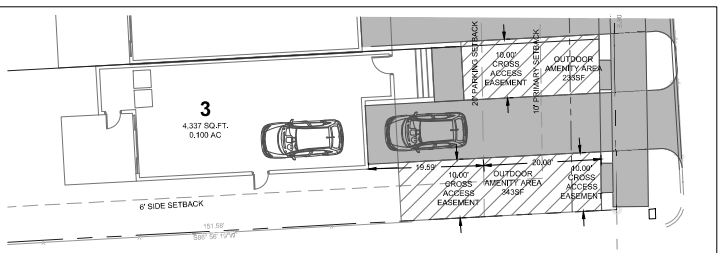
**ISSUED FOR PERMITTING**

DATE	DESCRIPTION
10/20/21 <td>CITY OF RALEIGH COMMENTS</td>	CITY OF RALEIGH COMMENTS
11/24/21 <td>CITY OF RALEIGH COMMENTS</td>	CITY OF RALEIGH COMMENTS
02/01/22 <td>CITY OF RALEIGH COMMENTS</td>	CITY OF RALEIGH COMMENTS
02/25/22 <td>CITY OF RALEIGH COMMENTS</td>	CITY OF RALEIGH COMMENTS

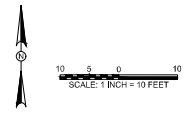
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- NOTES**
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  - DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. SOLID WASTE WILL BE USING THE CITY'S STANDARD 60-GALLON RESIDENTIAL ROLL-OUT SOLID WASTE CONTAINERS STORED IN THE GARAGE.
  - ALL PROPOSED DRIVEWAY FRONT LOAD DESIGN MUST DEMONSTRATE COMPLIANCE ON THE SITE PERMIT REVIEW AND ANY PERMITTING PLANS PER SEC. 5.1.12.E.4.
  - RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECT TO APPROVAL AT TIME OF PERMITTING. WHEN DESIGNING THE SITE, THE DESIGNER SHOULD KEEP IN MIND THE CITY OF RALEIGH RESIDENTIAL DRIVEWAY STANDARD DETAIL AND REGULATIONS AS FOUND IN RALEIGH STREET DESIGN MANUAL ARTICLE 9.5 AND SECTION 4.8.1



TYPICAL PARKING EXHIBIT



**SUBDIVISION PLAN**

**2115 BREWER STREET TOWNHOMES**  
2115 BREWER STREET  
RALEIGH, NORTH CAROLINA

PROJECT NO.	21021
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	08/27/21
SCALE:	1" = 10'

CAD FILE: C:\DCS\Projects\2021\1715-Crumpler-Neighborhood-Plan\2115-00-0538.dwg LAYOUT: 8/16

**CRUMPLER**  
Consulting Services, PLLC  
2308 Ridge Road  
Raleigh, NC 27612  
Ph: 919-413-1704  
F: 919-413-1533

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING

NF  
WILLIAMS RENTAL COMPANY  
DB 18252, PG 242  
PIN 170560-9795  
ZONED R-10  
USE: MULTIFAMILY

NF  
WILLIAMS RENTAL COMPANY  
DB 18359, PG 548  
PIN 171500-1558  
ZONED R-10  
USE: SINGLE FAMILY

NF  
VIRREN BRIGHTON PROPERTIES LLC  
DB 18372, PG 2700  
PIN 170560-6580  
ZONED R-10  
USE: MULTIFAMILY

NF  
CARRIE H & THOMAS V RE  
DB 18505, PG 1148  
PIN 170560-4592  
ZONED R-10  
USE: SINGLE FAMILY

**SITE EXEMPTION NOTES:**

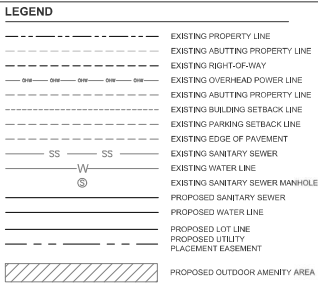
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 8.3.2.A.1.b.v.
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 8.2.2 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 8.2.2.A.2 AS AMENDED BY 12-2-16.

**FIRE PROTECTION NOTES:**

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

**NOTES**

1. BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY JOHN A. EDWARDS & COMPANY ON 06-30-21.
2. THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN BASED ON THE FEMA MAP NUMBERS 37201715001 AND 37201705001 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 RECORDED.
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.
6. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. SOLID WASTE WILL BE USING THE CITY'S STANDARD 96-GALLON RESIDENTIAL ROLL-OUT SOLID WASTE CONTAINERS STORED IN THE GARAGE.
7. EXISTING SANITARY SEWER SERVICE IS TO BE FIELD LOCATED, ONCE LOCATED, THIS SERVICE CAN EITHER BE REUSED BY THE APPROPRIATE LOT (ASSUMING IT IS NOT IN CONFLICT ANY OTHER FEATURE) OR IT MUST BE ABANDONED.
8. ALL PROPOSED DRIVEWAY FRONT LOAD DESIGN MUST DEMONSTRATE COMPLIANCE ON THE SITE PERMIT REVIEW AND ANY PERMITTING PLANS PER SEC. 1.5.12.E.2.



**CITY OF RALEIGH UTILITY NOTES**

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS:
  - a. A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPROVED RESERVOIR OR UNDERGROUND DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
  - b. WHEN INSTALLING WATER OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
  - c. WHERE IT IS IMPOSSIBLE TO OBTAIN THE DISTANCES 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.
  - d. MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
  - e. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & CONCRETE GRADE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-48)
3. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AGENCIES PLAN ROOM PROVIDED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 3.0 MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER MAINS. 4.0 MINIMUM COVER IS REQUIRED ON ALL SEWER MAINS.
6. 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.
7. INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2' X 2' 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.
8. INSTALL 4" PVC SEWER SERVICES @ 10% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75' LINEAR FEET MAXIMUM.
9. 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.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM MCDOW, USACE, RCP, FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. MCDOT /RAIL ROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK INCLUDING MAIN EXTENSIONS & SERVICE TAPS WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
12. GROUND 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) 986-2334 OR timothy.beasley@raleighnc.gov FOR MORE INFORMATION.
13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX A 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 MANUFACTURERS RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANNE HARTLEY AT (919) 986-6023 OR joanne.hartley@raleighnc.gov FOR MORE INFORMATION.
14. NEW WATER & SEWER SERVICES SHALL BE INSTALLED BY OPEN CUT PER CITY OF RALEIGH STANDARDS.

**CRUMPLER**  
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2108 Ridge Road  
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919-433-1704  
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**ISSUED FOR PERMITTING**

REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	11/24/21
2	CITY OF RALEIGH COMMENTS	11/24/21
3	CITY OF RALEIGH COMMENTS	02/01/22
4	CITY OF RALEIGH COMMENTS	02/25/22

**UTILITY PLAN**  
2115 BREWER STREET TOWNHOMES  
2115 BREWER STREET  
RALEIGH, NORTH CAROLINA

PROJECT NO.:	2121
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	08/27/21
SCALE:	1" = 10'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING

NF  
WILLIAMS RENTAL COMPANY  
DB 18252, PG 242  
PIN 1705-60-725  
ZONED R-10  
USE: MULTIFAMILY

NF  
VIRREN BRIGHTON PROPERTIES LLC  
DB 18372, PG 2700  
PIN 1705-60-6580  
ZONED R-10  
USE: MULTIFAMILY

NF  
CARRIE H & THOMAS V RE  
DB 15506, PG 1146  
PIN 1705-60-8592  
ZONED R-10  
USE: SINGLE FAMILY

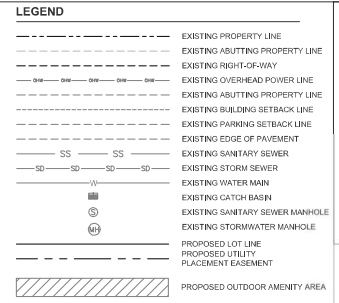
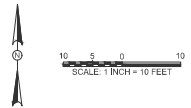
**TREE CONSERVATION AND LANDSCAPING NOTES:**  
-THIS SITE IS LESS THAN 2 ACRES AND EXEMPT OF CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE SECTION 9.1.2 TREE CONSERVATION APPLICABILITY.  
-THE TREE IMPACT PERMIT IS REQUIRED WITH BUILDING PERMIT TO PLANT TREES IN THE PUBLIC RIGHT-OF-WAY.

**LANDSCAPING REQUIREMENTS**  
BREWER STREET (NEIGHBORHOOD YIELD STREETSCAPE).  
REQUIREMENT: 1 TREE PER 40-F-70-FU-PL-2 TREES PROVIDED. 1 TREE PROVIDED DUE TO PROPOSED DRIVEWAY AND UTILITY CONFLICTS

KEY	QUA.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	ROOT	CALIPER
		UNDERSTORY TREES					
CM	3	LAGERSTROEMIA SPP., L HYBRIDS	SINGLE STEM CREPE MYRTLE "COMMANCHE"	6'		B&B	1.5"

**SITE EXEMPTION NOTES:**  
-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 8.3.2.A.1.b.iv.  
-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 10-2-16.

- NOTES**
- BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY JOHN A. EDWARDS & COMPANY ON 06-30-21.
  - THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN BASED ON THE FEMA MAP NUMBERS 3720171500J AND 3720170500J 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.
  - DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. SOLID WASTE WILL BE USING THE CITY'S STANDARD 96-GALLON RESIDENTIAL ROLL-OUT SOLID WASTE CONTAINERS STORED IN THE GARAGE.
  - ALL PROPOSED DRIVEWAY FRONT LOAD DESIGN MUST DEMONSTRATE COMPLIANCE ON THE SITE PERMIT REVIEW AND ANY PERMITTING PLANS PER SEC. 14.101.2.



- LANDSCAPING NOTES**
- STREET TREE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 7 OF THE CITY OF RALEIGH TREE MANUAL.
  - ALL DISTURBED AREAS NOT OCCUPIED BY STRUCTURES, PAVING OR PLANTINGS SHALL BE RESEEDS AND WATERED.
  - SEE DETAIL SHEETS FOR SEEDING SCHEDULE.
  - ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3" KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM
  - 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 POLYMERIZED 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 THREE TIMES THE DIAMETER OF THE ROOT BALL.
  - COMPLETELY REMOVE TOP HALF OF BURLAP, LACING AND WIRE BASKET AND DISCARD FROM HOLE BEFORE BACKFILLING AROUND BALL IS COMPLETED.
  - ALL TREES, WHEN PLANTED, SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE GROWING 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.

**CRUMPLER**  
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Raleigh, NC 27612  
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P-1533

**ISSUED FOR PERMITTING**

REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	10/20/21
2	CITY OF RALEIGH COMMENTS	11/24/21
3	CITY OF RALEIGH COMMENTS	02/01/22
4	CITY OF RALEIGH COMMENTS	02/25/22

**LANDSCAPING PLAN**  
**2115 BREWER STREET TOWNHOMES**  
2115 BREWER STREET  
RALEIGH, NORTH CAROLINA

PROJECT NO.: 21021  
DRAWN BY: JAC  
CHECKED BY: JAC  
DATE: 08/27/21  
SCALE: 1" = 10'

C-6  
6 of 7

DATE PLOTTED: 08/27/21 10:21:21 AM C:\p\proj\2115 Brewer Street\2115 Brewer Street.dwg LA/ROD/ Landscaping