

ADDRESS : 396 COKESBURY PARK LN  
CONTRACTOR : TRIANGLE HOME PROS  
OWNER : TRIANGLE HOME PROS LLC  
PARCEL : 05-0635- - -0124- -31-  
APPL NUMBER: 18-50043075 CP NEW RESIDENTIAL (SFD)  
DIRECTIONS : T/S: 01/10/2018 02:51 PM BPETRICH --  
396 COKESBURY PARK LANE FUQUAY VARINA  
COKESBURY PARK #69  
401N TO CHRISTIAN LIGHT - LEFT ONTO  
COKESBURY RD - LEFT ONTO COKESBURY PARK  
LN.

SUBDIV: COKESBURY PARK  
PHONE : (919) 346-1528  
PHONE :

STRUCTURE: 000 000 45X60 3BD 2BA CRAWL W/GARAGE & DECK

FLOOD ZONE : FLOOD ZONE X

# BATHS : 2

# BEDROOMS : 3.00

PROPOSED USE : SFD

SEPTIC - EXISTING? : NEW TANK

WATER SUPPLY : COUNTY

PERMIT: CPSF 00 CP \* SFD

TYP/SQ	REQUESTED COMPLETED	INSP RESULT	DESCRIPTION RESULTS/COMMENTS
B101 01	3/23/18 3/23/18	MC DA	R*BLDG FOOTING / TEMP SVC POLE VRU #: 003105286 T/S: 03/23/2018 03:29 PM MCOOK ----- 1. soft soils and full of water at front 2. pair footings on each side garage not correctly depth must be 10" 3. back footing appears to be off must have projection at foundation inspection note: need pe letter on soft soils
A814 01	4/10/18	TI	ADDRESS CONFIRMATION TIME: 17:00 VRU #: 003112554 T/S: 04/09/2018 01:11 PM BPETRICH -----
B101 02	4/10/18 11	TI AP	R*BLDG FOOTING / TEMP SVC POLE TIME: 17:00 VRU #: 003112547 T/S: 04/09/2018 01:11 PM BPETRICH ----- ENG LETTER FOR FOOTING WILL BE ONSITE - TPOLE FOR THIS LOT
B103 01	4/10/18 11	TI AP	R*BLDG FOUND & TEMP SVC POLE TIME: 17:00 VRU #: 003112570 T/S: 04/09/2018 01:13 PM BPETRICH -----

COMMENTS AND NOTES

① need premise number ✓



8600 'D' Jersey Ct  
Raleigh, NC 27617

(P) (919) 218-4421  
866.792.5107

*Firm Lic. No: P-0961*

Brian Culver  
THP Homes  
6312 Lauraca Lane  
Fuquay-Varina, NC 27526  
brian.thphomes@gmail.com

March 27, 2018

Subject: Crawl Space and Rear Deck Footings Preparation Verification  
Location: Lot 69 Cokesbury Park - 396 Cokesbury Park Ln. (Fuquay-Varina, NC)  
Project No: BCH181303  
Review Date: 3/27/2018

We are pleased to provide the evaluation of the subject and location referenced above.

**Observations:**

Crawl Space and Rear Deck Footings Preparation Inspection.

- Strip Footings are sized (width, depth, and length) and installed per plan.
- Pier Footings are sized (width depth, and length) and located per plan.
- Lug Footings are sized (width, depth, and length) and located per plan.
- Footings are clean.
- Soil bearing capacity was tested by JDS on 3-27-2018. The field report is posted in the permit box.

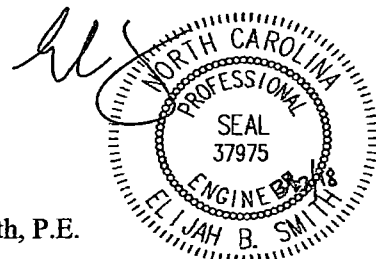
**Recommendations:**

Based on our on-site observations and review, the crawl space and rear deck footings have been adequately prepared in accordance with the Harnett County approved permit plans and details. The permit plans have an approval stamp dated 2-28-2018. Additionally, the footings are installed in accordance with 2012 NCRC section R403.1 and is ready for concrete placement.

If you have any questions or if I can be of further assistance to you on this project, please contact me at (919) 218-4421

Respectfully Submitted,  
Brian Hickey  
JDS Consulting & Design, PLLC

Reviewing Engineer: Elijah B. Smith, P.E.





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Issue Date: March 27, 2018  
Review Date: 3/27/2018  
Project No: BCH181244

Subject: Soil Suitability for Foundation Installation  
Location: Lot 69 Cokesbury Park - 396 Cokesbury Park Ln. (Fuquay-Varina, NC)

**Observations:**

Foundation excavation observation (sub-surface testing with respect to bearing capacity).

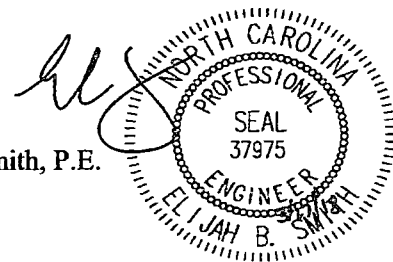
**Recommendations:**

The exposed soils have been observed and tested for the crawl space and rear deck footings (Probe & DCP). The materials are free of significant amounts of water and based on our review and testing the soil and conditions for the foundation are suitable for the minimum required bearing pressure of 2000 psf. Additionally, the multiple over-excavated areas throughout (~1') shall be back-filled with full depth concrete.

If you have any questions or if I can be of further assistance to you on this project, please contact me at (919) 218-4421

Respectfully Submitted,  
Brian Hickey  
JDS Consulting & Design, PLLC

Reviewing Engineer: Elijah B. Smith, P.E.



**General Notes:**

- Mechanical testing methods vary per site but always include probe rod testing across the entire excavation and augers (minimum 3 locations) at multiple depths with Dynamic Cone Penetrometer (DCP) testing.
- Bearing capacity test results are voided if significant precipitation or water intrusion has occurred within 48 hours of the initial testing.
- JDS is not responsible for site conditions that divert water towards the foundation or that prevent drainage away from the foundation that can lead to soft soils and future settlement.
- This report is assessment of vertical bearing capacity only. Unless specifically noted otherwise retaining wall testing, nor slope stability analysis has been evaluated. JDS shall not be held responsible for current or future retaining wall or slope related issues.
- It is the contractors responsibility to ensure that all foundation areas are free of loose material, standing water, and any other deleterious materials prior to placement of stone or concrete.



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**Soil Suitability for Foundation Installation - Field Report - Conditional Approval  
Sealed Report Forthcoming**

Client: THP Homes  
Date: 03/27/18  
Project Number: BCH181244  
Location: 69 Cokesbury PARK

**Observations:**

JDS performed DCP and probe rod testing to verify soil bearing conditions for the areas indicated below:

<u>        </u> Basement	<u>  X  </u> Front Porch	Other: <u>                    </u>
<u>  X  </u> Crawl Space	<u>        </u> Rear Porch / Patio	<u>                                </u>
<u>        </u> Stem Wall	<u>  X  </u> Deck	<u>                                </u>
<u>        </u> Monolithic Slab	<u>  X  </u> Garage	<u>                                </u>

**Results:**

Test results indicate the soils are suitable for the minimum required bearing pressure of:

  X   2000 PSF               2500 PSF               3000 PSF

DCP Min:   8    
MPRP: ~1.5"

**Over-excavation:**

  0   Ft      to        1   Ft

Back Filled with:    #57                      #67                      #78                      Concrete

**General Notes:**

- Bearing capacity test results are voided if significant precipitation or water intrusion has occurred within 48 hours of the initial testing.
- JDS is not responsible for site conditions that divert water towards the foundation or that prevent drainage away from the foundation that can lead to soft soils and future settlement.
- This report is assessment of vertical bearing capacity only. Unless specifically noted otherwise retaining wall testing, nor slope stability analysis has been evaluated. JDS shall not be held responsible for current or future retaining wall or slope related issues.
- It is the contractors responsibility to ensure that all foundation areas are free of loose material, standing water, and any other deleterious materials prior to placement of stone or concrete.
- Concrete shall not be placed on to frozen ground or in to excavations containing ice or snow

JV



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### Engineering Inspection Failure Notice

Client: THP  
Date: 3/20/18  
Project Number: BCH181244  
Location: LOT 69 CARRYS BURY

#### Observations:

JDS performed DCP and probe rod testing to verify soil bearing conditions for the areas indicated below:

<input type="checkbox"/>	Basement	<input checked="" type="checkbox"/>	Front Porch	Other: _____
<input checked="" type="checkbox"/>	Crawl Space	<input type="checkbox"/>	Rear Porch / Patio	_____
<input type="checkbox"/>	Stem Wall	<input type="checkbox"/>	Deck	_____
<input type="checkbox"/>	Monolithic Slab	<input checked="" type="checkbox"/>	Garage	_____

#### Results:

Observations and test results indicate the soils are **NOT** suitable for the minimum required bearing pressure. The contractor **SHALL NOT** proceed with placement of concrete until an approval notice is given:

DCP Min: \_\_\_\_\_  
MPRP: \_\_\_\_\_

#### Corrective Actions

<b>Over-excavation Needed</b>	<b>Yes</b>	<b>NO</b>
Location: _____		Depth: _____
Location: _____		Depth: _____
Location: _____		Depth: _____
Location: _____		Depth: _____

<b>Rebar Needed</b>	<b>Yes</b>	<b>NO</b>
Location: _____		Specs: _____
Location: _____		Specs: _____
Location: _____		Specs: _____

Additional Items: Muck Out      Piles Needed      Provide Tail Drain  
Other: FRONT OF FOOTING FULL OF WATER

Diagram Provided on Back      Yes      **NO**