

TRINITY HEIGHTS S-17-2016



0 300 600 Feet

Zoning: **OX-3-PK, SHOD-1**
CAC: **West**
Drainage Basin: **Richland Creek**
Acreage: **2.86**
Number of Lots: **23**

Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**
Applicant: **Envision Homes, LLC**
Phone: **919-417-4780**



Preliminary Subdivision Plan Application



DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 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	
PRELIMINARY APPROVALS					
<input checked="" type="checkbox"/> Subdivision *		<input type="checkbox"/> Conventional Subdivision		<input type="checkbox"/> Compact Development	
				<input type="checkbox"/> Conservative Subdivision	
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District					
If your project has been through the Due Diligence process, provide the transaction #: 426214 and 455057					
GENERAL INFORMATION					
Development Name Trinity Heights					
Proposed Use Townhomes					
Property Address(es) 5721, 5739 and 5801 Trinity Road					
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:					
PIN Recorded Deed 0774777918		PIN Recorded Deed 0774776775		PIN Recorded Deed 0774778943	
What is your project type?					
<input type="checkbox"/> Single family		<input checked="" type="checkbox"/> Townhouse		<input type="checkbox"/> Subdivision in a non-residential zoning district	
<input type="checkbox"/> Other (describe):					
OWNER/DEVELOPER INFORMATION					
Company Name Envision Homes, LLC			Owner/Developer Name Mick Michael		
Address 541 Vista Del Largo Lane, Wake Forest, NC 27587-5343					
Phone 919-417-4780		Email mike@envisionhomesnc.com		Fax --	
CONSULTANT/CONTACT PERSON FOR PLANS					
Company Name The Curry Engineering Group, PLLC			Contact Name Andrew Petty, PE		
Address 205 S. Fuquay Avenue, Fuquay-Varina, NC 27526					
Phone 919-552-0849		Email andy@curryeng.com		Fax 919-552-2043	

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

ZONING INFORMATION

Zoning District(s) **OX-3-PK**

If more than one district, provide the acreage of each:

Overlay District? Yes No **SHOD-1**

Inside City Limits? Yes No Annexation Required

CUD (Conditional Use District) Case # Z- **N/A**

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

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

STORMWATER INFORMATION

Existing Impervious Surface 0.24 ac acres/sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 1.39 ac 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 #
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FOR SUBDIVISION, APARTMENT, TOWNHOUSE, AND CONDOMINIUM PROJECTS ONLY

Total # of Townhouse Lots: Detached	Attached 23
Total # of Single Family Lots N/A	Total # of All Lots N/A
Overall Unit(s)/Acre Densities Per Zoning Districts 8.04 units/acre	
Total # of Open Space (Only) Lots 2	

SIGNATURE BLOCK (Applicable to all developments)

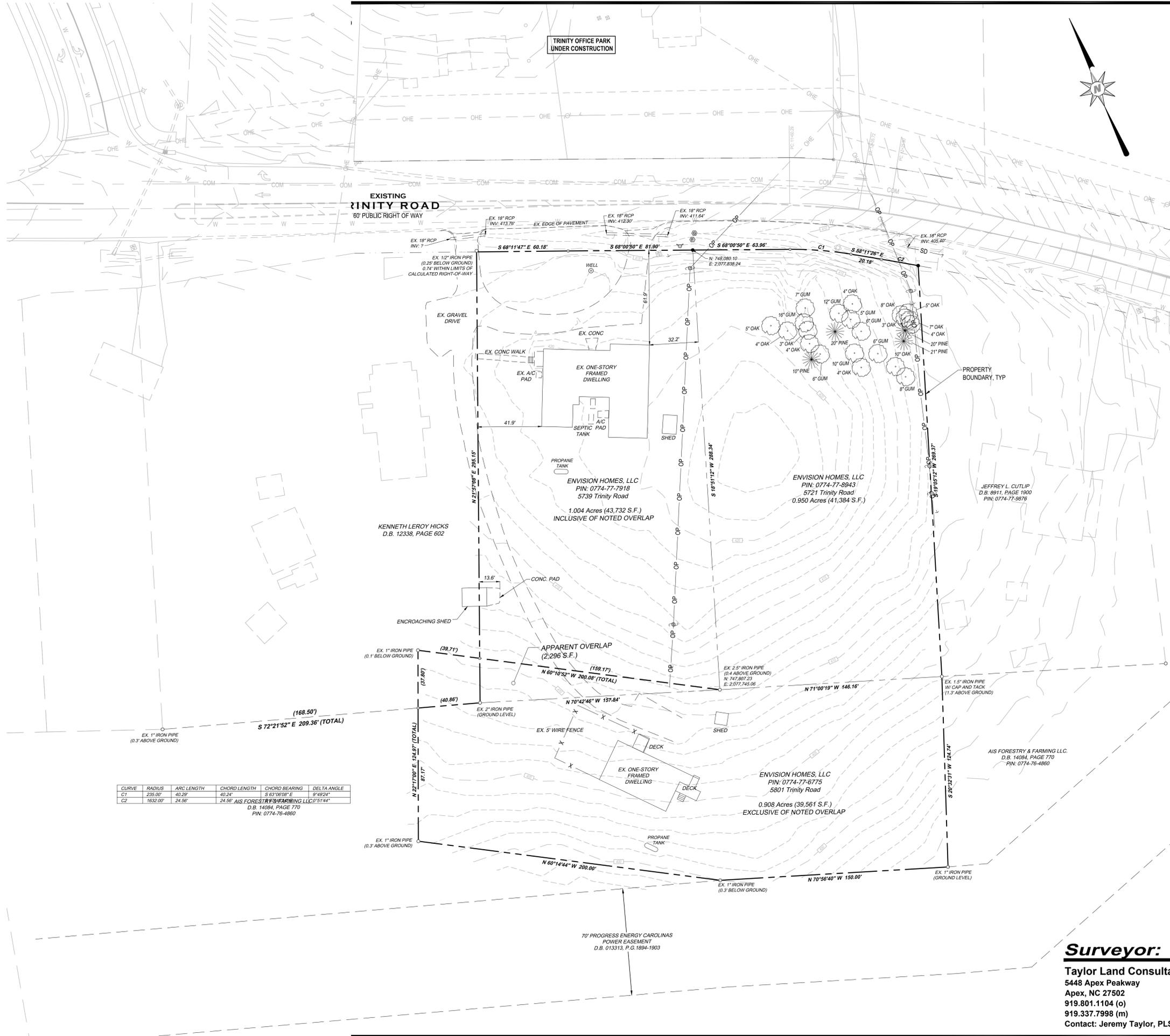
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate **Curry Engineering** 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>3.21.16</u> Date
_____ Signature	_____ Date

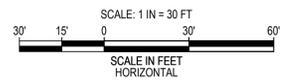
GENERAL REQUIREMENTS	APPLICANT			OFFICE USE	
	YES	NO	N/A	YES	NO
1. Applicant must contact a Planner to determine if a Pre-Application Conference is required prior to application submittal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓	
2. Filing fee for plan review – payments may be made by cash, Visa, Mastercard, or check made payable to the City of Raleigh (no fee for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓	
3. Preliminary Subdivision Plan Application must be completed and signed by the property owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓	
4. Applicant must complete and print page 1 and 2 of the Preliminary Subdivision Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓	
5. I have referenced the Preliminary Subdivision Plan Checklist, and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
6. Provide the following plan sheets:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓	
a) Cover sheet, to include general notes, owner's name, contact's name, phone number, mailing address, email address	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓	
b) Existing conditions sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓	
c) Proposed Subdivision Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓	
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓	
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓	
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓	
g) Proposed Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓	
h) Transportation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓	
7. Ten (10) sets of proposed plans to engineering scale (1"=20', 1"=100', etc.) and date of preparation. For re-submittals only, include all revision dates.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓	
8. Plan size must be 18" x 24" or 24" x 36"	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓	
9. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓	
10. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓	
11. Digital copy of only the plan and elevations – label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓	
12. Wake County School form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓	
13. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓	
14. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓	



- GENERAL NOTES:**
- THIS PLAN IS NOT INTENDED FOR PLATTING OR RECORDATION.
 - THE INTENT OF THIS PLAN IS TO ILLUSTRATE THE EXISTING FEATURES, STRUCTURES AND TOPOGRAPHY OF THE PROPERTY. THE INFORMATION SHOWN ON THIS PLAN WAS PROVIDED AND DEVELOPED BY OTHERS. CURRY ENGINEERING DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION, THUS IT HAS NOT BEEN SEALED. SURVEY INFORMATION SHOWN WITHIN THE PARENT PROPERTY BOUNDARY REPRESENTS FIELD SURVEY INFORMATION CONDUCTED IN JANUARY TO FEBRUARY 2016 BY TAYLOR LAND CONSULTANTS. INFORMATION SHOWN NORTH OF TRINITY ROAD IS PROVIDED BY BNK CONSULTING ENGINEERS.
 - NO TITLE OPINION ON THIS PROPERTY HAS BEEN FURNISHED.
 - AREAS COMPUTED BY THE COORDINATE METHOD.
 - THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD.
 - ALL DISTANCES SHOWN ON THE SURVEY ARE HORIZONTAL GROUND DISTANCES.
 - THE PROPERTY SHOWN IS LOCATED IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAN PER FEMA FIRM PANEL 3720077400J DATED 05/02/06
 - VERTICAL DATUM: NAVD88, HORIZONTAL DATUM: NAD83
 - CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS, DEPTHS, AND MATERIALS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION ACTIVITY ON SITE. UNDERGROUND UTILITIES ARE SHOWN BASED ON MARKINGS PROVIDED BY THE NC ONE CALL CENTER AND ABOVE GROUND EVIDENCE. EXISTING CONDITIONS SHOULD BE CONSIDERED APPROXIMATE IN NATURE. WHILE EVERY EFFORT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE INFORMATION GIVEN, ACTUAL FIELD CONDITIONS MAY VARY AND SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION.
 - SURVEY FOR TRINITY ROAD AND TRINITY OFFICE PARK PROVIDED BY BASS, NIXON & KENNEDY, INC.

- LEGEND**
- | | |
|---------------------------|------------------------|
| D.B. DEED BOOK | OP OVERHEAD POWER |
| B.M. BOOK OF MAPS | UP UNDERGROUND POWER |
| Pg. PAGE | G GAS MAIN |
| PIN PARCEL ID NUMBER | SS STORM PIPE |
| S.F. SQUARE FEET | SS SANITARY SEWER PIPE |
| Ac. ACRES | W WATER MAIN |
| ○ EX. PROPERTY CORNER | T UNDERGROUND TELE. |
| ● NEW 3/4" IRON PIPE | X FENCE |
| □ EX. CONCRETE MONUMENT | — EASEMENT |
| ○ COMPUTED POINT | — PROPERTY BOUNDARY |
| ○ CATCH BASIN | — MAJOR CONTOUR |
| ○ STORM JUNCTION BOX | — MINOR CONTOUR |
| ○ STORM GRATED INLET | — TREE LINE |
| ○ FLARED-END SECTION | |
| ○ STORM CLEANOUT | |
| ○ FIRE HYDRANT | |
| ○ WATER VALVE | |
| ○ WATER METER | |
| ○ SANITARY SEWER MANHOLE | |
| ○ SANITARY SEWER CLEANOUT | |
| ○ FIBER OPTIC MARKER | |
| ○ TELEPHONE PEDESTAL | |
| ○ CABLE PEDESTAL | |
| ○ POWER POLE | |
| ○ POWER PEDESTAL | |
| ○ LAMP POST | |
| ○ GAS MARKER | |

Surveyor:
Taylor Land Consultants
 5448 Apex Peakway
 Apex, NC 27502
 919.801.1104 (o)
 919.337.7998 (m)
 Contact: Jeremy Taylor, PLS



PROFESSIONAL'S SEAL
 PROFESSIONAL ENGINEER SEAL NOT AFFIXED TO SHEET AS ENGINEER DOES NOT CERTIFY INFORMATION PROVIDED BY OTHERS

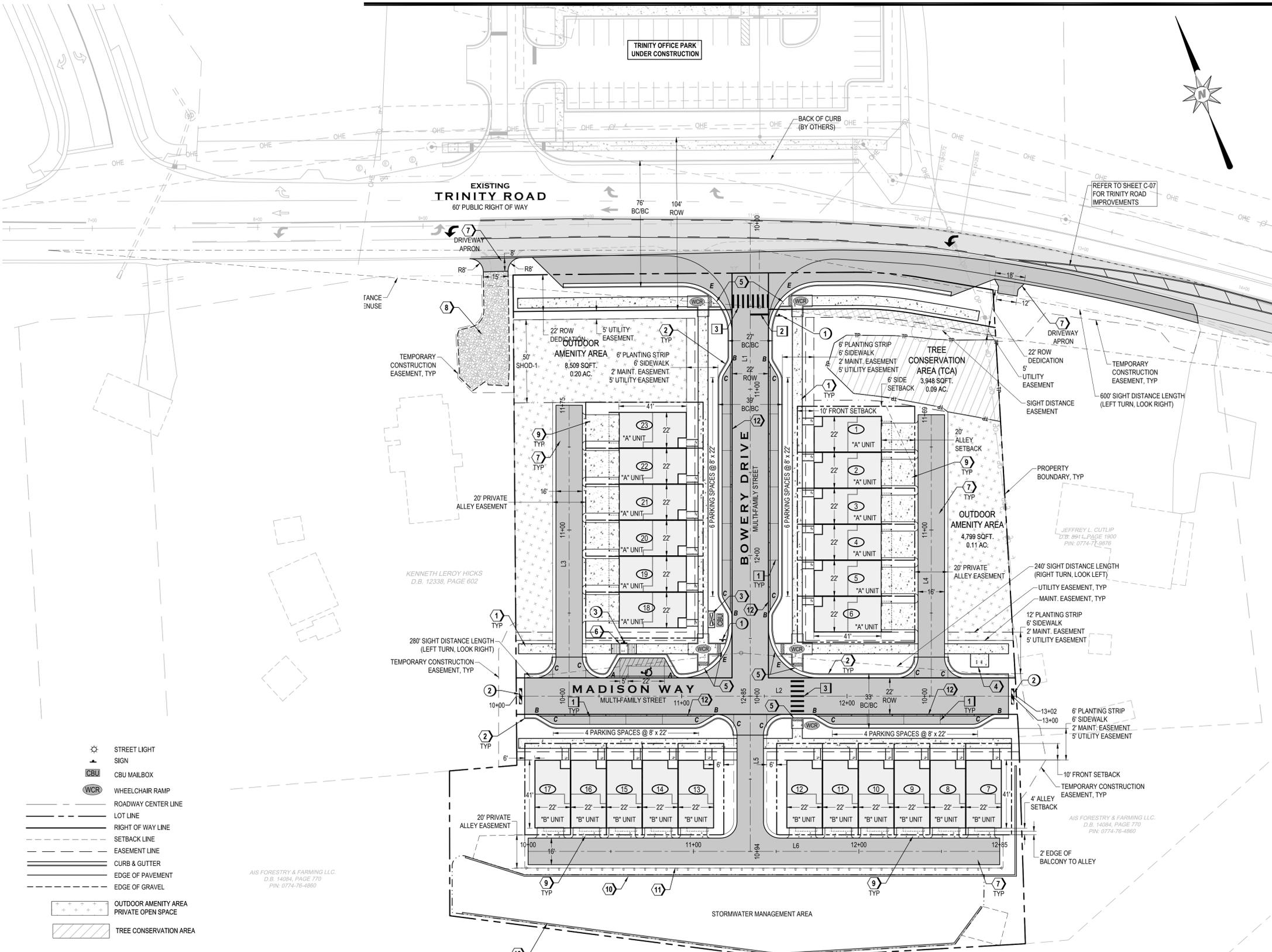
NOT FOR CONSTRUCTION

DATE:	MARCH 28, 2016
FILE NO.:	2015-043
HORZ. SCALE:	1"=30'
VERT. SCALE:	1"=30'
ORIG. SHEET SIZE:	24 x 36

TRINITY HEIGHTS TOWNHOMES - RALEIGH, NC
EXISTING CONDITIONS

205 S. FARMER AVENUE
 FARMERVILLE, NC 27534
 P: 919.337.7998
 F: 919.337.9243





- GENERAL NOTES:**
- BEFORE YOU DIG, STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. IT'S THE LAW. EXISTING UTILITIES ARE SHOWN FROM THE BEST AVAILABLE INFORMATION AND ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE AND OTHER UTILITIES BEFORE STARTING CONSTRUCTION. NOTIFY UTILITY LOCATING COMPANY (ONE CALL @ 1-800-632-4949) OR INDIVIDUAL UTILITY OWNERS FOR UNDERGROUND LOCATIONS AT LEAST 48 HOURS IN ADVANCE.
 - ALL CONSTRUCTION SHALL BE PER CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
 - ALL DIMENSIONS ARE IN FEET AND TO BACK OF CURB UNLESS OTHERWISE NOTED.
 - ALL SITE ELEMENTS ARE PERPENDICULAR TO EACH OTHER UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, RIGHT-OF-WAYS AND UTILITIES, PUBLIC OR PRIVATE, BEFORE WORKING IN THESE AREAS.
 - PROTECT ALL PROPERTY MONUMENTS AND PINS. MONUMENTS AND PINS THAT WILL BE DISTURBED DURING CONSTRUCTION SHALL BE REFERENCED AND REPLACED BY A LICENSED LAND SURVEYOR AT THE COST OF THE CONTRACTOR.
 - CONTRACTOR SHALL MAINTAIN THE SITE IN SUCH A MANNER THAT WORKMEN AND THE PUBLIC WILL BE PROTECTED FROM INJURY AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
 - CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL DUE TO CONSTRUCTION OPERATIONS. ALL STREET SURFACES, UTILITY POLES, CULVERTS, DITCHES, CURB AND GUTTER OR OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR IN ACCORDANCE WITH THE APPROPRIATE SPECIFICATIONS.
 - IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE SUBMITTED IN WRITING TO THE FACILITY DESIGNER FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS WILL BE ALLOWED WITHOUT APPROVAL BY THE FACILITY DESIGNER.
 - ANY AND ALL QUANTITIES SHOWN OR IMPLIED ON THE PLANS ARE FOR ESTIMATION PURPOSES ONLY.
 - APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
 - ENTRY SIGNS SHALL BE LOCATED IN A DEDICATED EASEMENT. SIGN MUST REMAIN OUT OF SIGHT TRIANGLES AS SHOWN ON PLANS.
 - ALL ASPHALT EDGES SHALL BE SAW CUT TO PROVIDE A GOOD LONGITUDINAL JOINT. MILL 1.5 FEET @ 1.5 INCHES DEEP MINIMUM TO PROVIDE A LONGITUDINAL LAP JOIN FOR FINAL SURFACE LAYER. NO MILLING SHALL BE LEFT FOR A PERIOD OF TIME GREATER THAN 48 HOURS BEFORE A STREET IS TO BE PAVED OR RESURFACED.
 - COMMON OPEN SPACE SHALL BE OWNED & MAINTAINED BY HOMEOWNERS ASSOCIATION.
 - ANY SPECIALTY STREET SIGNS INCLUDING POSTS SHALL BE SUBMITTED TO THE CITY OF RALEIGH FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 - ALL PUBLIC AND PRIVATE EASEMENTS SHALL BE RECORDED AS PART OF THE FINAL PLAT OF THE SUBDIVISION. EASEMENTS BASED ON CENTER OF UTILITY OR PIPE SHALL BE PER AS-BUILT LOCATIONS.
 - TREE CONSERVATION AREAS SHALL BE RECORDED AS PART OF THE FINAL PLAT OF THE SUBDIVISION. REFER TO TREE CONSERVATION PLAN FOR MORE INFORMATION ON TREE CONSERVATION AREAS.
 - ALL RESIDENTIAL DRIVEWAYS SHALL MEETING THE REQUIREMENTS OF THE RALEIGH STREET DESIGN MANUAL (RSDM) - 20' MINIMUM CORNER CLEARANCE, 3.5' DRIVEWAY RADIUS TURN OUT AND 10'-18" ALLOWABLE WIDTHS.
 - CLUSTER BOX UNIT SHALL COMPLY WITH ICC A117.1-2009 FOR HEIGHT, REACH AND OPERATION REQUIREMENTS. ADA ACCESSIBILITY SHALL BE PROVIDED.
 - ALL STRUCTURES WITHIN THE BOUNDARIES OF THE SITE REQUIRE INDIVIDUAL PERMITS FROM THE CITY OF RALEIGH INSPECTIONS AND PERMITS DEPARTMENT, INCLUDING RETAINING WALLS

- KEYED NOTES:**
- SITE WORK**
- 6" WIDE CONCRETE SIDEWALK
 - 30" STANDARD CONCRETE CURB & GUTTER
 - MAILBOX KIOSK - 4' x 10' CONCRETE PAD. REFER TO GENERAL NOTE #20
 - (2) U-SHAPE BICYCLE RACKS (4 PARKING SPACE) ON 8' x 11' CONCRETE PAD.
 - WHEEL CHAIR RAMP WITH TRUNCATED DOMES.
 - IN LINE WHEEL CHAIR RAMP WITH TRUNCATED DOMES.
 - ASPHALT PAVEMENT
 - ADJUST EXISTING GRAVEL PARKING AREA. PROVIDE 6" CABC STONE PER NCDOT STANDARDS
 - 16' WIDE CONCRETE DRIVEWAY APRON, TYP
 - SEGMENTAL BLOCK RETAINING WALL. REFER TO GENERAL NOTE #21
 - VEHICULAR GUARD RAIL
 - CONCRETE BAND (12"x7')
- SIGNAGE**
- 30" STOP SIGN PER MUTCD STANDARD R1-1
 - TEMPORARY BARRICADE PER COR STANDARD 10.28
 - ADA PARKING ONLY & VAN ACCESSIBLE SIGN PER MUTCD
- STRIPING**
- 4" SOLID PARKING LINE / WHITE THERMOPLASTIC
 - 24" STOP BAR MARKING / WHITE THERMOPLASTIC
 - 8" WIDE CROSSWALK / WHITE THERMOPLASTIC

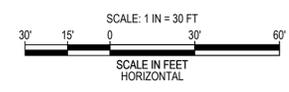
- ☉ STREET LIGHT
- ▲ SIGN
- ☐ CBU MAILBOX
- ♿ WHEELCHAIR RAMP
- ROADWAY CENTER LINE
- LOT LINE
- RIGHT OF WAY LINE
- SETBACK LINE
- EASEMENT LINE
- CURB & GUTTER
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- +++++ OUTDOOR AMENITY AREA
- PRIVATE OPEN SPACE
- /// TREE CONSERVATION AREA

430
T RIGHT TURN
N
430

5 LANE DIVIDED OR 4 LANE DIVIDED +12' MEDIAN

LINE TABLE			
NAME	ROADWAY	LENGTH	DIRECTION
L1	BOWERY DRIVE	284.73'	S22°23'50"W
L2	MADISON WAY	302.43'	S67°36'10"E
L3	ALLEY WEST	175.10'	N22°23'50"E
L4	ALLEY EAST	169.37'	N22°23'50"E
L5	ALLEY CENTER	93.52'	S22°23'50"W
L6	ALLEY SOUTH	285.21'	S67°36'10"E

BACK OF CURB RADIUS TABLE	
IDENTIFIER	RADIUS (FT)
A	3'
B	5'
C	10'
D	15'
E	28'



NOT FOR CONSTRUCTION



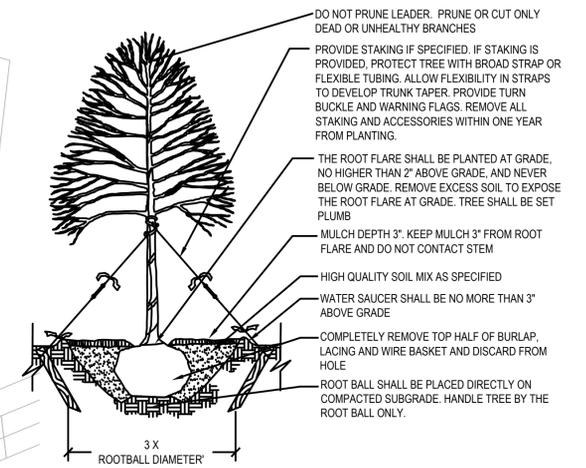
EXISTING
WADE PARK BOULEVARD
60' PUBLIC RIGHT OF WAY

TRINITY OFFICE PARK
UNDER CONSTRUCTION

EXISTING
TRINITY ROAD
60' PUBLIC RIGHT OF WAY

LANDSCAPE NOTES:

- NO PERMIT FOR THE CONSTRUCTION, RECONSTRUCTION, EXTENSION, REPAIR OR ALTERATION OF ANY BUILDING, STRUCTURE OR USE OF LAND AND NO BUILDING OR LAND OR ANY PART OF ANY BUILDING OR LAND, MAY BE OCCUPIED OR USED UNTIL LANDSCAPING HAD BEEN PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS UDO.
- LANDSCAPING SHALL NOT OBSTRUCT THE VIEWS OF MOTORISTS USING ANY STREET, DRIVEWAY, PARKING AISLES OR THE APPROACH TO ANY STREET INTERSECTION. ALL LANDSCAPING INSTALLATIONS MUST COMPLY WITH THE SIGHT TRIANGLE REQUIREMENTS OF THE RALEIGH STREET DESIGN MANUAL. THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS. (STREET DESIGN MANUAL 6.12.3)
- PRIOR TO CONSTRUCTION TREE PROTECTION FENCING MUST BE INSTALLED AROUND ALL AREAS NOTED AS TREE CONSERVATION AREAS.
- TREES CANNOT BE PLANTED WITHIN A TREE CONSERVATION AREA OR THE CRITICAL ROOT ZONE OF AN EXISTING TREE AND MUST BE PLANTED AT LEAST 15 FEET FROM ANY OTHER TREE AND NO FURTHER THAN 50 FEET FROM ANY OTHER TREE, MEASURED FROM TREE TRUNK TO TREE TRUNK.
- NO REQUIRED LANDSCAPING OR SCREENING SHALL BE PLANTED INSIDE UTILITY AND DRAINAGE EASEMENTS, EXCLUDING OVERHEAD EASEMENTS, WITHOUT THE CONSENT OF THE CITY AND THE EASEMENT HOLDER.
- THE OWNER OR TENANT IS RESPONSIBLE FOR MAINTAINING ALL REQUIRED LANDSCAPING IN GOOD HEALTH. ANY DEAD, UNHEALTHY OR MISSING LANDSCAPING MUST BE REPLACED WITH LANDSCAPING THAT CONFORMS TO THIS UDO WITHIN 30 DAYS (OR WITHIN 180 DAYS WHERE WEATHER CONCERNS WOULD JEOPARDIZE THE HEALTH OF PLANT MATERIALS). IN THE EVENT THAT REQUIRED LANDSCAPING IS SEVERELY DAMAGED DUE TO AN UNUSUAL WEATHER OCCURRENCE OR OTHER ACT OF NATURE, THE OWNER OR TENANT MAY HAVE 2 YEARS TO REPLACE THE REQUIRED LANDSCAPE.
- PER UDO SECTION 7.2.4.B.2 A REQUIRED STREET PROTECTIVE YARD MAY BE REPLACED WITH A TREE CONSERVATION AREA THAT MEETS THE REQUIREMENTS OF ARTICLE 6.1 TREE CONSERVATION. THE PROPOSED TREE CONSERVATION AREA ALONG TRINITY ROAD REPLACES THE SHOD-1 PROTECTIVE YARD IN THAT AREA.
- TREES SHOWN ON PROPOSED STREETS MAY NEED TO BE FIELD ADJUSTED BASED ON FUTURE DRIVEWAY AND UTILITY LOCATIONS.
- ALL INSTALLATION AND TWO YEAR MAINTENANCE REQUIREMENTS FOR STREET TREES CAN BE FOUND IN THE RALEIGH STREET DESIGN MANUAL 6.18.1 AND 6.18.2.
- A TREE IMPACT PERMIT IS REQUIRED PRIOR TO INSTALLATION OF STREET TREES.

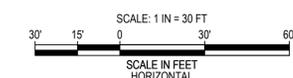


NOTES:

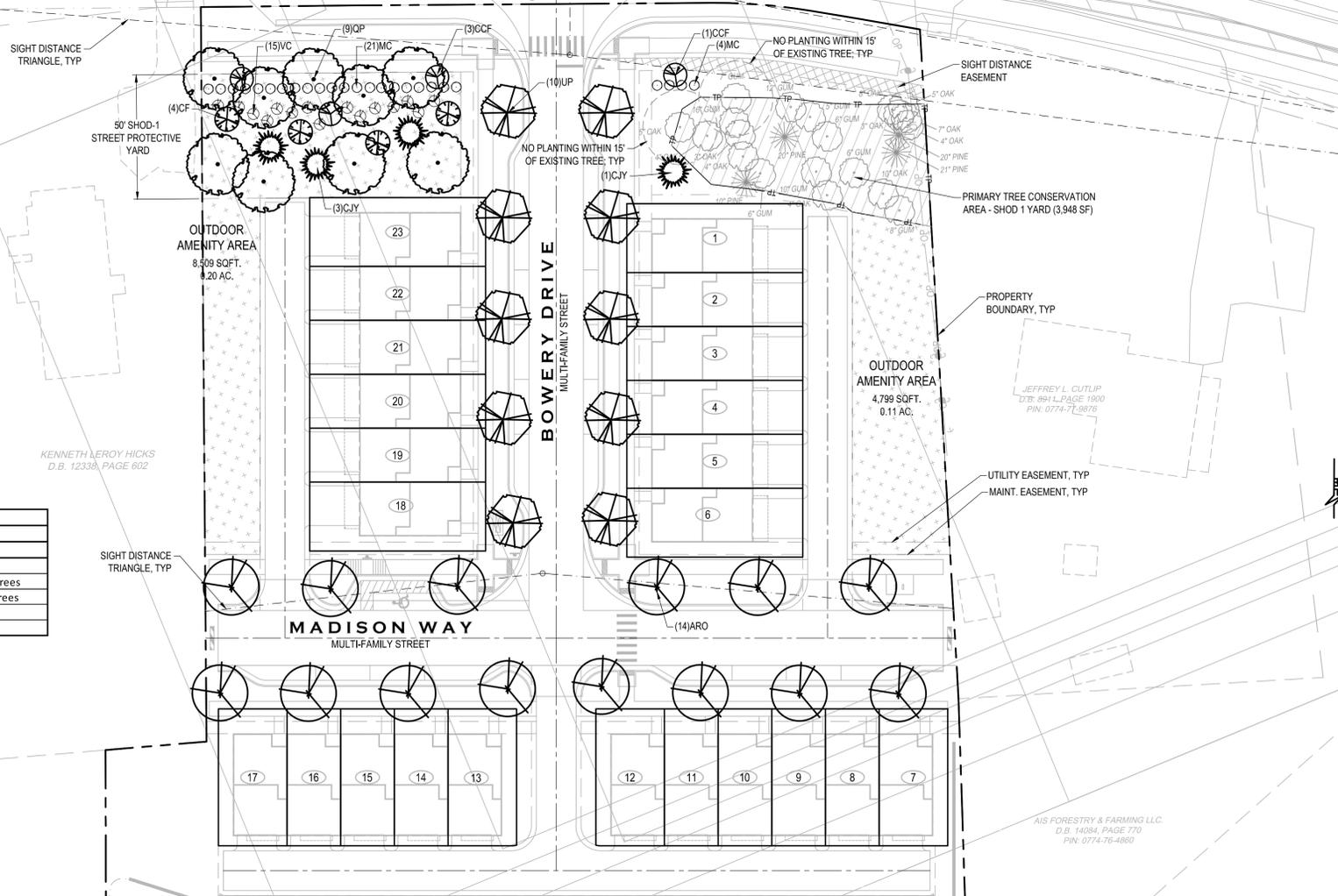
- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
- ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
- STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
- PLANTING SEASON OCTOBER - APRIL.
- A TREE IMPACT PERMIT IS 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

1
L-02
CITY OF RALEIGH STANDARD
TREE PLANTING DETAIL
SCALE: NTS

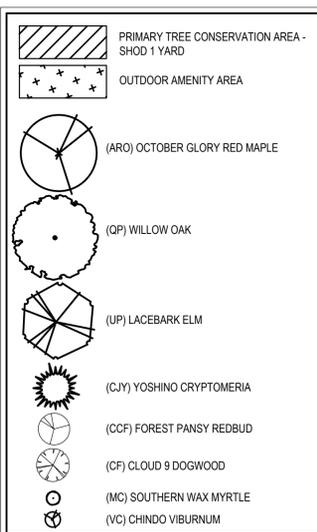


NOT FOR CONSTRUCTION



LANDSCAPE ORDINANCE CALCULATIONS		
Requirements	Calculations	Provided
SHOD-1 STREET PROTECTIVE YARD		
50' Width		Yes
7 Deciduous shade trees / 100 LF	125 LF / 100 = 1.25 x 7 = 9 deciduous shade trees	9 Deciduous shade trees
3 Evergreen shade trees / 100 LF	125 LF / 100 = 1.25 x 3 = 4 evergreen shade trees	4 Evergreen shade trees
6 Understory trees / 100 LF	125 LF / 100 = 1.25 x 6 = 8 understory trees	8 Understory trees
32 Shrubs / 100 LF	125 LF / 100 = 1.25 x 32 = 40 shrubs	40 shrubs

LEGEND



PLANT SCHEDULE						
TYPE	USE	QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE
TREES						
LST	ST	14	ARO	Acer rubrum 'October Glory' PP#2116	October Glory Red Maple	3" cal; 10' ht MIN
UT	SHOD	4	CCF	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	6' ht MIN
UT	SHOD	4	CF	Cornus florida 'Cloud 9' PP#2112	Cloud 9 Dogwood	6' ht MIN
LET	SHOD	4	CJY	Cryptomeria japonica 'Yoshino'	Yoshino Cryptomeria	2" cal; 8' ht MIN
LST	SHOD	9	QP	Quercus phellos	Willow Oak	3.5" cal; 14' ht MIN
LST	ST	10	UP	Ulmus parvifolia	Lacebark Elm	3" cal; 10' ht MIN
SHRUBS						
ES	SHOD	25	MC	Myrica cerifera	Southern Wax Myrtle	24" ht MIN
ES	SHOD	15	VC	Viburnum awabuki 'Chindo'	Chindo Viburnum	24" ht MIN
TYPE/USE LEGEND						
Plant Type: LST = Large Shade Tree; LET = Large Evergreen Tree; UT = Understory Tree, ES = Evergreen Shrub						
Plant Use: ST = Street Tree; SHOD = SHOD-1 Street Protective Yard						
*Supplemental plantings are provided above and beyond UDO landscape requirements						

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH
CITY OF RALEIGH STANDARDS & SPECIFICATIONS

TRINITY HEIGHTS - RALEIGH, NC
LANDSCAPE PLAN

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Curry
ENGINEERING

L-02