

5-22-19

Preliminary Subdivision Plan Application



**DEVELOPMENT
SERVICES
DEPARTMENT**

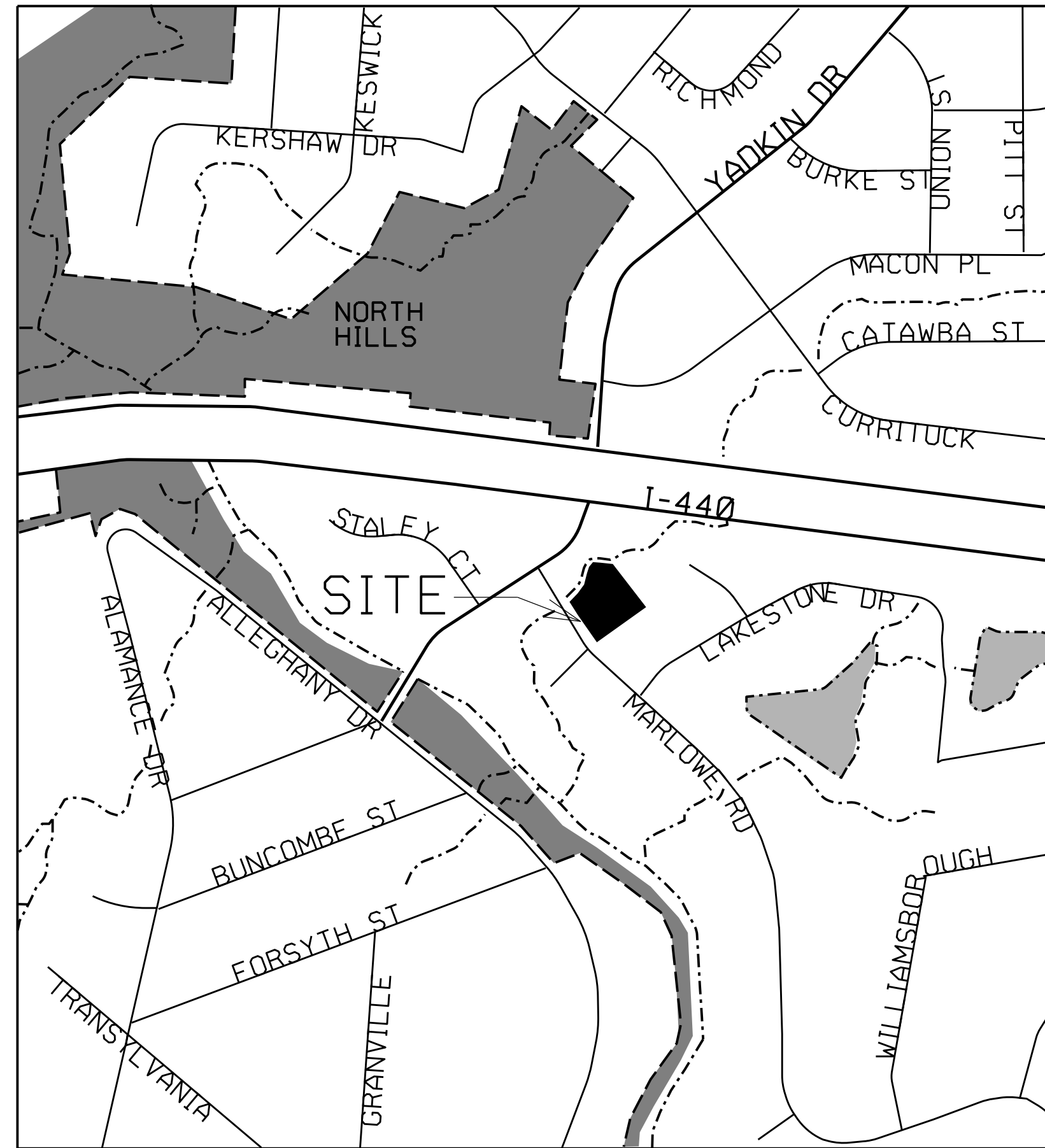
Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | ofax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

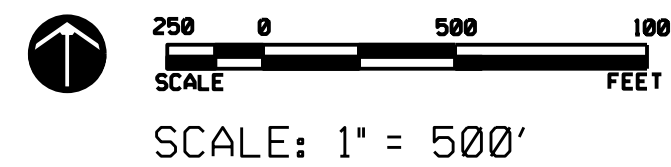
Office Use Only: Transaction # <u>595944</u> Project Coordinator _____ Team Leader <u>Justin Barnett</u>	
PRELIMINARY APPROVALS	
<input type="checkbox"/> Subdivision * <input checked="" type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservative Subdivision *May require City Council approval if in a Metro Park Overlay or Historic Overlay District	
If your project has been through the Due Dillgence process, provide the transaction #:	
GENERAL INFORMATION	
Development Name <u>Rhyd Park Subdivision</u>	
Proposed Use <u>two single family lots</u>	
Property Address(es) <u>1304 Marlowe Rd., Raleigh, NC</u>	
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:	
PIN Recorded Deed <u>1705198004</u>	PIN Recorded Deed
PIN Recorded Deed	PIN Recorded Deed
What is your project type? <input checked="" type="checkbox"/> Single family <input type="checkbox"/> Townhouse <input type="checkbox"/> Subdivision in a non-residential zoning district <input type="checkbox"/> Other (describe):	
OWNER/DEVELOPER INFORMATION	
Company Name <u>Revolution Homes, LLC</u>	Owner/Developer Name <u>Ryan W. Johnson</u>
Address <u>5580 Centerview Dr., Suite 115, Raleigh, NC 27606</u>	
Phone <u>919-536-2781</u>	Email <u>ryan@revolutionhomes.biz</u> Fax <u>919-323-8680</u>
CONSULTANT/CONTACT PERSON FOR PLANS	
Company Name <u>Alison A. Pockat, ASLA</u>	Contact Name <u>Alison A. Pockat, ASLA</u>
Address <u>106 Steep Bank Dr., Cary NC 27518</u>	
Phone <u>919 363-4415</u>	Email <u>aapockat@earthlink.net</u> Fax _____

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Zoning District(s) R-4	
If more than one district, provide the acreage of each:	
Overlay District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
CUD (Conditional Use District) Case # Z-	
COA (Certificate of Appropriateness) Case #	
BOA (Board of Adjustment) Case # A-	
STORMWATER INFORMATION	
Existing Impervious Surface 7,634 SF acres/sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 12,640 SF 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 #
NUMBER OF LOTS AND DENSITY	
Total # of Townhouse Lots: Detached	Attached
Total # of Single Family Lots 2	Total # of All Lots 2
Overall Unit(s)/Acre Densities Per Zoning Districts 1.65	
Total # of Open Space and/or Common Area Lots	
SIGNATURE BLOCK (Applicable to all developments)	
<p>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.</p> <p>I hereby designate <u>Alison A. Pockat</u> to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.</p> <p>I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.</p>	
<u>Raymond W. Johnson</u> Signature	<u>4/29/19</u> Date
 Signature	 Date

GENERAL REQUIREMENTS	TO BE COMPLETED BY APPLICANT		OFFICE USE ONLY		
	YES	N/A	YES	NO	N/A
1. Applicant must contact a Planner to determine if a Pre-Application Conference is required prior to application submittal	<input checked="" 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"/>				
3. Preliminary Subdivision Plan Application must be completed and signed by the property owner	<input checked="" 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"/>			
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"/>				
6. Provide the following plan sheets:	<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"/>				
b) Existing conditions sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
c) Proposed Subdivision Plan	<input checked="" type="checkbox"/>				
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
g) Proposed Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
h) Transportation Plan	<input type="checkbox"/>	<input checked="" 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"/>				
8. Plan size must be 18" x 24" or 24" x 36"	<input checked="" 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"/>				
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"/>				
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"/>				
12. Wake County School form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
13. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>			



VICINITY MAP



RALEIGH CASE NUMBER: S-
TRANSACTION NUMBER:

LIST OF DRAWINGS

SEQ. NO.	DWG. NO.	TITLE
1	CO-0	COVER SHEET
2	EC-1	EXISTING CONDITIONS PLAN
3	SP-1	PROPOSED SUBDIVISION
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.

A TREE IMPACT FEE IS REQUIRED WHEN PLOT PLANS ARE SUBMITTED FOR BUILDING PERMIT IN ORDER TO PLANT TREES IN THE PUBLIC RIGHT OF WAY.

RHYD PARK SUBDIVISION

1304 MARLOWE RD.
RALEIGH, NORTH CAROLINA

OWNER:
REVOLUTION HOMES LLC
5580 CENTERVIEW DR., SUITE 115
RALEIGH, NC 27606

CONTACT: RYAN W. JOHNSON
PHONE - 919 536-2781

SITE DATA

ADDRESS: 1304 MARLOWE RD., RALEIGH
PIN #: 1705-19-9004 ACREAGE: 1.222
BM 3410, PG 648-649
BM 1967, VOL. 1, PG 44
BM 1965, VOL. 2, PG 172

ZONING: R-4
LAND CLASS: LOW DENSITY RESIDENTIAL - LESS THAN 10 UNITS PER AC - HOMESITE
CITIZENS ADVISORY COUNCIL - MIDTOWN
WATERSHED: CRABTREE CREEK NEUSE RIVER BASIN

PROPOSED USE - LOW DENSITY RESIDENTIAL

THE SITE IS A SUBDIVISION OF LOT NO. 11, LAKESTONE SUBDIVISION, BLOCK NO. 2

TOTAL SURFACE AREA FOR LOT = 53,228 SF, 1.222 ACRES
EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 7,634 SF
PERCENT IMPERVIOUS (EXISTING COND.) FOR LOT 11 = 14.34%

PROPOSED USE - TWO RESIDENTIAL LOTS
LOT 1 - 23,868 SF - 0.548 AC
LOT 2 - 28,963 SF - 0.665 AC

SITE DENSITY = 1.65

PROJECTED WASTEWATER FLOW = 960 GPD
2 DWELLINGS X 4 BEDROOMS X 120 GRP

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OWNER/DEVELOPER INFORMATION		
Company Name Revolution Homes, LLC		Owner/Developer Name Ryan W. Johnson
Address 5580 Centerview Dr., Suite 115, Raleigh, NC 27606		
Phone 919-536-2781	Email ryan@revolutionhomes.biz	Fax 919-323-8680
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Phone 919 363-4415	Email aapockat@earthlink.net	Fax

PAGE 1 OF 3

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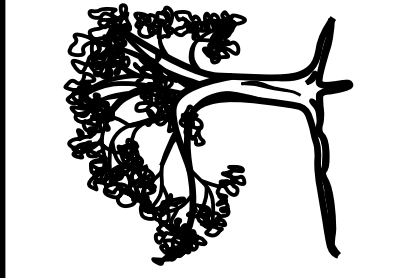
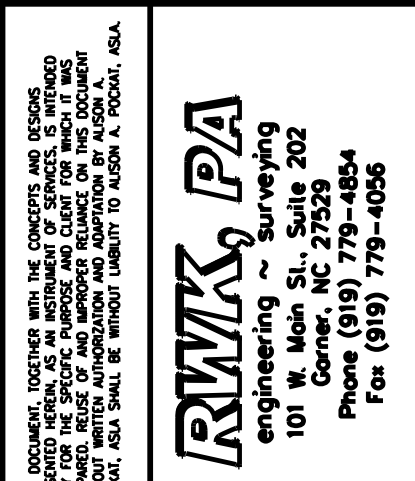
REVISION 03.11.16

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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.		
Signature	Date <u>4/29/19</u>	
Signature	Date	

PAGE 2 OF 3

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REVISION 03.11.16



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

DESIGNED: AAP
DRAWN:
APPROVED:

RHYD PARK SUBDIVISION
1304 MARLOWE RD., RALEIGH NC
REVOLUTION HOMES LLC
5580 CENTERVIEW DR.,
SUITE 115, RALEIGH, NC 27606

NO.	DATE	REVISIONS

SCALE: NTS
DATE: DEC. 4, 2018

SHEET NO.:
COVER SHEET
CO-1

SEQUENCE NO. 1 OF 4

RALEIGH CASE NUMBER: S-
TRANSACTION NUMBER:

SITE DATA:

PIN NUMBER - 1705199004
 ADDRESS: 1304 MARLOWE RD., RALEIGH
 LOT 11 LAKESTONE SUBDIVISION, BLOCK NO. 2
 BOM 3410, PAGE 648 - 649
 TOTAL ACREAGE - 53,228 SF - 1.222 AC
 EXISTING IMPERVIOUS AREA - 7,634 SF - 0.175 AC
 HOUSE / GARAGE - 2,612 SF,
 DRIVE / WALK - 4,331 SF, PATIO / DECK - 691 SF
 EXISTING HOUSE / WALK / DRIVE TO BE DEMOLISHED
 AREA OF DISTURBANCE - 13,390 SF
 ZONING - R-4
 CITIZENS ADVISORY COUNCIL -
 MIDTOWN CAC

4000 YADKIN DR
 BROOKE & JOEL MAYNARD
 PIN# 1705197174
 DB: 016877, PG: 00205
 USE: SINGLE FAMILY
 ZONING - R-4

4004 YADKIN DR
 BRIAN WALTER & MISTY
 HOWELL
 PIN# 1705198274
 DB: 011049, PG: 02592
 USE: SINGLE FAMILY
 ZONING - R-4

4007 BROWNSTONE CT.
 CHADWICK & ASHLEY PARKER
 PIN# 1705291105
 DB: 016088, PG: 01845
 USE: SINGLE FAMILY
 ZONING - R-2

3906 YADKIN DR
 SHANE & JENNIFER ANGLY
 PIN# 1705196024
 DB: 016903, PG: 01941
 USE: SINGLE FAMILY
 ZONING - R-4

SSMH #1
 TOP=106.14
 INV IN=86.59
 INV OUT=86.52

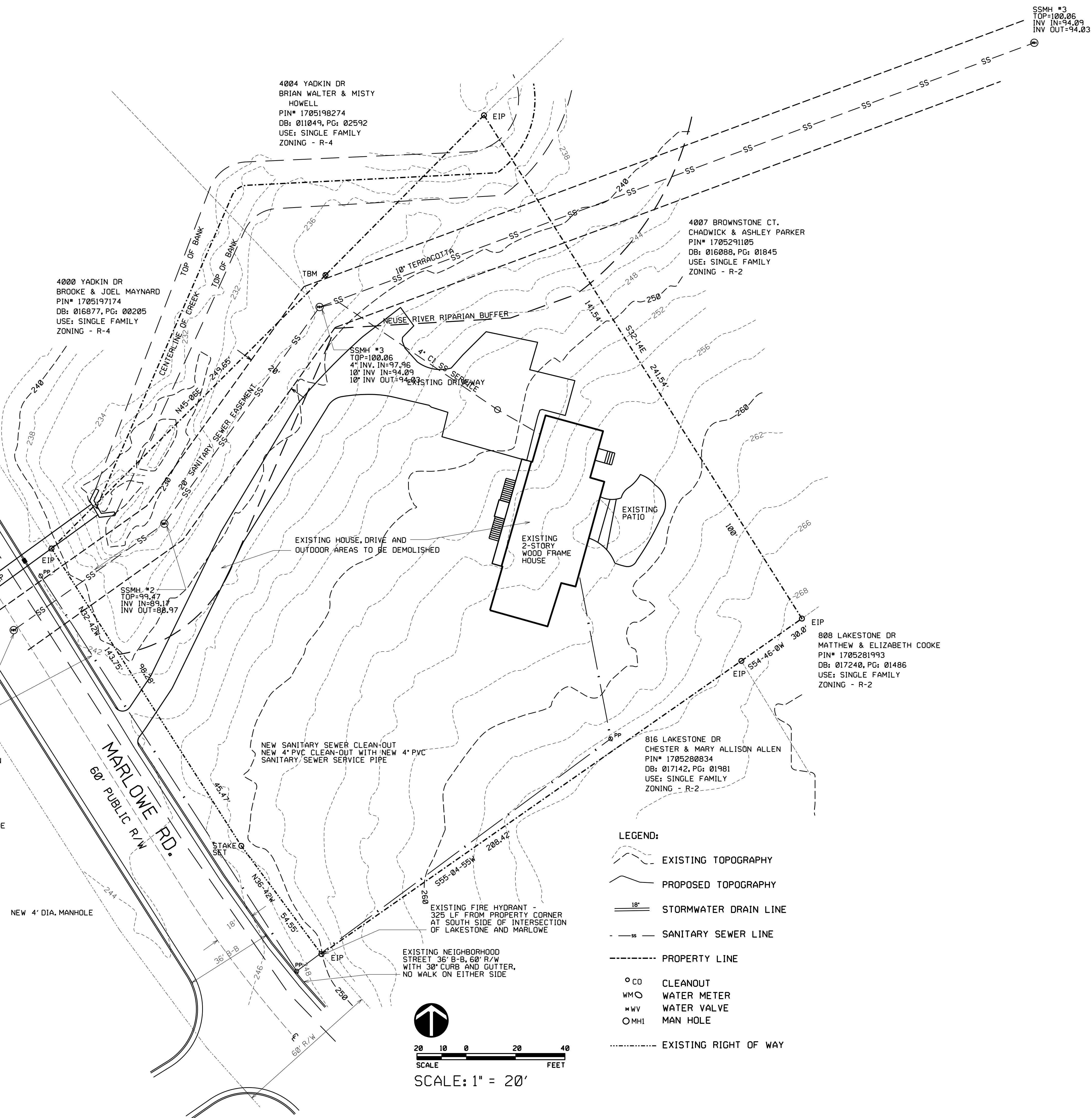
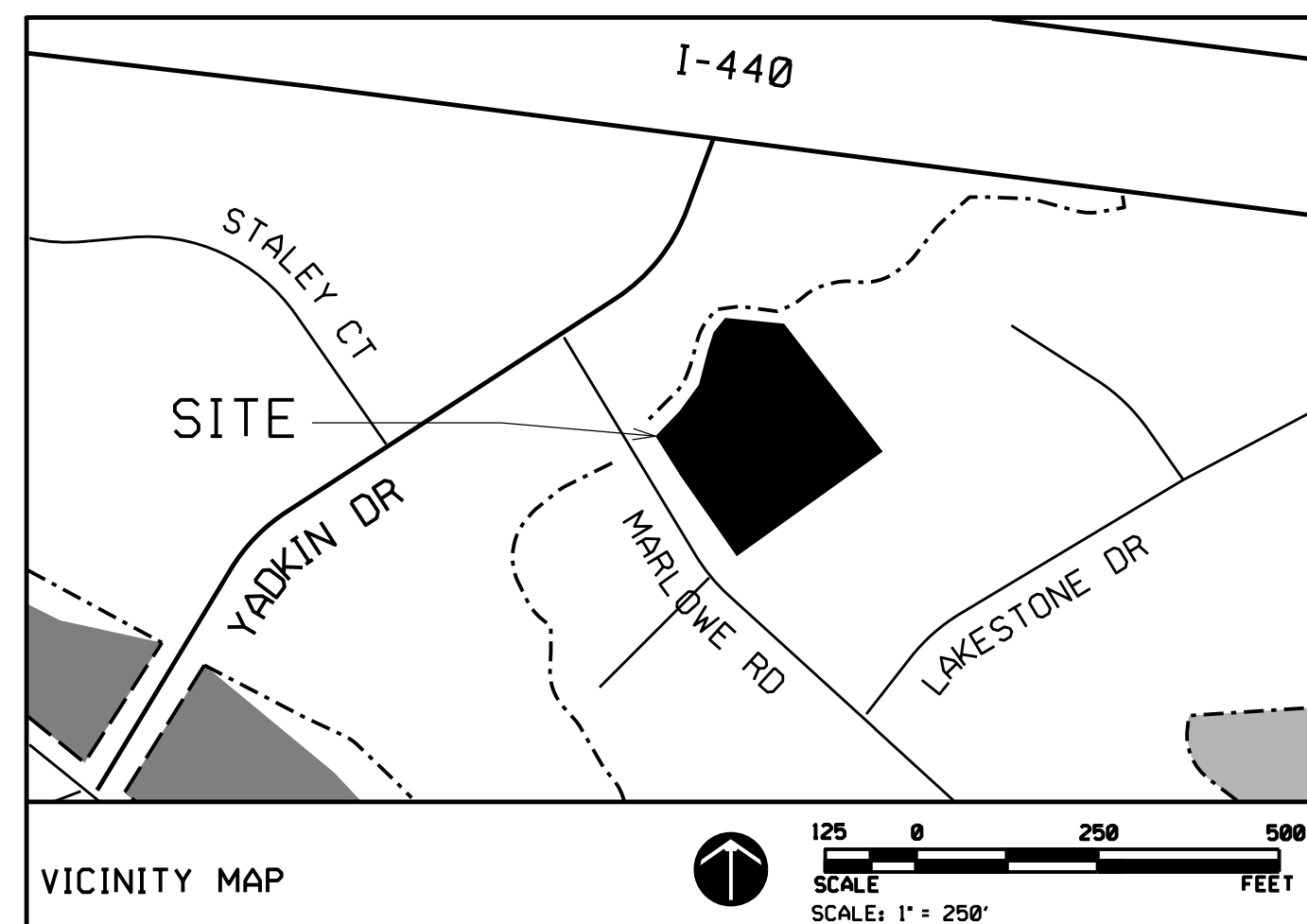
900 WAKESTONE CT
 GORDAN & LISA BROWN
 PIN# 1705186885
 DB: 015838, PG: 01419
 USE: SINGLE FAMILY
 ZONING - R-4

NEW 100 L.F., 8" PVC
 SEWER @ 0.5% GRADE

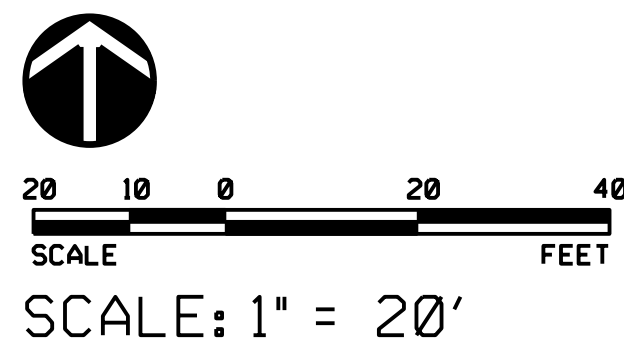
NEW SANITARY SEWER CLEAN-OUT
 NEW 4" PVC CLEAN-OUT WITH NEW 4" PVC
 SANITARY SEWER SERVICE PIPE

816 LAKESTONE DR
 CHESTER & MARY ALLISON ALLEN
 PIN# 1705280834
 DB: 017142, PG: 01981
 USE: SINGLE FAMILY
 ZONING - R-2

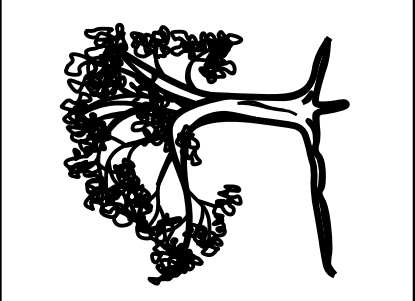
808 LAKESTONE DR
 MATTHEW & ELIZABETH COOKE
 PIN# 1705281993
 DB: 017240, PG: 01486
 USE: SINGLE FAMILY
 ZONING - R-2



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



RWM PA
 Engineering & Surveying
 101 S. Main St., Suite 202
 Cary, NC 27529
 Phone (919) 779-4054
 Fax (919) 779-4056



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

DESIGNED: AAP
 DRAWN:
 APPROVED:

RHYD PARK SUBDIVISION
 SUBDIVISION & PLANTING PLAN
 1304 MARLOWE RD., RALEIGH, NC
 REVOLUTION HOMES LLC
 5580 CENTERVIEW DR.
 SUITE 115, RALEIGH, NC 27606

NO.	DATE	DESCRIPTION

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

SITE NOTES:

1. THE SITE IS 1.222 ACRES UNDER SECTION 9.1.3 OF THE UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.
2. EXISTING HOUSE, WALK AND DRIVEWAY STRUCTURES ARE TO BE REMOVED. A DEMO PERMIT NUMBER SHALL BE SHOWN ON ALL MAPS FOR RECORDING.
3. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS.
4. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY LINES NECESSARY TO PROVIDE SERVICE TO THESE SITES.
5. A TREE IMPACT PERMIT FEE IS REQUIRED WHEN PLOT PLANS ARE SUBMITTED FOR BUILDING PERMIT IN ORDER TO PLANT TREES IN THE PUBLIC RIGHT-OF-WAY.
6. STREET TREES SHALL BE INSTALLED AND MAINTAINED PER THE REQUIREMENTS FOUND IN CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
7. A FEE-IN-LIEU FOR 6' OF SIDEWALK IS REQUIRED FOR THE ENTIRE FRONTAGE OF MARLOWE RD. AND A SURETY BOND FOR THE PROPOSED STREET TREES INDICATED ON THE PLAN.
8. A SURETY BOND IS REQUIRED FOR ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS PRIOR TO MAP RECORDATION. SEE RALEIGH STREET DESIGN MANUAL SECTION 5.3.4. THE BOND LETTER OF CREDIT OR CERTIFIED CHECK IS REQUIRED FOR ALL INCOMPLETE PUBLIC IMPROVEMENTS BASED ON 125% OF ESTIMATED CONSTRUCTION COSTS PRIOR TO MAP RECORDATION. SEE RSDM SECTION 5.6.
9. SUBDIVISION PLAN CREATES TWO LOTS.
10. INFILL SUBDIVISION RULES MAY APPLY TO THIS DEVELOPMENT AS PER UDO SEC. 2.2.7.
11. A DEMOLITION PERMIT IS REQUIRED PRIOR TO THE APPROVAL OF A RECORDED PLAT.

SSMH #3
TOP=100.06
INV IN=94.09
INV OUT=94.03

4004 YADKIN DR
BRIAN WALTER & MISTY
HOWELL
PIN# 1705198274
DB: 011049, PG: 02592
USE: SINGLE FAMILY
ZONING - R-4

4000 YADKIN DR
BROOKE & JOEL MAYNARD
PIN# 1705197174
DB: 016877, PG: 00205
USE: SINGLE FAMILY
ZONING - R-4

4007 BROWNSTONE CT.
CHADWICK & ASHLEY PARKER
PIN# 1705291105
DB: 016088, PG: 01845
USE: SINGLE FAMILY
ZONING - R-2

EXISTING 4" CAST IRON SERVICE TO
BE REPLACED W/ NEW 4" PVC SERVICE
NEW 4" PVC CLEAN-OUT AND NEW
4" PVC PIPE

NEIGHBORHOOD STREET -
REQ. R/W = 64'
EXISTING R/W = 60'
0.5 OR R/W = 2' ADDITIONAL R/W
REQ. STREET 36" B-B
EXISTING 36" B-B
NO ADDITIONAL PAVING REQ.

3906 YADKIN DR
SHANE & JENNIFER ANGLY
PIN# 1705196024
DB: 016903, PG: 01941
USE: SINGLE FAMILY
ZONING - R-4

SSMH #1
TOP=106.14
INV IN=86.59
INV OUT=86.52

900 WAKESTONE CT
GORDAN & LISA BROWN
PIN# 1705186885
DB: 015838, PG: 01419
USE: SINGLE FAMILY
ZONING - R-4

NEW 100 L.F. 8" PVC
SEWER @ 0.5% GRADE

NEW 5/8" WATER METER AND
BOX W/ NEW 3/4" TYPE K
COPPER WATER SERVICE PIPE

NEW SANITARY SEWER CLEAN-OUT
NEW 4" PVC CLEAN-OUT WITH NEW 4" PVC
SANITARY/SEWER SERVICE PIPE

NEW 5/8" WATER METER AND
BOX W/ NEW 3/4" TYPE K
COPPER WATER SERVICE PIPE
FIELD LOCATE EXISTING METER AND
ABANDON PER CITY OF RALEIGH DETAIL

816 LAKESTONE DR
CHESTER & MARY ALLISON ALLEN
PIN# 1705280834
DB: 017142, PG: 01981
USE: SINGLE FAMILY
ZONING - R-2

PROPERTY NOTES:

1. EXISTING BOUNDARY AND SITE ELEMENTS AND INFORMATION 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 'LOT 11, LAKESTONE SUBDIVISION, BLOCK NO. 2, 1304 MARLOWE RD.' AND DATED 10-30-18. TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.
3. UTILITY DESIGN IS TAKEN FROM A DOCUMENT ISSUED AND SEALED BY SEAN MCLEAN, NC PE 027840 AND DATED FEB 28, 2019.

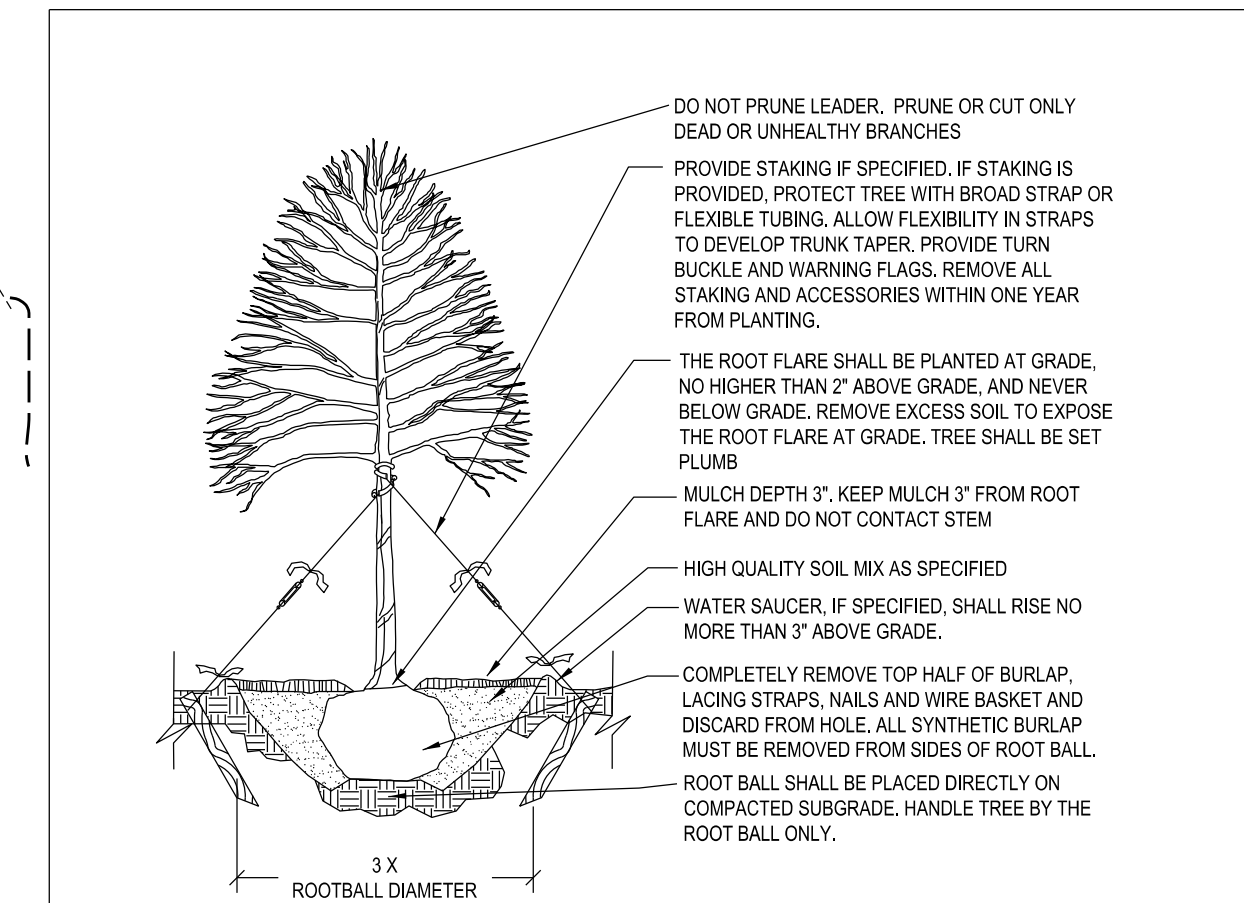
STREET TREE PLANTING

KEY COUNT	PLANT NAME	O/C SPACE	SIZE
CC 4	CERCIS CANADENSIS, REDBUD	20'	1.5" CAL, 8-10' HT
CV 5	CHIONANTHUS VIRGINICUS, FRINGE TREE	20'	1.5" CAL, 8-10' HT

ALL TREES PROPOSED ARE LARGE MATURING TREES.

LEGEND:

- EXISTING TOPOGRAPHY
- PROPOSED TOPOGRAPHY
- STORMWATER DRAIN LINE
- SANITARY SEWER LINE
- PROPERTY LINE
- CLEANOUT
- WATER METER
- WATER VALVE
- MAN HOLE
- EXISTING RIGHT OF WAY

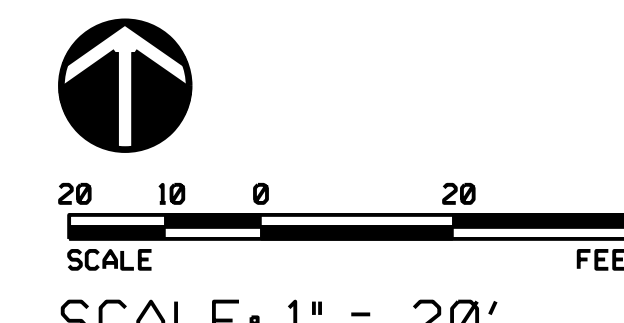
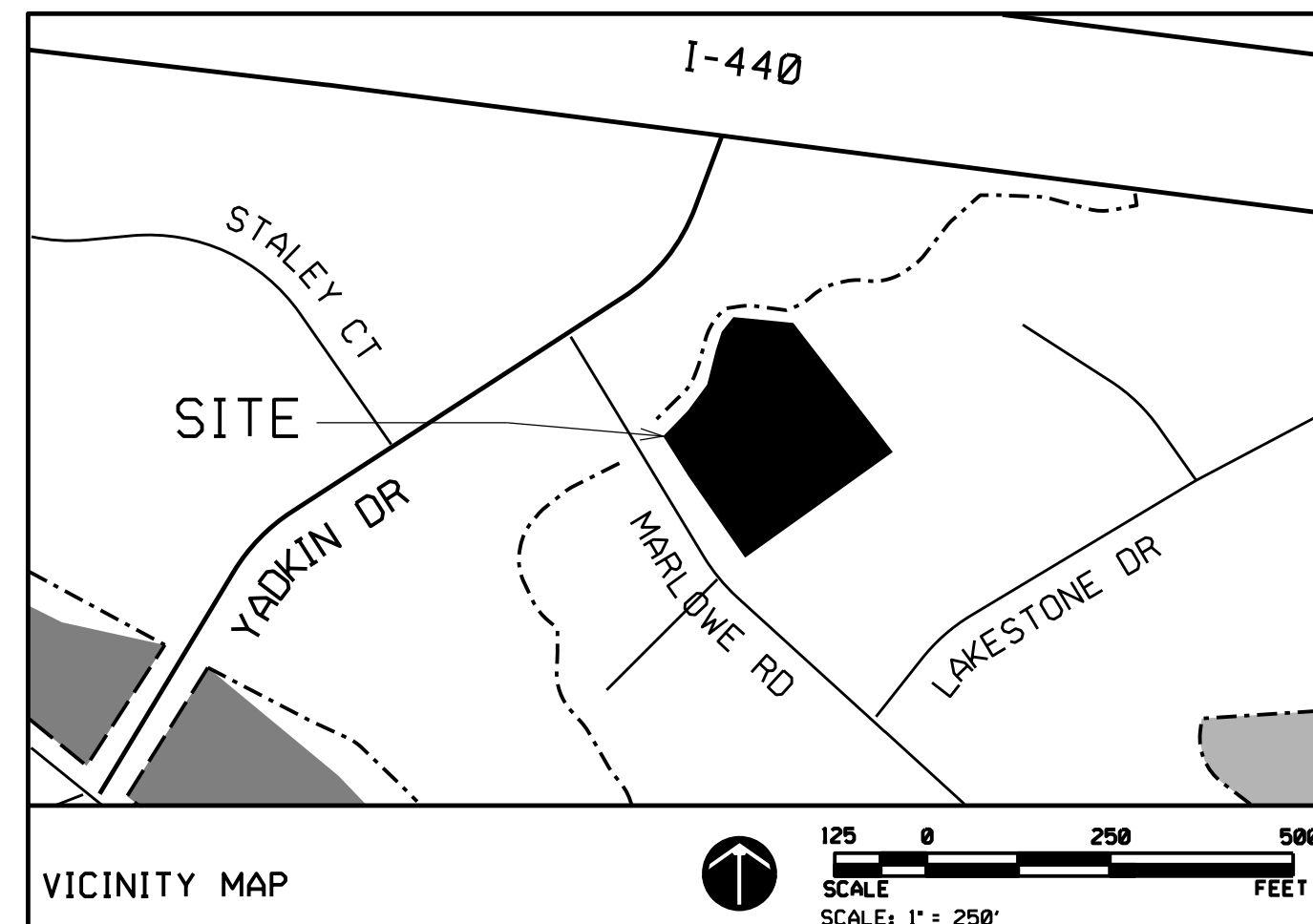


CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL
RESOURCES DEPARTMENT URBAN FORESTER:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

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

CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE	NOTED BY

TREE PLANTING DETAIL
TPP-03



RWK, PA
Architectural & Surveying
101 W. Main St., Suite 202
Garner, NC 27529
Phone (919) 779-4854
Fax (919) 779-4856



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DESIGNED: AAP
DRAWN:
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5680 CENTERVIEW DR.,
SUITE 115, RALEIGH, NC 27606

NO.	DATE	DESCRIPTION

SCALE: NTS
DATE: DEC. 4, 2018
SHEET NO. 1
**PROPOSED
SUBDIVISION
& PLANTING
PLAN**
SP-1
SEQUENCE NO. 3 OF 4