



# Administrative Approval Action

Case File / Name: SUB-0006-2021  
NEWBURY

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

**LOCATION:** The site is generally located on the south side of Strickland Road west of the intersection of Strickland Road and Carlswood Court, with common street addresses of 12813 and 12815 Strickland Road.

**REQUEST:** Conventional subdivision of approximately 5.49 acres zoned R-4 to create 11 detached house lots and 4 common lots.

**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 April 5, 2021 by Jones & Crossen Engineering, PLLC.

## **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** - 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:***

### **General**

1. Engineering - The intersection of Woodford Way and Street "A" does not yet comply with the City of Raleigh ADA ramp alignment standards. This will have to be addressed prior to site permitting review approval.
2. Demonstrate compliance with UDO Section 7.2.6 (Stormwater Retention Ponds & Detention Basins).

### **Engineering**

3. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval. This includes the widening along the frontage addressing the drainage concern noted during the plan review process and the required improvements across the frontage.

### **Stormwater**

4. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
5. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).



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6. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
7. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

## Urban Forestry

8. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
9. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **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.

<input checked="" type="checkbox"/>	City Code Covenant Required
<input checked="" type="checkbox"/>	Slope Easement Required

<input checked="" type="checkbox"/>	Utility Placement Easement 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.

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

## General

1. The City Code Covenant shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the City.
2. A demolition permit shall be issued and this building permit number shown on all maps for recording.
3. The greenway easement as shown on the preliminary plan shall be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway.

## Engineering

4. A public infrastructure surety for 41 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).



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5. 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.
6. 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.
7. A Slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat 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 recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
8. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
9. A sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry and shown on a plat approved for recordation.

## **Public Utilities**

10. Infrastructure Construction Plans (SPR submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.
11. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

## **Stormwater**

12. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
13. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
14. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
15. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).



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16. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
17. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

## Urban Forestry

18. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.6362 acres of tree conservation areas.

☒ **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:*

## Public Utilities

1. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

## Stormwater

2. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
3. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

## Urban Forestry

4. Tree impact permits must be obtained for the approved streetscape tree installation in the rights of way. This development proposes 28 street trees along Street "A" and 13 street trees along Woodford Way for a total of 41 street trees.

*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.
2. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff



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3. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

## Stormwater

4. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

**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: May 4, 2024**  
**Record at least ½ of the land area approved.**

**5-Year Sunset Date: May 4, 2026**  
**Record entire subdivision.**

I hereby certify this administrative decision.

Signed: *Alycia Bailey Taylor* Date: 05/04/2021  
Development Services Dir/Designee  
Staff Coordinator: **Kasey Evans**

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CASE NO. SUB-0006-2021



# NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. BOUNDARY AND EASING CONDITIONS INFORMATION WAS TAKEN FROM A DIGITAL FILE PROVIDED BY B. SCOTT SURVEY COMPANY.
3. TOPOGRAPHIC INFORMATION FOR THE SITE WAS TAKEN FROM A DIGITAL FILE PROVIDED BY B. SCOTT SURVEY COMPANY. THIS DIGITAL INFORMATION WAS SLICED WITH NORTH CAROLINA SPATIAL DATA (LOCAL TOP) AT THE PROPERTY LINE TO CREATE THE CYRIL-100 SHOWN HEREON.
4. 3D FEMA MAPPED FLOOD PLANS FIRST ON THIS SITE PER FEMA MAP NUMBER 37200786001 DATED MAY 2, 2006.
5. THE SITE HAS BEEN REVIEWED FOR WETLANDS, NEUSE RIVER BUFFERS AND OTHER BY TERRACON. THE BUFFERED STRICKLAND BASED ON TOP OF BANK SURVEY SHOTS BY B. SCOTT SURVEY COMPANY.
6. THE SITE WAS REVIEWED FOR PLCCO SOLS BY SOLS & ENVIRONMENTAL CONSULTANTS, INC. AND THE FLOOD SOLS BOUNDARY SHOWN HEREON WAS TAKEN FROM THEIR DIGITAL FILE.

NUMBER	REMARKS	DATE
L-1	IN 04/12/21/21	1/21/21
L-2	IN 05/01/21/21	5/21/21
L-3	IN 05/14/21/21	5/14/21
L-4	IN 05/20/21/21	5/20/21
L-5	IN 05/28/21/21	5/28/21

PRELIMINARY PLANS  
NOT FOR CONSTRUCTION



## STRICKLAND ROAD SUBDIVISION PRELIMINARY SUBDIVISION PLAN

CITY OF RALEIGH  
JANUARY 22, 2021  
DRAWN: T.M. CIRCLE REVIEW  
2  
2054





# NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. BOUNDARY AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A DIGITAL FILE PROVIDED BY BL SCOTT SURVEY COMPANY.
3. TOPOGRAPHIC INFORMATION FOR THE SITE WAS TAKEN FROM A DIGITAL FILE PROVIDED BY BL SCOTT SURVEY COMPANY. THIS DIGITAL INFORMATION WAS RUN WITH NORTH CAROLINA DIGITAL DATA (UDMR TOP) AT THE PROPERTY LINE TO CREATE THE OVERALL 30D SHOWN HEREON.
4. NO FEMA FLOOD HAZARD DISTRICT ON THIS SITE FROM MAP NUMBER 3720075000 DATED MAY 2, 2006.
5. THE SITE HAS BEEN REVIEWED FOR WETLANDS, NEUSE RIVER BUFFERS AND CREEKS BY TERRACON. THE BUFFERED STRIP IS BASED ON TOP OF BANK SURVEY SHOTS BY BL SCOTT SURVEY COMPANY. THE SITE WAS REVIEWED FOR FLOOD SOLID BY SOLID 4 ENVIRONMENTAL CONSULTANTS, INC., AND THE FLOOD SOLID BOUNDARY SHOWN HEREON WAS TAKEN FROM THEIR DIGITAL FILE.
6. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20' FROM THE POINT OF TANGENCY, DRIVEWAYS OR PARKING SPACES SHALL OVERLAP ON THIS MINIMUM CORNER CLEARANCE.
7. NO SIGN OBSTRUCTING OR PARTIALLY OBSTRUCTING RAIL, FENCE, POSTAGE, DORM, PARKED VEHICLES OR SIGNS BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR NEAREST TRAVELWAY SHALL BE PLACED WITHIN A RIGHT TRIANGLE.
8. ALL RETAINING WALLS ARE LESS THAN 5' IN HEIGHT SO NO SPECIAL INSPECTIONS ARE REQUIRED.
9. ALL AREA OUTSIDE OF THE SINGLE FAMILY LOTS IS COMMON AREA TO BE MAINTAINED BY THE HOA.
10. NO LIGHTING IS PROVIDED FOR THE MAIL CUB.
11. "STREET" A ACCESS TO STRICKLAND WILL REQUIRE DRIVEWAY PERMIT APPROVAL FROM NCDOT.
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14. RESIDENTIAL DRIVEWAY LOCATIONS, DIMENSIONS AND CONFIGURATIONS WILL BE SUBJECT TO APPROVAL AT THE TIME OF PERMITTING. WHEN DESIGNING THE SITE, THE DESIGNER SHOULD ESPECIALLY KEEP IN MIND THE CITY OF RALEIGH DETAILS, RALEIGH STREET DESIGN MANUAL ARTICLE 5.5 AND 4.6.1, AND CITY OF RALEIGH PUBLIC UTILITIES HANDBOOK.

LOT SUMMARY  
TOTAL NUMBER OF LOTS = 12  
TOTAL NUMBER OF 5-HALE FAMILY LOTS = 11 LOTS 1-11  
TOTAL NUMBER OF HOA LOTS = 4 LOTS 12-15



1"=50' PDC

JANUARY 22, 2021

NO CIRCLE REVIEW

4

2054

PRELIMINARY PLANS  
NOT FOR CONSTRUCTION



## STRICKLAND ROAD SUBDIVISION PRELIMINARY SUBDIVISION PLAN CITY OF RALEIGH PRELIMINARY SUBDIVISION PLAN

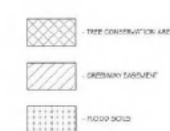
Jones & Crossen  
ENGINEERING, PLLC  
Civil Engineering | Construction Management | Land Planning  
221 N. SALEM ST.  
SUITE 200  
PO BOX 1060  
APEX, NC 27502  
CH: 919.882.1174  
Registration: P-0151  
www.jonescrossen.com





- STANDARD UTILITY NOTES:**
1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH (LOCAL ORDINANCES, DETAILS & SPECIFICATIONS) REFERENCE CORRESPONDING TO CURRENT EDITION.
  2. UTILITY SEPARATION REQUIREMENTS:
    - A. A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWERS & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPROVED RESERVOIR, LATERAL OR SOURCE OF GRAVITY WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, PROTECTIVE SANITARY SEWERS ARE TO BE PROVIDED & INSTALLED TO AVOID CROSS-CONTAMINATION. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 10' FROM A TRUNK MAIN OR 5' FROM A PUBLIC MAIN.
    - B. WHEN INSTALLING WATER MAINS, THE MINIMUM SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS MINIMUM SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE SEPARATION ALLOWED IS THE WATER MAIN IN A TRENCH DEEPER THAN THE DEPTH OF THE WATER MAIN & 10' FROM THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL SEWERS ARE MAINTAINED FROM OUTSIDE DRAINAGE TO STREET DRAINAGE.
    - C. IF IT IS DETERMINED TO CROSS PRIVATE SEWERS OR WATER MAINS, A SANITARY SEWER SHALL BE INSTALLED OVER A WATER MAIN, OR WATER MAINS OR OVER EXISTING SEWERS. IF A CROSSING CANNOT BE AVOIDED, A SANITARY SEWER SHALL BE INSTALLED OVER A WATER MAIN, OR WATER MAINS OR OVER EXISTING SEWERS. IF A CROSSING CANNOT BE AVOIDED, A SANITARY SEWER SHALL BE INSTALLED OVER A WATER MAIN, OR WATER MAINS OR OVER EXISTING SEWERS.
  3. MINIMUM COVER:
    - A. MINIMUM COVER SHALL BE 4' FOR ALL WATER MAINS & 6' FOR ALL SEWERS. MINIMUM COVER SHALL BE 4' FOR ALL SEWERS. MINIMUM COVER SHALL BE 4' FOR ALL SEWERS. MINIMUM COVER SHALL BE 4' FOR ALL SEWERS.
    - B. ALL OTHER UNDESIGNED AND UNDESIGNED UTILITIES SHALL BE MAINTAINED AT A MINIMUM COVER OF 4' FOR ALL SEWERS. MINIMUM COVER SHALL BE 4' FOR ALL SEWERS. MINIMUM COVER SHALL BE 4' FOR ALL SEWERS.
  4. ANY UNDESIGNED AND UNDESIGNED UTILITIES SHALL BE MAINTAINED AT A MINIMUM COVER OF 4' FOR ALL SEWERS. MINIMUM COVER SHALL BE 4' FOR ALL SEWERS. MINIMUM COVER SHALL BE 4' FOR ALL SEWERS.
  5. CONTRACTOR SHALL MAINTAIN CONTIGUOUS WATER MAIN SERVICE TO EXISTING RESIDENCES & PLUMBING 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.
  6. CONTRACTOR SHALL MAINTAIN CONTIGUOUS WATER MAIN SERVICE TO EXISTING RESIDENCES & PLUMBING 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.
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- NOTES:**
1. ALL MATERIALS & METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH (LOCAL ORDINANCES, DETAILS & SPECIFICATIONS) REFERENCE CORRESPONDING TO CURRENT EDITION.
  2. BOUNDARY AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A DIGITAL FILE PROVIDED BY BL SCOTT SURVEY COMPANY.
  3. TOPOGRAPHIC INFORMATION FOR THE SITE WAS TAKEN FROM A DIGITAL FILE PROVIDED BY BL SCOTT SURVEY COMPANY.
  4. NO FEMA MAPPED FLOOD PLANS EXIST ON THIS SITE. FEMA MAP NUMBER 8200070000 DATED MAY 2, 2006.
  5. THE SITE HAS BEEN REVIEWED FOR WETLANDS, NEARBY RIVER BUFFERS AND CREEKS BY TERRACON, THE WATERSHED DESIGN GROUP. THE SITE HAS BEEN REVIEWED FOR WETLANDS, NEARBY RIVER BUFFERS AND CREEKS BY TERRACON, THE WATERSHED DESIGN GROUP. THE SITE HAS BEEN REVIEWED FOR WETLANDS, NEARBY RIVER BUFFERS AND CREEKS BY TERRACON, THE WATERSHED DESIGN GROUP.
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**ATTENTION ON CONTRACTORS**

THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF THE WATER AND SEWER, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT 800-240-2400, AND THE PUBLIC UTILITIES DEPARTMENT AT 800-240-2400, AT LEAST 24 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION.

FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION WILL RESULT IN THE ISSUANCE OF VIOLATION FINES AND REQUIRE REINSTATEMENT OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM FLAG, HAVE PERMITTED PLANS ON JOB SITE, DRAIN OFF VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

**PRELIMINARY PLANS  
NOT FOR CONSTRUCTION**



**Jones & Cnossen**  
ENGINEERING, PLLC  
Civil Engineering Construction Management Land Planning

221 N. SALEM ST.  
SUITE 201  
PO BOX 1062  
RALEIGH, NC 27602  
Office: 919-880-1178  
Registration: PA051  
www.jonesandcnossen.com

**STRICKLAND ROAD SUBDIVISION  
PRELIMINARY SUBDIVISION PLAN**  
MADE COUNTY, NORTH CAROLINA  
**PRELIMINARY UTILITY PLAN**

DATE: 1/11/2021

BY: JDC

REVIEW: JDC

7

2054

1"=50'

JANUARY 22, 2021

1"=50'

1"=50'



**BLOCK 3**  
COMPOSITION: STAND OF 22+ MOSTLY  
PINE AND MAPLE TREES WITH CUM AND  
JUNIPER  
CHARACTERISTICS OF TREE STAND: MOSTLY  
MAPLE, SLOPING  
SMALLEST CALIBER TREE: 3"  
LARGEST DBH: 17"  
TYPICAL DBH: 10"  
TYPICAL SPACING: 8-10'  
BASAL AREA CALCULATION / ACRE: 125.20  
GENERAL HEALTH: GOOD

[illegible]

Total Site: 229,288.03 SF or 5.26 Acres  
ROW dedication and proposed public streets: 48,787.20 SF or 1.12 Acres  
Net Site Area: 180,500.83 SF or 4.14 Acres  
x 10% = 18,050.08 SF or .4144 Acres Required Tree Conservation Area

TOTAL Tree Conservation AREA PROVIDED: 27,714.67 SF or .6362 Acres

-  Primary Tree Conservation Area  
Thoroughfare  
10,165.23 sf or .2334 acres
-  Greenway Tree Conservation Area  
25,674.44 sf (- 25' x length or 8,125 sf) = 17,549.44 sf  
or .4029 acres
-  Greenway Tree Conservation Easement

## TREE CONSERVATION PLAN

