

Preliminary Subdivision Application

Site Review

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



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 SiteReview@raleighnc.gov.

DEVELOPMENT OPTIONS (UDO Chapter 2)				
<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development		
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot	<input type="checkbox"/> Frequent Transit Development Option		
<i>NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.</i>				
GENERAL INFORMATION				
Scoping/sketch plan case number(s):				
Development name (subject to approval):				
Property Address(es):				
Recorded Deed PIN(s):				
Building type(s):	<input type="checkbox"/> Detached House	<input type="checkbox"/> Attached House	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Apartment
<input type="checkbox"/> General Building	<input type="checkbox"/> Mixed Use Building	<input type="checkbox"/> Civic Building	<input type="checkbox"/> Open Lot	<input type="checkbox"/> Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
Current Property Owner(s) Names: LEILA SMITH CHAPMAN	
Company:	Title:
Address: 724 POWELL DRIVE, RALEIGH NC 27607	
Phone #:	Email:
Applicant Name (If different from owner. See "who can apply" in instructions): Luke Perkins	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company: Swift Partners, PLLC	Address: 424 S. Dawson Street, Raleigh, NC 27601
Phone #: 828-735-1862	Email: luke.perkins@swift-partners.com
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Names: CHRISTOPHER HODGES	
Company:	Title:
Address:	
Phone #:	Email:

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION

Gross site acreage:			
Zoning districts (if more than one, provide acreage of each):			
Overlay district(s):	Inside City Limits?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: N/A
Conditional Use District (CUD) Case # Z-	Board of Adjustment Case # BOA-	Design Alternate Case # DA-	

STORMWATER INFORMATION

Imperious Area on Parcel(s): Existing (sf) <u>14,863</u> Proposed total (sf) <u>48,294</u>	Impervious Area for Compliance (includes right-of-way): Existing (sf) <u>14,863</u> Proposed total (sf) <u>50,635</u>
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NUMBER OF LOTS AND DENSITY

# of Detached House Lots:	# of Attached House Lots: 0	# of Townhouse Lots:
# of Tiny House Lots:	# of Open Lots:	# of Other Lots (Apartment, General, Mixed Use, Civic): 1 (TCA)
Total # of Lots:	Total # Dwelling Units:	
# of bedroom units (if known): 1br _____ 2br _____ 3br _____ 4br _____		
Proposed density for each zoning district (UDO 1.5.2.F):		

SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.


Signature:		Date:
Printed Name:	Luke Perkins	
Signature:		Date:
Printed Name:		

SUBMITTED ON: 02.06.2024

Sheet List Table	
Sheet Number	Sheet Title
C0.00	COVER SHEET
C0.20	GENERAL NOTES
C1.01	EXISTING CONDITIONS PLAN
C1.05	RECOMBINATION
C2.00	DEMOLITION PLAN
C3.00	SITE PLAN
C5.00	GRADING AND DRAINAGE PLAN
C5.10	SOM DETAILS
C6.00	UTILITY PLAN
C9.00	SITE DETAILS
C9.20	STORM DRAIN DETAILS
C9.30	UTILITY DETAILS
L1.00	PLANTING PLAN
L2.0	TREE CONSERVATION PLAN
L2.1	TREE CONSERVATION DETAILS



VICINITY MAP




SWIFT
PARTNERS

414 FAYETTEVILLE ST
RALEIGH NC 27601
FIRM LICENSE: P-2187

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Raleigh


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<input checked="" type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot	<input type="checkbox"/> Frequent Transit Development Option	
<i>NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.</i>			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development name (subject to approval): Chapman Cottages			
Property Address(es): 724 & 730 Powell Drive Raleigh, NC 27607			
Recorded Deed PIN(s): 0783590264 & 0783499037			
Building type(s): <input type="checkbox"/> General Building	<input checked="" type="checkbox"/> Detached House	<input type="checkbox"/> Attached House	<input type="checkbox"/> Townhouse
<input type="checkbox"/> Mixed Use Building	<input type="checkbox"/> Civic Building	<input type="checkbox"/> Open Lot	<input type="checkbox"/> Apartment <input type="checkbox"/> Tiny House
CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION			
Current Property Owner(s) Names: LEILA SMITH CHAPMAN			
Company:	Title:		
Address: 724 POWELL DRIVE, RALEIGH NC 27607			
Phone #:	Email:		
Applicant Name (if different from owner. See "who can apply" in instructions): Luke Perkins			
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input checked="" type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder			
Company: Swift Partners, PLLC		Address: 424 S. Dawson Street, Raleigh, NC 27601	
Phone #: 828-735-1862		Email: luke.perkins@swift-partners.com	
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.			
Developer Contact Names: CHRISTOPHER HODGES			
Company: REDEEMING DEVELOPMENT GROUP		Title: OWNER/MANAGER	
Address: 618 CUMBERLAND STREET, RALEIGH, NC 27612			
Phone #: 919-473-6461		Email: CHRIS@RDGNC.COM	

Page 1 of 2

REVISION 09.22.23

raleighnc.gov

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION			
Gross site acreage: 2.36 AC / 102,583 SF			
Zoning districts (if more than one, provide acreage of each): R-6			
Overlay district(s): SRPOD	Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: N/A <input checked="" type="checkbox"/>
Conditional Use District (CUD)	Board of Adjustment Case #	Design Alternate Case #	
Case # Z-	BOA-	DA-	
STORMWATER INFORMATION			
Imperious Area on Parcel(s): Existing (sf) 14,863 Proposed total (sf) 48,294		Impervious Area for Compliance (includes right-of-way): Existing (sf) 14,863 Proposed total (sf) 50,635	
NUMBER OF LOTS AND DENSITY			
# of Detached House Lots: 15	# of Attached House Lots: 0	# of Townhouse Lots: 0	
# of Tiny House Lots: 0	# of Open Lots: 1	# of Other Lots (Apartment, General, Mixed Use, Cw/cv): 1 (TCA)	
Total # of Lots: 17	Total # Dwellings Units: 15		
# of bedroom units (if known): 1br	2br	3br	4br
Proposed density for each zoning district (UDO 1.5.2.F): 6.36 UNITS/AC			
SIGNATURE BLOCK			
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Signature:		Date:	02/06/2024
Printed Name:	Luke Perkins		
Signature:		Date:	
Printed Name:			

1. PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. THE CONTRACTOR MUST ANSWER ALL QUESTIONS TO RIGHT-OF-WAY SERVICES (CIPES@POLARISING.COM).
2. THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCDOT STREETS WITHIN RALEIGH'S JURISDICTION.
3. A PERMIT REQUEST WITH A TCPEL PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
4. PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
5. ALL TCPEL PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
 - 5.1. MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);
 - 5.2. PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);
 - 5.3. AMERICAN DISABILITY ACT (ADA) REQUIREMENTS
 - 5.4. RALEIGH STREET DESIGN MANUAL (RSDM).
6. ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONDITIONS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO COMPLY WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
7. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION, DEPARTMENT OF INSURANCE, NCDNR, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. ALL UTILITY CONTRACTORS SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL EXISTING UTILITIES INCLUDING LOCATING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND FACILITY OWNERS (PER NC STATUTE) NO LESS THAN 3 BUSINESS DAYS AND NO MORE THAN 12 WORKING DAYS PRIOR TO BEGINNING DEMOLITION, EXCAVATION OR ANY OTHER FORM OF WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNERS REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. NO EXCAVATION OR DEMOLITION SHALL BE STARTED UNTIL ALL UTILITIES BEING LOCATED.
4. ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE OWNERS REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
5. EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTORS EXPENSE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
7. THE CONTRACTOR SHALL MAINTAIN AS-BUILT DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALEMENT, VALVE AND MANHOLE CHANGES, AND HARDCAPE OR LANDSCAPE CHANGES. DRAWINGS SHALL BE PROVIDED TO THE OWNERS REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
8. IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, THE DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE SUBMITTED TO THE OWNERS REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNERS REPRESENTATIVE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO ACCOMMODATE ANY PORTION OF THE CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
11. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
12. ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (85,000 LBS) AT ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION BEGAIN.
13. THIS SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOW-OUTERMEET REQUIREMENTS PER THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 8.3.2.1 A.1. AS THE SITE TO BE SUBMITTED IS BELOW THE MINIMUM APPLICABLE SITE AREA (GROSS SITE ACREAGE IS 2.36 AC).
14. THIS SITE WILL BE CONFORMING TO THE EXEMPTION OF CROSS-CREEK REQUIREMENTS PER THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 8.3.5.3.5 AS THE ABUTTING PROPERTIES ARE IN A RESIDENTIAL ZONING DISTRICT (R-6).
15. RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTH WILL BE DETERMINED BY THE CITY OF RALEIGH'S PERMITTING REVIEW. THE SUBMITTER DOES NOT HAVE ANY REQUESTING PERMITTING REVIEW. THE REVIEW WILL TAKE PLACE AT THE TIME OF BUILDING PERMIT. WHEN DESIGNING THE SITE, THE DESIGNER SHOULD KEEP IN MIND THE CITY OF RALEIGH'S RESIDENTIAL DRIVEWAY STANDARD DETAILS AND REGULATIONS AS FOUND IN RALEIGH STREET DESIGN MANUAL ARTICLE 9.5 AND SECTION 9.5.1.

SOLID WASTE TO BE HANDLED VIA ROLL OUT CART. CARTS ARE TO BE STORED IN GARAGES AND ROLLED OUT TO CURE ALONG PROPERTY FRONTAGE OF PUBLIC STREET.

PROJECT NAME:	CHAPMAN COTTAGES
SITE ADDRESS:	724 & 730 POWELL DRIVE RALEIGH, NC 27601
COUNTY:	WAKE
PARCEL PIN #:	0783500264 & 0783490037
PARCEL OWNER:	CHAPMAN, LELIA SMITH
PARCEL AREA:	1.04 AC & 1.32 AC
TOTAL SITE GROSS ACREAGE:	2.36 AC / 102,583 SF
TOTAL PROPOSED RIGHT-OF-WAY DEDICATION:	0.023 AC / 993 SF
NET ACREAGE:	2.33 AC / 101,590 SF
CURRENT ZONING:	R-6
PROPOSED ZONING:	R-6
EXISTING LAND USE:	RESIDENTIAL
PROPOSED LAND USE:	RESIDENTIAL
FLOOD PLAIN DATA:	3720078300K EFFECTIVE 7/19/2022
RIVER BASIN:	NEUSE
DEVELOPMENT TYPE:	COTTAGE COURT
MAX BUILDING HEIGHT:	26' (TINY HOUSE) / 30' (NON-TINY HOUSE)
PROPOSED BUILDING HEIGHT:	TBD
PROPOSED NUMBER OF LOTS:	16
TREE CONSERVATION AREA:	0.262 AC / 11,399 SF
TOTAL LIMITS OF DISTURBANCE:	2.25 AC / 98,109 SF
EXISTING IMPERVIOUS AREA:	0.34 AC / 14,879 SF
PROPOSED IMPERVIOUS AREA:	1.11 AC / 48,294 SF
INTERNAL COURTYARD REQUIRED:	0.24 AC / 10,500 SF
INTERNAL COURTYARD PROVIDED:	0.24 AC / 10,561 SF
PARKING DATA:	
REQUIRED PARKING:	0
PROPOSED PARKING:	0
TOTAL PARKING:	0
BIKE PARKING REQUIRED:	0
BIKE PARKING PROVIDED:	0

VICINITY

POWELL DR

POWELL GROVE CT

SITE

SCALE

ARROW

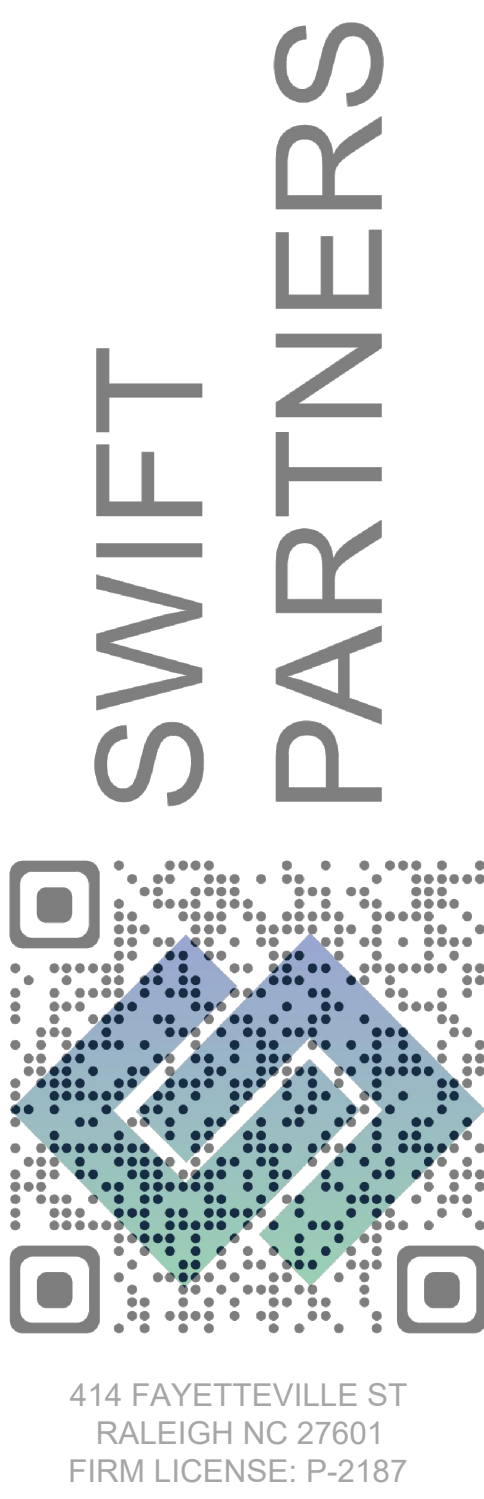


Luke Perkins | Founder
Swift Partners PLLC
E: luke.perkins@swift-partners.com | W: www.swift-partners.com
M: +1 8287351862 | W: +1 8287351862

DATE: 02.06.2024
 CHECKED BY: LAP
 DRAWN BY: XXXXXXX
 PROJECT: CHAPMAN COTTAGES
 PROJECT #: C202348

SHEET NO. **C0.00**

SHEET TITLE
COVER SHEET



414 FAYETTEVILLE ST
RALEIGH NC 27601
FIRM LICENSE: P-2187

TREE LEGEND:

10	AMERICAN HOLLY
JV	EASTERN RED CEDAR
LI	CREPE MYRTLE
MG	SOUTHERN MAGNOLIA
PO	EASTERN SYCAMORE
PT	LOBLOLLY PINE
QR	RED OAK

EXAMPLE: 10QR = 10" RED OAK

1. SEE SHEET C0.10 FOR GENERAL AND EXISTING CONDITIONS NOTES.

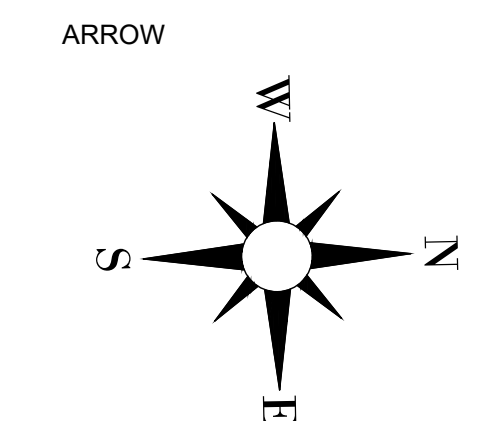
IO	AMERICAN HOLLY
JV	EASTERN RED CEDAR
LI	CREPE MYRTLE
MG	SOUTHERN MAGNOLIA
PO	EASTERN SYCAMORE
PT	LOBLOLLY PINE
QR	RED OAK

EXAMPLE: 10QR = 10" RED OAK

POWELL GROVE CT

POWELL DR

SITE

[illegible]

SHEET TITLE
EXISTING CONDITIONS PLAN

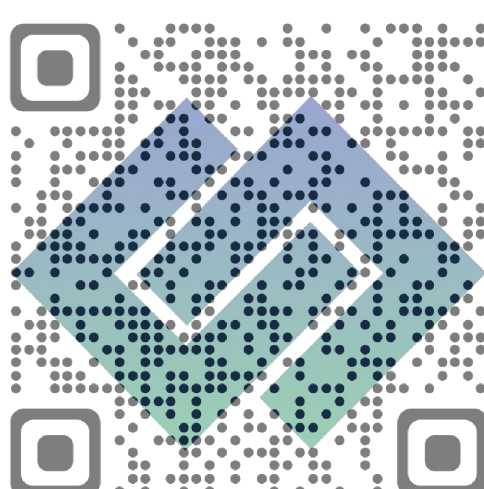
DATE: 02.06.2024
CHECKED BY: LAP
DRAWN BY: XXX/XXX
PROJECT: CHAPMAN COTTAGES
PROJECT #: C202348

SHEET NO

C1.01

C1.05

C2.00

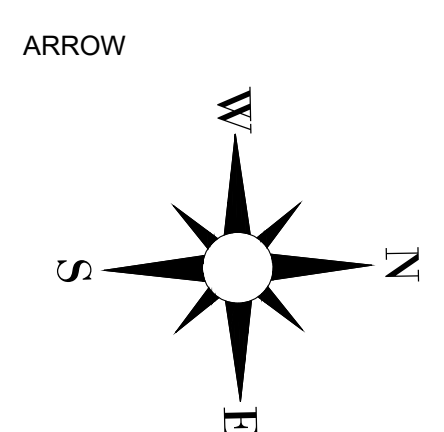
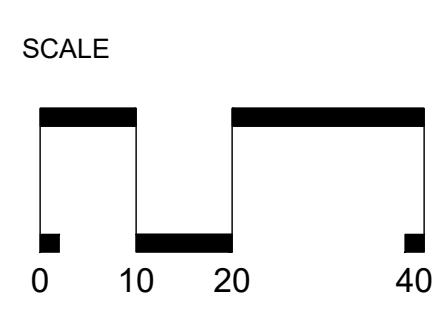
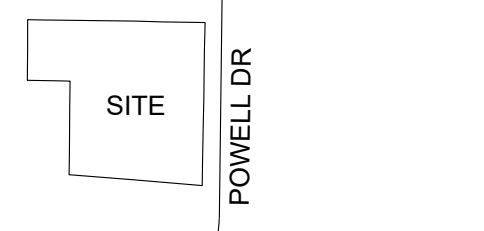


414 FAYETTEVILLE ST
RALEIGH NC 27601
FIRM LICENSE: P-2187

[illegible]

VICINITY

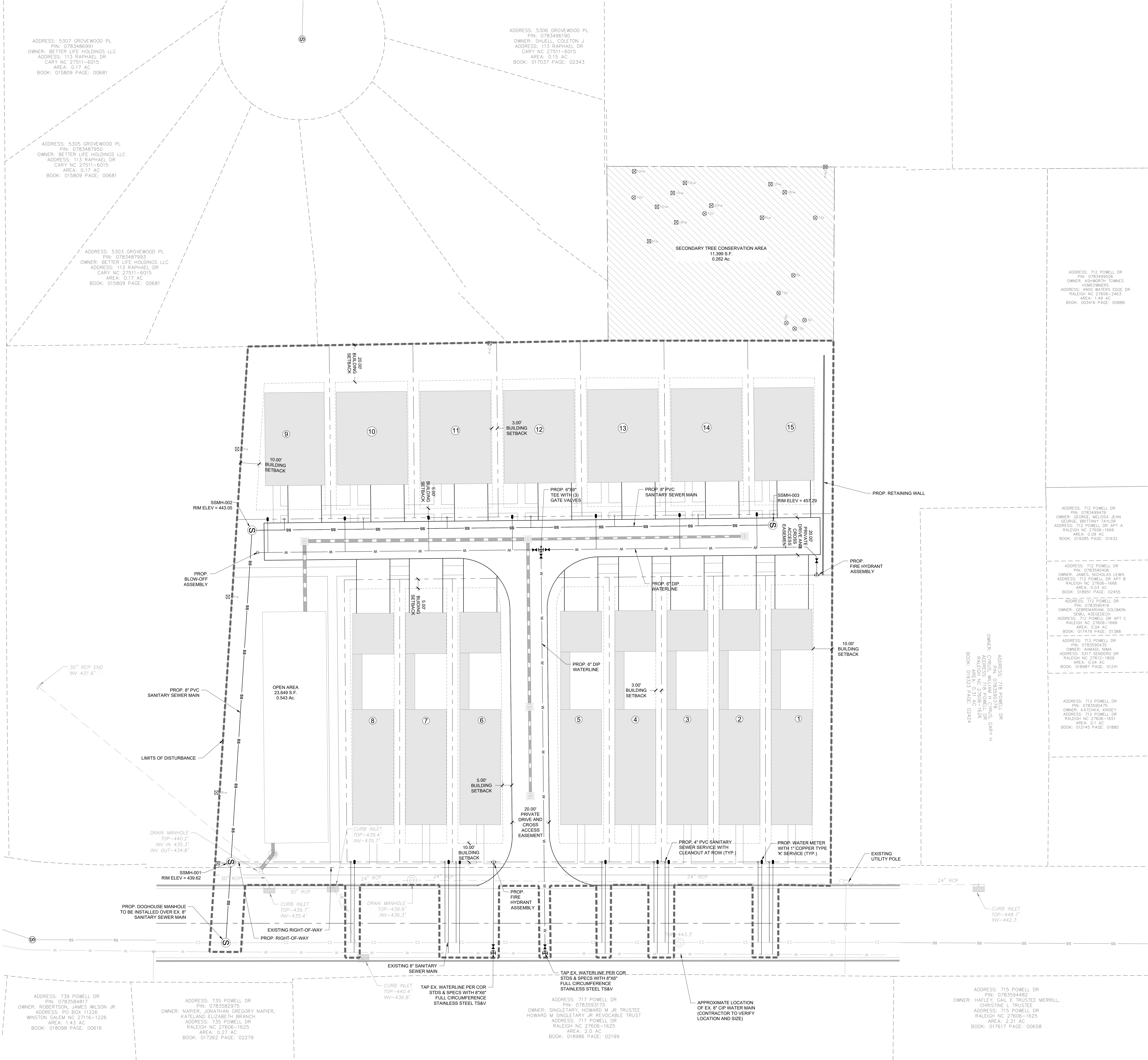
POWELL GROVE CT



SHEET TITLE
GRADING AND DRAINAGE PLAN

SHEET NO.

C5.00



UTILITY LEGEND:

- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- SS — EXISTING SANITARY SEWER LINE
- SS — PROPOSED SANITARY SEWER LINE
- FD — PROPOSED FIRE HYDRANT
- WV — PROPOSED WATER VALVE
- SMH — EXISTING SANITARY SEWER MANHOLE
- SSMH — PROPOSED SANITARY SEWER MANHOLE
- CC — PROPOSED CLEANOUT
- FDC — PROPOSED FDC
- BM — PROPOSED BACKFLOW METER
- PIV — PROPOSED POST INDICATOR VALVE (PIV)
- GI — GREASE INTERCEPTOR
- HC — 300' HYDRANT COVERAGE CIRCLE
- LD — LIMITS OF DISTURBANCE

NOTES:

- SEE SHEET C0.10 FOR GENERAL AND UTILITY NOTES.

SWIFT
PARTNERS

414 FAYETTEVILLE ST
RALEIGH NC 27601
FIRM LICENSE: P-2187

No.	Date	Description

VICINITY

POWELL GROVE CT

POWELL DR

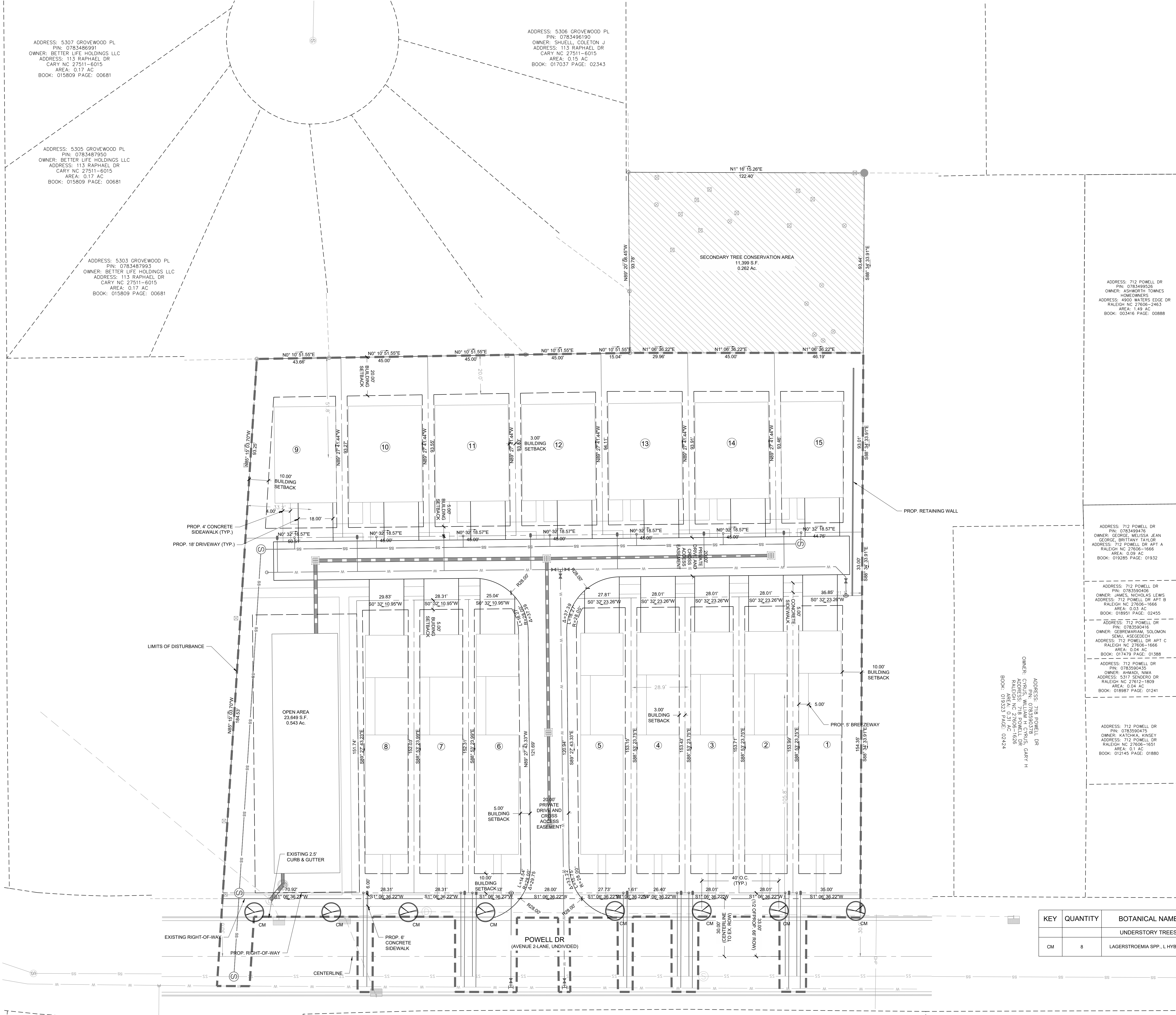
SITE

SCALE

SCALE: 1" = 20'

ARROW

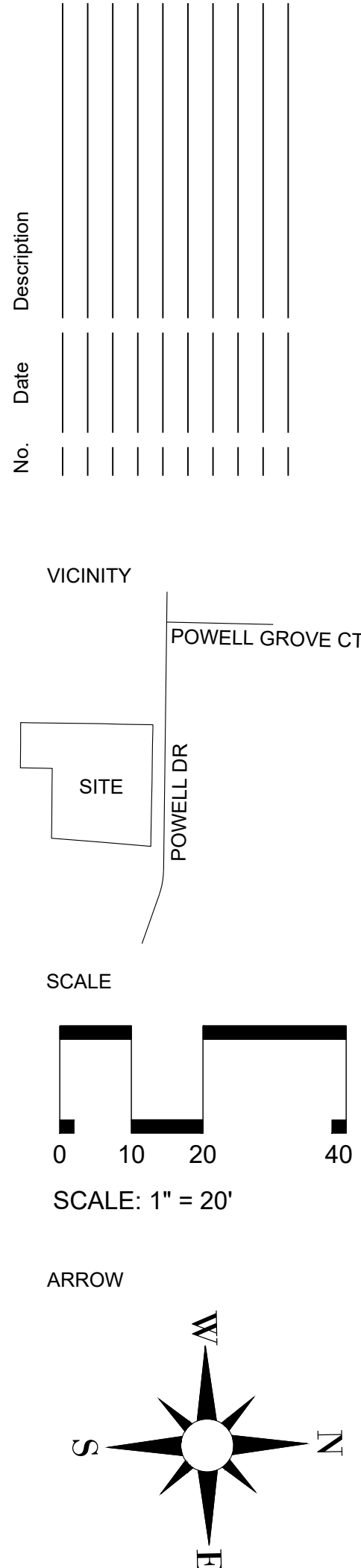
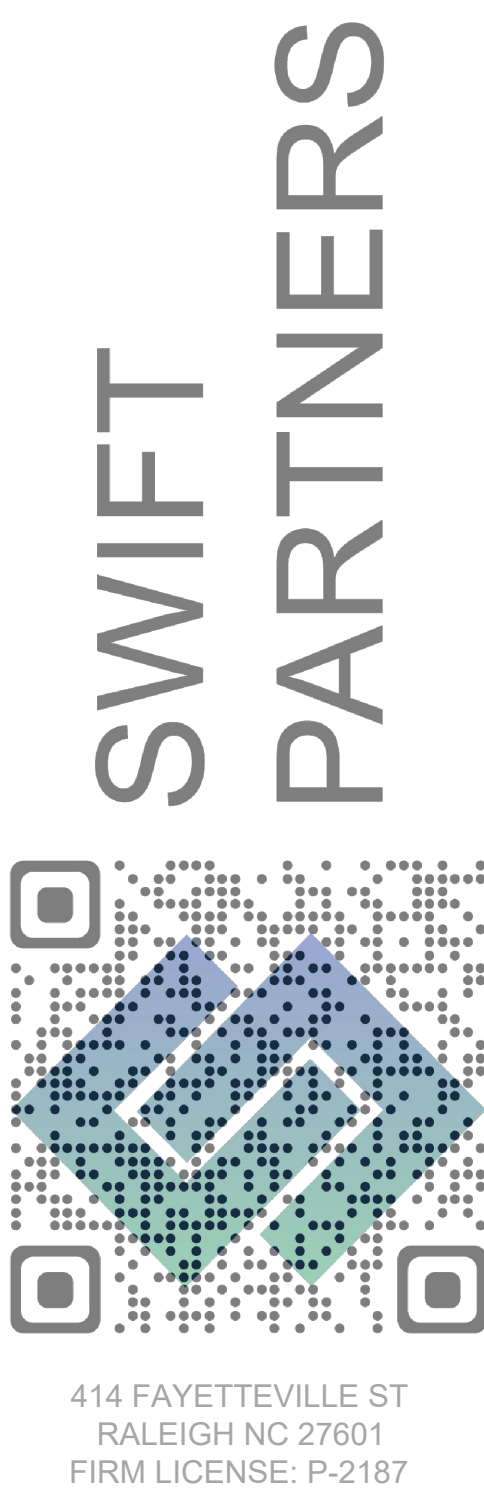
DATE: 02/08/2024
DRAWN BY: JWP
PROJECT: CHAPMAN COTTAGES
PROJECT #: C202348
SHEET TITLE
UTILITY PLAN
SHEET NO.
C6.00



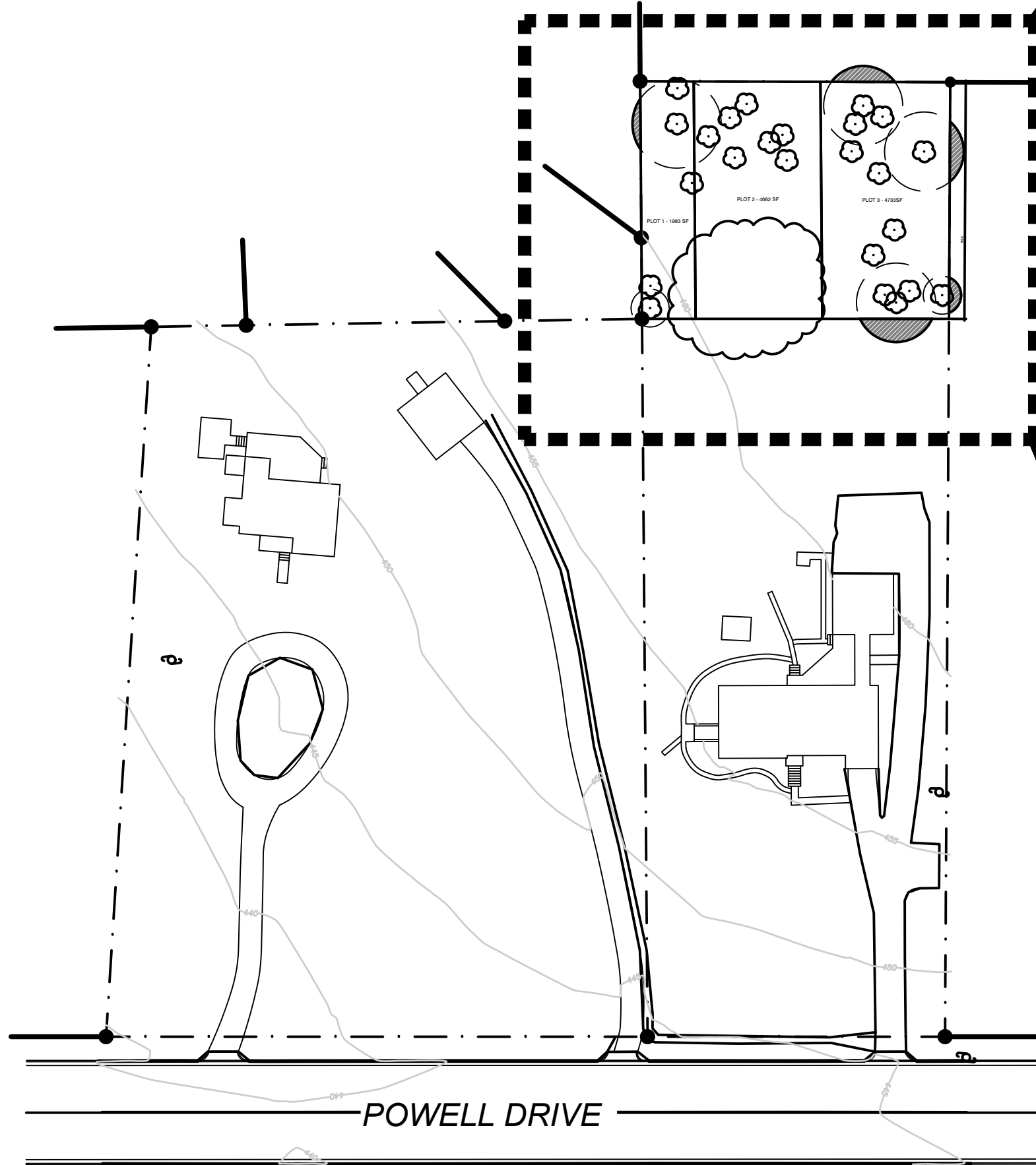
- PLANTING REQUIREMENTS:**
- 1.1 GENERAL PRODUCT REQUIREMENTS
- A. PROVIDE A STRUCTURAL PLANTING SOIL USING THE TWO COMPONENTS LISTED BELOW THAT MEET ASTM STANDARDS AS FOLLOWS:
- 3/4" EXPANDED SLATE 60%
 - SANDY CLAY LOAM 20%
 - PERCENTAGES OF SAND AND CLAY MAY VARY TO MEET TEST REQUIREMENTS.
- B. COMPACTION: WHEN CALCULATING THE VOLUME NECESSARY FOR THE PROJECT, ADD APPROXIMATELY 18% TO THEN CALCULATED VOLUME TO ALLOW FOR COMPACTION WHICH OCCURS DURING INSTALLATION DUE TO DRIVING SMALL EQUIPMENT OVER THE PRODUCT IN ADDITION TO THE NATURAL SETTLING PROCESS.
- 1.2 STRUCTURAL SOIL COMPONENTS:
- A. SIZE 3/4" ROTARY KILN EXPANDED SLATE
- ONLY NON-HAZARDOUS FUELS SUCH AS COAL OR NATURAL GAS MAY BE USED TO PROCESS THE SLATE.
 - UNIT DRY WEIGHT LOOSE: 48 LB./C.F. TO 55 LB./C.F. (ASTM C295) SATURATED SURFACE LOOSE: 55 LB./C.F. TO 60 LB./C.F.)
 - SPECIFIC GRAVITY: 1.45 TO 1.60, DRY BULK (ASTM C127)
 - GRADATION: 3/4" - #4 SIZE
- SIEVE SIZE % PASSING
- | | |
|------|------|
| 1" | 0 |
| 3/4" | 50-0 |
| 3/8" | 50 |
| #4 | 0- |
5. TEST FOR DEGRADATION LOSS USING LOS ANGELES ABRASION TESTING IN ACCORDANCE WITH ASTM C-131 MODIFIED METHOD FM 1-T096. NO MORE THAN 28% OF THE WEIGHT OF THE AGGREGATE MUST BE LOST TO DEGRADATION.
- B. SANDY CLAY LOAM: SANDY CLAY LOAM IS FOR MIXING WITH STRUCTURAL SOIL ONLY AND NOT TO BE CONFUSED WITH "PLANTING SOIL."
- TEXTURE
- | |
|------------------------|
| 40 - 65% SAND |
| 15 - 25% SILT |
| 20 - 35% CLAY |
| 2 - 5 % ORGANIC MATTER |
- 3.0 PREPARATION:
- A. GENERAL:
- STRUCTURAL SOIL IS SHOWN IN A PUBLIC RIGHT-OF-WAY OR EASEMENT. OBTAIN APPROVALS FROM PROPER AUTHORITIES BEFORE AND AFTER PLACING STRUCTURAL SOIL. ACHIEVE 90% OF MAXIMUM DRY DENSITY FOR THE SUBGRADE. (ASTM D698)
- B. PREPARING SUBGRADE:
- THE SUBGRADE SHALL BE PREPARED ACCORDING TO THE FOLLOWING PROCEDURE: REMOVE ALL ORGANIC MATTER, DEBRIS, LOOSE MATERIAL AND LARGE ROCKS.
 - DIG OUT SOFT AND MUCKY SPOTS AND REPLACE WITH SUITABLE MATERIAL.
 - LOOSEN HARD SPOTS, UNIFORMLY COMPACT SUBGRADE TO 95% OF ITS MAXIMUM DRY DENSITY.
- C. PERFORATED UNDERDRAIN SYSTEM (IF USED):
- INSTALL UNDER DRAIN SYSTEM, WITH SOCK OR SOIL SEPARATOR FABRIC, ACCORDING TO DRAWINGS AND CONNECTED TO STORM DRAIN.
- 3.3 INSTALLATION OF STRUCTURAL SOIL MIX:
- A. GENERAL:
- INSTALL THE SOIL DRAINS ENSURING THE STRUCTURAL SOIL IS PROPERLY COMPACTED UNDER AND AROUND EACH PIPE.
 - CONSIDER USING ROOT BARRIERS IF IT IS DESIRED TO AVOID ROOT PENETRATION INTO ADJACENT UTILITIES.
- B. PLACING AND COMPACTING STRUCTURAL SOIL:
- PLACE STRUCTURAL SOIL MIX IN HORIZONTAL LIFTS NOT EXCEEDING 12 INCHES DEPTH. COMPACT USING A VIBRATORY PLATE COMPACTING MACHINE. PERFORM A MINIMUM OF TWO PASSES, OF NOT LESS THAN SECONDS PER PASS, BEFORE MOVING THE VIBRATORY PLATE TO THE NEXT ADJACENT LOCATION. ADDITIONAL PASSES MAY BE REQUIRED SHOULD THE FIELD ENGINEER DETERMINE ADDITIONAL COMPACTION IS NECESSARY TO INSURE STABILITY OF THE LAYER. CONTINUE PLACING AND COMPACTING 12 INCH LIFTS UNTIL THE SPECIFIED DEPTH IS REACHED.
 - FOR LARGE SPACES, A VIBRATORY STEEL ROLLER WEIGHING NO MORE THAN 12 TONS STATIC WEIGHT CAN BE USED. HORIZONTAL LIFTS SHOULD NOT EXCEED 12 INCHES COMPACTED. THE MINIMUM NUMBER OF PASSES IS TWO AND MAXIMUM NUMBER IS FOUR. ADDITIONAL PASSES MAY BE REQUIRED SHOULD THE FIELD ENGINEER DETERMINE ADDITIONAL COMPACTION IS NECESSARY TO INSURE STABILITY OF THE LAYER.

- NOTES:**
- SEE SHEET C0.10 FOR GENERAL AND SITE NOTES.
- LANDSCAPING REQUIREMENTS:**
- POWELL DRIVE (AVENUE 2-LANE, UNDIVIDED STREETSCAPE)
- REQUIREMENT: 1 TREE PER 40 LF = 290 LF / 40 LF = 8 TREES
- PROVIDED: 8 TREES
- LANDSCAPING NOTES:**
- A FEE-IN-LIEU WILL BE REQUIRED FOR STREET TREES THAT ARE NOT PLANTED ON THE LANDSCAPING PLAN.
 - ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, TRP-003.
 - STREET TREE PLANTINGS SHALL ADHERE TO THE CITY OF RALEIGH TREE MANUAL.
 - ALL DISTURBED AREAS NOT OCCUPIED BY STRUCTURES, PAVING OR PLANTINGS SHALL BE SEEDED 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 PULVERIZED 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 GRADING 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.

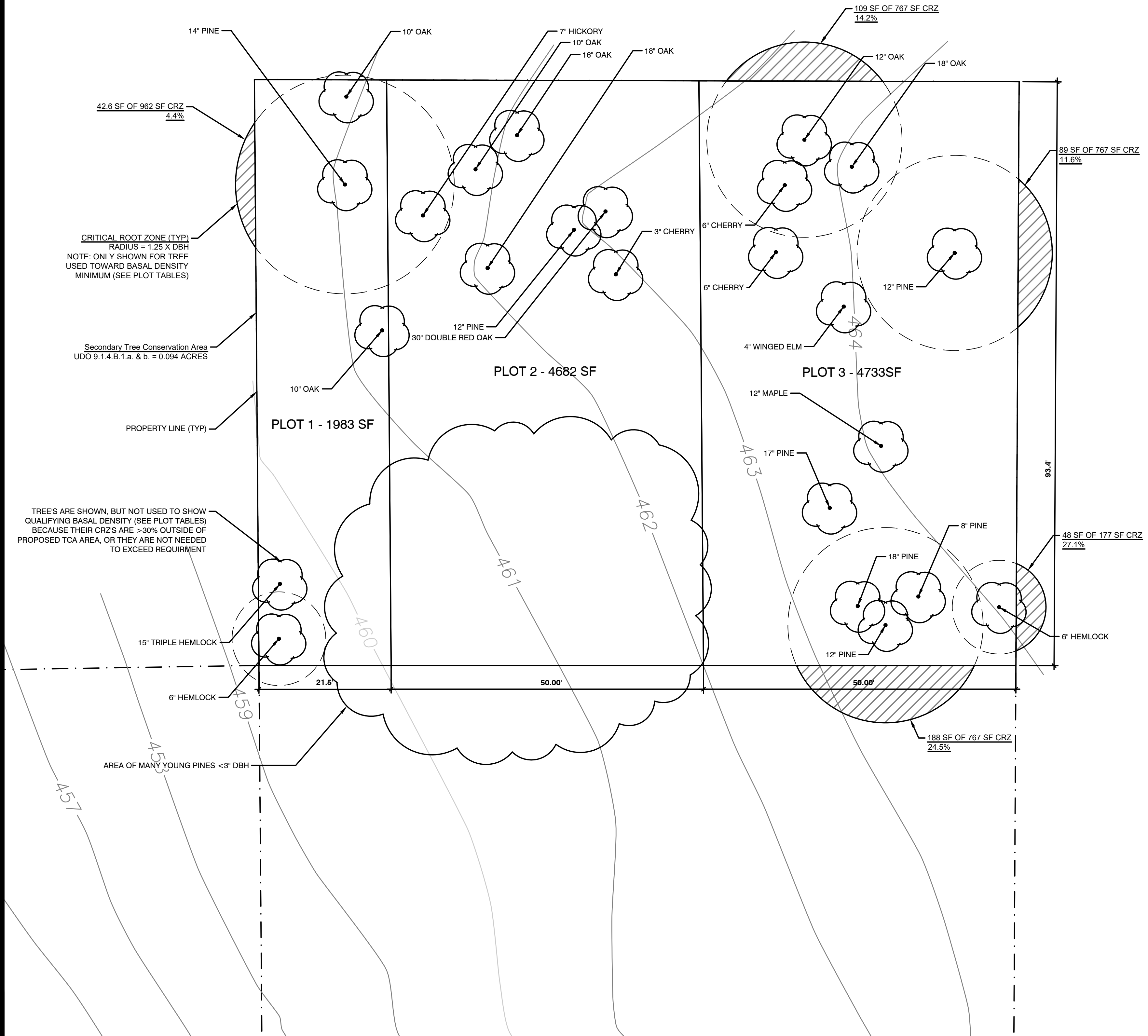
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	AT PLANTING	CONTAINER	MATURE
UNDERSTORY TREES						
CM	8	LAGERSTROMIA SPP., L. HYBRIDS	SINGLE STEM CREPE MYRTLE "COMANCHE"	6'-0"	0'-1.50"	B&B
						25'-0"
						20'-0"



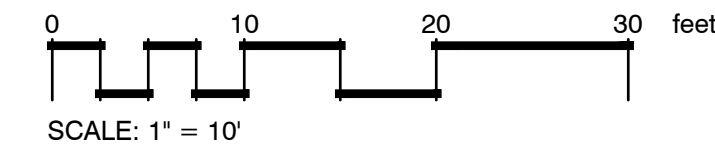
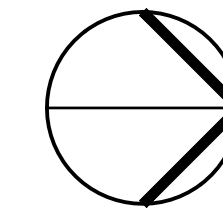
- ADDRESS: 739 POWELL DR
PIN: 0783584817
OWNER: ROBERTSON, JAMES WILSON JR
ADDRESS: PO BOX 11226
WINSTON SALEM NC 27116-1226
AREA: 1.43 AC
BOOK: 018098 PAGE: 00616
- ADDRESS: 735 POWELL DR
PIN: 0783582975
OWNER: NAPIER, JONATHAN GREGORY NAPIER,
KATELAND ELIZABETH BRANCH
ADDRESS: 735 POWELL DR
RALEIGH NC 27606-1625
AREA: 0.27 AC
BOOK: 017262 PAGE: 02279
- ADDRESS: 717 POWELL DR
PIN: 0783593175
OWNER: SINGLETARY, HOWARD M JR TRUSTEE
HOWARD M SINGLETARY JR REVOCABLE TRUST
ADDRESS: 717 POWELL DR
RALEIGH NC 27606-1625
AREA: 2.0 AC
BOOK: 018996 PAGE: 02199
- ADDRESS: 715 POWELL DR
PIN: 0783594482
OWNER: HAFLEY, GAIL E TRUSTEE MERRILL,
CHRISTINE L TRUSTEE
ADDRESS: 715 POWELL DR
RALEIGH NC 27606-1625
AREA: 2.21 AC
BOOK: 017617 PAGE: 00658



EXISTING CONDITIONS KEY MAP
SCALE = 1:50



Plot 1			Plot 2			Plot 3		
1983 SF			4682 SF			4733 SF		
# - Species	DBH	Basal Area	Species	DBH	Basal Area	Species	DBH	Basal Area
Hemlock	6	0.20	Hickory	7	0.27	Oak	12	0.79
Hemlock	15		Oak	10	0.55	Oak	18	
Oak	10	0.55	Oak	16		Cherry	6	0.20
Pine	14	1.07	Oak	18	1.77	Cherry	6	0.20
Oak	10		Pine	12	0.79	Pine	12	0.79
TOTAL BASAL AREA		1.81	Red Oak	30		Winged Elm	4	0.09
BASAL AREA/ACRE		39.76	Cherry	3	0.05	Maple	12	0.79
			241 - Sweet Gum	9	0.44	Pine	17	1.58
			TOTAL BASAL AREA		3.85	Pine	18	
			BASAL AREA/ACRE		35.86	Pine	12	
						Pine	8	0.35
						Hemlock	6	
						TOTAL BASAL AREA		4.76
						BASAL AREA/ACRE		43.80



THIS TREE CONSERVATION PLAN AND
ASSOCIATED DATA HAS BEEN CERTIFIED
BY:
ADAM WALTERS
ISA CERTIFIED ARBORIST
SD-10149A

