

# 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](mailto:SiteReview@raleighnc.gov).


DEVELOPMENT OPTIONS (UDO Chapter 2)				
<input checked="" 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): Kirkland Townhomes				
Property Address(es): 1534 Kirkland Road				
Recorded Deed PIN(s): 0792993952				
<b>Building type(s):</b>	<input type="checkbox"/> Detached House	<input type="checkbox"/> Attached House	<input checked="" 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	
<b>Current Property Owner(s) Names:</b> Kenneth J. Stanley & Michelle A. Stanley Co-Trustees	
Company:	Title:
Address: 4300 Grahamstone Road.	
Phone #:	Email:
<b>Applicant Name (If different from owner. See "who can apply" in instructions):</b>	
Relationship to owner: <input checked="" type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company: Concept 8 Holdings	Address: 307 S. Salem St. #200
Phone #: 919-601-5078	Email: shawn@concepteight.com
<b>NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.</b>	
<b>Developer Contact Names:</b> Jason G. Meadows	
Company: RDU Consulting, PLLC	Title: Manager
Address: 910 Tryon Hill Drive, Suite 101	
Phone #: 919-889-2614	Email: jason@rduconsulting.com



DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION			
Gross site acreage: 1.16			
Zoning districts (if more than one, provide acreage of each): CX-3-CU			
Overlay district(s):	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) Case # Z- 14-23	Board of Adjustment Case # BOA-	Design Alternate Case # DA-	

STORMWATER INFORMATION	
Imperious Area on Parcel(s): Existing (sf) 0 Proposed total (sf) 26,100	Impervious Area for Compliance (includes right-of-way): Existing (sf) 0 Proposed total (sf) 0
NUMBER OF LOTS AND DENSITY	
# of Detached House Lots:	# of Attached House Lots: Kenneth <input checked="" type="checkbox"/> # of Townhouse Lots: 12
# of Tiny House Lots:	# of Open Lots: 2 # of Other Lots (Apartment, General, Mixed Use, Civic): Jason G. <input checked="" type="checkbox"/>
Total # of Lots: 13	Total # Dwelling Units: 12
# of bedroom units (if known): 1br _____ 2br _____ 3br _____ 4br _____	
Proposed density for each zoning district (UDO 1.5.2.F): 48,626 SF (NET) / 12 Units = 4,052 SF/Unit	

SIGNATURE BLOCK	
<p>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.</p> <p>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).</p> <p>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.</p> <p>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.</p>	
Signature: 	Date: 2/15/2024
Printed Name: Shawn Donovan	
Signature:	Date:
Printed Name:	





SITE

SITE

VICINITY MAP  
1" : 400'

SITE DATA		
PROPERTY OWNER/DEVELOPER:	CONCEPT 8 HOLDINGS, LLC 307 S. SALEM ST. SUITE 200 APEX, NC 27502	
SITE ADDRESS:	1534 KIRKLAND ROAD	
GROSS SITE AREA:	1.129 AC/49,162 SF	
RIGHT-OF-WAY DEDICATION:	0.012 AC/537 SF	
NET SITE AREA:	1.116 AC/48,626 SF	
WAKE COUNTY PIN #:	0792993952	
ZONING DISTRICT:	CX-3-CU	
EXISTING USE:	VACANT	
PROPOSED USE:	TOWNHOME BUILDING TYPE	
STREET CLASSIFICATION:	LAKE WHEELER ROAD - AVENUE 2-LANE DIVIDED KIRKLAND ROAD - NEIGHBORHOOD STREET	
EXISTING STREETScape:	LAKE WHEELER VARIABLE TREE LAWN NO SIDEWALK KIRKLAND ~9' TREE LAWN NO SIDEWALK	
PROPOSED STREETScape:	LAKE WHEELER 6' TREE LAWN NO SIDEWALK * KIRKLAND 6' TREE LAWN NO SIDEWALK * *FEE-IN-LIEU FOR PORTIONS NOT CONSTRUCTED	
PROVIDED PARKING:	2 SPACES INCLUDING 1 VAN HANDICAP ACCESSIBLE SPACE	
AMENITY AREA REQUIRED:	TOTAL: 4,863 SF (10%) PEDESTRIAN ACCESSIBLE AMENITY AREA: 2,432 SF (5%)	
PROVIDED:	TOTAL: 8,245 SF (17.0%) PEDESTRIAN ACCESSIBLE AMENITY AREA: 2,432 SF (5%)	

<b>UDO SEC. 8.3.2.A BLOCK PERIMETER</b> THE LEAST RESTRICTIVE ZONING WITHIN THE BLOCK IS CX. THEREFORE, IN ACCORDANCE WITH UDO 8.3.2.A.2.b, BLOCK PERIMETER IS NOT APPLICABLE DUE TO THE SITE AREA BEING 1.13 ACRES WHICH IS LESS THAN THE MIN. SITE AREA APPLICABILITY FOR CX ZONING.
<b>UDO SEC. 8.3.5.D CROSS ACCESS</b> IN ACCORDANCE WITH UDO 8.3.5.D CROSS ACCESS REQUIREMENTS ARE NOT APPLICABLE TO THE PROPOSED DEVELOPMENT DUE TO THE EXISTING BUILDINGS TO THE NORTH BEING VALUED MORE THAN THE LAND AND EXISTING SLOPES GREATER THAN 25% TO THE EAST.
<b>FEE-IN-LIEU REQUEST</b> THE APPLICANT IS REQUESTING TO PAY A FEE-IN-LIEU FOR THE SIDEWALK IMPROVEMENTS ALONG LAKE WHEELER ROAD AND KIRKLAND ROAD IN ACCORDANCE WITH UDO SEC. 8.4.1.B.4.
<b>RESIDENTIAL INFILL</b> A COMPARATIVE INFILL SAMPLE OF 4 BUILDINGS WITHIN 300' DOES NOT EXIST ALONG THE PROJECT FRONTAGE, THEREFORE INFILL REQUIREMENTS OF UDO SEC. 2.2.7 ARE NOT APPLICABLE.

## INDEX

CE-1.0	BOUNDARY AND TOPOGRAPHIC SURVEY
CE-2.0	SUBDIVISION PLAN
CE-2.1	SITE LAYOUT PLAN
CE-3.0	UTILITY PLAN
CE-4.0	STORMWATER MANAGEMENT PLAN
LA-1	LANDSCAPE PLAN

# KIRKLAND TOWNES

## PRELIMINARY SUBDIVISION

### SUB-XXX-2024

## RALEIGH, NORTH CAROLINA

FEBRUARY 19, 2024

Z-14-23 CONDITIONS OF APPROVAL	
ORDINANCE NO. (2023) 549 ZC 864	EFFECTIVE 8/20/2023
Z-14-23 – 1534 Kirkland Road, located at the northeast corner of Lake Wheeler and Kirkland Roads, being Wake County PIN 0792993952. Approximately 1.16 acres rezoned to Commercial Mixed Use-3 stories-Conditional Use (CX-3-CU) with SHOD-2 and SRPOD.	
Conditions dated: March 7, 2023	
1. The following Principal Uses listed in UDO Section 6.1.4 that are permitted, limited, or special use in the CX-District shall be prohibited: (1) dormitory, fraternity, sorority; (2) cemetery; (3) outdoor recreation; (4) bed and breakfast; and (5) detention center, jail, prison.	

## DEVELOPER:

**CONCEPT 8 HOLDINGS, LLC**  
307 S. Salem St. Suite 200  
Apex, NC 27502  
919-601-5078  
shawn@concepteight.com

## CIVIL ENGINEER:

**RDU**  
CONSULTING, PLLC

NC LICENSE P-2425

PHONE: 252-908-5722

EMAIL: LEWIS@RDUCONSULTING.COM

P.O. BOX 418

CLAYTON, NC 27528

HORIZONTAL DATUM: NAD83  
VERTICAL DATUM: NAVD88

ALL CONSTRUCTION SHALL BE IN  
ACCORDANCE WITH CITY OF RALEIGH  
AND NCDOT STANDARDS AND  
SPECIFICATIONS.

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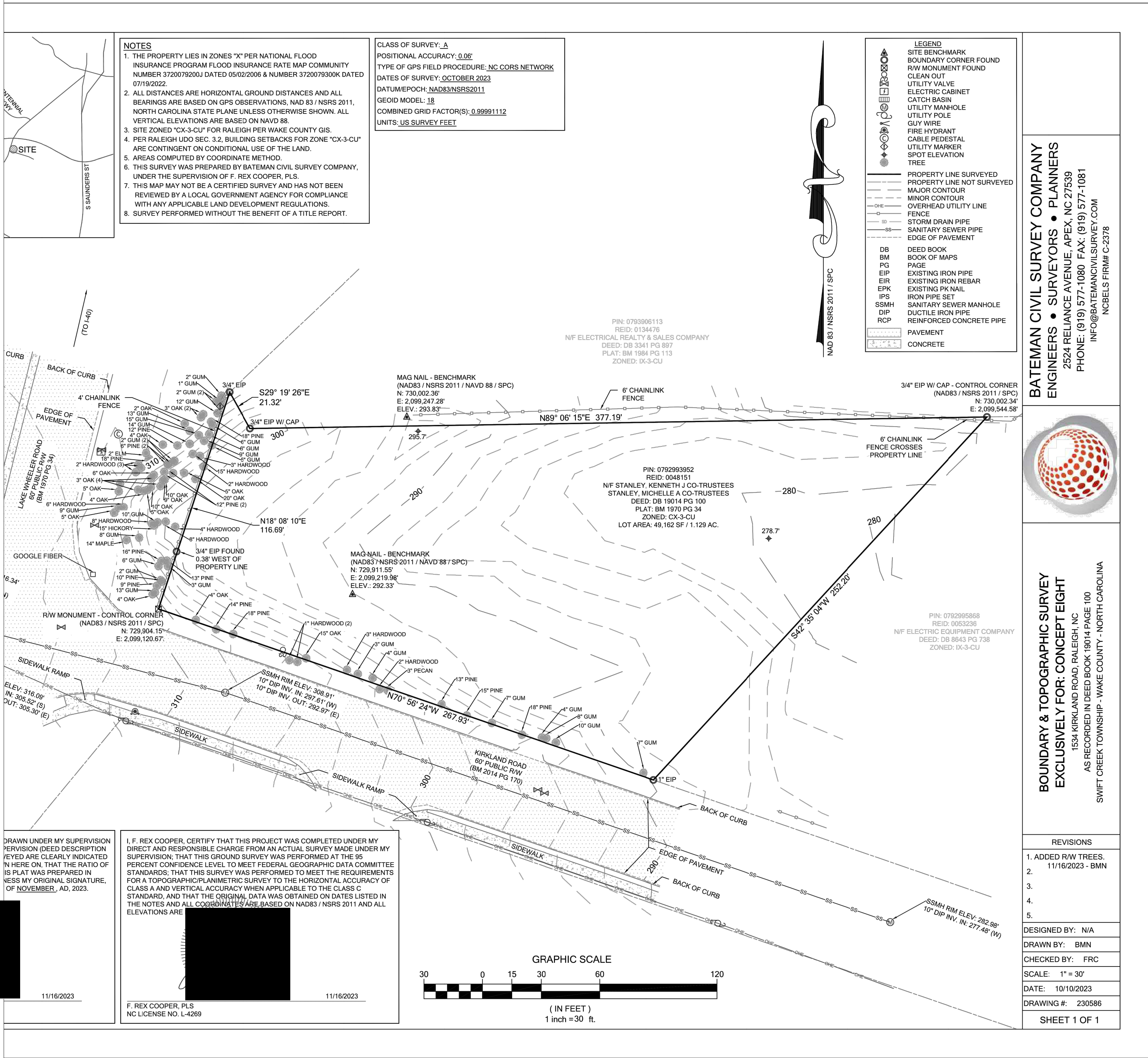
Page 2 of 2

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raleighnc.gov



LEGEND	
BM	BOOK OF MAPS
DB	DEED BOOK
PG	PAGE
R/W	RIGHT OF WAY
EIP	EXISTING IRON PIPE
IPS	IRON PIPE SET
CP	COMPUTED POINT
SS	SANITARY SEWER
CO	SANITARY SEWER CLEAN OUT
MH	MANHOLE
WH	WATER VALVE
RV	REINFORCED CONCRETE STORM PIPE
CONC	CONCRETE
MH	MANHOLE
WM	WATER METER
LP	LIGHT POLE
CATV	CABLE PEDESTAL
TP	TELEPHONE PEDESTAL
FH	FIRE HYDRANT
CB	CATCH BASIN
PP	POWER POLE
DI	DROP INLET
PROPOSED CONCRETE	
AMENITY AREA	
TPF	TREE PROTECTION FENCE
PROPERTY LINE	
RIGHT OF WAY LINE	
PROP. LINE NOT SURVEYED	
STORM PIPE	
SANITARY SEWER LINE	
OVERHEAD POWER	
EASEMENT LINE	
FENCE LINE	
CATV	
FH	
LP	
WH	
SSMH	
GW	
MW	
CO	
PP	
TP	
PROPOSED STORM DRAINAGE LINE	

Revisions		
Number	Description	Date





**LEGEND**

BM	BOOK OF MAPS
DB	DEED BOOK
PG	PAGE
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---	SANITARY SEWER LINE
---	OVERHEAD POWER
---	EASEMENT LINE
---	FENCE LINE
CATV	CATV
FH	FH
LP	LP
WV	WV
SSMH	SSMH
GW	GW
MW	MW
PP	PP
TP	TP
---	PROPOSED STORM DRAINAGE LINE

20' 10' 0 20' 40'  
1"=20'

Revisions		
Number	Description	Date

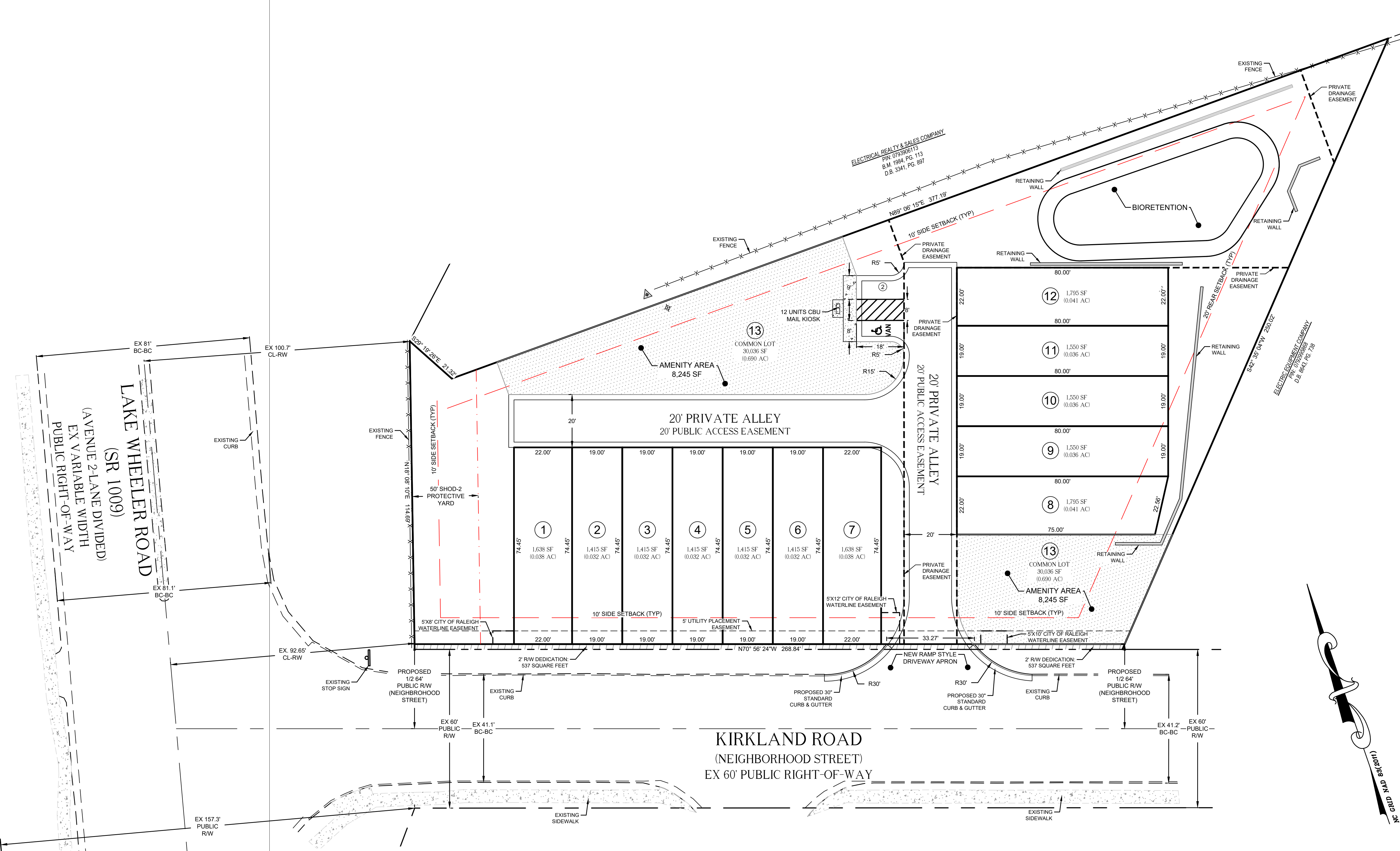
Drawing Title

**SUBDIVISION PLAN**

Sheet Number

**CE-2.0**

Date Issued 02/19/2024





















**TOWNHOME LOT IMPERVIOUS**

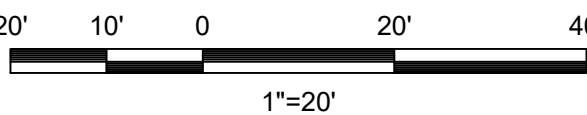
EACH TOWNHOME LOT SHALL HAVE A  
MAXIMUM IMPERVIOUS ALLOCATION  
(MIA) OF 1,400 SF. THE COMMON LOT  
SHALL HAVE A MAXIMUM IMPERVIOUS  
ALLOCATION (MIA) OF 7,500 SF.



KIRKLAND  
TOWNES  
(SUB-XXXX-2024)

# PRELIMINARY SUBDIVISION

- | LEGEND   |                                |
|--|--------------------------------|
| BM   | BOOK OF MAPS                   |
| DB   | DEED BOOK                      |
| PG   | PAGE                           |
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| IP   | IRON PIPE SET                  |
| CP   | COMPUTED POINT                 |
| SS   | SANITARY SEWER                 |
| CO   | SANITARY SEWER CLEAN OUT       |
| MH   | MANHOLE                        |
| WV   | WATER VALVE                    |
| RC   | REINFORCED CONCRETE STORM PIPE |
| CONC   | CONCRETE                       |
| MH   | MANHOLE                        |
| WM   | WATER METER                    |
| LP   | LIGHT POLE                     |
| CATV   | CABLE PEDESTAL                 |
| TP   | TELEPHONE PEDESTAL             |
| FB   | FIRE HYDRANT                   |
| CH   | CATCH BASIN                    |
| PP   | POWER POLE                     |
| DI   | DROP INLET                     |
|       | PROPOSED CONCRETE              |
|       | AMENITY AREA                   |
|  TPF  | TREE PROTECTION FENCE          |
|       | PROPERTY LINE                  |
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|       | STORM PIPE                     |
|  SS   | SANITARY SEWER LINE            |
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|  F    | FENCE LINE                     |
|  CATV | CATV                           |
|  FH   | FH                             |
|  LP   | LP                             |
|  WM   | WM                             |
|  PP   | PP                             |
|  TP   | TP                             |
|       | SSMH                           |



Revisions		
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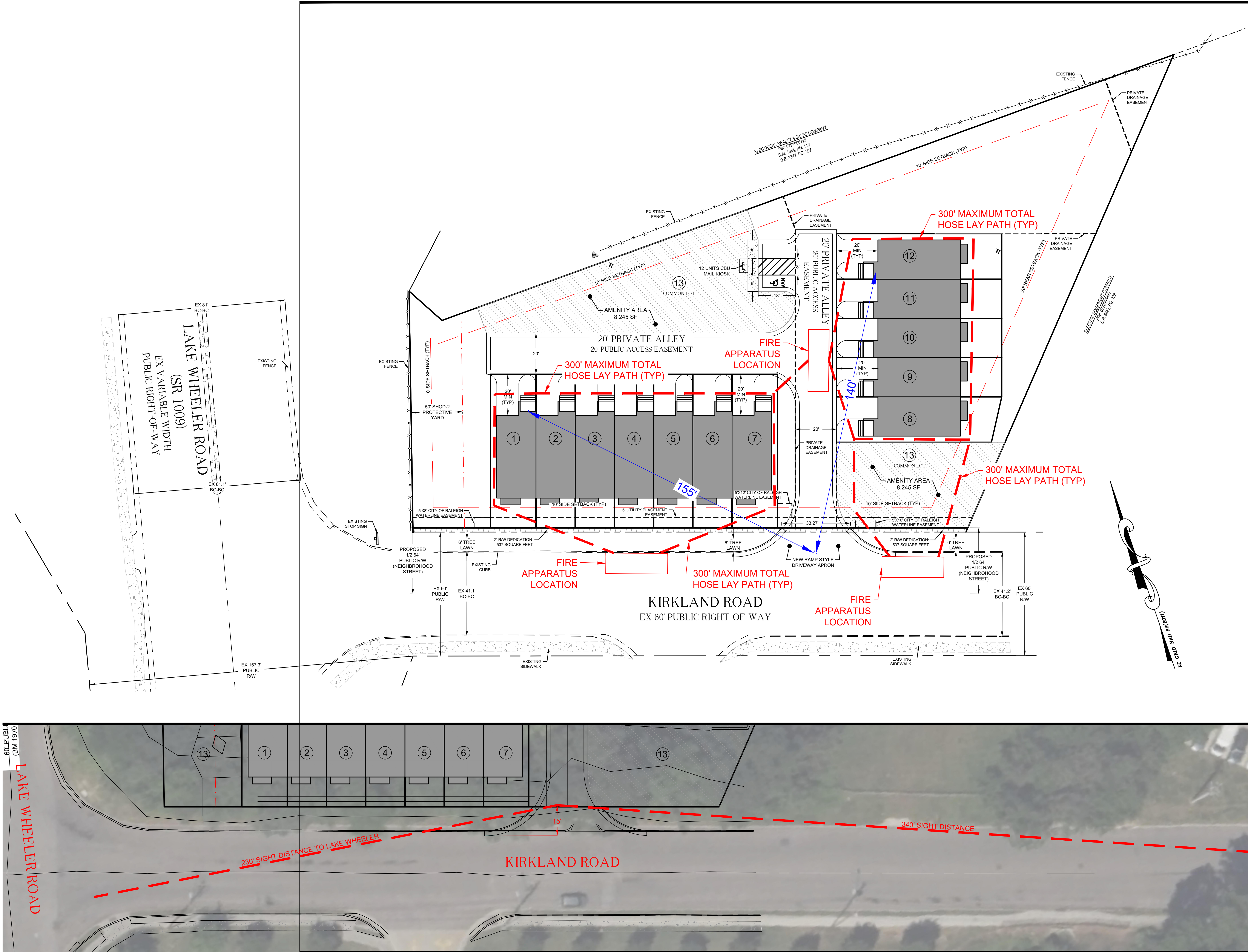
Drawing Title

## SITE LAYOUT PLAN

Sheet Number

CE-2.1

Date Issued 02/19/2024





**LEGEND**

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DI	DROP INLET

**PROPOSED CONCRETE**

**AMENITY AREA**

**TPF** TREE PROTECTION FENCE

**PROPERTY LINE**

**RIGHT OF WAY LINE**

**PROP. LINE NOT SURVEYED**

**STORM PIPE**

**SANITARY SEWER LINE**

**OVERHEAD POWER**

**EASEMENT LINE**

**FENCE LINE**

**PROPOSED STORM DRAINAGE LINE**

**Scale:** 1"=20'

Revisions		
Number	Description	Date

**STANDARD UTILITY NOTES:**

- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
- Utility separation requirements:
  - A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to wateline specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well
  - When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed in the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter
  - Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to wateline specifications
  - 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer
  - Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 18" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W- 41 & S-49)
  - All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required
- Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction
- Developer shall provide 30 days advance written notice to owner for any work required within an existing City of Raleigh Utility Easement traversing private property
- Contractor shall maintain continuous water & sewer service to existing residences & businesses 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

- 6.3.0' minimum cover is required on all water mains & sewer forcemains. 4.0' minimum cover is required on all reuse mains
- It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure
- Install 3/4" copper water services with meters located at ROW or within a 2'x2' Waterline Easement immediately adjacent. NOTE: it is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure
- Install 4" PVC sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum
- Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole
- All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction
- NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction
- Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the RW FOG Program Coordinator prior to issuance of a U.C. / Bldg Permit. Contact (919) 996-4516 or [fog@raleighnc.gov](mailto:fog@raleighnc.gov) for more information
- Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix-B of the Rules Governing Public Water Systems in North Carolina. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval list. The devices shall be installed and tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross-connection control program, whichever is more stringent. A Certificate of Compliance shall also be obtained from the RW Cross-Connection Coordinator for each device prior to issuance of a U.C. / Bldg Permit. Contact (919) 996-5923 or [crossconnection@raleighnc.gov](mailto:crossconnection@raleighnc.gov) for more information
- NOTICE:** For projects with replaced or oversized mains: If the City's reimbursement for an oversized main or urban main replacement project is \$250,000 or greater - the project must be publicly bid

LAKE WHEELER ROAD  
(SR 1009)  
EX VARIABLE WIDTH  
PUBLIC RIGHT-OF-WAY

EX-MH  
RIM: 316.09  
INV IN: 305.52  
INV OUT: 305.30

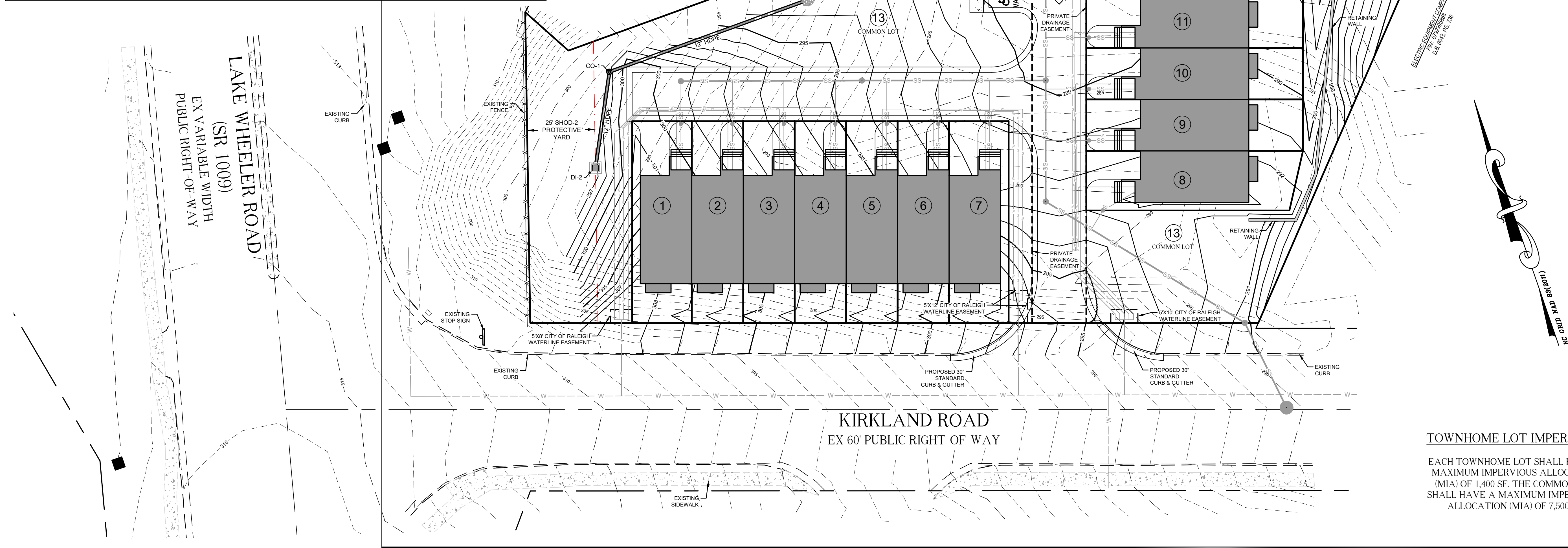
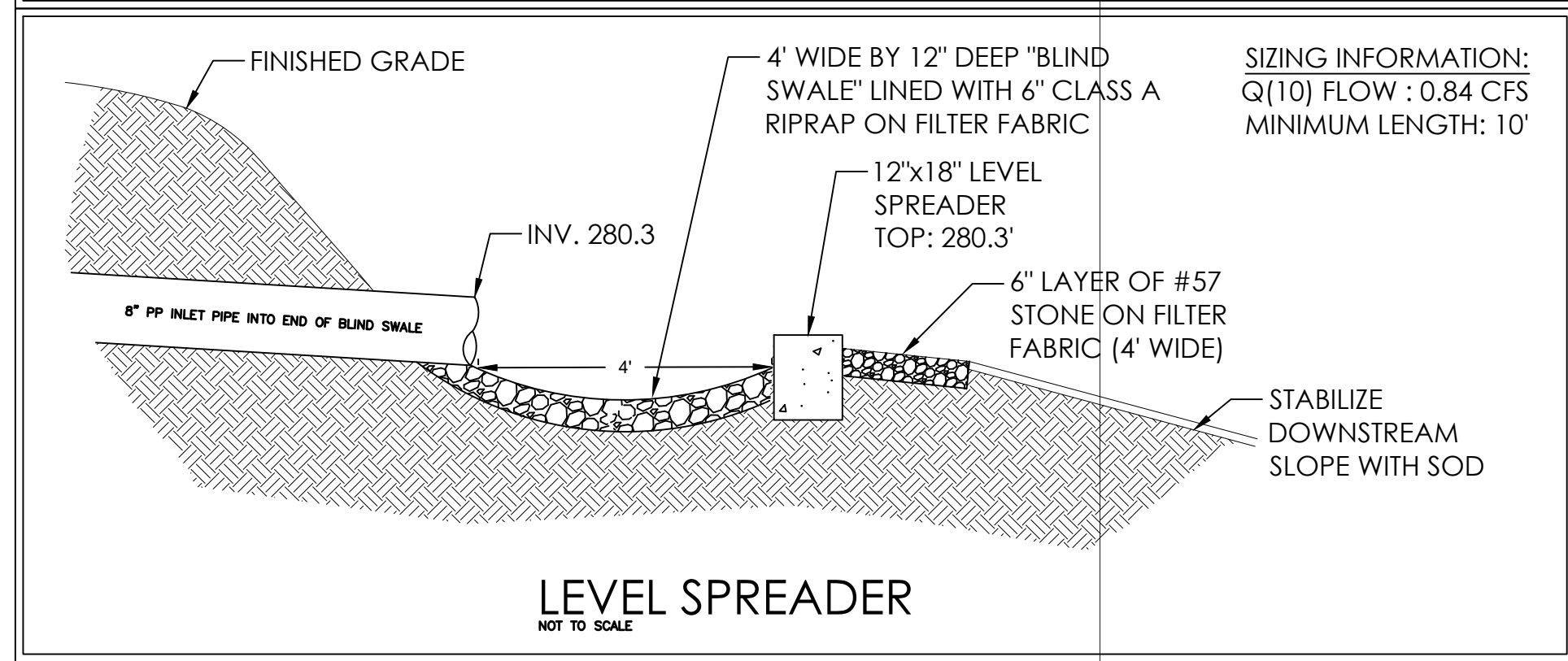
EX-MH  
RIM: 308.91  
INV IN: 297.61  
INV OUT: 292.97

KIRKLAND ROAD  
EX 60' PUBLIC RIGHT-OF-WAY

MH-1  
RIM: 280.44  
INV IN: 283.14  
INV OUT: 282.94

EX-MH  
RIM: 282.98  
INV IN: 277.48





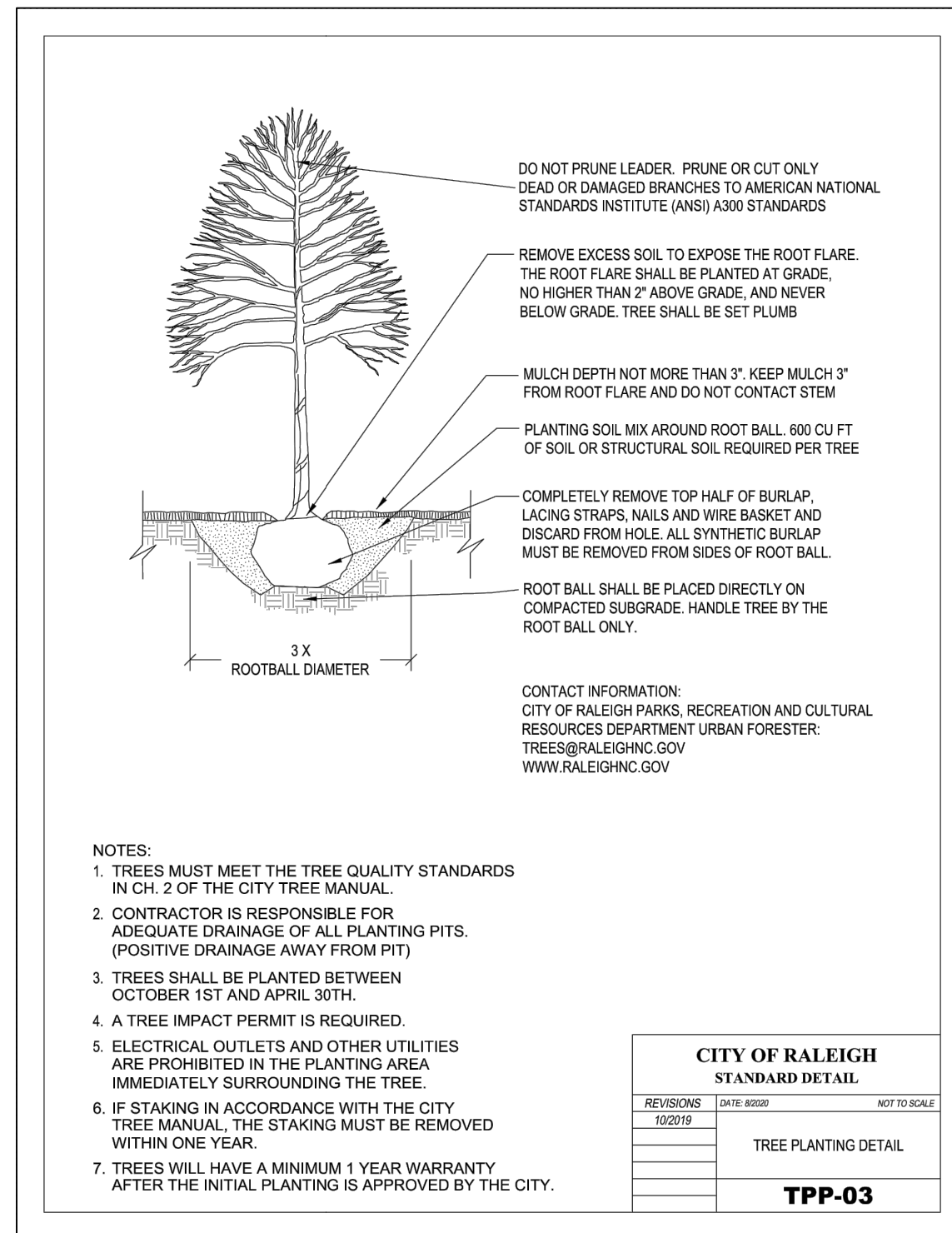
1. BIORETENTION SHALL BE ONLY BE CONSTRUCTED ONCE ALL CONTRIBUTING DRAINAGE AREA IS STABILIZED WITH PAVING OR PERMANENT VEGETATION.
2. SITE SHALL BE FULLY STABILIZED WITH A HEALTHY STAND OF GRASS ACHIEVING 85% COVERAGE, MULCH SHALL BE PLACED IN LANDSCAPED AREAS.
3. CONTRACTOR SHALL PROVIDE (2) IN-SITU INFILTRATION TESTING OF CELL ONE SOD HAS BEEN INSTALLED AND PROVIDE CERTIFIED RESULTS TO DESIGN ENGINEER FOR AS-BUILT REVIEW. CONTRACTOR SHALL PROVIDE A MATERIALS TESTING CERTIFICATE FOR THE BIORETENTION MIX INCLUDING SIEVE ANALYSIS, P-INDEX, AND SOIL COMPOSITION CHARACTERISTICS.
4. AS-BUILT PLANS SHALL BE PROVIDED TO THE ENGINEER OF RECORD FOR CERTIFICATION. CERTIFICATION SHALL BE REQUIRED TO BE SUBMITTED TO THE CITY OF RALEIGH NO LATER THAN 10 BUSINESS DAYS PRIOR TO REQUESTING CERTIFICATE OF OCCUPANCY.
5. SOD WITHIN THE BIORETENTION AREA MUST NOT NOT BE GROWN IN A SOIL WITH AN IMPERMEABLE CLAY LAYER.

BIORETENTION SOIL MIXTURE (BSM): SHALL BE PLACED AND GRADED USING LOW GROUND-CONTACT PRESSURE EQUIPMENT OR BY EXCAVATORS AND/OR BACKHOES OPERATING ON THE GROUND ADJACENT TO THE BIORETENTION FACILITY. NO HEAVY EQUIPMENT SHALL BE USED WITHIN THE PERIMETER OF THE BIORETENTION FACILITY BEFORE, DURING, OR AFTER THE PLACEMENT OF THE BSM. THE BSM SHALL BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED 12 INCHES FOR THE ENTIRE AREA OF THE BIORETENTION FACILITY. THE BSM SHALL BE COMPACTED BY SATURATING THE ENTIRE AREA OF THE BIORETENTION FACILITY AFTER EACH LIFT OF BSM IS PLACED UNTIL WATER FLOWS FROM THE UNDERDRAIN. WATER FOR SATURATION SHALL BE APPLIED BY SPRAYING OR SPRINKLING. AN APPROPRIATE SEDIMENT CONTROL DEVICE SHALL BE USED TO REMOVE ANY SEDIMENT-LADEN WATER DISCHARGED FROM THE UNDERDRAIN. IF THE BSM BECOMES CONTAMINATED DURING THE CONSTRUCTION OF THE FACILITY, THE CONTAMINATED MATERIAL SHALL BE TAKEN OUT AND REPLACED WITH UNCONTAMINATED MATERIAL AT NO ADDITIONAL COST TO THE OWNER. FINAL GRADING OF THE BSM SHALL BE PERFORMED AFTER A 24-HOUR SETTLING PERIOD. FINAL ELEVATIONS SHALL BE WITHIN 2 INCHES OF ELEVATIONS SHOWN ON THE CONTRACT PLANS.

THE BIORETENTION SOIL MIXTURE (BSM) SHALL BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES EXCLUDING MULCH. NO OTHER MATERIALS OR SUBSTANCES SHALL BE MIXED OR DUMPED WITHIN THE BIORETENTION AREA THAT MAY BE HARMFUL TO PLANT GROWTH, OR PROVE A HINDRANCE TO THE PLANTING OR MAINTENANCE OPERATIONS. A MATERIALS TESTING CERTIFICATE SHALL BE PROVIDED TO THE ENGINEER OF RECORD.

RDU CONSULTING, PLLC		
NC LICENSE P-2425 PHONE: 252-908-5722 EMAIL: LEWIS@RDUCONSULTING.COM P.O. BOX 418 CLAYTON , NC 27528		
Seal		
Client	CONCEPT 8 HOLDINGS, LLC 307 S. SALEM ST. #200 APEX, NC 27502	
Project	KIRKLAND TOWNES (SUB-XXXX-2024)	
Process	PRELIMINARY SUBDIVISION	
<div>LEGEND</div> <div><div>BMBOOK OF MAPS</div><div>DBDEED BOOK</div><div>PGPAGE</div><div>R/WRIGHT OF WAY</div><div>EIPEXISTING IRON PIPE</div><div>IPSIRON PIPE SET</div><div>CPCOMPUTED POINT</div><div>SSSANITARY SEWER</div><div>CO SANITARY SEWER CLEAN OUT</div><div>MHMANHOLE</div><div>WWATER VALVE</div><div>RVREINFORCED CONCRETE STORM PIPE</div><div>CONCCONCRETE</div><div>MMANHOLE</div><div>WMWATER METER</div><div>LPLIGHT POLE</div><div>CATVCABLE PEDESTAL</div><div>TPTELEPHONE PEDESTAL</div><div>FHFIRE HYDRANT</div><div>CB CATCH BASIN</div><div>PPPOWER POLE</div><div>DIDROP INLET</div><div>PROPOSED CONCRETE</div><div>AMENITY AREA</div><div><div>TPTREE PROTECTION FENCE</div><div>PROPERTY LINE</div><div>RIGHT OF WAY LINE</div><div>PROP. LINE NOT SURVEYED</div><div>SSSTORM PIPE</div><div>CHCHSANITARY SEWER LINE</div><div>OHPOVERHEAD POWER EASEMENT LINE</div><div>FENCE LINE</div></div><div><div>CATVFHLPWVSSMH</div><div>GWMWPPTP</div></div><div>PROPOSED STORM DRAINAGE LINE</div><div><div>20'10'020'40'</div><div>1"=20'</div></div></div>		
Revisions		
Number	Description	Date
Drawing Title		
STORMWATER MANAGEMENT PLAN		
Sheet Number		
CE-4.0		
Date Issued 02/19/2024		





City of Raleigh Planting Requirements:

- 1) STREET TREES:  
LAKE WHEELER ROAD:  
115' / 40 LF = 2 Canopy trees  
Provided: (2) 3.5" Caliper Overcup Oak ~40' spacing

- KIRKLAND ROAD:  
269' / 40 LF = 6 Canopy trees  
Provided: (6) 3.5" Caliper Overcup Oak ~40' spacing



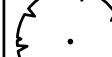


- 2) SHOD-2 PROTECTIVE YARD:  
SHADE TREES:  
Deciduous - (3) 3.5" Caliper Overcup Oak  
Evergreen - (2) 2" Caliper Magnolia

- UNDERSTORY TREES:  
(4) 1.5" Caliper Serviceberry

- SHRUBS:  
(8) Wax Myrtle  
(8) Loropetalum Chinense

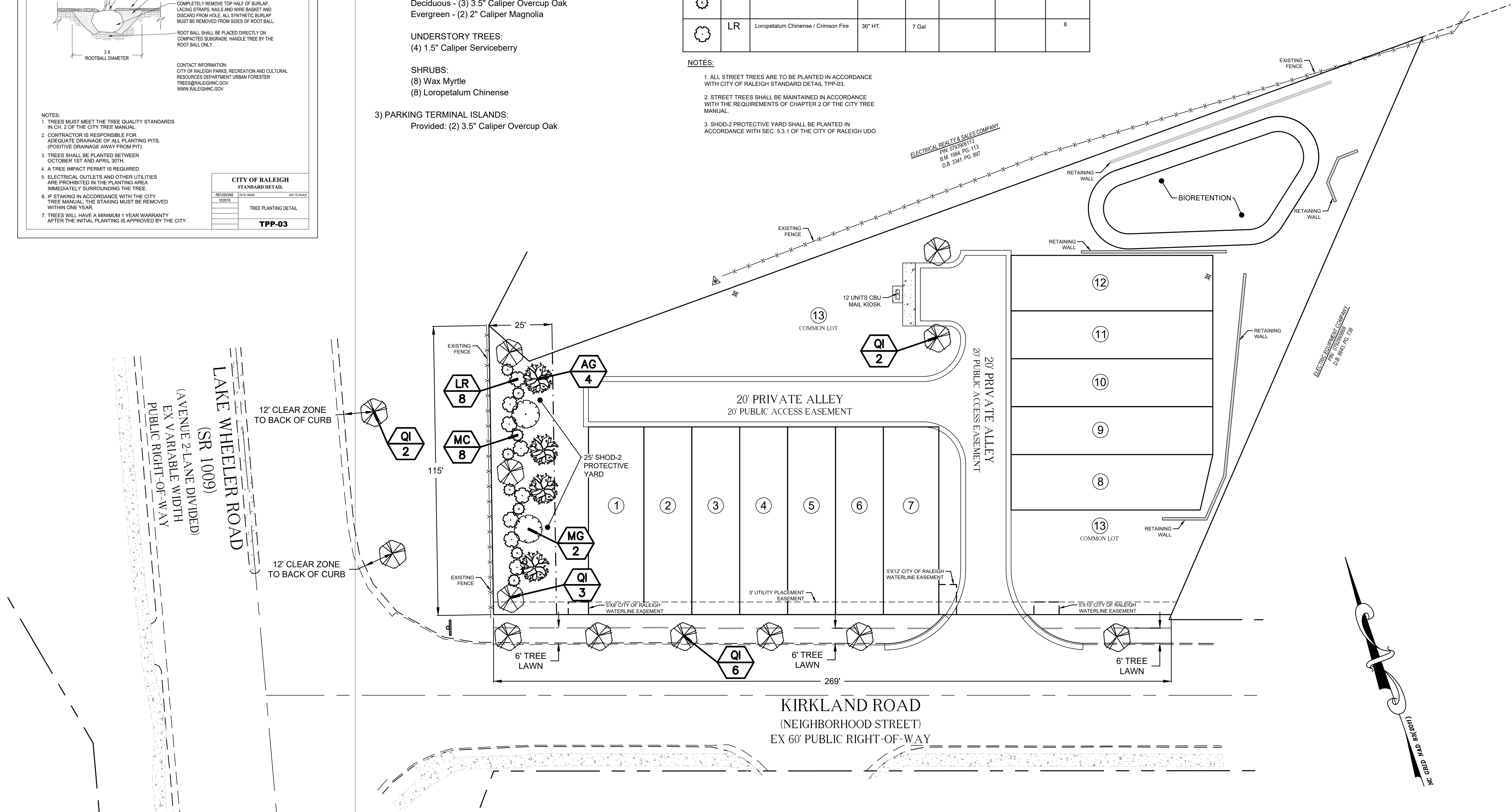
- 3) PARKING TERMINAL ISLANDS:  
Provided: (2) 3.5" Caliper Overcup Oak

Plant Schedule:

KEY	BOTANICAL / COMMON NAME	SIZE	ROOT	MATURE HT/SPREAD	REMARKS	QUANTITY
	QI Quercus Lyrata / Overcup Oak	3.5" Cal. /14" HT.	CONT./ B & B	45'-70' HT 35'-50' SPREAD	SINGLE STEM	13
	MG Magnolia, Magnolia grandiflora	2" Cal. /8' HT.	CONT./ B & B	60'-80' HT 20'-40'- SPREAD	SINGLE STEM	2
	AG Serviceberry, Amelanchier grandiflora	1.5" Cal. /6' HT.	CONT./ B & B	15'-20' HT 15' SPREAD	SINGLE STEM	4
	MC Myrica cerifera / Wax Myrtle	36" HT.	7 Gal			8
	LR Loropetalum Chinense / Crimson Fire	36" HT.	7 Gal			8

NOTES:

1. ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL TPP-03.
2. STREET TREES SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
3. SHOD-2 PROTECTIVE YARD SHALL BE PLANTED IN ACCORDANCE WITH SEC. 5.3.1 OF THE CITY OF RALEIGH UDO.



NC LICENSE P-2425  
PHONE: 252-908-5722  
EMAIL: LEWIS@RDUCONSULTING.COM  
P.O. BOX 418  
CLAYTON, NC 27528

CONCEPT 8  
HOLDINGS, LLC  
307 S. SALEM ST. #200  
APEX, NC 27502

KIRKLAND  
TOWNES  
(SUB-XXXX-2024

PRELIMINARY  
SUBDIVISION

**LEGEND**

BM	BOOK OF MAPS
DB	DEED BOOK
PO	PAGE
R/W	RIGHT OF WAY
IPS	EXISTING IRON PIPE
EIP	IRON PIPE SET
CP	COMPUTED POINT
SS	SANITARY SEWER
CO	SANITARY SEWER CLEAN OUT
MH	MANHOLE
WV	WATER VALVE
RCP	REINFORCED CONCRETE STORM PIPE
CONC	CONCRETE
MH	MANHOLE
WM	WATER METER
LP	LIGHT POLE
CATV	CABLE PEDESTAL
TP	TELEPHONE PEDESTAL
FH	FIRE HYDRANT
CB	CATCH BASIN
PO	POWER POLE
DI	DROP INLET
PROPOSED CONCRETE	
AMENITY AREA	
_____ TFF _____ TREE PROTECTION FENCE	
_____ PROPERTY LINE	
_____ RIGHT OF WAY LINE	
_____ PROP. LINE NOT SURVEYED	
_____ STORM PIPE	
_____ SS _____	SANITARY SEWER LINE
_____ OVERHEAD POWER	
_____ EASEMENT LINE	
_____ FENCE LINE	
_____ X _____	
_____ CATV _____	
_____ GW _____	
_____ MH _____	
_____ LP _____	
_____ WV _____	
_____ SSMH _____	
_____ TP _____	
_____ PROPOSED STORM DRAINAGE LINE	

[illegible]

Drawing Title

LANDSCAPE PLAN

Sheet Number

LA-1

Date Issued 02/19/2024