

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 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

NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.

GENERAL INFORMATION	
Scoping/sketch plan case number(s): SCOPE-0025-2023	
Development name (subject to approval): 5100 Poole Subdivision	
Property Address(es): 5100 Poole Road	
Recorded Deed PIN(s): 1733-12-8612	
Building type(s):	<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	
Current Property Owner(s) Names: Marlowe & Moye, LLC	
Company: Marlowe & Moye, LLC	Title: Howard Moye - Manager
Address: PO Box 20667 Raleigh, NC 27619	
Phone #: 919-844-7888	Email: hmoyeiii@gmail.com
Applicant Name (If different from owner. See "who can apply" in instructions):	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input checked="" type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company: Jones & Crossen Engineering	Address: PO Box 1062 Apex, NC 27502
Phone #: 919-387-1174	Email: peter@jonescrossen.com
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Names: Howard Moye	
Company: Marlowe & Moye, LLC	Title: Manager
Address: PO Box 20667 Raleigh, NC 27619	
Phone #: 919-844-7888	Email: hmoyeiii@gmail.com

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION

Gross site acreage: 1.24		
Zoning districts (if more than one, provide acreage of each): OX-3		
Overlay district(s):	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: N/A <input type="checkbox"/>
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>0</u> Proposed total (sf) <u>20,003</u>	Impervious Area for Compliance (includes right-of-way): Existing (sf) <u>0</u> Proposed total (sf) <u>3,993</u>
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NUMBER OF LOTS AND DENSITY

# of Detached House Lots:	# of Attached House Lots:	# of Townhouse Lots: 7
# of Tiny House Lots:	# of Open Lots: 1	# of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Lots: 8	Total # Dwelling Units: 7	
Proposed density for each zoning district (UDO 1.5.2.F): 5.65		

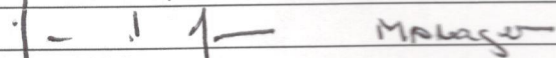
SIGNATURE BLOCK

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.

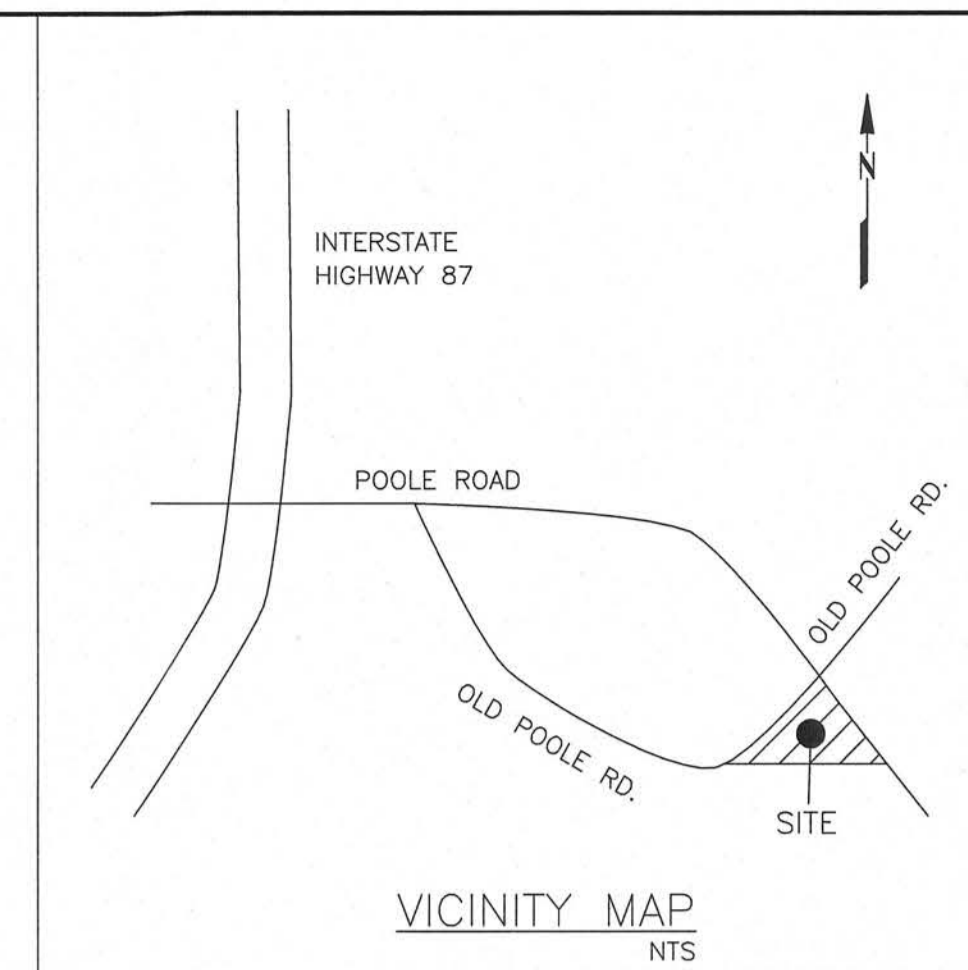
By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements 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:  Manager	Date: 03/26/2024
Printed Name: Howard Moye	
Signature:	Date:
Printed Name:	

5100 POOLE TOWNHOMES PRELIMINARY SUBDIVISION PLAN



Jones & Crossen
ENGINEERING, PLLC
Civil Engineering | Construction Management | Land Planning

221 N. SALEM ST.
SUITE 001
PO BOX 1062
APEX, NC 27502
Office: 919-387-1174
Registration: P-0151
www.jonescrossen.com

5100 POOLE TOWNHOMES
PRELIMINARY SUBDIVISION PLAN
WAKE COUNTY, NORTH CAROLINA

CITY OF RALEIGH
5100 POOLE TOWNHOMES
PRELIMINARY SUBDIVISION PLAN
COVER SHEET

SCALE: 1" = 100'
DATE: MARCH 26, 2024
PROJECT: 2306

Preliminary Subdivision Application
Site Review
Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2900

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BUILDING TYPE(S): Detached House Attached House Townhouse Apartment
 General Building Mixed Use Building Civic Building Open Lot Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION

Current Property Owner(s) Name: Marlowe & Moye, LLC
Company: Marlowe & Moye, LLC Title: Howard Moye - Manager
Address: PO Box 20667 Raleigh, NC 27619
Phone #: 919-844-7888 Email: hmoye@raleighnc.gov

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SITE DATA	
PROJECT NAME	5100 POOLE TOWNHOMES
PREPARER'S CONTACT INFORMATION	JONES & CROSSEN ENGINEERING, PLLC P.O. BOX 1062 APEX, NORTH CAROLINA 27502 PHONE - (919) 387-1174 FAX - (919) 387-3375 CONTACT PERSON - PETER D. CROSSEN
OWNER / DEVELOPER CONTACT INFORMATION	MARLOWE & MOYE, LLC P.O. BOX 20667 RALEIGH, NC 27619 PHONE - (919) 844-7888 FAX - (919) 845-6639 CONTACT PERSON - HOWARD MOYE
CURRENT PROPERTY ZONING	OX-3
WAKE COUNTY PINS	1733-12-8612
TOTAL SITE AREA	1.24 ACRES (53,871 SF)
SITE AREA IN RW DEDICATION	0.14 ACRES (6,023 SF)
NET SITE AREA	1.10 ACRES (47,848 SF)
EXISTING USE	VACANT
PROPOSED USE	TOWNHOMES & OPEN SPACE
PROPOSED NUMBER OF LOTS	8 (7 TOWNHOME LOTS & 1 HOA LOT)
PROPOSED NUMBER OF BUILDINGS	1
BUILDING HEIGHT	3-STORY MAXIMUM
DENSITY PROPOSED	5.65 UNITS/ACRE
REQUIRED AMENITY SPACE	0.12 AC (1.0% OF 1.24 AC)
PROVIDED AMENITY SPACE	0.14 AC (1.13%)
AMENITY ITEM	PLAY LAWN
FEMA FLOODPLAIN INFORMATION	MAP #3720173300K (DATED JULY 19, 2022) PROJECT SHOWS NO 100 YEAR FLOODPLAIN ON THE SITE.

SHEET INDEX

1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	PRELIMINARY DEMOLITION PLAN
4	PRELIMINARY LAYOUT PLAN
5	PRELIMINARY LOTTING PLAN
6	PRELIMINARY GRADING AND DRAINAGE PLAN
7	PRELIMINARY STORMWATER PLAN
8	PRELIMINARY UTILITY PLAN
LA-1	LANDSCAPE PLAN

BUILDING SETBACKS

FROM PRIMARY STREET - 10'
FROM SIDE STREET - 10'
FROM SIDE SITE BOUNDARY LINE - 10'
FROM REAR SITE BOUNDARY LINE - 20'
FROM ALLEY - 4' OR 20' MIN.
INTERNAL BUILDING SEPARATION - 10'

TOWNHOME PARKING SUMMARY

TOTAL SPACES PROVIDED - 16
7 - 1 CAR GARAGE SPACES = 7
7 - 1 CAR DRIVEWAY SPACES = 7
MAIL KIOSK SPACES = 2

DEVELOPMENT TYPE + SITE DATA TABLE - ZONING INFORMATION

Gross site acreage: 1.24
Zoning districts (if more than one, provide acreage of each):
OX-3

Overlay district(s): Inside City Limits? Yes No Historic District/Landmark: N/A
Conditional Use District (CUD): Board of Adjustment Case # Design Alternate Case #
Case # Z: BOA: DA:

STORMWATER INFORMATION

Impervious Area on Parcel(s):
Existing (sf) 0 Proposed total (sf) 20,003
Impervious Area for Compliance (includes right-of-way):
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NUMBER OF LOTS AND DENSITY

# of Detached House Lots:	# of Attached House Lots:	# of Townhouse Lots: 7
# of Tiny House Lots:	# of Open Lots: 1	# of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Lots: 8		Total # Dwelling Units: 7
Proposed density for each zoning district (UDO 15.2.2.F): 5.65		

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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(i).

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Signature: Date: 03/26/2024
Printed Name: Howard Moye
Signature: _____ Date: _____
Printed Name: _____

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raleighnc.gov

Right-of-Way Obstruction Notes:

- Street, Lane, and Sidewalk closures or detours: Prior to any work that impacts the right-of-way or closing of any street, lane, or sidewalk, the contractor must apply for a permit with Right-of-Way Services.
- A permit request with a traffic control and/or pedestrian plan shall be submitted to rightofwayservices@raleighnc.gov at www.raleighnc.gov keyword "Right-of-Way Services."
- 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.
- The City of Raleigh requires an approved Right-of-Way Obstruction Permit for work on any public street or sidewalk and NCDOT road within Raleigh's Jurisdiction.
- All Traffic Control Signage and practices shall adhere to the Manual on Uniform Traffic Control, and the latest edition of the NCDOT "Standard Specification for Roadway Structures", NCDOT "Roadway Standard Drawing Manual", and the NCDOT supplement to the MUTCD.
- All public sidewalk must be accessible to pedestrians who are visually impaired and/or people with mobility concerns. Existing and alternative pedestrian routes during construction shall be required to be compliant with the Public Rights of Way Accessibility Guidelines (PROWAG), the ADA Standards for Accessible Design and the Manual on Uniform Traffic Control Devices (MUTCD).
- All permits must be available and visible on site during the operation.

NARRATIVE

THIS SUBDIVISION IS TO APPROVE THE DEVELOPMENT OF 7 TOWNHOME UNITS AT 5100 POOLE ROAD.

BLOCK PERIMETER & CROSS ACCESS EXEMPTION

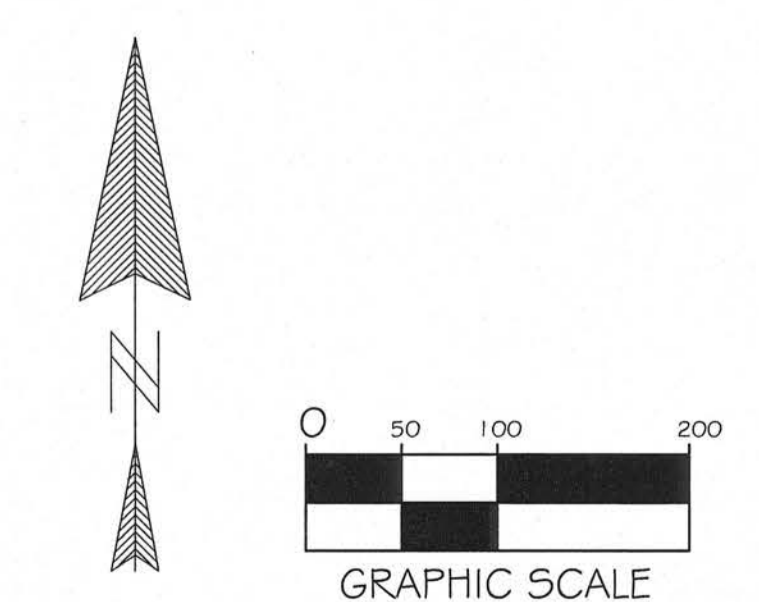
1. BLOCK PERIMETER IS NOT REQUIRED UNDER UDO SECTION 8.3.2.A.1.b. IN THAT THE SITE TO BE DEVELOPED IS BELOW THE MINIMUM APPLICABLE AREA. FOR OX ZONING, THE MINIMUM APPLICABLE AREA IS 5 ACRES AND THE SITE IS 1.24 ACRES.

TREE CONSERVATION NOTES

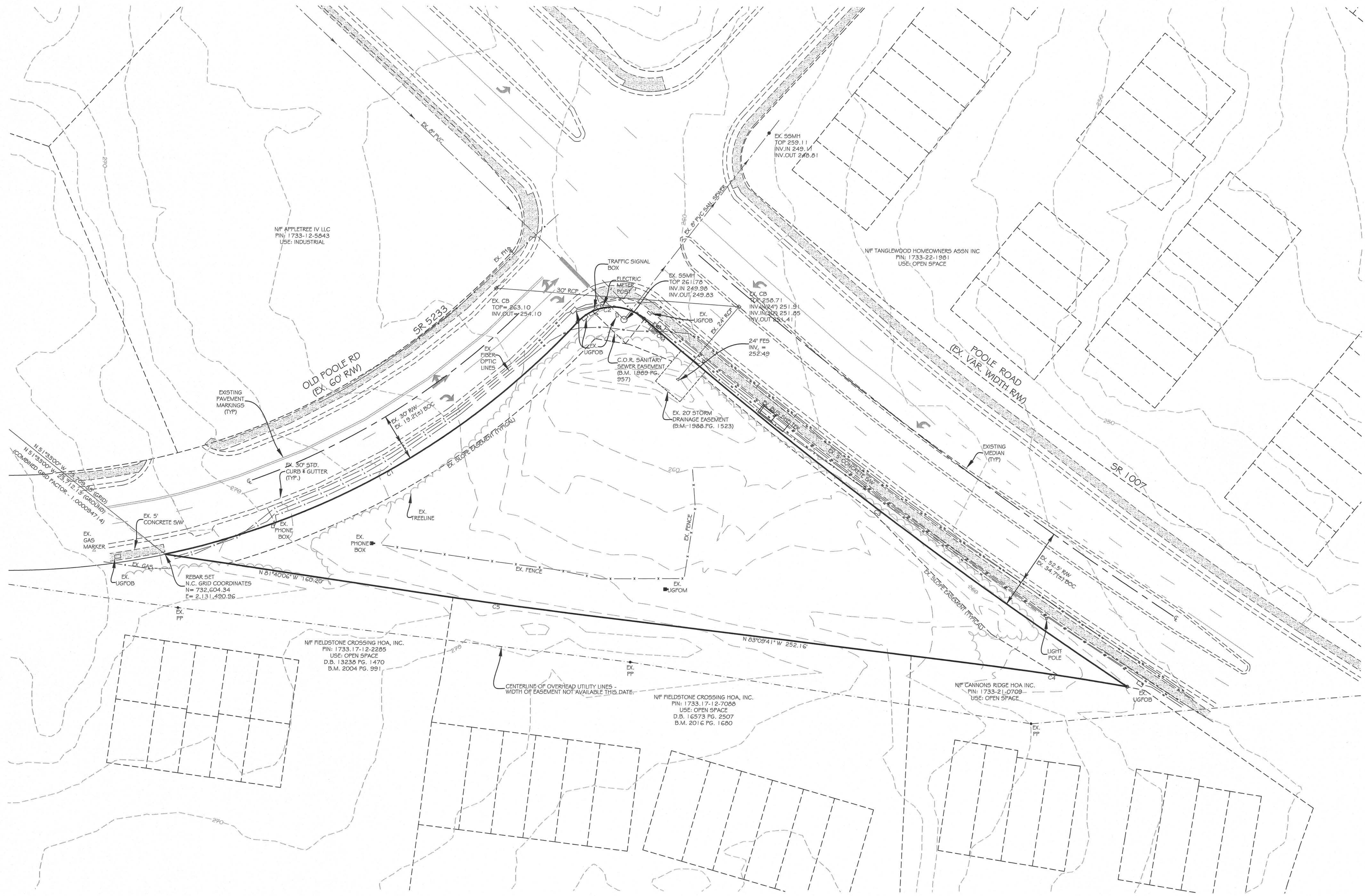
1. THE DEVELOPMENT IS EXEMPT FROM DEDICATION OF TREE CONSERVATION AREA AS THE SITE AREA IS LESS THAN 2 ACRES.

SOLID WASTE INSPECTION NOTES

1. THE DEVELOPMENT PROPOSES USE OF COR SOLID WASTE SERVICES (SWS) FOR TRASH PICKUP.



**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**



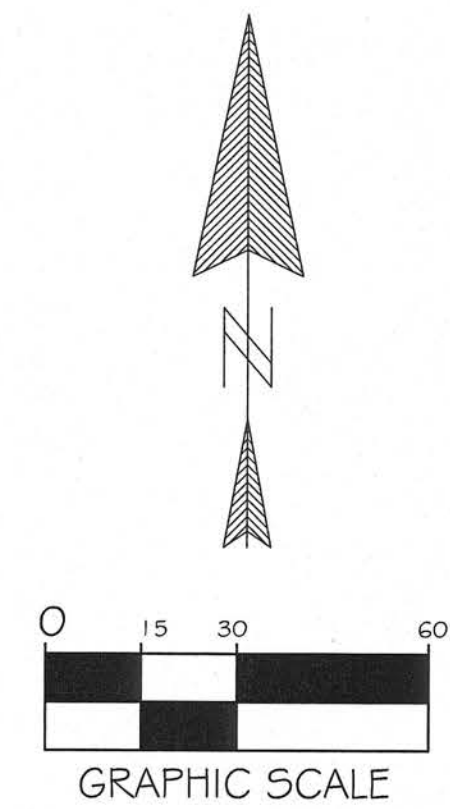
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	35°17'38"	488.37'	300.83'	296.10'	155.36'	N 60°31'11" E
C2	87°48'56"	30.00'	45.98'	41.61'	28.88'	N 86°47'08" E
C3	7°27'09"	2919.79'	379.78'	379.52'	190.16'	S 53°01'42" E
C4	2°52'48"	1909.86'	96.00'	95.99'	48.01'	N 81°43'17" W
C5	1°29'34"	3819.71'	99.52'	99.52'	49.76'	N 82°24'53" W

LINE	BEARING	DISTANCE
L1	S 28°28'53" E	0.69'

GENERAL NOTES:

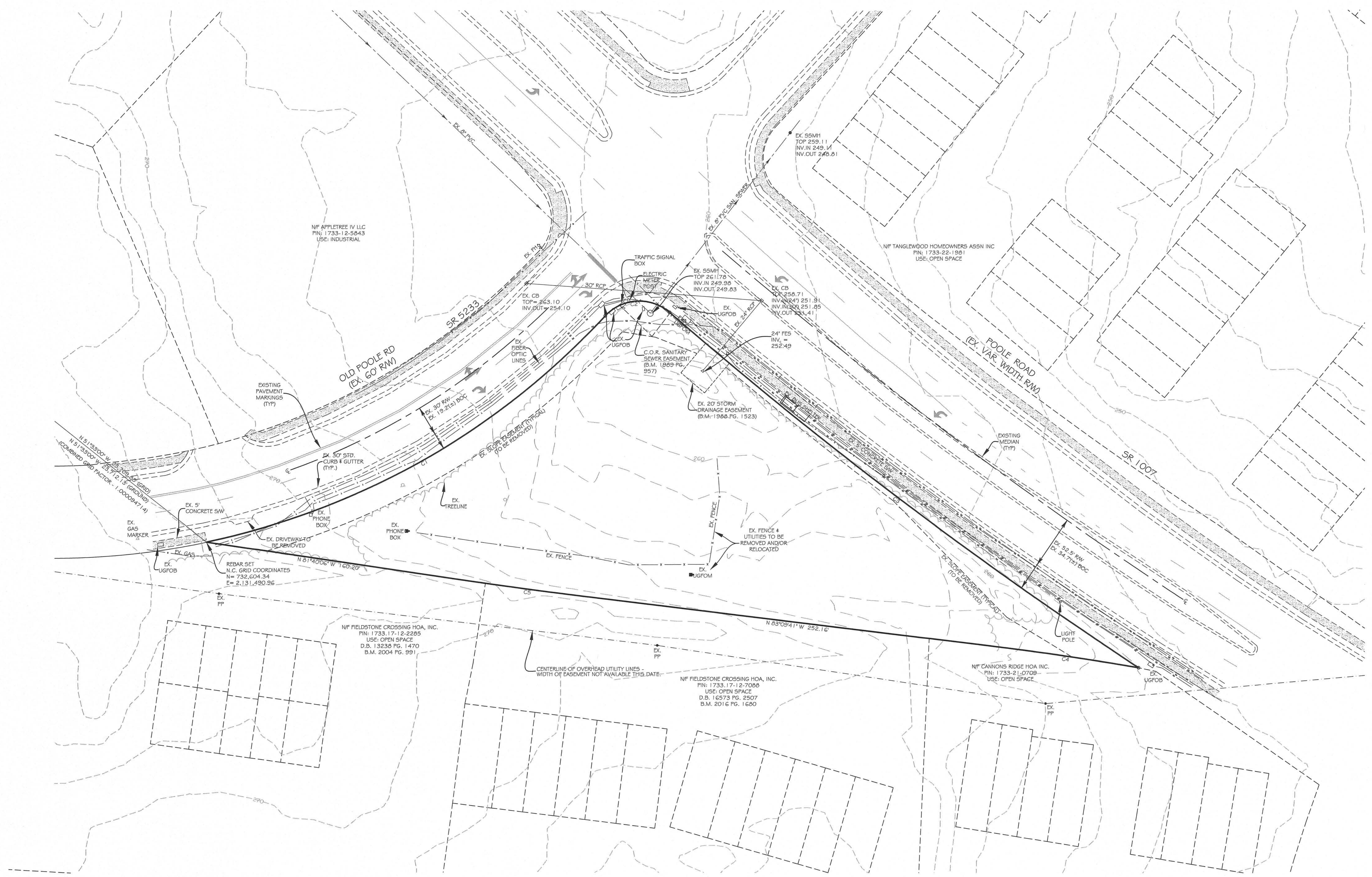
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. BOUNDARY INFORMATION AND EXISTING CONDITIONS INFORMATION PROVIDED BY ROBINSON & PLANTE, PC.
3. BOUNDARY INFORMATION TAKEN FROM A SURVEY BY ROBINSON & PLANTE, PC. THIS DIGITAL INFORMATION WAS BLENDED WITH NORTH CAROLINA SPATIAL DATA (LIDAR TOPO) AT THE PROPERTY LINE TO CREATE THE OVERALL TOPO SHOWN HEREON.
4. THERE IS NOT A FEMA MAPPED FLOODPLAIN AREA ON THIS PROPERTY PER MAP #3720173300K (DATED JULY 19, 2022).
5. THERE ARE NO KNOWN ENVIRONMENTAL FEATURES ON THIS PARCEL.

**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**



5100 POOLE TOWNHOMES
PRELIMINARY SUBDIVISION PLAN
STAGING & DEMOLITION PLAN
WAKE COUNTY, NORTH CAROLINA
CITY OF RALEIGH

SCALE	1" = 30'	DRAWN	FDC
DATE	MARCH 26, 2024		
REVISION			
NO.			
DATE			
BY			
PROJECT	3		
PROJECT	2306		



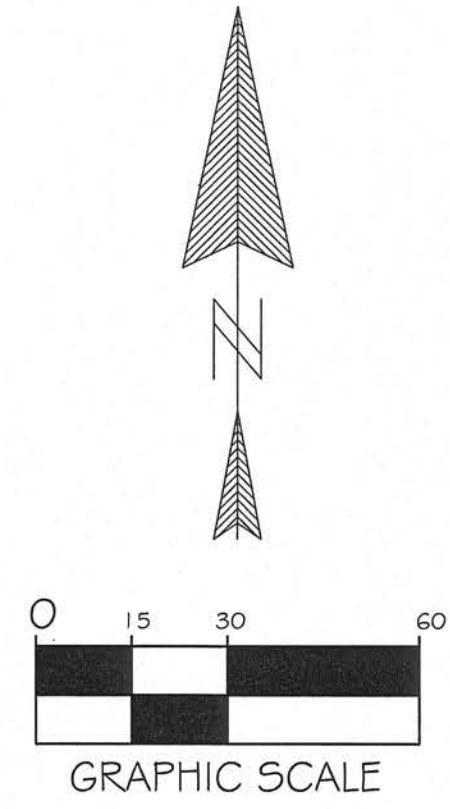
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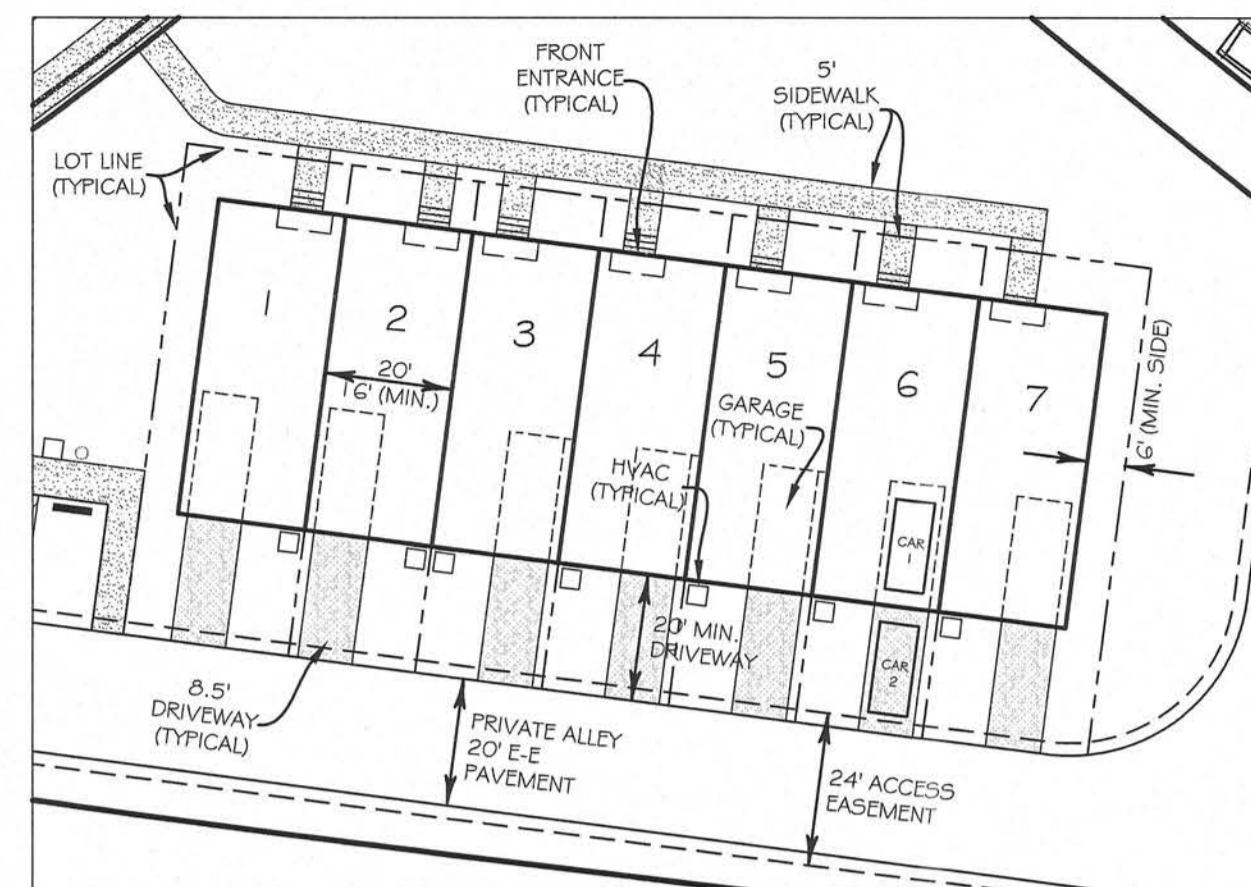
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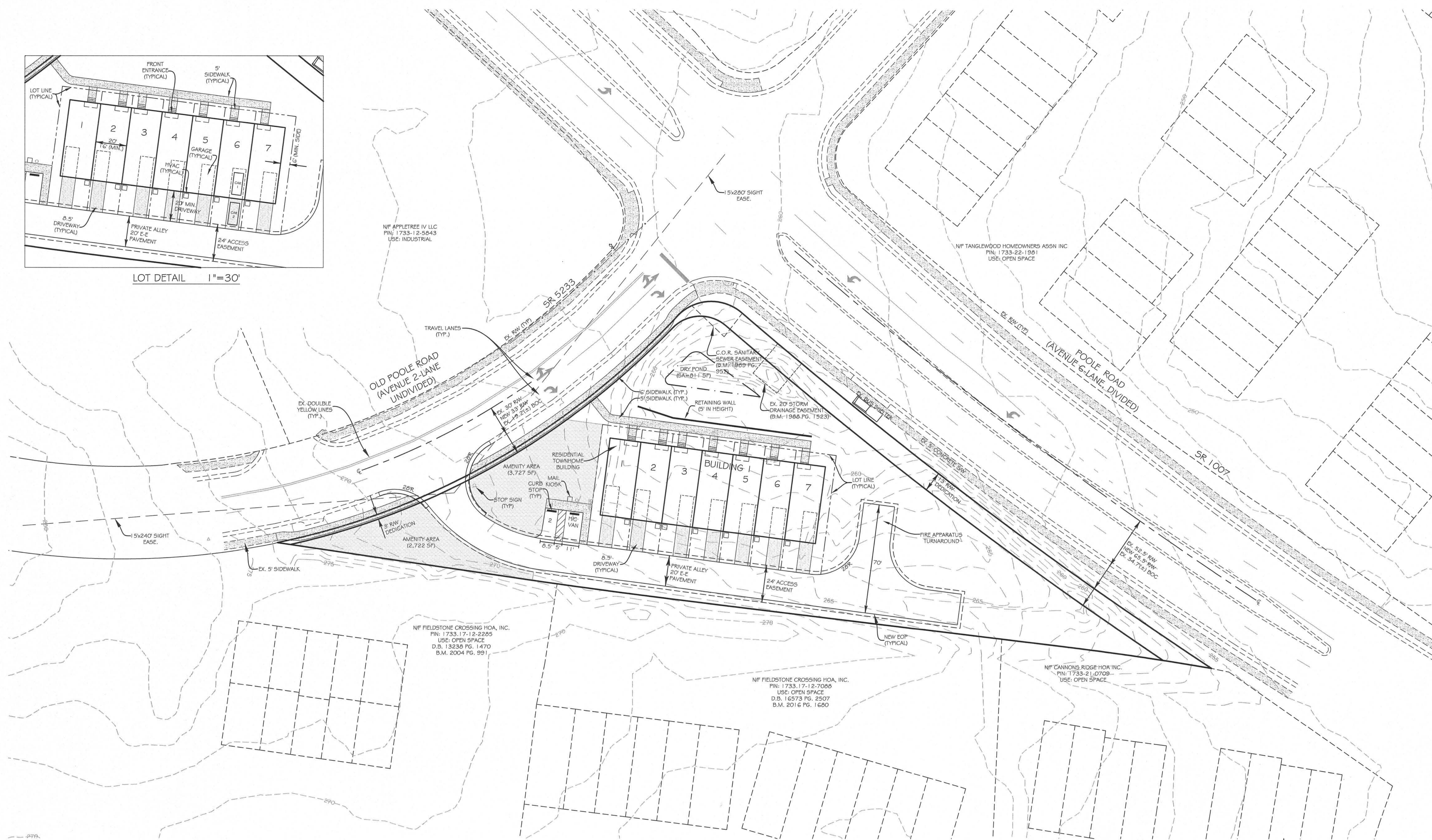
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- THERE IS NOT A FEMA MAPPED FLOODPLAIN AREA ON THIS PROPERTY PER MAP #3720173300K (DATED JULY 19, 2022).
- THERE ARE NO KNOWN ENVIRONMENTAL FEATURES ON THIS PARCEL.
- THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES FOR REMOVAL AND/OR RELOCATION OF EXISTING DRY UTILITIES FROM THE SITE.
- EXISTING SLOPE EASEMENTS ALONG POOLE ROAD AND OLD POOLE ROAD SHALL BE REMOVED WITH PROPOSED GRADING OF RWS.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION





LOT DETAIL 1"=30'



FIRE APPARATUS ACCESS NOTES:

1. THE ASPHALT PAVED PRIVATE ALLEY SHALL PROVIDE FIRE APPARATUS ACCESS TO THE BUILDING. THE ASPHALT PAVED PRIVATE ALLEY INCLUDING THE FIRE APPARATUS TURNAROUND SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS WEIGHING AT LEAST 90,000 LBS.
2. THE FIRE APPARATUS TRAVEL ROUTE SHALL BE A MINIMUM OF 20' WIDE MAINTAINED THROUGHOUT THE 20' MINIMUM TURNING RADIUS.

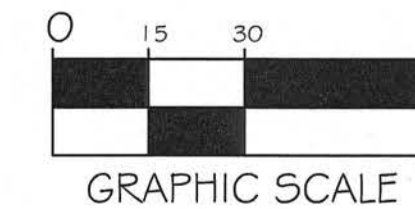
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4. THERE IS NOT A FEMA MAPPED FLOODPLAIN AREA ON THIS PROPERTY PER MAP #3720173300K (DATED JULY 19, 2022).
5. THERE ARE NO KNOWN ENVIRONMENTAL FEATURES ON THIS PARCEL.
6. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, PARKED VEHICLES OR SIGN BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE. ALL AREA OUTSIDE OF THE TOWNHOME LOTS IS COMMON AREA TO BE MAINTAINED BY THE HOA.
7. ALL HVAC UNITS SHALL BE LOCATED IN THE REAR OF THE TOWNHOME UNITS.
8. NO PARKING LOT LIGHTING IS PROPOSED WITH THE EXCEPTION TO A LOW WATTAGE LAMP AT THE MAIL KIOSK.
9. THE DEVELOPER PROPOSES PAYMENT OF A FEE-IN-LIEU FOR 6' OF SIDEWALK ALONG THE POOLE ROAD FRONTAGE. THE EXISTING 5' SIDEWALK WILL BE USED TO MEET BIKE LANE REQUIREMENTS.
10. THE DEVELOPER PROPOSES GRADING WITHIN THE NEW 13' POOLE ROAD RW DEDICATION TO ACCOMMODATE THE FUTURE WIDENING.
11. ADA RAMPS SHALL BE INSTALLED PER CITY OF RALEIGH STANDARDS.
12. ALL REQUIRED COMMON ELEMENTS SUCH AS STORMWATER AND AMENITY AREA SHALL BE RECORDED WITH THE SUBDIVISION.
13. TOWNHOME BUILDING FOOTPRINTS ARE FOR REFERENCE ONLY.

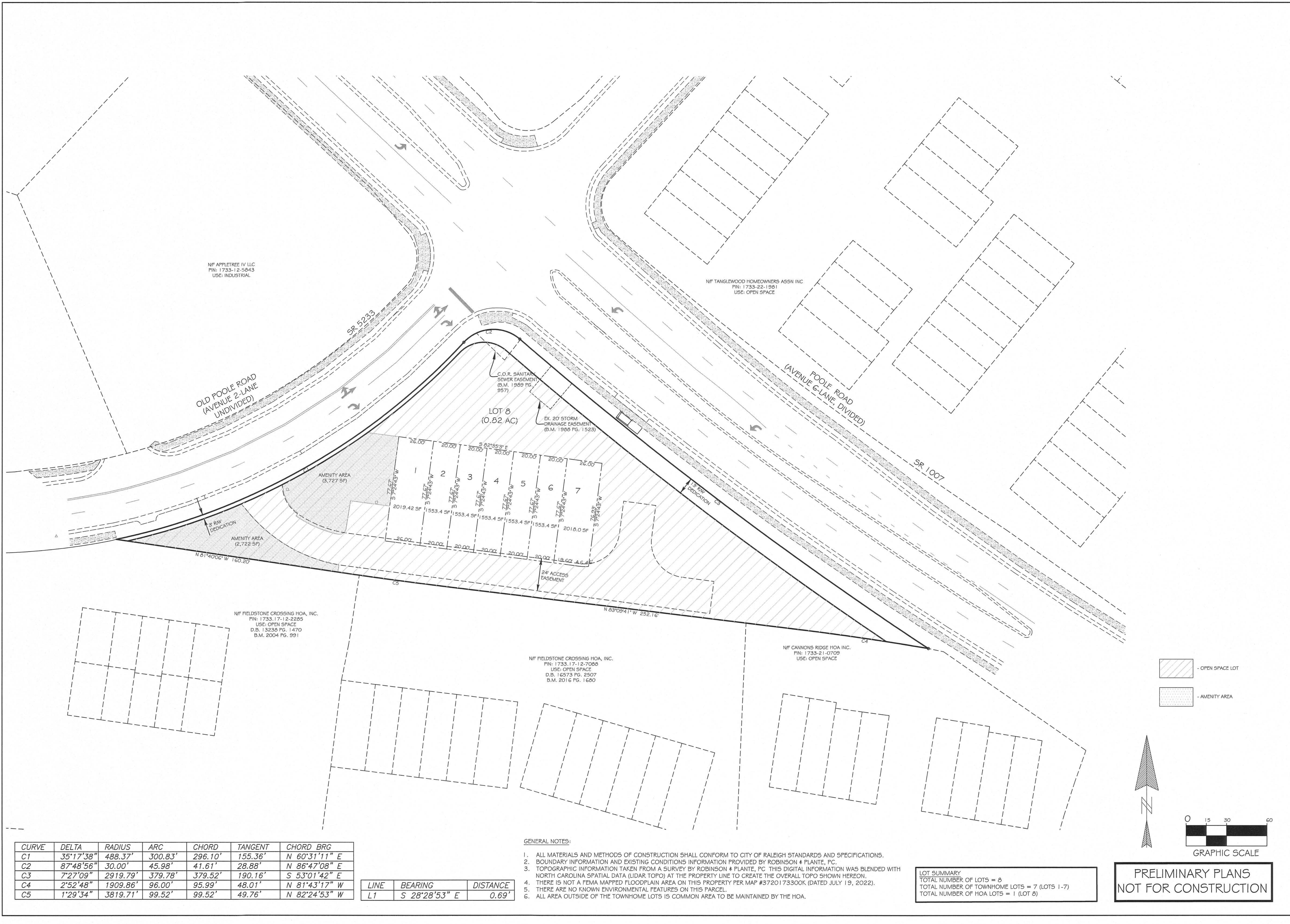
LOT SUMMARY	
TOTAL NUMBER OF LOTS =	8
TOTAL NUMBER OF TOWNHOME LOTS =	7 (LOTS 1-7)
TOTAL NUMBER OF HOA LOTS =	1 (LOT 8)

TOWNHOME PARKING SUMMARY	
TOTAL SPACES PROVIDED -	14
7 - 1 CAR GARAGE SPACES =	7
7 - 1 CAR DRIVEWAY SPACES =	7
MAIL KIOSK SPACE =	2

AMENITY AREA



PRELIMINARY PLANS
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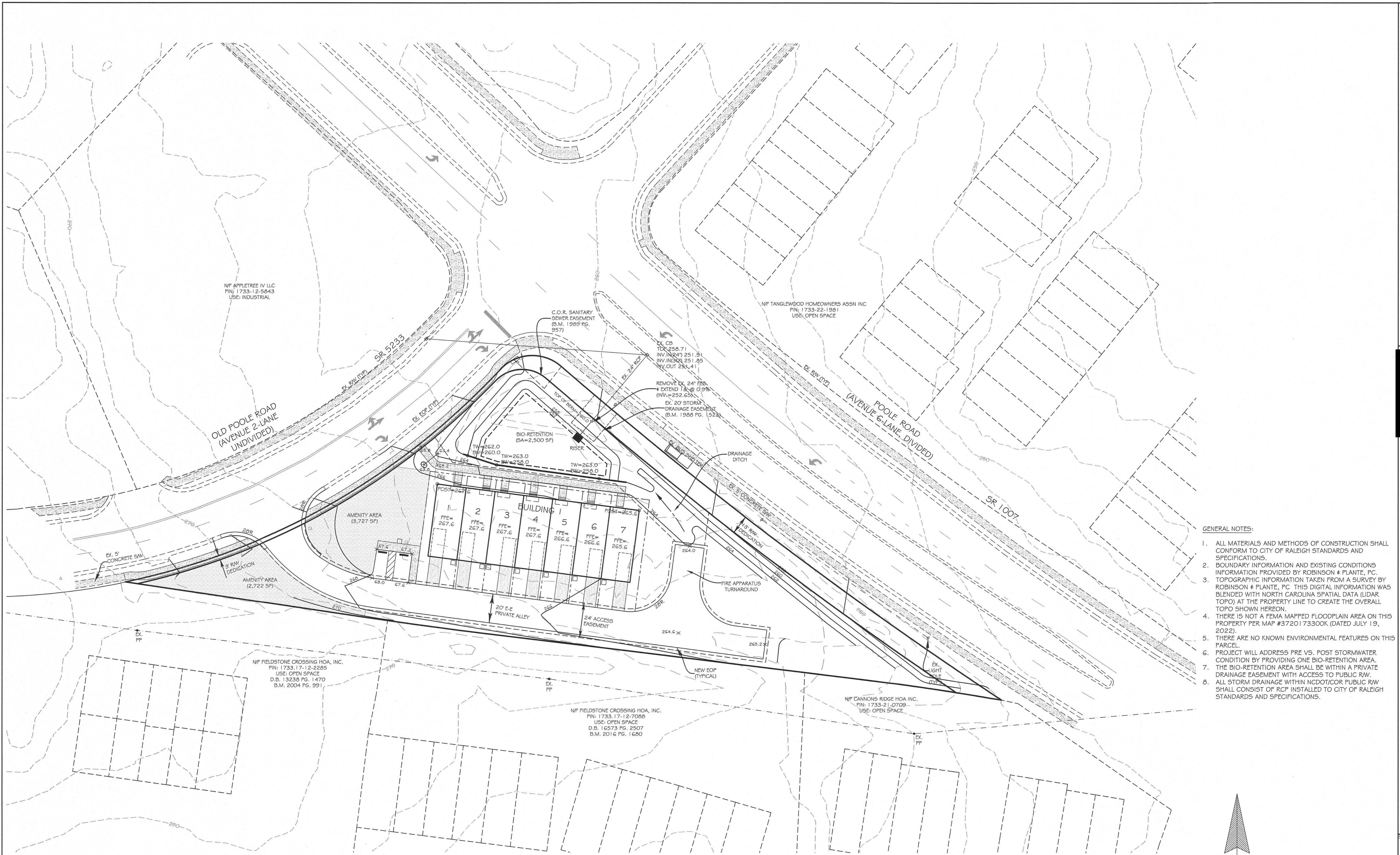
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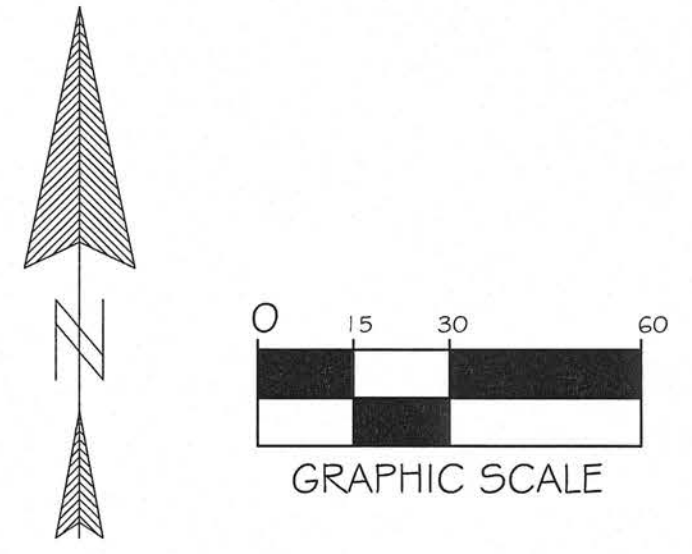
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 - THERE ARE NO KNOWN ENVIRONMENTAL FEATURES ON THIS PARCEL.
 - ALL AREA OUTSIDE OF THE TOWNHOME LOTS IS COMMON AREA TO BE MAINTAINED BY THE HOA.

LOT SUMMARY
TOTAL NUMBER OF LOTS = 8
TOTAL NUMBER OF TOWNHOME LOTS = 7 (LOTS 1-7)
TOTAL NUMBER OF HOA LOTS = 1 (LOT 8)

PRELIMINARY PLANS
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 5. THERE ARE NO KNOWN ENVIRONMENTAL FEATURES ON THIS PARCEL.
 6. PROJECT WILL ADDRESS PRE VS. POST STORMWATER CONDITION BY PROVIDING ONE BIO-RETENTION AREA.
 7. THE BIO-RETENTION AREA SHALL BE WITHIN A PRIVATE DRAINAGE EASEMENT WITH ACCESS TO PUBLIC RW.
 8. ALL STORM DRAINAGE WITHIN NCDOT/COR PUBLIC RW SHALL CONSIST OF RCP INSTALLED TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

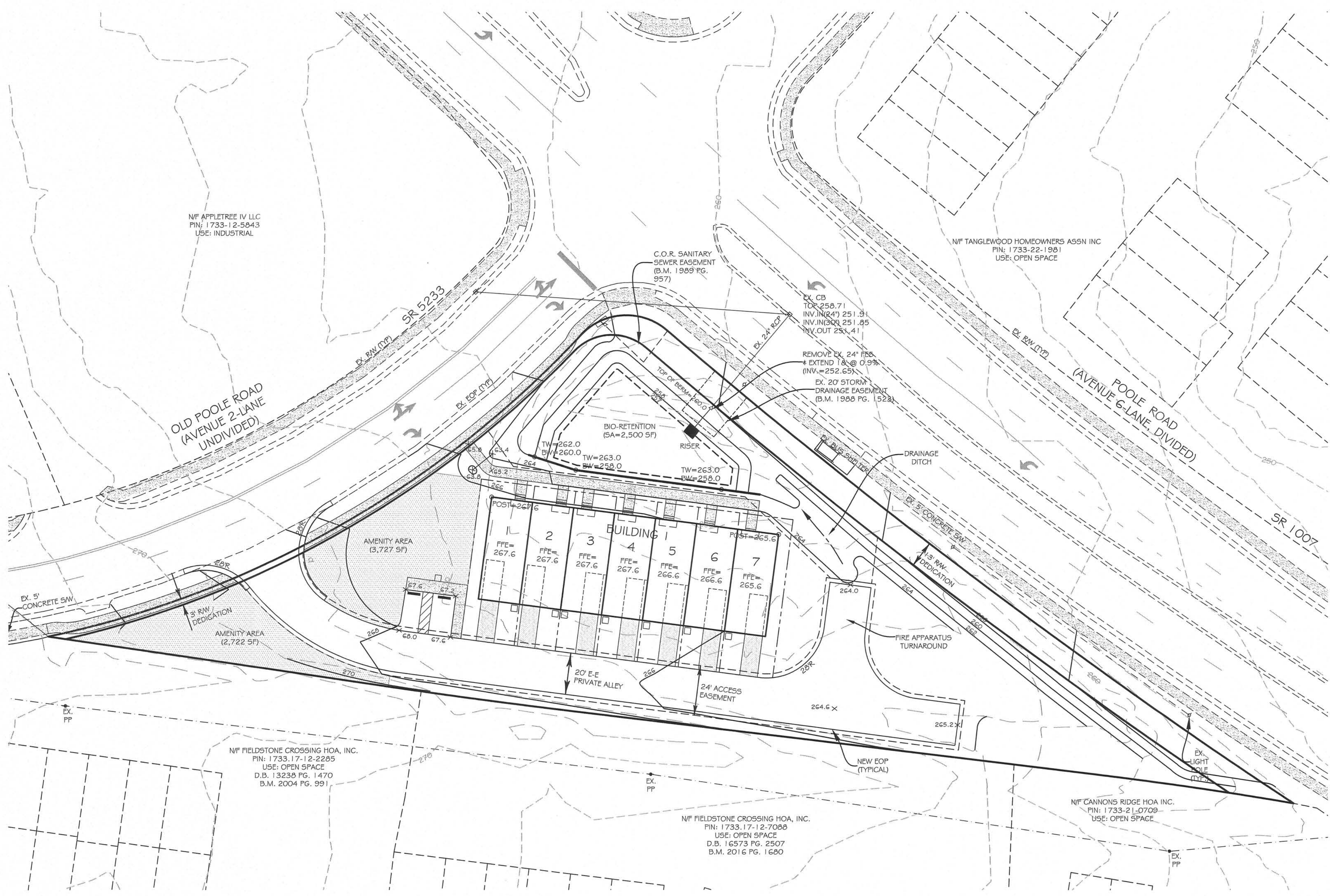


AVERAGE POST-DEVELOPMENT GRADES AND BUILDING HEIGHT					
Building #	High Post-Development Grade	Low Post-Development Grade	Average Post-Development Building Grade	Maximum Building Height	Proposed Building Height
1	267.6	265.6	266.6	306.6	297.6

Notes:
 1. Maximum building height was determined by taking the average post-development average grade and adding 40 feet.
 2. Proposed building height was determined by taking the post-development average grade and adding 31 feet.

**PRELIMINARY PLANS
 NOT FOR CONSTRUCTION**

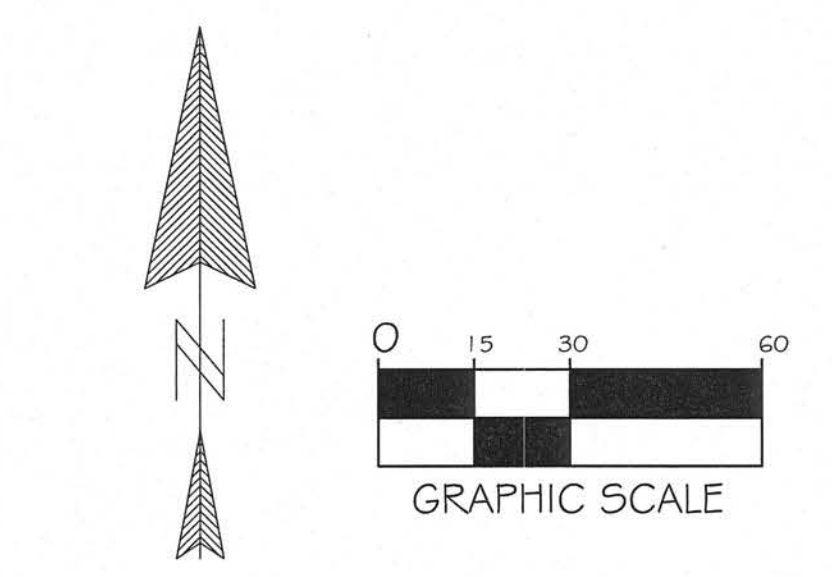
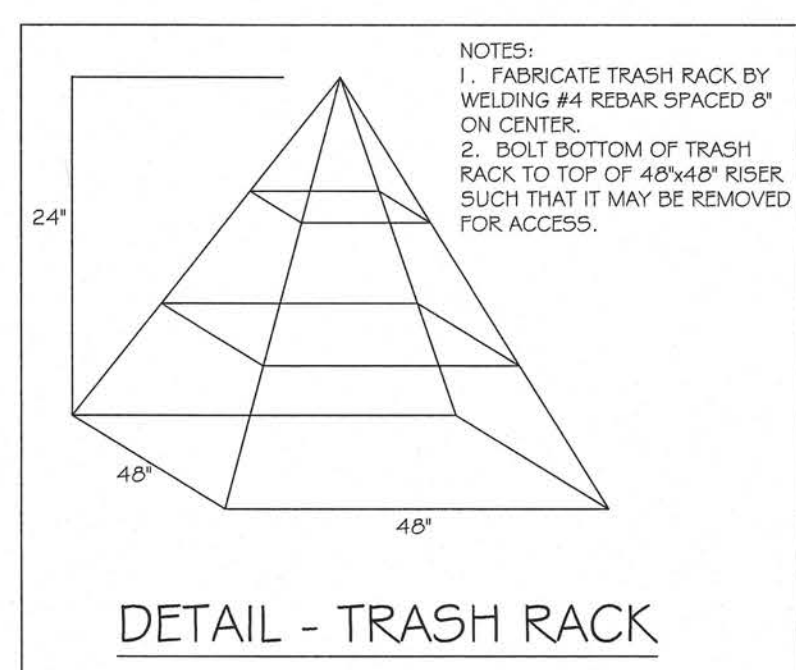
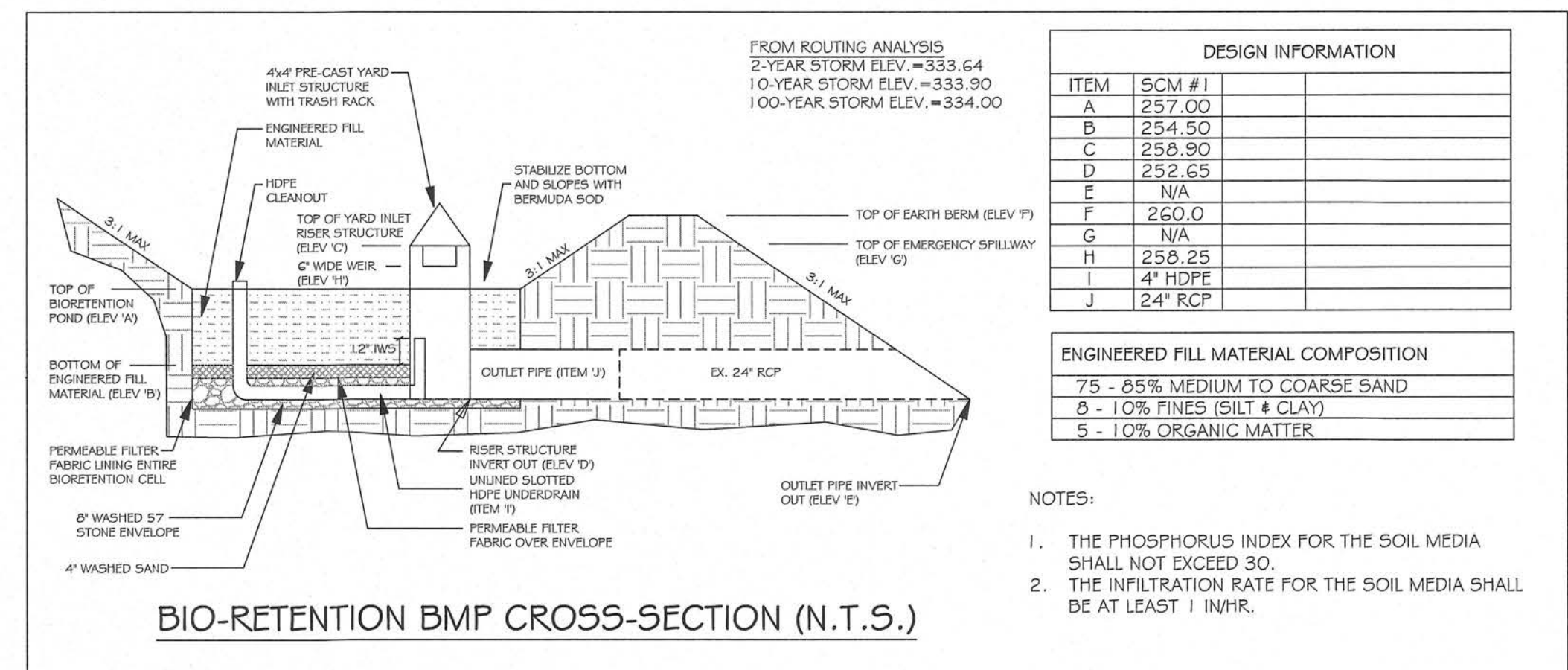
5100 POOLE TOWNHOMES
 PRELIMINARY SUBDIVISION PLAN
 PRELIMINARY GRADING PLAN



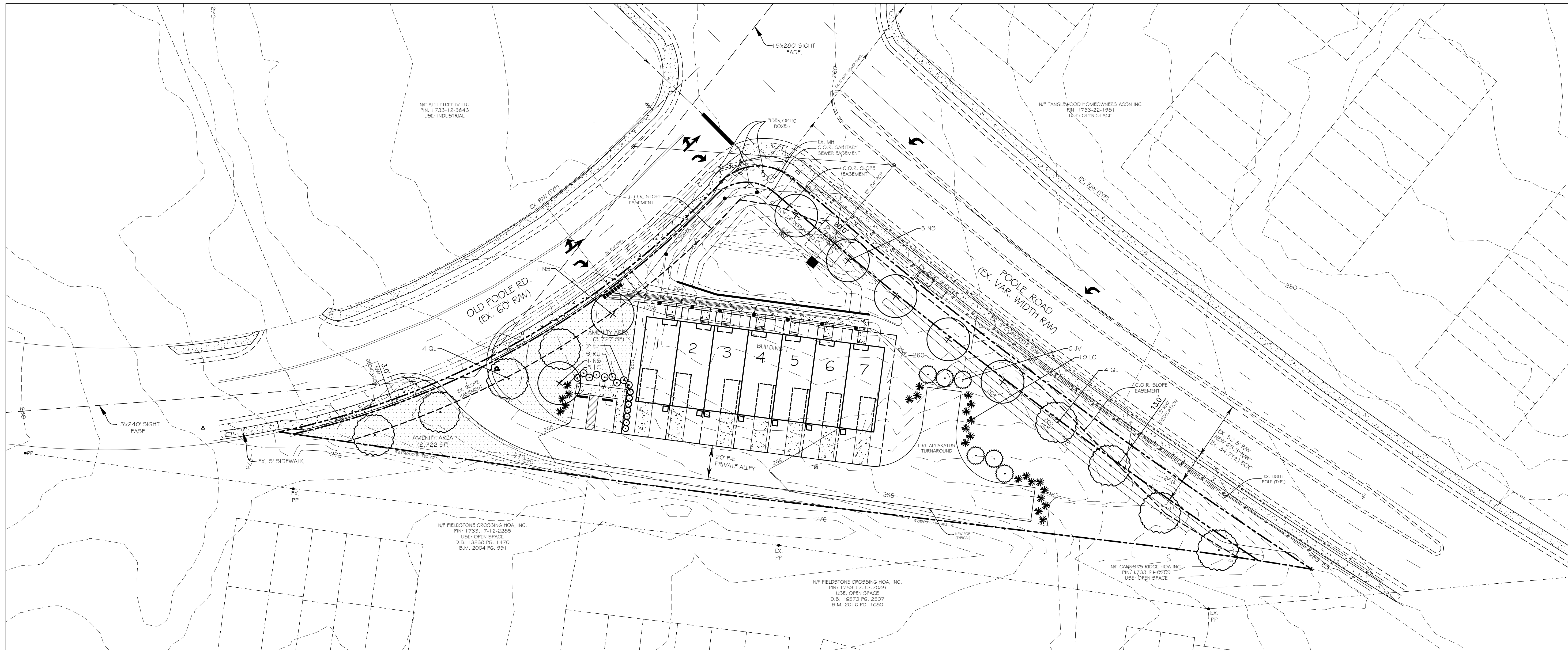
- NITROGEN NOTES:**
- THE NITROGEN EXPORT FOR TOWNHOMES AREAS IS KNOWN IMPERVIOUS. THE ACCOUNTING OF KNOWN IMPERVIOUS SURFACE AREAS IS AS FOLLOWS:

POOLE ROAD BIKE LANE	0.05 AC
OLD POOLE ROAD SIDEWALK	0.04 AC
TOWNHOME LOTS	0.21 AC
PRIVATE ALLEY	0.21 AC
OPEN SPACE, PARKINGMAIL KIOSK & SIDEWALK	0.04 AC
TOTAL IMPERVIOUS SURFACE	0.55 AC
 - THE OWNER WILL PAY A ONE-TIME OFFSET PAYMENT TO AN APPROVED MITIGATION BANK TO BRING THE NITROGEN LOADING RATE DOWN TO 3.6 LBS/AC/YR. THE PAYMENT SHALL BE MADE AND RECEIPT OF PAYMENT PROVIDED TO THE CITY OF RALEIGH PRIOR TO ISSUANCE OF THE GRADING PERMIT.
 - THE MAXIMUM IMPERVIOUS SURFACE AREA FOR THE TOWNHOME LOTS IS ESTIMATED TO BE 1,325 SF. THE MAXIMUM IMPERVIOUS SURFACE AREA IN HOA LOTS IS ESTIMATED TO BE 10,720 SF. THESE MAXIMUM SURFACE SURFACE AREAS SHALL BE REFERENCED ON THE SUBDIVISION RECORD MAP.

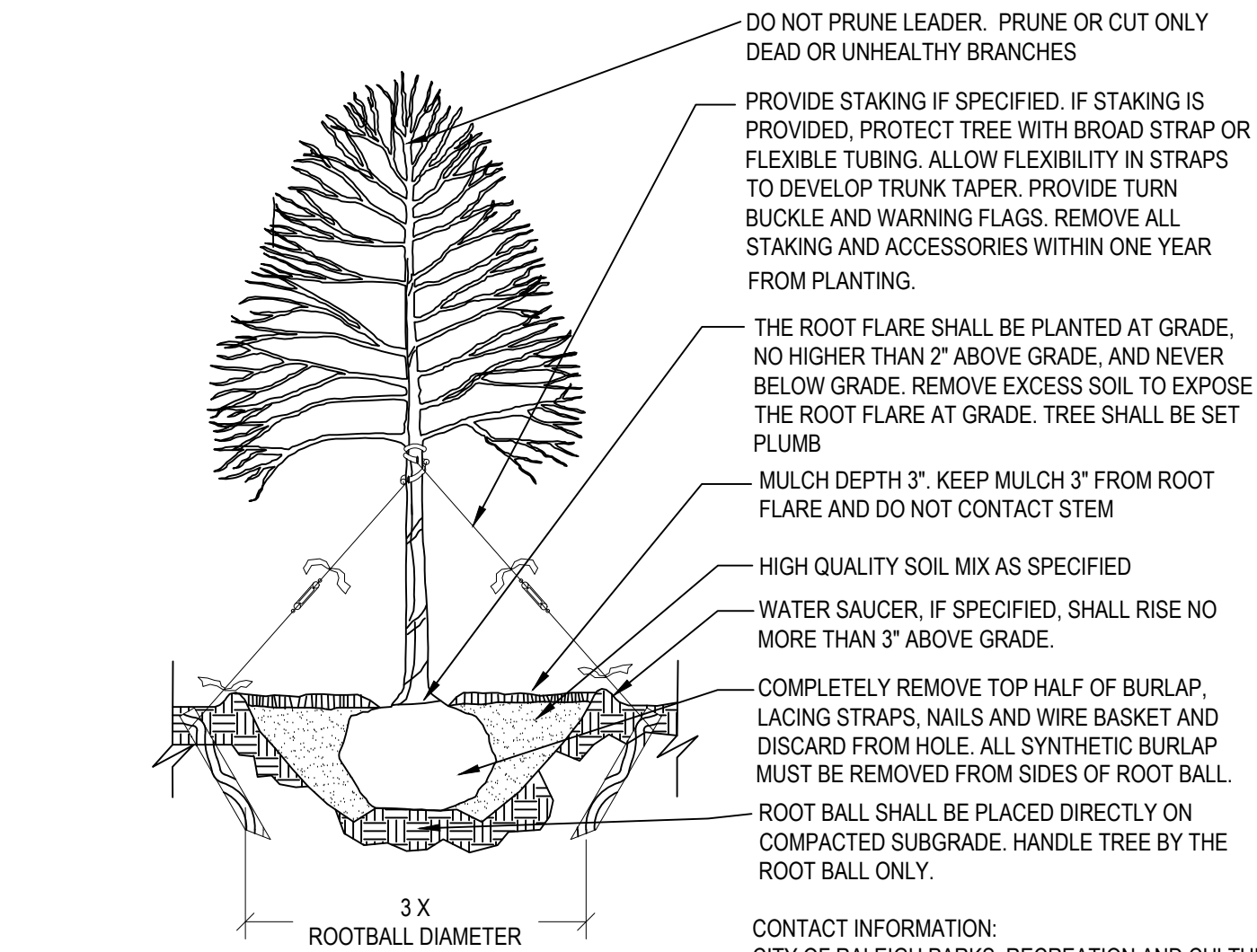
- GENERAL NOTES:**
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
 - BOUNDARY INFORMATION AND EXISTING CONDITIONS INFORMATION PROVIDED BY ROBINSON & PLANTE, PC.
 - TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY BY ROBINSON & PLANTE, PC. THIS DIGITAL INFORMATION WAS BLENDED WITH NORTH CAROLINA SPATIAL DATA (LIDAR TOPO) AT THE PROPERTY LINE TO CREATE THE OVERALL TOPO SHOWN HEREON.
 - THERE IS NOT A FEMA MAPPED FLOODPLAIN AREA ON THIS PROPERTY PER MAP #3720173300K (DATED JULY 19, 2022).
 - THERE ARE NO KNOWN ENVIRONMENTAL FEATURES ON THIS PARCEL.
 - PROJECT WILL ADDRESS CITY OF RALEIGH STORMWATER REQUIREMENTS BY PROVIDING A BIO-RETENTION AREA.
 - THE BIO-RETENTION AREA SHALL BE WITHIN A PRIVATE DRAINAGE EASEMENT WITH ACCESS TO PUBLIC RW.
 - ALL STORM DRAINAGE WITHIN NCDOT/COR PUBLIC RW SHALL CONSIST OF RCP INSTALLED TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
 - THE OWNER WILL PAY A ONE-TIME OFFSET PAYMENT TO AN APPROVED MITIGATION BANK TO BRING THE NITROGEN DOWN TO 3.6 LBS/AC/YR. THIS PAYMENT SHALL BE MADE AND RECEIPT OF PAYMENT PROVIDED TO THE CITY OF RALEIGH PRIOR TO ISSUANCE OF GRADING PERMIT.



**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**



PLANT SCHEDULE						
QTY	KEY	BOTANICAL / COMMON NAME	SIZE AT INSTALL	ROOT	SPACING	MATURE HEIGHT / SPREAD
EVERGREEN SHRUB	7	EJ	EUONYMUS JAPONICUS 'GREENSPIRE' / JAPANESE EUONYMUS	24" HT.	CONT.	4' O.C. / 5' x 3'
EVERGREEN SHRUB	9	RU	RHAPHIOLEPIS UMBELLATA 'MINOR' / INDIAN HAWTHORN	18" HT.	CONT.	4' O.C. / 4' x 4'
EVERGREEN SHRUB	24	LC	LOROPETALUM CHINENSIS 'RUBY' / CHINESE FRINGE FLOWER	24" HT.	CONT.	5' O.C. / 5' x 5'
EVERGREEN TREE	6	JV	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	2" Cal. / 8' HT.	CONT.	10' O.C. / 15' x 7'
DECIDUOUS SHADE TREE	8	QL	QUERCUS LYRATA HIGHBEAM / OVERCUP OAK	3" Cal. / 10' HT.	B&B	40' O.C. / 35' x 30'
DECIDUOUS SHADE TREE	7	NS	NYSSA SYLVATICA 'WILDFIRE' / BLACK GUM	3" Cal. / 10' HT.	CONT.	As shown / 35' x 30'



NOTES:

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

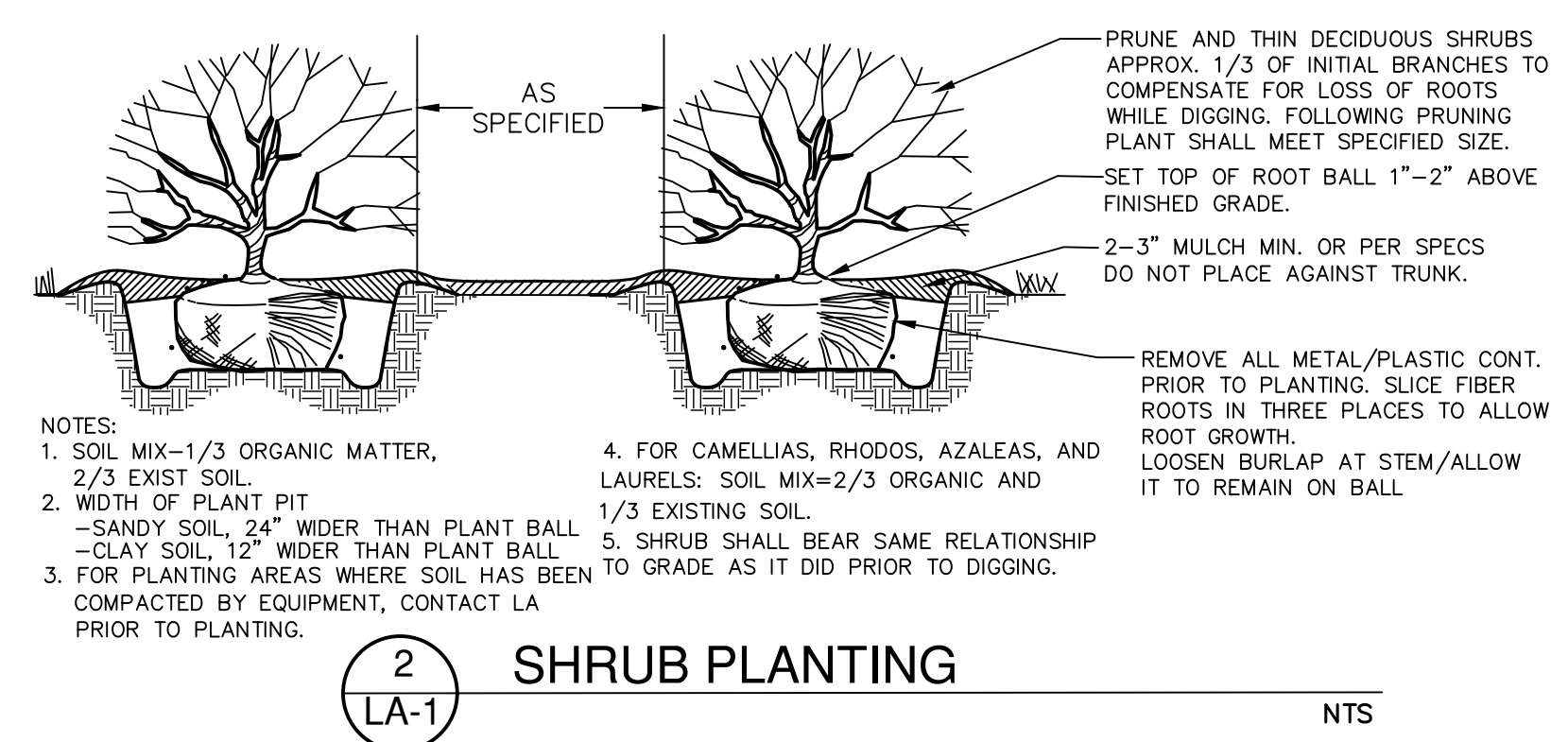
CITY OF RALEIGH STANDARD DETAIL

REVISIONS: DATE BY NOT TO SCALE

TREE PLANTING DETAIL

TPP-03

1 LA-1 TREE PLANTING NTS



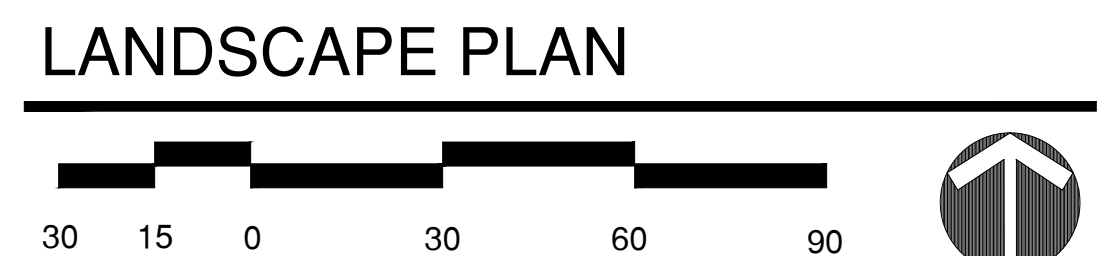
NOTES:

- SOIL MIX-1/3 ORGANIC MATTER, 2/3 EXIST SOIL
- WIDTH OF PLANT PIT -SANDY SOIL, 24" WIDER THAN PLANT BALL -CLAY SOIL, 12" WIDER THAN PLANT BALL
- FOR PLANTING AREAS WHERE SOIL HAS BEEN TO GRADE AS IT DID PRIOR TO DIGGING, COMPACTED BY EQUIPMENT, CONTACT LA PRIOR TO PLANTING.
- FOR CAMELLIAS, RHODOS, AZALEAS, AND LAURELS: SOIL MIX-2/3 ORGANIC AND 1/3 EXISTING SOIL
- SHRUB SHALL BEAR SAME RELATIONSHIP TO GRADE AS IT DID PRIOR TO DIGGING.

2 LA-1 SHRUB PLANTING NTS

PLANTING NOTES:

- All plant materials to comply with American Standard for Nursery Stock ANSI.Z60.
- Plant locations to be approved in field prior to installation.
- Substitutions of plant materials specified can only occur with prior approval by Landscape Architect.
- Establish plant bed configurations. Landscape Architect to approve bed layout in field.
- Install plants and mulch beds with 4" of pine straw.
- Areas disturbed by grading to be seeded and strawed.
- Landscape Contractor to maintain plant materials for a one year period following substantial completion per specifications
- Areas damaged from plant relocation or other activities of Landscape Contractor to be re-seeded and established at no additional cost to the owner.
- All plant material shown is minimum required by the City Code.



Date Issued:	3.25.2
Scale	1"=30'
Drawn by:	RB
Checked by:	KJ