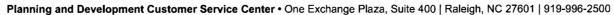
Preliminary Subdivision Application







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.

	DEVEL	OPME	NT OPTIONS (UDO	Chapter	2)		2.442
Convention	al Subdivision	Compact Developmen			Conservation Development		Development
Cottage	Court		Flag lot		Frequent Transit Development Op		evelopment Option
NOTE: Subdivisions m	nay require City Coun	cil appı	roval if located in a F	listoric O	verlay Distr	rict.	
		GENI	ERAL INFORMATIO)N			
Scoping/sketch plan c	ase number(s): SCO	PE-00)25-2023				
Development name (s		100 P	oole Subdivision				
Property Address(es):							
Recorded Deed PIN(s	^{):} 1733-12-8612						
Building type(s):	Detached House		Attached House	Tow	nhouse		Apartment
General Building	Mixed Use Buildi	ng	Civic Building	Оре	n Lot		Tiny House
Ċ. Ci	JRRENT PROPERTY	'OWN	ER/APPLICANT/DE	VELOPE	R INFORM	MATION	
Current Property Own	ner(s) Names: Marlo	we & I	Moye, LLC				
Company: Marlowe &	Moye, LLC		Title: How	ard Moy	e - Mana	ger	
Address: PO Box 206	667 Raleigh, NC 27	7619				-	
Phone #: 919-844-78	88	Email	: hmoyeiii@gmail.	.com			
Applicant Name (If dif	ferent from owner.	See "w	ho can apply" in in	struction	ns):		
Relationship to owner:	Lessee or contra	ct purc	haser Owner's a	authorize	d agent	Easeme	ent holder
Company: Jones & C	nossen Engineeri	Addre	ss: PO Box 1062	Apex, N	C 27502		
Phone #: 919-387-11	74	Email	: peter@jonescno	ssen.co	m		
NOTE: please attach p	ourchase agreemen	or co	ntract, lease or eas	ement w	hen subm	itting thi	s form.
Developer Contact Na	mes: Howard Moy	е					
Company: Marlowe &	Moye, LLC		Title: Mana	ager			
Address: PO Box 206	667 Raleigh, NC 27	7619					
Phone #: 919-844-78	88	Email:	hmoyeiii@gmail.	.com	-		

DEVEL OBME	NT TYPE + SITE DA	TETABLE 70N	UNG INFORMATION
	NI ITPE + SITE DA	TE TABLE - ZON	IIING INFORMATION
Gross site acreage: 1.24	ida saraga of os	ach):	
Zoning districts (if more than one,	provide acreage of ea	acn):	
OX-3			
Overlay district(s):	Inside City Limits?	✓ Yes No	Historic District/Landmark: N/A
Conditional Use District (CUD) Case # Z-	Board of Adjustmen BOA-	t Case #	Design Alternate Case # DA-
	STORMWATE	RINFORMATION	
Imperious Area on Parcel(s):		Impervious Area	for Compliance (includes right-of-way):
Existing (sf) 0 Proposed	00 000		Proposed total (sf) 3.993
	NUMBER OF LO	TS AND DENSIT	Y
# of Detached House Lots:	# of Attached Ho	use Lots:	# of Townhouse Lots: 7
# of Tiny House Lots: #	f of Open Lots: 1	# of Other L Mixed Use,	ots (Apartment, General, Civic):
Total # of Lots: 8	Total # Dwelling Units:	7	
Proposed density for each zoning	district (UDO 1.5.2.F)	: 5.65	
		RE BLOCK	
landowner a lessee or person hold	ing an option or contract	ct to purchase or le	opment approvals may be made by the ease land, or an authorized agent of the r such development as is authorized by the
the persons authorized by state law	(N.C.G.S. 160D-403(a at the information and s elopment approvals are	 a)) to make this appropriate the make the statements made in subject to revocating 	they are either the property owner or one of olication, as specified in the application. The of the application are correct and the ston for false statements or N.C. Gen. Stat. § 160D-403(f).
The undersigned indicates that the in this application will be maintained and in accordance with the provision	d in all respects in acco	rdance with the pla	tion and that the proposed project described ans and specifications submitted herewith, Unified Development Ordinance.
placed on hold at the request of the	e applicant for a period of dditional information red discontinued and a ne	of six consecutive quested by the City w application is re	143-755(b1), if this permit application is months or more, or if the applicant fails to for a period of six consecutive months or quired to proceed and the development he new application.
Signature:	- MALO	uqu-	Date: 03/26/2024
Printed Name: Howard Moye		3	
Signature:			Date:
Printed Name:			

5100 POOLE TOWNHOMES

PRELIMINARY SUBDIVISION PLAN

Preliminary S Site Review Planning and Development Custo					gh, NC 27601 919-996-2	Raleigh	
INSTRUCTIONS: This form appropriate review type and subdivision plans to SiteRe	include the plan	checkli	j a Preliminary Sub st document. Pleas	odivis se er	sion (UDO Section of mail all documents a	10.2.5). Please check the and your preliminary	
	DEVELO	PME	NT OPTIONS (UD) Ch	apter 2)		
✓ Conventional S	ubdivision [Con	npact Developmen	t	Conserv	ation Development	
Cottage Cou	e Court		Flag lot		Frequent Transit Development Option		
NOTE: Subdivisions may			to a construction of the second secon	-	The second secon		
FARR - ALL FREE STATE		****	MANAGAMAN (MESSEL SACES ESTE CONTRACTOR (MESSEL SACES AND	ON	。 《公司·斯斯斯·斯斯·斯斯·斯斯·斯斯·斯斯·斯斯·斯斯·斯斯·斯斯·斯斯·斯斯·斯		
Scoping/sketch plan case		ALVARANTA CONTRACTOR					
Development name (subje		100 P	pole Subdivision	_			
Property Address(es): 510	00 Poole Road						
Recorded Deed PIN(s): 1	733-12-8612						
Building type(s):	Detached House	1	Attached House	V	Townhouse	Apartment	
General Building	Mixed Use Buildin	ng 📉	Civic Building		Open Lot	Tiny House	
DITTELENATION	CHT DDODEDTY	OWNE	DIADDLICANTIN	EVE	LOPER INFORMAT	non 1	
1981-1786-1992-1996-19-68-19-528-19-67-7-5-5-1	-A-1474777		2001年1月1日日日日	for If the		gravatilities and the	
Current Property Owner(s		AG OF I			1 8 4		
Company: Marlowe & Mo			Inde: Hov	varo	l Moye - Manager		
Address: PO Box 20667	Raleigh, NC 27						
Phone #: 919-844-7888		Email:	hmoyelii@gmai	l.coi	n		
Applicant Name (If differe							
Relationship to owner:	Lessee or contrac	t purch	naser 🗸 Owner's	auth	norized agent E	asement holder	
Company: Jones & Cnos	sen Engineerin	Addres	ss: PO Box 1062	Ape	ex, NC 27502		
Phone #: 919-387-1174 Email: peter@jonescnossen.com							
NOTE: please attach pure	hase agreement	or cor	ntract, lease or ea	sem	ent when submitti	ng this form.	
Daveloper Contact Name	s: Howard Moye)					
Company: Marlowe & Mo	ye, LLC		Title: Mar	nage	er		
Address: PO Box 20667	Raleigh, NC 27	619					
Phone #: 919-844-7888		Email:	hmoyeiii@gmai	l.coi	m		

20 Maria 2004 (1942) - 40 million and 100 million (1944) -	MENT TYPE + SITE D	ATE TABLE - Z	ONING INFORMATION		
Gross site acreage: 1,24					
Zoning districts (if more than o OX-3	ne, provide acreage of	each):			
Overlay district(s):	Inside City Limits?	Inside City Limits? Yes No Historic District/Landmark: N/A			
Conditional Use District (CUD Case # Z-	Board of Adjustme BOA-	ent Case #	Design Alternate Case # DA-		
	STORMWAT	ER INFORMATI	ON		
Imperious Area on Parcel(a): Existing (sf) OPropo	sed total (sf) 20.003	Impervious A Existing (sf)	rea for Compliance (includes right-of-way); 0 Proposed total (sf) 3.993		
	NUMBER OF I	LOTS AND DEN	SITY		
# of Detached House Lots:	# of Attached I		# of Townhouse Lats: 7		
# of Tiny House Lots:	# of Open Lots: 1		er Lots (Apartment, General, se, Civic):		
Total # of Lots: 8	Total # Dwelling Unit	s: 7			
Proposed density for each zor	ing district (UDO 1.5.2.	F): 5.65			
landowner, a lessee or person I landowner. An easement holde easement. By submitting this application, it	Stat. § 160D-403(e)), a loiding an option or contra may also apply for deve the undersigned applicant law (N.C.G.S. 160D-403	ract to purchase of dopment approval t acknowledges the trail to make this.	velopment approvals may be made by the or lease land, or an authorized agent of the for such development as is authorized by the last they are either the property owner or one of application, as specified in the application. The		
landowner, a leasee or person I landowner. An easement holde easement. By submitting this application, the persons authorized by state undersigned also acknowledge undersigned understands that or misrepresentations made in ser The undersigned indicates that in this application will be maintained in accordance with the profile undersigned hereby acknowledged on hold at the request of the profile and in accordance with the profile undersigned hereby acknowledged on hold at the request of the profile and the request of the	Stat. § 160D-403(a)), a colding an option or contrary also apply for development (N.C.G.S. 160D-403), that the information are evelopment approvals a uring the development at the property dwner(a) is ined in all respects in acceptance of the applicant for a period and information and regulations of the applicant for a period and information and information.	pplications for de ract to purchase of dopment approval t acknowledges that all the tacknowledges that all the tacknowledges that (a) to make this distance with the opproval, pursuant aware of this app condance with the operance with the operance with the operance with the	in lease land, or an authorized agent of the if for such development as is authorized by the last they are either the property owner or one of application, as specified in the application. The e in the application are correct and the cation for false statements or to N.C. Gon, Stat. § 160D-403(f). Illustion and that the proposed project described a plans and specifications submitted herewith, gh Unified Development Ordinance. S. 143-755(b1), if this permit application is the months or more, or if the applicant fails to Cify for a period of six consecutive months or		
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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 sidewalks 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.

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

BLOCK PERIMETER & CROSS ACCESS EXEMPTION

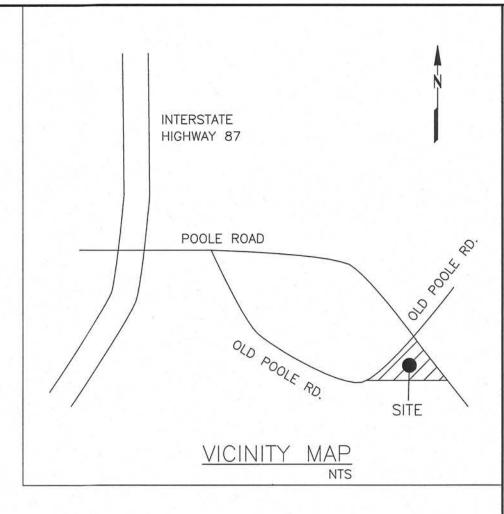
1. BLOCK PERIMETER IS NOT REQUIRED UNDER UDO SECTION 8.3.2.A. I.b., IN THAT THE SITE TO BE DEVELOPED IS BELOW THE MINIMUM APPLICABLE AREA. FOR OX ZONING, THE MINIMUM APPLICABLE AREA IS 5 ACRES AND THE SITE IS 1.24 ACRES.

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.



SITE DATA	
PROJECT NAME	5100 POOLE TOWNHOMES
PREPARER'S CONTACT INFORMATION	JONES & CNOSSEN ENGINEERING, PLLC P.O. BOX 1062 APEX, NORTH CAROLINA 27502 PHONE - (919) 387-1174 FAX - (919) 387-3375 CONTACT PERSON - PETER D. CNOSSEN
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 R/W 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 (10% OF 1.24 AC)
PROVIDED AMENITY SPACE	O.14 AC (11.3%)
AMENITY ITEM	PLAY LAWN
FEMA FLOODPLAIN INFORMATION	MAP #3720173300K (DATED JULY 19, 2022) PROJECT SHOWS NO 100 YEAR FLOODPLAIN ON THE SITE.

SHEET INDEX

COVER SHEET

EXISTING CONDITIONS PLAN

PRELIMINARY DEMOLITION PLAN

PRELIMINARY LAYOUT PLAN PRELIMINARY LOTTING PLAN

PRELIMINARY GRADING AND DRAINAGE PLAN

PRELIMINARY STORMWATER PLAN 8 PRELIMINARY UTILITY PLAN

LA-I LANDSCAPE PLAN

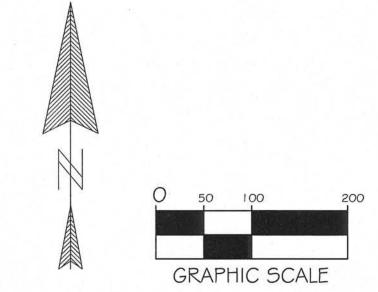
BUILDING SETBACKS

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 - I CAR GARAGE SPACES = 7 7 - I CAR DRIVEWAY SPACES = 7 MAIL KIOSK SPACES = 2



PRELIMINARY PLANS NOT FOR CONSTRUCTION

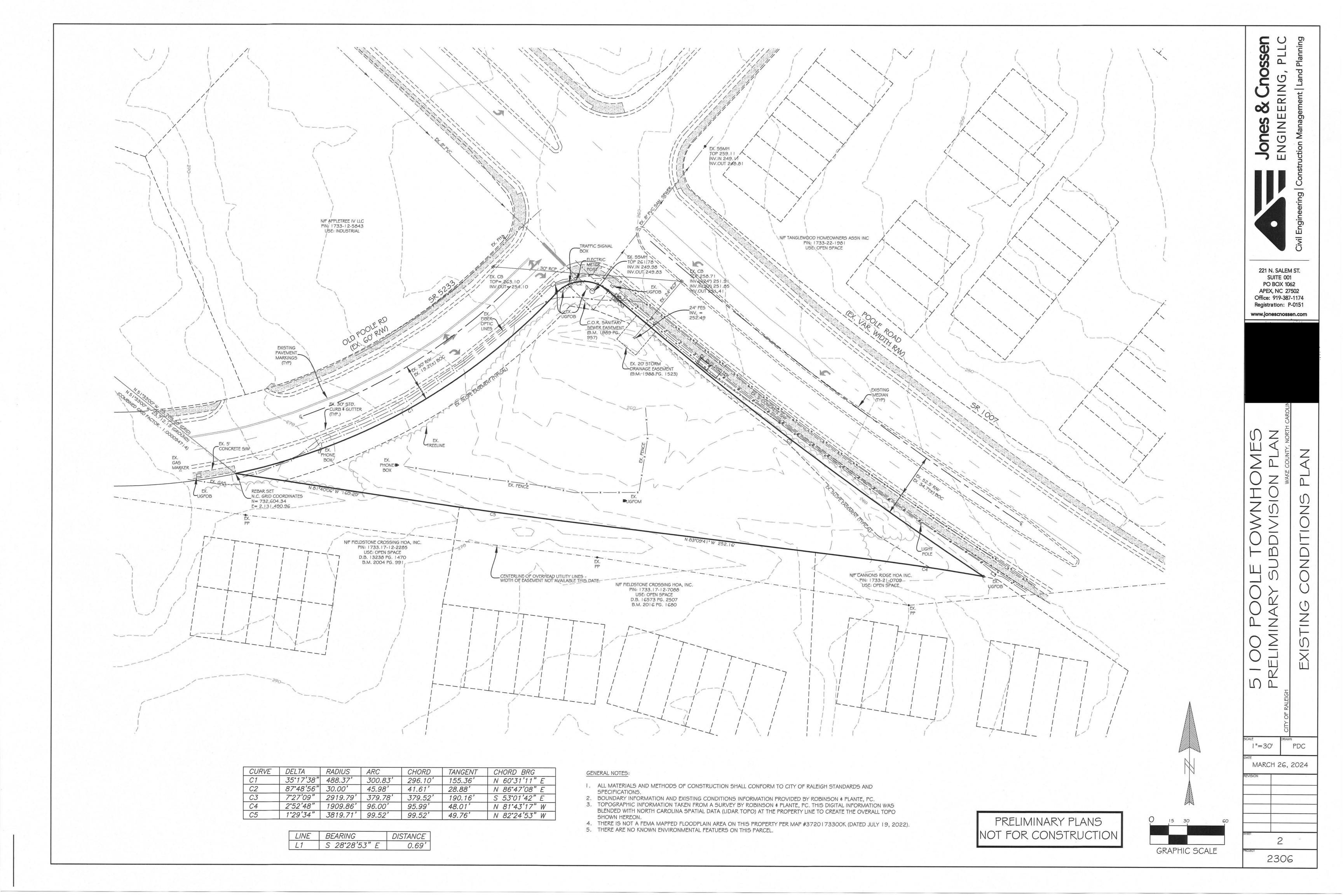


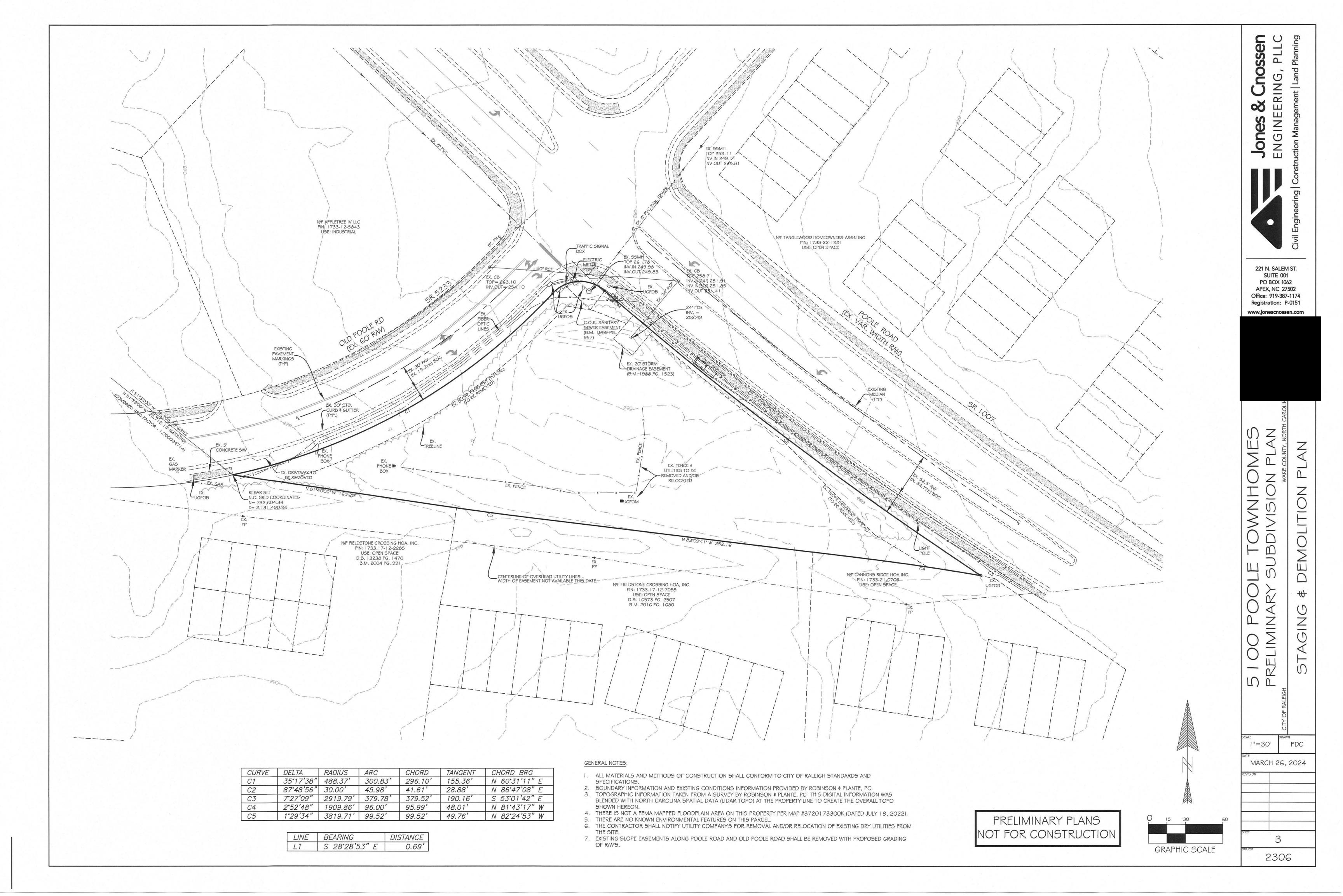
221 N. SALEM ST. PO BOX 1062

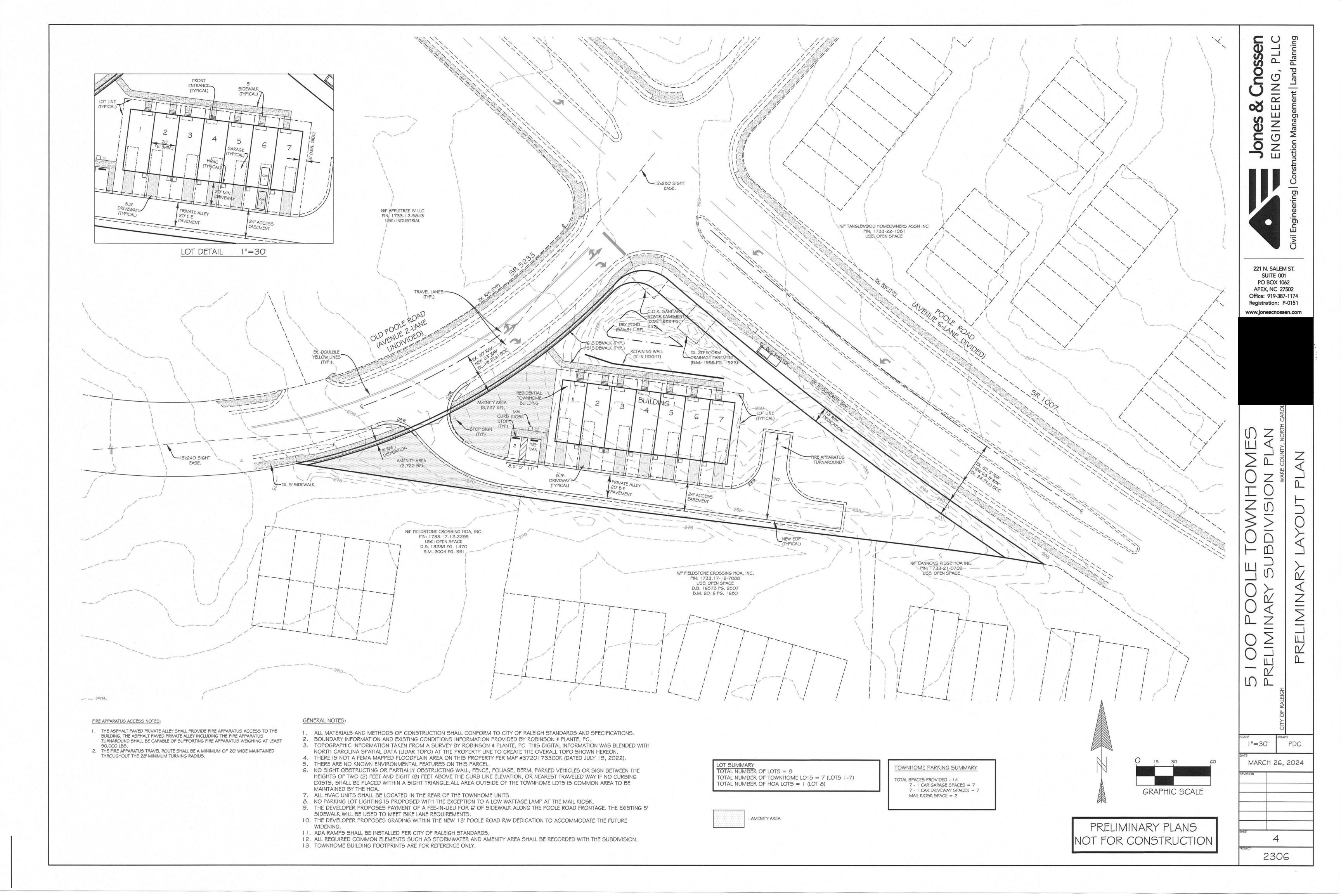
PDC 1"=100'

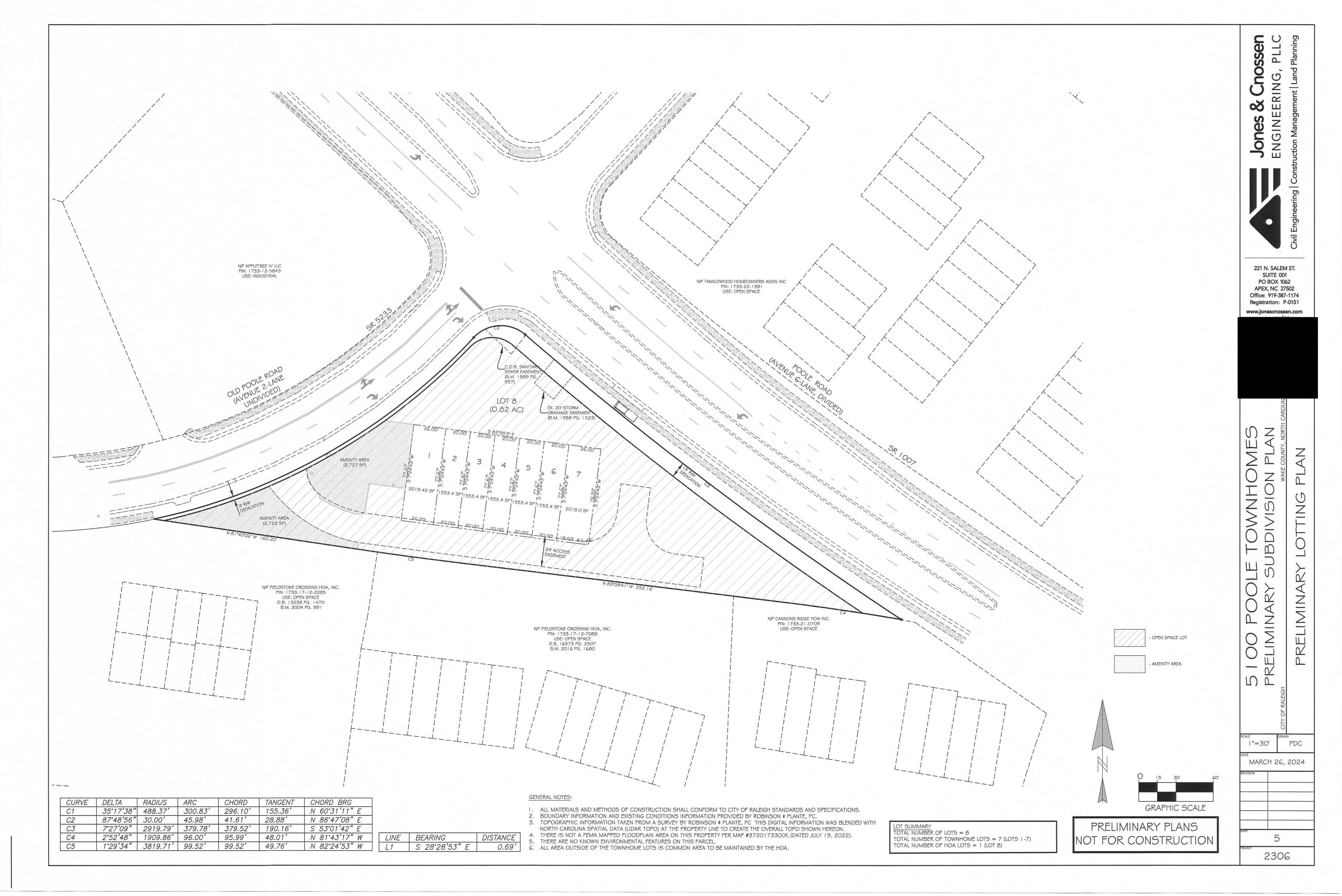
MARCH 26, 2024

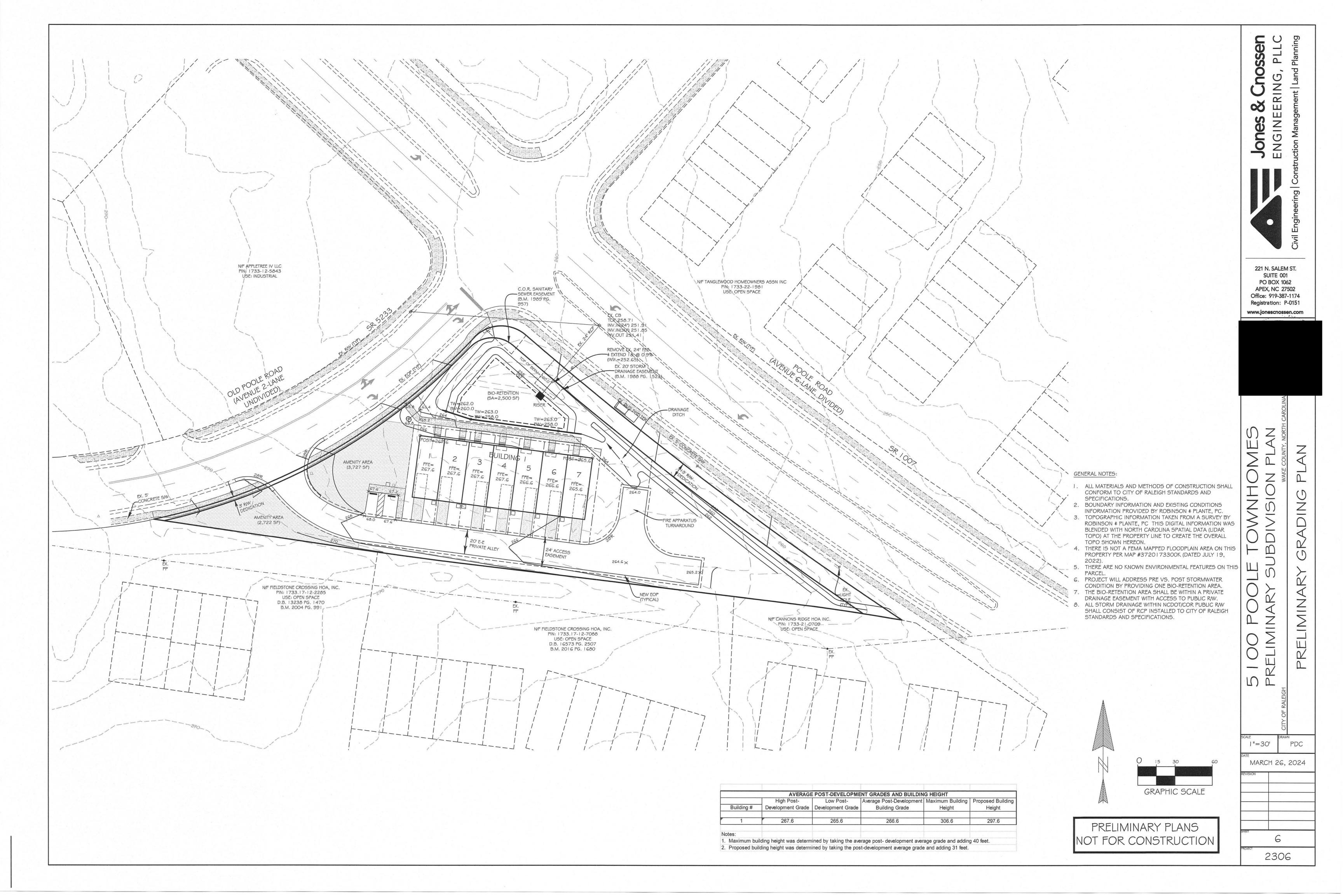
2306

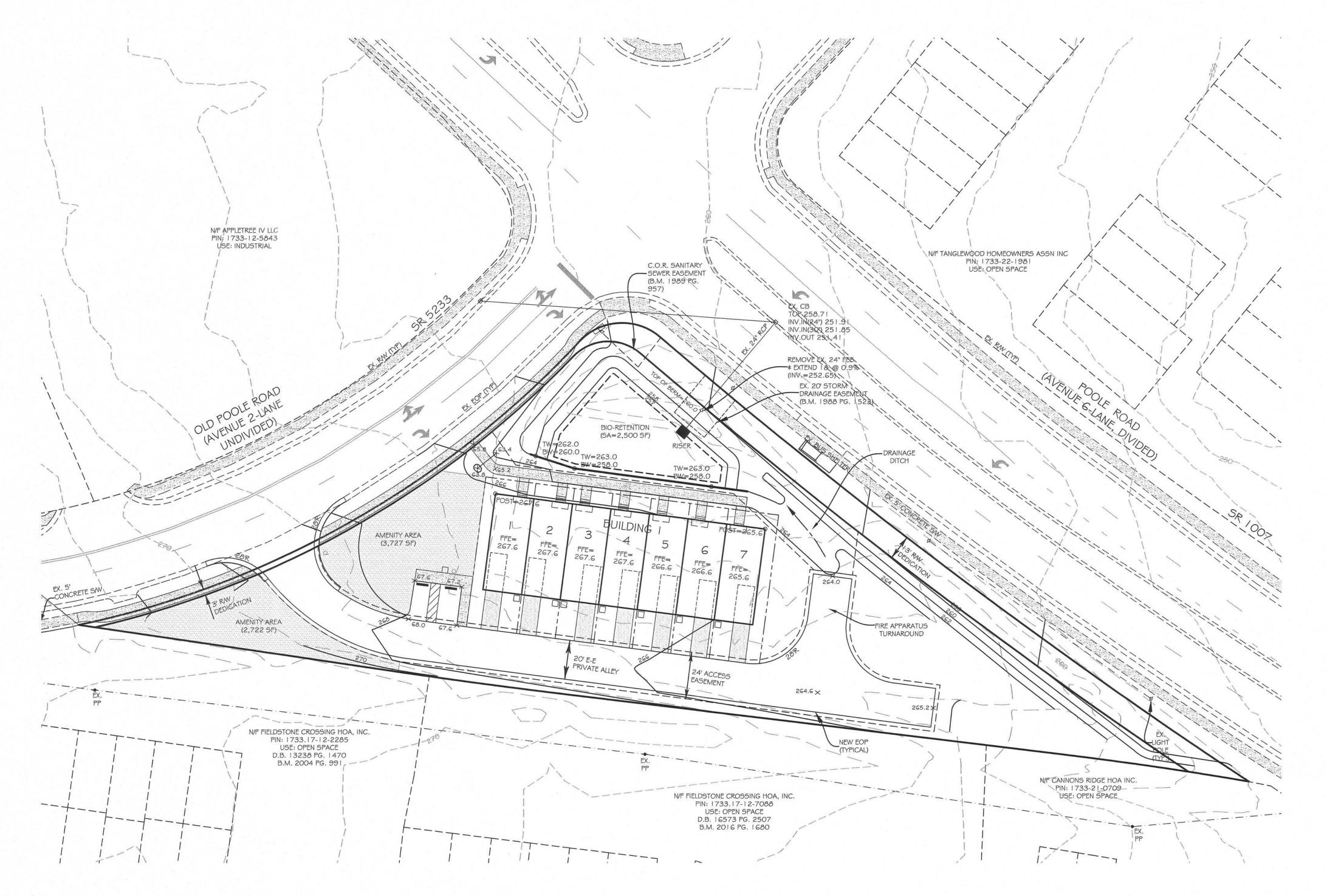


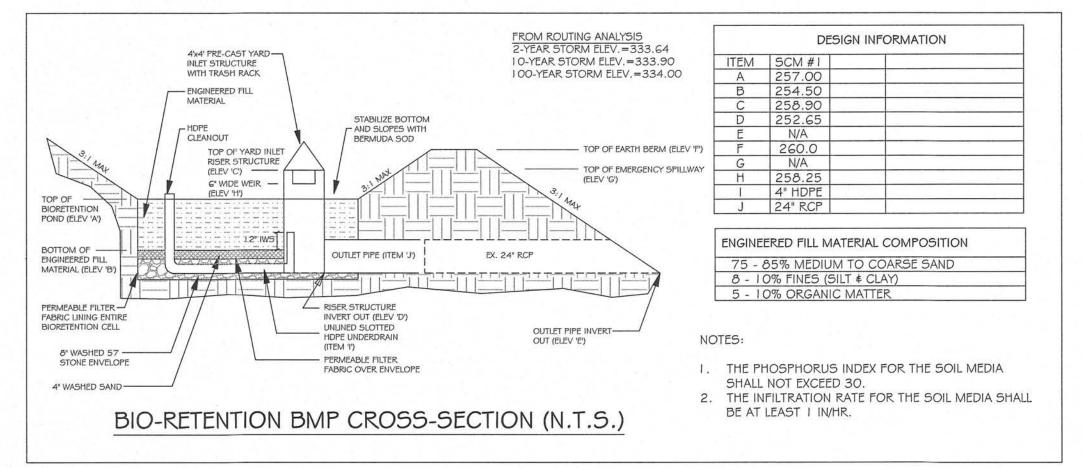


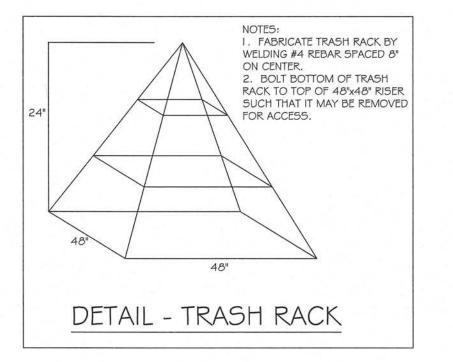












NITROGEN NOTES:

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

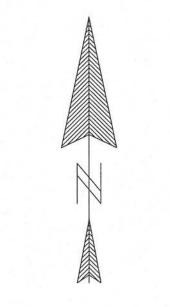
POOLE ROAD BIKE LANE OLD POOLE ROAD SIDEWALK 0.05 AC 0.04 AC TOWNHOME LOTS 0.21 AC PRIVATE ALLEY 0.21 AC OPEN SPACE PARKING/MAIL KIOSK \$ SIDEWALK TOTAL IMPERVIOUS SURFACE

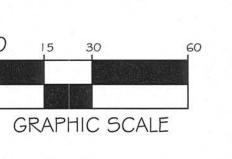
2. THE OWNER WILL PAY A ONE-TIME OFFSET PAYMENT TO AN APPROVED MITIGATION BANK TO BRING THE NITROGEN LOADING RATE DOWN TO 3.6 LBS/AC/YR. THE PAYMENT SHALL BE MADE AND RECEIPT OF PAYMENT PROVIDED TO THE CITY OF RALEIGH PRIOR TO ISSUANCE OF THE GRADING PERMIT.

3. 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:

- I. 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. 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. 4. 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.
- 7. THE BIO-RETENTION AREA SHALL BE WITHIN A PRIVATE DRAINAGE EASEMENT WITH
- ACCESS TO PUBLIC R/W.
- 8. 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





PRELIMINARY PLANS NOT FOR CONSTRUCTION

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

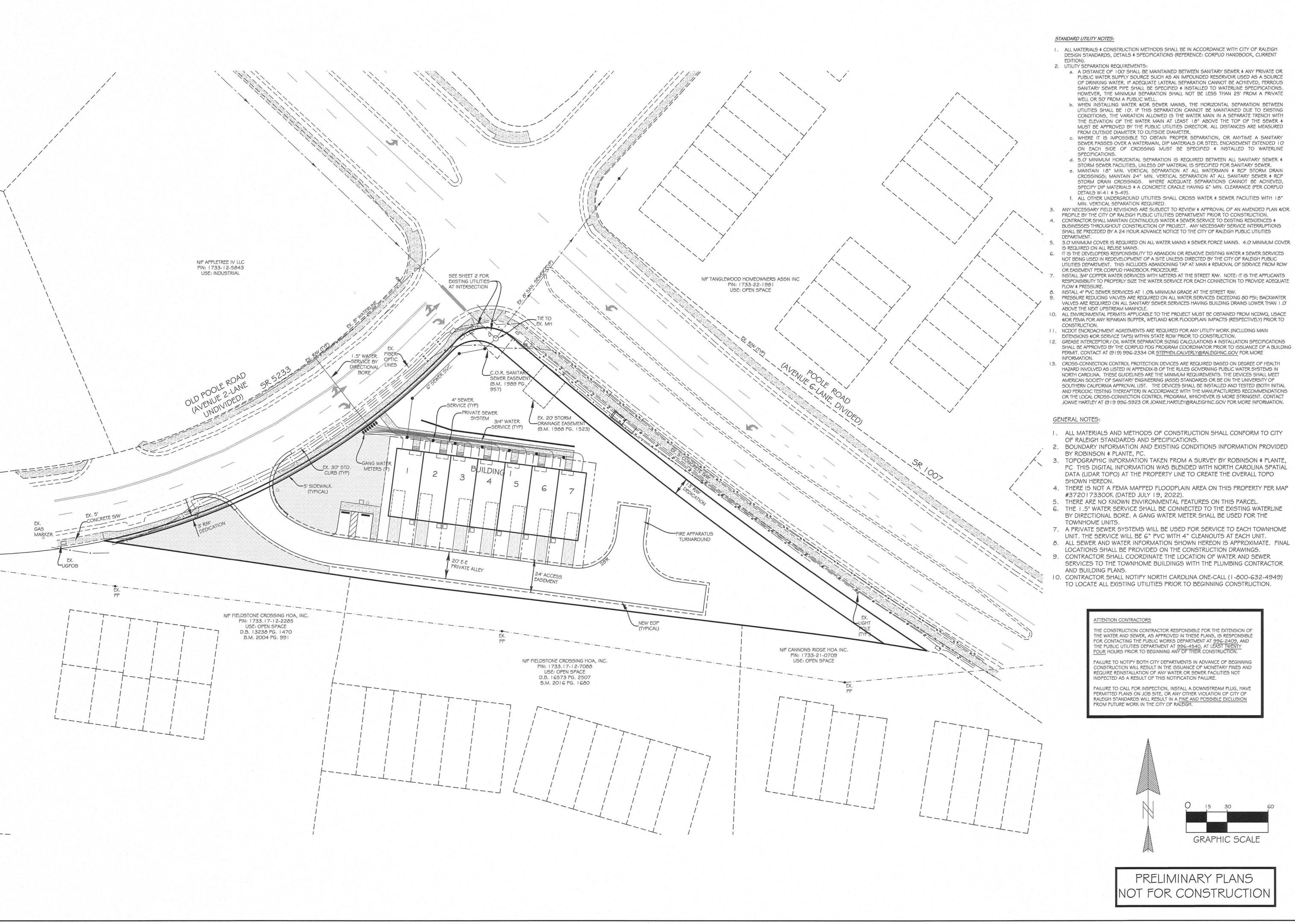
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1"=30 MARCH 26, 2024

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I. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT

- 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 WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE
- UTILITIES SHALL BE IO'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS 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
- c. 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 WATERLINE
- d. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER \$
- e. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN \$ RCP STORM DRAIN CROSSINGS; MAINTAIN 24" 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

f. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18"

PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION. 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

3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER

IT IS THE DEVELOPERS RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW

INSTALL 3/4" COPPER WATER SERVICES WITH METERS AT THE STREET RW. NOTE: IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE

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'

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

11. NCDOT ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS 4/OR SERVICE TAPS) WITHIN STATE ROW PRIOR TO CONSTRUCTION. 12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS \$ INSTALLATION SPECIFICATIONS

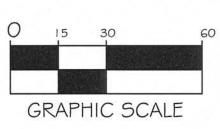
PERMIT. CONTACT AT (919) 996-2334 OR STEPHEN.CALVERLY@RALEIGHNC.GOV FOR MORE 13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. 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

- 1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY
- BOUNDARY INFORMATION AND EXISTING CONDITIONS INFORMATION PROVIDED
- 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
- 4. THERE IS NOT A FEMA MAPPED FLOODPLAIN AREA ON THIS PROPERTY PER MAP
- THERE ARE NO KNOWN ENVIRONMENTAL FEATURES ON THIS PARCEL. THE 1.5" WATER SERVICE SHALL BE CONNECTED TO THE EXISTING WATERLINE
- BY DIRECTIONAL BORE. A GANG WATER METER SHALL BE USED FOR THE
- 7. A PRIVATE SEWER SYSTEMS WILL BE USED FOR SERVICE TO EACH TOWNHOME UNIT. THE SERVICE WILL BE 6" PVC WITH 4" CLEANOUTS AT EACH UNIT.
- ALL SEWER AND WATER INFORMATION SHOWN HEREON IS APPROXIMATE. FINAL LOCATIONS SHALL BE PROVIDED ON THE CONSTRUCTION DRAWINGS.
- CONTRACTOR SHALL COORDINATE THE LOCATION OF WATER AND SEWER SERVICES TO THE TOWNHOME BUILDINGS WITH THE PLUMBING CONTRACTOR
- TO LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

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 996-2409, AND THE PUBLIC UTILITIES DEPARTMENT AT 996-4540, AT LEAST TWENTY FOUR HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

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

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON JOB SITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION



PRELIMINARY PLANS NOT FOR CONSTRUCTION

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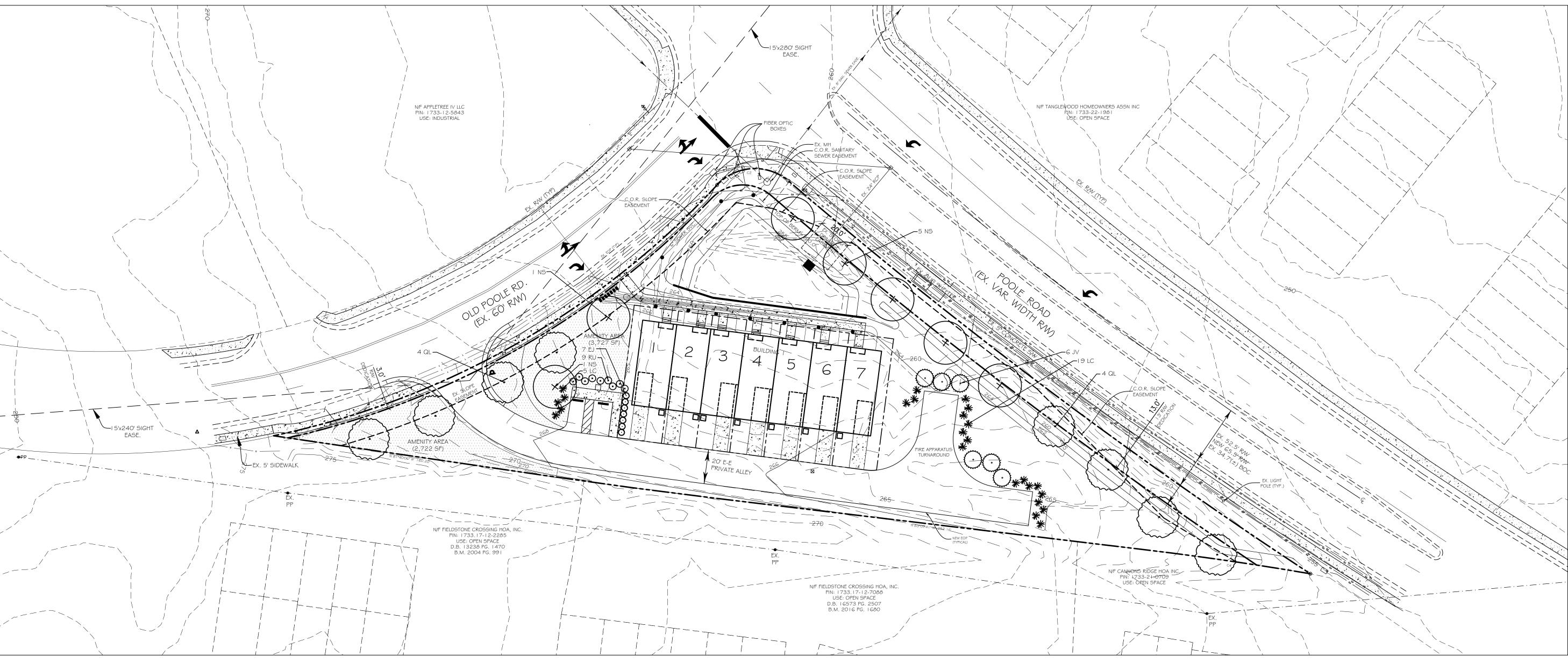
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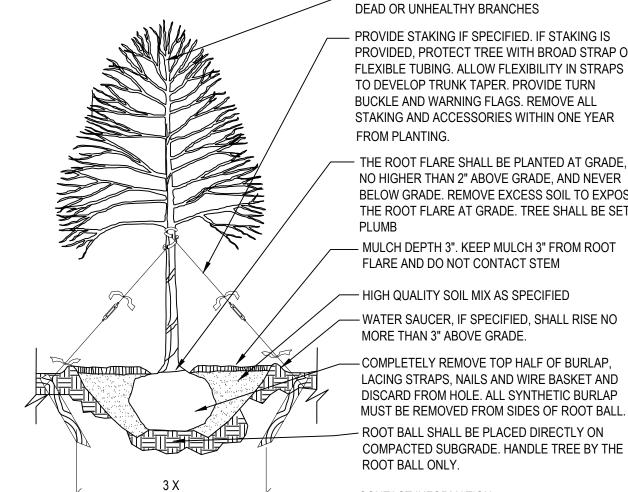
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ROOTBALL DIAMETER

NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)

2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL. 3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST

BRANCH HEIGHT. 4. PLANTING SEASON OCTOBER - APRIL. 5. A TREE IMPACT PERMIT IS REQUIRED.

6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

- DO NOT PRUNE LEADER. PRUNE OR CUT ONLY DEAD OR UNHEALTHY BRANCHES

PROVIDE STAKING IF SPECIFIED. IF STAKING IS PROVIDED, PROTECT TREE WITH BROAD STRAP OR FLEXIBLE TUBING. ALLOW FLEXIBILITY IN STRAPS TO DEVELOP TRUNK TAPER. PROVIDE TURN BUCKLE AND WARNING FLAGS. REMOVE ALL STAKING AND ACCESSORIES WITHIN ONE YEAR FROM PLANTING.

THE ROOT FLARE SHALL BE PLANTED AT GRADE, NO HIGHER THAN 2" ABOVE GRADE, AND NEVER BELOW GRADE. REMOVE EXCESS SOIL TO EXPOSE THE ROOT FLARE AT GRADE. TREE SHALL BE SET PLUMB

FLARE AND DO NOT CONTACT STEM HIGH QUALITY SOIL MIX AS SPECIFIED

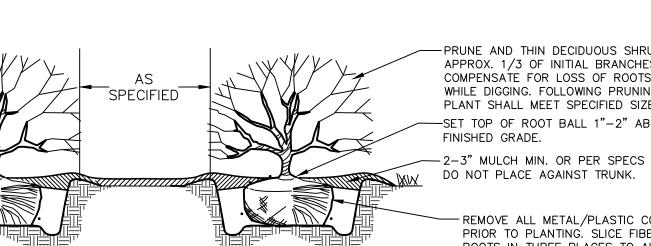
MORE THAN 3" ABOVE GRADE. -COMPLETELY REMOVE TOP HALF OF BURLAP, LACING STRAPS, NAILS AND WIRE BASKET AND DISCARD FROM HOLE. ALL SYNTHETIC BURLAP MUST BE REMOVED FROM SIDES OF ROOT BALL.

ROOT BALL ONLY. CONTACT INFORMATION: CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:

CITY OF RALEIGH STANDARD DETAIL REVISIONS DATE: 8/1/18 TREE PLANTING DETAIL TPP-03

TREES@RALEIGHNC.GOV

WWW.RALEIGHNC.GOV



1. SOIL MIX-1/3 ORGANIC MATTER,

4. FOR CAMELLIAS, RHODOS, AZALEAS, AND 2/3 EXIST SOIL.

2. WIDTH OF PLANT PIT

-SANDY SOIL, 24" WIDER THAN PLANT BALL

-CLAY SOIL, 12" WIDER THAN PLANT BALL

3. FOR PLANTING AREAS WHERE SOIL HAS BEEN

TO GRADE AS IT DID PRIOR TO DIGGING.

COMPACTED BY EQUIPMENT, CONTACT LA PRIOR TO PLANTING.

SHRUB PLANTING

PLANTING NOTES: I. All plant materials to comply with American Standard for Nursery Stock ANSI.Z60.

2. Plant locations to be approved in field prior to installation.

3. Substitutions of plant materials specified can only occur with prior approval by

4. Establish plant bed configurations. Landscape Architect to approve bed layout in field.

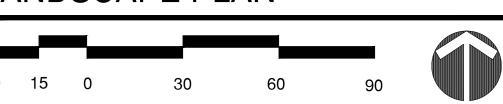
5. Install plants and mulch beds with 4" of pinestraw.

6. Areas disturbed by grading to be seeded and strawed. 7. Landscape Contractor to maintain plant materials for a one year period following

substantial completion per specifications 8. Areas damaged from plant relocation or other activities of Landscape Contractor to be

re-seeded and established at no additional cost to the owner. 9. All plant material shown is minimum required by the City Code.

LANDSCAPE PLAN



PRUNE AND THIN DECIDUOUS SHRUBS
APPROX. 1/3 OF INITIAL BRANCHES TO
COMPENSATE FOR LOSS OF ROOTS

-SET TOP OF ROOT BALL 1"-2" ABOVE

REMOVE ALL METAL/PLASTIC CONT.
PRIOR TO PLANTING. SLICE FIBER

LOOSEN BURLAP AT STEM/ALLOW

IT TO REMAIN ON BALL

ROOTS IN THREE PLACES TO ALLOW

NTS

WHILE DIGGING. FOLLOWING PRUNING

PLANT SHALL MEET SPECIFIED SIZE.

FINISHED GRADE.

ROOT GROWTH.

By

No.

TREE PLANTING

NTS