

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):				
Development name (subject to approval): Toxey Dr				
Property Address(es): 2710, 2714, 2718, 2722, 2730 Toxey Drive; Raleigh NC				
Recorded Deed PIN(s): 1705339022, 1705430017, 1705431075, 1705430286, 1705433342				
Building type(s):	<input checked="" 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:	
Company: WOODROW PARK II LLC	Title: Owner
Address: 2626 Glenwood Ave; Suite 550; Raleigh, NC 27608	
Phone #:	Email:
Applicant Name (If different from owner. See "who can apply" in instructions): Tripp Loyd	
Relationship to owner:	<input checked="" type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder
Company: Loyd Builders	Address: Developer
Phone #: 919-387-1455	Email: Tripplloyd@loydbuilders.com

NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.

Developer Contact Names: Tripp Loyd	
Company: Loyd Builders	Title: Developer
Address: 2501 Reliance Avenue Apex, NC 27539	
Phone #: (919)-387-1455	Email: Tripplloyd@loydbuilders.com

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION

Gross site acreage: 9.79 AC			
Zoning districts (if more than one, provide acreage of each): (4.76) R-4, (5.03) R-2			
Overlay district(s): N/A	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-	Board of Adjustment Case # BOA-	Design Alternate Case # DA-	

STORMWATER INFORMATION

Imperious Area on Parcel(s): Existing (sf) 10,492 Proposed total (sf) 153,567	Impervious Area for Compliance (includes right-of-way): Existing (sf) 10,600 Proposed total (sf) 153,583
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NUMBER OF LOTS AND DENSITY

# of Detached House Lots: 11	# of Attached House Lots:	# of Townhouse Lots:
# of Tiny House Lots:	# of Open Lots:	# of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Lots: 11	Total # Dwelling Units: 11	
# of bedroom units (if known): 1br _____ 2br _____ 3br _____ 4br _____		
Proposed density for each zoning district (UDO 1.5.2.F): 1.3 for R-4 & .99 for R-2		

APPLICANT SIGNATURE BLOCK

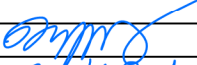
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for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

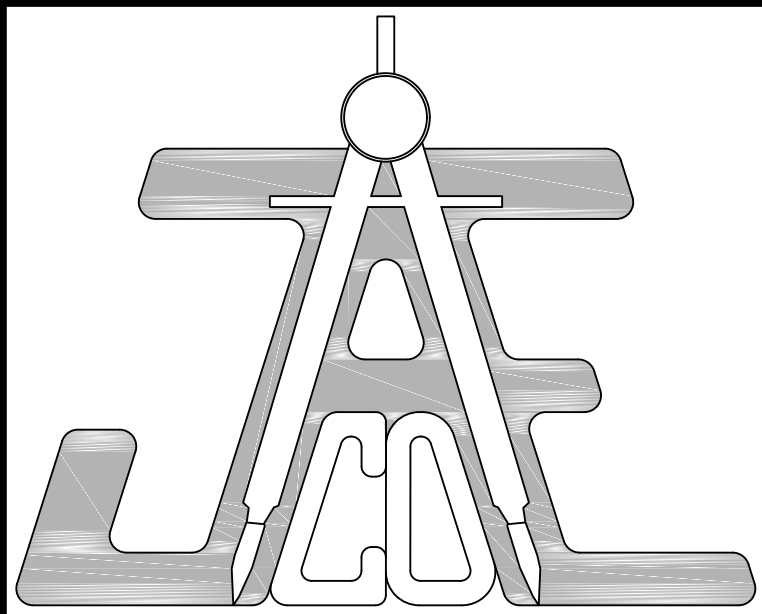
Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.

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: 5-20-24
Printed Name: Frank R. Legd. #	
Signature:	Date:
Printed Name:	



JAECO
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2722, & 2730 Toxey Dr
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Lloyd Builders
2501 Reliance Avenue
Apex, NC 27539

Call 811 before you dig.

LEGEND

- DENOTES CONCRETE
- DENOTES ADDRESS
- DENOTES GREENWAY
- PROPERTY LINE
- RIGHT OF WAY LINE
- PROFILE LINE NOT SURVEYED
- EASEMENT LINE
- OVERHEAD POWERLINE
- CB
- FH
- LP
- WV
- SSMH
- GW
- MW
- PP
- TP
- GM

EXISTING CONDITIONS & DEMOLITION PLAN

Revisions		
Number	Description	Date

JAECO #: 431-01
DRAWING SCALE: 1" = 40'
DRAWN BY: CKC
CHECKED BY: TT
DATE ISSUED: 05/17/24

C-1.00

GENERAL NOTES:

- CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
- UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE GUY WIRE RELOCATION/REMOVAL WITH LOCAL UTILITY.

SURVEYOR'S NOTES:

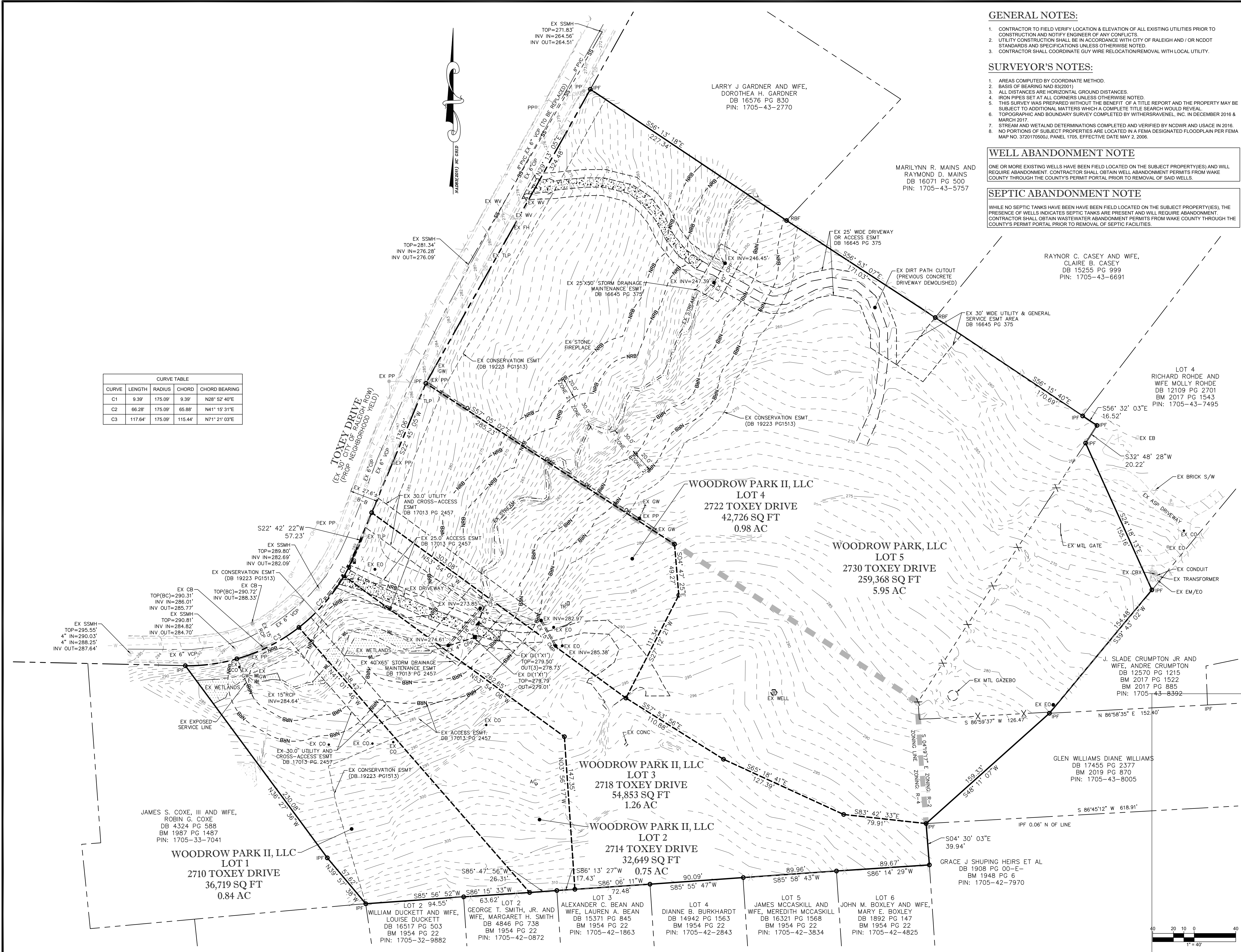
- AREAS COMPUTED BY COORDINATE METHOD.
- BASIS OF BEARING NAD 83(2011)
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- IRON PIPES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THE PROPERTY MAY BE SUBJECT TO ADDITIONAL MATTERS WHICH A COMPLETE TITLE SEARCH WOULD REVEAL.
- TOPOGRAPHIC AND BOUNDARY SURVEY COMPLETED BY WITHERSRAVENEL, INC. IN DECEMBER 2016 & MARCH 2017.
- STREAM AND WETLAND DETERMINATIONS COMPLETED AND VERIFIED BY NCDWR AND USACE IN 2016.
- NO PORTIONS OF SUBJECT PROPERTIES ARE LOCATED IN A FEMA DESIGNATED FLOODPLAIN PER FEMA MAP NO. 3720170500J, PANEL 1705, EFFECTIVE DATE MAY 2, 2006.

WELL ABANDONMENT NOTE

ONE OR MORE EXISTING WELLS HAVE BEEN FIELD LOCATED ON THE SUBJECT PROPERTY(IES) AND WILL REQUIRE ABANDONMENT. CONTRACTOR SHALL OBTAIN WELL ABANDONMENT PERMITS FROM WAKE COUNTY THROUGH THE COUNTY'S PERMIT PORTAL PRIOR TO REMOVAL OF SAID WELLS.

SEPTIC ABANDONMENT NOTE

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CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	9.39'	175.09'	9.39'	N28° 52' 40"E
C2	66.28'	175.09'	65.88'	N41° 15' 31"E
C3	117.64'	175.09'	115.44'	N71° 21' 03"E

LARRY J GARDNER AND WIFE,
DOROTHEA H. GARDNER
DB 16576 PG 830
PIN: 1705-43-2770

MARILYNN R. MAINS AND
RAYMOND D. MAINS
DB 16071 PG 500
PIN: 1705-43-5757

RAYNOR C. CASEY AND WIFE,
CLAIRE B. CASEY
DB 15255 PG 999
PIN: 1705-43-6691

LOT 4
RICHARD ROHDE AND
WIFE MOLLY ROHDE
DB 12109 PG 2701
BM 2017 PG 1543
PIN: 1705-43-7495

WOODROW PARK II, LLC
LOT 4
2722 TOXEY DRIVE
42,726 SQ FT
0.98 AC

WOODROW PARK, LLC
LOT 5
2730 TOXEY DRIVE
259,368 SQ FT
5.95 AC

WOODROW PARK II, LLC
LOT 3
2718 TOXEY DRIVE
54,853 SQ FT
1.26 AC

WOODROW PARK II, LLC
LOT 2
2714 TOXEY DRIVE
32,649 SQ FT
0.75 AC

JAMES S. COXE, III AND WIFE,
ROBIN G. COXE
DB 4324 PG 588
BM 1987 PG 1487
PIN: 1705-33-7041

WOODROW PARK II, LLC
LOT 1
2710 TOXEY DRIVE
36,719 SQ FT
0.84 AC

LOT 2 94.55'
WILLIAM DUCKETT AND WIFE,
LOUISE DUCKETT
DB 16517 PG 503
BM 1954 PG 22
PIN: 1705-32-9882

63.62' LOT 2
GEORGE T. SMITH, JR. AND
WIFE, MARGARET H. SMITH
DB 4846 PG 738
BM 1954 PG 22
PIN: 1705-42-0872

LOT 3
ALEXANDER C. BEAN AND
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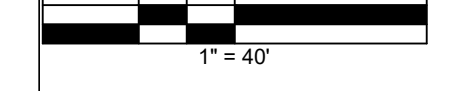
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PIN: 1705-42-4825

GRACE J SHUPING HEIRS ET AL
DB 1908 PG 00-E-
BM 1948 PG 6
PIN: 1705-42-7970

GLEN WILLIAMS DIANE WILLIAMS
DB 17455 PG 2377
BM 2019 PG 870
PIN: 1705-43-8005

J. SLADE CRUMPTON JR AND
WIFE, ANDRE CRUMPTON
DB 12570 PG 1215
BM 2017 PG 1522
BM 2017 PG 885
PIN: 1705-43-8392



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) a distance of 10' 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 installed to watertight specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well
 - b) 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 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 from outside diameter to outside diameter
 - 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 watertight specifications
 - d) 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer
 - e) 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 8" min. clearance (per CORPUD details W-41 & S-49)
 - f) 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 services 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
- SEWER BYPASS PUMPING - A bypass plan sealed by an NC Professional Engineer shall be provided to Raleigh Water prior to pumping operations for approval. The operations and equipment shall comply with the Public Utilities Handbook.
- 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 2x2' 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 Easement 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 UC / Bldg Permit. Contact (919) 996-4516 or 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.
- The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval list.
- The device and installation shall meet the guidelines of Appendix A - Guidelines and Requirements for the Cross Connection Program in Raleigh's Service Area.
- 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. Contact (919) 996-5923 or crossconnection@raleighnc.gov for more information
- NOTICE** for projects that involve an oversized main or urban main replacement. Any City reimbursement greater than \$250,000 must undergo the public bidding process.

UTILITY MAIN REPLACEMENT NOTES

- CONTRACTOR SHALL FIELD VERIFY EXISTING WATER LINE DEPTH PRIOR TO COMMENCING CONSTRUCTION
- IN THE EVENT THE EXISTING WATERLINE RESULTS IN NEW SERVICE LOCATIONS LESS THAN 18" CLEAR OF THE NEW SANITARY SEWER, UTILIZE CONCRETE CRADLE PROTECTION (S-49)
- IN THE EVENT THE EXISTING WATERLINE RESULTS IN NEW SERVICE LOCATIONS DIRECTLY IN CONFLICT WITH OR BELOW THE NEW SANITARY SEWER NOTIFY THE ENGINEER PRIOR TO PROCEEDING
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SEWER SERVICES PRIOR TO COMMENCING CONSTRUCTION
- ALL EXISTING SEWER SERVICES ALONG THE REPLACEMENT LENGTH SHALL BE REPLACED FROM THE MAIN LINE TO THE RIGHT-OF-WAY LINE. THE NEW CLEANOUT ASSEMBLY SHALL BE CONNECTED TO THE EXISTING SERVICE LINE ON THE CUSTOMER SIDE OF THE RIGHT-OF-WAY.

BYPASS PUMPING OPERATIONS

A BYPASS PLAN SEALED BY A NC PROFESSIONAL ENGINEER MUST BE SUBMITTED TO PUBLIC UTILITIES PRIOR TO PUMPING OPERATIONS TO COORDINATE WITH ADMINISTRATION ENGINEERING STAFF. PUMPS SHOULD BE SIZED TO HANDLE THE PEAK DAILY FLOW (2.5 TIMES THE AVERAGE DAILY FLOW WITH A MINIMUM OF 50 GPM) FOR THE LINE OR AREA OF WORK. THE CONTRACTOR SHALL SECURE PUMPS FROM A PUMP SUPPLIER ACCORDING TO THE PROVIDED FLOW INFORMATION. PUMPING OPERATIONS MUST BE MONITORED 24 HOURS A DAY FOR EACH DAY OF THE PUMPING OPERATION BY QUALIFIED PERSONNEL IN ORDER TO RESPOND TO PROBLEMS OR FAILURES. 100% REDUNDANCY IS REQUIRED FOR PUMPING OPERATIONS. IN ADDITION, BACK UP PUMPS ARE TO BE CONNECTED TO THE BYPASS FORCE MAIN TO FACILITATE IMMEDIATE USE UPON FAILURE OF THE PRIMARY PUMPS.

MAIN REPLACEMENT NOTE

PER CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT HANDBOOK (1/2/14) SEWER DESIGN - PUBLIC SECTION 1 a 12 "DOGHOUSE MANHOLES ON VCP ARE PROHIBITED" AS SUCH, REPLACEMENT OF EXISTING MAIN IS SHOWN ON THESE PLANS. IF AT A TIME DURING SITE PERMIT REVIEW GRAVITY SEWER CONNECTION BECOMES FEASIBLE THE MAIN REPLACEMENT SHALL NOT BE REQUIRED.

GENERAL NOTES

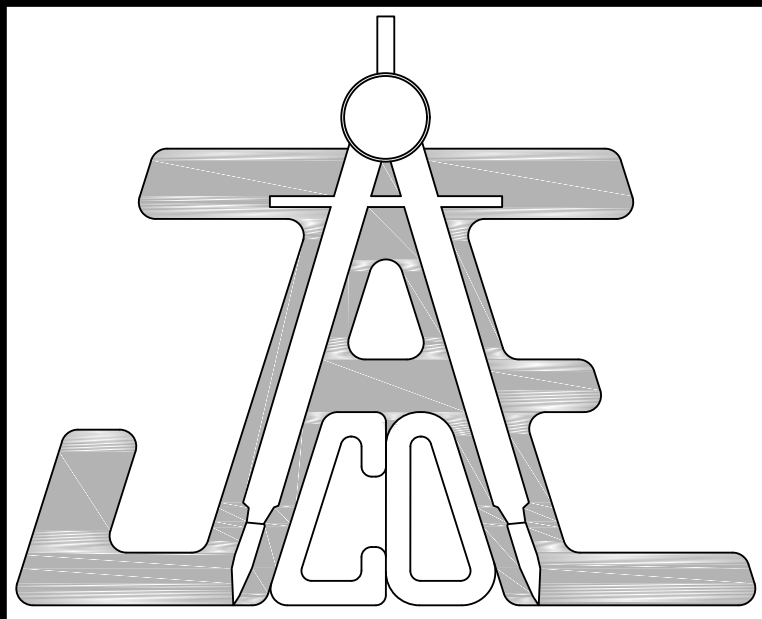
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- FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION.
- UNLESS OTHERWISE NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM

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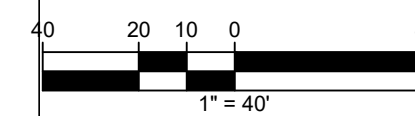
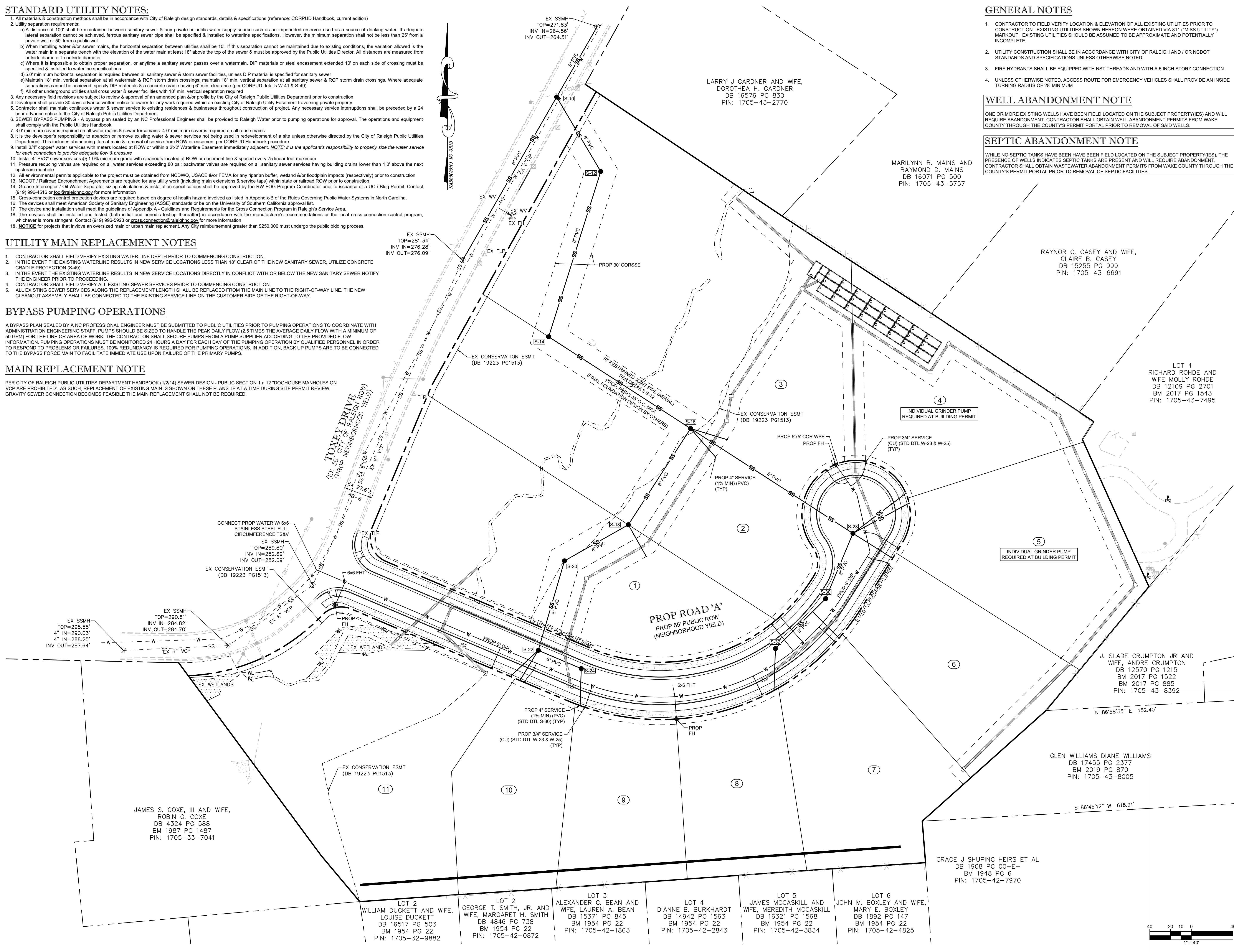
- EX SEWER LINE
- EX WATER LINE
- PROP WATER LINE
- PROP SEWER LINE
- PROP FIRE HYDRANT

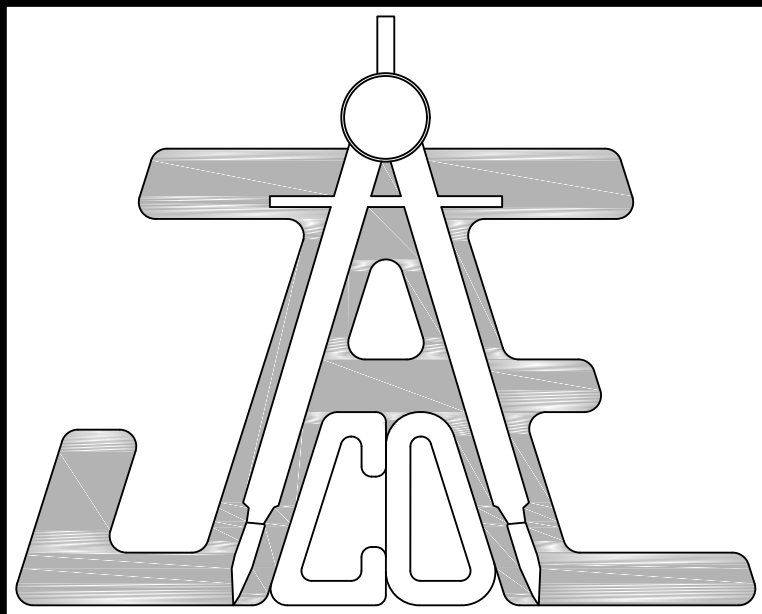
UTILITY PLAN

Revisions		
Number	Description	Date

JAECO # 431-01
DRAWING SCALE: 1" = 40'
DRAWN BY: CKC
CHECKED BY: TT
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C-3.00





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LEGEND

HYDRANT COVERAGE  XXX

APPARATUS ACCESS  XXX

FIRE COVERAGE PLAN

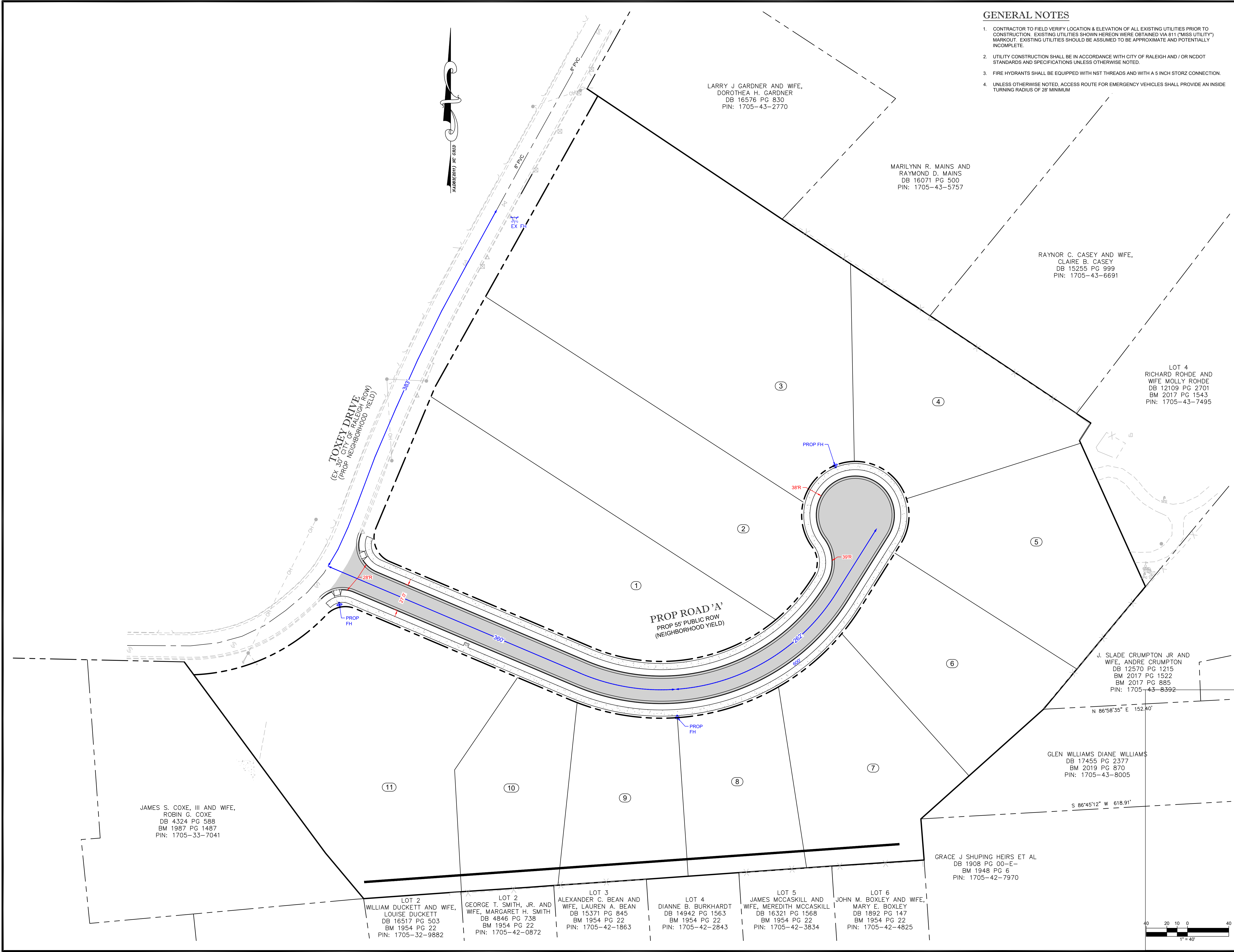
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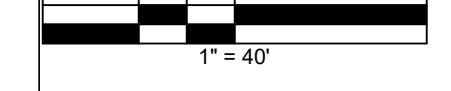
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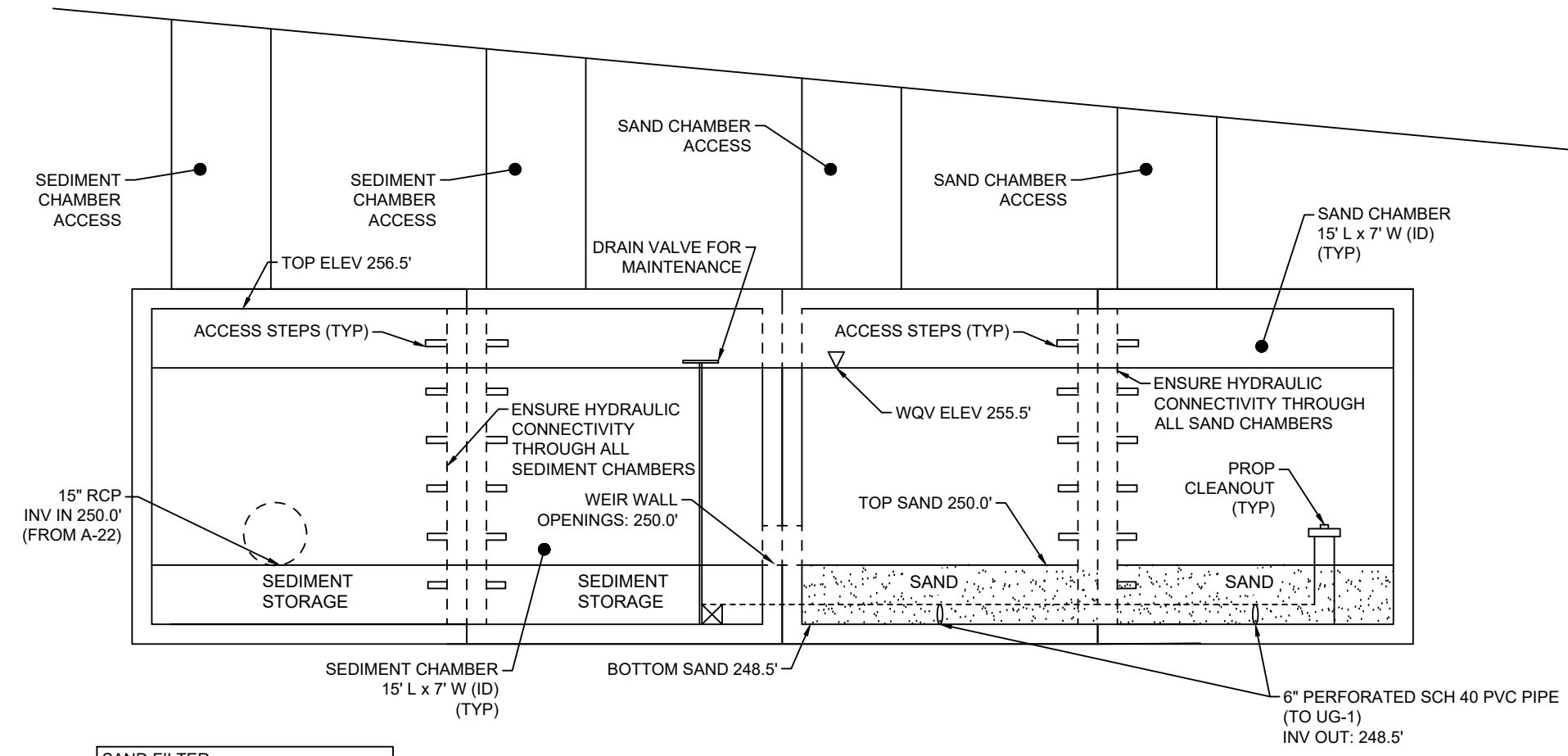
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MARY E. BOXLEY
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PIN: 1705-42-4825





SAND FILTER
 SEDIMENT - (8) 15x7x7 CHAMBERS
 SAND - (8) 15x7x7 CHAMBERS
 WQV PROVIDED: 9,240 CF

SAND FILTER (A-18)

NOT TO SCALE
 SCHEMATIC ONLY - REFER TO FINAL SHOP DRAWINGS BY PRECASTER FOR DETAILED INFORMATION ON LAYOUT AND INSTALLATION

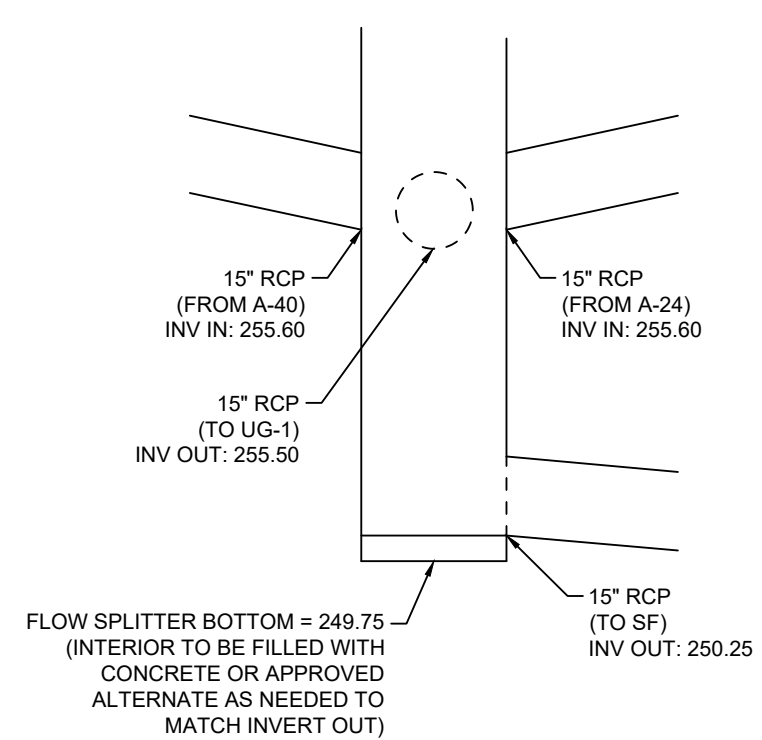
REFER TO INSTALLATION SPECIFICATIONS FOR INFORMATION ON BEDDING MATERIALS AND OTHER INSTALLATION REQUIREMENTS.

UNDERDRAIN NOTES:

1. AT LEAST ONE CLEAN OUT SHALL BE PROVIDED AT THE LOW POINT OF EACH UNDERDRAIN.
2. UNDERDRAIN SHALL BE 6" SCHEDULE 40 OR SDR-35 SMOOTH WALL PVC.
3. PIPE SOCKS ARE NOT PERMITTED.
4. UNDERDRAINS SHALL BE LAID FLAT.
5. PIPES SHALL HAVE GLED FITTINGS WITH SCREW TYPE CAPS.
6. THE ENDS OF THE UNDERDRAIN PIPES SHALL BE CAPPED.

SAND FILTER NOTES:

1. SEASONAL HIGH WATER TABLE (SHWT) TO BE DETERMINED. IN THE EVENT SEPARATION BETWEEN SHWT & FACILITY BOTTOM IS LESS THAN 12" AN IMPERMEABLE LAYER SHALL BE PROVIDED.
2. THE SAND MEDIA SHALL BE CLEAN, WASHED, COURSE MASONRY SAND SUCH AS ASTM C33 OR EQUIVALENT. THE SAND PARTICLES SHALL BE LESS THAN 2MM AVERAGE DIAMETER.
3. MAINTAIN SAND FILTER MEDIA SUCH THAT INFILTRATION RATE IS GREATER THAN OR EQUAL TO TWO INCHES PER HOUR (2"/HR).



FLOW SPLITTER (A-20)

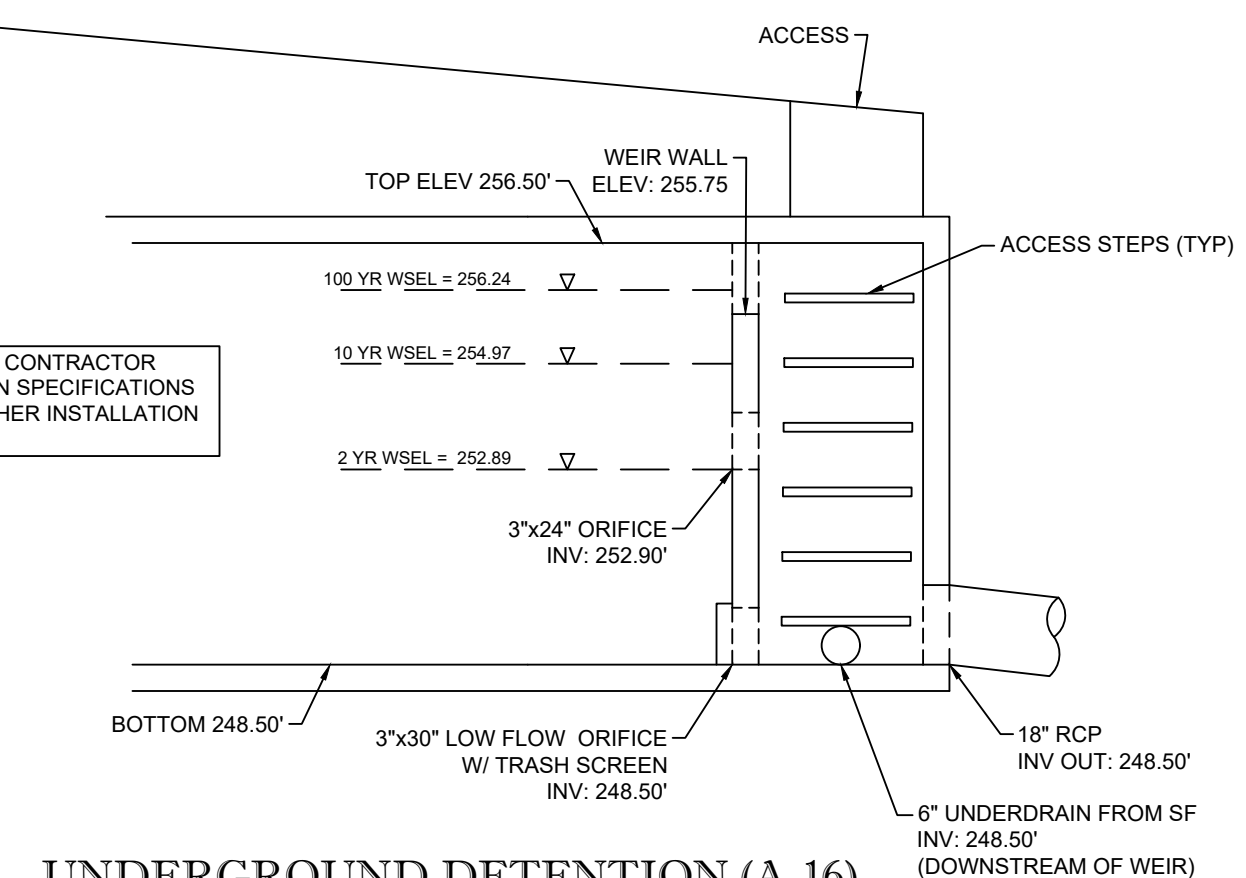
NOT TO SCALE

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. EXISTING UTILITIES SHOWN HEREON WERE OBTAINED VIA 911 ("MISS UTILITY") MARKOUT. EXISTING UTILITIES SHOULD BE ASSUMED TO BE APPROXIMATE AND POTENTIALLY INCOMPLETE.
2. UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
3. FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION.
4. UNLESS OTHERWISE NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM

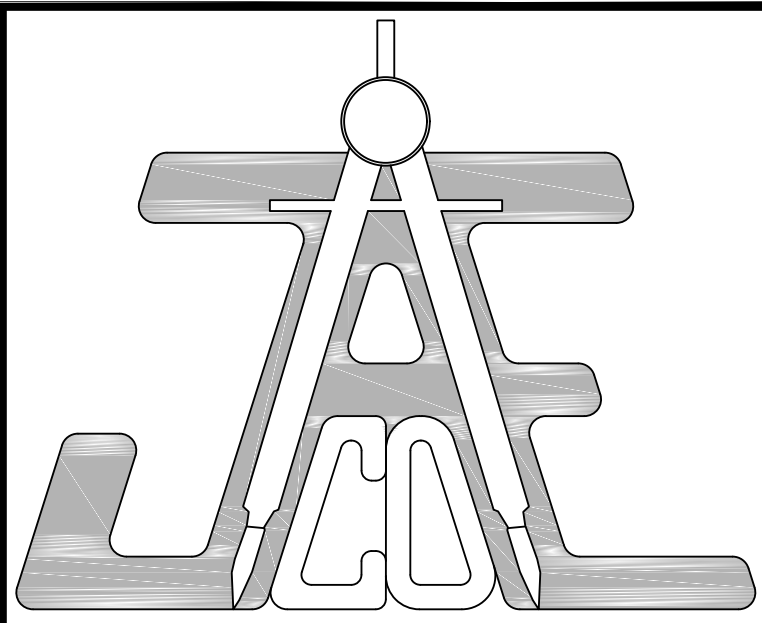
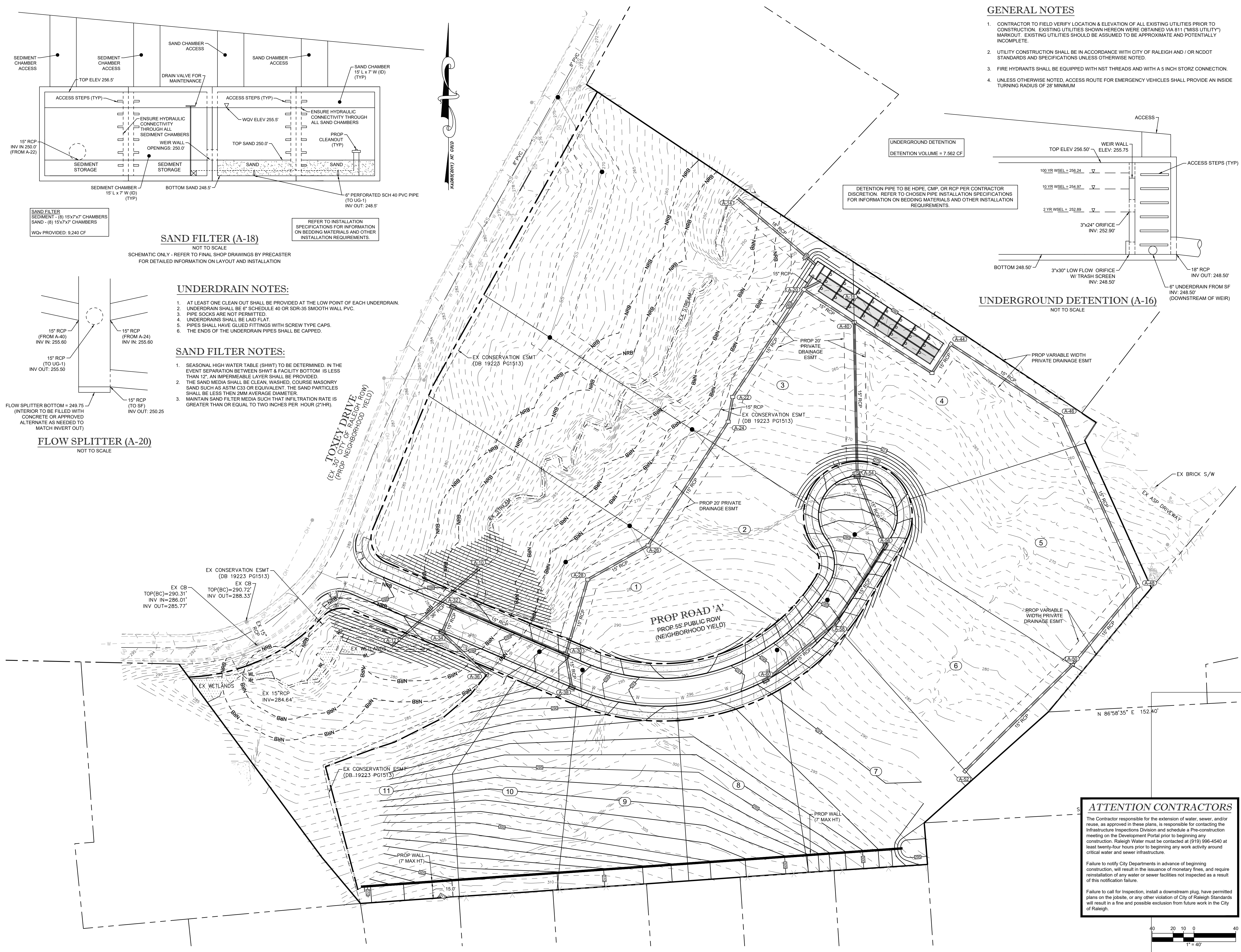
UNDERGROUND DETENTION
 DETENTION VOLUME = 7,562 CF

DETENTION PIPE TO BE HDPE, CMP, OR RCP PER CONTRACTOR DISCRETION. REFER TO CHOSEN PIPE INSTALLATION SPECIFICATIONS FOR INFORMATION ON BEDDING MATERIALS AND OTHER INSTALLATION REQUIREMENTS.



UNDERGROUND DETENTION (A-16)

NOT TO SCALE



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 Raleigh, NC 27609

Lloyd Builders
 2501 Reliance Avenue
 Apex, NC 27539

Call 811 before you dig.

LEGEND

- PROP SAND FILTER CHAMBER
- PROP SEDIMENT CHAMBER

ATTENTION CONTRACTORS

The Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Infrastructure Inspections Division and schedule a Pre-construction meeting on the Development Portal prior to beginning any construction. Raleigh Water must be contacted at (919) 996-4540 at least twenty-four hours prior to beginning any work activity around critical water and sewer infrastructure.

Failure to notify 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 the jobsite, or any other violation of City of Raleigh Standards will result in a fine and possible exclusion from future work in the City of Raleigh.

GRADING & STORMWATER MANAGEMENT PLAN

Revisions		
Number	Description	Date

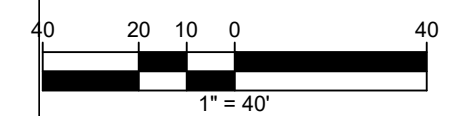
JAECO #: 431-01

DRAWING SCALE: 1" = 40'

DRAWN BY: CKC

CHECKED BY: TT

DATE ISSUED: 05/17/24



C-4.00

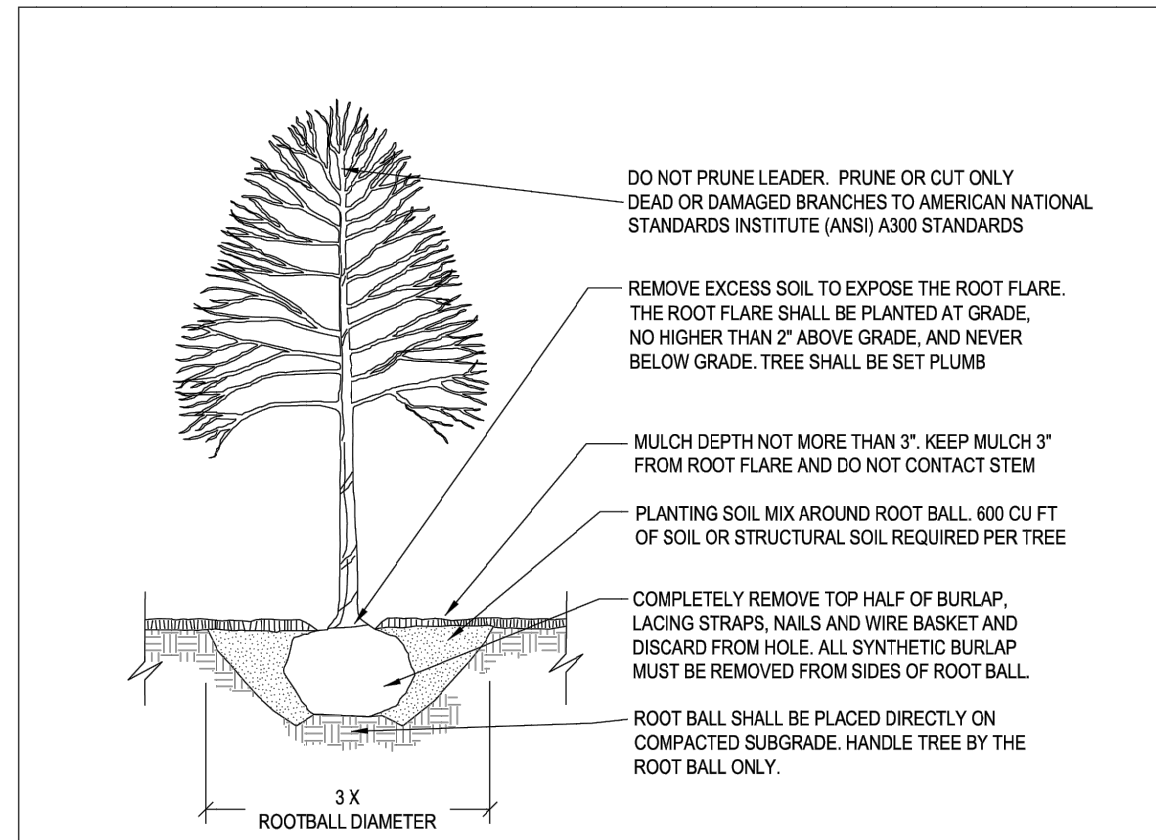
PLANT LIST

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	CAL.	HT.	MATURE HT.	MATURE SP.	ROOT	REMARKS
TREES									
Ql	33	Quercus Lyrata	Overcup Oak	3"	10'	50'+	25-40'	BB	
Qph	18	Quercus Phellos	Willow Oak	3"	10'	50'+	25-40'	BB	

STREETSCAPE (UDO 8.5.5.B, UDO 8.5.9.G)

TOXEY DRIVE (NEIGHBORHOOD YIELD) - 745.9 LF
 TREES REQUIRED: 18 LARGE MATURING TREES (40' OC)
 TREES PROVIDED: 18 LARGE MATURING TREES

PROP ROAD 'A' (NEIGHBORHOOD YIELD) - 1342.8 LF
 TREES REQUIRED: 33 LARGE MATURING TREES (40' OC)
 TREES PROVIDED: 33 LARGE MATURING TREES



CONTACT INFORMATION:
 CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:
 TREES@RALEIGH.GOV
 WWW.RALEIGHNC.GOV

REVISIONS	DATE	BY	NOT TO SCALE
10/2019			

CITY OF RALEIGH
 STANDARD DETAIL
 TREE PLANTING DETAIL
TPP-03

- NOTES:
- TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
 - CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
 - TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
 - A TREE IMPACT PERMIT IS REQUIRED.
 - ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
 - IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
 - TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

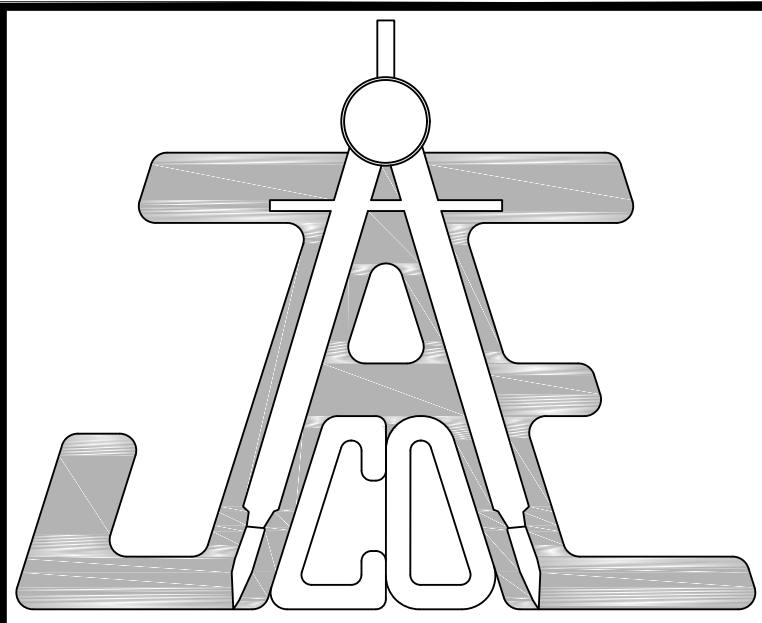
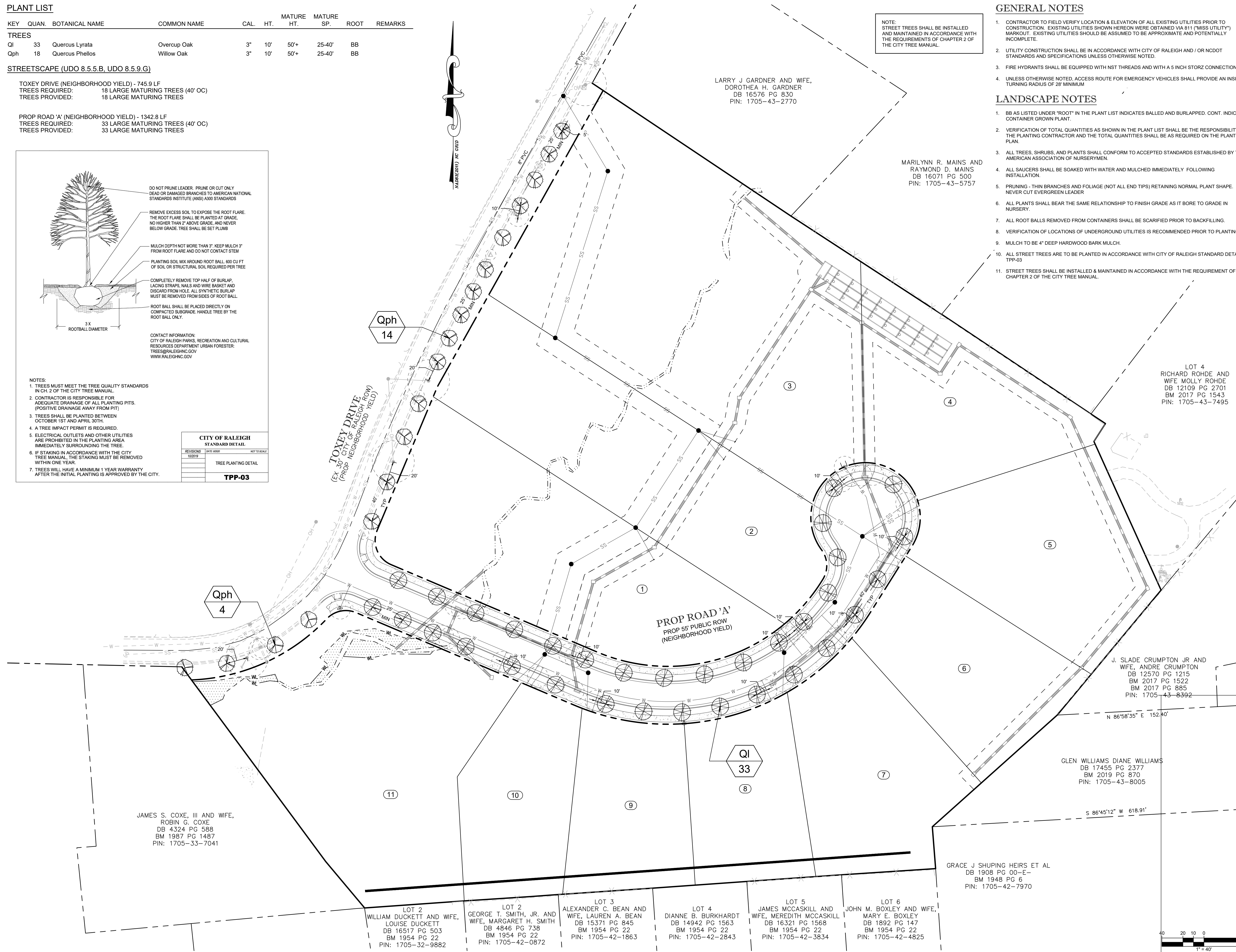
GENERAL NOTES

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- FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION.
- UNLESS OTHERWISE NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.

LANDSCAPE NOTES

- BB AS LISTED UNDER "ROOT" IN THE PLANT LIST INDICATES BALLED AND BURLAPPED. CONT. INDICATES CONTAINER GROWN PLANT.
- VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE PLANTING CONTRACTOR AND THE TOTAL QUANTITIES SHALL BE AS REQUIRED ON THE PLANTING PLAN.
- ALL TREES, SHRUBS, AND PLANTS SHALL CONFORM TO ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING INSTALLATION.
- PRUNING - THIN BRANCHES AND FOLIAGE (NOT ALL END TIPS) RETAINING NORMAL PLANT SHAPE. NEVER CUT EVERGREEN LEADER.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS IT BORE TO GRADE IN NURSERY.
- ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
- VERIFICATION OF LOCATIONS OF UNDERGROUND UTILITIES IS RECOMMENDED PRIOR TO PLANTING.
- MULCH TO BE 4" DEEP HARDWOOD BARK MULCH.
- ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL TPP-03
- STREET TREES SHALL BE INSTALLED & MAINTAINED IN ACCORDANCE WITH THE REQUIREMENT OF CHAPTER 2 OF THE CITY TREE MANUAL.

NOTE:
 STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.



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LEGEND

Number	Description	Date

STREET TREE PLAN

Number	Description	Date

JAECO #: 431-01
 DRAWING SCALE: 1" = 40'
 DRAWN BY: CKC
 CHECKED BY: TT
 DATE ISSUED: 05/17/24

C-5.00