



Administrative Approval Action

Case File / Name: SUB-0029-2024
DSLCL - TOXEY DR

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This 9.63-acre site is located north of Anderson Drive, south of Lassiter Mill Road, east of St Marys Street, and west of White Oak Road. The site consists of five parcels specifically identified as 2710, 2714, 2718, 2722, and 2730 Toxey Drive. The site is zoned R-2 (2730 Toxey Drive) and R-4 (four other parcels) and is located in a Frequent Transit Area.

REQUEST: **REVISION**

This is a revision to a plan previously approved on 11/06/2024. The overall layout and number of lots being approved is unchanged. The revisions relate to variances the applicant received from the Board of Adjustment as described below. The plan proposes taking the five existing vacant parcels and subdividing them to create 11 detached house lots total. The new lots will access Toxey Drive from a new public street that terminates in a cul-de-sac. The site is located in a frequent transit area but will develop using the conventional development option. The sunset date for this plan is unchanged.

The plan received approval from the Board of Adjustment for variance relief from the following: i) Neighborhood Yield street tree requirements pursuant to UDO Section 8.5.4.A, requiring an average of 1 street tree per 40 feet of frontage; ii) the 6-foot sidewalk requirement for Neighborhood Yield street (UDO Section 8.5.4.A); iii) the required 55-foot right-of-way width requirement for the street type; iv) the slope easement requirements per UDO Section 8.1.7.A.8. Trees along Toxey Drive are to be preserved except those within the public sewer utility easement and the Lillian Forest Court right-of-way.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:**

FIL-0580-2024: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator
SPR-0283-2024: DSLCL - Site Permitting Review/Major [Signature Set]

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated March 9, 2025 by Loyd Builders, LLC.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General



Administrative Approval Action

Case File / Name: SUB-0029-2024
DSLCL - TOXEY DR

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

1. Prior to SPR approval, plans shall show compliance with retaining walls standards and permits shall be issued for the 3 proposed retaining walls. Retaining walls less than 5 feet in height shall be issued zoning permits while walls greater than 5 feet in height shall be issued building permits.

Stormwater

2. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
3. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
5. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

Urban Forestry

6. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
7. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
8. Tree protection fence must be inspected by UF staff prior to the issuance of a grading permit.

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
-------------------------------------	---

<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required
-------------------------------------	--

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Engineering



Administrative Approval Action

Case File / Name: SUB-0029-2024
DSLCL - TOXEY DR

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

1. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
2. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
3. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Public Utilities

4. Site Permit Review plans (SPR) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

5. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
6. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
7. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

Urban Forestry

8. A public infrastructure surety for (26) street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.



Administrative Approval Action

Case File / Name: SUB-0029-2024
DSLCL - TOXEY DR

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

9. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.45 acres of primary tree conservation area and 0.70 acres of secondary tree conservation area.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

Stormwater

1. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right-of-way. This development proposes (26) street trees along Lillian Forest Ct.

The following are required prior to issuance of building occupancy permit:

General

1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: November 6, 2027

Record at least ½ of the land area approved.

5-Year Sunset Date: November 6, 2029

Record entire subdivision.

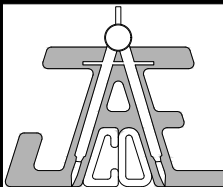
I hereby certify this administrative decision.

Signed: Keegan McDonald
Development Services Dir/Designee

Staff Coordinator: Jessica Gladwin

Date: 04/03/2025

Revised on
4/21/25














NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

2722, & 2730 Toxey Dr
Raleigh, NC 27609

Loyd Builders
2501 Reliance Avenue
Apex, NC 27539

Call 800 before you dig

LEGEND

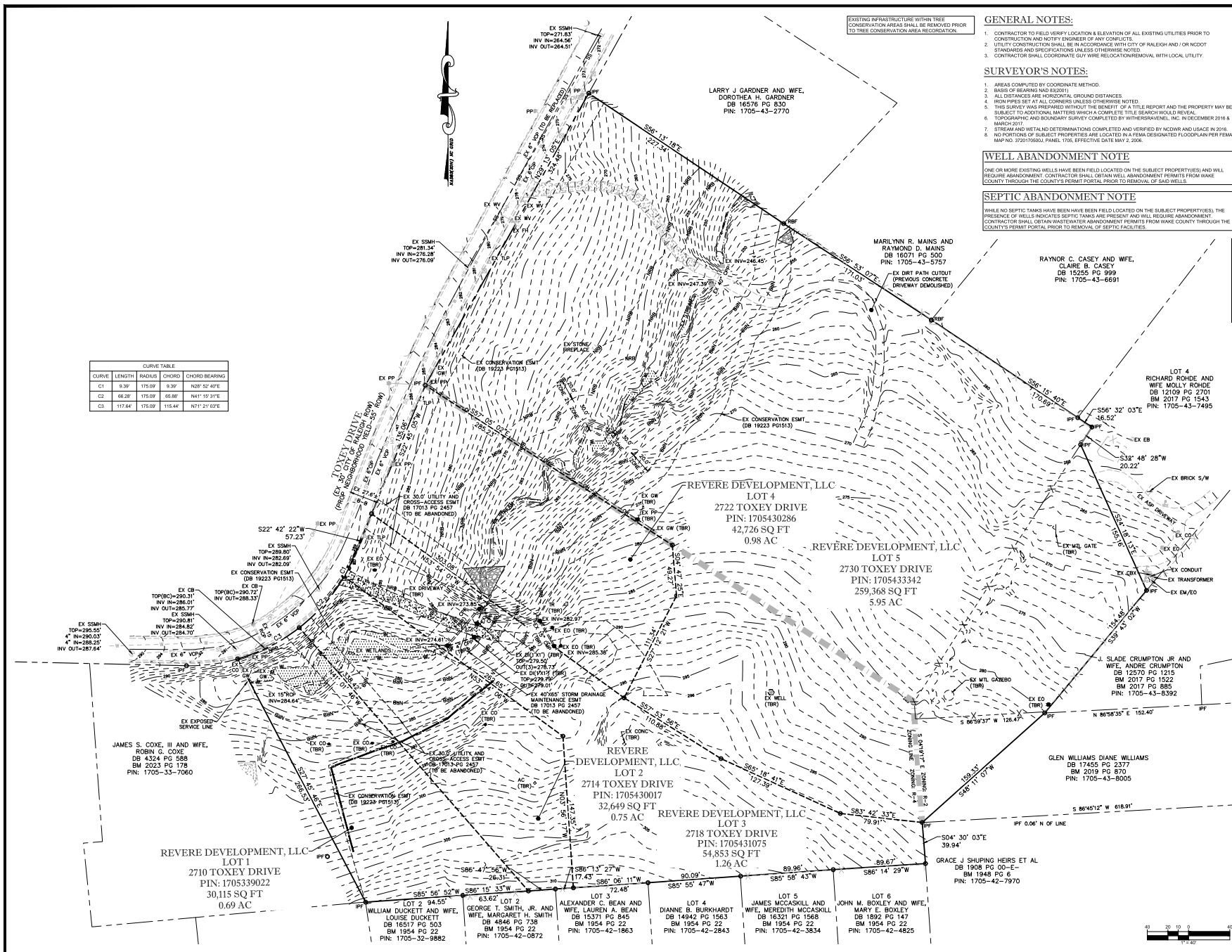
-  DENOTES CONCRETE
 DENOTES ADDRESS
 DENOTES GREENWAY
 PROPERTY LINE
 RIGHT OF WAY LINE
 PROP. LINE NOT SURVEYED
 EASEMENT LINE
 OVERHEAD POWERLINE
 CB
 FH
 LP
 WV
 SSM
 CW
 MW
 PP
 TP
 GM

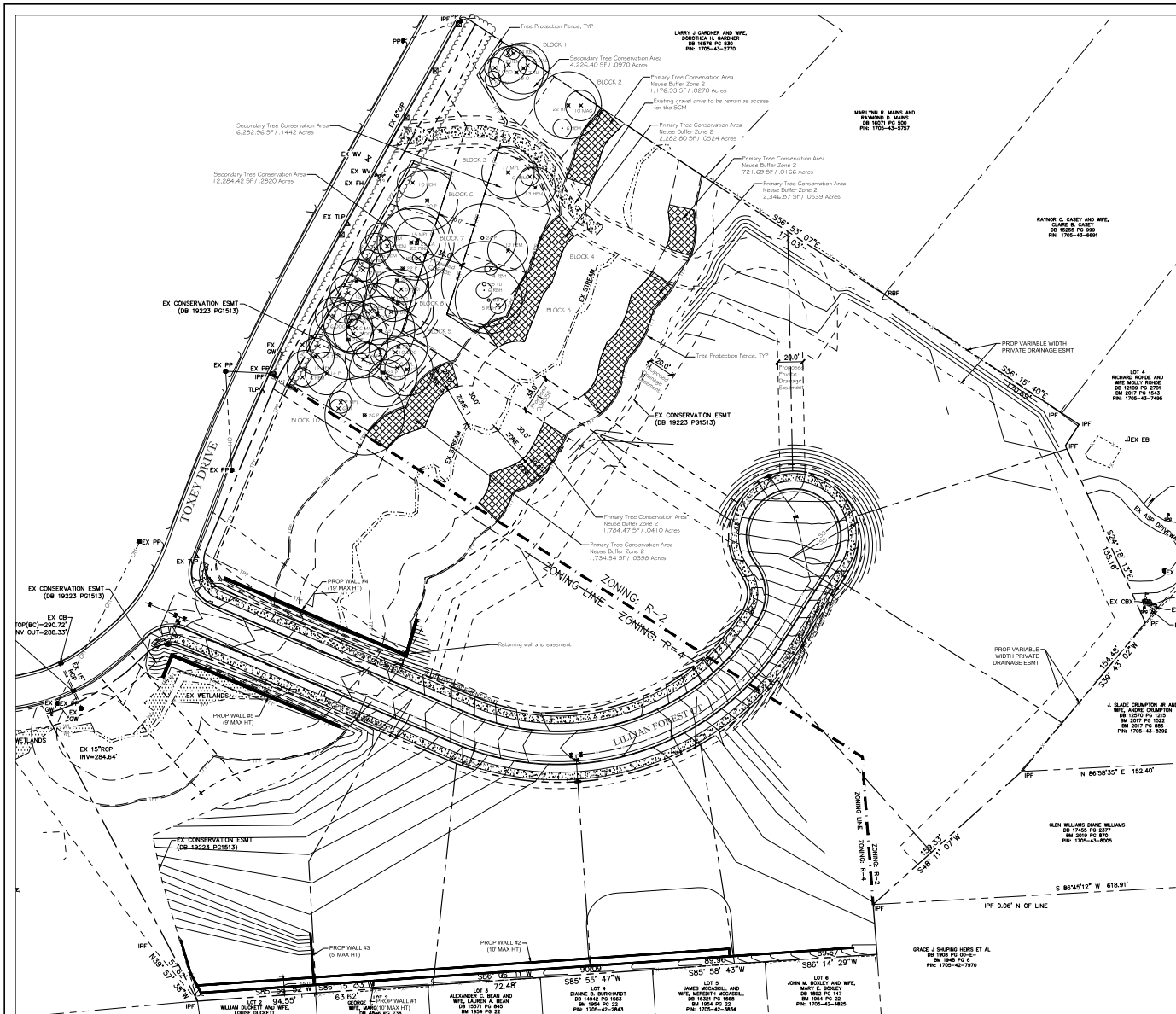
EXISTING CONDITIONS & DEMOLITION PLAN

Revisions		
Number	Description	Date
1	PER CITY COMMENTS	07/2
2	PER CITY COMMENTS	09/2
3	BOA-0062-2024 RECONCILIATION	02/2
4	PER CITY COMMENTS	03/2

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

C-1.00





R-2 Zoning: Existing area: 5.03 Acres / 219,039 SF total
(ROW Dedication and public street = 15,100 SF / .3466 Acres)
Total Net Site Acres: 4.68 Acres / 203,939 SF total
x 15 % = 30,590.85 SF of required Tree Conservation Area
TOTAL Tree Conservation Area provided: 32,841.08 SF or .7540 Acres



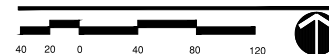
Primary Tree Conservation Area
Neuse Buffer Zone 2
10,047.3 SF or .2307 Acres

Secondary Tree Conservation Area
22,793.78 sf or .5233 Acres

- BLOCK 1**
COMPOSITION: STAND OF 8+ PINE, OAK, HEMLOCK, MAGNOLIA TREES
CHARACTERISTICS OF TREE STAND: MOSTLY MIXED HARDWOOD/EVERGREEN, SLOPING
SMALLEST CALIPER TREE: 5"
TYPICAL DBH: 10"
TYPICAL SPACING: 5'-12"
BASAL AREA CALCULATION / ACRE: 100.52
GENERAL HEALTH: GOOD
- BLOCK 2**
COMPOSITION: STAND OF 3+ PINE AND MIXED HARDWOOD TREES
CHARACTERISTICS OF TREE STAND: MOSTLY MIXED HARDWOOD, SLOPING
SMALLEST CALIPER TREE: 6"
LARGEST DBH: 25"
TYPICAL DBH: 11"
TYPICAL SPACING: 10'-12"
BASAL AREA CALCULATION / ACRE: 69.58
GENERAL HEALTH: GOOD
- BLOCK 3**
COMPOSITION: STAND OF 3+ HEMLOCK AND MAPLE TREES
CHARACTERISTICS OF TREE STAND: LARGE MIXED HARDWOOD, SLOPING
SMALLEST CALIPER TREE: 5"
LARGEST DBH: 17"
TYPICAL DBH: 15"
TYPICAL SPACING: 15'-25"
BASAL AREA CALCULATION / ACRE: 76.33
GENERAL HEALTH: GOOD
- BLOCK 4**
COMPOSITION: STAND OF 2+ PINE AND HEMLOCK TREES
CHARACTERISTICS OF TREE STAND: MOSTLY MIXED HARDWOOD, SLOPING
SMALLEST CALIPER TREE: 12"
LARGEST DBH: 24"
TYPICAL DBH: 15"
TYPICAL SPACING: 30'
BASAL AREA CALCULATION / ACRE: 64.91
GENERAL HEALTH: GOOD
- BLOCK 5**
COMPOSITION: STAND OF 5+ PINE AND MIXED HARDWOOD TREES
CHARACTERISTICS OF TREE STAND: MOSTLY MIXED HARDWOOD, SLOPING
SMALLEST CALIPER TREE: 4"
LARGEST DBH: 26"
TYPICAL DBH: 15"
TYPICAL SPACING: 5'-25"
BASAL AREA CALCULATION / ACRE: 141.87
GENERAL HEALTH: GOOD
- BLOCK 6**
COMPOSITION: STAND OF 2+ PINE AND HEMLOCK TREES
CHARACTERISTICS OF TREE STAND: MOSTLY MIXED EVERGREEN, SLOPING
SMALLEST CALIPER TREE: 10"
LARGEST DBH: 20"
TYPICAL DBH: 10"
TYPICAL SPACING: 30'
BASAL AREA CALCULATION / ACRE: 91.51
GENERAL HEALTH: GOOD
- BLOCK 7**
COMPOSITION: STAND OF 9+ PINE AND MIXED HARDWOOD TREES
CHARACTERISTICS OF TREE STAND: MOSTLY MIXED HARDWOOD/EVERGREEN, SLOPING
SMALLEST CALIPER TREE: 4"
LARGEST DBH: 25"
TYPICAL DBH: 11"
TYPICAL SPACING: 10'-12"
BASAL AREA CALCULATION / ACRE: 226.12
GENERAL HEALTH: GOOD
- BLOCK 8**
COMPOSITION: STAND OF 10+ PINE AND MIXED HARDWOOD TREES
CHARACTERISTICS OF TREE STAND: MOSTLY MIXED HARDWOOD, SLOPING
SMALLEST CALIPER TREE: 4"
LARGEST DBH: 25"
TYPICAL DBH: 15"
TYPICAL SPACING: 10'-12"
BASAL AREA CALCULATION / ACRE: 217.15
GENERAL HEALTH: GOOD
- BLOCK 9**
COMPOSITION: STAND OF 10+ PINE AND MIXED HARDWOOD TREES
CHARACTERISTICS OF TREE STAND: MOSTLY MIXED HARDWOOD, SLOPING
SMALLEST CALIPER TREE: 4"
LARGEST DBH: 25"
TYPICAL DBH: 15"
TYPICAL SPACING: 5'-20"
BASAL AREA CALCULATION / ACRE: 294.32
GENERAL HEALTH: GOOD
- BLOCK 10**
COMPOSITION: STAND OF 6+ PINE AND MIXED HARDWOOD TREES
CHARACTERISTICS OF TREE STAND: MOSTLY MIXED HARDWOOD, SLOPING
SMALLEST CALIPER TREE: 6"
LARGEST DBH: 26"
TYPICAL DBH: 12"
TYPICAL SPACING: 5'-20"
BASAL AREA CALCULATION / ACRE: 100.63
GENERAL HEALTH: GOOD

Tree Conservation Plan Data Sheet			
UDO Article 8.1 Tree Conservation			
(Include applicable information on the plan sheet)			
Project Name: Revere Subdivision - R-2 Zoning Section			
Gross Site Acres:	5.03	ac	
Right-of-way to be dedicated with this project:	3465	sq	
Net Site Acres:	4.68	ac	
	Number of Acres	Percent of Total	
UDO 8.1.4.A. Primary Tree Conservation Areas			
1. Primary Tree Conservation Area - SPD 1			
2. Primary Tree Conservation Area - SPD 2			
3. Primary Tree Conservation Area - Parkway Frontage			
4. Primary Tree Conservation Area - CM			
5. Primary Tree Conservation Area - SPD 3			
6. Primary Tree Conservation Area - Champion Tree 30" dbh species			
7. Primary Tree Conservation Area - Neuse Buffer Zone 2	2307	4.9	
8. Primary Tree Conservation Area - Throughway			
Subtotal of Primary Tree Conservation Areas:	2307	4.9	
UDO 8.1.4.D.2 Tree Conservation Area - Greenway			
UDO 8.1.4.B.1.a. Secondary Tree Conservation Areas			
(Include perimeter buffers and their alternate compliance areas)			
UDO 8.1.4.B.1.a.4 Individual Tree Secondary Tree Conservation Areas			
(Include individual trees and their alternate compliance areas)			
Subtotal of Secondary Tree Conservation Areas:	5233	11.2	
TOTAL ALL TREE CONSERVATION AREA PROVIDED:	7540	16.1	
UDO 8.1.5. Watershed Protection Overlay Districts			
WMPD - Wooded Area (preserved)			
WMPD - Wooded Area (planted)			
WMPD - Wooded Area (planted)			
WMPD - Wooded Area (planted)			
WMPD - Wooded Area (planted)			
WMPD - Wooded Area (planted)			

TREE CONSERVATION PLAN R-2 ZONING



Coaly
DESIGN

LANDSCAPE ARCHITECTURE
537 E. Main Street
Raleigh, NC 27601
919.781.0001

**REVERE
SUBDIVISION**

TOXEY DRIVE
RALEIGH, NC

TREE CONSERVATION PLAN

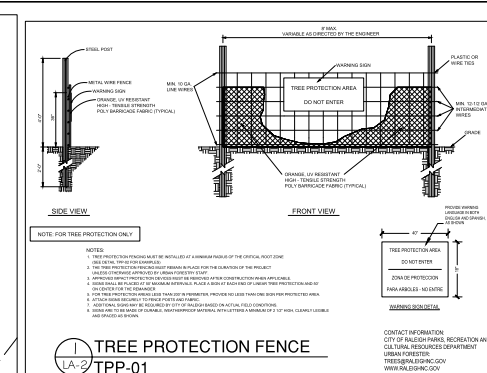
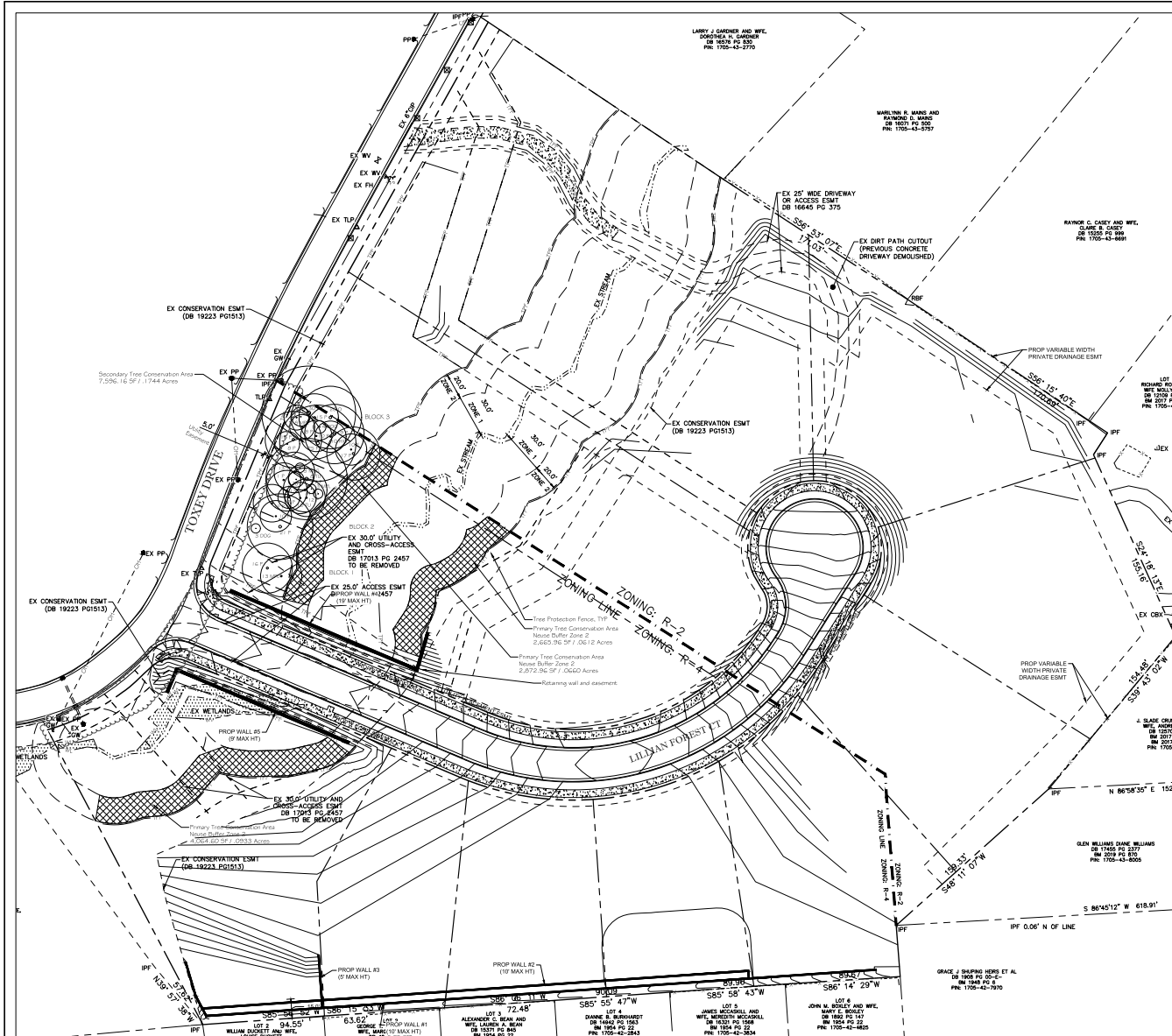
Client

Date issued: 7.24.24
Scale: 1"=40'

Drawn by: RAP
Checked by: KJS

Revisions

LA-1

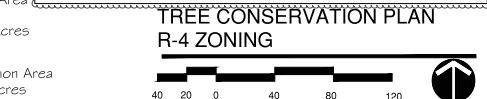


BLOCK 1
COMPOSITION: STAND OF 4+ PINE, OAK AND MIXED HARDWOOD TREES.
CHARACTERISTICS OF TREE STAND: MOSTLY MIXED HARDWOOD, SLOPING
SMALLEST CALIPER TREE: 3"
LARGEST DBH: 21"
TYPICAL DBH: 11"
TYPICAL SPACING: 7-30'
BASAL AREA CALCULATION / ACRE: 86.30
GENERAL HEALTH: GOOD

BLOCK 2
COMPOSITION: STAND OF 15+ PINE AND MIXED HARDWOOD TREES.
CHARACTERISTICS OF TREE STAND: MOSTLY MIXED HARDWOOD, SLOPING
SMALLEST CALIPER TREE: 3"
LARGEST DBH: 27"
TYPICAL DBH: 11"
TYPICAL SPACING: 3-12'
BASAL AREA CALCULATION / ACRE: 189.26
GENERAL HEALTH: GOOD

BLOCK 3
COMPOSITION: STAND OF 15+ PINE AND MIXED HARDWOOD TREES.
CHARACTERISTICS OF TREE STAND: MOSTLY MIXED HARDWOOD, SLOPING
SMALLEST CALIPER TREE: 4"
LARGEST DBH: 30"
TYPICAL DBH: 15"
TYPICAL SPACING: 3-15'
BASAL AREA CALCULATION / ACRE: 331.21
GENERAL HEALTH: GOOD

Tree Conservation Plan Data Sheet			
UDO Article 9.1 Tree Conservation			
(Include applicable information on the plan sheet)			
Project Name: Revere Subdivision - R-4 Zoning Section	Gross Site Acres:	4.61	%
Right-of-way to be dedicated with this project:	Right-of-way Acres:	0.00	%
	Net Site Acres:	3.94	%
	Number of Trees	Percent of Total	
UDO 9.1.A.1 Primary Tree Conservation Areas			
1. Primary Tree Conservation Area - SH-201			%
2. Primary Tree Conservation Area - SH-202			%
3. Primary Tree Conservation Area - Parkway Frontage			%
4. Primary Tree Conservation Area - CM			%
5. Primary Tree Conservation Area - MPOD			%
6. Primary Tree Conservation Area - Change Point "X" - 8th species			%
7. Primary Tree Conservation Area - Neuse Buffer Zone 2	226		5.8
8. Primary Tree Conservation Area - 4th Species			%
9. Primary Tree Conservation Area - Throughlines			%
Subtotal of Primary Tree Conservation Areas:	226		5.8
UDO 9.1.A.2 Tree Conservation Area - Greenway			
1. Tree Conservation Area - Greenway			%
UDO 9.1.A.3 a. & b. Secondary Tree Conservation Areas			
(Include perimeter buffers and their alternate compliance areas)	1744		4.4
UDO 9.1.A.3 c. & d. Individual Tree Secondary Tree Conservation Areas			
(Include individual trees and their alternate compliance areas)			%
Subtotal of Secondary Tree Conservation Areas:	1744		4.4
TOTAL ALL TREE CONSERVATION AREA PROVIDED:	3968		10.0
UDO 9.1.A.4 Watershed Protection Overlay Districts			
WSPD - Wooded Area (preserved)			%
WSPD - Wooded Area (planted)			%
WSPD - Wooded Area (planted)			%
WSPD - Wooded Area (planted)			%
WSPD - Wooded Area (planted)			%
WSPD - Wooded Area (planted)			%



All trees indicated have at least 70% of their critical root zone within the Tree Conservation Area

R-4 Zoning: Existing area: 4.61 Acres / 200,672 SF (ROW Dedication and public street = 29,040 SF / .6666 Acres)
Total Net Site Acres: 3.94 Acres / 171,626 SF total
x 10 % = 17,162.64 SF of required Tree Conservation Area
TOTAL Tree Conservation Area provided: 17,199.68 SF or .3949 Acres

Primary Tree Conservation Area
Neuse Buffer Zone 2
9,603.52 SF or .2205 Acres

Secondary Tree Conservation Area
7,596.16 sf or .1744 Acres

Coaly

DESIGN

LANDSCAPE ARCHITECTURE

537 E. Main Street
Raleigh, NC 27601
919.781.0001

REVERE

SUBDIVISION

TOXEY DRIVE

RALEIGH, NC

Client

Tree Conservation Plan

Revisions

No.	Description	Date	By
1	City Comments	9.9.24	KJS
2	City Comments	2.19.25	KJS

Date Issued:

7.24.2

Scale

1"=4'

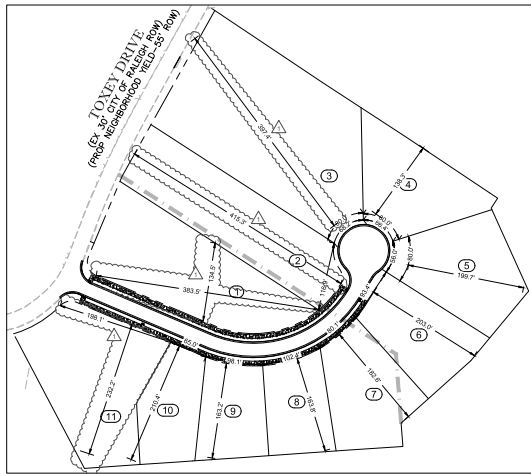
Drawn by:

RA

Checked by:

KJ

LA-2



LOT DIMENSION EXHIBIT
SCALE: 1" = 100'

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	38.10'	25.00'	38.27'	N02°58'50"W
C2	34.05'	182.00'	33.01'	N88°54'30"E
C3	30.02'	25.00'	28.28'	N78°33'07"E
C4	7.90'	227.50'	7.90'	S88°00'12"E
C5	88.82'	227.50'	88.14'	S81°27'19"E
C6	103.31'	227.50'	102.42'	N75°04'44"E
C7	88.49'	227.50'	80.07'	N49°58'00"E
C8	38.39'	227.50'	30.37'	N35°58'14"E
C9	43.23'	52.00'	43.62'	N07°13'30"E
C10	44.42'	52.00'	42.01'	N44°17'20"W
C11	58.22'	52.00'	52.43'	S61°31'40"W
C12	45.81'	52.00'	44.34'	S11°17'30"E
C13	29.87'	25.00'	29.20'	S02°11'40"E
C14	53.68'	172.50'	53.40'	S41°03'30"W
C15	189.72'	172.50'	180.31'	S81°28'58"W

TRANSPORTATION NOTES:

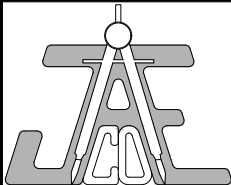
- RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL RESIDENTIAL OR RESIDENTIAL COLLECTOR INTERSECTIONS. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL OTHER STREET INTERSECTIONS.
- HANDICAPPED RAMPS TO BE CONSTRUCTED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH ENGINEERING STANDARD DETAIL T-20.11.2.
- SIGHT TRIANGLES TO BE LOCATED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS. AREAS WHERE SIGHT TRIANGLE ARE LOCATED OUTSIDE THE RIGHT-OF-WAY SHALL BE RECORDED AS SIGHT EASEMENTS. FINAL LAYOUT OF SIGHT TRIANGLES TO BE APPROVED WITH CONSTRUCTION DRAWINGS.
- NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, PARKED VEHICLES, SIGN OR OTHER OBJECTS BETWEEN THE HEIGHTS OF 2 FEET AND 6 FEET ABOVE THE CURB LINE ELEVATION, OR NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
- ALL STREET SECTIONS SHALL MEET OR EXCEED SPECIFICATIONS DETAILED IN CITY OF RALEIGH ENGINEERING STANDARDS T-10.10, T-10.12, AND T-10.14 AS NOTED.
- ALL STREETS AND RIGHT-OF-WAYE WITHIN AND ADJACENT TO THE PROJECT ARE CONSISTENT WITH THE RALEIGH COMPREHENSIVE PLAN WITH REGARD TO PROPOSED ROADWAY LOCATIONS AND RIGHT-OF-WAY REQUIREMENTS.
- UNLESS OTHERWISE SHOWN, TURNOUT RADII TO BE MINIMUM OF 35' AT ALL PUBLIC STREET INTERSECTIONS AND DRIVEWAY TURNS TO BE A MINIMUM OF 25'.

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. EXISTING UTILITIES SHOWN HEREON WERE OBTAINED VIA 811 (TRESPASS) UTILITY MARKOUT. EXISTING UTILITIES SHOULD BE ASSUMED TO BE APPROPRIATE AND POTENTIALLY INCOMPLETE.
- UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NC DOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
- 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 25' MINIMUM.

CONSTRUCTION NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NC DOT STANDARDS.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- PRIOR TO START OF WORK, A PRE-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH TRANSPORTATION FIELD SERVICES STAFF. CONTACT ENGINEERING INSPECTIONS AT (919) 966-2800 TO SET UP THE MEETING.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE TEMPORARY CLOSURE OF A STREET, TRAVEL LANE, PARKING SPACE OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED 2 WEEKS PRIOR. SEE "RIGHT-OF-WAY CLOSURE" ON (919) 966-2800 AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO (919) 966-2800 (ENGINEERING DIVISION).
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
- THE CONTRACTOR SHALL REPAIR ANY DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



JAECO
Consulting Engineers and Land Surveyors

NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 825-4711
E-mail: info@jaeco.com

2710, 2714, 2718,
2722, & 2730 Toxey Dr
Raleigh, NC 27609

Lloyd Builders
2501 Reliance Avenue
Apex, NC 27539

Call before you dig.

PROF PROPERTY LINE	---
BUILDING SETBACK	---
UTILITY EASEMENT	---
CONTROL LINE	---
STORM EASEMENT	---
PROP CURB	---
PROP CONC. SIDEWALK	---
PROP ROW DEDICATION	---

SITE & SUBDIVISION PLAN

Revision	Description	Date
1	PER CITY COMMENTS	07/25/24
2	PER CITY COMMENTS	08/19/24
3	BOA-2024-2024 RECONCILIATION	03/17/25
4	PER CITY COMMENTS	03/05/25

JAECO # 431-01
DRAWING SCALE: AS SHOWN
DRAWN BY: CMC
CHECKED BY: TT
DATE ISSUED: 08/17/24

C-2.00

STANDARD UTILITY NOTES

- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUS Handbook, current edition).
- Utility separation requirements:
 - 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 specified & installed to waterline specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.
 - When installing water & 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 12" 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, CIP (material) or steel encasement extended 10' on each side of crossing must be specified & installed to waterline specifications.
 - 1/2" minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless CIP 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 CIP material & a concrete cap having 7" min. clearance per CORPUS detail W-4.1 & 5.4-60.
 - All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
- Any necessary field reviews are subject to review & approval of an amended plan & 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 covering private property.
- Contractor shall maintain continuous water & sewer service to existing watermain & 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 issued 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.
- 3/2" minimum cover is required on all water mains & sewer force mains. 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 top at main & removal of service from ROW or easement per CORPUS Handbook procedure.
- Install 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.
- Inspection of 4" and larger water mains of the private distribution system will be inspected as part of the infrastructure permit.
- Private sewer mains as part of a collection system are permitted and inspected under the private infrastructure permit for sewer.
- Any water or sewer service on private property that will be installed under Construction Drawings may require a Plumbing Utility Permit in the City of Raleigh. Consult with the Engineering Inspection Coordinator on the pre-construction meeting on the necessary permits.
- Install sewer services with shutoffs located at ROW or easement line & located on the correct side of the right-of-way.
- 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 adjacent manhole.
- All environmental permits applicable to the project must be obtained from NCDOH, USACE, AEC or FEMA for any riparian buffer, wetland, AIC floodplain impacts (respectively) prior to construction.
- NCDOH / Riparian Easement Agreements are required for any utility work including main extensions & service lines within state or federal ROW prior to construction.
- Geoscientific / Oil Water Separator sizing calculations & installation specifications shall be approved by the ROW FOG Program Coordinator prior to issuance of a LC and/or Building Permits. Contact 919-966-4116 or fogg@raleighnc.gov for more information.
- Cross-correction control protection devices are required based on the degree of hazard involved as listed in Appendix B of the Rules Governing Public Water Systems in North Carolina.
- The devices shall meet the American Society of Sanitary Engineering (ASSE) standards and be on the University of Southern California approved list.
- The device and installation shall meet the guidelines of Appendix A - Submittals and Requirements for the Cross Connection Program in Raleigh's Service Area.
- The device shall be installed and tested both initial and periodic testing (annually) in accordance with the manufacturer's recommendations or the local cross connection control program, whichever is more stringent. Contact Cross.connection@raleighnc.gov for more information.
- NOTICE for projects that involve an elevated main or urban main replacement: Any City of Raleigh replacement greater than \$50,000.00 must undergo the public bidding process.
- Private sub-metering: No reuse of water shall occur without approval of the North Carolina Utility Commission. Sub-metering shall be in accordance with Section 1402 of the "SAFE DRINKING WATER ACT".

UTILITY MAIN REPLACEMENT NOTES

- CONTRACTOR SHALL FIELD VERIFY EXISTING WATERLINE DEPTH PRIOR TO COMMENCING CONSTRUCTION.
- IN THE EVENT THE EXISTING WATERLINE RESULTS IN NEW SERVICE LOCATIONS LESS THAN 10' CLEAR OF THE NEW SANITARY SEWER, UTILIZE CONCRETE CRACKLE PROTECTION (S-40).
- 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 80 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, BACKUP 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 (12/14) SEWER DESIGN - PUBLIC SECTION 1A 12 "DOORHOUSE MANHOLES ON VOP 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

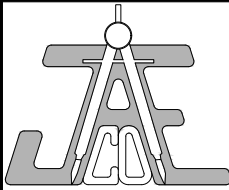
- CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. EXISTING UTILITIES SHOWN HEREON WERE OBTAINED VIA 811 (MISS UTILITY) MARKOUT. EXISTING UTILITIES SHOULD BE ASSIGNED TO BE APPROXIMATE AND POTENTIALLY INCOMPLETE.
- UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NC DOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
- FIRE HYDRANTS SHALL BE EQUIPPED WITH NET THREADS AND WITH A 1/2" INCH STORZ CONNECTION.
- UNLESS OTHERWISE NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 20' MINIMUM.

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

WHILE NO SEPTIC TANKS HAVE BEEN FIELD LOCATED ON THE SUBJECT PROPERTY(IES), THE PRESENCE OF WELLS INDICATES SEPTIC TANKS ARE PRESENT AND WILL REQUIRE ABANDONMENT. CONTRACTOR SHALL OBTAIN WASTEWATER ABANDONMENT PERMITS FROM WAKE COUNTY THROUGH THE COUNTY'S PERMIT PORTAL PRIOR TO REMOVAL OF SEPTIC FACILITIES.



JAECO
Consulting Engineers and Land Surveyors

NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 825-4428
Fax: (919) 825-4711

2710, 2714, 2718,
2722, & 2730 Toxey Dr
Raleigh, NC 27609

Lloyd Builders
2501 Reliance Avenue
Apex, NC 27539

Call before you dig.

LEGEND

EX SEWER LINE	SS
EX WATER LINE	W
PROP WATER LINE	W
PROP SEWER LINE	SS
PROP FIRE HYDRANT	FD

UTILITY PLAN

Revision	Description	Date
1	PER CITY COMMENTS	07/25/24
2	PER CITY COMMENTS	08/19/24
3	BOA-1000-2024 RECONCILIATION	08/19/25
4	PER CITY COMMENTS	03/08/25

JAECO # 431-01

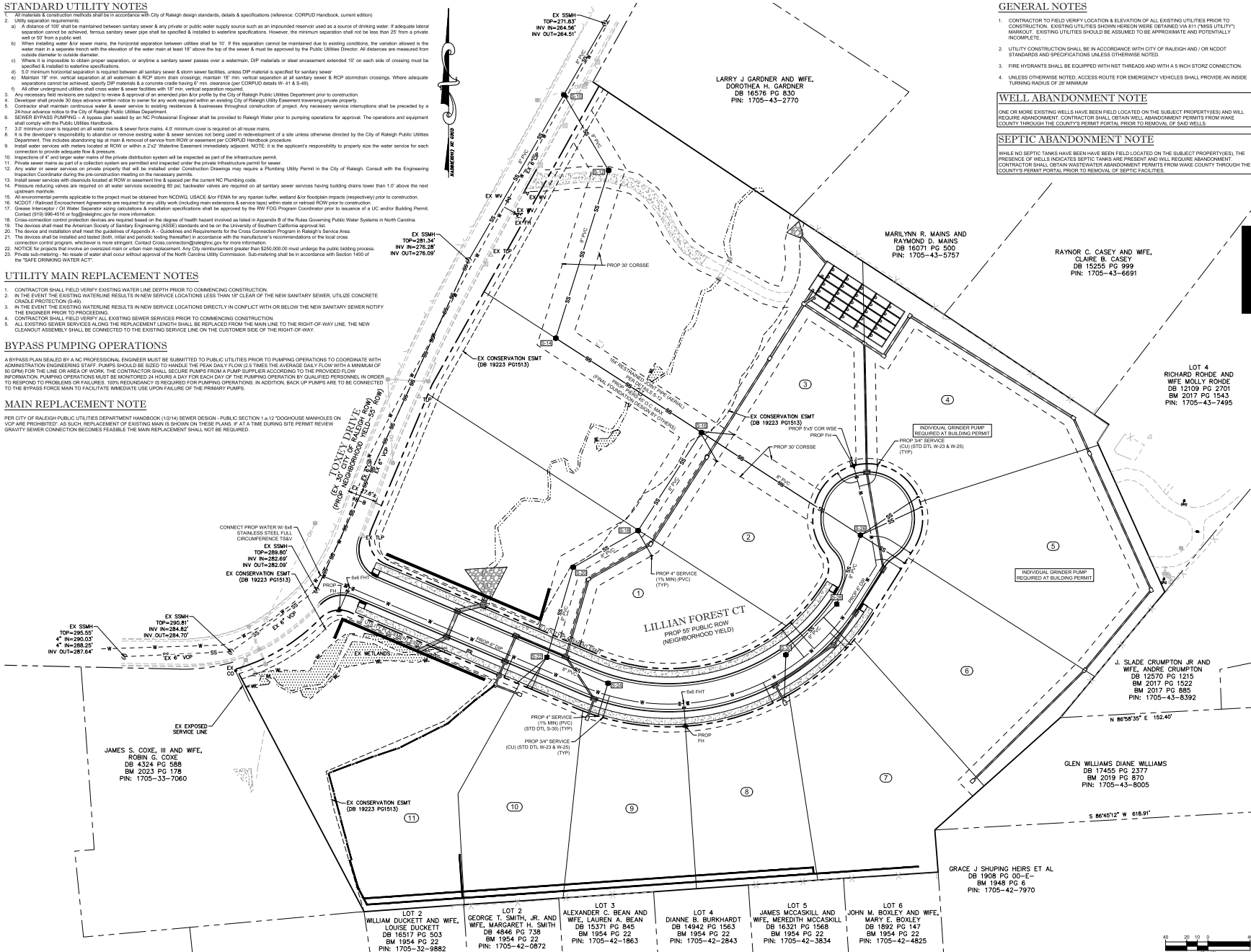
DRAWING SCALE: 1" = 40'

DRAWN BY: CNC

CHECKED BY: TT

DATE ISSUED: 08/19/24

C-3.00





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 RHODE AND
WIFE MOLLY RHODE
DB 12109 PG 2701
BM 2017 PG 1543
PIN: 1705-43-7495

J. SLADE CRUMPTON JR AND
WIFE, ANDRE CRUMPTON
DB 12570 PG 1215
BM 2017 PG 1522
BM 2017 PG 885
PIN: 1705-43-6392

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

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

JAMES S. COXE, III AND WIFE,
ROBIN C. COXE
DB 4324 PG 588
BM 2023 PG 178
PIN: 1705-33-7080

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

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
WIFE, LAUREN A. BEAN
DB 15371 PG 845
BM 1954 PG 22
PIN: 1705-42-1863

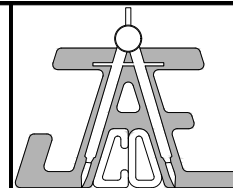
LOT 4
DIANNE B. BURKHARDT
DB 14242 PG 1563
BM 1954 PG 22
PIN: 1705-42-2843

LOT 5
JAMES MCCASKILL AND
WIFE, MEREDITH MCCASKILL
DB 16321 PG 1868
BM 1954 PG 22
PIN: 1705-42-3834

LOT 6
JOHN M. BOXLEY AND WIFE,
MARY E. BOXLEY
DB 1882 PG 147
BM 1954 PG 22
PIN: 1705-42-4825

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. EXISTING UTILITIES SHOWN HEREON WERE OBTAINED VIA 811 (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 NC DOT 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 20 MINIMUM.



JAECO
Consulting Engineers and Land Surveyors

NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711

2710, 2714, 2718,
2722, & 2730 Toxey Dr
Raleigh, NC 27609

Lloyd Builders
2501 Reliance Avenue
Apex, NC 27539

Call before you dig.

LEGEND

HYDRANT COVERAGE
APPARATUS ACCESS



FIRE COVERAGE PLAN

Number	Description	Date
1	PER CITY COMMENTS	07/25/24
2	PER CITY COMMENTS	09/19/24
3	BOA-DOGS-2024 RECONCILIATION	03/17/25
4	PER CITY COMMENTS	03/08/25

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

C-3.01

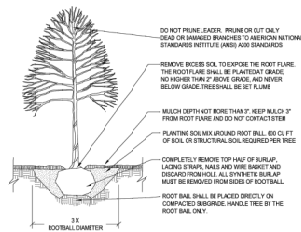
PLANT LIST

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	CAL.	HT.	MATURE HT.	MATURE SP.	ROOT	REMARKS
QI	26	Quercus Lyrata	Overcup Oak	3"	10'	50'+	25-40'	BB	

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

TOXEY DRIVE (NEIGHBORHOOD YIELD) - 655.3 LF - 55 (LILLIAN FOREST CT ROW) = 600.3'
TREES REQUIRED: 16 LARGE MATURING TREES (47' OC)
TREES PROVIDED: 5 LARGE MATURING TREES - BOA-005-2020

LILLIAN FOREST CT (NEIGHBORHOOD YIELD) - 551.5 LF
TREES REQUIRED: 26 (13 EACH SIDE) LARGE MATURING TREES (47' OC)
TREES PROVIDED: 26 (13 EACH SIDE) LARGE MATURING TREES



- NOTES:
- TREES MUST MEET THE TREE QUALITY STANDARDS INCH 3 OF THE CITY TREE MANUAL.
 - CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS (POSITIVE DRAINAGE AWAY FROM PITS).
 - TREES SHALL BE PLANTED BETWEEN OCTOBER 01 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 STAKES ARE IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKES MUST BE REMOVED WITHIN ONE YEAR.
 - TREES WILL HAVE AN MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

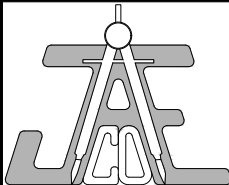
CITY OF RALEIGH		REMARKS
DATE	BY	
		TREE PLANTING DETAIL
		TPF-03

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. EXISTING UTILITIES SHOWN HEREON WERE OBTAINED VIA 811 (MISS UTILITY) MARKOUT. EXISTING UTILITIES SHOULD BE ASSURED TO BE APPROXIMATE AND POTENTIALLY INCOMPLETE.
- UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NC DOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
- FIRE HYDRANTS SHALL BE EQUIPPED WITH NPT THREADS AND WITH A 1/2" INCH STORZ CONNECTION. UNLESS OTHERWISE NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 20' 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 SHAKERS 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 BEAT 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 DET TPF-03.
- STREET TREES SHALL BE INSTALLED & MAINTAINED IN ACCORDANCE WITH THE REQUIREMENT OF CHAPTER 2 OF THE CITY TREE MANUAL.



JAECO
Consulting Engineers and Land Surveyors

NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 825-4428
Fax: (919) 825-4711

2710, 2714, 2718,
2722, & 2730 Toxei Dr
Raleigh, NC 27609

Lloyd Builders
2501 Reliance Avenue
Apex, NC 27539

Call before you dig.

LEGEND

Number	Description	Date
1	PER CITY COMMENTS	07/25/24
2	PER CITY COMMENTS	08/19/24
3	BOA-005-2024 RECONCILIATION	03/17/25
4	PER CITY COMMENTS	03/09/25

Revision	Description	Date
1	PER CITY COMMENTS	07/25/24
2	PER CITY COMMENTS	08/19/24
3	BOA-005-2024 RECONCILIATION	03/17/25
4	PER CITY COMMENTS	03/09/25

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

C-5.00

