



# 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:** 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.

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

**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 September 10, 2024 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.

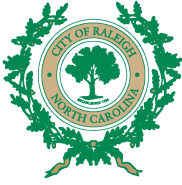
**The following items are required prior to approval of Site Permitting Review plans:**

### General

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.
2. Transportation - slope easements are to be shown on the Toxey street frontage.

### Stormwater

3. 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).
4. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
5. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).



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6. 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

7. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
8. 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).

**LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto: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"/>	Slope Easement Deed of Easement Required

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

1. A fee-in-lieu for 6' sidewalk across the entirety of the ToxeY Drive frontage is paid to the City of Raleigh (UDO 8.1.10).
2. 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)



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3. A slope 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)
4. 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.
5. 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)

## Stormwater

6. 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).
7. 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).
8. 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

9. A public infrastructure surety for (41) 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.
10. 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.

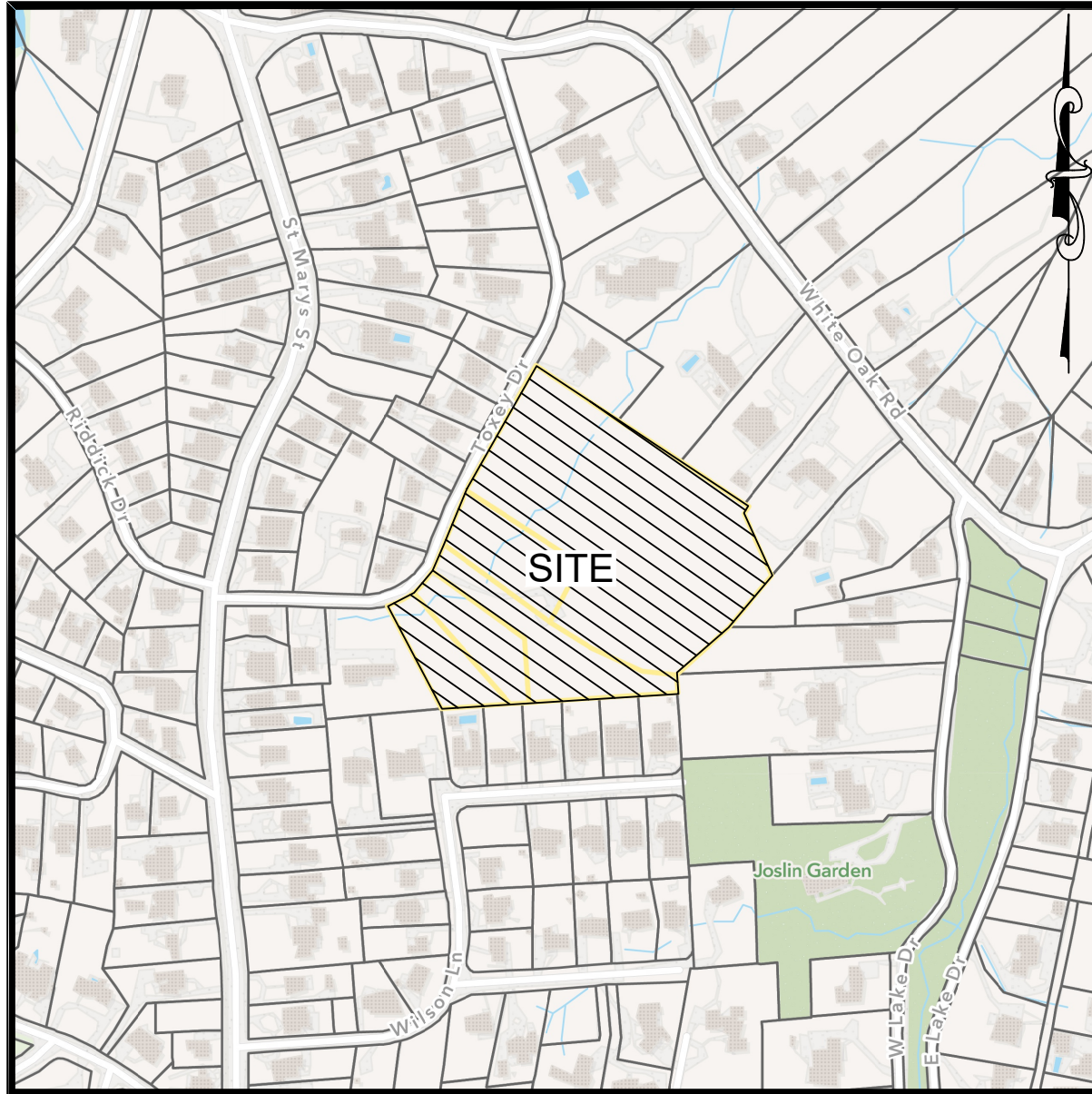


# REVERE SUBDIVISION PRELIMINARY SUBDIVISION SUB-0029-2024

2710, 2714, 2718, 2722, & 2730 TOXEY DRIVE  
RALEIGH, NC 27609

MAY 17, 2024  
JULY 25, 2024

LAST REVISED: SEPTEMBER 10, 2024



VICINITY MAP  
NOT TO SCALE

## Preliminary Subdivision Application Site Review

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



**INSTRUCTIONS:** This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).

**DEVELOPMENT OPTIONS (UDO Chapter 2)**

Conventional Subdivision  Compact Development  Conservation Development  
 Cottage Court  Flag lot  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):**  Detached House  Attached House  Townhouse  Apartment  
 General Building  Mixed Use Building  Civic Building  Open Lot  Tiny House

**CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION**

**Current Property Owner(s) Name(s):**  
 Company: WOODROW PARK II LLC Title: Owner  
 Address: 2626 Glenwood Ave; Suite 550; Raleigh, NC 27608  
 Phone #: 919-387-1455 Email: Tripplloyd@loydbuilders.com

**Applicant Name (if different from owner. See "who can apply" in instructions):** Tripp Loyd  
 Relationship to owner:  Lessee or contract purchaser  Owner's authorized agent  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 Name(s):** Tripp Loyd  
 Company: Loyd Builders Title: Developer  
 Address: 2501 Reliance Avenue Apex, NC 27539  
 Phone #: (919)-387-1455 Email: Tripplloyd@loydbuilders.com

4 Revision 03.01.24  
raleighnc.gov

**DEVELOPMENT TYPE + SITE DATE TABLE - ZONING INFORMATION**

Gross site acreage: 9.63 AC  
 Zoning districts (if more than one, provide acreage of each):  
 (4.61) R-4, (5.03) R-2

Overlay district(s): N/A Inside City Limits?  Yes  No Historic District/Landmark: N/A

Conditional Use District (CUD) Board of Adjustment Case # Design Alternate Case #  
 Case # 2: BOA-

**STORMWATER INFORMATION**

Imperious Area on Parcel(s):  
 Existing (sf) 10,492 Proposed total (sf) 142,299  
 Imperious Area for Compliance (includes right-of-way):  
 Existing (sf) 10,600 Proposed total (sf) 142,315

**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 # of 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.

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(b)), 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: *Tripp Loyd* Date: 05-22-24  
 Printed Name: Tripp Loyd  
 Signature: *John Callahan* Date:  
 Printed Name:

**ABBREVIATIONS**

APPLICABLE TO ENTIRE PLAN SET

AC	ACRE
APPROX	APPROXIMATE
B-B	BACK-TO-BACK
BM	BOOK OF MAPS
CB	CATCH BASIN
CIP	CAST IRON PIPE
CL	CENTERLINE
CO	CLEANOUT
CONC	CONCRETE
COR	CITY OF RALEIGH
CP	COMPUTED POINT
DB	DEED BOOK
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DTL	DETAIL
ECM	EX CONC MONUMENT
EIP	EX IRON PIPE
EIR	EX IRON ROD
ELEC	ELECTRIC
ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FH	FIRE HYDRANT
FM	FORCE MAIN
FP	FLOODPLAIN
GIS	GEOGRAPHIC INFORMATION SYSTEM
GM	GAS METER
GP	GALVANIZED PIPE
GW	GUY ANCHOR
HB	HOT BOX
HDPE	HIGH DENSITY POLYETHYLENE
IPS	IRON PIPE SET
LF	LINEAR FEET
LP	LIGHT POLE
LOC	LOCATION
MAGS	MAG NAIL SET
MH	MANHOLE
MIA	MAXIMUM IMPERVIOUS AREA
N/F	NOW OR FORMERLY
NCDOT	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
PG	PAGE
PP	POWER POLE
PROP	PROPOSED
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONC PIPE
ROW	RIGHT-OF-WAY
RW	RIGHT-OF-WAY
RSDM	RALEIGH STREET DESIGN MANUAL
SF	SQUARE FEET
SS	SANITARY SEWER
STBK	SETBACK
STD	STANDARD
SWM	STORMWATER MANAGEMENT
SWS	SOLID WASTE SERVICES
TBD	TO BE DETERMINED
TBR	TO BE REMOVED
TBRL	TO BE RELOCATED
TF	ELECTRIC TRANSFORMER
TP	TELEPHONE PEDESTAL
TYP	TYPICAL
UNK	UNKNOWN
WV	WATER VALVE
WLE	WATER LINE ESMT
WM	WATER METER
YI	YARD INLET

**Travis Tyboroski**

From: Staley, Marion <Marion.Staley@raleighnc.gov>  
 Sent: Saturday, July 27, 2024 4:53 PM  
 To: Travis Tyboroski; SWS Code Compliance DL  
 Cc: Jon Callahan; Gladwin, Jessica  
 Subject: RE: Revere Subdivision (SUB-0029-2024) - Solid Waste Service Approval 7/27/2024

Hello Travis,

These are detached homes and thus containers can be stored on the side or rear of homes. The cul-de-sac provides an adequate turn around. I see the Solid Waste statement on the front of the plans. To avoid delays in the future, add to the current language - "These detached homes will be serviced by the City of Raleigh Solid Waste Services".

This subdivision is approved to receive solid waste, recycling, and yard waste services from the COR.

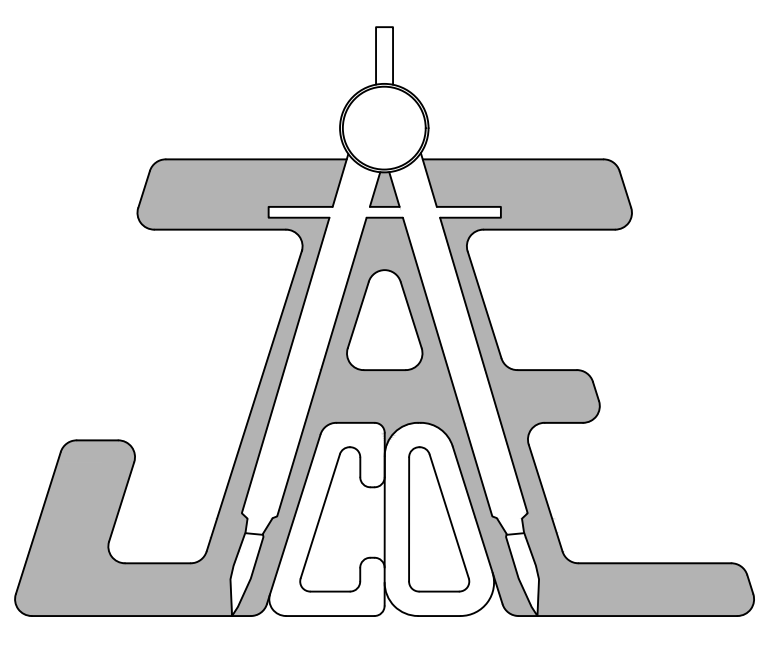
Remain Well,  
 Marion  
 Marion O. Staley  
 Code Compliance Supervisor  
 City of Raleigh - Solid Waste Services  
 Code Compliance Program  
 630 Beacon Lake Drive  
 Raleigh, NC 27610  
 919-956-6940 - Office  
 919-219-5437 - Cell  
 919-212-4290 - Fax

SWS APPROVAL EMAIL

**OWNER:**  
**WOODROW PARK II, LLC**  
 2626 Glenwood Ave; Suite 550  
 Raleigh, NC 27608

**CONSULTANT:**  
**LOYD BUILDERS**  
 2501 Reliance Avenue  
 Apex, NC 27539  
 Phone: (919) 387-1455  
 E-mail: Tripplloyd@loydbuilders.com

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



**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.

**SHEET INDEX**

C-0.00	COVER
C-1.00	EXISTING CONDITIONS & DEMOLITION PLAN
LA-1	TREE CONSERVATION PLAN R-2 ZONING
LA-2	TREE CONSERVATION PLAN R-4 ZONING
C-2.00	SITE & SUBDIVISION PLAN
C-3.00	UTILITY PLAN
C-3.01	FIRE COVERAGE PLAN
C-4.00	GRADING & STORMWATER MANAGEMENT PLAN
C-5.00	STREET TREE PLAN

**SITE DATA**

SITE ADDRESS:	2710, 2714, 2718, 2722, & 2730 TOXEY DR RALEIGH, NC 27609		
WAKE COUNTY PIN#:	1705339022, 1705430017, 1705431075, 1705430286, 1705433342		
ZONING	R-2 & R-4		
EXISTING AREA:	R-2	219,039 SF (5.03 AC)	
	R-4	200,672 SF (4.61 AC)	
	<b>TOTAL</b>	<b>419,711 SF (9.63 AC)</b>	
AREA TO BE DEDICATED:	TOXEY DRIVE	8,287 SF (0.19 AC)	
	LILLIAN FOREST CT	39,205 SF (0.90 AC)	
	<b>TOTAL</b>	<b>47,492 SF (1.09 AC)</b>	
NET AREA:	R-2	202,155 SF (4.64 AC)	
	R-4	170,064 SF (3.90 AC)	
	<b>TOTAL</b>	<b>372,219 SF (8.54 AC)</b>	
TREE CONSERVATION (UDO 9.1)	REQUIRED	PROVIDED	
	R-2 0.6961 AC (15%)	0.7540 (16.2%)	
	R-4 0.3904 AC (10%)	0.3931 (10.1%)	
PRIMARY STREET PER TC-SA-18 & SEC. 1.5.4.C:	TOXEY DRIVE		
DETACHED HOUSE (UDO SEC. 2.2.1):	REQUIRED	PROVIDED	
	20,000 SF (R-2)	23,620 SF	
MINIMUM LOT SIZE:	10,000 SF (R-4)	17,443 SF	
	MINIMUM LOT WIDTH	80' (R-2) 65' (R-4)	SEE SHEET C-2.00
MINIMUM LOT DEPTH	100' (R-2 & R-4)	SEE SHEET C-2.00	
MAXIMUM BUILDING HEIGHT	3 STORIES	3 STORIES	
EXISTING USE:	VACANT		
PROPOSED USE:	SINGLE FAMILY - DETACHED HOUSES		
	REQUIRED	PROVIDED	
VEHICLE PARKING:	N/A	N/A	
BICYCLE PARKING:	N/A	N/A	
IMPERVIOUS: (WITHIN EFFECTIVE AREA)	EXISTING	PROPOSED	
	10,600 SF (0.24 AC)	145,037 SF (3.33 AC)	
PRINCIPAL BUILDING SETBACKS (UDO SEC. 2.2.1.B):	REQUIRED (R2 & R4)	PROVIDED (R2 & R4)	
	PRIMARY STREET	20'	20'
	SIDE STREET	20'	20'
	SIDE LOT LINE	10'	10'
	REAR LOT LINE	30'	30'
	ALLEY	N/A	N/A

SUBJECT DEVELOPMENT IS EXEMPT FROM 8.3.4.C "STUB STREETS" PER 8.3.4.C.1.a via 8.3.2.A.1.b.iv.

SUBJECT DEVELOPMENT IS EXEMPT FROM 8.3.4.C "BLOCK PERIMETERS" PER 8.3.2.A.1.b.i.

FEE-IN-LIEU TO BE PROVIDED FOR SIDEWALK ALONG TOXEY DRIVE

DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. THESE DETACHED HOMES WILL BE SERVICED BY THE CITY OF RALEIGH SOLID WASTE SERVICES.

**JAECO**  
 Consulting Engineers and Land Surveyors

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**Call 811 before you dig.**

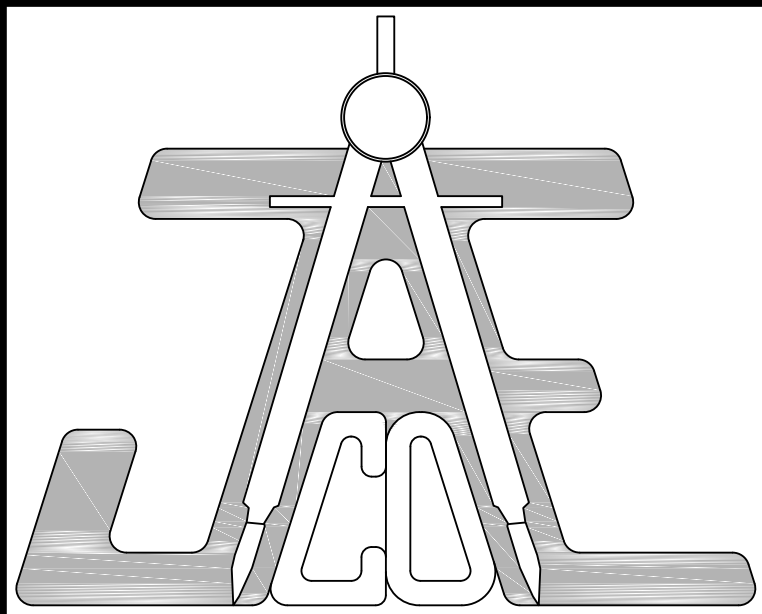
**LEGEND**

**COVER**

Revisions		
Number	Description	Date
1	PER CITY COMMENTS	07/25/24
2	PER CITY COMMENTS	09/10/24

JAECO #: 431-01  
 DRAWING SCALE: N/A  
 DRAWN BY: CKC  
 CHECKED BY: TT  
 DATE ISSUED: 05/17/2024

**C-0.00**



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Apex, NC 27539

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**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**

Number	Description	Date
1	PER CITY COMMENTS	07/25/24
2	PER CITY COMMENTS	09/10/24

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**

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.

EXISTING INFRASTRUCTURE WITHIN TREE CONSERVATION AREAS SHALL BE REMOVED PRIOR TO TREE CONSERVATION AREA RECORDATION.

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

REVERE DEVELOPMENT, LLC  
LOT 4  
2722 TOXEY DRIVE  
PIN: 1705430286  
42,726 SQ FT  
0.98 AC

REVERE DEVELOPMENT, LLC  
LOT 5  
2730 TOXEY DRIVE  
PIN: 1705433342  
259,368 SQ FT  
5.95 AC

REVERE DEVELOPMENT, LLC  
LOT 2  
2714 TOXEY DRIVE  
PIN: 1705430017  
32,649 SQ FT  
0.75 AC

REVERE DEVELOPMENT, LLC  
LOT 3  
2718 TOXEY DRIVE  
PIN: 1705431075  
54,853 SQ FT  
1.26 AC

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 G. COXE  
DB 4324 PG 588  
BM 2023 PG 178  
PIN: 1705-33-7060

REVERE DEVELOPMENT, LLC  
LOT 1  
2710 TOXEY DRIVE  
PIN: 1705339022  
30,115 SQ FT  
0.69 AC

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

LOT 3  
GEORGE T. SMITH, JR. AND  
WIFE, MARGARET H. SMITH  
DB 4846 PG 738  
BM 1954 PG 22  
PIN: 1705-42-0872

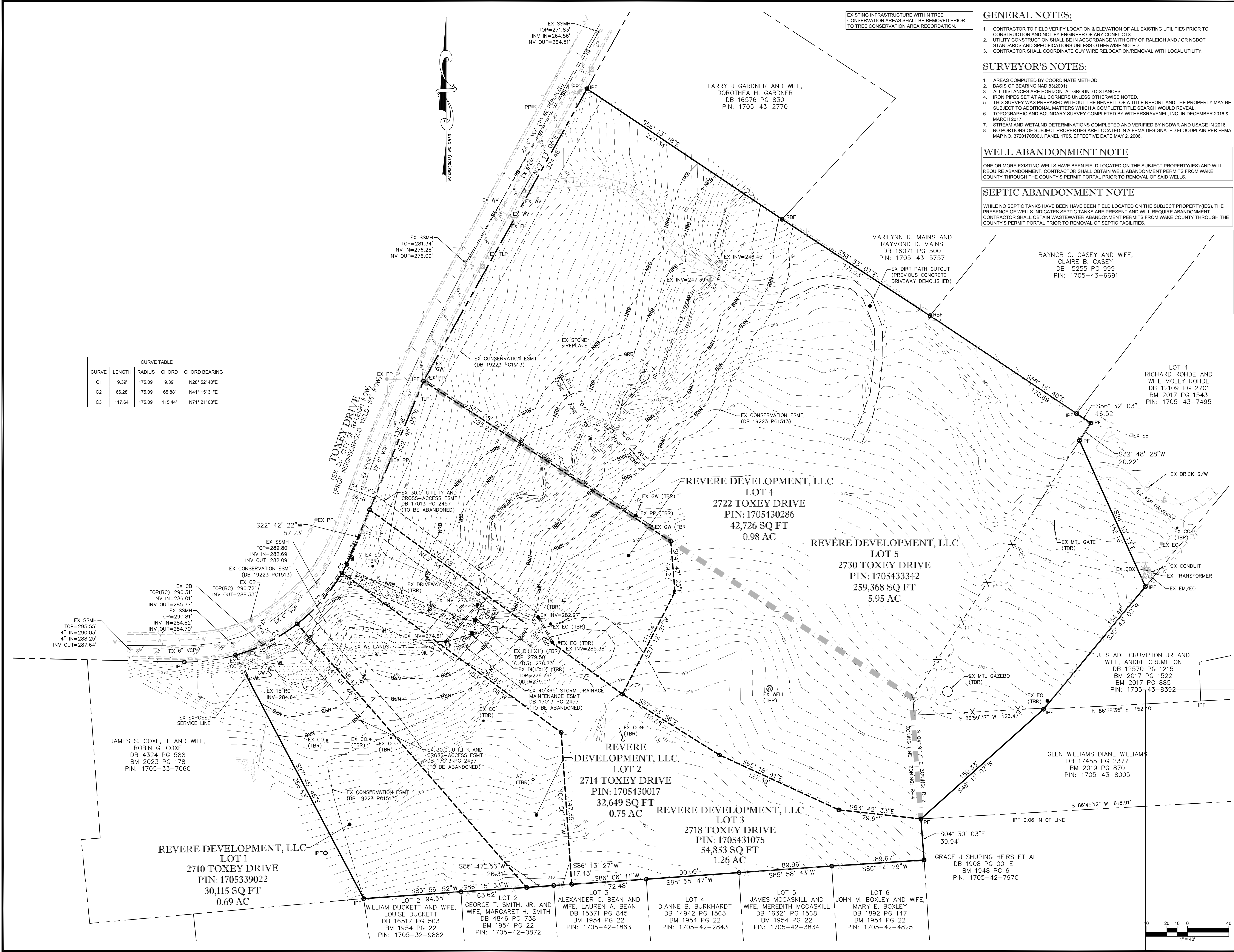
LOT 3  
ALEXANDER C. BEAN AND  
WIFE, LAUREN A. BEAN  
DB 15371 PG 845  
BM 1954 PG 22  
PIN: 1705-42-1863

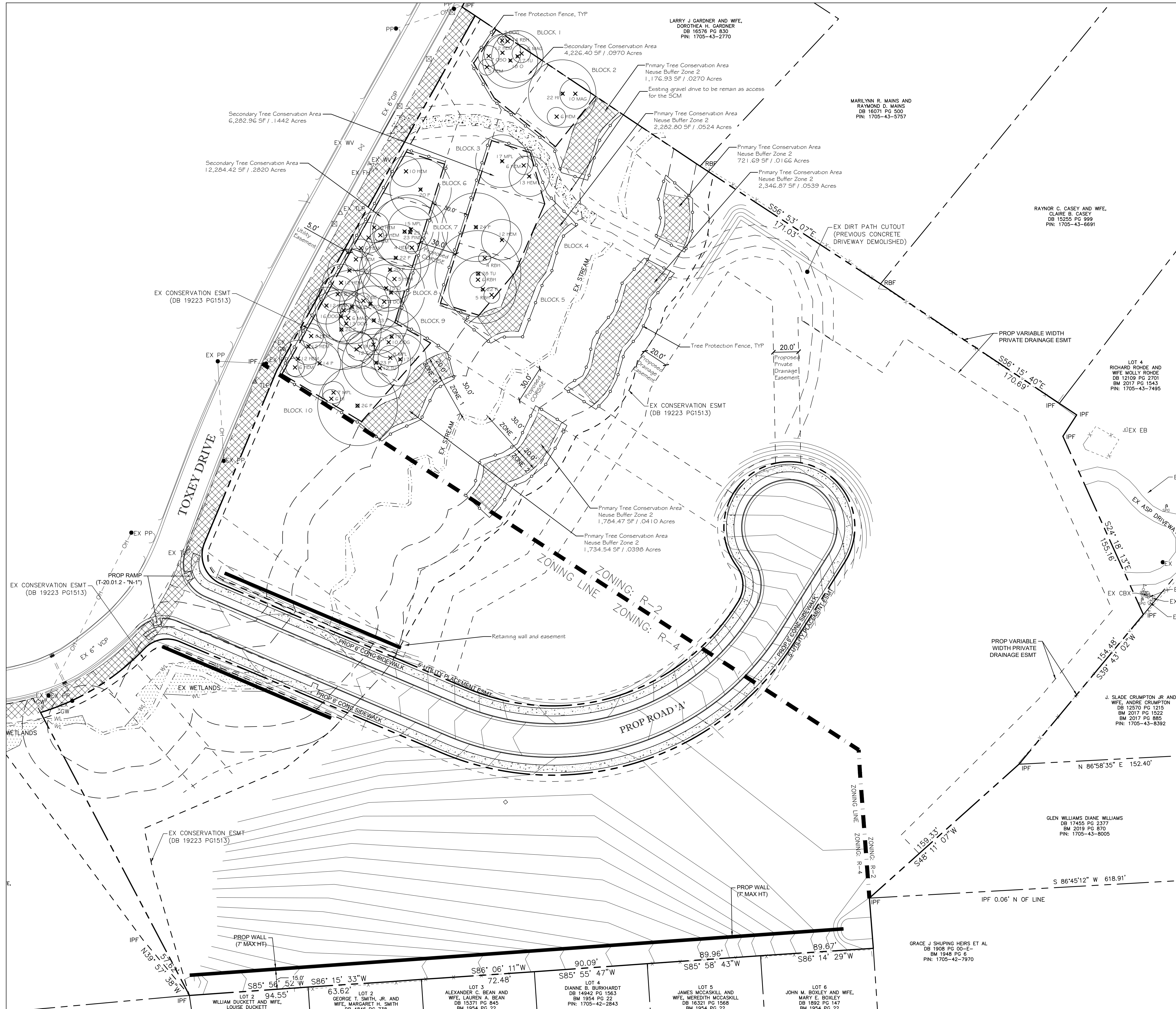
LOT 4  
DIANNE B. BURKHARDT  
DB 14942 PG 1563  
BM 1954 PG 22  
PIN: 1705-42-2843

LOT 5  
JAMES MCCASKILL AND  
WIFE, MEREDITH MCCASKILL  
DB 16321 PG 1568  
BM 1954 PG 22  
PIN: 1705-42-3834

LOT 6  
JOHN M. BOXLEY AND WIFE,  
MARY E. BOXLEY  
DB 1892 PG 147  
BM 1954 PG 22  
PIN: 1705-42-4825

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





- BLOCK 1**  
COMPOSITION: STAND OF 8+ PINE, OAK, HEMLOCK, MAGNOLIA TREES  
CHARACTERISTICS OF TREE STAND: MOSTLY MIXED HARDWOOD/EVERGREEN, SLOPING  
SMALLEST CALIPER TREE: 3"  
LARGEST DBH: 18"  
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: 22"  
TYPICAL DBH: 11"  
TYPICAL SPACING: 25'  
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: 6"  
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: EVERGREEN WITH SAPLINGS, 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: 11"  
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/EVERGREEN TREES.  
CHARACTERISTICS OF TREE STAND: MOSTLY MIXED HARDWOOD, SLOPING  
SMALLEST CALIPER TREE: 4"  
LARGEST DBH: 22"  
TYPICAL DBH: 15"  
TYPICAL SPACING: 10-12'  
BASAL AREA CALCULATION / ACRE: 217.15  
GENERAL HEALTH: GOOD
- BLOCK 9**  
COMPOSITION: STAND OF 1.8+ PINE AND MIXED HARDWOOD TREES.  
CHARACTERISTICS OF TREE STAND: MOSTLY MIXED HARDWOOD, SLOPING  
SMALLEST CALIPER TREE: 4"  
LARGEST DBH: 15"  
TYPICAL DBH: 15"  
TYPICAL SPACING: 5'-20'  
BASAL AREA CALCULATION / ACRE: 294.32  
GENERAL HEALTH: GOOD
- BLOCK 10**  
COMPOSITION: STAND OF 8+ 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 9.1 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:	.3876	ac
Net Site Acres:	4.64	ac

	Number of Acres	Percent of Tract
<b>UDO 9.1.4.A. Primary Tree Conservation Areas</b>		
1. Primary Tree Conservation Area - SHOD 1	ac	%
1. Primary Tree Conservation Area - SHOD 2	ac	%
2. Primary Tree Conservation Area - Parkway Frontage	ac	%
3. Primary Tree Conservation Area - CM	ac	%
4. Primary Tree Conservation Area - MPOD	ac	%
5. Primary Tree Conservation Area - Champion Tree XX" dbh species	ac	%
6. Primary Tree Conservation Area - Neuse Buffer Zone 2	.2307	5.0
7. Primary Tree Conservation Area - 45% Slopes	ac	%
8. Primary Tree Conservation Area - Thoroughfare	ac	%
<b>Subtotal of Primary Tree Conservation Areas:</b>	<b>.2307</b>	<b>5.0</b>
<b>UDO 9.1.4.D.2 Tree Conservation Area - Greenway</b>		
ac	%	
<b>UDO 9.1.4.B.1.a. &amp; b. Secondary Tree Conservation Areas</b> (Include perimeter buffers and their alternate compliance areas)		
ac	.5233	11.2
<b>UDO 9.1.4.B.1.c. &amp; d. Individual Tree Secondary Tree Conservation Areas</b> (Include individual trees and their alternate compliance areas)		
ac	%	
<b>Subtotal of Secondary Tree Conservation Areas:</b>	<b>.5233</b>	<b>11.2</b>
<b>TOTAL ALL TREE CONSERVATION AREA PROVIDED:</b>	<b>.7540</b>	<b>16.2</b>

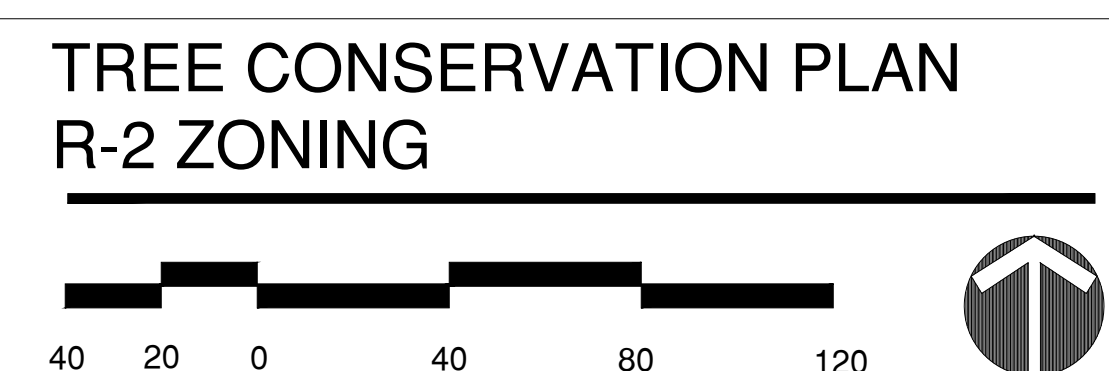
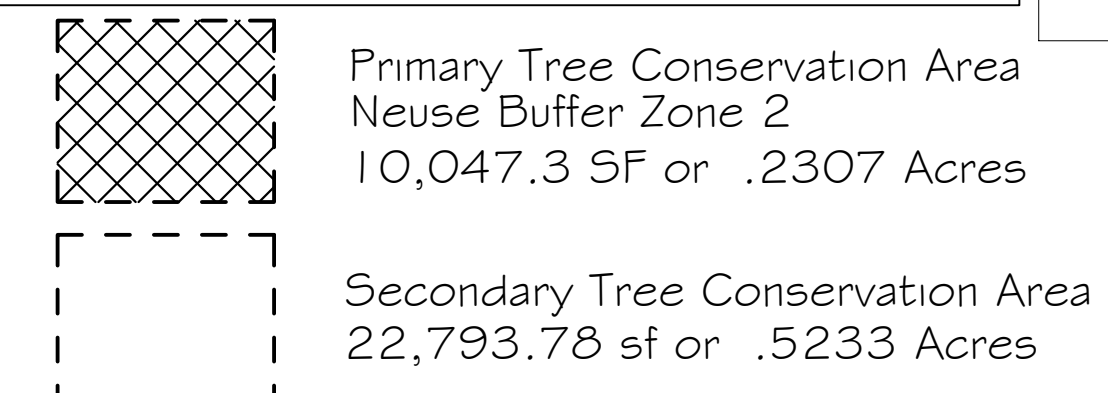
**UDO 9.1.9. Watershed Protection Overlay Districts**

LWPOD - Wooded Area (preserved)	ac	%
LWPOD - Wooded Area (planted)	ac	%
FWPOD - Wooded Area (preserved)	ac	%
FWPOD - Wooded Area (planted)	ac	%
SWPOD - Wooded Area (preserved)	ac	%
SWPOD - Wooded Area (planted)	ac	%

**TREE TABLE**

OYP	CYPRESS	RBH	BLACKHAW VIBURNUM
HL	HONEY LOCUST	DG	DOGWOOD
BE	BEECH	HH	AMERICAN HORNBEAM
O	OAK	SG	SWEETGUM
MPL	MAPLE	MUL	MULBERRY
MAG	MAGNOLIA	E	ELM
HI	HICKORY	OSO	OSAGE ORANGE
P	PINE	CO	COMPHOR
HEM	HEMLOCK	CW	COTTONWOOD
TU	TULIP		

R-2 Zoning: Total Net Site Acres: 4.64 Acres / 202,155 SF total  
x 15 % = 30,323.25 SF of required Tree Conservation Area  
TOTAL Tree Conservation Area provided: 32,841.08 SF or .7539 Acres  
(ROW Dedication and public street = 16,884 SF / .3876 Acres)

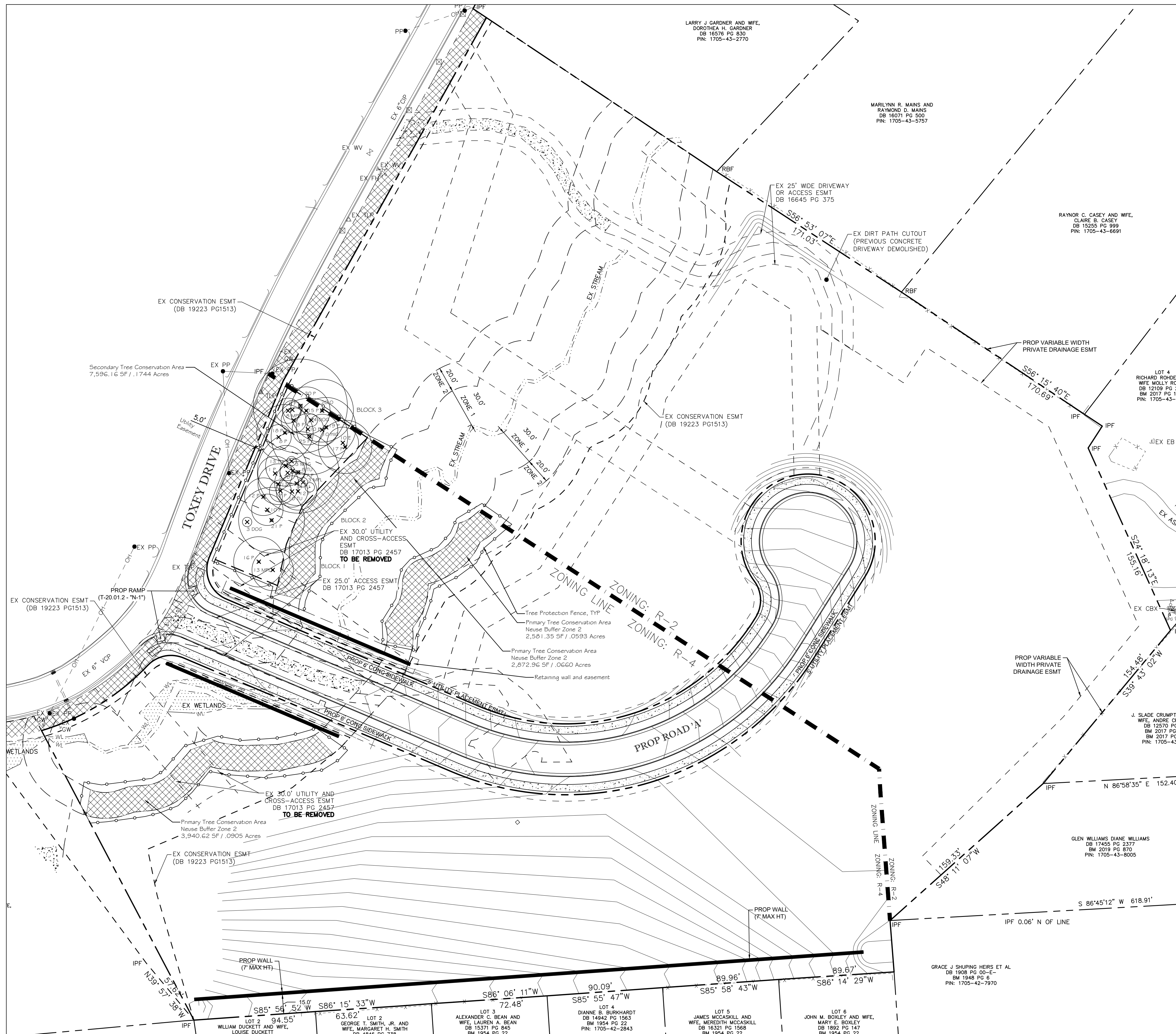


Date issued: 7.24.24  
Scale: 1"=40'

Drawn by: RAP  
Checked by: KJS

**Revisions**

No.	Description	Date	By
1	City Comments	9.9.24	KJS

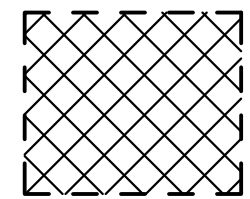


**TREE TABLE**

CYP	CYPRESS	RBH	BLACKHAW VIBURNUM
HL	HONEY LOCUST	DOG	DOGWOOD
H	HOLLY	HH	AMERICAN HORNBREAM
BE	BEECH	SG	SWEETGUM
O	OAK	MUL	MULBERRY
MPL	MAPLE	ELM	ELM
MAG	MAGNOLIA	OSO	OSAGE ORANGE
HI	HICKORY	CO	COMPHOR
P	PINE	CW	COTTONWOOD
HEM	HEMLOCK		
TU	TULIP		

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

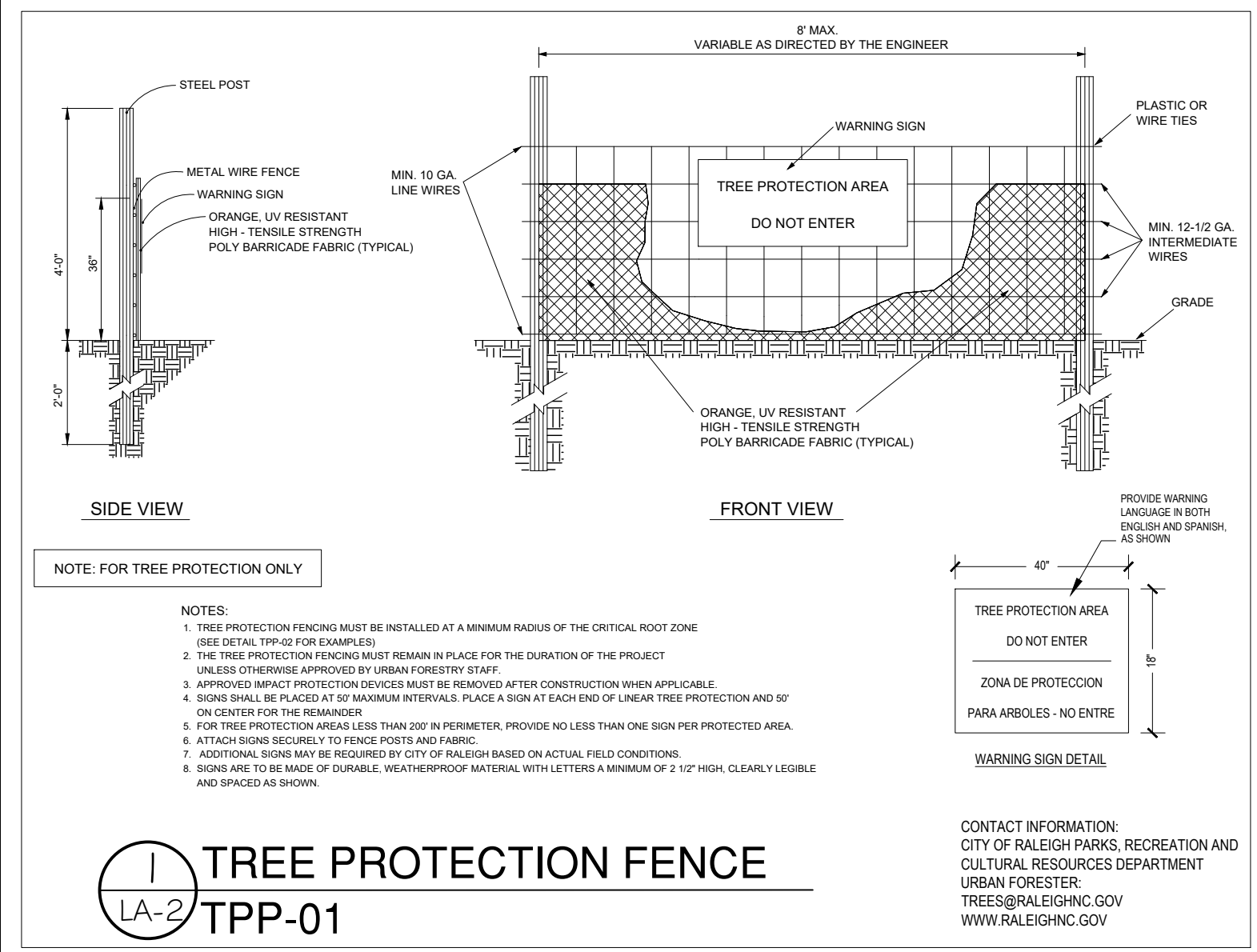
R-4 Zoning: Total Net Site Acres: 3.90 Acres / 169,884 SF total  
 x 10 % = 16,998.4 SF of required Tree Conservation Area  
 TOTAL Tree Conservation Area provided: 16,991.09 SF or .3901 Acres  
 (ROW Dedication and public street = 30,608 SF / .7027 Acres)



Primary Tree Conservation Area  
 Neuse Buffer Zone 2  
 9,394.93 SF or .2157 Acres



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



**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: -  
 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

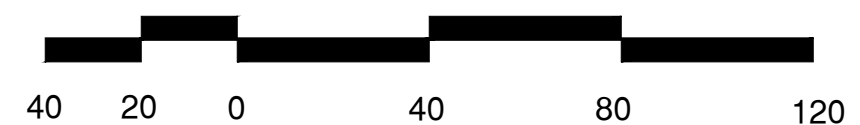
Gross Site Acres:	4.61	ac
Right-of-way to be dedicated with this project:	.7027	ac
Net Site Acres:	3.90	ac

	Number of Acres	Percent of Tract
<b>UDO 9.1.4.A. Primary Tree Conservation Areas</b>		
1. Primary Tree Conservation Area - SHDD 1	ac	%
1. Primary Tree Conservation Area - SHDD 2	ac	%
2. Primary Tree Conservation Area - Parkway Frontage	ac	%
3. Primary Tree Conservation Area - CM	ac	%
4. Primary Tree Conservation Area - MPOD	ac	%
5. Primary Tree Conservation Area - Champion Tree "XX" dbh species	ac	%
6. Primary Tree Conservation Area - Neuse Buffer Zone 2	2157	ac 5.5 %
7. Primary Tree Conservation Area - 45% Slopes	ac	%
8. Primary Tree Conservation Area - Thoroughfare	ac	%
<b>Subtotal of Primary Tree Conservation Areas:</b>	<b>2157</b>	<b>ac 5.5 %</b>
<b>UDO 9.1.4.D.2 Tree Conservation Area - Greenway</b>	ac	%
<b>UDO 9.1.4.B.1.a. &amp; b. Secondary Tree Conservation Areas</b> (Include perimeter buffers and their alternate compliance areas)	<b>1744</b>	<b>ac 4.5 %</b>
<b>UDO 9.1.4.B.1.c. &amp; d. Individual Tree Secondary Tree Conservation Areas</b> (Include individual trees and their alternate compliance areas)	ac	%
<b>Subtotal of Secondary Tree Conservation Areas:</b>	<b>1744</b>	<b>ac 4.5 %</b>
<b>TOTAL ALL TREE CONSERVATION AREA PROVIDED:</b>	<b>3901</b>	<b>ac 10.0 %</b>

**UDO 9.1.9. Watershed Protection Overlay Districts**

LWPOD - Wooded Area (preserved)	ac	%
LWPOD - Wooded Area (planted)	ac	%
FWPOD - Wooded Area (preserved)	ac	%
FWPOD - Wooded Area (planted)	ac	%
SWPOD - Wooded Area (preserved)	ac	%
SWPOD - Wooded Area (planted)	ac	%

**TREE CONSERVATION PLAN**  
**R-4 ZONING**



**TREE CONSERVATION PLAN**

**Client**

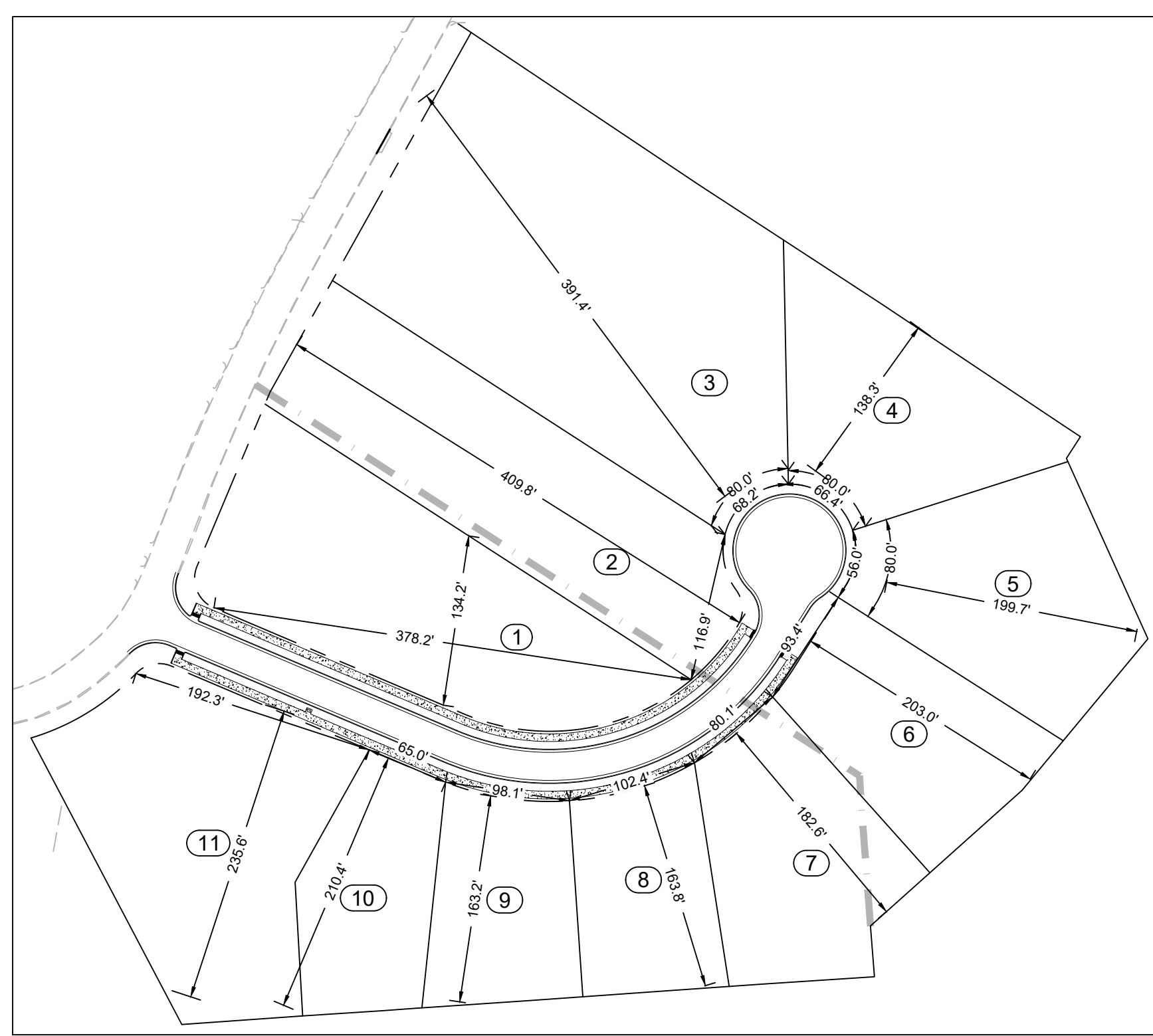
**Professional Seals**

Date issued: 7.24.24  
 Scale: 1"=40'  
 Drawn by: RAP  
 Checked by: KJS

**Revisions**

No.	Description	Date	By
1	City Comments	9.9.24	KJS





**LOT DIMENSION EXHIBIT**  
SCALE: 1" = 100'

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C4	39.15'	25.00'	35.27'	N22° 09' 04"W
C5	97.65'	187.59'	96.55'	N58° 27' 11"E
C6	30.30'	25.00'	28.48'	N78° 15' 58"E
C7	7.90'	227.50'	7.90'	S88° 00' 12"E
C8	98.92'	227.50'	98.14'	S81° 27' 19"E
C9	103.31'	227.50'	102.43'	N73° 04' 44"E
C10	80.49'	227.50'	80.07'	N49° 56' 00"E
C11	30.39'	227.50'	30.37'	N35° 58' 14"E
C12	45.23'	52.00'	43.82'	N07° 13' 35"E
C13	66.43'	52.00'	62.01'	N54° 17' 24"W
C14	68.22'	52.00'	63.43'	S51° 31' 42"W
C15	45.81'	52.00'	44.34'	S11° 17' 37"E
C16	29.97'	25.00'	28.20'	S02° 11' 40"E
C17	53.68'	172.50'	53.46'	S41° 03' 30"W
C18	189.73'	172.50'	180.31'	S81° 28' 56"W

**TRANSPORTATION NOTES:**

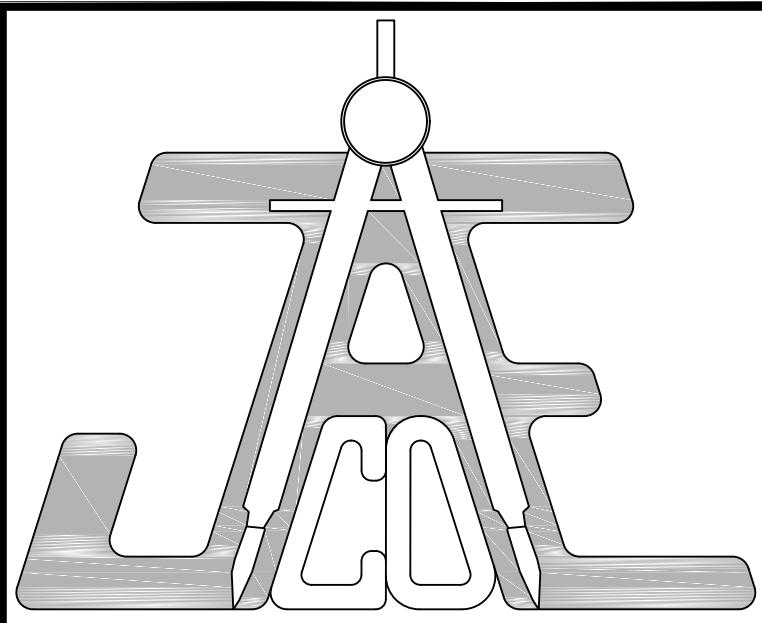
- RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50 FEET OF ALL RESIDENTIAL OR RESIDENTIAL COLLECTOR INTERSECTIONS. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL OTHER STREET INTERSECTIONS.
- HANDICAPPED RAMPS TO BE CONSTRUCTED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH ENGINEERING STANDARD DETAIL T-20.01.2.
- 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 8 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-WAYS 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 TURNOUTS TO BE A MINIMUM OF 28'.

**GENERAL NOTES**

- CONTRACTOR TO FIELD VERIFY LOCATION AND 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.
- UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NCDOT 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 28' MINIMUM.

**CONSTRUCTION NOTES:**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT 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) 996-2409 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 CLOSURES" ON WWW.RALEIGHNC.GOV AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- 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) 828-4711  
E-mail: info@jaeco.com  
www.jaeco.com

**REVERE SUBDIVISION**  
(SUB-0029-2924)  
2710, 2714, 2718,  
2722, & 2730 Toxey Dr  
Raleigh, NC 27609

**Lloyd Builders**  
2501 Reliance Avenue  
Apex, NC 27539

**Call 811 before you dig.**

**LEGEND**

PROP PROPERTY LINE	---
BUILDING SETBACK	---
UTILITY EASEMENT	---
CENTERLINE	---
STORM EASEMENT	---
PROP CURB	---
PROP CONC SIDEWALK	---
PROP ROW DEDICATION (8.85 SF)	---
DEPRESSED CURB	---
EX CONDUIT	---
EX TRANSFORMER	---
EX EM/EO	---

**SITE & SUBDIVISION PLAN**

Revisions

Number	Description	Date
1	PER CITY COMMENTS	07/25/24
2	PER CITY COMMENTS	09/10/24

JAECO #: 431-01  
DRAWING SCALE: AS SHOWN  
DRAWN BY: CKC  
CHECKED BY: TT  
DATE ISSUED: 05/17/24

**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.

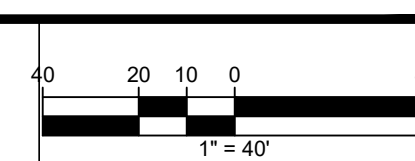
Failure to notify City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

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.

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

FEE-IN-LIEU TO BE PROVIDED FOR SIDEWALK ALONG TOXEY DRIVE

DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. THESE DETACHED HOMES WILL BE SERVED BY THE CITY OF RALEIGH SOLID WASTE SERVICES.



**C-2.00**

**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 specified & 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 6" 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 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 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 Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction
- Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the RW FOG Program Coordinator prior to issuance of a UC / Bldg Permit. Contact (919) 996-4516 or [foq@raleighnc.gov](mailto:foq@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 [cross.connection@raleighnc.gov](mailto:cross.connection@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**

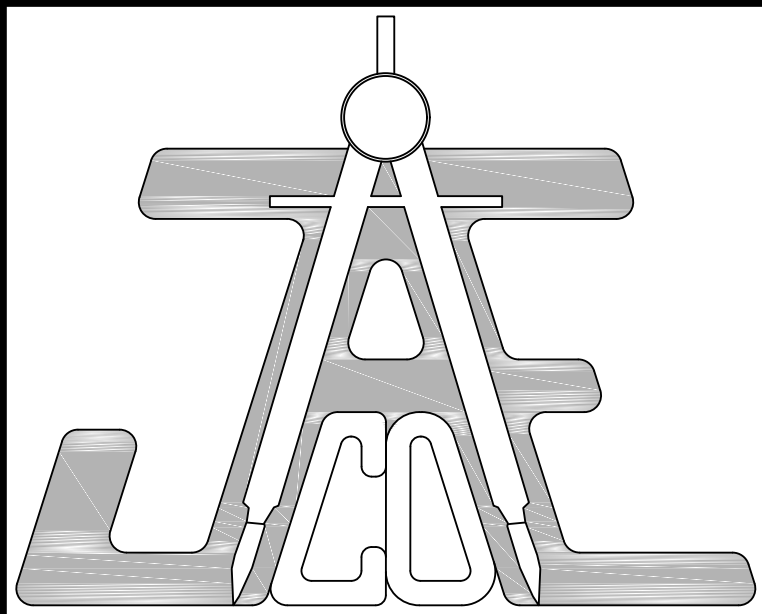
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- UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
- FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION.
- UNLESS OTHERWISE NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' 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.



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**Call 811 before you dig.**

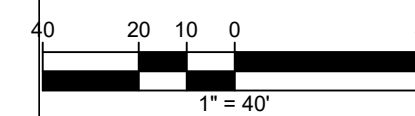
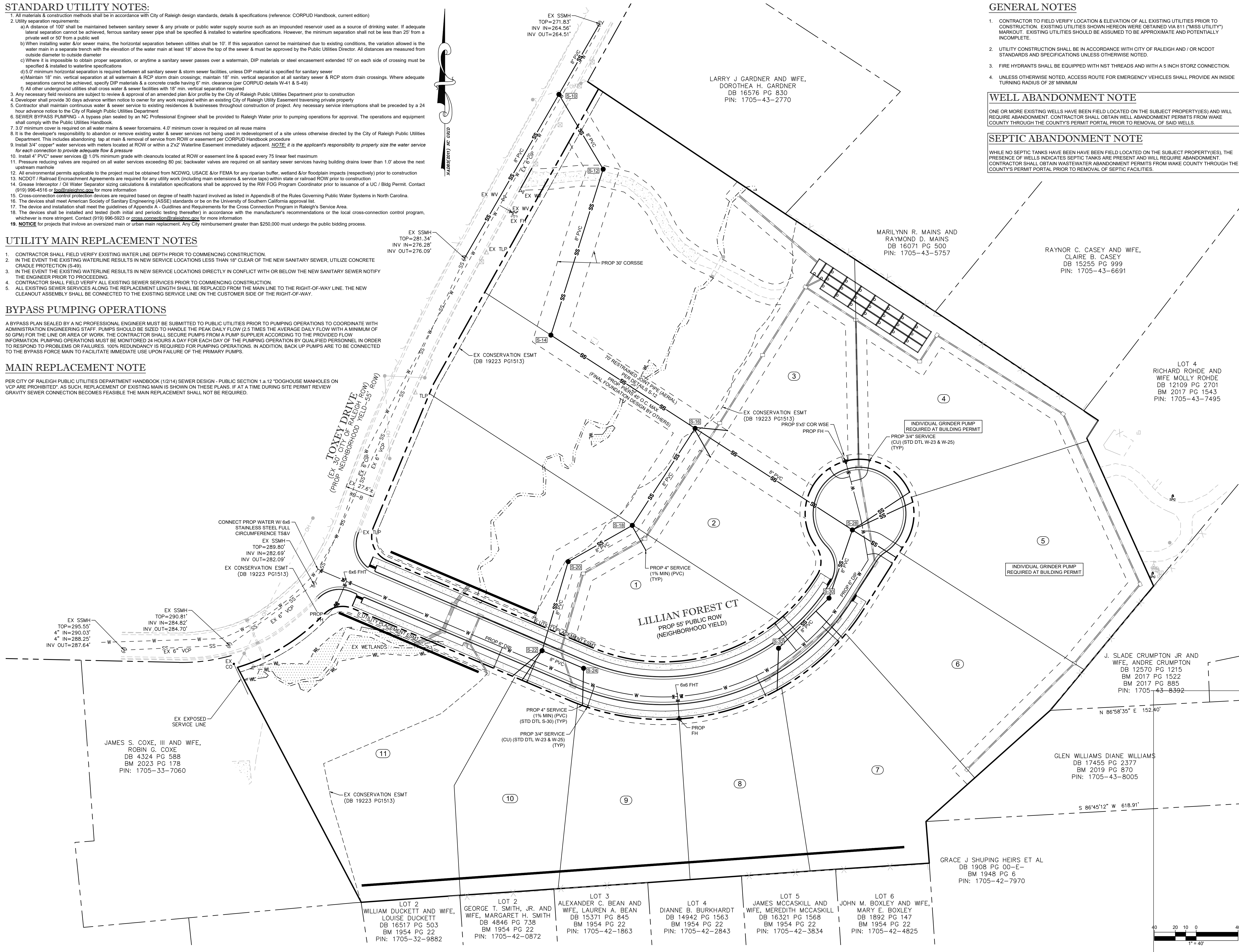
**LEGEND**

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

**UTILITY PLAN**

Revisions		
Number	Description	Date
1	PER CITY COMMENTS	07/25/24
2	PER CITY COMMENTS	09/10/24

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

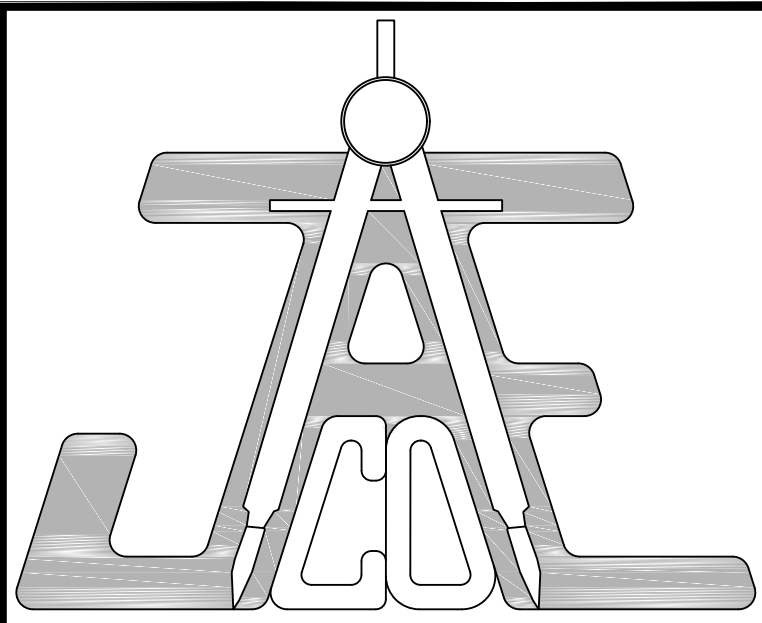


**C-3.00**



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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



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**LEGEND**

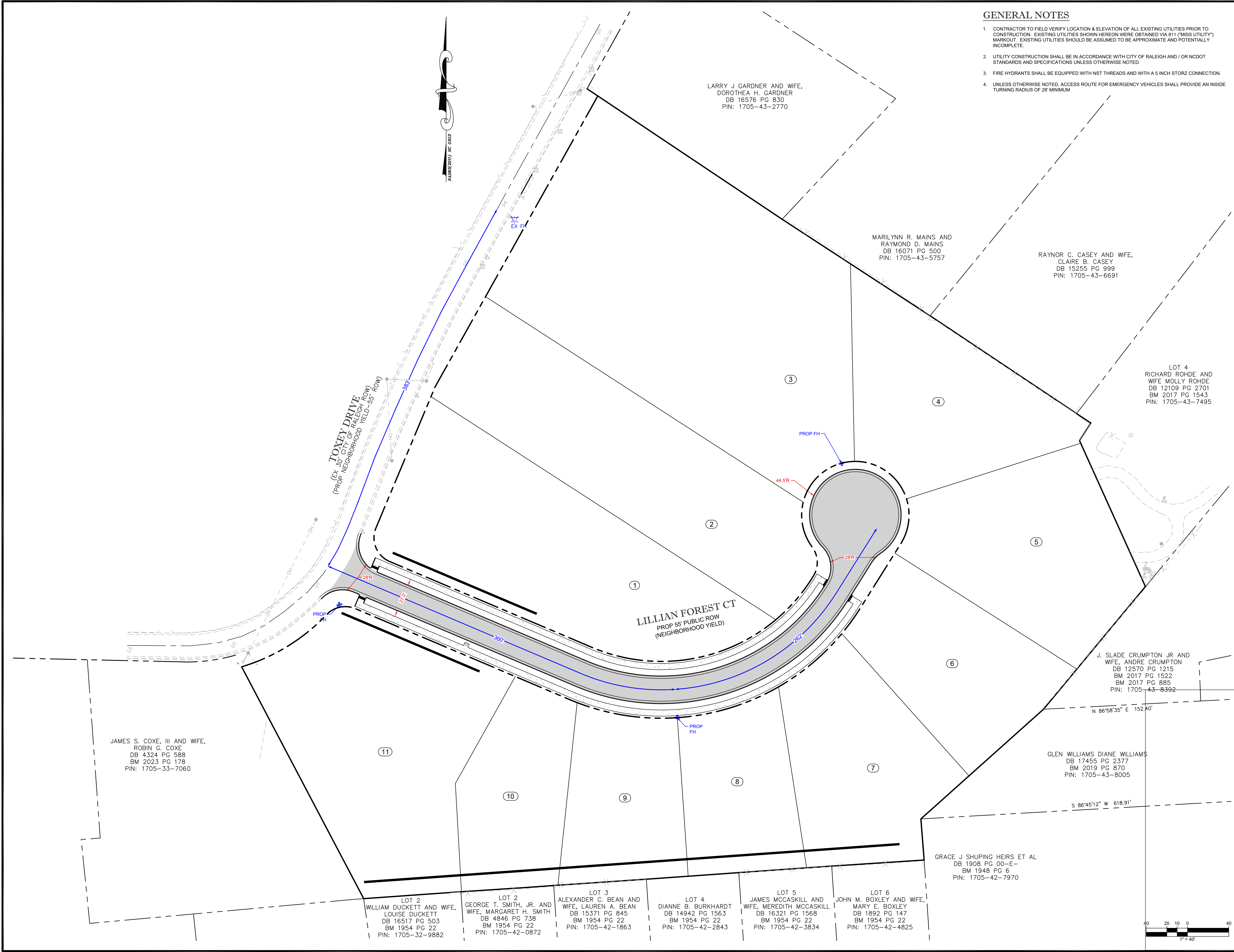
HYDRANT COVERAGE XXX  
APPARATUS ACCESS XXX

**FIRE COVERAGE PLAN**

Revisions		
Number	Description	Date
1	PER CITY COMMENTS	07/25/24
2	PER CITY COMMENTS	09/10/24

JAECO #: 431-01  
DRAWING SCALE: 1" = 40'  
DRAWN BY: CKC  
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
<b>TREES</b>									
Ql	26	Quercus Lyrata	Overcup Oak	3"	10'	50'+	25-40'	BB	
Qph	15	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) - 655.3 LF - 55 (LILLIAN FOREST CT ROW) = 600.3'  
 TREES REQUIRED: 15 LARGE MATURING TREES (40' OC)  
 TREES PROVIDED: 15 LARGE MATURING TREES

LILLIAN FOREST CT (NEIGHBORHOOD YIELD) - 551.5 LF  
 TREES REQUIRED: 26 (13 EACH SIDE) LARGE MATURING TREES (40' OC)  
 TREES PROVIDED: 26 (13 EACH SIDE) LARGE MATURING TREES

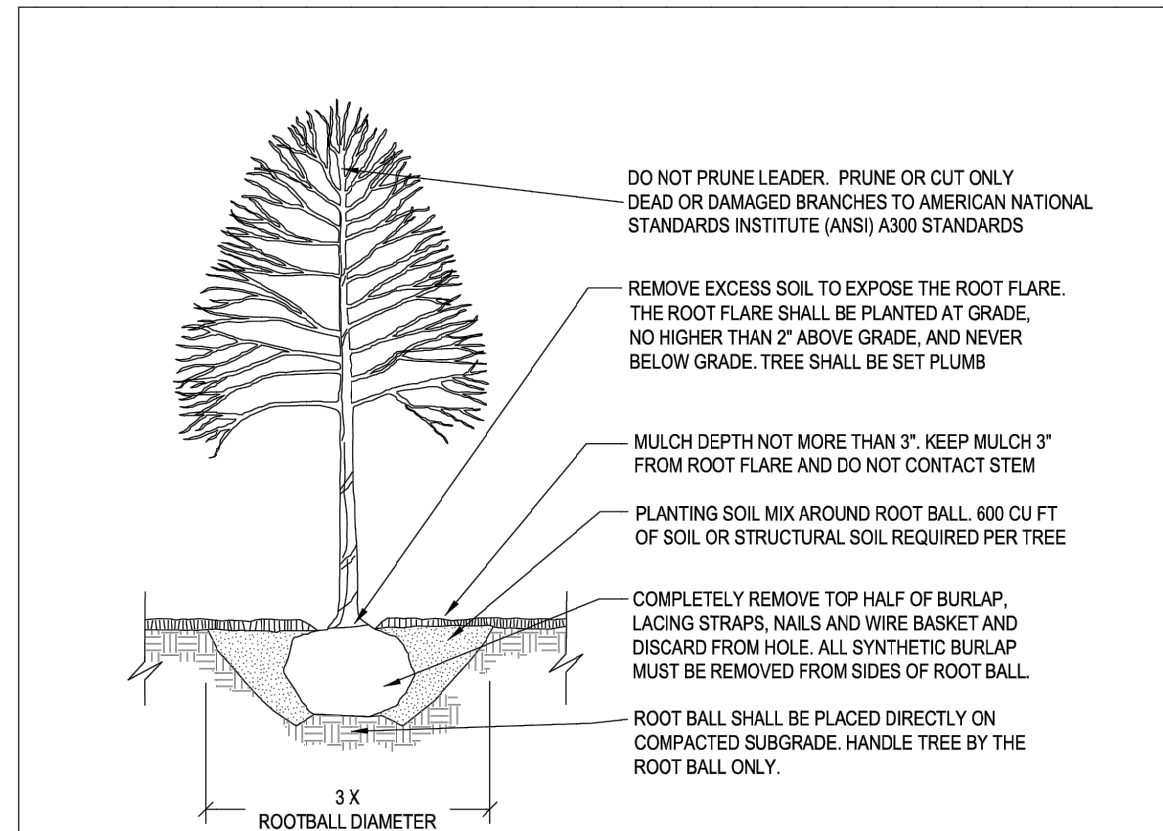
NOTE:  
 STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

**GENERAL NOTES**

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**LANDSCAPE NOTES**

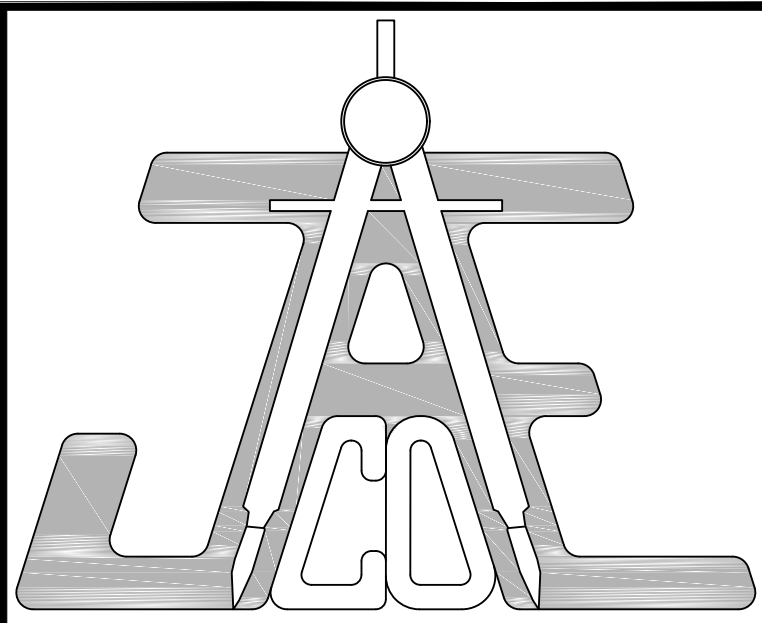
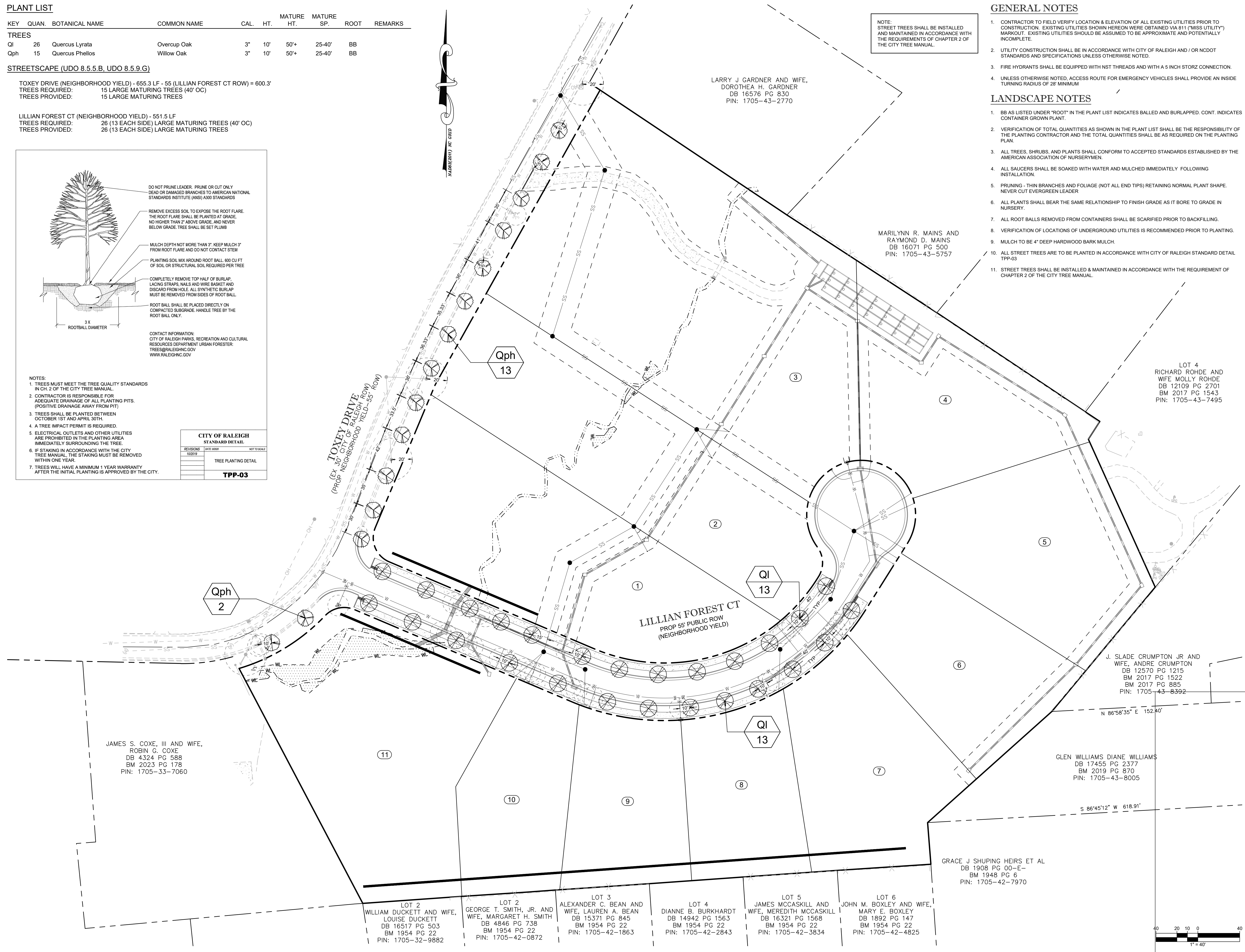
- BB AS LISTED UNDER "ROOT" IN THE PLANT LIST INDICATES BALLED AND BURLAPPED. CONT. INDICATES CONTAINER GROWN PLANT.
- VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE PLANTING CONTRACTOR AND THE TOTAL QUANTITIES SHALL BE AS REQUIRED ON THE PLANTING PLAN.
- 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. NEVER CUT EVERGREEN LEADER.
- 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.



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

- 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.

CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE	NOT TO SCALE
100219		
TREE PLANTING DETAIL		
<b>TPP-03</b>		



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**LEGEND**

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**STREET TREE PLAN**

JAECO #: 431-01
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**C-5.00**