



Administrative Approval Action

Case File / Name: SUB-0031-2021
DSLCL - Tucker Place

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

LOCATION: This site is located at 0 Cashlin Drive. The property connects, south of Princess Tree Drive to North of Leeland Drive. It also connects East of Feldwig Place and West of Abbot Hall Drive. The site is zoned R-10-CU and is within the corporate city limits of the City of Raleigh (annexation date May 5, 2021). The current address is listed as 0 Cashlin Drive and the parcel identification number is listed as 1748323666.

REQUEST: Conventional Subdivision for existing 49.42 acre lot into 180 lots. Of these lots, 11 are common area lots and 169 are Detached Single Family Residential. The subdivision will be constructed in 2 phases. The subdivision will create a density of 3.31 units per acre in Phase 1, 3.54 units per acre in Phase 2, and an overall density of 3.41 units per acre. Lots 22 through 31 will be created with access from Abbot Hall Drive. Lots 5 through 21 and Lot 32 through 43 will be created with access from Pivot Ridge Drive. Lots 1 through 4, Lots 115 through 127, and Lots 44 through 76, will be created with access from Princess Tree Drive. Lots 128 through 133 and Lots 77 through 83 will be created with access from Feldwig Place. Lots 84 through 114, Lots 134 through 139, and Lots 157 through 169 will be created with access from Springtooth Drive. Lots 140 through 156 will be created with access from Zinger Hill Lane.

**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 August 13, 2021 by McAdams.

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. Revise the site plan and all plan sheets to remove notes and depictions of amenity areas. Amenity areas are not required for this development plan by the UDO.
2. Revise the site plan and all plan sheets to verify conformance with open space requirements of zoning condition number 3 of Z-18-17. Specify and show calculations for which areas of open spaces qualify under UDO Section 2.5.2 and label open space areas accordingly. The open space provided shall be proportionate (or greater) to the amount required for each phase of the subdivision in accordance with UDO Section 10.2.5.E.6.g.



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3. Revise all plan sheets to consistently label all common area lots and easements.
4. Label lots 1005, 1006, 1007, 1008 and 1000 as "lots not intended to be occupied," in accordance with UDO Section 8.3.3.D.

Public Utilities

5. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

Stormwater

6. 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).
7. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
8. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
9. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

Urban Forestry

10. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
11. 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. 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"/>	Stormwater Maintenance Covenant Required
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<input checked="" type="checkbox"/>	Utility Placement 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:

General



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1. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
2. Demonstrate compliance with UDO Section 2.5.7 regarding ownership and maintenance of required open space.

Engineering

3. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
4. A sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry and shown on a plat approved for recordation.
5. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
6. A public infrastructure surety for 285 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
7. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

Public Utilities

8. Infrastructure Construction Plans (SPR submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

9. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
10. 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).
11. 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).
12. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).



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13. 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).

Urban Forestry

14. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 4.25 acres of 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:

Public Utilities

1. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

2. 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

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 85 street trees along Princess Tree Drive, 21 street trees along Abott Hall Drive, 44 street trees along Pivot Ridge Drive, 32 street trees along Feldwig Place, 72 street trees along Springtooth Drive, 31 street trees along Zinger Hall Lane.
4. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

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
2. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.



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3. Signal Timing modifications at Louisburg Road at Forestville Road to be coordinated with City Traffic Operations Staff.
4. Signal Timing modifications at Louisburg Road at Mitchel Mill Road to be coordinated with City Traffic Operations Staff.

Stormwater

5. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

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: January 13, 2025
Record at least ½ of the land area approved.

5-Year Sunset Date: January 13, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Alysia Bailey Taylor* Date: 09/16/2021
Development Services Dir/Designee
Staff Coordinator: Cara Russell

[illegible]

1. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO RAILROAD CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE OWNER.
2. EXISTING INFRASTRUCTURE'S DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIRS TO THE EXISTING INFRASTRUCTURE.
3. THE CONTRACTOR SHALL NOTIFY THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INITIAL SUCH DISCREPANCY APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND LOCATIONS OF EXISTING INFRASTRUCTURE.
4. CONTRACTOR SHALL NOTIFY "NCST" (212) 330-4422 (1-800-432-6999) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OF ANY RAILROAD PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIRS TO THE EXISTING INFRASTRUCTURE THAT PROVIDE THEIR OWN LOCATION SPECIFICATIONS INDEPENDENT OF "NCST". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
5. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION WITH ALL APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS (E.G. POWER POLLS, TELEPHONE/DEPARTMENT, WATER METERS, ETC.).
6. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES WITH CONTRACTOR'S FIELD MEASUREMENTS FOR RELOCABLE PAVEMENT OR GRADE CHANGE, NOTED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE OR FOR ANY DAMAGE TO EXISTING INFRASTRUCTURE.
7. ACCESSIBLE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF RALEIGH UNIFORM DEVELOPMENT ORDINANCE.
8. ALL SIDEWALKS THAT CONNECT TO THE PUBLIC RIGHT-OF-WAY MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LIMITED MOBILITY AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING RAILROAD CONSTRUCTION SHALL BE MAINTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ACCESSIBILITY GUIDELINES (2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)).
9. TYPICAL PAVEMENT SECTION DETAILS ARE SHOWN WITHIN THE SET AND ARE INTENDED TO BE A MINIMUM PAVEMENT SECTION FOR ALL RAILROAD LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ACCESSIBILITY GUIDELINES (2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)).
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS REQUIRED FOR ANY CLAIM FOR ADDITIONAL COST OF THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST OF THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION.
11. IF UNIFORM CONDITIONS DEVELOP DURING FURTHER CONSTRUCTION, REFER TO THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL AND CONTACT PUBLIC WORKS STAFF FOR CLARIFICATION.
12. ALL SIGNAGE ASSOCIATED WITH THE PUBLIC STREET SYSTEM SHALL ADHERE TO MUTCD STANDARDS AND SPECIFICATIONS.
13. ANY TRANSIT STOP LOCATIONS SHOWN ARE PRELIMINARY ONLY. FINAL LOCATION SHALL BE DETERMINED ONCE THE CITY OF RALEIGH HAS COMPLETED ITS DESIGN AND CONSTRUCTION OF THE TRANSIT STOP.

1. ALL STORM DRAINAGE PIPES SHALL BE: REINFORCED CONCRETE (RCF) / MINIMUM CLASS B UNLESS NOTED OTHERWISE. CONTRACTOR TO COORDINATE WITH THE GEOTECH TO VERIFY IF ANY BEDDING REQUIRED BASED ON SOIL CONDITIONS. CONTRACTOR TO PROVIDE PROTECTIVE BEDDING BASED ON THE BASED ON CLIMATE AND BEDDING PROVIDED BY THE AMERICAN CONCRETE PIPE ASSOCIATION GUIDELINES.
2. ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PALM BEACH STANDARDS.
3. ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
4. ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL.
5. ALL PIPE JOINTS SHALL BE MADE WITH PREHARDENED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M 288 FOR TYPE III. IF FIBERGLASS PLASTIC GRATES ARE USED, THEY SHALL BE IN ACCORDANCE WITH THE AASHTO SPECIFICATION M 288.
6. THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED UP AND SMOOTHED TO AN ACCEPTABLE STANDARD, USING HORTAR MORTAR TO MANUFACTURER'S SPECIFICATIONS.
7. ALL BACKFILL SHALL BE NON-PLASTIC NATURAL, FREE FROM ROOTS, VEGETATION MATTER, WASTE, CONTAMINATED MATERIAL, OR OTHER DEBRIS. BACKFILL SHALL BE COMPACTED BY MECHANICAL MEANS AND SHALL BE FREE FROM ANY TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING LOADS OR PROOF ROLLING.
8. MATERIALS DELIVERED BY THE OWNER'S REPRESENTATIVE OR GEOTECH AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED FROM THE PROJECT SITE.

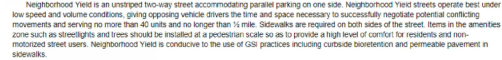
9. BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PIPE IS Laid. THE FILL AROUND THE PIPE SHALL BE THOROUGHLY COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE TOP EIGHT (8) INCHES SHALL BE COMPACTED TO 100 PERCENT STANDARD PROCTOR.
10. UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO REMAIN IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.
11. ALL CONCRETE PIPE AND PRECAST STORM STRUCTURES SHALL MEET NCOTD STANDARDS BY MANUFACTURER.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL PIPE AND STRUCTURES FOR CRACKS OR BREAKS. PRIOR TO INSTALLATION ANY DAMAGED ITEMS SHALL NOT BE INSTALLED.
13. "KNOCK-OUT" BOXES OR HIDE PIPE SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAYS UNLESS APPROVED IN WRITING BY CITY OF RALEIGH STORMWATER DEPARTMENT.

THE RETAINING WALL ALIGNMENT SHOWN ON THIS PLAN REFLECTS THE LOCATION OF THE FRONT FACE OF THE RETAINING WALL AT THE TOP OF THE WALL. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING RETAINING WALLS ARE NOT LOCATED IN ANY OF THE FOLLOWING AREAS:

- 1. ANY AREAS WHERE THE WALLS WOULD NOT ENOUGH INTO AN ADJACENT PROPERTY DUE TO ANY HAZARD INCORPORATED IN THE DESIGN OF THE WALLS.
- 2. RETAINING WALLS ARE TO BE DESIGN BOLD PROJECTS BY THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND TO BE REGISTERED FROM THE TOWN OF GAIN. ALL REQUIRED PERMITS, NECESSARY FOR THE CONSTRUCTION OF THE RETAINING WALLS.
- 3. RETAINING WALLS SHALL BE ASSUMED TO BE BACKFILLED WITH TOP SOFT BOREMATERIAL OR PROCESSED FILL, UNLESS THE CONTRACTOR PROVIDES EVIDENCE TO BE REGISTERED FROM THE TOWN OF GAIN. ALL REQUIRED PERMITS, NECESSARY FOR THE CONSTRUCTION OF THE RETAINING WALLS.
- 4. THE TOP AND BOTTOM OF WALL ELEVATIONS SHOWN ON THESE PLANS IDENTIFY FINISHED GRADE ELEVATIONS ONLY. THE CONTRACTOR AGREEING TO THESE PLANS SHALL BE RESPONSIBLE FOR THE PROPER GRADING OF THE TOP OF THE CAP BLOCK COURSE SHALL BE IDENTIFIED ON THE RETAINING WALL CONSTRUCTION DRAWINGS.
- 5. ALL RETAINING WALLS SHALL BE OVER 30" HIGH SHALL HAVE A SAFETY FENCE, (DESIGN BY OWNER).
- 6. ANY PART OF AN RETAINING WALL, THAT EXTENDS INTO THE RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT AGREEMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND TO BE REGISTERED FROM THE TOWN OF GAIN.
- 7. ANY TREESYSTEMS FOR THE RETAINING WALLS SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAY.
- 8. STORMWATER RUN-OFF SHALL BE DIRECTED AWAY FROM RETAINING WALLS. ANY RUN-OFF FLOWING TO AND OVER A RETAINING WALL SHALL BE KEPT TO AN ABSOLUTE MINIMUM AND BROUGHT TO THE ATTENTION OF THE WALL DESIGNER TO BE CORRECTED.

1. MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CEROPS HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:
 - a. A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE AND ANY OTHER UNDESIRABLE SOURCE USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE UTILITY SEPARATION CANNOT BE ACHIEVED, FEROSEAL SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATER SUPPLY CONNECTIONS, HOWEVER, THE UTILITY SEPARATION SHALL BE MAINTAINED FOR THE REMAINDER OF THE PROJECT.
 - b. WHEN INSTALLING WATER & SANITARY SEWER, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO DISTINGUISHING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN 4" OR GREATER WITHIN THE UTILITY TRENCH WITH THE SANITARY SEWER 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 ON ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DRAINAGE MATERIALS (SILT, ENGINEERING ENTENDED) 10" ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO MAINTAIN 18" MINIMUM HORIZONTAL SEPARATION.
 - d. 5" MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS A DISTANCE OF 100' CAN BE MAINTAINED.
 - e. MAINTAIN 18" MIN. VERTICAL SEPARATION OF ALL SANITARY & RCP STORM DRAIN CROSSINGS, MAINTAIN 24" MIN. VERTICAL SEPARATION OF ALL SANITARY & RCP STORM DRAIN CROSSINGS, WHERE ADEQUATE SEPARATION CANNOT BE ACHIEVED. SPECIFY 30" MATERIALS & A CONCRETE CATCH BASIN HAVING 6" MIN. CLEARANCE PER CPOC DETAILS (4.14 & 4.49).
 - f. ALL OTHER UNDESIRABLE UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITHIN 10' MIN. VERTICAL SEPARATION.

- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN ASSISTANT PLANNER AND/OR BY THE CITY OF ARLINGTON.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENTS & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF ARLINGTON.
- 3.0 MINIMUM CURB REQUIRED ON ALL WATER MAINS & SEWER FORECASTS, 4.0 MINIMUM CURB REQUIRED ON ALL 18" & LARGER MAINS.
- 7.1 THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN CONNECTION WITH A SPEC. UNITS OTHERWISE PROVIDED BY THE CITY OF ARLINGTON PROJECTS, UTILITIES OR CONTRACTOR SHALL BE ABANDONING PLANT AT A MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CITY HANDBOOK PROVISIONS.
- 7.2 INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2' X 2' WATERLINE EASEMENT IMMEDIATELY ADJACENT TO THE MAIN. CONTRACTOR SHALL BE RESPONSIBLE TO IMPROVE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW.
- 8.2 INSTALL 3/4" MINIMUM DRAINAGE OF 2.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 40'.
- 2.4 PRESSURE RECEIVING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. WHERE SANITARY SERVICES ARE EXCEEDING 100 PSI, PRESSURE RECEIVING VALVES ARE REQUIRED. PRESSURE RECEIVING VALVES SHALL BE LOCATED AT THE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER, SUCH FITTINGS SHALL BE PROTECTED BY A BACKWATER VALVE. PRESSURE RECEIVING VALVES SHALL BE INSTALLED AT THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER SHALL NOT REMAIN THROUGHOUT A PROJECT.
- 4.1 ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCEM, USACE, BAY AREA REGIONARY RAINFALL BAYWATER, WETLAND &/OR FLOODPLAIN AGENCIES (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- 6.2 NCEM / RAINFALL ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK INVOLVING MAIN EXTENSIONS & /OR RAINFALL BAYWATER, WETLAND &/OR FLOODPLAIN AGENCIES (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- 7.2 GREASE INTERCEPTOR / OIL WATER SEPARATION SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUS HOG PROGRAM COORDINATOR PRIOR TO RELEASE OF A BUILDING PERMIT. CONTACT STEPHEN CALABRESE AT (936) 339-5653 FOR MORE INFORMATION.
- 8.2 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 SUPPLY IN NORTH CAROLINA. THESE LAZINES ARE THE MINIMUM REQUIREMENTS FOR PROTECTION OF PUBLIC WATER SUPPLY. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND ANNUAL) BY A LICENSED PLUMBER OR PLUMBING INSPECTOR. THE DEVICES SHALL BE MAINTAINED AND TESTED (BOTH INITIAL AND ANNUAL) BY A LICENSED PLUMBER OR PLUMBING INSPECTOR. CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT, CONTACT JOANNE HARTLEY AT (936) 339-5653 FOR MORE INFORMATION.

[illegible][illegible]

Widths		Engineering Specifications
Back of way width	32'	Design Width
Back of curb to back of curb	22'	Design Width
Distances		Design Interference Distance
Utility placement, minimum (m)	5'	As permitted
Manhole sight line (m)	2'	As permitted
Subsidence zone	1'	As permitted
Planting area (m)	2'	As permitted
Thresholds		Carbide
Finish for parking travel area	13.5'	Lighting
General		Resistant to public forces for use
Utility type	Subsidence	Resistant to public forces for use
Planting type	Tree base	Resistant to public forces for use
Tree spacing	400' int. avg.	Resistant to public forces for use
Planting type	Barrel	Resistant to public forces for use

Neighborhood Local Streets used in primarily residential developments serving from 41 and up to 150 residential units and no longer than 1/2 mile. They accommodate on-street parallel parking on both sides and feature two general travel lanes for vehicular use, including auto, bicycles, and occasional local transit or freight vehicles. Sidewalks are required on both sides of the street. Traffic calming design elements such as intersection bulb-outs and curb extensions/bump-outs can help moderate vehicle speeds on Neighborhood Locals, which are conducive to use. GSP practices including curbside bike/pedestrian, bike/pedestrian in bulb-outs and/or curb extensions, and permeable pavement sidewalks.



Width:			Engineering Specifications	
1. Right of way width	30'		Design Speed (mi/h)	25 mph
2. Back of curb to back of curb	3'		Design Vehicle	Passenger Vehicle
3. Back of curb to back of curb	3'		Organized Intersection Density	As warranted
4. Curbility placement, easement (in)	5"		Urbanway Spacing	As needed
5. Maximum sight (in)	2'		Minimum Operating Distance	No
6. Planting area (in)	6"		Median	Standard
7. Planting area (in)	6"		Curb Radius	5-10'
8. Planting area (in)	6"			Required on all public streets for new development, pedestrian scale option and responsibility of developer
9. Parallel parking travel lane	15.5'		Lighting	As needed
General:			Permitted Furniture	As needed
1. Pathway type	Sidewalk			
2. Planting type	Tree lawn			
3. Tree spacing	40' on avg.			
4. Parking type	Parallel			

Neighborhood Streets are used primarily in areas serving between 151 and up to 350 residential units, and where residential uses may be compatible with non-residential uses in a mixed-use context. They accommodate on-street parallel parking on both sides and feature two general travel lanes for vehicular use, including automobiles, bicycles, and occasional local transit or freight vehicles. Sidewalks are required on both sides of the street. Traffic calming design elements such as intersection bulb-outs can help to moderate vehicle speeds on Neighborhood Streets. Traffic calming design elements such as intersection bulb-outs and curb extensions/bump-outs can help moderate vehicle speeds on Neighborhood Streets, which are conducive to use of GSI practices including curbside bioretention, bioretention in bulb-outs and/or curb extensions, and permeable pavement sidewalks.



Width		Engineering Specifications	
A Right-of-way width	60'	Design Speed (mph)	35 mph
B Back of curb to back of curb	50'	Design Vehicle	Passenger Vehicle
Street/Highway		Signalized Intersection Density	As warranted
C Utility placement, easement	1'	Oncoming Traffic	Yes
D Maintenance strip (feet)	2'	Median Occupancy	N/A
E Inland limit	6'	Partial Median/Land	N/A
F Planning area (miles)	10		5-10'
Traffic/Use		Lighting	Required on all public streets for new development; pedestrian safety and visibility of developer
G Travel parking lane	Yes	Permitted Furniture	Bicycle racks, benches, parking meters
H Travel lane	10'		
General			
Right-of-way type	Suburban		
Planting type	Tree Team		
Tree spacing	40'-45' on avg.		
Parking type	Parallel		

--	--

DATE	REV PER CITY COMMENTS
07.07.2021	REV PER CITY COMMENTS
08.13.2021	REV PER CITY COMMENTS

PROJECT NO.	KBH-20000
FILENAME	KBH20000-N1
CHECKED BY	WTO
DRAWN BY	SRW
SCALE	N.T.S.
DATE	05.05.2021

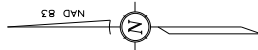
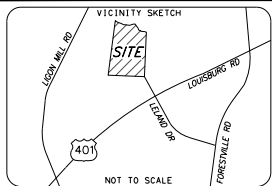
PROJECT NOTES

C0.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



**Know what's below.
Call before you dig.**



SURVEY RELATED NOTES:

- DISTANCES ARE ADJUSTED HORIZONTAL GRID DISTANCES, COMPUTED USING A PROJECT AVERAGE COMBINED GRID FACTOR OF 0.99992698 (TO SCALE TO GROUND DISTANCES, DIVIDE EACH DISTANCE BY THE AVERAGE COMBINED GRID FACTOR). THE COORDINATES WERE OBTAINED BY A COMBINATION OF GPS VECTORS AND CONVENTIONAL METHODS AND ARE ESTIMATED FROM ANALYSIS OF VARIANCE TO HAVE STANDARD ERRORS IN NORTHERN COMPONENTS OF ±0.01 AND EASTING COMPONENTS OF ±0.02 FEET.
- AREA BY COORDINATES.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE EXAMINATION PERFORMED BY A LICENSED ATTORNEY. EASEMENTS SHOWN HEREON, IF ANY, ARE ONLY THOSE THAT HAVE BEEN SHOWN ON PRIOR PLATS AS REFERENCED HEREON, OR APPEARING IN INSTRUMENTS RECORDED AFTER THE DATE OF THE LATTER OF THE LAST RECORDED DEED OR LAST RECORDED PLAT FOR THE SUBJECT PROPERTY. THERE MAY BE EASEMENTS OF RECORD PRIOR TO THAT DATE NOT SHOWN HEREON.
- THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:
CLASS OF SURVEY: AA
POSITIONAL ACCURACY: 0.03"
TYPE OF GPS FIELD PROCEDURE: NC GNSS RTN
DATES OF SURVEY: MAY 2017
DATUM/EPOCH: NAD 83 (2011)
GEOID MODEL: 22x
COMBINED GRID FACTOR: 0.99992698
UNITS: US FEET

JEN NORTH
CAROLINA S. LLC
DB 16073 PG 885
BM 2008 PG 1999
PIN: 1748450922

HIGHLAND CREEK PH1
LOT 1205
COMMON AREA
DB 13812 PG 452
BM 2007 PG 152
PIN: 1748428958

HIGHLAND CREEK PH1
LOT 1200
COMMON AREA
DB 13812 PG 452
BM 2007 PG 155
PIN: 1748411930

HIGHLAND CREEK PH1
LOT 1211
COMMON AREA
DB 13812 PG 456
BM 2007 PG 157
PIN: 1748318507

HIGHLAND CREEK PH 6
LOT 1250
COMMON AREA
DB 14387 PG 764
BM 2010 PG 674-5
PIN: 1748218635

HIGHLAND CREEK PH 10
LOT 7012
OPEN SPACE
DB 16659 PG 1175
BM 2016 PG 302
PIN: 1748225181

GPS DERIVED DATA
NC NAD 83 SPC
N 781767.55
E 2143844.01
CF: 0.99992649

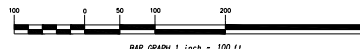
2153403 SF
49.435 ACRES

LINE	BEARING	DIST
L1	S55°15'16"E	93.96
L2	N89°30'43"E	16.70
L3	S18°19'38"E	23.25
L4	S71°51'59"E	113.27
L5	S53°47'46"E	16.87
L6	S85°01'06"E	61.70
L7	S23°45'26"E	22.33
L8	S87°00'40"E	132.26
L9	S80°47'56"E	88.45
L10	N73°46'04"E	47.54
L11	N88°28'43"E	35.78
L12	N53°49'42"E	36.69
L13	S84°14'45"E	43.55
L14	N87°11'53"E	29.96
L15	S49°17'24"E	54.69
L16	S28°49'52"E	114.41
L17	S58°31'53"E	19.68
L18	S18°45'21"E	81.81
L19	S78°37'27"E	57.24
L20	S54°09'59"E	39.68
L21	S79°22'30"E	60.36
L22	S86°50'29"E	87.45
L23	S67°33'10"E	37.80
L24	N07°33'08"E	15.00

LEGEND OF STANDARD SYMBOLS

POLE	GLY	BOUNDARY LINE	HORIZONTAL CONTROL POINT
LIGHT POLE		ADJACENT BOUNDARY (NOT SURVEYED)	
FLOODLIGHT		EASEMENT/RIGHT OF WAY	
ELECTRIC METER		OVERHEAD UTILITY LINE	
ELECTRIC APPARATUS		FENCE LINE	
ELECTRIC MANHOLE		APPROX. WOODS LINE	
TELECOM MANHOLE		GAS LINE MARKING	
TELECOM PEDestal		TELECOM LINE MARKING	
HANDHOLE		ELECTRIC LINE MARKING	
CURB INLET		WATER LINE MARKING	
YARD INLET W/GRADE		FORCE MAIN MARKING	
BOLLARD		STORM DRAINAGE PIPE	
STORM JUNCTION BOX		SANITARY SEWER PIPE	
SANITARY SEWER MANHOLE		MAJOR CONTOUR LINE	
SANITARY SEWER CLEANOUT		MINOR CONTOUR LINE	
GREASE TRAP			
GAS ASSEMBLY			
WELL			
WATER METER			
WATER VALVE			
HYDRANT			
WATER MAIN MANHOLE			
SIGN			
LARGE SIGN			
HANDCAPPED SPACE			
BURIED UTILITY MARKER			
TREE			

SUBSURFACE UTILITY NOTE - ANY UNDERGROUND LINES SHOWN ARE BASED ON SURFACE EVIDENCE. HOWEVER, LACKING VERIFICATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DETERMINED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.



SPECIFIC LEGEND OF NOMENCLATURE

BM	BOOK OF MAPS
CF	COMBINED GRID FACTOR
CL	CENTERLINE
DB	DEED BOOK
EP	EXISTING IRON PIPE
IR	IRON PIPE SET
NAD	NORTH AMERICAN DATUM
PG	PAGE
PN	PARCEL IDENTIFICATION NUMBER
POB	POINT OF BEGINNING
R/W	RIGHT OF WAY
SF	SQUARE FEET
SPC	STATE PLANE COORDINATES
TWSP	TOWNSHIP

GENERAL LEGEND OF NOMENCLATURE

BOUNDARY MONUMENT FOUND	
BOUNDARY MONUMENT SET	
IRON PIPE	
CONCRETE MONUMENT	
STREET ADDRESS	

THE BOUNDARIES SHOWN ARE CLEARLY INDICATED AS DRAWN. THE BOUNDARIES ARE NOT TO BE USED FOR ANY OTHER PURPOSE. THE BOUNDARIES ARE NOT TO BE USED FOR ANY OTHER PURPOSE. THE BOUNDARIES ARE NOT TO BE USED FOR ANY OTHER PURPOSE.

Drawn By: WRM
Checked By: SPC
Date: 05/25/2017
Revision Date:
Project Number: 170279

SURVEY
1 OF 1
BOUNDARY
RETRACEMENT

Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Reliance Avenue, Aspx, NC 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378



TOPOGRAPHICAL SURVEY
TUCKER PROPERTY
WAKE FOREST TWP. WAKE CO., NC
MAY 2017 SCALE 1"=100'

INTENTIONALLY UNSIGNED
THIS IS A PRELIMINARY PLAT
NOT FOR RECORDING,
SALES OR CONVEYANCE

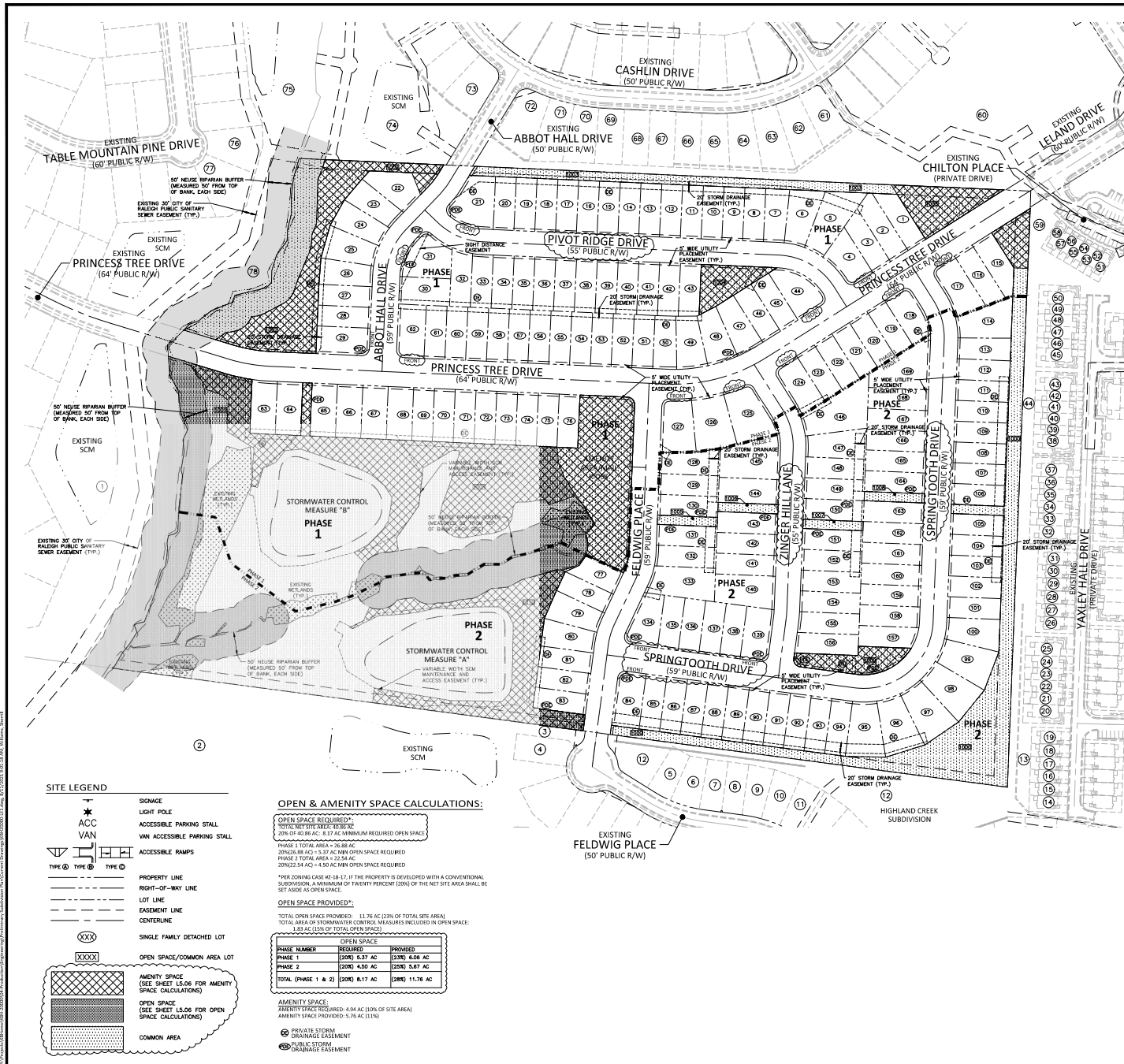
2. ALL MATERIAL TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A PERMITTED SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL LAWS.

NOTE: SEE PLAN FOR DETAILED DEMOLITION PROCEDURES,
SEQUENCING AND SPECIFICATIONS.

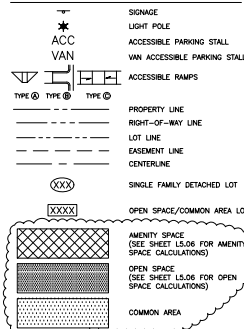
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C1.01





SITE LEGEND



OPEN & AMENITY SPACE CALCULATIONS:

OPEN SPACE REQUIRED:
 20% OF 40.86 AC. = 8.17 AC. MINIMUM REQUIRED OPEN SPACE
 PHASE 1 TOTAL AREA = 26.88 AC.
 20% OF 26.88 AC. = 5.38 AC. MIN. OPEN SPACE REQUIRED
 PHASE 2 TOTAL AREA = 23.24 AC.
 20% OF 23.24 AC. = 4.65 AC. MIN. OPEN SPACE REQUIRED

*PER ZONING CODE 40-10-12, IF THE PROPERTY IS DEVELOPED WITH A CONVENTIONAL SUBDIVISION, A MINIMUM OF TWENTY PERCENT (20%) OF THE NET SITE AREA SHALL BE SET ASIDE AS OPEN SPACE.

OPEN SPACE PROVIDED:

TOTAL OPEN SPACE PROVIDED: 11.76 AC. (23% OF TOTAL SITE AREA)
 TOTAL AREA OF STORMWATER CONTROL MEASURES INCLUDED IN OPEN SPACE: 1.20 AC. (10% OF TOTAL OPEN SPACE)

PHASE NUMBER	REQUIRED	PROVIDED
PHASE 1	(20%) 8.17 AC	(23%) 8.58 AC
PHASE 2	(20%) 4.65 AC	(24%) 8.47 AC
TOTAL (PHASE 1 & 2)	(20%) 12.82 AC	(24%) 11.76 AC

AMENITY SPACE:
 AMENITY SPACE REQUIRED: 0.94 AC. (10% OF SITE AREA)
 AMENITY SPACE PROVIDED: 0.76 AC. (13%)

PRIVATE STORM DRAINAGE EASEMENT
 PUBLIC STORM DRAINAGE EASEMENT

ADJACENT PROPERTY OWNERS

1 LONGLEAF ESTATES HOMECOMES ASSOCIATION INC. DB 17481514 DB 017052 PG 02432 0.05 AC.	27 STEVENS, LISA C PIN 17481700 DB 016887 PG 02432 0.05 AC.	55 UTLEY, DEBBIE S PIN 17481514 DB 017331 PG 01548 0.05 AC.
2 HIGHLAND CREEK MASTER ASSOCIATION INC. PIN 17481514 DB 017052 PG 01102 0.05 AC.	28 ZHANG, YUE PIN 17481514 DB 017052 PG 01102 0.05 AC.	56 BUREN, THOMAS PIN 17481514 DB 017331 PG 00972 0.05 AC.
3 HIGHLAND CREEK MASTER ASSOCIATION INC. PIN 17481514 DB 016887 PG 02145 0.05 AC.	29 PARSON, CURTIS S PIN 17481514 DB 017052 PG 01102 0.05 AC.	57 PAUL, MARGIE S PIN 17481514 DB 017331 PG 01019 0.05 AC.
4 CEMIN, HAZEL PIN 17481514 DB 016887 PG 02145 0.05 AC.	30 CURRIE, VIKKI JERRY PIN 17481514 DB 017052 PG 01102 0.05 AC.	58 FULHAM, SARAH M PIN 17481514 DB 017331 PG 00982 0.05 AC.
5 COLTRANE, MICHAEL PIN 17481514 DB 016887 PG 02145 0.05 AC.	31 NOLAN, WYNNE PIN 17481514 DB 017052 PG 01102 0.05 AC.	59 THE TOWNHOMES AT HIGHLAND CREEK PIN 17481514 DB 017331 PG 00946 0.05 AC.
6 LEON, JESSIE PIN 17481514 DB 016887 PG 02145 0.05 AC.	32 LEON, JESSIE PIN 17481514 DB 017052 PG 01102 0.05 AC.	60 HIGHLAND CREEK MASTER ASSOCIATION INC. PIN 17481514 DB 017331 PG 00946 0.05 AC.
7 KOLDOBA, RICHARD PIN 17481514 DB 016887 PG 02145 0.05 AC.	33 REGISTER, JANEY BROWN PIN 17481514 DB 017052 PG 01102 0.05 AC.	61 WILSON, ELLEN CHARLES PIN 17481514 DB 017331 PG 00946 0.05 AC.
8 PATRICK, JOHN R PIN 17481514 DB 016887 PG 02145 0.05 AC.	34 THOMAS, MELISSA DAVID PIN 17481514 DB 017052 PG 01102 0.05 AC.	62 DUNHAM, DOROTHY PIN 17481514 DB 017331 PG 00946 0.05 AC.
9 WILSON, JAMES JR PIN 17481514 DB 016887 PG 02145 0.05 AC.	35 PATRICK, JOHN R PIN 17481514 DB 017052 PG 01102 0.05 AC.	63 TUCKER, NICHOLAS S PIN 17481514 DB 017331 PG 00946 0.05 AC.
10 SANDERS, JAMES PIN 17481514 DB 016887 PG 02145 0.05 AC.	36 SUMNER, JAMES JR PIN 17481514 DB 017052 PG 01102 0.05 AC.	64 THE TOWNHOMES AT HIGHLAND CREEK PIN 17481514 DB 017331 PG 00946 0.05 AC.
11 NOLAN, WYNNE PIN 17481514 DB 016887 PG 02145 0.05 AC.	37 HIGDON, HAROLD F PIN 17481514 DB 017052 PG 01102 0.05 AC.	65 WILLIAMS, JOHN D JR PIN 17481514 DB 017331 PG 00946 0.05 AC.
12 HIGHLAND CREEK MASTER ASSOCIATION INC. PIN 17481514 DB 016887 PG 02145 0.05 AC.	38 HIGDON, HAROLD F PIN 17481514 DB 017052 PG 01102 0.05 AC.	66 STOKES, DONALD PIN 17481514 DB 017331 PG 00946 0.05 AC.
13 THE TOWNHOMES AT HIGHLAND CREEK PIN 17481514 DB 016887 PG 02145 0.05 AC.	39 HIGDON, HAROLD F PIN 17481514 DB 017052 PG 01102 0.05 AC.	67 STOKES, DONALD PIN 17481514 DB 017331 PG 00946 0.05 AC.
14 HANCOCK, LISA PIN 17481514 DB 016887 PG 02145 0.05 AC.	40 HIGDON, HAROLD F PIN 17481514 DB 017052 PG 01102 0.05 AC.	68 STOKES, DONALD PIN 17481514 DB 017331 PG 00946 0.05 AC.
15 CONNOR, GONNELL PIN 17481514 DB 016887 PG 02145 0.05 AC.	41 HIGDON, HAROLD F PIN 17481514 DB 017052 PG 01102 0.05 AC.	69 STOKES, DONALD PIN 17481514 DB 017331 PG 00946 0.05 AC.
16 BROWDER, JANA PIN 17481514 DB 016887 PG 02145 0.05 AC.	42 HIGDON, HAROLD F PIN 17481514 DB 017052 PG 01102 0.05 AC.	70 STOKES, DONALD PIN 17481514 DB 017331 PG 00946 0.05 AC.
17 KING, CHRISTOPHER MICHAEL PIN 17481514 DB 016887 PG 02145 0.05 AC.	43 HIGDON, HAROLD F PIN 17481514 DB 017052 PG 01102 0.05 AC.	71 STOKES, DONALD PIN 17481514 DB 017331 PG 00946 0.05 AC.
18 TILMAN, ERNEST R PIN 17481514 DB 016887 PG 02145 0.05 AC.	44 HIGDON, HAROLD F PIN 17481514 DB 017052 PG 01102 0.05 AC.	72 STOKES, DONALD PIN 17481514 DB 017331 PG 00946 0.05 AC.
19 LOPEZ, PAULA R PIN 17481514 DB 016887 PG 02145 0.05 AC.	45 HIGDON, HAROLD F PIN 17481514 DB 017052 PG 01102 0.05 AC.	73 STOKES, DONALD PIN 17481514 DB 017331 PG 00946 0.05 AC.
20 MCILLIAN, DEBORAH S PIN 17481514 DB 016887 PG 02145 0.05 AC.	46 HIGDON, HAROLD F PIN 17481514 DB 017052 PG 01102 0.05 AC.	74 STOKES, DONALD PIN 17481514 DB 017331 PG 00946 0.05 AC.
21 CHOI, MINHEE KIM PIN 17481514 DB 016887 PG 02145 0.05 AC.	47 HIGDON, HAROLD F PIN 17481514 DB 017052 PG 01102 0.05 AC.	75 STOKES, DONALD PIN 17481514 DB 017331 PG 00946 0.05 AC.
22 BROOKS, ESTHER A PIN 17481514 DB 016887 PG 02145 0.05 AC.	48 HIGDON, HAROLD F PIN 17481514 DB 017052 PG 01102 0.05 AC.	76 STOKES, DONALD PIN 17481514 DB 017331 PG 00946 0.05 AC.
23 MAER, PAUL W PIN 17481514 DB 016887 PG 02145 0.05 AC.	49 HIGDON, HAROLD F PIN 17481514 DB 017052 PG 01102 0.05 AC.	77 STOKES, DONALD PIN 17481514 DB 017331 PG 00946 0.05 AC.
24 CASTELLANO, JAMES R PIN 17481514 DB 016887 PG 02145 0.05 AC.	50 HIGDON, HAROLD F PIN 17481514 DB 017052 PG 01102 0.05 AC.	78 STOKES, DONALD PIN 17481514 DB 017331 PG 00946 0.05 AC.

McADAMS
 The John R. McAdams Company, Inc.
 2305 Meridian Parkway
 Durham, NC 27713
 phone 919. 361. 5000
 fax 919. 361. 2269
 license number: C-0293, C-187
 www.mcadamsco.com

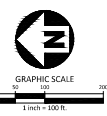
CLIENT
 MR. JONATHAN HAYWARD
 4506 SOUTH MIAMI BOULEVARD, SUITE 100
 DURHAM, NORTH CAROLINA 27703

TUCKER PLACE PRELIMINARY SUBDIVISION PLAN CASHLIN DRIVE RALEIGH, NORTH CAROLINA

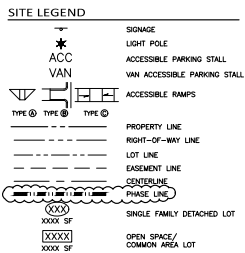
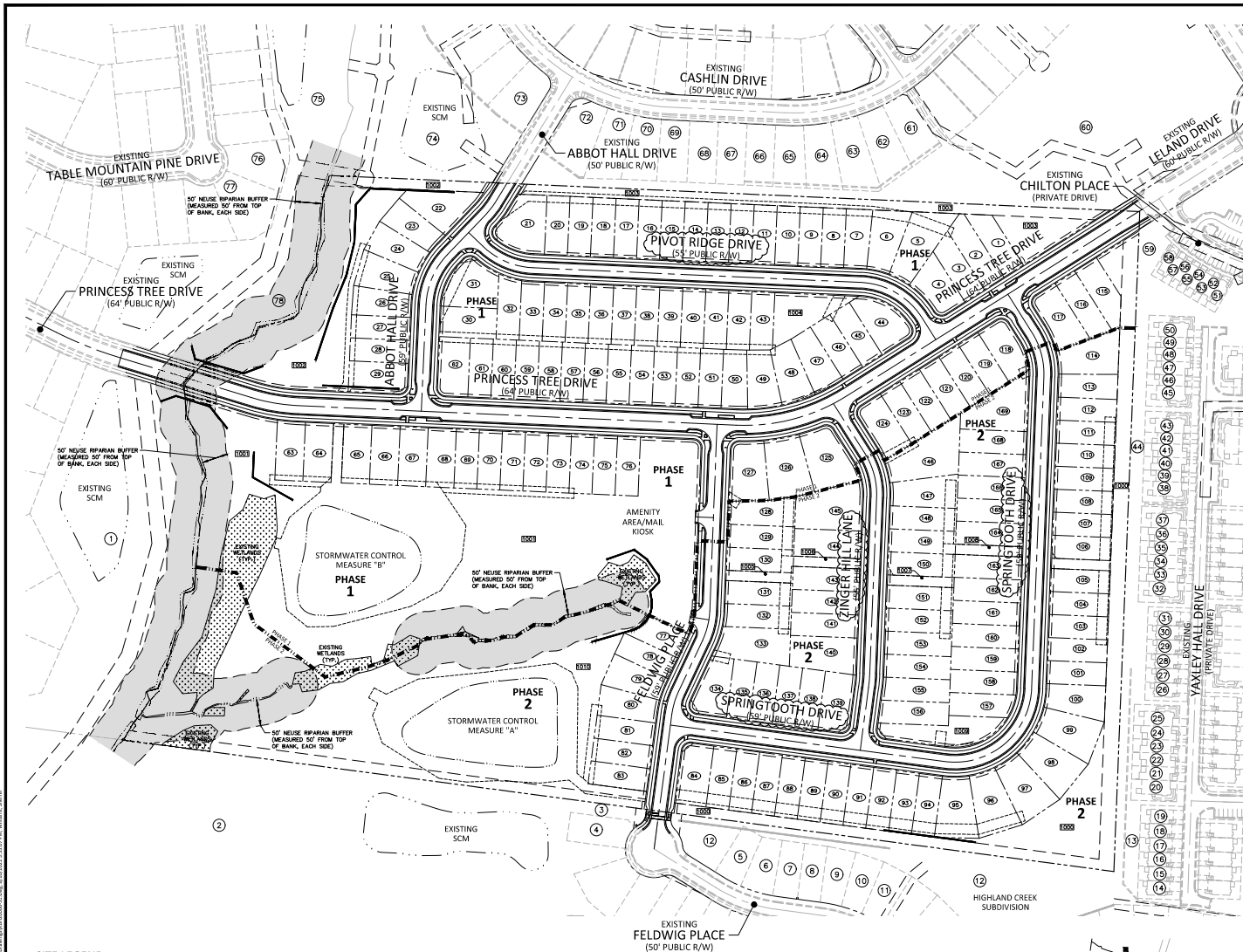
NO.	DATE	REV	PER CITY COMMENTS
1	07.07.2021	REV PER CITY COMMENTS	
2	08.13.2021	REV PER CITY COMMENTS	

PLAN INFORMATION
 PROJECT NO. KBH-20000
 FILENAME KBH20000-E1
 CHECKED BY WTD
 DRAWN BY SRW
 SCALE 1"=100'
 DATE 05.05.2021

SHEET
 OVERALL LOTS AND
 EASEMENTS PLAN
C1.02



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



ADJACENT PROPERTY OWNERS

1 LONGLEAF ESTATES HOMESIDE ASSOCIATION INC DB 1748107002 DB 016887 PG 02432 0.05 AC	27 STEVENS, LISA C PIN 1748107002 DB 016887 PG 02432 0.05 AC	53 ULEY, DESTINEE S PIN 1748107002 DB 017331 PG 01548 0.05 AC
2 MIDLAND CREEK MASTER ASSOCIATION INC DB 017052 PG 01102 0.05 AC	28 ZHANG, YUE PIN 1748107002 DB 017331 PG 01548 0.05 AC	54 BUREN, THOMAS PIN 1748107002 DB 017331 PG 01548 0.05 AC
3 MIDLAND CREEK MASTER ASSOCIATION INC DB 017052 PG 01102 0.05 AC	29 PARSON, CURTIS S PIN 1748107002 DB 017331 PG 01548 0.05 AC	55 PAUL, MARGIE S PIN 1748107002 DB 017331 PG 01548 0.05 AC
4 MIDLAND CREEK MASTER ASSOCIATION INC DB 017052 PG 01102 0.05 AC	30 CURRIE, KERRY HARRY PIN 1748107002 DB 017331 PG 01548 0.05 AC	56 FULHAM, SARAH M PIN 1748107002 DB 017331 PG 01548 0.05 AC
5 MIDLAND CREEK MASTER ASSOCIATION INC DB 017052 PG 01102 0.05 AC	31 MIDLAND CREEK MASTER ASSOCIATION INC DB 017052 PG 01102 0.05 AC	57 MIDLAND CREEK MASTER ASSOCIATION INC DB 017052 PG 01102 0.05 AC
6 MIDLAND CREEK MASTER ASSOCIATION INC DB 017052 PG 01102 0.05 AC	32 MIDLAND CREEK MASTER ASSOCIATION INC DB 017052 PG 01102 0.05 AC	58 MIDLAND CREEK MASTER ASSOCIATION INC DB 017052 PG 01102 0.05 AC
7 MIDLAND CREEK MASTER ASSOCIATION INC DB 017052 PG 01102 0.05 AC	33 MIDLAND CREEK MASTER ASSOCIATION INC DB 017052 PG 01102 0.05 AC	59 MIDLAND CREEK MASTER ASSOCIATION INC DB 017052 PG 01102 0.05 AC
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20 MIDLAND CREEK MASTER ASSOCIATION INC DB 017052 PG 01102 0.05 AC	46 MIDLAND CREEK MASTER ASSOCIATION INC DB 017052 PG 01102 0.05 AC	72 MIDLAND CREEK MASTER ASSOCIATION INC DB 017052 PG 01102 0.05 AC
21 MIDLAND CREEK MASTER ASSOCIATION INC DB 017052 PG 01102 0.05 AC	47 MIDLAND CREEK MASTER ASSOCIATION INC DB 017052 PG 01102 0.05 AC	73 MIDLAND CREEK MASTER ASSOCIATION INC DB 017052 PG 01102 0.05 AC
22 MIDLAND CREEK MASTER ASSOCIATION INC DB 017052 PG 01102 0.05 AC	48 MIDLAND CREEK MASTER ASSOCIATION INC DB 017052 PG 01102 0.05 AC	74 MIDLAND CREEK MASTER ASSOCIATION INC DB 017052 PG 01102 0.05 AC
23 MIDLAND CREEK MASTER ASSOCIATION INC DB 017052 PG 01102 0.05 AC	49 MIDLAND CREEK MASTER ASSOCIATION INC DB 017052 PG 01102 0.05 AC	75 MIDLAND CREEK MASTER ASSOCIATION INC DB 017052 PG 01102 0.05 AC
24 MIDLAND CREEK MASTER ASSOCIATION INC DB 017052 PG 01102 0.05 AC	50 MIDLAND CREEK MASTER ASSOCIATION INC DB 017052 PG 01102 0.05 AC	76 MIDLAND CREEK MASTER ASSOCIATION INC DB 017052 PG 01102 0.05 AC
25 MIDLAND CREEK MASTER ASSOCIATION INC DB 017052 PG 01102 0.05 AC	51 MIDLAND CREEK MASTER ASSOCIATION INC DB 017052 PG 01102 0.05 AC	77 MIDLAND CREEK MASTER ASSOCIATION INC DB 017052 PG 01102 0.05 AC
26 MIDLAND CREEK MASTER ASSOCIATION INC DB 017052 PG 01102 0.05 AC	52 MIDLAND CREEK MASTER ASSOCIATION INC DB 017052 PG 01102 0.05 AC	78 MIDLAND CREEK MASTER ASSOCIATION INC DB 017052 PG 01102 0.05 AC

McADAMS
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2305 Meridian Parkway
Durham, NC 27713
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fax 919.361.2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT
MR. JONATHAN HAYWARD
K8 HOME CAROLINAS DIVISION
4506 SOUTH MIAMI BOULEVARD, SUITE 100
DURHAM, NORTH CAROLINA 27703

TUCKER PLACE PRELIMINARY SUBDIVISION PLAN CASHLIN DRIVE RALEIGH, NORTH CAROLINA

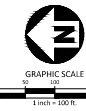
NO.	DATE	REV PER CITY COMMENTS
1	07.07.2021	REV PER CITY COMMENTS
2	08.13.2021	REV PER CITY COMMENTS

PLAN INFORMATION

PROJECT NO. KBH-20000
FILENAME KBH20000-S1
CHECKED BY WTD
DRAWN BY SRW
SCALE 1"=100'
DATE 05.05.2021

SHEET

**OVERALL
SITE PLAN
C2.00**



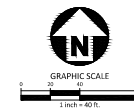
PRELIMINARY DRAWINGS - NOT RELEASED FOR CONSTRUCTION

SHEET C2.04



KEY LEGEND

- ① STOP SIGN
- ② ACCESSIBLE RAMP
- Ⓢ PRIVATE STORM DRAINAGE EASEMENT
- Ⓟ PUBLIC STORM DRAINAGE EASEMENT



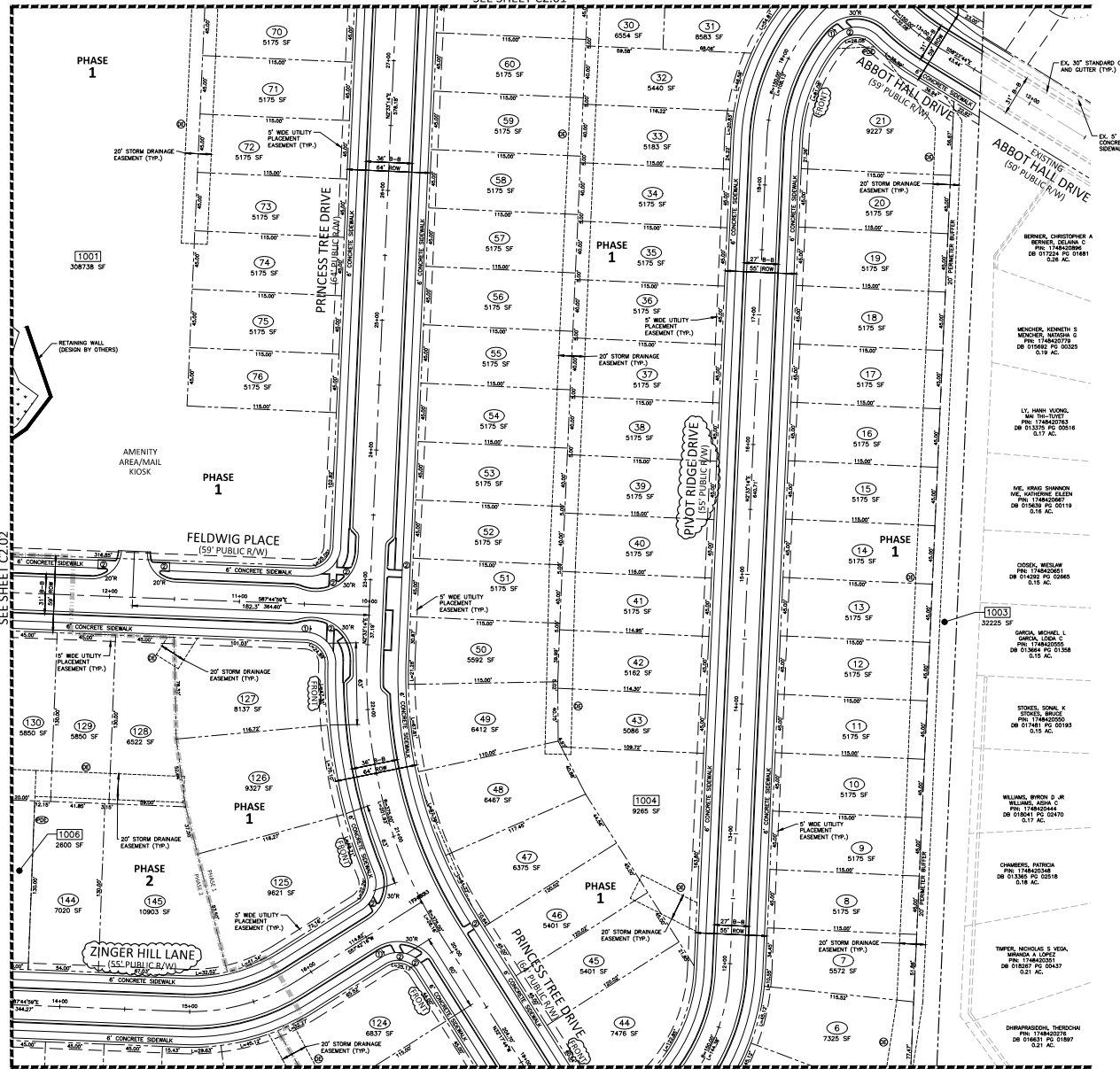
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C2.02

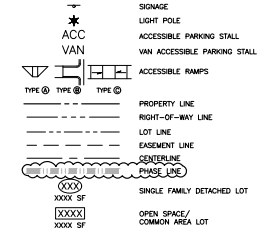
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SEE SHEET C2.01



SEE SHEET C2.05

SITE LEGEND



KEY LEGEND
 (S) STOP SIGN
 (A) ACCESSIBLE RAMP
 (P) PRIVATE STORM DRAINAGE EASEMENT
 (E) DRAINAGE EASEMENT



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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 4506 SOUTH MIAMI BOULEVARD, SUITE 100
 DURHAM, NORTH CAROLINA 27703

TUCKER PLACE
PRELIMINARY SUBDIVISION PLAN
CASHLIN DRIVE
 RALEIGH, NORTH CAROLINA

NO. DATE
 1 07-07-2021 REV PER CITY COMMENTS
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PLAN INFORMATION

PROJECT NO. KBH-20000
 FILENAME KBH20000-S1
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 SCALE 1"=40'
 DATE 05.05.2021
 SHEET

SITE AND LOT DIMENSION PLAN
AREA "C"
C2.03



KEY LEGEND

- ① STOP SIGN
- ② ACCESSIBLE RAMP
- DS PRIVATE STORM DRAINAGE EASEMENT
- PSD PUBLIC STORM DRAINAGE EASEMENT

INDEX MAP

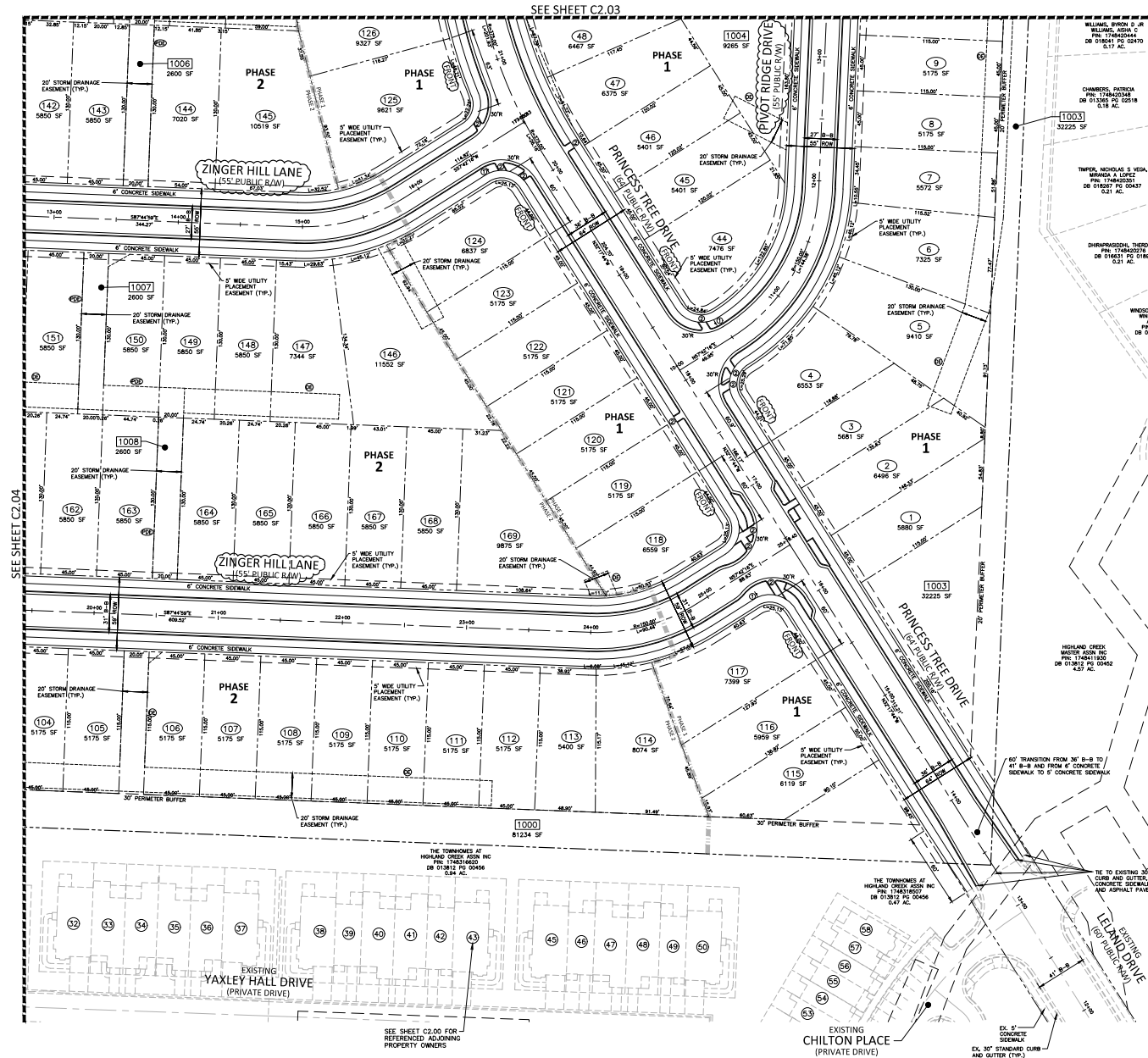
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TUCKER PLACE
PRELIMINARY SUBDIVISION PLAN
CASHLIN DRIVE
RALEIGH, NORTH CAROLINA

PLAN INFORMATION	
PROJECT NO.	KBH-20000
FILENAME	KBH20000-S1
CHECKED BY	WTO
DRAWN BY	SRW
SCALE	1"=40'
DATE	05. 05. 2021
SHEET	

**SITE AND
LOT DIMENSION PLAN
AREA "D"**

C2.04



SEE SHEET C2.00 FOR
REFERENCED ADJOINING
PROPERTY OWNERS



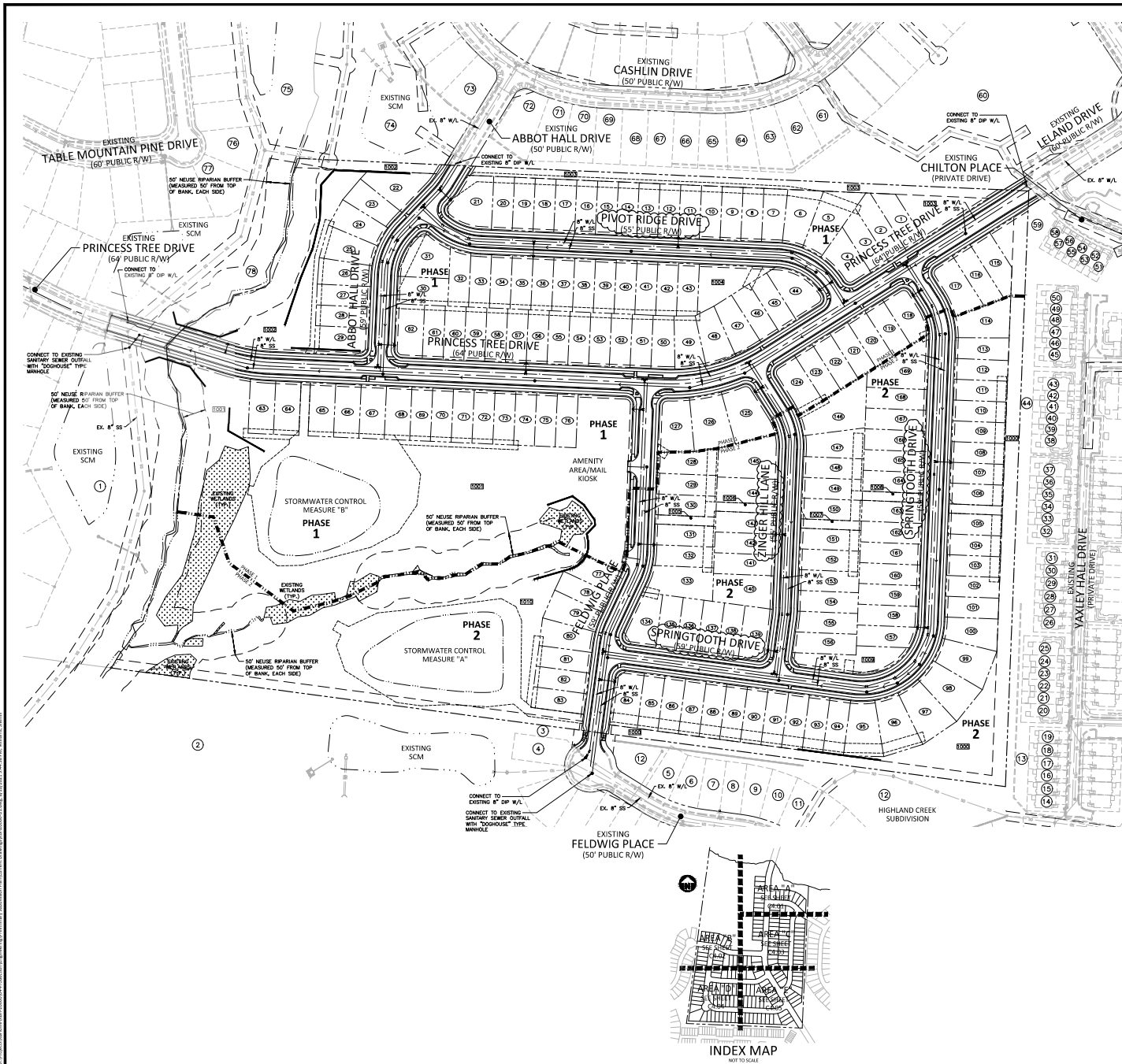
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



TUCKER PLACE
PRELIMINARY SUBDIVISION PLAN
CASHLIN DRIVE
RALEIGH, NORTH CAROLINA

NO.	DATE	
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DRAWN BY	SRW
SCALE	1"=40'
DATE	05. 05. 2021



ADJACENT PROPERTY OWNERS			
1	LONGLEAF ESTATES HOMECOMERS ASSOCIATION INC DB 174810700 DB 016887 PG 02432 0.05 AC	27	STEVENS, LISA C PIN 174810700 DB 016887 PG 02432 0.05 AC
2	HIGHLAND CREEK MASTER ASSOCIATION INC PIN 174810700 DB 016887 PG 02432 0.05 AC	28	ZHANG, YUE PIN 174810700 DB 016887 PG 02432 0.05 AC
3	HIGHLAND CREEK MASTER ASSOCIATION INC PIN 174810700 DB 016887 PG 02432 0.05 AC	29	PERCONE, CURTIS S PIN 174810700 DB 016887 PG 02432 0.05 AC
4	HIGHLAND CREEK MASTER ASSOCIATION INC PIN 174810700 DB 016887 PG 02432 0.05 AC	30	CHURCH, JERRY JERRY PIN 174810700 DB 016887 PG 02432 0.05 AC
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TUCKER PLACE
PRELIMINARY SUBDIVISION PLAN
CASHLIN DRIVE
RALEIGH, NORTH CAROLINA

NO. DATE

1 07-07-2021 REV PER CITY COMMENTS

2 08-13-2021 REV PER CITY COMMENTS

PLAN INFORMATION

PROJECT NO. KBH-20000

FILENAME KBH20000-01

CHECKED BY WTD

DRAWN BY SRW

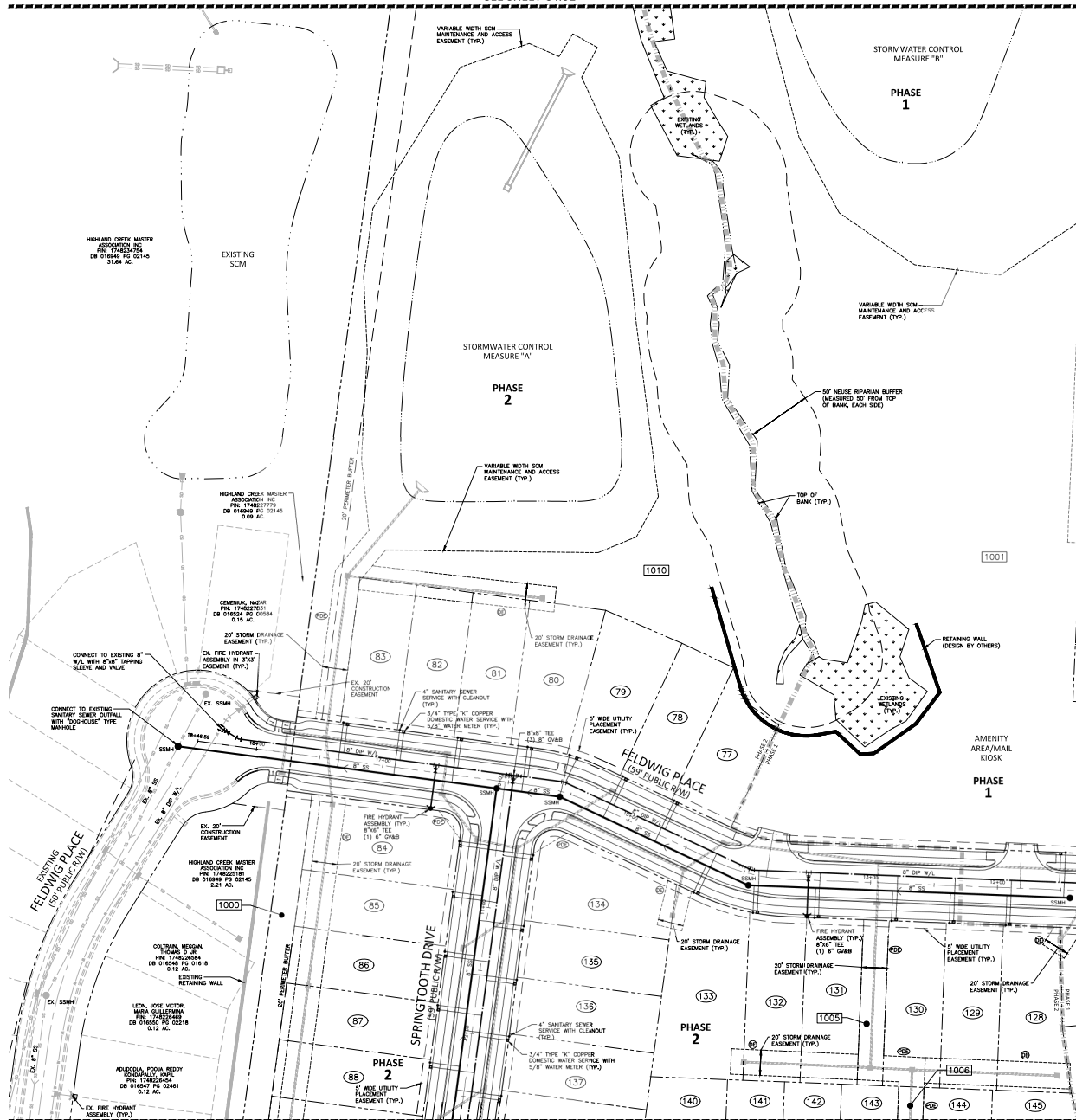
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DATE 05.05.2021

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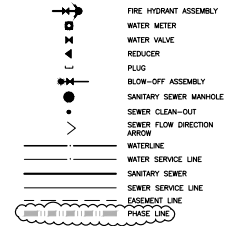
OVERALL
UTILITY PLAN
C4.00

SEE SHEET C4.01



SEE SHEET C4.04

UTILITY LEGEND



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TUCKER PLACE PRELIMINARY SUBDIVISION PLAN CASHLIN DRIVE RALEIGH, NORTH CAROLINA

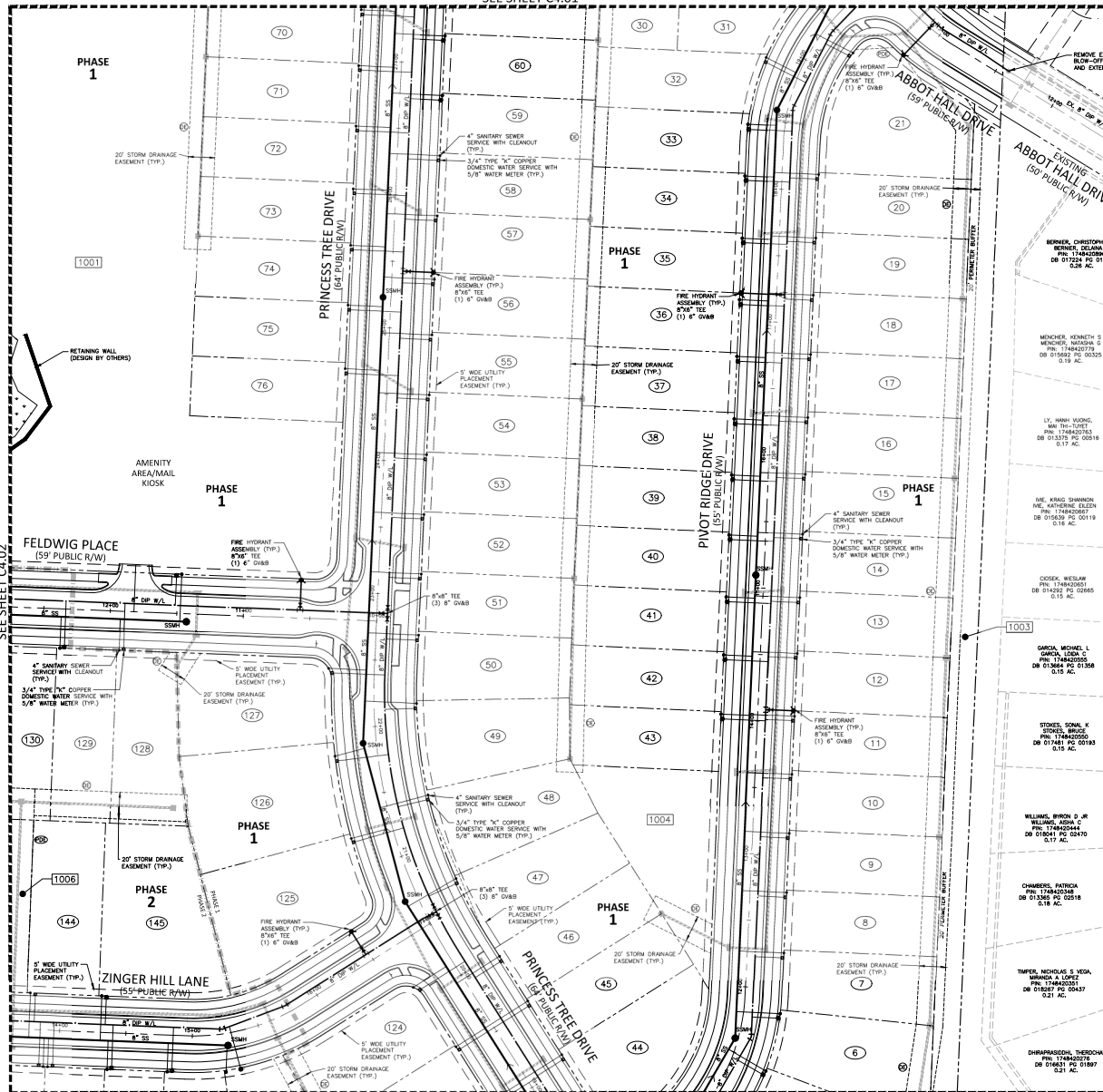
NO.	DATE	REV	PER	COMMENTS
1	07-07-2021	REV	PER	CITY COMMENTS
2	08-15-2021	REV	PER	CITY COMMENTS

PLAN INFORMATION
PROJECT NO.: KBH-20000
FILENAME: KBH20000-U1
CHECKED BY: WTD
DRAWN BY: SRW
SCALE: 1"=40'
DATE: 05.05.2021
SHEET

UTILITY PLAN AREA "B" **C4.02**

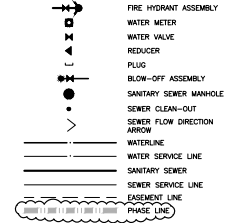
PRIVATE STORM DRAINAGE EASEMENT
PUBLIC STORM DRAINAGE EASEMENT
GRAPHIC SCALE
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1"=40'
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

SEE SHEET C4.01



SEE SHEET C4.05

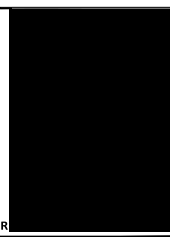
UTILITY LEGEND



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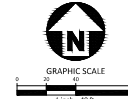


- NO. DATE REV PER CITY COMMENTS
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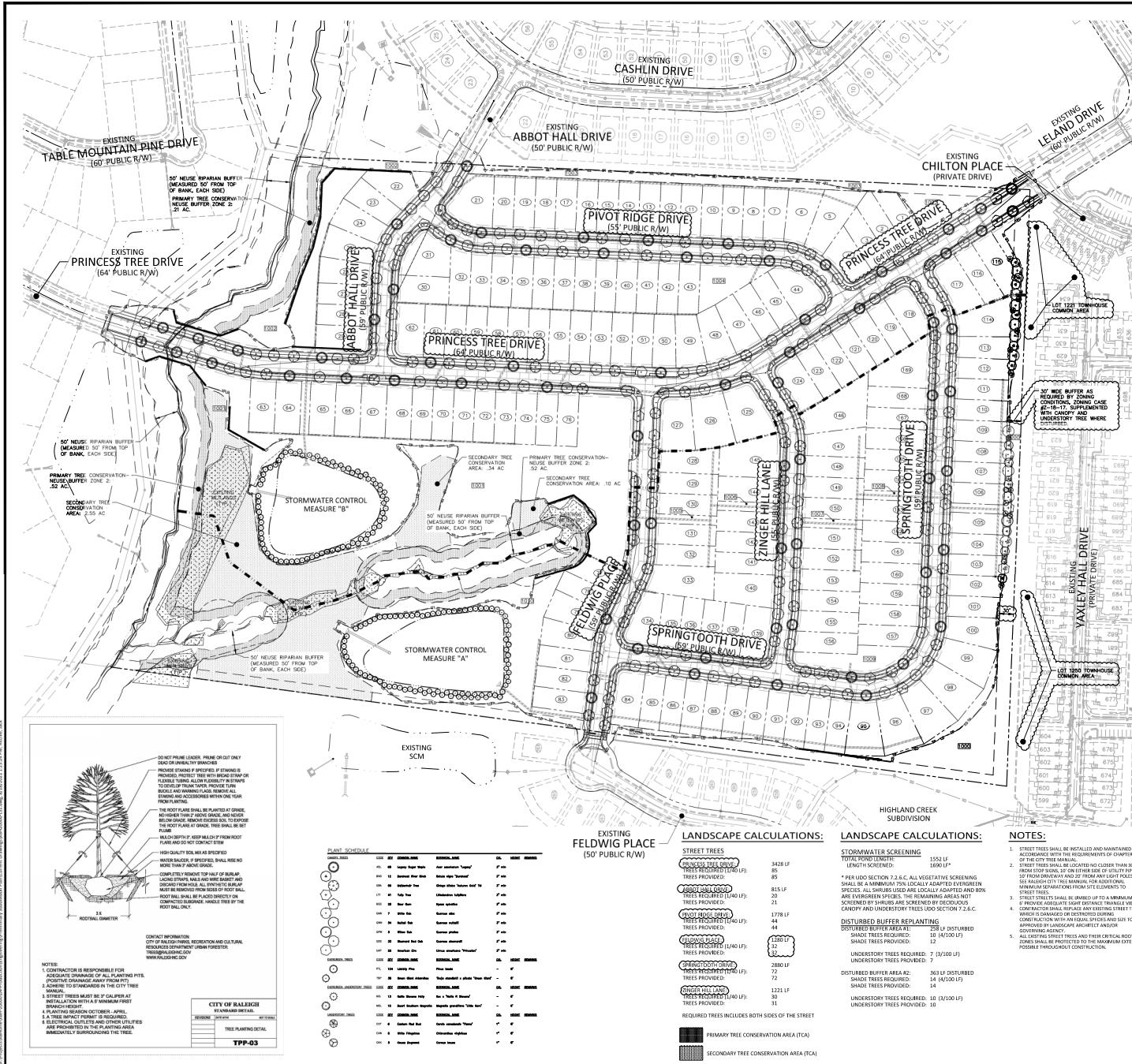
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PROJECT NO. KBH-20000
FILENAME KBH20000-U1
CHECKED BY WTD
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SCALE 1"=40'
DATE 05.05.2021
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**UTILITY PLAN
AREA "C"**
C4.03

PRIVATE STORM DRAINAGE EASEMENT
PUBLIC STORM DRAINAGE EASEMENT



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



- ### LANDSCAPE NOTES
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
 2. CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
 3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION OR INSTALLATION.
 4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY CONSPIRACIES, SPECIFICATIONS, OR SPECIFICATIONS, UNWARRANTING OR SITE CONDITIONS FOR REASON FROM TO INSTALLATION.
 5. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 6. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURAL, SITE AND GRADING PLANS.
 7. IDENTIFICATION OF TYPICAL PLANT QUANTITIES AND SPECIES IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE ARCHITECT. ANY CONSPIRACIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
 8. CONTRACTOR TO FURNISH PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
 9. LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, UNBROKEN BRANCHING WITH LIMBS TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGING, INJURIES AND DISPLACEMENTS. MATERIAL SHALL BE QUALITY AS SHOWN IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
 10. ALL PLANT MATERIAL SHALL BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
 11. ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY DAMAGED OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND APPROVED LANDSCAPE PRIOR TO ANY VOLE BEING DONE.
 12. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MAINTENANCE AND NOT SPECIALLY SHOWN ON PLANS.
 13. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AT ALL PLANTING AREAS.
 14. PROPOSED TREES TO BE PLANTED A MINIMUM 50 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
 15. CONTRACTOR SHALL COMPLY WITH ALL PLANTING AREAS TO BE PLANTED. SOIL AMENDMENT REQUIREMENTS UNLESS MOVED BY OWNER'S REPRESENTATIVE. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS.
 16. TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLAG, CHALK, STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH, OR OTHER EXTERNALS AND MATERIAL.
 17. LOSS OF SURFACE SOIL TO A MINIMUM DEPTH OF 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIA AND SOIL. THROUGHOUT THE PLANTING PROCESS, DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
 18. IF IMPORTED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED OR TILLED TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO INSTALLATION OF IMPORTED TOPSOIL. FOLLOWING INSTALLATION OF IMPORTED TOPSOIL, THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE SOIL PROFILES.
 19. PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 32 MONTHS. PLANT MATERIALS WHICH REMAIN UNLIVELY SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR. THE PERIOD FOR THE GUARANTEE PERIOD OR MAINTENANCE SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
 20. ALL TREE PLANTINGS SHALL BE MAINTAINED TO A DEPTH OF 6 INCHES AND WITH A MINIMUM 1 FOOT RADIUS FROM BASE OF TREE TO THE TRUNK. TREES SHALL BE FREE OF TRUNK AND BARK DAMAGE. TREES SHALL NOT COVER THE ROOT FLARE. CONTRACTOR SHALL SPECIFICATIONS WITH OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
 21. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, SPRING DRYING, WINDING, AND OTHER DAMAGE. TREES SHALL BE PLANTED IN THE TRUNK OR BRANCHES IN SUCH A MANNER AS TO PROTECT THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERINGS OF EXISTING PLANTS DURING DELIVERY AND PLANTING. TREES SHALL BE PLANTED IN THE TRUNK OR BRANCHES IN SUCH A MANNER AS TO PROTECT THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERINGS OF EXISTING PLANTS DURING DELIVERY AND PLANTING.
 22. DELIVER EXISTING PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY IMMEDIATELY AFTER UNLOADING. STAND THE TREES UP TO REDUCE THE RISK OF SUN SCALD. PROPER STAKED TREES ARE STAKED, LIFTED AND SPACED. LINES UNWARRANTINGLY NOTED. SET EXISTING PLANTS AND TREES IN PLACE. PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
 23. LANDSCAPE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE REQUIREMENTS.
 24. CONTRACTOR SHALL REMOVE DEBRIS AND TRIM GRASS AT ALL PLANTING AREAS PRIOR TO INSTALLATION.
 25. REMOVE GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
 26. FRESH GRADING GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORM FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. HILL AND BARE, REMOVE DEBRIS, AND FILL OUT REMOVED TO MEET FINISH GRADES. LIMIT TRUCKS DRIVING TO AREAS THAT CAN BE PLANTED BY THE NURSERY FUTURE.

LANDSCAPE CALCULATIONS:

STREET TREES

STREET	LENGTH (LF)	SPACING (LF)	TREES PROVIDED
Table Mountain Pine Drive	3428 LF	85	40
Princess Tree Drive	85	85	1
Abbot Hall Drive	85	85	1
Pivot Ridge Drive	85	85	1
Chilton Place	85	85	1
Springtooth Drive	85	85	1
Zinger Hill Lane	85	85	1
Feldwig Place	85	85	1
Valley Hall Drive	85	85	1

LANDSCAPE CALCULATIONS:

STORMWATER SCREENING

STREET	LENGTH (LF)	SPACING (LF)	TREES PROVIDED
Table Mountain Pine Drive	3428 LF	85	40
Princess Tree Drive	85	85	1
Abbot Hall Drive	85	85	1
Pivot Ridge Drive	85	85	1
Chilton Place	85	85	1
Springtooth Drive	85	85	1
Zinger Hill Lane	85	85	1
Feldwig Place	85	85	1
Valley Hall Drive	85	85	1

DISBURSED BUFFER REPLANTING

STREET	LENGTH (LF)	SPACING (LF)	TREES PROVIDED
Table Mountain Pine Drive	3428 LF	85	40
Princess Tree Drive	85	85	1
Abbot Hall Drive	85	85	1
Pivot Ridge Drive	85	85	1
Chilton Place	85	85	1
Springtooth Drive	85	85	1
Zinger Hill Lane	85	85	1
Feldwig Place	85	85	1
Valley Hall Drive	85	85	1

DISBURSED BUFFER AREA 2:

STREET	LENGTH (LF)	SPACING (LF)	TREES PROVIDED
Table Mountain Pine Drive	3428 LF	85	40
Princess Tree Drive	85	85	1
Abbot Hall Drive	85	85	1
Pivot Ridge Drive	85	85	1
Chilton Place	85	85	1
Springtooth Drive	85	85	1
Zinger Hill Lane	85	85	1
Feldwig Place	85	85	1
Valley Hall Drive	85	85	1

DISBURSED BUFFER AREA 3:

STREET	LENGTH (LF)	SPACING (LF)	TREES PROVIDED
Table Mountain Pine Drive	3428 LF	85	40
Princess Tree Drive	85	85	1
Abbot Hall Drive	85	85	1
Pivot Ridge Drive	85	85	1
Chilton Place	85	85	1
Springtooth Drive	85	85	1
Zinger Hill Lane	85	85	1
Feldwig Place	85	85	1
Valley Hall Drive	85	85	1

DISBURSED BUFFER AREA 4:

STREET	LENGTH (LF)	SPACING (LF)	TREES PROVIDED
Table Mountain Pine Drive	3428 LF	85	40
Princess Tree Drive	85	85	1
Abbot Hall Drive	85	85	1
Pivot Ridge Drive	85	85	1
Chilton Place	85	85	1
Springtooth Drive	85	85	1
Zinger Hill Lane	85	85	1
Feldwig Place	85	85	1
Valley Hall Drive	85	85	1

DISBURSED BUFFER AREA 5:

STREET	LENGTH (LF)	SPACING (LF)	TREES PROVIDED
Table Mountain Pine Drive	3428 LF	85	40
Princess Tree Drive	85	85	1
Abbot Hall Drive	85	85	1
Pivot Ridge Drive	85	85	1
Chilton Place	85	85	1
Springtooth Drive	85	85	1
Zinger Hill Lane	85	85	1
Feldwig Place	85	85	1
Valley Hall Drive	85	85	1

DISBURSED BUFFER AREA 6:

STREET	LENGTH (LF)	SPACING (LF)	TREES PROVIDED
Table Mountain Pine Drive	3428 LF	85	40
Princess Tree Drive	85	85	1
Abbot Hall Drive	85	85	1
Pivot Ridge Drive	85	85	1
Chilton Place	85	85	1
Springtooth Drive	85	85	1
Zinger Hill Lane	85	85	1
Feldwig Place	85	85	1
Valley Hall Drive	85	85	1

DISBURSED BUFFER AREA 7:

STREET	LENGTH (LF)	SPACING (LF)	TREES PROVIDED
Table Mountain Pine Drive	3428 LF	85	40
Princess Tree Drive	85	85	1
Abbot Hall Drive	85	85	1
Pivot Ridge Drive	85	85	1
Chilton Place	85	85	1
Springtooth Drive	85	85	1
Zinger Hill Lane	85	85	1
Feldwig Place	85	85	1
Valley Hall Drive	85	85	1

DISBURSED BUFFER AREA 8:

STREET	LENGTH (LF)	SPACING (LF)	TREES PROVIDED
Table Mountain Pine Drive	3428 LF	85	40
Princess Tree Drive	85	85	1
Abbot Hall Drive	85	85	1
Pivot Ridge Drive	85	85	1
Chilton Place	85	85	1
Springtooth Drive	85	85	1
Zinger Hill Lane	85	85	1
Feldwig Place	85	85	1
Valley Hall Drive	85	85	1

DISBURSED BUFFER AREA 9:

STREET	LENGTH (LF)	SPACING (LF)	TREES PROVIDED
Table Mountain Pine Drive	3428 LF	85	40
Princess Tree Drive	85	85	1
Abbot Hall Drive	85	85	1
Pivot Ridge Drive	85	85	1
Chilton Place	85	85	1
Springtooth Drive	85	85	1
Zinger Hill Lane	85	85	1
Feldwig Place	85	85	1
Valley Hall Drive	85	85	1

DISBURSED BUFFER AREA 10:

STREET	LENGTH (LF)	SPACING (LF)	TREES PROVIDED
Table Mountain Pine Drive	3428 LF	85	40
Princess Tree Drive	85	85	1
Abbot Hall Drive	85	85	1
Pivot Ridge Drive	85	85	1
Chilton Place	85	85	1
Springtooth Drive	85	85	1
Zinger Hill Lane	85	85	1
Feldwig Place	85	85	1
Valley Hall Drive	85	85	1

DISBURSED BUFFER AREA 11:

STREET	LENGTH (LF)	SPACING (LF)	TREES PROVIDED
Table Mountain Pine Drive	3428 LF	85	40
Princess Tree Drive	85	85	1
Abbot Hall Drive	85	85	1
Pivot Ridge Drive	85	85	1
Chilton Place	85	85	1
Springtooth Drive	85	85	1
Zinger Hill Lane	85	85	1
Feldwig Place	85	85	1
Valley Hall Drive	85	85	1

DISBURSED BUFFER AREA 12:

STREET	LENGTH (LF)	SPACING (LF)	TREES PROVIDED
Table Mountain Pine Drive	3428 LF	85	40
Princess Tree Drive	85	85	1
Abbot Hall Drive	85	85	1
Pivot Ridge Drive	85	85	1
Chilton Place	85	85	1
Springtooth Drive	85	85	1
Zinger Hill Lane	85	85	1
Feldwig Place	85	85	1
Valley Hall Drive	85	85	1

DISBURSED BUFFER AREA 13:

STREET	LENGTH (LF)	SPACING (LF)	TREES PROVIDED
Table Mountain Pine Drive	3428 LF	85	40
Princess Tree Drive	85	85	1
Abbot Hall Drive	85	85	1
Pivot Ridge Drive	85	85	1
Chilton Place	85	85	1
Springtooth Drive	85	85	1
Zinger Hill Lane	85	85	1
Feldwig Place	85	85	1
Valley Hall Drive	85	85	1

DISBURSED BUFFER AREA 14:

STREET	LENGTH (LF)	SPACING (LF)	TREES PROVIDED
Table Mountain Pine Drive	3428 LF	85	40
Princess Tree Drive	85	85	1
Abbot Hall Drive	85	85	1
Pivot Ridge Drive	85	85	1
Chilton Place	85	85	1
Springtooth Drive	85	85	1
Zinger Hill Lane	85	85	1
Feldwig Place	85	85	1
Valley Hall Drive	85	85	1

DISBURSED BUFFER AREA 15:

STREET	LENGTH (LF)	SPACING (LF)	TREES PROVIDED
Table Mountain Pine Drive	3428 LF	85	40
Princess Tree Drive	85	85	1
Abbot Hall Drive	85	85	1
Pivot Ridge Drive	85	85	1
Chilton Place	85	85	1
Springtooth Drive	85	85	1
Zinger Hill Lane	85	85	1
Feldwig Place	85	85	1
Valley Hall Drive	85	85	1

DISBURSED BUFFER AREA 16:

STREET	LENGTH (LF)	SPACING (LF)	TREES PROVIDED
Table Mountain Pine Drive	3428 LF	85	40
Princess Tree Drive	85	85	1
Abbot Hall Drive	85	85	1
Pivot Ridge Drive	85	85	1
Chilton Place	85	85	1
Springtooth Drive	85	85	1
Zinger Hill Lane	85	85	1
Feldwig Place	85	85	1
Valley Hall Drive	85	85	1

DISBURSED BUFFER AREA 17:

STREET	LENGTH (LF)	SPACING (LF)	TREES PROVIDED
Table Mountain Pine Drive	3428 LF	85	40
Princess Tree Drive	85	85	1
Abbot Hall Drive	85	85	1
Pivot Ridge Drive	85	85	1
Chilton Place	85	85	1
Springtooth Drive	85	85	1
Zinger Hill Lane	85	85	1
Feldwig Place	85	85	1
Valley Hall Drive	85	85	1

DISBURSED BUFFER AREA 18:

STREET	LENGTH (LF)	SPACING (LF)	TREES PROVIDED
Table Mountain Pine Drive	3428 LF	85	40
Princess Tree Drive	85	85	1
Abbot Hall Drive	85	85	1
Pivot Ridge Drive	85	85	1
Chilton Place	85	85	1
Springtooth Drive	85	85	1
Zinger Hill Lane	85	85	1
Feldwig Place	85	85	1
Valley Hall Drive	85	85	1

DISBURSED BUFFER AREA 19:

STREET	LENGTH (LF)	SPACING (LF)	TREES PROVIDED
Table Mountain Pine Drive	3428 LF	85	40
Princess Tree Drive	85	85	1
Abbot Hall Drive	85	85	1
Pivot Ridge Drive	85	85	1
Chilton Place	85	85	1
Springtooth Drive	85	85	1
Zinger Hill Lane	85	85	1
Feldwig Place	85	85	1
Valley Hall Drive	85	85	1

DISBURSED BUFFER AREA 20:

STREET	LENGTH (LF)	SPACING (LF)	TREES PROVIDED
Table Mountain Pine Drive	3428 LF	85	40
Princess Tree Drive	85	85	1
Abbot Hall Drive	85	85	1
Pivot Ridge Drive	85	85	1
Chilton Place	85	85	1
Springtooth Drive	85	85	1
Zinger Hill Lane	85	85	1
Feldwig Place	85	85	1
Valley Hall Drive	85	85	1

DISBURSED BUFFER AREA 21:

STREET	LENGTH (LF)	SPACING (LF)	TREES PROVIDED
Table Mountain Pine Drive	3428 LF	85	40
Princess Tree Drive	85	85	1
Abbot Hall Drive	85	85	1
Pivot Ridge Drive	85	85	1
Chilton Place	85	85	1
Springtooth Drive	85	85	1
Zinger Hill Lane	85	85	1
Feldwig Place	85	85	1
Valley Hall Drive	85	85	1

DISBURSED BUFFER AREA 22:

STREET	LENGTH (LF)	SPACING (LF)	TREES PROVIDED
Table Mountain Pine Drive	3428 LF	85	40
Princess Tree Drive	85	85	1
Abbot Hall Drive	85	85	1
Pivot Ridge Drive	85	85	1
Chilton Place	85	85	1
Springtooth Drive	85	85	1
Zinger Hill Lane	85	85	1
Feldwig Place	85	85	1
Valley Hall Drive	85	85	1

DISBURSED BUFFER AREA 23:

STREET	LENGTH (LF)	SPACING (LF)	TREES PROVIDED
Table Mountain Pine Drive	3428 LF	85	40
Princess Tree Drive	85	85	1
Abbot Hall Drive	85	85	1
Pivot Ridge Drive	85	85	1
Chilton Place	85	85	1
Springtooth Drive	85	85	1
Zinger Hill Lane	85	85	1
Feldwig Place	85	85	1
Valley Hall Drive	85	85	1

DISBURSED BUFFER AREA 24:

STREET	LENGTH (LF)	SPACING (LF)	TREES PROVIDED
Table Mountain Pine Drive	3428 LF	85	40
Princess Tree Drive	85	85	1
Abbot Hall Drive	85	85	1
Pivot Ridge Drive	85	85	1
Chilton Place	85	85	1
Springtooth Drive	85	85	1
Zinger Hill Lane	85	85	1
Feldwig Place	85	85	1
Valley Hall Drive	85	85	1

DISBURSED BUFFER AREA 25:

STREET	LENGTH (LF)	SPACING (LF)	TREES PROVIDED
Table Mountain Pine Drive	3428 LF	85	40
Princess Tree Drive	85	85	1
Abbot Hall Drive	85	85	1
Pivot Ridge Drive	85	85	1
Chilton Place	85	85	1
Springtooth Drive	85	85	1
Zinger Hill Lane	85	85	1
Feldwig Place	85	85	1
Valley Hall Drive	85	85	1

DISBURSED BUFFER AREA 26:

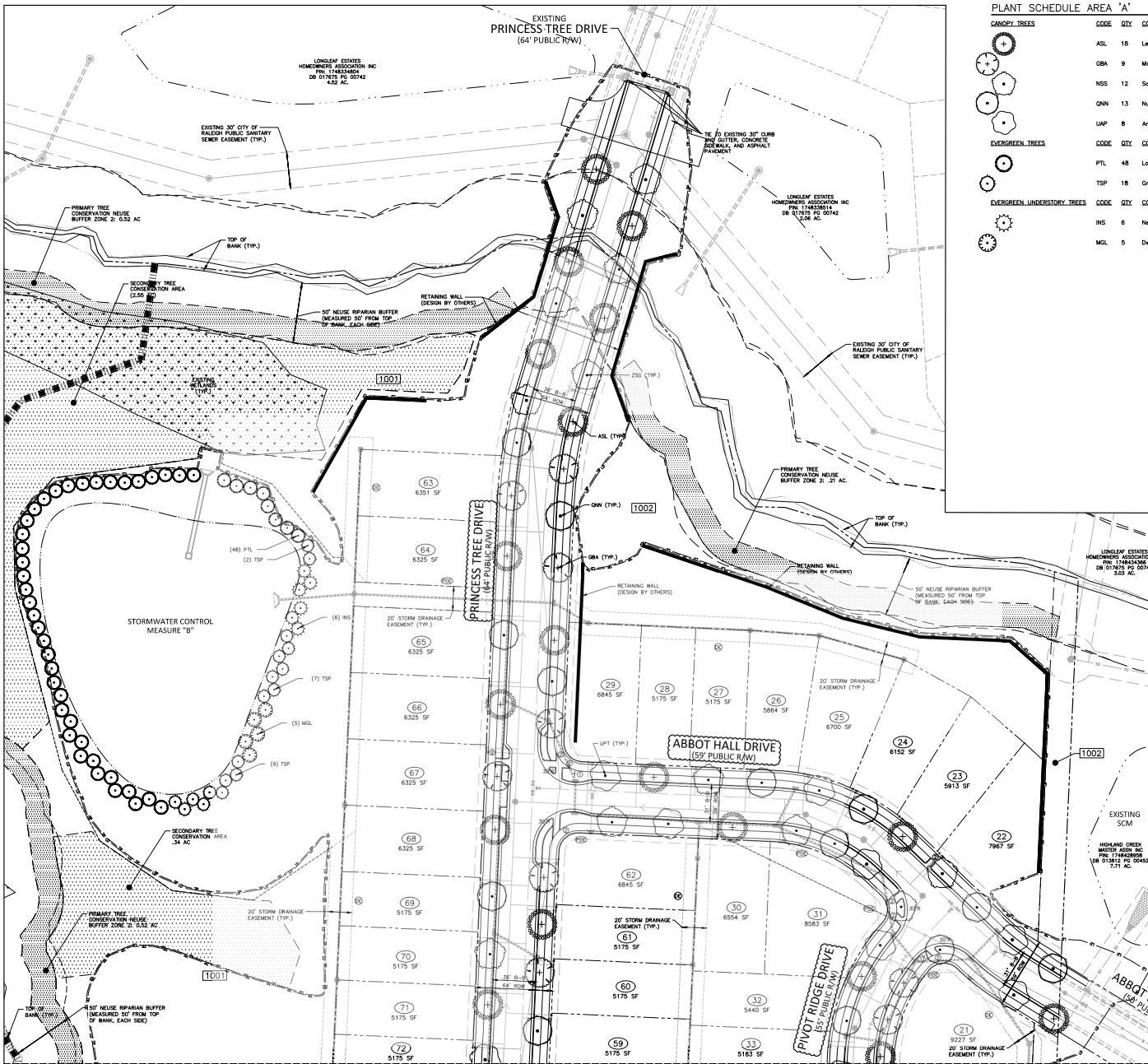
STREET	LENGTH (LF)	SPACING (LF)	TREES PROVIDED
Table Mountain Pine Drive	3428 LF	85	40
Princess Tree Drive	85	85	1
Abbot Hall Drive	85	85	1
Pivot Ridge Drive	85	85	1
Chilton Place	85	85	1
Springtooth Drive	85	85	1
Zinger Hill Lane	85	85	1
Feldwig Place	85	85	1
Valley Hall Drive	85	85	1

DISBURSED BUFFER AREA 27:




STREET	LENGTH (LF)	SPACING (LF)	TREES PROVIDED
Table Mountain Pine Drive	3428 LF	85	40
Princess Tree Drive	85	85	1
Abbot Hall Drive	85	85	1
Pivot Ridge Drive	85	85	1
Chilton Place	85	85	1
Springtooth Drive	85	85	1
Zinger Hill Lane	85	85	1
Feldwig Place	85	85	1
Valley Hall Drive	85	85	1

DISBURSED BUFFER AREA 28:

STREET	LENGTH (LF)	SPACING (LF)	TREES PROVIDED



PLANT SCHEDULE AREA "A"

CANOPY TREES		CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT
	ASL	18	Legacy Sugar Maple	Acer saccharum "Legacy"	3" min		
	GBA	9	Maidenhair Tree	Ginkgo biloba "Autumn Gold" TM	3" min		
	NSS	12	Sour Gum	Nyssa sylvatica	3" min		
	QNN	13	Nuttall Oak	Quercus nuttallii	3" min		
	UAP	8	American Elm	Ulmus americana "Princeton"	3" min		
EVERGREEN TREES		CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT
	PTL	48	Loblolly Pine	Pinus taeda	-	8'	
	TSP	18	Green Giant Arborvitae	Thuja standishii x plicata "Green Giant"	-	8'	
EVERGREEN UNDERSTORY TREES		CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT
	INS	6	Nellie Stevens Holly	Ilex x "Nellie R. Stevens"	-	6'	
	MGL	5	Dwarf Southern Magnolia	Magnolia grandiflora "Little Gem"	-	6'	

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DURHAM, NORTH CAROLINA 27703

TUCKER PLACE
PRELIMINARY SUBDIVISION PLAN
CASHLIN DRIVE
RALEIGH, NORTH CAROLINA



NO.	DATE	REV	PER	COMMENTS
1	07-07-2021	REV	PER	CITY COMMENTS
2	08-13-2021	REV	PER	CITY COMMENTS

PLAN INFORMATION
PROJECT NO. KBH-20000
FILENAME KBH20000-L51
CHECKED BY SMD
DRAWN BY JAR
SCALE 1"=40'
DATE 05.05.2021
SHEET

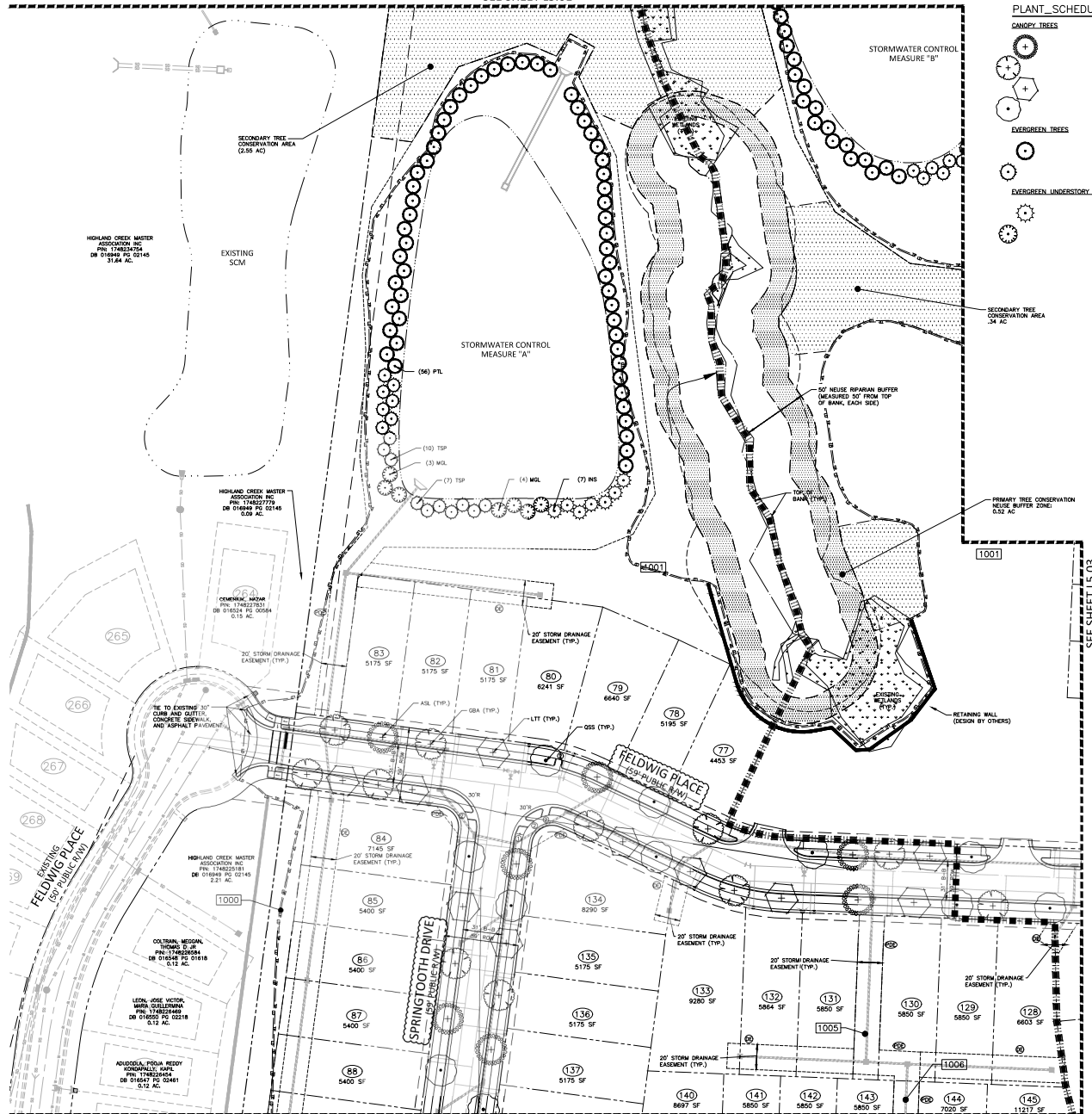
CODE
LANDSCAPE PLAN
AREA "A"
L5.01

KEY LEGEND
STOP SIGN
ACCESSIBLE ROADS
PRIVATE EASEMENT
STORMWATER EASEMENT
PRIMARY TREE CONSERVATION AREA (TCA)
SECONDARY TREE CONSERVATION AREA (TCA)

GRAPHIC SCALE
0 20 40
(1"=40')

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

SEE SHEET L5.01



SEE SHEET L5.04

PLANT_SCHEDULE_AREA_'B'

CANOPY TREES					
CODE	QTY	COMMON NAME	BOTANICAL NAME	GAL	HEIGHT
ASL	7	Legacy Sugar Maple	Acer saccharum "Legacy"	3"	min
GBA	11	Moldenhair Tree	Ginkgo biloba "Autumn Gold" TM	3"	min
LTT	10	Tulip Tree	Liriodendron tulipifera	3"	min
QSS	11	Shumard Red Oak	Quercus shumardii	3"	min
EVERGREEN TREES					
CODE	QTY	COMMON NAME	BOTANICAL NAME	GAL	HEIGHT
PTL	73	Loblolly Pine	Pinus taeda	-	8'
TSP	32	Green Giant Arborvitae	Thuja standishii x plicata "Green Giant"	-	8'
EVERGREEN UNDERSTORY TREES					
CODE	QTY	COMMON NAME	BOTANICAL NAME	GAL	HEIGHT
NS	7	Nellie Stevens Holly	Ilex x "Nellie R. Stevens"	-	6'
MGL	12	Dwarf Southern Magnolia	Magnolia grandiflora "Little Gem"	-	6'



CLIENT

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DURHAM, NORTH CAROLINA 27703

TUCKER PLACE
PRELIMINARY SUBDIVISION PLAN
CASHLIN DRIVE
RALEIGH, NORTH CAROLINA

NO.	DATE	REV PER CITY COMMENTS
1	07.07.2021	REV PER CITY COMMENTS
2	08.15.2021	REV PER CITY COMMENTS

PLAN INFORMATION

PROJECT NO. KBH-20000
FILENAME KBH20000-L51
CHECKED BY SMD
DRAWN BY JAR
SCALE 1"=40'
DATE 05.05.2021

SHEET

CODE
LANDSCAPE PLAN
AREA "B"
L5.02

KEY LEGEND
① STOP SIGN
② ACCESSIBLE RAMP
③ PRIVATE STORM DRAINAGE EASEMENT
④ DRAINAGE EASEMENT
⑤ DRAINAGE EASEMENT

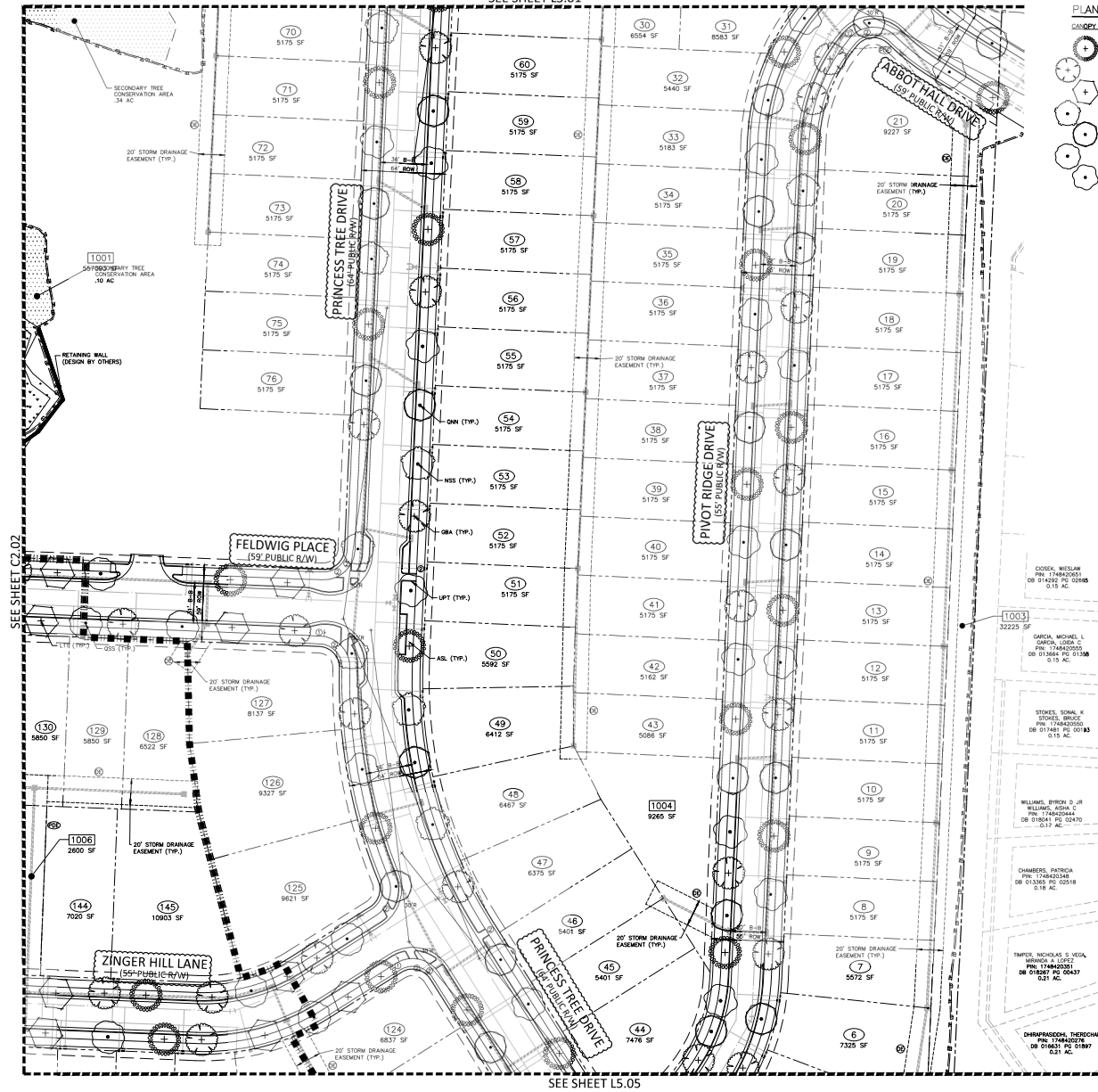
PRIMARY TREE CONSERVATION AREA (TCA)
SECONDARY TREE CONSERVATION AREA (TCA)



GRAPHIC SCALE
0 20 40 80
(1"=40')







PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

SEE SHEET L5.01



SEE SHEET L5.05

PLANT SCHEDULE AREA "C"

CANOPY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL
	ASL	21	Legacy Sugar Maple	Acer saccharum 'Legacy'	3" min
	GBA	23	Moldenhair Tree	Ginkgo biloba 'Autumn Gold' TM	3" min
	LTT	9	Tulip Tree	Liriodendron tulipifera	3" min
	NSS	8	Sour Gum	Nyssa sylvatica	3" min
	QNH	20	Nuttall Oak	Quercus nuttallii	3" min
	QSS	7	Shumard Red Oak	Quercus shumardii	3" min
	UAP	18	American Elm	Ulmus americana 'Princeton'	3" min



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TUCKER PLACE
PRELIMINARY SUBDIVISION PLAN
CASHLIN DRIVE
RALEIGH, NORTH CAROLINA

NO.	DATE	REV PER CITY COMMENTS
1	07.07.2021	REV PER CITY COMMENTS
2	08.13.2021	REV PER CITY COMMENTS

PLAN INFORMATION

PROJECT NO. KBH-20000
FILENAME KBH20000-L51
CHECKED BY WTD
DRAWN BY JAR
SCALE 1"=40'
DATE 05.05.2021

SHEET

CODE
LANDSCAPE PLAN
AREA "C"
L5.03

KEY LEGEND

- STOP SIGN
- ACCESSIBLE RAMP
- PRIVATE STORM DRAINAGE EASEMENT
- PUBLIC STORM DRAINAGE EASEMENT

PRIMARY TREE CONSERVATION AREA (TCA)

SECONDARY TREE CONSERVATION AREA (TCA)

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



GRAPHIC SCALE

0 20 40 80

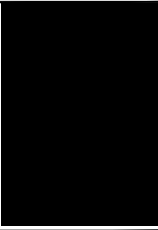
1" (IN) = 40' (FT)



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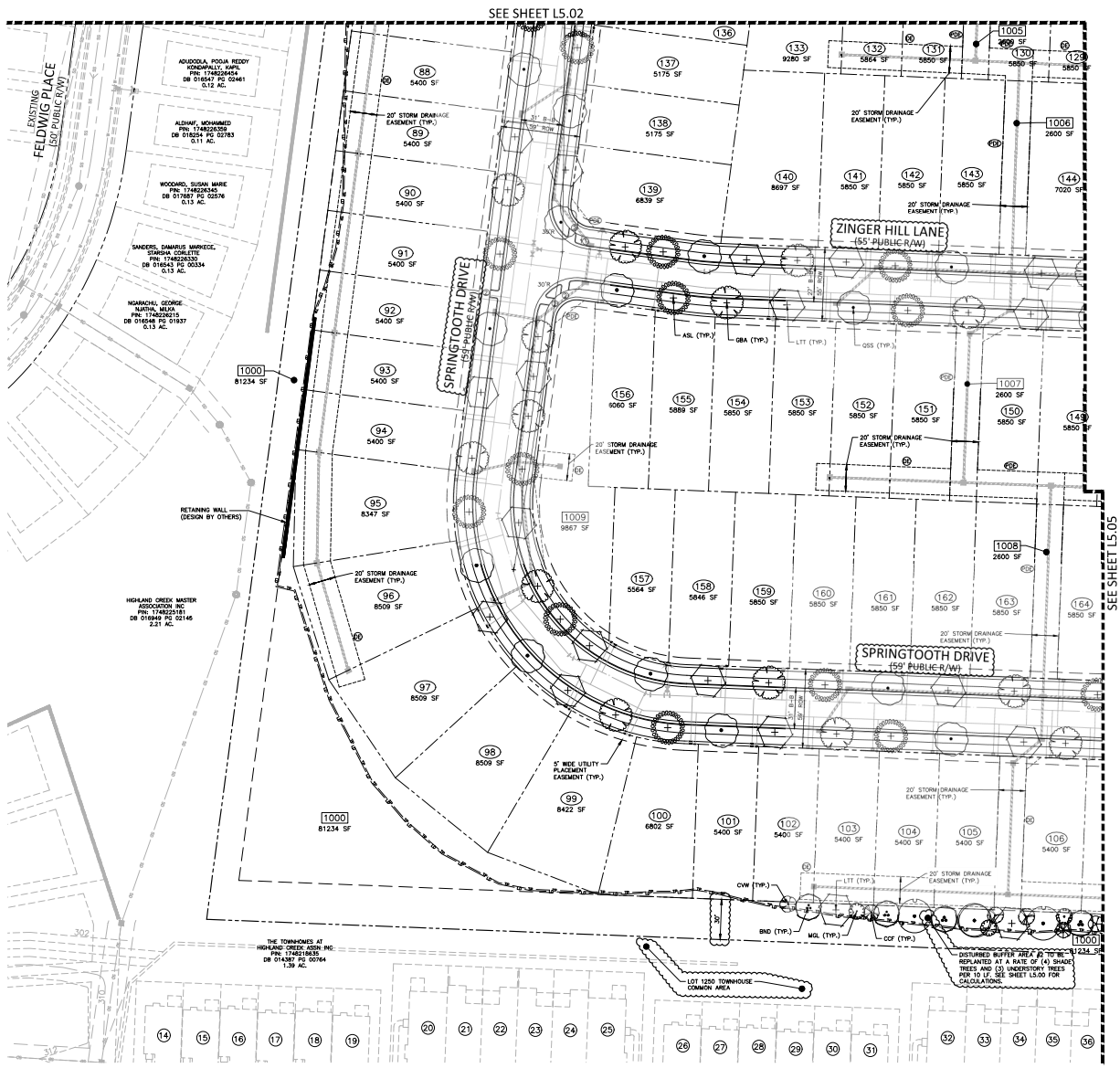
TUCKER PLACE PRELIMINARY SUBDIVISION PLAN CASHLIN DRIVE RALEIGH, NORTH CAROLINA



REVISIONS
NO. DATE
1 07.07.2021 REV PER CITY COMMENTS
2 08.15.2021 REV PER CITY COMMENTS

PLAN INFORMATION
PROJECT NO. KBH-20000
FILENAME KBH20000-L51
CHECKED BY WTO
DRAWN BY JAR
SCALE 1"=40'
DATE 05.05.2021
SHEET

CODE
LANDSCAPE PLAN
AREA "D"
L5.04





McADAMS

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TUCKER PLACE PRELIMINARY SUBDIVISION PLAN CASHLIN DRIVE RALEIGH, NORTH CAROLINA

NO.	DATE	REV	PER CITY COMMENTS
1	07.07.2021	REV	PER CITY COMMENTS
2	08.15.2021	REV	PER CITY COMMENTS

PLAN INFORMATION



PROJECT NO. KBH-20000
FILENAME KBH20000-L51
CHECKED BY WTD
DRAWN BY JAR
SCALE 1"=40'
DATE 05.05.2021

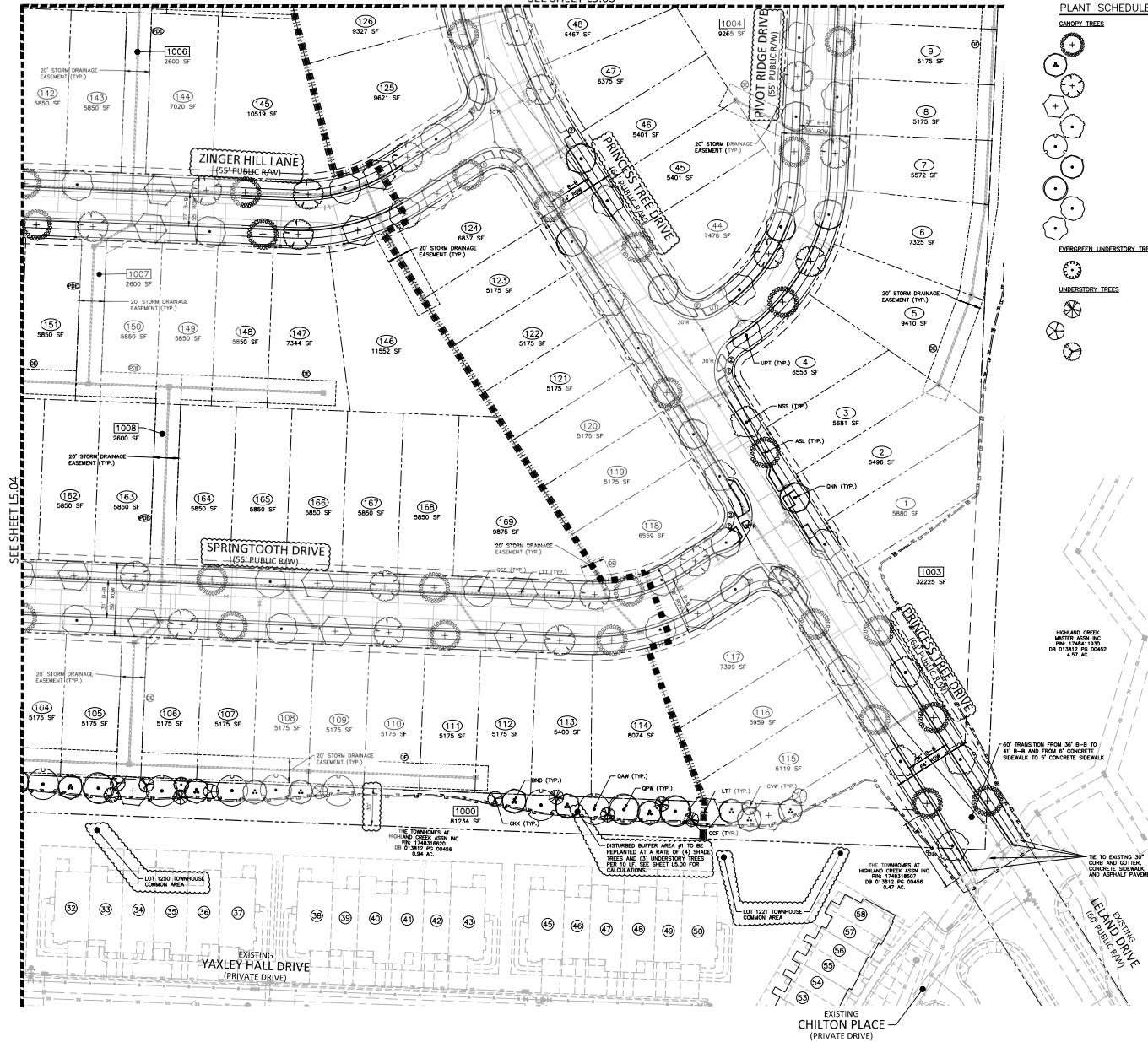
SHEET

CODE
LANDSCAPE PLAN
AREA "E"
L5.05

SEE SHEET L5.03

PLANT SCHEDULE AREA "E"

CANOPY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT
	ASL	25	Legacy Sugar Maple	Acer saccharum 'Legacy'	3" min	
	BNH	10	Duraheat River Birch	Betula nigra 'Duraheat'	3" min	
	GBA	18	Maidenhair Tree	Ginkgo biloba 'Autumn Gold' TM	3" min	
	LTT	15	Tulip Tree	Liriodendron tulipifera	3" min	
	NSS	10	Sour Gum	Nyssa sylvatica	3" min	
	QAW	6	White Oak	Quercus alba	3" min	
	QNV	11	Nuttall Oak	Quercus nuttallii	3" min	
	QPW	3	Willow Oak	Quercus phellos	3" min	
	QSS	12	Shumard Red Oak	Quercus shumardii	3" min	
	UAP	8	American Elm	Ulmus americana 'Princeton'	3" min	
EVERGREEN UNDERSTORY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT
	MGL	2	Dwarf Southern Magnolia	Magnolia grandiflora 'Little Gem'	-	6'
UNDERSTORY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT
	COF	4	Eastern Red Bud	Cercia canadensis 'Flame'	1"	8'
	CVR	3	White Fringetree	Chionanthus virginicus	1"	8'
	CKK	3	Kousa Dogwood	Cornus kousa	1"	8'



- KEY LEGEND
- STOP SIGN
 - ACCESSIBLE RAMP
 - PRIVATE STORM DRAINAGE EASEMENT
 - PUBLIC STORM DRAINAGE EASEMENT



GRAPHIC SCALE
1" = 40'

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION