



# Administrative Approval Action

Case File / Name: SUB-0034-2024  
DSLC - 4206 Laurel Hills Subdivision

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

**LOCATION:** This 0.51-acre parcel is northwest of Edwards Mill Road, southwest of Yew Circle, and east of Boxwood Road in the Laurel Hills Subdivision. It is specifically identified as New Lot 7 (refer to BM2025, PG1502) and addressed as 4206 Laurel Hills Road. The property is zoned R-4.

**REQUEST:** The parcel is currently developed with a detached house. The plan proposes demolishing the house and associated site elements (deck and driveway) and subdividing the lot to create two new lots. New Lot 1 is approximately 10, 848 square feet (0.249 acre) and New Lot 2 is approximately 11,157 square feet (0.256 acre) in size. Each lot currently proposes development for single unit or a detached house.

**DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** FIL-0327-2024: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator  
FIL-0328-2024: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator

**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 18, 2025 by RDU Consulting, PLLC.

## **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:*

☒ **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 a 6' sidewalk on Laurel Hills Road 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 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)
4. A fee-in-lieu for road widening and curb and gutter on Laurel Hills Road is paid to the City of Raleigh (UDO 8.1.10).

## Stormwater

5. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
6. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

## Urban Forestry

7. A public infrastructure surety for 4 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.

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

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

## Stormwater

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

## Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right-of-way. This development proposes 4 street trees along Laurel Hills Rd.

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

## General



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1. Final inspection of all right-of-way street trees by Urban Forestry Staff.

## Stormwater

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

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

**3-Year Sunset Date: September 22, 2028**  
**Record at least ½ of the land area approved.**

**5-Year Sunset Date: September 22, 2030**  
**Record entire subdivision.**

I hereby certify this administrative decision.

Signed: Keegan.McDonald@raleighnc.gov

Digitally signed by Keegan.McDonald@raleighnc.gov  
DN: E=Keegan.McDonald@raleighnc.gov, CN=Keegan.McDonald@raleighnc.gov  
Reason: I am approving this document  
Date: 2025.09.22 09:22:18-04'00'

Development Services Dir/Designee

Staff Coordinator: Jessica Gladwin

Date: 09/22/2025



VICINITY MAP  
1" = 400'

SITE DATA	
PROPERTY OWNER/DEVELOPER	REVOLUTION HOMES, LLC 211 E. SIX FORKS RD #101 RALEIGH NC 27609
SITE ADDRESS:	4206 LAUREL HILLS RD.
GROSS SITE AREA:	0.509 AC/22,195 SF
RIGHT-OF-WAY DEDICATION:	0.004 AC/190 SF
NET SITE AREA:	0.505 AC/22,005 SF
WAKE COUNTY PIN #:	0785793406
ZONING DISTRICT:	R-4
EXISTING USE:	SINGLE UNIT LIVING
PROPOSED USE:	SINGLE UNIT LIVING
PROPOSED LOTS:	(2) LOTS - SINGLE UNIT LIVING
STREET CLASSIFICATION:	LAUREL HILLS - NEIGHBORHOOD STREET

<b>TRANSPORTATION NOTE</b>
RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECT TO APPROVAL AT TIME OF SITE PERMITTING REVIEW. IF THE SUBDIVISION DOES NOT REQUIRE SITE PERMITTING REVIEW THEN REVIEW WILL TAKE PLACE AT THE TIME OF BUILDING PERMIT. WHEN DESIGNING THE SITE, THE DESIGNER SHOULD KEEP IN MIND THE CITY OF RALEIGH RESIDENTIAL DRIVEWAY STANDARD DETAILS AND REGULATIONS AS FOUND IN RALEIGH STREET DESIGN MANUAL, ARTICLE 5.5 AND SECTION 4.5.1.

<b>UDO SEC. 8.3.2.A BLOCK PERIMETER</b>
THE LEAST RESTRICTIVE ZONING WITHIN THE BLOCK IS R-4. THEREFORE, IN ACCORDANCE WITH UDO 8.3.2.A.2.b, BLOCK PERIMETER IS NOT APPLICABLE DUE TO THE SITE AREA BEING 0.48 ACRES WHICH IS LESS THAN THE MIN. SITE AREA APPLICABILITY FOR R-4 ZONING.

<b>UDO SEC. 8.3.5.D CROSS ACCESS</b>
IN ACCORDANCE WITH UDO 8.3.5.D.4.a CROSS ACCESS REQUIREMENTS ARE NOT APPLICABLE TO THE PROPOSED DEVELOPMENT DUE TO THE SUBJECT STREET CLASSIFICATION BEING A LOCAL STREET.

<b>FEE-IN-LIEU REQUEST</b>
THE APPLICANT IS REQUESTING TO PAY A FEE-IN-LIEU FOR THE LACKING PAVEMENT WIDTH, CURBS AND GUTTER, AND SIDEWALK IMPROVEMENTS ALONG LAUREL HILLS ROAD IN ACCORDANCE WITH UDO SEC. 8.4.1.B.4.

<b>RESIDENTIAL INFILL</b>
THE REQUIREMENTS OF UDO SEC. 2.2.7 FOR RESIDENTIAL INFILL WILL BE REVIEWED AT TIME OF BUILDING PERMIT SUBMITTALS.

## INDEX

CE-0.1	RECOMBINATION PLAT (RCMP-0096-2025)
CE-1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
CE-2.0	SUBDIVISION, LANDSCAPE, & UTILITY PLAN

HORIZONTAL DATUM: NAD83  
VERTICAL DATUM: NAVD83

ALL CONSTRUCTION SHALL BE IN  
ACCORDANCE WITH CITY OF RALEIGH  
AND NCDOT STANDARDS AND  
SPECIFICATIONS.

# 4206 LAUREL HILLS RD.

## PRELIMINARY SUBDIVISION

### SUB-0034-2024

## RALEIGH, NORTH CAROLINA

JUNE 17, 2024  
REVISED MAY 23, 2025  
REVISED AUGUST 18, 2025

**DEVELOPER:**  
**REVOLUTION HOMES, LLC**  
211 E. Six Forks Rd, #101  
Raleigh, NC 27609  
919-536-2781  
ryan@revolutionhomes.biz

**CIVIL ENGINEER:**  
**RDU**  
CONSULTING, PLLC

NC LICENSE P-2425  
PHONE: 919-889-2614

EMAIL: JASON@RDUCONSULTING.COM  
910 TRYON HILL DR, SUITE 100  
RALEIGH, NC 27603

## Preliminary Subdivision Application

### Site Review

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2000



**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).

<b>DEVELOPMENT OPTIONS (UDO Chapter 2)</b>		
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag Lot	<input type="checkbox"/> Frequent Transit Development Option
NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.		
<b>GENERAL INFORMATION</b>		
Scoping/sketch plan case number(s):		
Development name (subject to approval): 4206 Laurel Hills Subdivision		
Property Address(es): 4206 Laurel Hills Rd		
Recorded Deed PIN(s): 0785793406		
<b>Building type(s):</b> <input checked="" type="checkbox"/> Detached House <input type="checkbox"/> Attached House <input type="checkbox"/> Townhouse <input type="checkbox"/> Apartment		
<input type="checkbox"/> General Building <input type="checkbox"/> Mixed Use Building <input type="checkbox"/> Civic Building <input type="checkbox"/> Open Lot <input type="checkbox"/> Tiny House		

<b>CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION</b>	
Current Property Owner(s) Names: Cody Robert Mackvick Trustee	
Company:	Title:
Address: 4206 Laurel Hills Rd.	
Phone #: 919-457-8204	Email: crmackvick@gmail.com
Applicant Name (if different from owner. See "who can apply" in instructions): Ryan Johnson	
Relationship to owner: <input checked="" type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company: Revolution Homes, LLC	Address: 211 E. Six Forks Rd, #101
Phone #: 919-536-2781	Email: ryan@revolutionhomes.biz
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Names: Jason G. Meadows	
Company: RDU Consulting, PLLC	Title: Owner
Address: 910 Tryon Hill Dr, Suite 100	
Phone #: 919-889-2614	Email: jason@rduconsulting.com

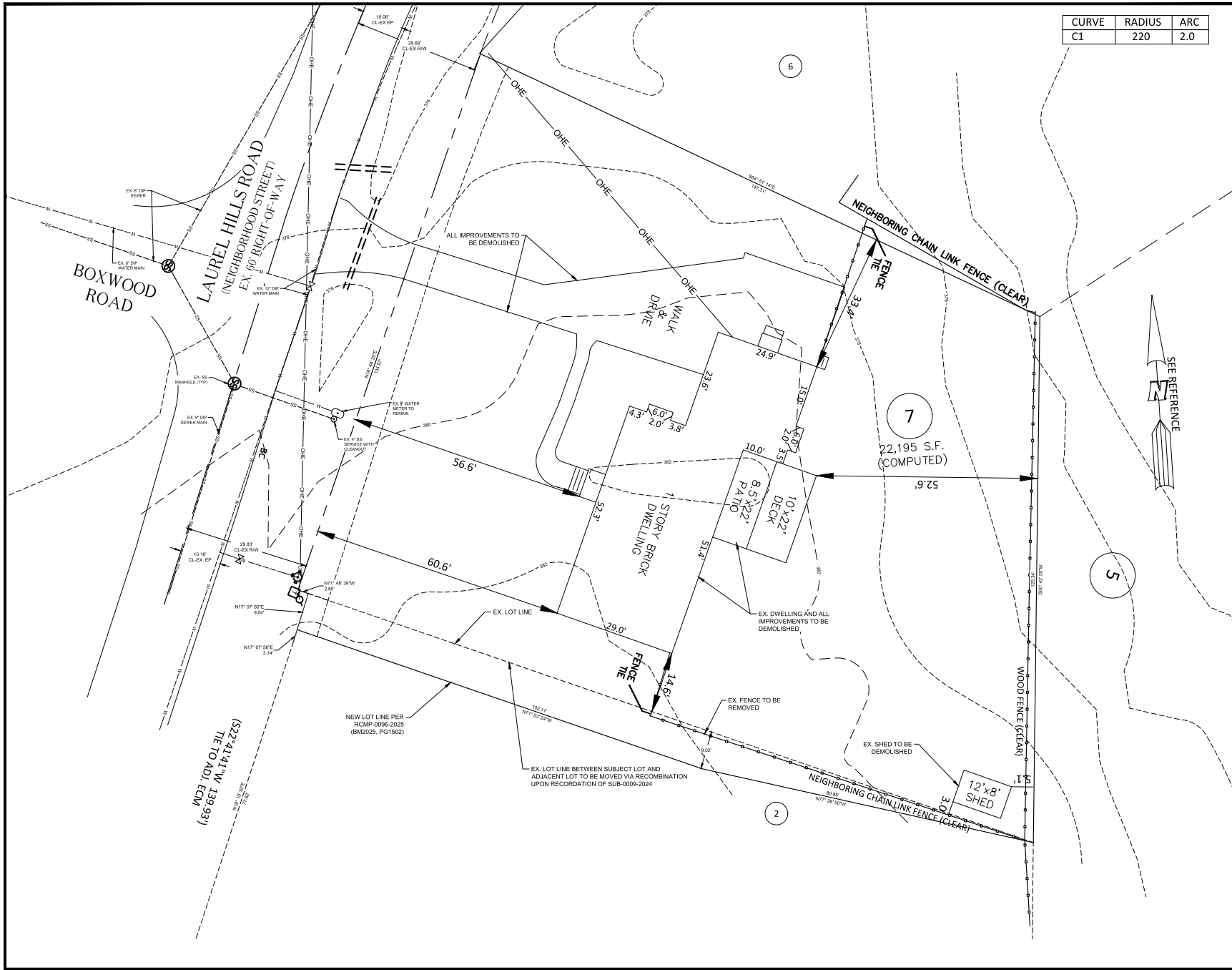
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Revision 03.07.24  
raleighnc.gov

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<b>DEVELOPMENT TYPE + SITE DATA TABLE - ZONING INFORMATION</b>			
Gross site acreage: 0.480 ac.			
Zoning districts (if more than one, provide acreage of each):			
R-4			
Overlay district(s): N/A	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: N/A	X
Conditional Use District (CUD):	Board of Adjustment Case #	Design Alternate Case #	
Case # Z:	BOA:	DA:	
<b>STORMWATER INFORMATION</b>			
Impervious Area on Parcel(s):		Impervious Area for Compliance (includes right-of-way):	
Existing (sf) 4,360		Existing (sf) 262	
Proposed total (sf) 6,365		Proposed total (sf) 1,829	
<b>NUMBER OF LOTS AND DENSITY</b>			
# of Detached House Lots: 2	# 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: 2 lots	Total # Dwelling Units: 2		
# of bedroom units (if known): 1br	2br	3br	4br
Proposed density for each zoning district (UDO 1.5.2.F): 2 units / 0.48 = 4.16 units/acre			

<b>APPLICANT SIGNATURE BLOCK</b>	
Pursuant to state law (N.C. Gen. Stat. § 160C-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.	
Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.	
By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160C-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. § 160C-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:	Date: 6/18/2024 T 1:20 PM EDT
Printed Name: Ryan W. Johnson	Date:
Signature:	Date:
Printed Name:	Date:





CURVE	RADIUS	ARC
C1	220	2.0

**RDU**  
CONSULTING, PLLC

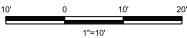
NC LICENSE P-2425  
PHONE: 252-908-5722  
EMAIL: LEWIS@RDUCONSULTING.COM  
P.O. BOX 418

211 E. Six Forks Rd. #101  
Raleigh, NC 27609

4206 LAUREL  
HILLS ROAD  
(SUB-0034-2024)

PRELIMINARY  
SUBDIVISION

LEGEND
BM BOOK OF MAPS
DB DEED BOOK
PC PAGE
R/W RIGHT OF WAY
EXISTING IRON PIPE
IP IRON PIPE SET
CP COMPUTED POINT
SS SANITARY SEWER
CS SANITARY SEWER CLEAN OUT
MH MANHOLE
WV WATER VALVE
RCP REINFORCED CONCRETE STORM PIPE
CONC CONCRETE
MH MANHOLE
WM WATER METER
LP LIGHT POLE
CATV CABLE TELEVISION
TP TELEPHONE PEDestal
PH FIRE HYDRANT
CB CATCH BASIN
PP POWER POLE
DI DROP INLET
PROPOSED CONCRETE
AMENITY AREA
TPF TREE PROTECTION FENCE
PROPERTY LINE
RIGHT OF WAY LINE
PROG. LINE NOT SURVEYED
STORM PIPE
SANITARY SEWER LINE
OVERHEAD POWER
EASEMENT LINE
FENCE LINE
CATV
WV
WM
LP
TP
PH
CB
PP
DI
PROPOSED STORM DRAINAGE LINE



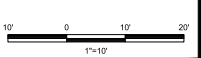
Revisions		
Number	Description	Date
1	CITY OF RALPH COMMENTS	05/23/25
2	CITY OF RALPH COMMENTS	06/18/25

EXISTING CONDITIONS  
AND DEMOLITION PLAN

CE-1.0

Date Issued: 06/17/2024

LEGEND	PROPOSED CONCRETE
BN BOOK OF MAPS	
DB DEED BOOK	
CP PAGE	
R/W RIGHT OF WAY	
CP EXISTING R/W	
IPS R/W	
CP R/W	
SS SANITARY SEWER	
CC SANITARY SEWER CLEAN OUT	
WH MANHOLE	
WV WATER VALVE	
RCP REINFORCED CONCRETE STORM PIPE	
CONC CONCRETE	
WM WATER METER	
LPV LIGHT POLE	
CPV CABLE PEDESTAL	
FP TELEPHONE, FEDESTAL	
CB CATCH BASIN	
PP POWER POLE	
DI DROP INLET	
AREA	
TPF TREE PROTECTION FENCE	
PROPERTY LINE	
RIGHT OF WAY LINE	
PROP. LINE NOT SURVEYED	
STORM PIPE	
SANITARY SEWER LINE	
OVERHEAD POWER	
EASEMENT LINE	
FENCE LINE	
CATV	
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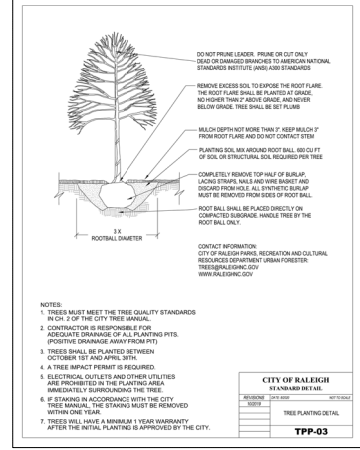


Revisions		
Number	Description	Date
1	CITY OF RALEIGH COMMENTS	05/23/25
2	CITY OF RALEIGH COMMENTS	08/18/25

Subdivision, Landscape & Utility Plan

CE-2.0

Date Issued: 06/17/2024



STANDARD UTILITY NOTES:  
1. All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition).  
2. Utility separation requirements:  
a) A distance of 18" shall be maintained between sanitary sewer & any private or public water supply source such as an in-ground 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 24" from a private well or 36" from a public well.  
b) When installing water & sewer mains, the horizontal separation between utilities shall be 18". If this separation cannot be maintained due to existing conditions, the variation allowed in the water main is 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 18" on each side of crossing must be specified & installed to watertight specifications.  
d) 18" minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer.  
e) Minimum 18" min. vertical separation at all watermain & RCP storm drain crossings; minimum 18" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separation cannot be achieved, specify DIP material & a concrete cover having 9" 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.  
3. 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.  
4. 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.  
5. Connector shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruption shall be preceded by a 2-3 hour advance notice to the City of Raleigh Public Utilities Department.  
6. 3.0' minimum cover is required on all water mains & sewer forcemains. 4.0' minimum cover is required on all reuse mains.  
7. 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 up to main & removal of service from ROW or easement per CORPUD Handbook procedure.  
8. Install 12" copper water services with tees located at ROW or within 2.5' of Weather Easement immediately adjacent. NOTE: It is the applicant's responsibility to properly size the water service for each connection per applicable code & pressure.  
9. Install 6" PVC sewer services (3.0' minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear foot maximum).  
10. 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.  
11. All environmental permits applicable to the project must be obtained from NCEM, USACE &/or FEMA for any riparian buffer, wetland & floodplain impact (respectively) prior to construction.  
12. NCEM: National Environmental Agency is required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.  
13. General Interceptor: CW Water-Separate using calculations & installation specifications shall be approved by the RW FOG Program Coordinator prior to issuance of a LC: Bldg Permit. Contact (919) 998-4516 or [foq@raleighnc.gov](mailto:foq@raleighnc.gov) for more information.  
14. Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix B of the Rules Governing Public Water Systems in North Carolina. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval list. The device 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. A Certificate of Compliance shall be obtained from the RW Connection Coordinator for each device prior to issuance of a LC: Bldg Permit. Contact (919) 998-5923 or [connection@raleighnc.gov](mailto:connection@raleighnc.gov) for more information.  
15. NOTICE for property with reduced or oversized mains: If the City's reimbursement for an oversized main or when main replacement project is \$250,000 or greater - the project must be publicly bid.

N/F DAVID J. TYSON, KAREN P TYSON  
PIN: 0785793568  
DB17450 PG1838  
USE: RESIDENTIAL (DETACHED)  
ZONING: R-4

N/F ELM STREET BUILDERS  
PIN: 0785792394  
DB19271 PG1717  
USE: RESIDENTIAL (DETACHED)  
ZONING: R-4

## City of Raleigh Planting Requirements:

- STREET TREES:  
LAUREL HILLS ROAD:  
143.74' / 40 LF = 3 Large Maturing Trees  
(1) Large Maturing tree to be replaced with (2) Small Maturing Trees Due to Overhead Power

Provided: (2) 3" Caliper Overcup Oak Trees  
(2) 1.5" Caliper Eastern Redbud Trees

PLANT SCHEDULE						
KEY	BOTANICAL / COMMON NAME	SIZE	ROOT	MATURE HT/SPREAD	REMARKS	QTY.
Cc	Eastern Redbud, <i>Cercis canadensis</i>	1.5" Cal. w/ HT	CONT / B & B	20-30' HT 20-30' SPREAD	SINGLE STEM	2
Ql	Quercus Lyndra / Overcup Oak	3" Cal. / 10' HT	CONT / B & B	45-70' HT 35-50' SPREAD	SINGLE STEM	2

- NOTES:  
1. ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL TPP-03.  
2. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

IMPERVIOUS ALLOCATION SUMMARY	
PER UDO SEC. 9.2.2.4 THE MAXIMUM ALLOWABLE IMPERVIOUS FOR THE SUBDIVISION IS 38% WHICH MUST INCLUDE DEDUCTION FOR IMPERVIOUS ASSOCIATED WITH RIGHT-OF-WAY IMPROVEMENTS.	
8,361 SF - TOTAL ALLOWABLE IMPERVIOUS: 22,005 SF @ 38%	
RIGHT-OF-WAY IMPERVIOUS ALLOCATION	
1,055 SF - PAVEMENT AND CURB & GUTTER FOR 1 OF 30' B-B STREET SECTION	
802 SF - 134.74 LF 6" SIDEWALK LAUREL HILLS SIDEWALK FEE-IN-RELEV	
1,864 SF - TOTAL ALLOCATED TO RIGHT-OF-WAY	
REMAINING LOT ALLOCATION	
LOT 1 IMPERVIOUS LIMIT: 3,527 SF	
LOT 2 IMPERVIOUS LIMIT: 2,970 SF	