



# Administrative Approval Action

Case File / Name: SUB-0046-2021  
DSLC - LAKE BOONE TRAIL (SUB)

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 on the south east quadrant of the intersection of Lake Boone Trail and Nottingham Road PIN #0795715960. The site is zoned R-4 within the corporate limits of the City of Raleigh.

**REQUEST:** Conventional Subdivision for existing 0.49 acre lot into two lots for Detached, Single Family Residential. Lot 1 will be created with access from Lake Boone Trail and Lot 2 will be created with access from Nottingham Road.

**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 October 1, 2021 by DJF BUILDERS, INC..

## **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:*

☒ **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.

☒ Utility Placement Easement Required

☒ Slope Easement Required

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

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

### **General**

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.

### **Engineering**

2. A fee-in-lieu for 170 linear feet of street, curb and gutter, and sidewalk along Lake Boone Trail is paid to the City of Raleigh (UDO 8.1.10).



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3. A 10 ft Slope easement along Nottingham Road and deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat 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 recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
4. A variable width 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 recording. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
5. A fee-in-lieu for 130 linear feet of street, curb and gutter, and sidewalk along Nottingham Road is paid to the City of Raleigh (UDO 8.1.10).

## Stormwater

6. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

☒ **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:***

## Engineering

1. A public infrastructure surety for (6) street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3)

## Stormwater

2. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.
3. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
4. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)

## Urban Forestry



# Administrative Approval Action

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5. 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 Lake Boone Trail and (5) understory street trees along Nottingham Rd.

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

## **Stormwater**

1. 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: February 22, 2025**  
**Record at least ½ of the land area approved.**

**5-Year Sunset Date: February 22, 2027**  
**Record entire subdivision.**

I hereby certify this administrative decision.

**Signed:** Alysia Bailey Taylor Date: 10/26/2021  
Development Services Dir/Designee  
**Staff Coordinator: Cara Russell**



# LAKE BOONE TRAIL SUBDIVISION

SUB - 0046-2021

PRELIMINARY SUBDIVISION SUBMITTAL 1: 07.08.21

PRELIMINARY SUBDIVISION SUBMITTAL 2: 09.01.21

PRELIMINARY SUBDIVISION SUBMITTAL 3: 10.01.21

SHEET LIST	
Sheet Number	Sheet Title
C000	COVER
C100	EXISTING CONDITIONS
C200	SITE PLAN
C300	UTILITY PLAN
C301	UTILITY DETAILS
L100	LANDSCAPE PLAN

723 LAKE BOONE TRAIL  
RALEIGH, NC 27607  
WAKE COUNTY



VICINITY MAP  
SCALE: 1"=1/2 MI

SITE DATA	
OWNER	DUF BUILDERS, INC.
ADDRESS	723 LAKE BOONE TRAIL
PIN	0795-71-5960
OVERLAY	N/A
EXISTING USE	DETACHED SINGLE FAMILY DWELLING
ZONING	R-4
WATERSHED	CRABTREE
WATERSHED WATER SUPPLY	N/A
RIVER BASIN	NEUSE RIVER BASIN
FEMA MAP	MAP#150070001 DATE 05.02.06
GROSS SITE ACREAGE	0.49 AC. (21,331 SF)
HOW DEDICATION	0 AC. (0 SF)

DEVELOPMENT TYPE - PRELIMINARY SUBDIVISION (CONVENTIONAL)	
PROPOSED USE	DETACHED SINGLE FAMILY DWELLINGS
DENSITY	4 UNITS/AC.
UNITS ALLOWED (MAX.)	N/A (PER TC-50)
UNITS PROVIDED	1 UNIT/PER LOT

LOT 2 - 0.26 AC. (11,174 SF)	
LOT AREA (MIN.)	10,000 SF
PROPOSED LOT AREA	11,174 SF
LOT WIDTH (MIN.)	65'
PROPOSED LOT WIDTH	80'
MIN. LOT WIDTH (CORNER)	80'
LOT DEPTH (MIN.)	100'
PROPOSED LOT DEPTH	135'

LOT 1 - 0.23 AC. (10,157 SF)	
LOT AREA (MIN.)	10,000 SF
PROPOSED LOT AREA	10,157 SF
LOT WIDTH (MIN.)	65'
PROPOSED LOT WIDTH	70'
LOT DEPTH (MIN.)	80'
PROPOSED LOT DEPTH	135'

BUILDING SETBACKS - SINGLE UNIT LIVING	
PRIMARY STREET	20'
SIDE STREET	20'
SIDE LOT LINE	10'
REAR LOT LINE	30'
SUM OF SIDE SETBACKS	20'

PARKING	
PARKING CALC.	2 SPACES/UNIT
PARKING REQUIRED	4 SPACES
PARKING PROVIDED	4 SPACES

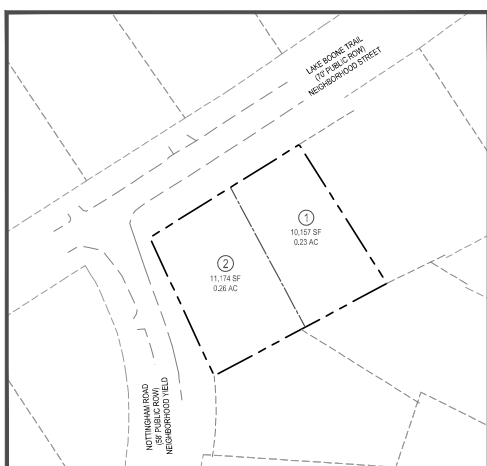
IMPERVIOUS	
GROSS SITE ACREAGE	0.49 AC. (21,331 SF)
EXISTING IMPERVIOUS	0 AC. (0 SF)

IMPERVIOUS - LOT 2 - 0.26 AC. (11,174 SF)	
LOT AREA ALLOWED (MAX.)	4,240 SF (38%)

PAVEMENT (BOC-OP)	855 SF
6" SIDEWALK	1,322 SF
TOTAL IMPROVEMENTS	1,088 SF
NET LOT IMPERVIOUS	3,148 SF
TOTAL IMPERVIOUS (%)	26%

IMPERVIOUS - LOT 1 - 0.23 AC. (10,157 SF)	
LOT AREA ALLOWED (MAX.)	3,800 SF (38%)

PAVEMENT (BOC-OP)	683 SF
6" SIDEWALK	415 SF
TOTAL IMPROVEMENTS	1,098 SF
NET LOT IMPERVIOUS	2,762 SF
TOTAL IMPERVIOUS (%)	26%



PROJECT PLAN  
SCALE: 1" = 5'

OWNER:  
DAVID PATRICK  
DAVID PATRICK  
723 LAKE BOONE TRAIL  
RALEIGH, NC 27607

DEVELOPER:  
DUF BUILDERS, INC.  
LINDSEY WILSON  
3717 NATIONAL DR. SUITE 140  
RALEIGH, NC 27612

ENGINEER:  
BATAMAN CIVIL SURVEY, PC  
S. SHYNE LEITCHERS, PE  
2524 RELIANCE AVE.  
APEX, NC 27539



Bataman Civil Survey Company  
Engineers • Surveyors • Planners  
2524 Reliance Avenue, Apex, North Carolina 27539  
Phone: (919) 577-1080 Fax: (919) 577-1081  
NCBELS FIRM No. C-2378

Preliminary Subdivision Application  
Planning and Development  
Instructions: This form is used when submitting a Preliminary Subdivision (SDO Section 10.2.5). Please check the appropriate boxes and include the plan sheets required. Please attach all documents and your preliminary subdivision plan to this application.

DEVELOPMENT TYPE (SDO Section 2.1.2)  
[X] Conventional Subdivision [ ] Commercial Development [ ] College Camp  
NOTE: Subdivisions may require City Council approval if it is a Main Park Overlay or Historic Overlay District.

DEVELOPMENT TYPE (SDO Section 2.1.2)  
[X] N/A  
Development name (subject to approval): LAKE BOONE TRAIL  
Property Address: 723 Lake Boone Trail, Raleigh NC 27607  
Recorded Deed PIN: 0795-71-5960

What is your project type?  
[X] Single family [ ] Townhouse [ ] Other [ ] Attached houses

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION  
Name: DUF Builders, Inc. Owner/Developer Name and Title: David Patrick  
Address: 3717 National Dr., Suite 140  
Phone: (919) 577-1080 Email: davidpatrick@dufbuilders.com

APPLICANT INFORMATION  
Name: DUF Builders, Inc. Contact Name and Title: David Patrick  
Address: 3717 National Dr., Suite 140  
Phone: (919) 577-1080 Email: davidpatrick@dufbuilders.com

DEVELOPMENT TYPE - SITE DATA TABLE  
Zoning district: R-4  
Conditional Use District (CUD) Case #: N/A  
Board of Adjustment (BOA) Case #: N/A

STORMWATER INFORMATION  
Existing Impervious Surface: 10,157 sq. ft.  
New Impervious Surface: 1,098 sq. ft.  
Total Impervious Surface: 11,255 sq. ft.

NUMBER OF LOTS AND DENSITY  
Total # of lots: 2  
Total # of lots per acre: 4.76  
Proposed density for each zoning district (SDO 10.2.7): 4 U/A

SIGNATURE BLOCK  
The undersigned certifies that the property owner is aware of this application and that the proposed project described in the application will be constructed in accordance with the plan and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Ordinance Chapter 10.2.5.

Signature: David Patrick Date: 07/08/21  
Printed Name: David Patrick Printed Title: Owner

- NOTES:
- BOUNDARY AND TOPOGRAPHIC SURVEY WAS PROVIDED BY BATAMAN CIVIL SURVEY COMPANY. CONTRACTOR TO CONFIRM ALL INFORMATION BEFORE CONSTRUCTION.
  - ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS.
  - CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS.
  - ALL DIMENSIONS AND STAKING POINT LOCATIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
  - ANY WORK SHOWN ON THESE PLANS THAT IS FOUND TO BE IN CONFLICT WITH THE CITY OF RALEIGH ZONING AND SETBACK REQUIREMENTS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR ADJUSTMENT.
  - LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME.
  - CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES, AND BARRICADES FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.
  - CALL NORTH CAROLINA ONE CALL CENTER @ 1-800-4-A-HEAD BEFORE BEGINNING.
  - CITY OF RALEIGH WILL OFFER ROAD WASTE COLLECTION SERVICES.
  - SPF MAY BE EXEMPTED AND REDUCED PRIOR TO RESUME OF CERTIFICATE OF OCCUPANCY.
  - A PRE-REVIEW FOR LAKE BOONE TRAIL WILL BE APPLIED AS FOLLOWS:
    - 1.1. 500 SF OF SIDEWALK AT 10' LF
    - 1.2. 1.00 SF OF SIDEWALK CORNER AT 10' LF
    - 1.3. A PRE-REVIEW FOR NOTTINGHAM ROAD WILL BE APPLIED AS FOLLOWS:
      - 1.1. 750 SF OF SIDEWALK AT 10' LF
      - 1.2. 1.00 SF OF SIDEWALK CORNER AT 10' LF
- TRAFFIC CONTROL & PEDESTRIAN (TCPED) NOTES:
- PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR COLLAPSING OF ANY STREET, LANE OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH THE RIGHT-OF-WAY SERVICES, PLEASE DIRECT ANY QUESTIONS TO RIGHT-OF-WAY SERVICES@RALEIGH.ORG.
  - THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NOT TO ROAD WITHIN RALEIGH JURISDICTION.
  - A PERMIT REQUEST WITH TCPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
  - PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN AND ENSURE ALL PERMITS ARE ISSUED.
  - ALL TCPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS AND STANDARDS INCLUDING BUT NOT LIMITED TO:
    - 1.1. MANUAL ON UNIT TRAFFIC CONTROL (MUTCD)
    - 1.2. PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG)
    - 1.3. AMERICAN TRAFFIC CONTROL REQUIREMENTS
    - 1.4. RALEIGH STREET DESIGN MANUAL (SDM)
  - ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBILITY DESIGN AND THE MANUAL ON UNIT TRAFFIC CONTROL, DEVICES (MUTCD).
  - ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

SOLID WASTE COMPLIANCE STATEMENT:  
1. DEVELOPER HAS REVIEWED AND IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.

PROJECT DETAILS:  
1. IMPROVEMENTS TO THE LOT SHALL NOT BE REQUIRED PRIOR TO BUILDING PERMITS.  
2. NO DRIVEWAY SHALL BE PERMITTED OR NOTTINGHAM ROAD ACCESS SHALL BE FROM AROUND TRAIL.



Date: 07.08.21  
Project #: P210302  
SHEET  
C000

Digitally signed by Cara Russell  
DN: cn=Cara Russell, o=City of Raleigh Planning and Development Department, ou=City of Raleigh Planning, email=Cara.Russell@raleigh.org, c=NC  
Reason: I am approving this document  
Date: 2021.10.25 08:52:30-0400

REV#	DATE	DESCRIPTION
1	09.01.21	CON REVIEW COMMENTS 1: 08.12.21
2	10.01.21	CON REVIEW COMMENTS 2: 08.22.21

P:\2021 Projects\210302 773 Lake Boone Trail\Drawings\Sheet\210302\_C100.dwg

REV #	DATE	DESCRIPTION
1	09.01.21	COR REVIEW COMMENTS 1: 08.12.21
2	10.01.21	COR REVIEW COMMENTS 2: 09.23.21

LEGEND:

DEVOLUTION

DEVOLUTION TREES

EXISTING OVERHEAD ELECTRIC LINE

EXISTING ELECTRIC POLE

EXISTING FENCE

EXISTING VACTOR CONTOURS

EXISTING VACTOR CONTOURS

EXISTING POND

EXISTING PROPERTY CORNER

EXISTING BOUNDARY BUFFER

EXISTING STREAM

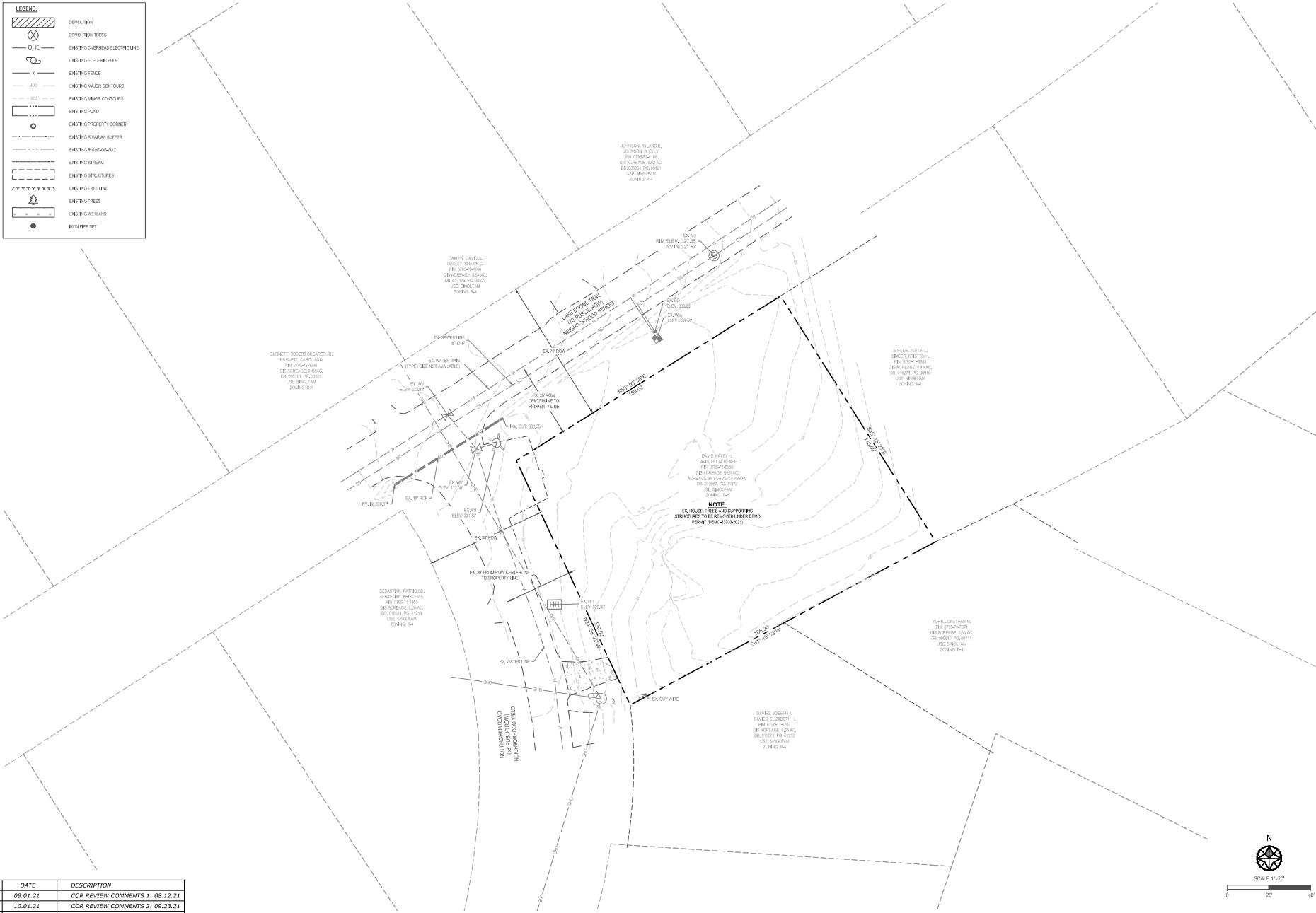
EXISTING STRUCTURES

EXISTING TREE LINE

EXISTING TREES

EXISTING WETLAND

POINT PIPE SET



**Bateman Civil Survey Company**  
Engineers • Surveyors • Planners  
2224 S. Main Street, Suite 100, Raleigh, NC 27607  
Phone: 919.577.1001 Fax: 919.577.1001  
NCELS# PRN No. C2278

**LAKE BOONE TRAIL**  
**PRELIMINARY SUBDIVISION**  
773 LAKE BOONE TRAIL  
RALEIGH, NC 27607  
WAKE COUNTY

Project Engineer: SSL

Designed By: MEM

Scale: AS SHOWN

Date: 07.08.21

Project #: P210302

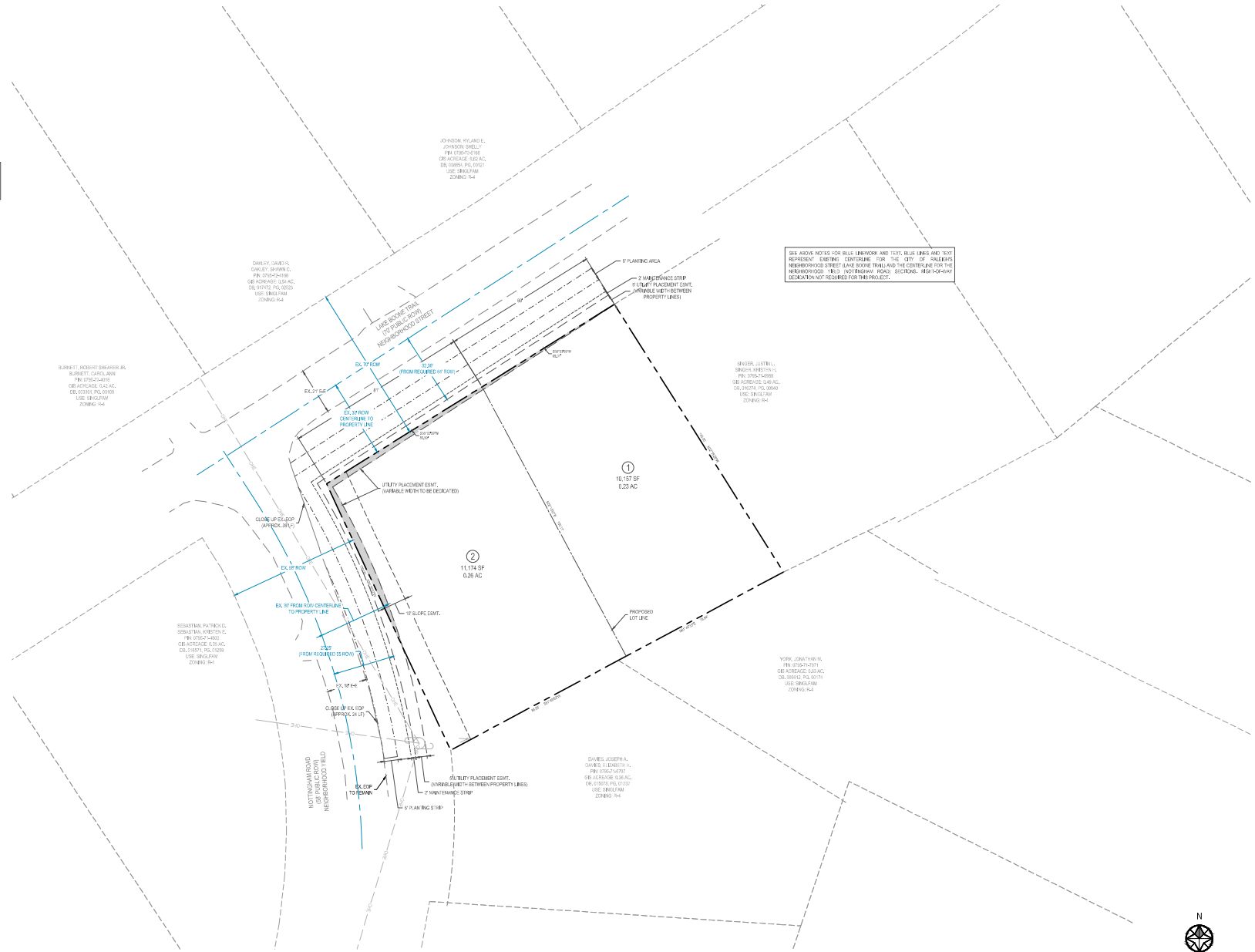
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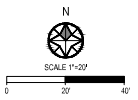
- LAKE BOONE TRAIL:**
1. EXISTING TRIP-OF-WAY (ROW) WAS SURVEYED AT 7% EXCEEDING THE REQUIRED 6%.
  2. THE PROPERTY PLACEMENT DEDUCTIBLE IS OFFSET FROM THE CENTERLINE OF THE 10' ROW AT 1/2 HALF OF THE REQUIRED 6% ROW, THIS OVERLAPS ALONG THE PROPERTY LINE CREATING A VARIANCE WIDTH TO BE DEDUCTED.
  3. THERE IS A MAINTENANCE STRIP OFFSET FROM THE PROPERTY PLACEMENT DEDUCTIBLE.
  4. THERE IS A MAINTENANCE STRIP OFFSET FROM THE MAINTENANCE STRIP THAT IS NOT SHOWN AS IT WILL NOT BE CONSTRUCTED. A FEE IN LIEU SHALL BE PROVIDED. REFER TO COVER FOR DETAILS.
  5. A PLANTING STRIP IS THEN OFFSET FROM THE 6% SIDEWALK.
  6. A FEE IN LIEU WILL ALSO BE PROVIDED FOR ALL REQUIRED CURB AND GUTTER. DUE TO THE EXISTING ROW, THIS WILL ALSO NOT BE CONSTRUCTED. REFER TO COVER FOR DETAILS.

- NOTTINGHAM ROAD:**
1. EXISTING TRIP-OF-WAY (ROW) WAS SURVEYED AT 7% EXCEEDING THE REQUIRED 6%.
  2. THE PROPERTY PLACEMENT DEDUCTIBLE IS OFFSET FROM THE CENTERLINE OF THE 10' ROW AT 1/2 HALF OF THE REQUIRED 6% ROW, THIS OVERLAPS ALONG THE PROPERTY LINE CREATING A VARIANCE WIDTH TO BE DEDUCTED.
  3. THERE IS A MAINTENANCE STRIP OFFSET FROM THE PROPERTY PLACEMENT DEDUCTIBLE.
  4. THERE IS A MAINTENANCE STRIP OFFSET FROM THE MAINTENANCE STRIP THAT IS NOT SHOWN AS IT WILL NOT BE CONSTRUCTED. A FEE IN LIEU SHALL BE PROVIDED. REFER TO COVER FOR DETAILS.
  5. A PLANTING STRIP IS THEN OFFSET FROM THE 6% SIDEWALK.
  6. A FEE IN LIEU WILL ALSO BE PROVIDED FOR ALL REQUIRED CURB AND GUTTER. DUE TO THE EXISTING ROW, THIS WILL ALSO NOT BE CONSTRUCTED. REFER TO COVER FOR DETAILS.

- GENERAL NOTES:**
1. ALL TRIP-OF-WAY DEDUCTIBLE WAS APPROVED BY THE CITY OF RALEIGH TRANSPORTATION DEPARTMENT ON THEIR MEETING ON 04/25/21 AND 05/02/21.
  2. LAKE BOONE TRAIL IS THE PRIMARY STREET FOR LOT 1 AND NOTTINGHAM ROAD IS THE PRIMARY STREET FOR LOT 2.



REV #	DATE	DESCRIPTION
1	09.01.21	COR REVIEW COMMENTS 1: 08.12.21
2	10.01.21	COR REVIEW COMMENTS 2: 09.23.21



**Bateman Civil Survey Company**  
Engineers • Surveyors • Planners  
2525 Lake Boone Trail, Suite 200  
Raleigh, NC 27607  
Phone: 919.577.0801 Fax: 919.577.0801  
NCELS PRN No. C2378



**LAKE BOONE TRAIL  
PRELIMINARY SUBDIVISION**  
777 LAKE BOONE TRAIL  
RALEIGH, NC 27607  
WAKE COUNTY

**SITE PLAN**

Project Engineer: SSL  
Designed By: MEM  
Scale: AS SHOWN  
Date: 07.08.21  
Project #: P210302

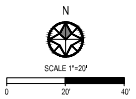
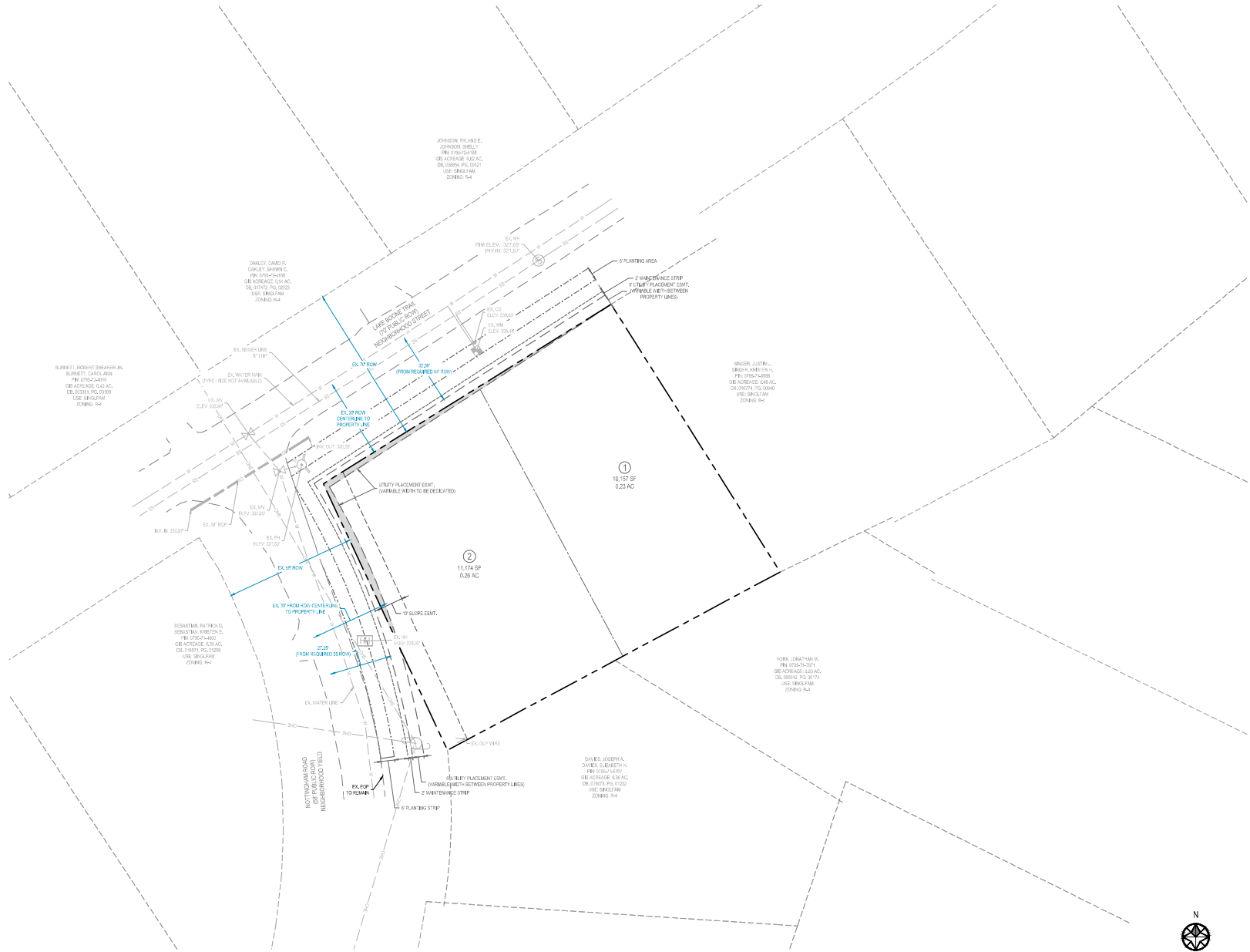
SHEET  
C200

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- LAKE BOONE TRAIL:**
1. THE 10' RIGHT-OF-WAY (ROW) WAS SURVEYED AT 70' EXCEEDING THE REQUIRED 60'.
  2. THE 7' UTILITY PLACEMENT easement is offset from the centerline of the 10' ROW at 12' half of the required 60' ROW, this overlaps along the property line creating a 12' wide strip to be dedicated.
  3. THERE IS A 2' MAINTENANCE STRIP OFFSET FROM THE UTILITY PLACEMENT easement.
  4. THERE IS A 2' MAINTENANCE STRIP OFFSET FROM THE 2' MAINTENANCE STRIP THAT IS NOT SHOWN AS IT WILL NOT BE CONSTRUCTED. A FEE IN LIEU SHALL BE PROVIDED. REFER TO COVER FOR DETAILS.
  5. A 6' PLANTING STRIP IS THEN OFFSET FROM THE 2' MAINTENANCE STRIP.
  6. A FEE IN LIEU SHALL ALSO BE PROVIDED FOR ALL REQUIRED CURB AND GUTTER. DUE TO THE EXISTING ROW, THIS SHALL ALSO NOT BE CONSTRUCTED. REFER TO COVER FOR DETAILS.

- NOTTINGHAM ROAD:**
1. THE 10' RIGHT-OF-WAY (ROW) WAS SURVEYED AT 70' EXCEEDING THE REQUIRED 60'.
  2. THE 7' UTILITY PLACEMENT easement is offset from the centerline of the 10' ROW at 12' half of the required 60' ROW, this overlaps along the property line creating a 12' wide strip to be dedicated.
  3. THERE IS A 2' MAINTENANCE STRIP OFFSET FROM THE UTILITY PLACEMENT easement.
  4. THERE IS A 2' MAINTENANCE STRIP OFFSET FROM THE 2' MAINTENANCE STRIP THAT IS NOT SHOWN AS IT WILL NOT BE CONSTRUCTED. A FEE IN LIEU SHALL BE PROVIDED. REFER TO COVER FOR DETAILS.
  5. A 6' PLANTING STRIP IS THEN OFFSET FROM THE 2' MAINTENANCE STRIP.
  6. A FEE IN LIEU SHALL ALSO BE PROVIDED FOR ALL REQUIRED CURB AND GUTTER. DUE TO THE EXISTING ROW, THIS SHALL ALSO NOT BE CONSTRUCTED. REFER TO COVER FOR DETAILS.

- GENERAL NOTES:**
1. ALL ROW/COVRY DIRECTION WAS APPROVED BY THE CITY OF RALEIGH TRANSPORTATION DEPARTMENT ON THEIR MEETING ON 04/23/21 AND 05/27/21.
  2. LAKE BOONE TRAIL IS THE PRIMARY STREET FOR LOT 1 AND NOTTINGHAM ROAD IS THE PRIMARY STREET FOR LOT 2.



REV #	DATE	DESCRIPTION
1	09.01.21	COR REVIEW COMMENTS 1: 08.12.21
2	10.01.21	COR REVIEW COMMENTS 2: 09.23.21



**Bateman Civil Survey Company**  
Engineers • Surveyors • Planners  
2224 Lake Boone Trail, Suite 100  
Raleigh, NC 27607  
Phone: 919.577.0001 Fax: 919.577.0001  
NCELS PRN No. C2378



**LAKE BOONE TRAIL**  
**PRELIMINARY SUBDIVISION**  
777 LAKE BOONE TRAIL  
RALEIGH, NC 27607  
WAKE COUNTY

**UTILITY PLAN**

Project Engineer: SSL  
Designed By: MEM  
Scale: AS SHOWN  
Date: 07.08.21  
Project #: P210302

SHEET  
C300

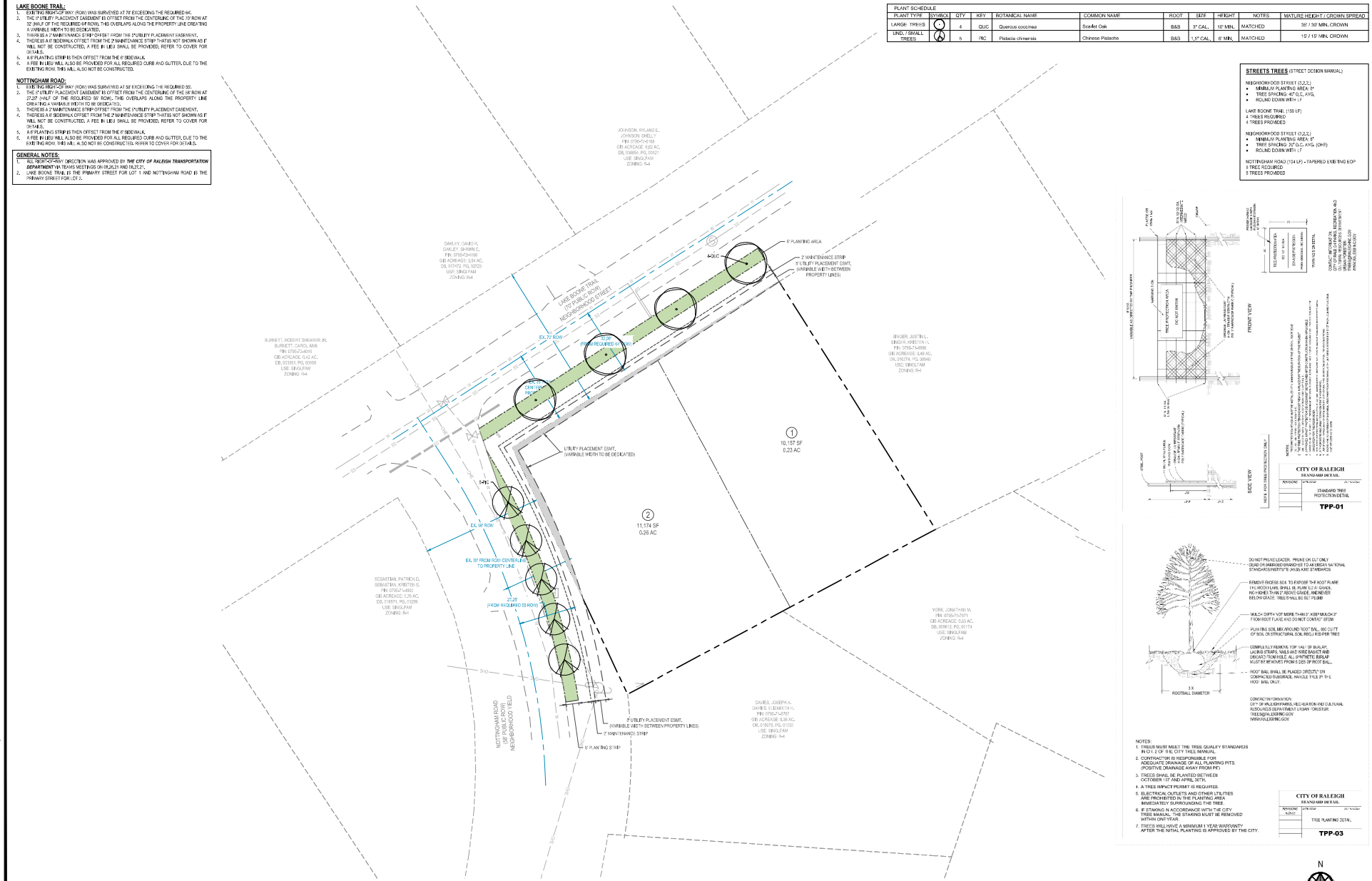


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- LAKE BOONE TRAIL:**
1. EXISTING TRIP-OF-WAY ROW WAS SURVEYED AT 70' EXCEEDING THE REQUIRED 64'.
  2. THE PROPERTY PLACEMENT IS OFFSET FROM THE CENTERLINE OF THE 70' ROW AT 37' 6" OF THE REQUIRED 64' ROW, THIS OVERLAPS ALONG THE PROPERTY LINE CREATING A VARIANCE NEED TO BE DECATED.
  3. THERE IS A 7' MAINTENANCE STRIP OFFSET FROM THE UTILITY PLACEMENT EASMENT.
  4. THERE IS A 7' MAINTENANCE STRIP OFFSET FROM THE UTILITY PLACEMENT EASMENT.
  5. THERE IS A 7' MAINTENANCE STRIP OFFSET FROM THE UTILITY PLACEMENT EASMENT.
  6. THERE IS A 7' MAINTENANCE STRIP OFFSET FROM THE UTILITY PLACEMENT EASMENT.
  7. THERE IS A 7' MAINTENANCE STRIP OFFSET FROM THE UTILITY PLACEMENT EASMENT.
  8. THERE IS A 7' MAINTENANCE STRIP OFFSET FROM THE UTILITY PLACEMENT EASMENT.
  9. THERE IS A 7' MAINTENANCE STRIP OFFSET FROM THE UTILITY PLACEMENT EASMENT.
  10. THERE IS A 7' MAINTENANCE STRIP OFFSET FROM THE UTILITY PLACEMENT EASMENT.

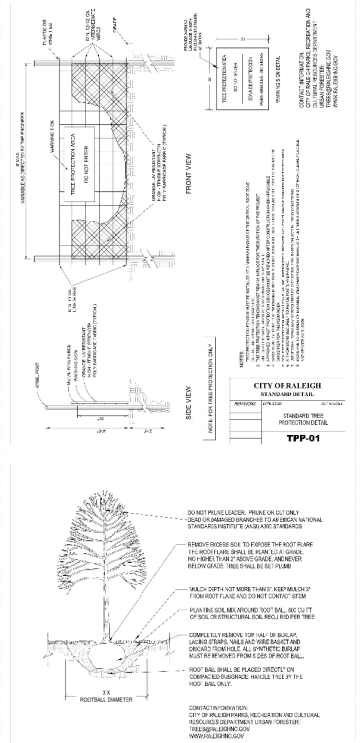
- NOTTINGHAM ROAD:**
1. THE PROPERTY PLACEMENT IS OFFSET FROM THE CENTERLINE OF THE 70' ROW AT 37' 6" OF THE REQUIRED 64' ROW, THIS OVERLAPS ALONG THE PROPERTY LINE CREATING A VARIANCE NEED TO BE DECATED.
  2. THERE IS A 7' MAINTENANCE STRIP OFFSET FROM THE UTILITY PLACEMENT EASMENT.
  3. THERE IS A 7' MAINTENANCE STRIP OFFSET FROM THE UTILITY PLACEMENT EASMENT.
  4. THERE IS A 7' MAINTENANCE STRIP OFFSET FROM THE UTILITY PLACEMENT EASMENT.
  5. THERE IS A 7' MAINTENANCE STRIP OFFSET FROM THE UTILITY PLACEMENT EASMENT.
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  10. THERE IS A 7' MAINTENANCE STRIP OFFSET FROM THE UTILITY PLACEMENT EASMENT.

- GENERAL NOTES:**
1. ALL TRIP-OF-WAY DIRECTION WAS APPROVED BY THE CITY OF RALEIGH TRANSPORTATION DEPARTMENT ON 08/08/2021.
  2. LAKE BOONE TRAIL IS THE PRIMARY STREET FOR LOT 1 AND NOTTINGHAM ROAD IS THE PRIMARY STREET FOR LOT 2.

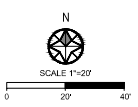


PLANT TYPE	SYMBOL	QTY	KEY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	HEIGHT	NOTES	MATURE HEIGHT / CROWN SPREAD
LARGE TREES		4	QUC	Quercus coccinea	Scarlet Oak	BBB	3" CAL.	10' MIN.	MATCHED	30' / 30' MIN. CROWN
SMALL TREES		2	HC	Hedera helix	Chinese Hellebore	BBB	1.5" CAL.	8' MIN.	MATCHED	15' / 15' MIN. CROWN

- STREET TREES (STREET DESIGN MANUAL)**
- 1. MINIMUM PLANTING AREA: 10' x 10'
  - 2. TREE SPACING: 40' C.C. (CROWN TO CROWN)
  - 3. ROAD CROWN WIDEN: 10'
  - 4. TREES REQUIRED: 4 TREES PROVIDED
- LAKE BOONE TRAIL (10' x 10')**
- 1. MINIMUM PLANTING AREA: 10' x 10'
  - 2. TREE SPACING: 40' C.C. (CROWN TO CROWN)
  - 3. ROAD CROWN WIDEN: 10'
  - 4. TREES REQUIRED: 4 TREES PROVIDED
- NOTTINGHAM ROAD (10' x 10')**
- 1. MINIMUM PLANTING AREA: 10' x 10'
  - 2. TREE SPACING: 40' C.C. (CROWN TO CROWN)
  - 3. ROAD CROWN WIDEN: 10'
  - 4. TREES REQUIRED: 4 TREES PROVIDED



- NOTES:**
1. TREES MUST MEET THE TREE QUALITY STANDARDS IN CITY 2 OF THE CITY TREE MANUAL.
  2. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. POSITIVE DRAINAGE AWAY FROM PITS.
  3. TREES SHALL BE PLANTED BETWEEN OCTOBER 15 AND APRIL 30TH.
  4. A TREE IMPACT PERMIT IS REQUIRED.
  5. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
  6. IF STAKING IS ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
  7. TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.



REV #	DATE	DESCRIPTION
1	09.01.21	COR REVIEW COMMENTS 1: 08.12.21
2	10.01.21	COR REVIEW COMMENTS 2: 09.23.21



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NCELS PRN No. C2378



**LAKE BOONE TRAIL  
PRELIMINARY SUBDIVISION**  
777 LAKE BOONE TRAIL  
RALEIGH, NC 27607  
WAKE COUNTY

**LANDSCAPE PLAN**

Project Engineer: SSL  
Designed By: MEM  
Scale: AS SHOWN  
Date: 07.08.21  
Project #: P210302

SHEET  
L100