



Administrative Approval Action

Case File / Name: SUB-0048-2024
DSLCL - TRIANGLE TOWN CENTER LOT 1

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

LOCATION: This site consists of the existing +/-35.36 acre Triangle Town Center Shopping Mall parcel identified as 5959 Triangle Town Boulevard. The mall is located north of Sumner Blvd, south of Old Wake Forest Rd, east of Capital Blvd, and west of Triangle Town Blvd. The mall site, including the area to be subdivided, is zoned CX-3-UL and located in a frequent transit area.

REQUEST: The plan proposes a 3 lot subdivision to create two outparcels for the shopping mall. Existing Lot 1 (the mall) will be 31.71 acres and 1,381,307 square feet. New Lot 13 is 1.88 acres or 81,810 square feet. New Lot 14 is 1.58 acres and 69,038 square feet. New Lots 13 and 14 are currently developed with two eating establishments.

Right-of-Way specifically for the proposed comprehensive plan streets that cross this property, this includes evaluation of proposed comp plan streets in close vicinity that could overlap this property, shall be dedicated with future redevelopment of the property.

**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 by TRIANGLE TOWN CENTER REALTY HOLDING, LLC.

CONDITIONS OF APPROVAL and NEXT STEPS:

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

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

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

General

1. Show and label the parking setbacks for each new lot to show compliance with the parking setback standards.
2. Show and label setbacks for existing buildings on each new lot to ensure compliance with development standards.

Urban Forestry

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



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4. 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.

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

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

Engineering

1. A fee-in-lieu to be further determined at time of site permitting review, 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)

Stormwater

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

Urban Forestry

4. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.61 acres of tree conservation area.
5. A public infrastructure surety for 110 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure. The public infrastructure surety required for 23 understory trees along Capital Boulevard, 2 understory trees along Sumner, and 58 understory trees along Triangle Town Boulevard shall be equivalent to 41 Street Tree (Tree Lawn) cost.



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6. A fee in lieu for 0.1430 acres of tree conservation area that was removed and is unable to be replaced on site is required to be paid prior to approval of the recorded map.

☒ **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:

Urban Forestry

1. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 23 street trees along Capital Boulevard, 25 street trees along Summer Boulevard, 58 street trees along Triangle Town Boulevard, and 4 street trees along Old Wake Forest Road.

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

3-Year Sunset Date: November 7, 2025
Record at least ½ of the land area approved.

5-Year Sunset Date: November 7, 2027
Record entire subdivision.

I hereby certify this administrative decision.

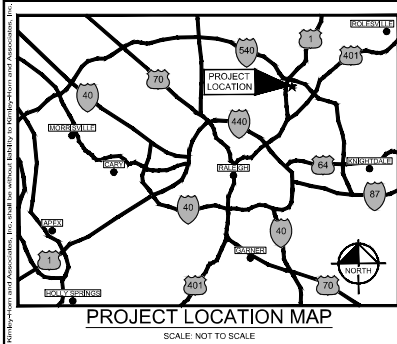
Signed: Keegan.McDonald@raleighnc.gov

Digitally signed by Keegan.McDonald@raleighnc.gov
DN: E=Keegan.McDonald@raleighnc.gov, CN=Keegan.McDonald@raleighnc.gov
Reason: I agree to the terms defined by the placement of my signature on this document
Date: 2025.11.07 08:36:19-05'00'

Date: 11/07/2025

Development Services Dir/Designee

Staff Coordinator: Jessica Gladwin



PRELIMINARY SUBDIVISION FOR: TRIANGLE TOWN CENTER LOT 1

SUB-0048-2024

A DEVELOPMENT BY: TRIANGLE TOWN CENTER REALTY HOLDING, LLC

5959 TRIANGLE TOWN BLVD
RALEIGH, NORTH CAROLINA 27616



VICINITY MAP
SCALE: 1" = 1000'

PUBLIC IMPROVEMENTS	
PHASE NUMBER	N/A
NUMBER OF LOTS	3
LOT NUMBERS BY PHASE	N/A
NUMBER OF UNITS	N/A
LIVABLE BUILDINGS	0
OPEN SPACE	NO
NUMBER OF OPEN SPACE LOTS	0
PUBLIC WATER (LF)	313
PUBLIC SEWER (LF)	0
PUBLIC STREET (LF) - FULL	0
PUBLIC STREET (LF) - PARTIAL	0
PUBLIC SIDEWALK (LF)	0
STREET SIGNS	0
WATER SERVICE STUBS	0
SEWER SERVICE STUBS	0

Preliminary Subdivision Application

Site Review

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

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

DEVELOPMENT OPTIONS (UDO Chapter 2)	
☒ Conventional Subdivision	☐ Compact Development
☐ Cottage Court	☐ Flag lot
☐ Frequent Transit Development Option	☐ Conservation Development

NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.

GENERAL INFORMATION	
Scoping/sketch plan case number(s):	
Development name (subject to approval):	Triangle Town Center Lot 1
Property Address(es):	5959 Triangle Town Blvd, Raleigh, NC 27616
Recorded Deed PIN(s):	1727506318

Building type(s):	☐ Detached House	☐ Attached House	☐ Townhouse	☐ Apartment
☒ General Building	☐ Mixed Use Building	☐ Civic Building	☐ Open Lot	☐ Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION

Current Property Owner(s) Name(s):	
Company: Triangle Town Center Realty Holding, LLC Title:	
Address: 1010 Northern Blvd, Suite 212, Great Neck, NY 11021	
Phone #: _____ Email: _____	

Applicant Name (if different from owner. See "who can apply" in instructions):	
Relationship to owner: ☐ Lessee or contract purchaser ☐ Owner's authorized agent ☐ Easement holder	
Company: _____ Address: _____	
Phone #: _____ Email: _____	

NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.

Developer Contact Name(s):	
Company: Triangle Town Center Realty Holding, LLC Title:	
Address: 1350 Avenue of the Americas, Ste 1925 New York, NY 10019	
Phone #: (212) 576-1350 Email: denis@summit-us.com	

Revision 06.07.24
raleighnc.gov

PROJECT OWNERS & CONSULTANTS

OWNER/DEVELOPER
OWNER: TRIANGLE TOWN CENTER REALTY HOLDING, LLC
ADDRESS: 1010 NORTHERN BOULEVARD, SUITE 212, GREAT NECK, NY 11021
CONTACT: SALLY A. KRAUSS
PHONE: (914) 223-3511
EMAIL: sally.krauss@trcra.com

CIVIL ENGINEER
OWNER: TRIANGLE TOWN CENTER REALTY HOLDING, LLC
ADDRESS: 421 FAYETTEVILLE ST., SUITE 100, RALEIGH, NC 27601
CONTACT: CHRIS BOSTIC, P.E.
PHONE: (919) 455-2507
EMAIL: chris.bostic@kimleyhorn.com

SURVEYOR
OWNER: TRIANGLE TOWN CENTER REALTY HOLDING, LLC
ADDRESS: 8435 WADE PARK BLVD., SUITE 106, RALEIGH, NC 27607
CONTACT: STEVE COATS, PLS
PHONE: (919) 256-4987
EMAIL: Steve.Coats@kimleyhorn.com

DEVELOPMENT TYPE + SITE DATA TABLE - ZONING INFORMATION	
Gross site acreage: 35.36	
Zoning districts (if more than one, provide acreage of each):	
OX-3-UL	
Overlay district(s): N/A	Inside City Limits? ☒ Yes ☐ No
Conditional Use District (CUD):	Historic District/Landmark: N/A ☒ Design Alternate Case # DA-
Case # Z-	

STORMWATER INFORMATION	
Impervious Area on Parcel(s):	Impervious Area for Compliance (includes right-of-way):
Existing (sf) ^{N/A}	Existing (sf) ^{N/A}
Proposed total (sf) ^{N/A}	Proposed total (sf) ^{N/A}

NUMBER OF LOTS AND DENSITY	
# of Detached House Lots: 0	# of Attached House Lots: 0
# of Tiny House Lots: 0	# of Open Lots: 0
Total # of Lots: 3	# of Other Lots (Apartment, General, Mixed Use, Civic): 3
Total # of Dwelling Units: 0	
# of bedroom units (if known): 1br ⁰	2br ⁰
	3br ⁰
	4br ⁰
Proposed density for each zoning district (UDO 1.5.2.F):	N/A

APPLICANT SIGNATURE BLOCK	
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An assessment holder may also apply for development approval for such development as is authorized by the assessment.	
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. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b-1)), 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: <i>Denis Nigam</i>	Date: 06/10/2024
Printed Name: DENIS NIGAM	
Signature: _____	Date: _____
Printed Name: _____	

SITE DATA	
PROPERTY INFORMATION	
EXISTING ZONING:	OX-3-UL
EXISTING USE:	RESTAURANT, SHOPPING CENTER
EXISTING LOTS:	1 LOT
EXISTING RIPARIAN BUFFER:	N/A
PROPOSED USE:	3 LOT SUBDIVISION, 2 EXISTING RESTAURANT LOTS NEW LOT 12 & 14, RESTAURANT, AND EXISTING LOT (NEW LOT 1) WITH EXISTING COMMERCIAL BUILDINGS AND ASSOCIATED PARKING
TOTAL SITE AREA:	35.36 AC (1,545,430 SF)
GENERAL BUILDING SETBACKS:	PRIMARY STREET = 5'
	SIDE STREET = 5'
	REAR/SIDE LOT LINE = 0' OR 6'
PROJECT DATA	
PIN#	1727506318
EX. BUILDING FLOOR AREA:	429,628 SF
RIGHT-OF-WAY INDICATION AREA:	0.31 AC (9,362 SF)
PROPOSED # OF LOTS:	3
PROPOSED LOT AREAS:	LOT 1: 31.71 AC (1,381,207 SF)
	LOT 13: 1.88 AC (81,810 SF)
	LOT 14: 1.58 AC (69,038 SF)
SITE DESIGN STANDARDS	
LOT DIMENSIONS	
AREA (MIN.)	NONE
WIDTH (MIN.)	NONE
BUILDING COVERAGE (MAX.)	NONE
BUILDING/FORNS SETBACKS	
FROM PRIMARY STREET (MIN.)	5' / 10'
FROM SIDE STREET (MIN.)	5' / 10'
FROM SIDE LOT LINE (MIN.)	0' OR 6' / 0' OR 3'
FROM REAR LOT LINE (MIN.)	0' OR 6' / 0' OR 3'
FROM ALLEY (MIN.)	5' / 5'

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C0.1	RECORD MAP BM 2015 PG 885
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.0	OVERALL SUBDIVISION PLAN
C2.1	ROADWAY ROW PLAN
C3.0	UTILITY PLAN
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE DETAILS
TC1.0	TREE CONSERVATION PLAN
TC1.1	TREE CONSERVATION PLAN

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

SURVEY NOTE:
EXISTING TOPOGRAPHICAL INFORMATION IS BASED ON TWO ALTIMETERS AND TITLS SURVEY OBTAINED ON 10/22/2021 AND 10/23/2021. SURVEYOR ASSOCIATES, INC., 4303 BRUCE PARK BOULEVARD, SUITE 106, RALEIGH, NC 27607. PHONE: (919) 296-1173. CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING ALL SURVEY INFORMATION, DELETED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.



NO.	DATE	BY	REVISIONS
1	06/10/2024	DN	CITY OF RALEIGH COMMENTS
2	06/10/2024	DN	CITY OF RALEIGH COMMENTS
3	06/10/2024	DN	CITY OF RALEIGH COMMENTS
4	06/10/2024	DN	CITY OF RALEIGH COMMENTS

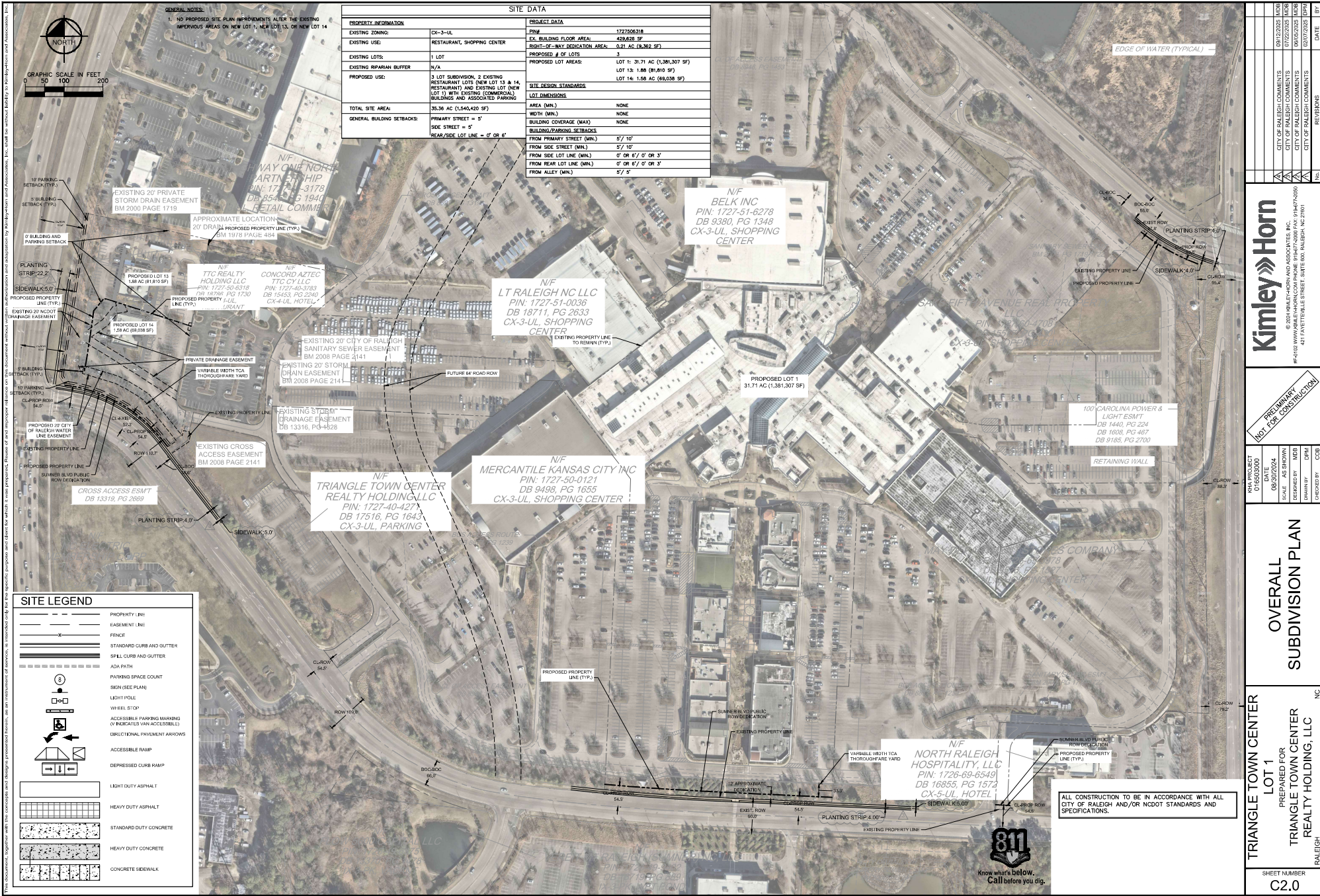
Kimley»Horn
© 2024 KIMLEY HORN AND ASSOCIATES, INC.
#0123 WWW.KIMLEYHORN.COM PHONE: 919-447-7400
421 FAYETTEVILLE STREET, SUITE 100, RALEIGH, NC 27601

PRELIMINARY
NOT FOR CONSTRUCTION

NO. PROJECT
06/10/2024
SCALE: AS SHOWN
DESIGNED BY: DN
DRAWN BY: DN
CHECKED BY: DN

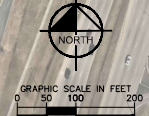
TRIANGLE TOWN CENTER
LOT 1
PREPARED FOR
TRIANGLE TOWN CENTER
REALTY HOLDING, LLC
NC

SHEET NUMBER
C0.0



GENERAL NOTES:
1. NO PROPOSED SITE PLAN IMPROVEMENTS ALTER THE EXISTING IMPERVIOUS AREAS ON NEW LOT 1, NEW LOT 13, OR NEW LOT 14

PROPERTY INFORMATION		PROJECT DATA	
EXISTING ZONING:	CX-3-UL	PIN#	1727506318
EXISTING USE:	RESTAURANT, SHOPPING CENTER	EX. BUILDING FLOOR AREA	429,628 SF
EXISTING LOTS:	1 LOT	ROUTE-TO-WAY REDUCTION AREA	0.21 AC (9,362 SF)
EXISTING SEPARATION BUFFER:	N/A	PROPOSED # OF LOTS	3
PROPOSED USE:	3 LOT SUBDIVISION, 2 EXISTING RESTAURANT LOTS (NEW LOT 13 & 14, RESTAURANT) AND EXISTING LOT (NEW LOT 1) WITH EXISTING (COMMERCIAL), BUILDING AND ASSOCIATED PARKING	PROPOSED LOT AREAS:	LOT 1: 31.71 AC (1,381,307 SF) LOT 13: 1.68 (81,610 SF) LOT 14: 1.58 AC (69,038 SF)
TOTAL SITE AREA:	35.36 AC (1,545,430 SF)	SITE DESIGN STANDARDS	
GENERAL BUILDING SETBACKS:	PRIMARY STREET = 5' SIDE STREET = 5' REAR/SIDE LOT LINE = 0' OR 5'	LOT DIMENSIONS	
		AREA (MIN.)	NONE
		WIDTH (MIN.)	NONE
		BUILDING COVERAGE (MAX)	NONE
		BUILDING/PARKING SETBACKS	
		FROM PRIMARY STREET (MIN.)	5' / 10'
		FROM SIDE STREET (MIN.)	5' / 10'
		FROM SIDE LOT LINE (MIN.)	0' OR 5' / 0' OR 3'
		FROM REAR LOT LINE (MIN.)	0' OR 5' / 0' OR 3'
		FROM ALLEY (MIN.)	5' / 5'



SITE LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	FENCE
	STANDARD CURB AND GUTTER
	SPELL CURB AND GUTTER
	ADA PATH
	PARKING SPACE COUNT
	SEON (SEE PLAN)
	LIGHT POLE
	WHEEL STOP
	ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
	DIRECTIONAL PAVEMENT ARROWS
	ACCESSIBLE RAMP
	DEPRESSED CURB RAMP
	LIGHT DUTY ASPHALT
	HEAVY DUTY ASPHALT
	STANDARD DUTY CONCRETE
	HEAVY DUTY CONCRETE
	CONCRETE SIDEWALK

Kimley»Horn

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#4102 WWW.KIMLEY-HORN.COM PHONE 919-477-2800 FAX 919-477-2850
421 FAVETT STREET SUITE 600 RALEIGH, NC 27601

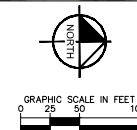
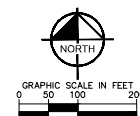
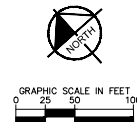
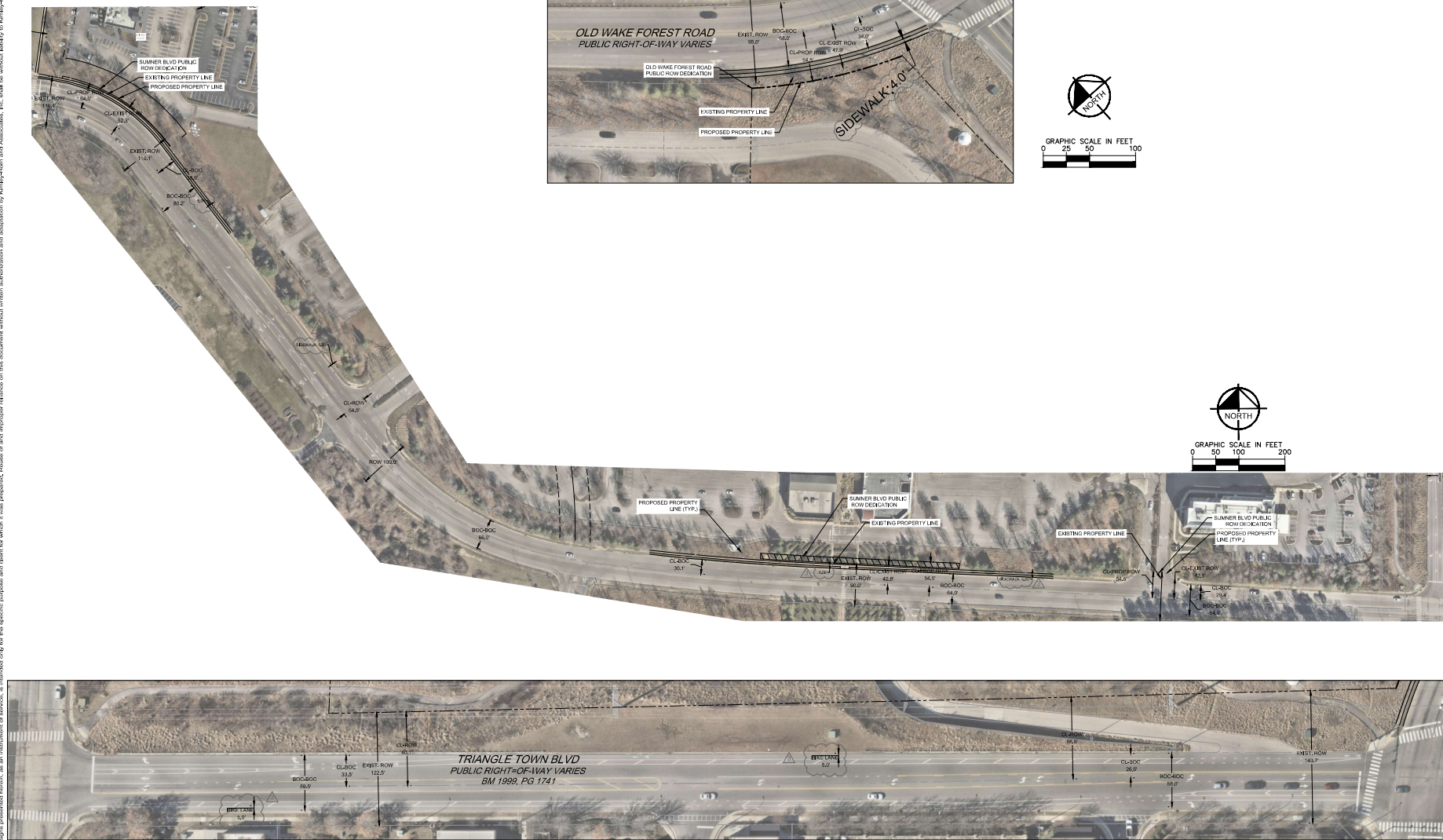
PRELIMINARY
NOT FOR CONSTRUCTION

OVERALL
SUBDIVISION PLAN

TRIANGLE TOWN CENTER
LOT 1
PREPARED FOR
TRIANGLE TOWN CENTER
REALTY HOLDING, LLC
RALEIGH

SHEET NUMBER
C2.0

NO	DATE	BY
1	08/30/2024	NO
2	08/30/2024	NO
3	08/30/2024	NO
4	08/30/2024	NO
5	08/30/2024	NO
6	08/30/2024	NO
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98	08/30/2024	NO
99	08/30/2024	NO
100	08/30/2024	NO



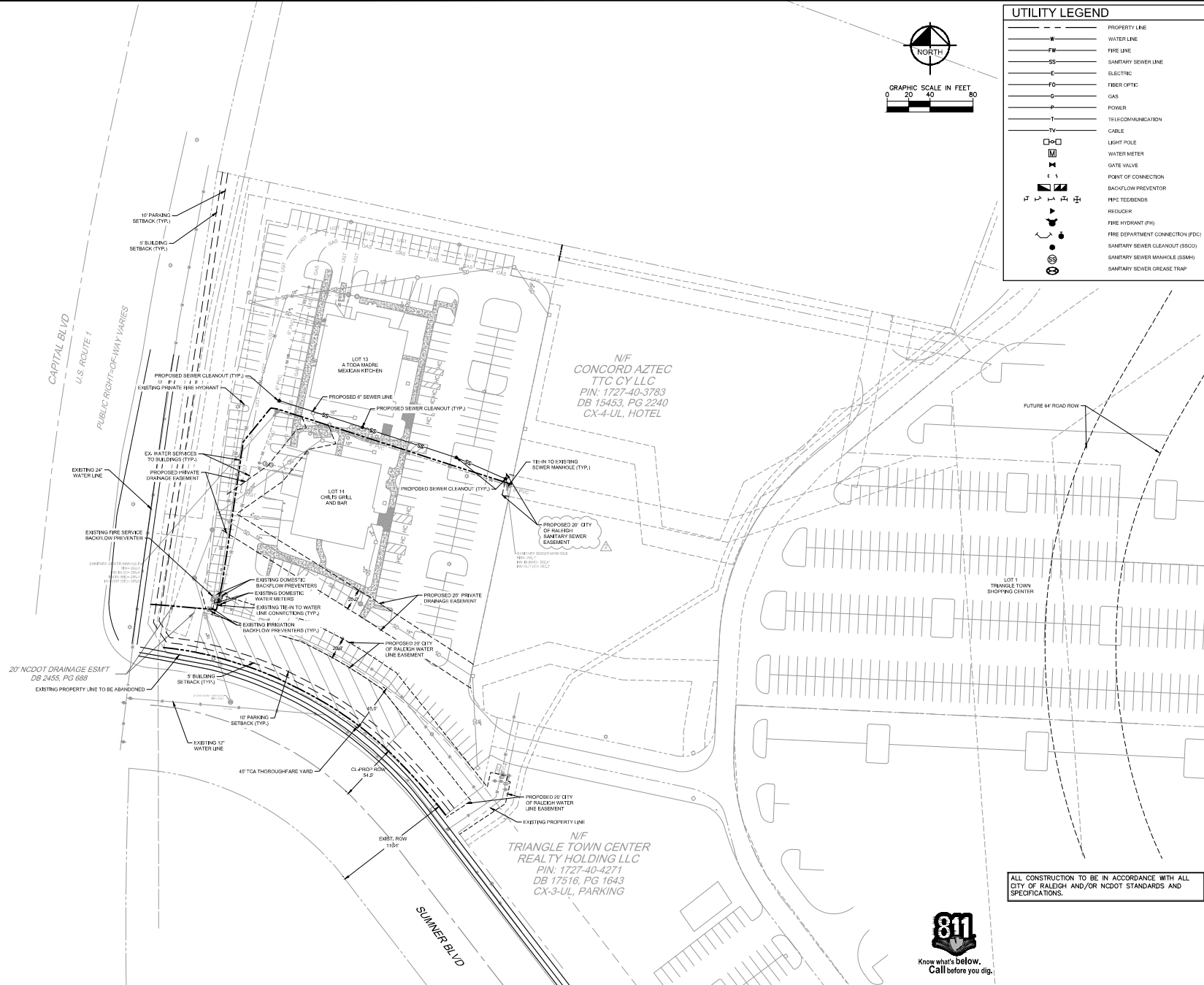
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.



Know what's below.
Call before you dig.

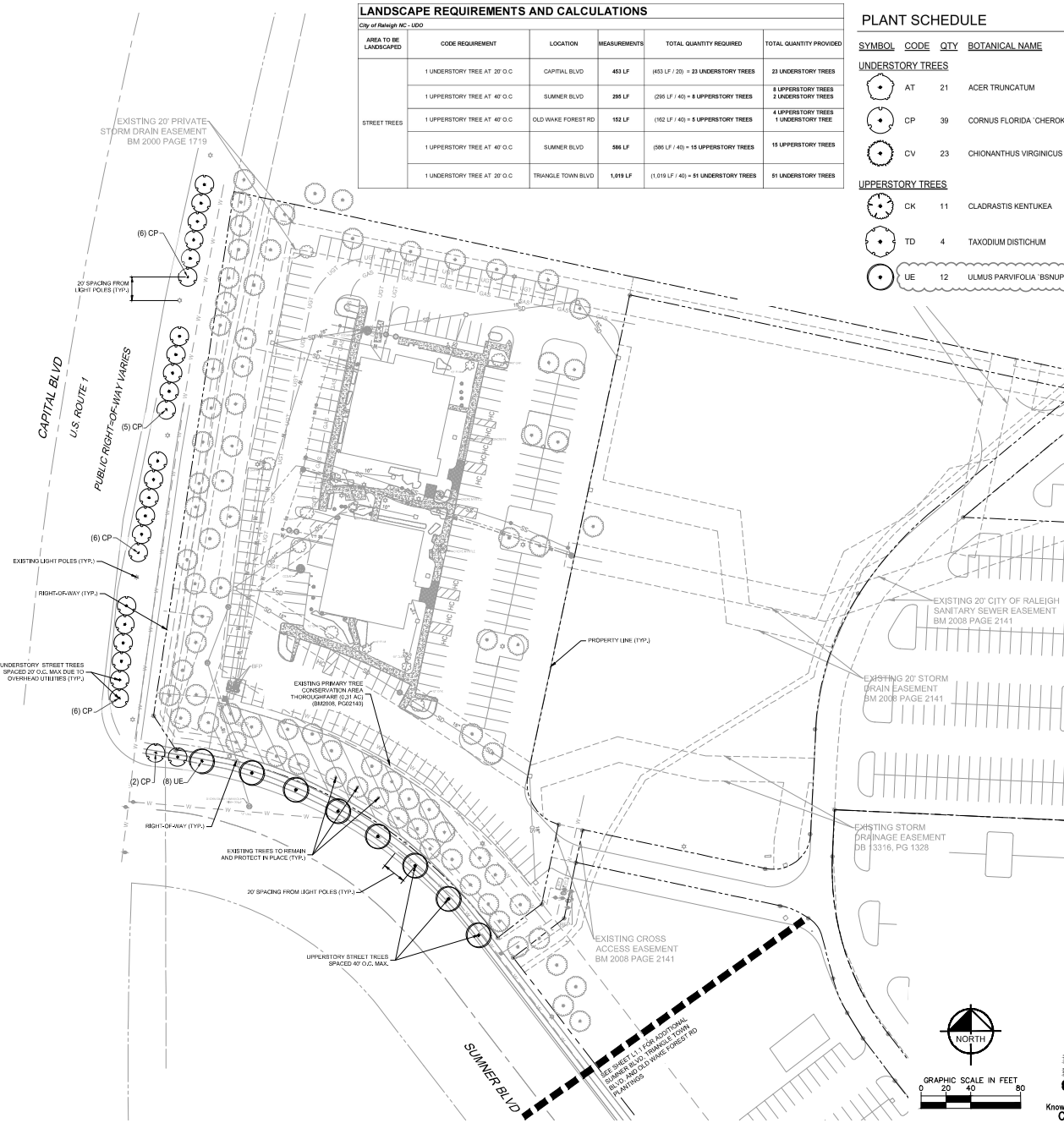
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This document, together with the concepts and design presented herein, is intended only for the specific project and shall be void for all other projects. It is the responsibility of the user to ensure that the information is current and accurate. No warranty is made by the user or the user's association. The user shall be solely responsible for any and all consequences of any use of this document.



KIMLEY-HORN	
© 2014 KIMLEY-HORN AND ASSOCIATES, INC. #4102 WWW.KH.COM PHONE: (919) 447-2600 FAX: (919) 447-2600 431 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601	
NOT FOR CONSTRUCTION	
MSA PROJECT 07160000	DATE 08/30/2024
SCALE AS SHOWN	DESIGNED BY MDL
DRAWN BY DPL	CHECKED BY CDB
UTILITY PLAN	
TRIANGLE TOWN CENTER LOT 1 PREPARED FOR TRIANGLE TOWN CENTER REALTY HOLDING, LLC RALEIGH, NC	
SHEET NUMBER C3.0	

This document, together with the conceptual and design information provided herein, is intended only for the specific project and shall be used for that project only. It is not to be used for any other project without the written consent of the engineer. The engineer shall be held harmless by the client for any and all damages, claims, losses, and expenses, including reasonable attorney's fees, incurred by the client or the engineer, arising out of or from the use of this document for any purpose other than that for which it was prepared. The engineer shall be held harmless by the client for any and all damages, claims, losses, and expenses, including reasonable attorney's fees, incurred by the client or the engineer, arising out of or from the use of this document for any purpose other than that for which it was prepared.

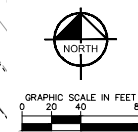


LANDSCAPE REQUIREMENTS AND CALCULATIONS					
City of Raleigh, NC - UDO					
AREA TO BE LANDSCAPED	CODE REQUIREMENT	LOCATION	MEASUREMENTS	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED
STREET TREES	1 UNDERSTORY TREE AT 20' O.C.	CAPITAL BLVD	453 LF	(453 LF / 20) = 23 UNDERSTORY TREES	23 UNDERSTORY TREES
	1 UNDERSTORY TREE AT 40' O.C.	SUMMER BLVD	265 LF	(265 LF / 40) = 8 UNDERSTORY TREES	8 UNDERSTORY TREES
	1 UNDERSTORY TREE AT 40' O.C.	OLD WAKE FOREST RD	152 LF	(152 LF / 40) = 4 UNDERSTORY TREES	4 UNDERSTORY TREES
	1 UNDERSTORY TREE AT 40' O.C.	SUMMER BLVD	586 LF	(586 LF / 40) = 15 UNDERSTORY TREES	15 UNDERSTORY TREES
	1 UNDERSTORY TREE AT 20' O.C.	TRIANGLE TOWN BLVD	1,019 LF	(1,019 LF / 40) = 25 UNDERSTORY TREES	25 UNDERSTORY TREES

PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT.</u>	<u>CAL.</u>	<u>HEIGHT</u>
<u>UNDERSTORY TREES</u>							
	AT	21	ACER TRUNCATUM	SHANTUNG MAPLE	B&B	1.5" CAL.	8'-10' HT.
	CP	39	CORNUS FLORIDA "CHEROKEE PRINCESS"	CHEROKEE PRINCESS DOGWOOD	B&B	1.5" CAL.	8'-10' HT.
	CV	23	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	B&B	1.5" CAL.	8'-10' HT.
<u>UPPERSTORY TREES</u>							
	CK	11	CLADRASTIS KENTUKEA	AMERICAN YELLOWWOOD	B&B	3" CAL.	14'-16' HT.
	TD	4	TAXODIUM DISTICHUM	BALD CYPRESS	B&B	3" CAL.	14'-16' HT.
	UE	12	ULMUS PARVIFOLIA "BSNUFF"	EVERCLEAR® LACEBARK ELM	B&B	3" CAL.	14'-16' HT.

- NOTES:
1. UTILITIES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONFORM UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
 2. PLANTINGS LOCATED WITHIN RIGHT-OF-WAY OR EASEMENTS SHALL BE PRUNED TO MAINTAIN VISIBILITY BETWEEN 2 FEET AND SAFETY ABOVE FINISHED GRADE.
 3. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
 4. ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, TYP-01.



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

Kimley»Horn
© 2014 KIMLEY-HORN AND ASSOCIATES, INC.
#012 WWW.KH.COM PHONE 919-447-2800 FAX 919-447-2800
421 FAVETTVILLE STREET, SUITE 600, RALEIGH, NC 27601

NOT FOR CONSTRUCTION

MSA PROJECT	07160000
DATE	08/30/2024
SCALE	AS SHOWN
DESIGNED BY	SCR
DRAWN BY	SCR
CHECKED BY	AWP

LANDSCAPE PLAN

LOT 1
PREPARED FOR
TRIANGLE TOWN CENTER
REALTY HOLDING, LLC
RALEIGH, NC

SHEET NUMBER
L1.0

 $1/2^{\circ} = 1'-0''$

- SOIL AMENDMENT NOTES:

- SOIL INSTRUCTIONS FOR ALL NEW PLANTING AREAS (INCLUDING SEED AREAS) AT PREVIOUSLY PAVED LOCATIONS SHALL BE AMENDED TO A DEPTH OF 6" MINIMUM AREAS TO RECEIVE TREES, SHRUBS, GROUNDCOVERS, AND/OR ORNAMENTAL GRASSES; THE CONTRACTOR SHALL REMOVE EXISTING SOIL AND ADD 12" OF NEW TOPSOIL TO MEET THE PLANTING MIX STANDARDS. TOPSOIL SHALL BE TESTED BY A CERTIFIED SOIL TESTING AGENCY AND SHALL BE AMENDED PER THE RECOMMENDATIONS FOUND WITHIN THE SOILS ANALYSIS; FOR ALL AREAS TO RECEIVE SOIL AND CR SEED AREAS, TOPSOIL SHALL BE TESTED BY A CERTIFIED SOIL TESTING AGENCY AND SHALL BE AMENDED PER THE RECOMMENDATIONS FOUND WITHIN THE SOILS ANALYSIS.
- SOIL INSTRUCTIONS FOR ALL EXISTING PLANTING AREAS (NOT PREVIOUSLY PAVED LOCATIONS) THE CONTRACTOR SHALL AMEND TO A DEPTH OF 6" MINIMUM AREAS TO RECEIVE TREES, SHRUBS, GROUNDCOVERS, AND/OR ORNAMENTAL GRASSES; THE CONTRACTOR SHALL REMOVE EXISTING SOIL AND ADD 12" OF NEW TOPSOIL TO MEET THE PLANTING MIX STANDARDS. TOPSOIL SHALL BE TESTED BY A CERTIFIED SOIL TESTING AGENCY AND SHALL BE AMENDED PER THE RECOMMENDATIONS FOUND WITHIN THE SOILS ANALYSIS; FOR ALL AREAS TO RECEIVE SOIL AND CR SEED AREAS, TOPSOIL SHALL BE TESTED BY A CERTIFIED SOIL TESTING AGENCY AND SHALL BE AMENDED PER THE RECOMMENDATIONS FOUND WITHIN THE SOILS ANALYSIS.

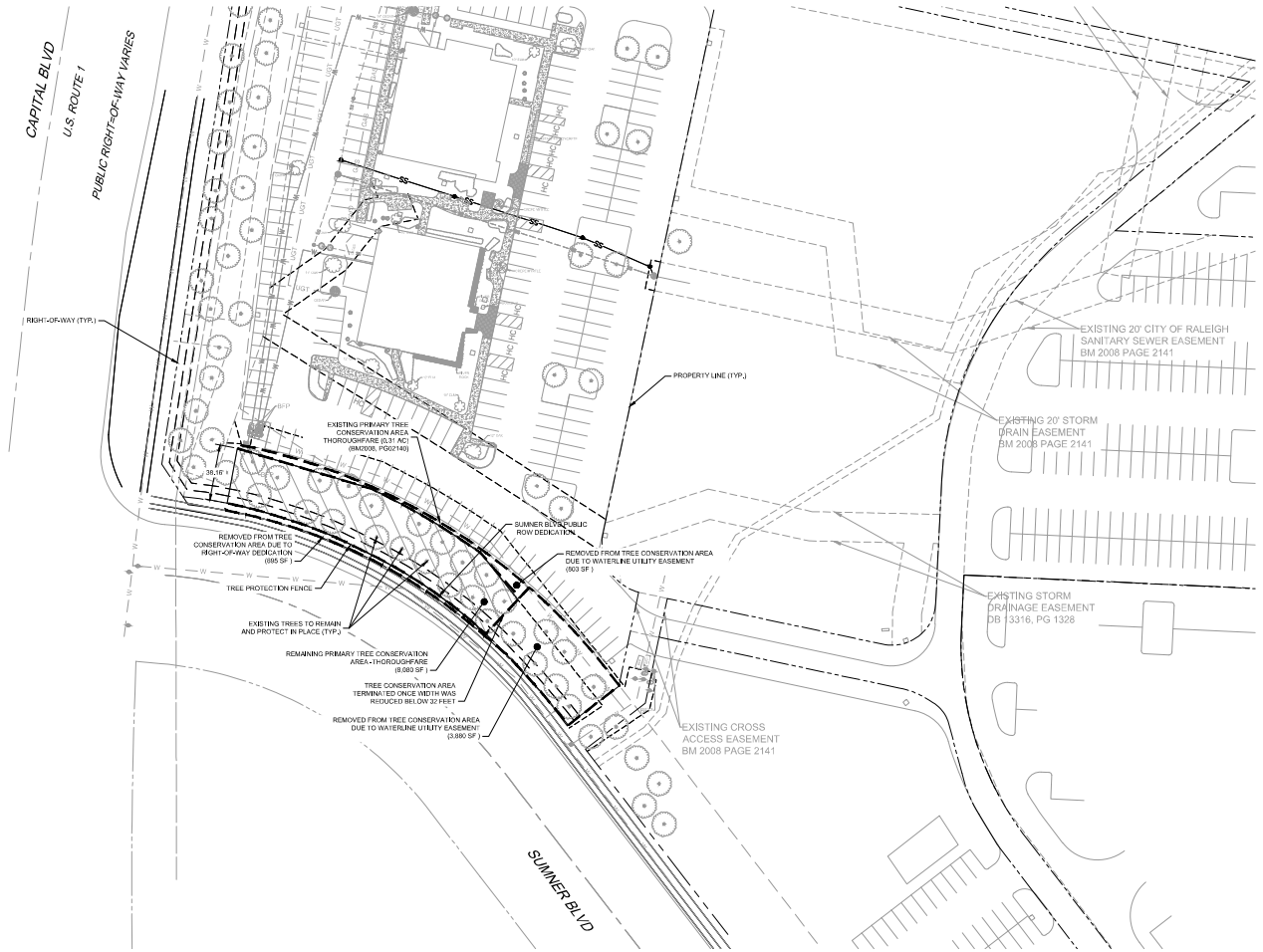
EXISTING SITE TREE AND SHRUB MAINTENANCE NOTES

1. LIMB TREES ON SITE TO A MINIMUM HEIGHT OF 8', MEASURED FROM ADJACENT GRADE OF STREET, PAVING, OR LANDSCAPE AREA.
2. PRUNE SHRUBS WITHIN VEHICLE SIGHT DISTANCE TRIANGLES TO A MAXIMUM HEIGHT OF 30" FROM GRADE OF ADJACENT STREET PER LDO SECTION 16-8.
3. CROWN CLEANING AND ELEVATION PRUNING SHALL BE COMPLETED FOR ALL EXISTING CANOPY TREES BY JSC CERTIFIED ARBORIST. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH PROJECT LANDSCAPE ARCHITECT, OWNER, CITY ARBORIST, AND PROJECT ARBORIST PRIOR TO ENGAGING ANY PRUNING ACTIVITIES.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

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Preliminary Tree Conservation Plan Data		
Net Project Area - 35.17 AC		
35.17 Total Acres (10% = 3.52 AC Required for TCA)		
Primary Tree Conservation Areas	Number of Acres	Percentage of Tract
Primary Tree Conservation Areas	0.61	1.73%
Secondary Tree Conservation Areas	Number of Acres	Percentage of Tract
Secondary Tree Conservation Areas	0	0.00%
Total Tree Conservation Area	0.61	1.73%

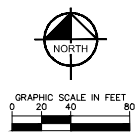
EXISTING PRIMARY TREE CONSERVATION AREA - THOROUGHFARE (BM2008, PG02140)

TREE CONSERVATION AREA TO BE REMOVED

PROPOSED PRIMARY TREE CONSERVATION AREA - THOROUGHFARE

EXISTING TREE TO REMAIN AND PROTECT IN PLACE

- TREE CONSERVATION NOTES:**
1. A TREE CONSERVATION PERMIT IS REQUIRED TO ESTABLISH TREE CONSERVATION AREAS IN THE FIELD.
 2. A TREE CONSERVATION PERMIT IS REQUIRED PRIOR TO ISSUANCE OF A GRADING PERMIT.
 3. PRIOR TO OBTAINING A BUILDING PERMIT, THE FOLLOWING WILL BE RECORDED WITH THE WAKE COUNTY REGISTER OF DEEDS:
 - A) TREE CONSERVATION AREA MUST BE RECORDED PRIOR TO OBTAINING A BUILDING PERMIT PER UDO § 1.5.5.2.
 4. NEW PLANTINGS SHALL NOT BE INSTALLED WITHIN THE CRITICAL ROOTZONE OF ANY EXISTING TREE LOCATED WITHIN A TREE CONSERVATION AREA.
 5. TREES OVER 10 INCHES DBH WITH 30% OR MORE OF THEIR CRITICAL ROOT ZONE IMPACTED BY DEVELOPMENT OR LOCATED OUTSIDE TREE CONSERVATION AREAS WILL NOT BE COUNTED TOWARDS BASAL AREA CALCULATIONS.
 6. TREES LISTED ON THE CITY OF RALEIGH INVASIVE SPECIES LIST WILL NOT BE COUNTED TOWARDS BASAL AREA CALCULATIONS.
 7. TREE PROTECTION FENCE IS SHOWN OFFSET FOR CLARITY. FENCE SHALL BE INSTALLED ON TCA BOUNDARY.



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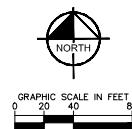
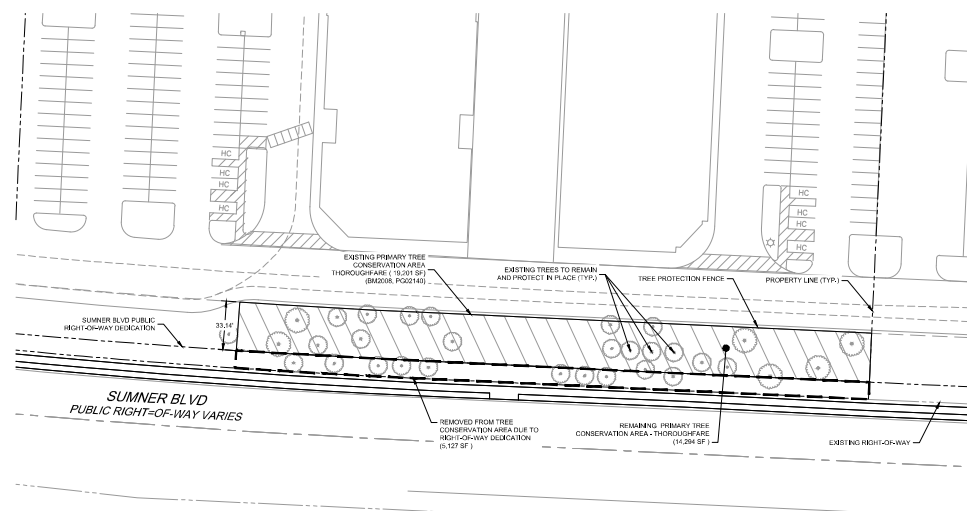
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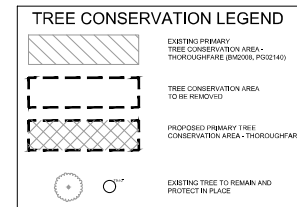
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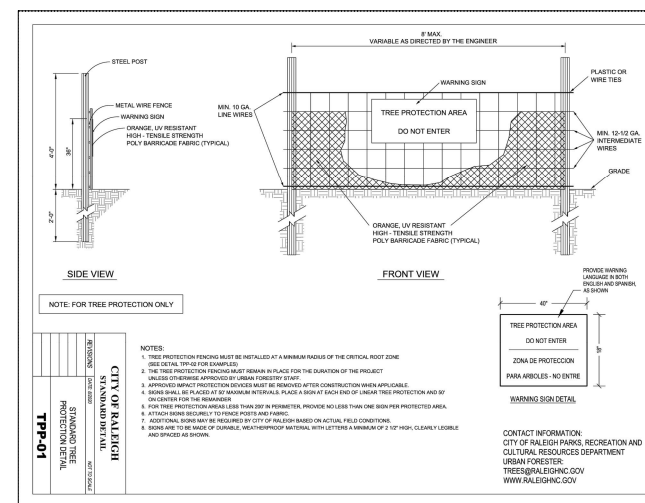
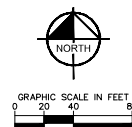
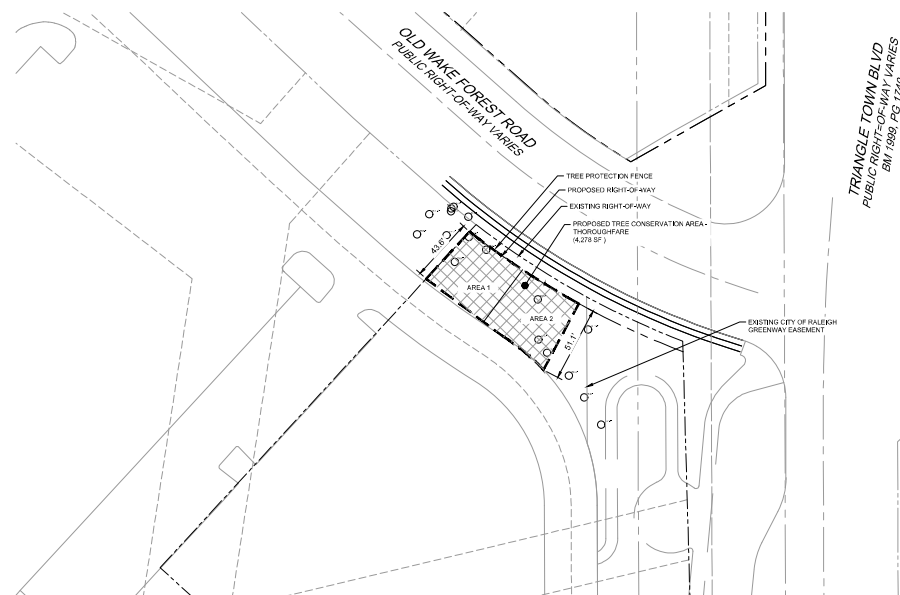


Preliminary Tree Conservation Plan Data			
Net Project Area - 35.17 AC			
35.17 Total Acres (10% = 3.52 AC Required for TCA)			
Primary Tree Conservation Areas		Number of Acres	Percent of Total
Primary Tree Conservation Areas		0.61	1.73%
Secondary Tree Conservation Areas		Number of Acres	Percent of Total
Secondary Tree Conservation Areas		0	0.00%
Total Tree Conservation Area		0.61	1.73%



TREE SURVEY LEGEND	
Label	Common Name
T1	red maple
T2	red bud
T3	crepe myrtle
T4	sweetgum
T5	tulip poplar
T6	overcup oak
T7	willow oak
T8	Shumard oak
T9	post oak

- ### TRIEE CONSERVATION NOTES
1. A TREE CONSERVATION PERMIT IS REQUIRED TO ESTABLISH TREE CONSERVATION AREAS IN THE FIELD.
 2. A TREE CONSERVATION PERMIT IS REQUIRED PRIOR TO ISSUANCE OF A GRADING PERMIT.
 3. PRIOR TO OBTAINING A BUILDING PERMIT THE FOLLOWING WILL BE RECORDED WITH THE WAKARUSA COUNTY REGISTER OF DEEDS.
 - a. TREE CONSERVATION AREA MUST BE ESTABLISHED PRIOR TO OBTAINING A BUILDING PERMIT PERUDO § 5.5.2.2.
 4. NEW PLANTINGS SHALL NOT BE INSTALLED WITHIN THE CONSERVED ROOTZONES OF EXISTING TREES LOCATED WITHIN A TREE CONSERVATION AREA.
 5. TREES OVER 10 INCHES DBH WITH 30% OR MORE OF THE CANOPY ROOTZONES LOCATED WITHIN DEVELOPMENT OR LOCATED OUTSIDE TREE CONSERVATION AREAS WILL NOT BE COUNTED TOWARDS THE 10% TREE RETENTION REQUIREMENTS.
 6. TREES LISTED ON THE CITY OF CALEBETH INVASIVE SPECIES LIST WILL NOT BE COUNTED TOWARDS THE 10% CALCULATION.
 7. TREE PROTECTION FENCE IS SHOWN OFFSET FOR CLARITY. FENCE SHALL BE INSTALLED ON TCA BOUNDARY.



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.



Know what's below.
Call before you dig.

[illegible]