



Administrative Approval Action

Case File / Name: SUB-0057-2024
DSLCL - BRADFORD SUBDIVISION

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

LOCATION: This 5.03 acre parcel is located north of Woodford Way, south of I-540 East, east of Leesville Road, and west of Ray Road, and specifically identified as 12801 Strickland Road. The property is zoned R-4. It is outside the city limits.

REQUEST: The plan proposes removing all existing structures from the parcel, which include a detached house, barn, detached garage and shed, for a compact townhouse subdivision. The site will be subdivided into 36 lots, with access from Carlswood Court. 33 of these lots will be townhouse lots and the three remaining lots will be open lots owned by a homeowners' association.

**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 April 17, 2025 by Jones & Crossen Engineering, 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:

☒ **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. The proposed solid waste management plan shall comply with the City of Raleigh Solid Waste Services Design Manual and UDO Section 7.2.5.C. The plan shall also be reviewed and approved by the City's Solid Waste Services. If a third party will serve the project, a dated and signed Will Serve Letter shall be affixed to the plan set.

Stormwater

2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
3. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

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).



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5. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit or demolition permit, whichever comes first.

☒ **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"/>	Right of Way Deed of Easement Required
<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required

<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required
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☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

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

General

1. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
2. A demolition permit shall be issued and this building permit number shown on all maps for recording.
3. Provide documentation indicating a Property Owner's Association has been established for the subject development.

Engineering

4. 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)
5. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.



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6. 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)

Public Utilities

7. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.
8. Site Permit Review plans (SPR) 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. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
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).
13. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)

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 0.4544 acres of tree conservation areas.
15. A public infrastructure surety for 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 27 street trees for the NCDOT portion and 125% of the improvement cost for 21 street trees for the City of Raleigh infrastructure.



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☒ **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. Tree impact permits must be obtained for the approved streetscape tree installations in the rights-of-way. This development proposes 27 street trees along Strickland Road and 21 street trees along Street A.

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

General

1. Final inspection of tree conservation areas and rights-of-way street trees by Urban Forestry Staff.

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: June 11, 2028

Record at least ½ of the land area approved.

5-Year Sunset Date: June 11, 2030

Record entire subdivision.

I hereby certify this administrative decision.

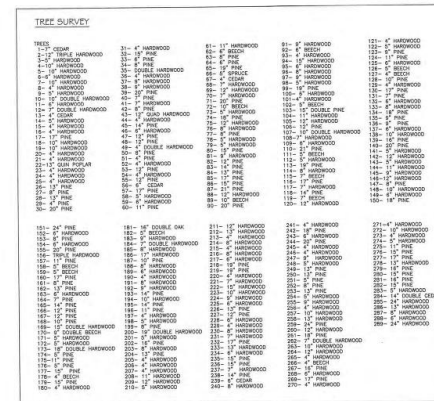
Signed: Keegan.McDonald@raleighnc.gov

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: 2025.05.12 13:44:32-0400

Date: 06/11/2025

Development Services Dir/Designee

Staff Coordinator: Jessica Gladwin



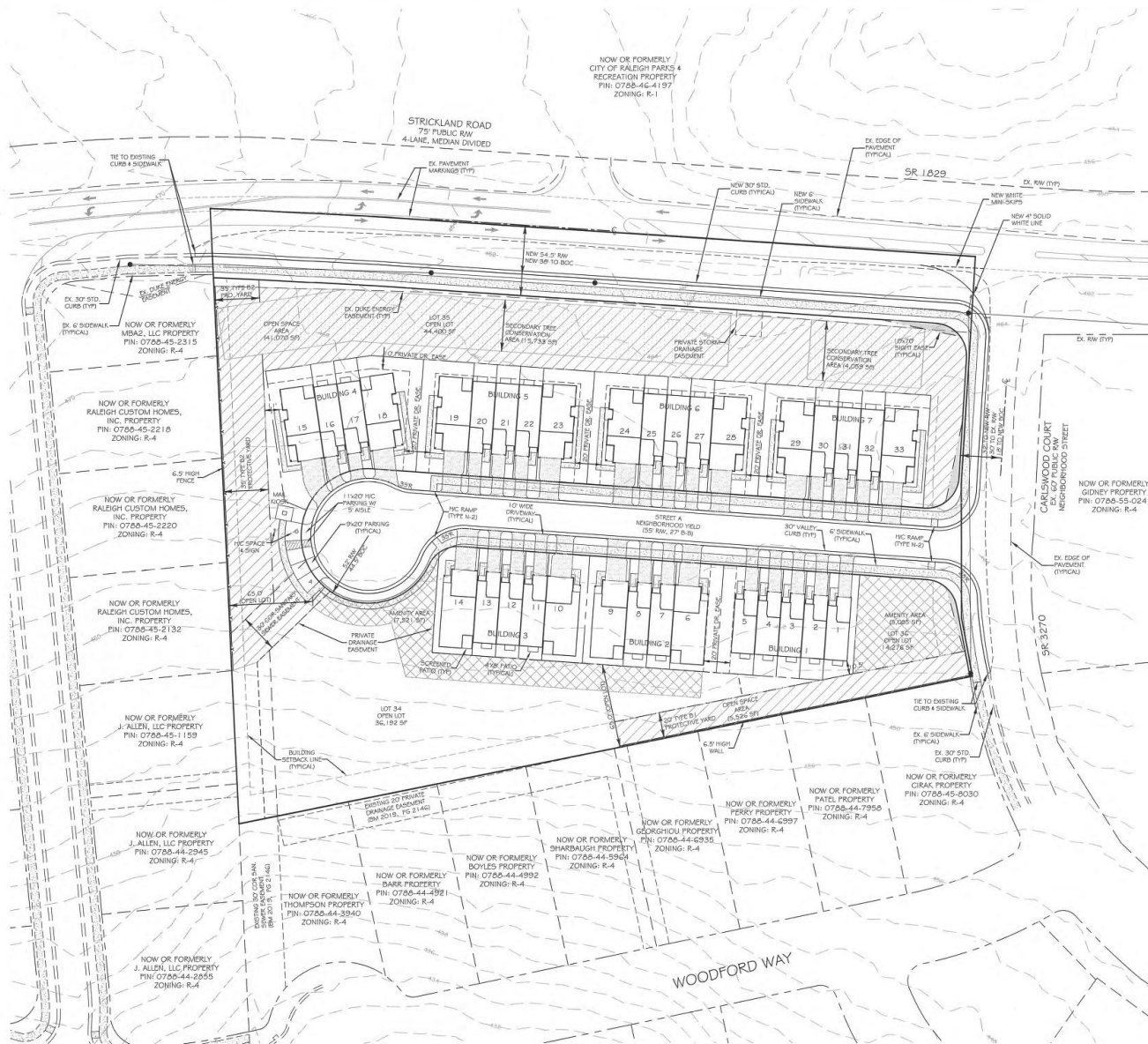
NUMBER	BEARING	DIST.
L-1	S 10°43'13" E	45.60'
L-2	N 67°32'44" W	30.24'
L-3	S 87°32'44" E	32.98'
L-4	S 03°38'07" W	30.24'

NOTES

1. ALL MATERIALS & METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. BOUNDARY AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A DIGITAL FILE PROVIDED BY BL SCOTT SURVEY.
3. TOPOLING INFORMATION FOR THE SITE WAS TAKEN FROM A DIGITAL FILE PROVIDED BY BL SCOTT SURVEY COMPANY. THIS DIGITAL INFORMATION WAS BLENDED WITH NORTH CAROLINA SPATIAL DATA (LIDAR TOPO) AT THE PROPERTY LINE TO CREATE THE OVERALL TOPO SHOWN.
4. STRICKLAND ROAD CENTERLINE BOUNDARY WAS TAKEN FROM M 1970, PG 208.
5. NO FEMA MAPPED FLOOD PLAINS EXIST ON THIS SITE PER FEMA MAP NUMBER 3720078000C, 19-19-2022.
6. THERE ARE NO ENVIRONMENTAL FEATURES ASSOCIATED WITH THIS SITE.
7. THE EXISTING 6" WATER MAIN UNDER THE CULWORTH AVENUE WAS TAKEN FROM COR. UTILITY INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION



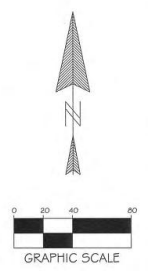


- NOTES:**
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
 2. BOUNDARY AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A DIGITAL FILE PROVIDED BY BL SCOTT SURVEY COMPANY.
 3. TOPOGRAPHIC INFORMATION FOR THE SITE WAS TAKEN FROM A DIGITAL FILE PROVIDED BY BL SCOTT SURVEY COMPANY. THIS DIGITAL INFORMATION WAS BLENDED WITH NORTH CAROLINA SPATIAL DATA (UDAR TOPO) AT THE PROPERTY LINE TO CREATE THE OVERALL TOPO SHOWN HEREON.
 4. STRICKLAND ROAD CENTERLINE BOUNDARY WAS TAKEN FROM BM 1970, PG 206. THE FIELD CENTERLINE HAS BEEN SHOWN TO MATCH THE ADJACENT NEWBURY SUBDIVISION APPROVED UNDER SPK-0133-2021 AND RECORDED IN BM 2022, PG 2040.
 5. NO FEMA MAPPED FLOOD PLAINS EXIST ON THIS SITE PER FEMA MAP NUMBER 3720075000K DATED JULY 19, 2022.
 6. THERE ARE NO ENVIRONMENTAL FEATURES ASSOCIATED WITH THIS SITE.
 7. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20' FROM THE POINT OF TANGENCY. NO DRIVEWAYS OR PARKING SPACES SHALL ENCRoACH ON THIS MINIMUM CORNER CLEARANCE.
 8. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, PARKED VEHICLES OR SIGN BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
 9. NO LIGHTING IS PROPOSED FOR THE MAIL CBU.
 10. STREET ACCESS TO CARLSWOOD COURT WILL REQUIRE DRIVEWAY PERMIT APPROVAL FROM NCDOT.
 11. STRICKLAND ROAD AND CARLSWOOD COURT WIDENING IMPROVEMENTS WILL REQUIRE TWO PARTY ENCRoACHMENT AGREEMENT APPROVAL FROM NCDOT.
 12. RESIDENTIAL DRIVEWAY LOCATIONS, DIMENSIONS AND CONFIGURATIONS WILL BE SUBJECT TO APPROVAL AT THE TIME OF PERMITTING. WHEN DESIGNING THE SITE, THE DESIGNER SHOULD ESPECIALLY KEEP IN MIND THE CITY OF RALEIGH DETAILS, RALEIGH STREET DESIGN MANUAL ARTICLE 9.5 AND 4.6.1, AND CITY OF RALEIGH PUBLIC UTILITIES HANDBOOK.
 13. ALL AREA OUTSIDE OF THE TOWNHOME LOTS IS OPEN SPACE TO BE MAINTAINED BY THE HOA.
 14. BUILDING FOOTPRINTS AND BUILDING SETBACKS ARE SHOWN FOR REFERENCE ONLY.

LOT SUMMARY
 TOTAL NUMBER OF LOTS = 36
 TOTAL NUMBER OF TOWNHOME LOTS = 33 (LOTS 1-33)
 TOTAL NUMBER OF OPEN LOTS = 3 (LOT 34-36)

- TREE CONSERVATION AREA
- OPEN SPACE AREA
- AMENITY AREA

**PRELIMINARY PLANS
 NOT FOR CONSTRUCTION**



**BRADFORD SUBDIVISION
 PRELIMINARY SUBDIVISION
 PRELIMINARY LOT LAYOUT PLAN**

Jones & Cnossen
 ENGINEERING, PLLC
 Civil Engineering | Construction Management | Land Planning

221 N. SALEM ST.
 SUITE 101
 PO BOX 1062
 APEX, NC 27523
 Office: 919-861-1174
 Registration: P-2151
 www.jonescnossen.com

DATE	1"=40'	PDC
DATE	OCTOBER 28, 2024	
REVISION	01/07/25	1st CYCLE REVIEW
03/01/25	2nd CYCLE REVIEW	
04/17/25	3rd CYCLE REVIEW	
DATE	4	
DATE	2322	

STRICKLAND ROAD
75' PUBLIC RW
4-LANE, MEDIAN DIVIDED

SR 1829

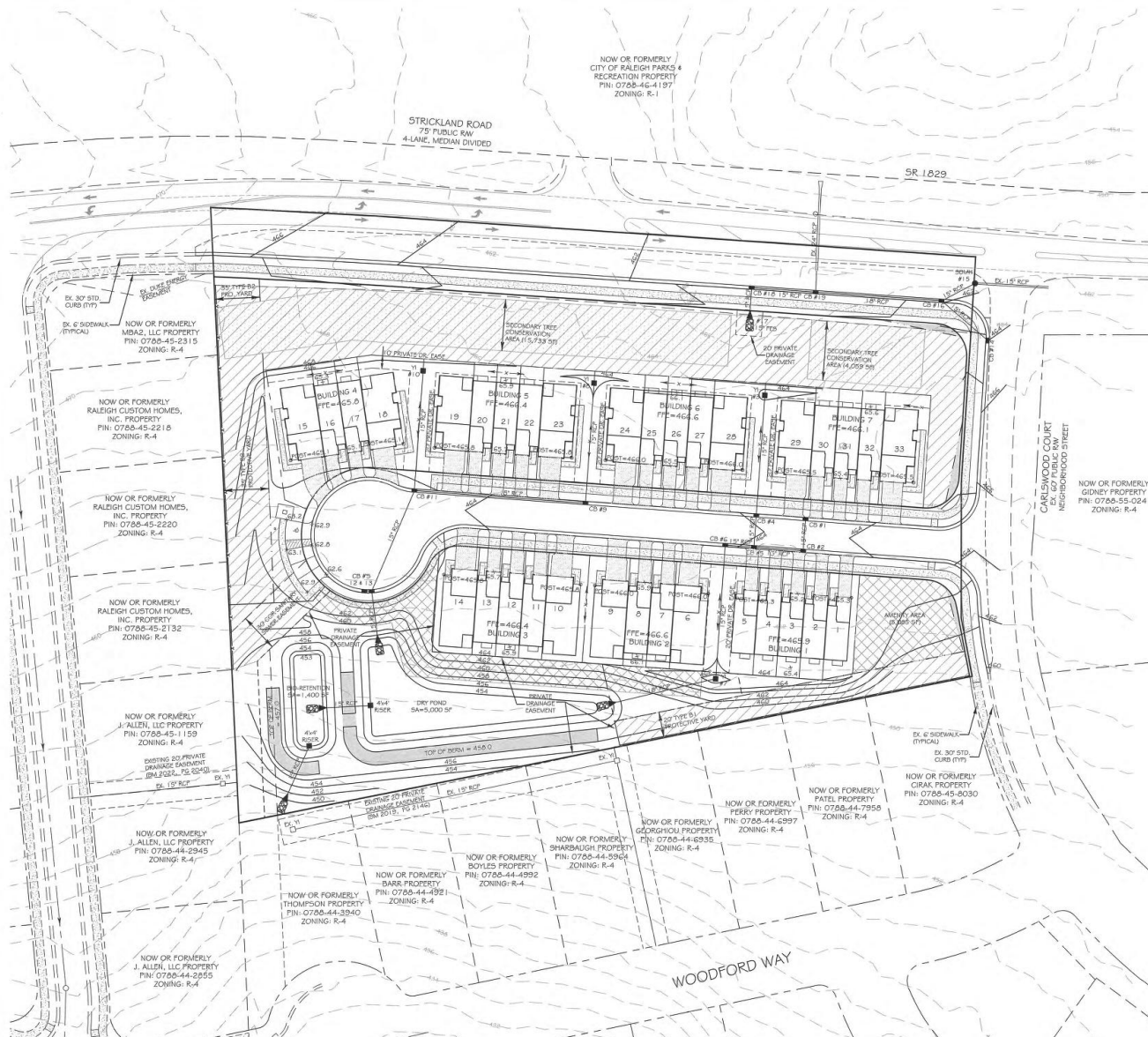
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. BOUNDARY AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A DIGITAL FILE PROVIDED BY BL SCOTT SURVEY COMPANY.
3. THIS DIGITAL FILE WAS TAKEN FROM A DIGITAL FILE PROVIDED BY BL SCOTT SURVEY COMPANY. THIS DIGITAL INFORMATION WAS BLENDED WITH NORTH CAROLINA SPATIAL DATA (LIDAR TOPO) AT THE PROPERTY LINE TO CREATE THE OVERALL TOPO SHOWN HEREON.
4. NO FEMA-MAPPED FLOOD PLAINS EXIST ON THIS SITE PER FEMA MAP NUMBER 372007800K DATED JULY 19, 2022.
5. THERE ARE NO ENVIRONMENTAL FEATURES ASSOCIATED WITH THIS SITE.
6. ALL AREA OUTSIDE OF THE TOWNHOME LOTS IS OPEN SPACE TO BE MAINTAINED BY THE HOA.

221 N. SALEM ST.
SUITE 001
PO BOX 1062
APEX, NC 27502
Office: 919-387-1174
Registration: P-0151
www.jonescossen.com

UNIVERSITY OF KALIFORNIA

SCALE		DRAWING	
1"=40'		PDC	
DATE OCTOBER 28, 2024			
REVISION			
01/07/25		1st CYCLE REVIEW	
03/1/25		2nd CYCLE REVIEW	
04/17/25		3rd CYCLE REVIEW	
SHEET		5A	
PROJECT		2322	

- HOA AREA



NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. BOUNDARY AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A DIGITAL FILE PROVIDED BY B. SCOTT SURVEY COMPANY.
3. TOPOGRAPHIC INFORMATION FOR THE SITE WAS TAKEN FROM A DIGITAL FILE PROVIDED BY B. SCOTT SURVEY COMPANY. THIS DIGITAL INFORMATION WAS BLENDED WITH NORTH CAROLINA SPATIAL DATA (LOAR TOPO) AT THE PROPERTY LINE TO CREATE THE OVERALL TOPO SHOWN HEREON.
4. STRICKLAND ROAD CENTERLINE BOUNDARY WAS TAKEN FROM BM 1970, PG 205. THE FIELD CENTERLINE HAS BEEN SHOWN TO MATCH THE ADJACENT NEWBURY SUBDIVISION APPROVED UNDER SPO-0133-2021 AND RECORDED IN BM 2022, PG 2040.
5. NO FEMA MAPPED FLOOD PLAINS EXIST ON THIS SITE PER FEMA MAP NUMBER 3720076000K DATED JULY 19, 2022.
6. THERE ARE NO ENVIRONMENTAL FEATURES ASSOCIATED WITH THIS SITE.
7. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
8. THE MAXIMUM CROSS SLOPE FOR HANDICAP PARKING SPACES SHALL NOT EXCEED 1:40.
9. THE MAXIMUM SLOPE OF SIDEWALK IN THE DIRECTION OF TRAVEL SHALL NOT EXCEED 1:20.
10. THE PROJECT WILL MEET CCR STORMWATER REQUIREMENTS BY USING SRR DETENTION POND AND BIO-RETENTION IN SERIES.
11. ALL STORM DRAINAGE SHALL BE WITHIN A PRIVATE DRAINAGE EASEMENT.
12. ALL STORMWATER CONTROL MEASURES SHALL BE LOCATED WITHIN A PRIVATE DRAINAGE EASEMENT WITH ACCESS TO A PUBLIC RW.
13. BUILDING FOOTPRINTS ARE SHOWN FOR REFERENCE ONLY.

STORM DRAINAGE TABLE						
INLET #	INTENSITY (in/hr)	INLET DA (ac)	TOTAL DR. AREA (ac)	C	Q10 (cfs)	PIPE (in)
1	7.00	0.36	0.36	0.40	1.01	15
2	7.00	0.15	0.51	0.58	2.07	15
3	7.00	0.15	0.15	0.67	0.70	15
4	7.00	0.37	0.32	0.70	1.57	15
5	7.00	0.06	0.89	0.65	4.05	15
6	7.00	0.15	1.04	0.70	5.10	15
7	7.00	0.24	1.28	0.65	5.82	18
8	7.00	0.14	0.14	0.68	0.67	15
9	7.00	0.05	0.19	0.65	0.86	15
10	7.00	0.14	0.14	0.68	0.67	15
11	7.00	0.21	0.54	0.70	2.65	15
12/13	7.00	0.55	1.09	0.65	4.96	15
14	7.00	0.06	0.06	0.75	0.32	15
15	7.00	0.80	1.00	0.45	3.15	15
16	7.00	0.07	1.08	0.47	3.55	15
17	7.00	0.80	0.80	0.25	3.40	15
18	7.00	0.50	1.30	0.45	4.10	15
19	7.00	0.07	2.45	0.47	8.06	24

- TREE CONSERVATION AREA
- OPEN SPACE AREA
- AMENITY AREA

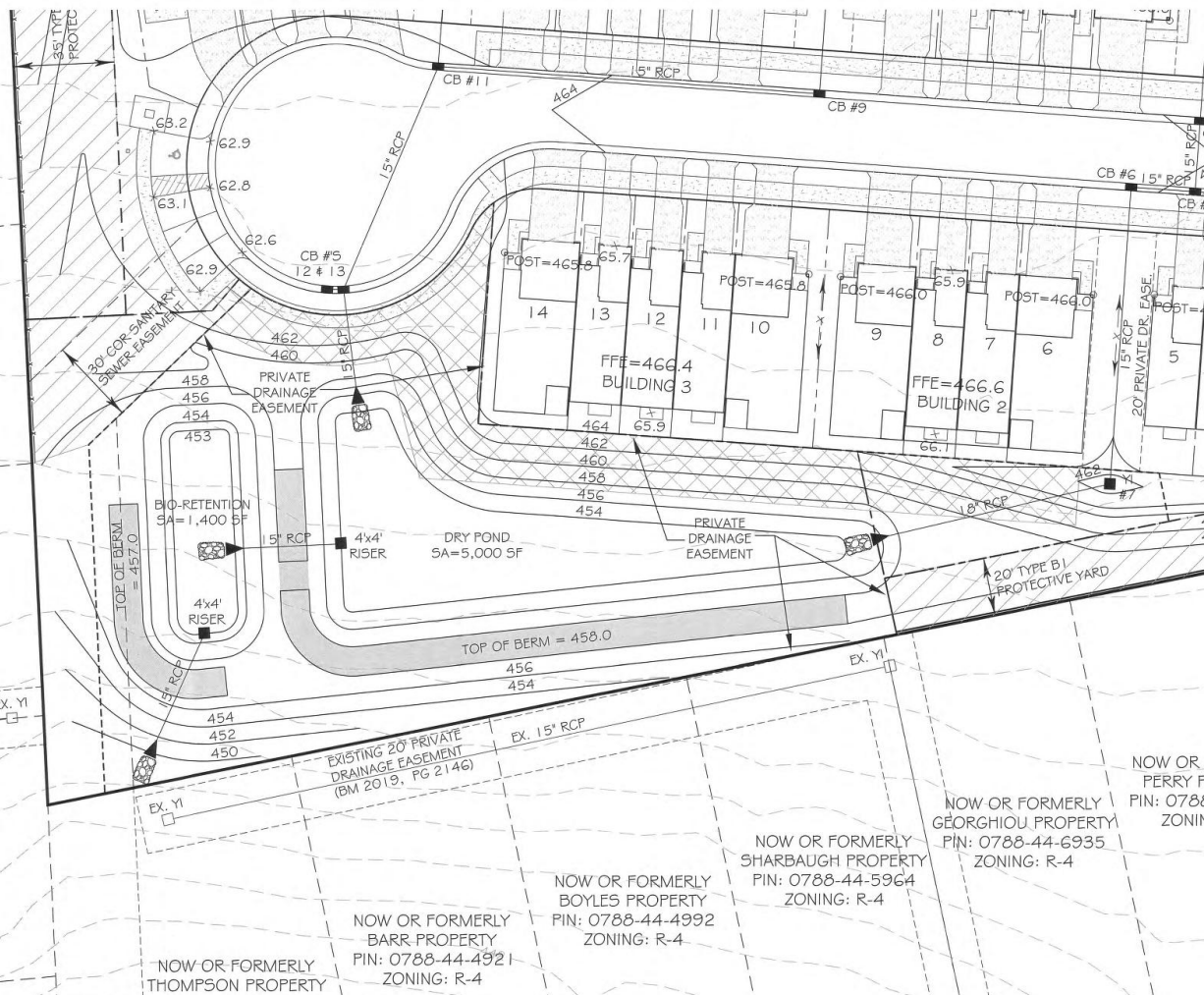
PRELIMINARY PLANS
NOT FOR CONSTRUCTION



BRADFORD SUBDIVISION
PRELIMINARY SUBDIVISION
PRELIMINARY GRADING PLAN

221 N. SALEM ST.
SUITE 201
PO BOX 1062
APEX, NC 27502
Office: 919-381-1174
Registration: P-0151
www.jonescrossen.com

OW OR FORMERLY
LLEN, LLC PROPERTY
N: 0788-44-2945
ZONING: R-4



NOTE

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. INFORMATION AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A DIGITAL FILE PROVIDED BY BL SCOTT SURVEY COMPANY.
3. TOPOGRAPHIC INFORMATION FOR THE SITE WAS TAKEN FROM A DIGITAL FILE PROVIDED BY BL SCOTT SURVEY COMPANY.
4. HYDROLOGICAL INFORMATION WAS OBTAINED FROM NORTH CAROLINA STATE DATA LEADS AT THE PROPERTY LINE TO CREATE THE OVERALL TPO SHOWN HEREIN.
5. EXISTING PLACED PAVED DRIVEWAY ON THE SITE PER FEMA MAP NUMBER 3720078600K DATED JULY 19, 2002.
6. THERE ARE NO ENVIRONMENTAL FEATURES ASSOCIATED WITH THIS SITE.
7. DESIGNER HAS BEEN ADVISED RALEIGH STORMWATER REQUIREMENTS BY PROVIDING ONE CUP DETENTION POND WITH SERIES W-20 RETENTION.
8. STORMWATER SOAKS SHALL BE LOCATED IN A PRIVATE OWNERSHIP EASEMENT WITH ACCESS TO A PUBLIC ROAD.
9. BUILDING FOOTPRINTS ARE SHOWN FOR REFERENCE ONLY.

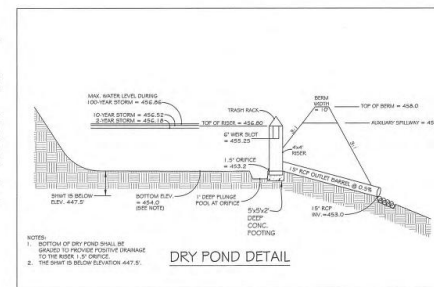
NITROGEN NOTES

- | 1. THE NITROGEN DUFF RATIO FOR TOWNHOUSE AREAS IS KNOWN IMPERVIOUS. THE ACCOUNTING OF KNOWN IMPERVIOUS SURFACE AREAS IS AS FOLLOWS: | |
|-------------------------------------------------------------------------------------------------------------------------------------|---------|
| ROADWAY CATEGORY | |
| STREET/ROAD ASPHALT WIDENING | 0.50 AC |
| CARLSWOOD COURT ASPHALT WIDENING | 0.06 AC |
| STREET A (NEIGHBORHOOD YIELD) | 0.41 AC |
| PUBLIC STREET SIDEWALK | 0.25 AC |
| ROOF CATEGORY: | |
| TOWNHOUSE UNITS | 0.89 AC |
| PARKING, DRIVEWAY & SIDEWALK CATEGORY | |
| TOWNHOUSE DRIVEWAY, SIDEWALK, PATIOS & HWY | 0.40 AC |
| MAIL KIOSK & PARKING | 0.03 AC |

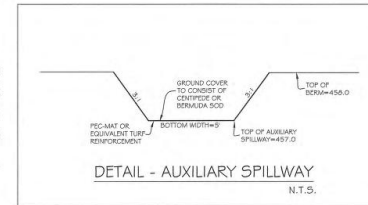
2. THE OWNER WILL PAY A ONE-TIME OFFSET PAYMENT TO AN APPROVED MITIGATION BANK TO BRING THE NITROGEN LOADING RATE DOWN TO 3.6 LBS/AC/YR. THE PAYMENT SHALL BE MADE AND RECEIPT OF PAYMENT PROVIDED TO THE CITY OF RALPHIGH PRIOR TO ISSUANCE OF THE GRADING PERMIT.

- | | |
|---------------------------------------------------|----------|
| LOTS 1-5, 7-8, 11-13, 16-17, 20-22, 25-27 & 30-32 | 1,400 SF |
| LOTS 6, 9, 10 & 14 | 2,130 SF |
| LOTS 15, 18-19, 23-24, 28-29 & 33 | 2,300 SF |

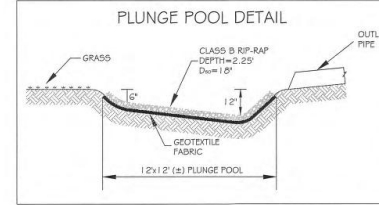
THE MAXIMUM IMPERVIOUS SURFACE AREA IN HGA LOTS IS 1,165 SF. THESE MAXIMUM SURFACE SURFACE AREAS SHALL BE REFERENCED ON THE SUBDIVISION RECORD MAP.



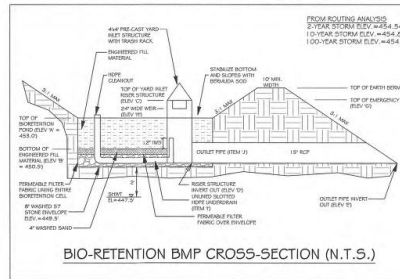
DRY POND DETAIL



DETAIL - AUXILIARY SPILLWAY



PLUNGE POOL DETAIL



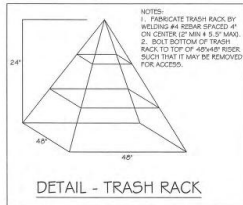
BIO-RETENTION BMP CROSS-SECTION (N.T.S.)

DESIGN INFORMATION		
ITEM	SOIL #1	
A	453.00	
B	450.50	
C	454.75	
D	449.50	
E	449.20	
F	457.00	
G	455.00	
H	454.50	
I	4" HDPE	
J	15" RCP	
SWH1	<447.5	

ENGINEERED FILL MATERIAL COMPOSITION
75 - 85% MPMUL TO COARSE SAND
0 - 10% FINE SILT & CLAY
15% OR LESS WATTE

NOTES:

1. THE PHOSPHORUS INDEX FOR THE SOIL MEDIA SHALL NOT EXCEED 30.
2. THE INFILTRATION RATE FOR THE SOIL MEDIA SHALL BE AT LEAST 1 IN/HR.



DETAIL TRASH BACK

PRELIMINARY PLANS
NOT FOR CONSTRUCTION



BRADFORD SUBDIVISION
PRELIMINARY SUBDIVISION
WAKE COUNTY
PRELIMINARY STORMWATER PLAN

Jones & Crossen
ENGINEERING, PLLC
Civil Engineering | Construction Management | Land Planning

221 N. SALEM ST.
SUITE 001
PO BOX 1062
APEX, NC 27502
Office: 919-387-1174
Registration: P-0151
www.joneschossen.com

CITY OF RALEIGH

OCTOBER 28, 2021

DATE	10/26/2011
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01/07/25	1st CYCLE REVIEW
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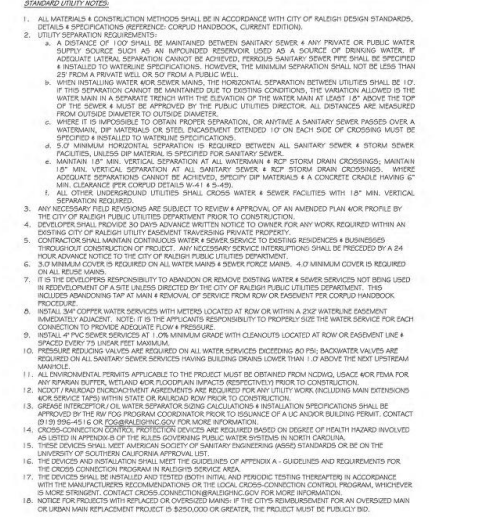
03/12/25	2nd CYCLE REVIEW

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7

2322



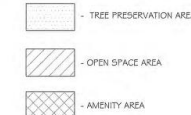
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF BALDWIN STANDARDS AND SPECIFICATIONS.
2. ALL EXISTING AND SITE CONDITIONS INFORMATION WAS TAKEN FROM A DIGITAL FILE PROVIDED BY BL SCOTT SURVEY COMPANY.
3. TOPOGRAPHIC INFORMATION FOR THE SITE WAS TAKEN FROM A DIGITAL FILE PROVIDED BY BL SCOTT SURVEY COMPANY.
4. THE SITE INFORMATION WAS BLENDED WITH NORTH CAROLINA SHOWN HERE, DATA (DIT, DITOP) AT THE PROPERTY LINE TO CREATE THE OVERALL TOPO SHOWN HEREIN.
5. NO FEMA FLOOD FLOOD PLAINS EXIST ON THIS SITE PER FEMA MAP NUMBER 320076800K DATED JULY 1, 2005.
6. THERE ARE NO ENVIRONMENTAL FEATURES ASSOCIATED WITH THIS SITE.
7. ALL AREA OUTSIDE OF THE SINGLE LOT'S BOUNDARY SHALL BE MAINTAINED BY THE HOMEOWNER.
8. INDIVIDUAL WATER MAINS SHALL BE USED FOR TOWNHOME LOTS.
9. INDIVIDUAL SEWER SERVICES SHALL BE USED FOR TOWNHOME LOTS.
10. THE LOCATION AND INFORMATION SHOWN HEREIN IS APPROXIMATE. FINAL LOCATIONS SHALL BE PROVIDED ON THE SIFR DRAWINGS.
11. CONTRACTOR SHALL NOTIFY NORTH CAROLINA ONE-CALL (1-800-633-4949) TO LOCATE ALL EXISTING UTILITIES PRIOR TO ANY BIDDING OR CONSTRUCTION.
12. CONTRACTOR SHALL CONTACT FISC, DUKE POWER AND AT&T FOR POSSIBLE RELOCATION OF EXISTING UTILITIES THROUGH EROSION ROAD.
13. CONTRACTOR SHALL NOTIFY THE CITY OF BALDWIN AND THE WATER MAIN ALONG CARLSWOOD COURT SHALL REQUIRE NOTICE THREE PARTY ENROLLMENT AGREEMENT.
14. CONTRACTOR SHALL CONDUCT THE LOT TO LOT WATER AND SEWER SERVICES TO THE TOWNHOME LOTS WITH THE PLUMBING CONTRACTOR AND REVIEW OF BONDING PLANS.
15. OPEN CUT OF CARLSWOOD COURT AND WOODFORD WAY ARE PROPOSED FOR WATER AND SEWER MAIN INSTALLATION REQUIRED FOR THIS DEVELOPMENT.
16. NO LANDSCAPING SHALL BE PLACED IN ANY EXISTING OR PROPOSED EASEMENTS.
17. BUILDING FOOTPRINTS ARE SHOWN FOR REFERENCE ONLY.

THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF THE WATER AND SEWER, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT 896-2409, AND THE PUBLIC UTILITIES DEPARTMENT AT 896-4540, AT LEAST TWENTY FOUR HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

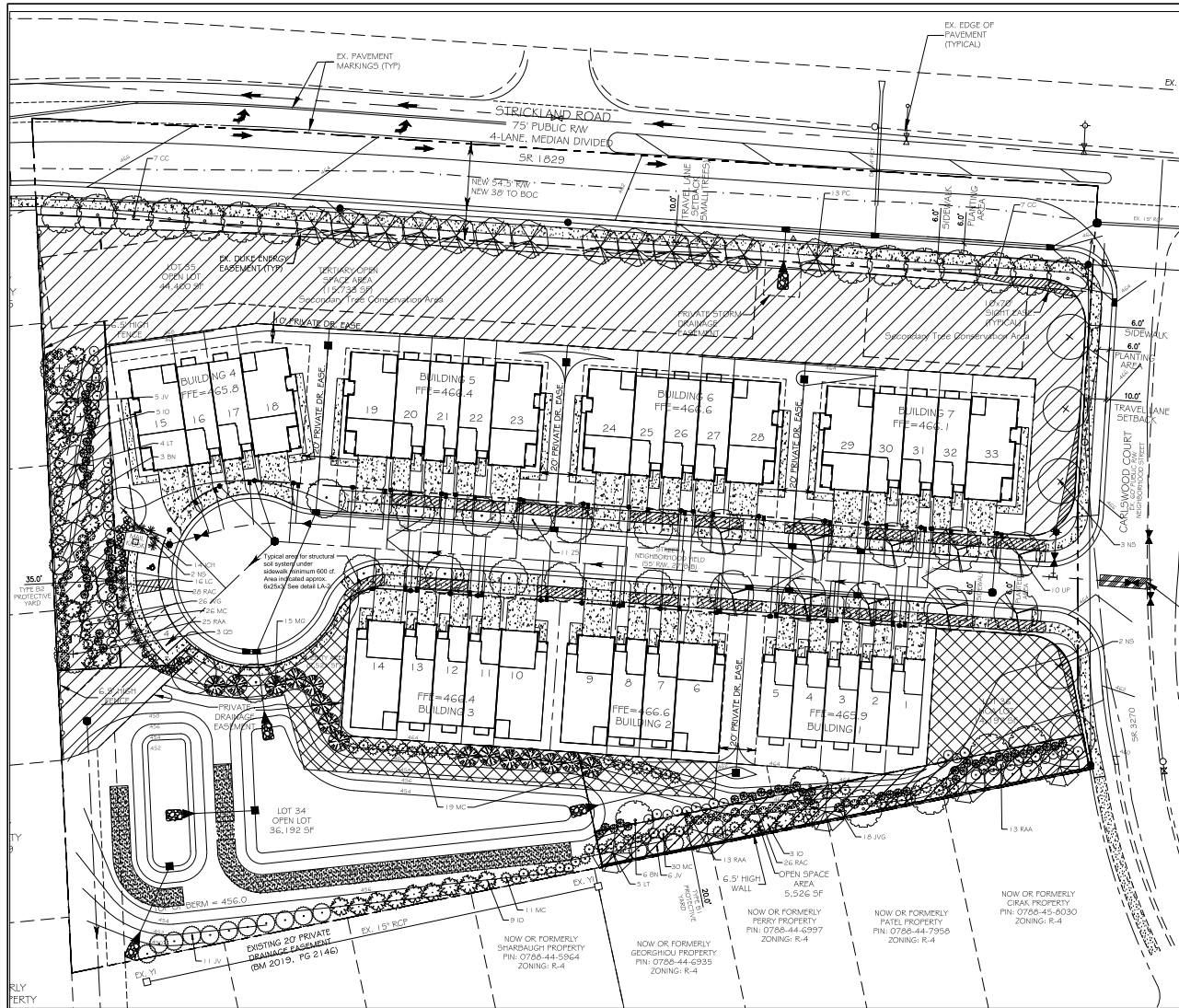
FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION WILL RESULT IN THE ISSUANCE OF MONETARY FINES AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

- FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON JOB SITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

- 
- TREE PRESERVATION AREA**



A north arrow pointing upwards, with a stylized 'N' below it. Below the arrow is a graphic scale bar with markings at 0, 20, 40, and 60. The scale bar is divided into alternating black and white segments.



PLANTING NOTES:

1. All plant materials to comply with American Standard for Nursery Stock ANSI Z60.
2. Plant locations to be approved & field prior to installation.
3. Substitutions of plant materials specified can only occur with prior approval by Landscape Architect.
4. Install plants and mulch trees with 4" of protection.
5. Lawn / Revegetated areas to be seeded and strawed.
6. Landscape Contractor to maintain plant materials for a one year period following substantial completion.
7. Areas damaged from plant installation or other activities of Landscape Contractor to be reseeded and established at no additional cost to the owner.
8. Street trees along Carlswood Court to be 3" caliper planted at 40' O.C. on private property.
9. Street trees along Strickland Road to be 3" caliper planted at 20' O.C. between the sidewalk and the right-of-way line.
10. Landscape plan minimum City of Raleigh requirements only.

CITY NOTE: Street trees shall be installed and maintained in accordance with the requirements of Chapter 2 of the City Tree Manual.

1) STREET TREES:

STREET A:

Required: (1) 3" Caliper tree per 40 lf. (excluding oil-de-sac bulb)
 Provided: Medium maturing trees utilized - Zelkova and Elm
STRICKLAND ROAD:
 Required: (1) 1.5" Caliper tree per 20 lf. (Overhead power exists)
 Trees placed between the sidewalk and ROW, meeting the 10' clear zone setback from the edge of travel way for a 45 mph road (small trees).
 Small maturing trees utilized.
CARLSWOOD COURT:
 Required: (1) 3" Caliper tree per 40 lf.
 Trees planted on private property. Clear zone setback for Carlswood Court is 10' from the edge of travel way for a 25 mph road. Trees planted 10' from property line.
 Large maturing trees utilized.

SEE DOT APPROVAL LETTER ATTACHED TO SHEET LA-2.

2) VEHICLE SURFACE AREA:

1 tree provided at the mail kiosk area parking. (N5)

3) 35' TYPE B2 PROTECTIVE YARD:

Required: 6.5' screen wall / retaining wall
 Required per 100 LF = 6 shade trees, 6 understory trees, and 60 shrubs. 50% of required trees to be evergreen.
 West property line - 175 lf
 $175 / 100 = 1.75 \times 6 = 10$ shade trees required, 10 provided
 $175 / 100 = 1.75 \times 6 = 10$ understory trees required, 10 provided
 $175 / 100 = 1.75 \times 60 = 105$ shrubs required, 105 provided
 Screen fence provided - See engineer's plans for details

4) 20' TYPE B1 PROTECTIVE YARD:

Required: 6.5' screen wall
 Required per 100 LF = 4 shade trees, 4 understory trees, and 40 shrubs. 50% of required trees to be evergreen.
 South property line -
 $275 / 100 = 2.75 \times 4 = 11$ shade trees required, 11 provided
 $275 / 100 = 2.75 \times 4 = 11$ understory trees required, 8 provided
 $275 / 100 = 2.75 \times 40 = 110$ shrubs required, 110 provided
 Screen wall provided - See engineer's plans for details

PLANT SCHEDULE

QTY.	KEY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING	MATURE HT. / SP.
7	NS	Yucca spicata / Black Gum	3" Cal. / 10' HT.	B + B	30' x 30'	40' / 30'
11	ZS	Zelkova serrata 'Village Green' / Zelkova	3" Cal. / 10' HT.	B + B	30' x 30'	50' / 40'
10	UP	Ulmus parvifolia 'Village Green' / Chinese Elm	3" Cal. / 10' HT.	B + B	30' x 30'	50' / 30'
14	CC	Cornus canadensis 'Pinnatifida' / Red bud	1.5" Cal. / 10' HT.	B + B	30' x 30'	30' / 30'
3	PC	Prunella dioica / Chinese pistache	1.5" Cal. / 10' HT.	B + B	30' x 30'	30' / 30'
14	ICH	Ilex pedunculata 'Holly' / Japanese Holly	3" Cal. / 24' HT.	CONF.	4' O.C.	4' / 5'
16	LC	Leucophaea chinensis v. 'Dorcas' / Fungus flower	3" Cal. / 24' HT.	CONF.	4' O.C.	4' / 5'
9	BN	Betula nigra / River Birch	3" Cal. / 10' HT.	B + B	30' x 30'	40' / 40'
22	JV	Juniperus virginiana / Eastern Red Cedar	1.5" Cal. / 10' HT.	B + B	10' O.C.	30' / 12'
9	LT	Liquidambar styraciflua / Tulip Tree	3" Cal. / 10' HT.	CONF.	4' O.C.	60' / 40'
17	IO	Ilex opaca / American Holly	1.5" Cal. / 10' HT.	CONF.	4' O.C.	40' / 30'
3	QS	Quercus shumardii / Shumard Oak	3" Cal. / 10' HT.	CONF.	4' O.C.	40' / 40'
86	MC	Manisotia confertifolia / Manisotia	3" Cal. / 10' HT.	CONF.	4' O.C.	3' / 6'
44	JVG	Juniperus virginiana 'Grey Owl' / Juniper	3" Cal. / 10' HT.	CONF.	4' O.C.	3' / 6'
51	RAA	Rhododendron 'Vermont Angel' / Azalea	3" Cal. / 10' HT.	CONF.	4' O.C.	3' / 6'
64	RAC	Rhododendron 'Vermont Angel' / Azalea	3" Cal. / 10' HT.	CONF.	4' O.C.	3' / 6'
15	MG	Magnolia grandiflora 'Brockley Brown Beauty' / Magnolia	1.5" Cal. / 10' HT.	B + B	10' O.C.	15' / 12'

* Single Stem trees only / suitable for under power lines

LEGEND

- OPEN SPACE / TREE CONSERVATION AREA
- TREE CONSERVATION AREA
- AMENITY AREA

LANDSCAPE AND STREET TREE PLAN APPROVED BY DOT



Coaly
 DESIGN
 LANDSCAPE ARCHITECTURE
 337 E. Main Street
 Raleigh, NC 27601
 919.551.0021

BRADFORD

12801 STRICKLAND ROAD
 RALEIGH, NC

Consultants

11.1.24

Date Issued: 11.1.24

Scale

By

Scale

Drawn by:

Checked by:

KJS

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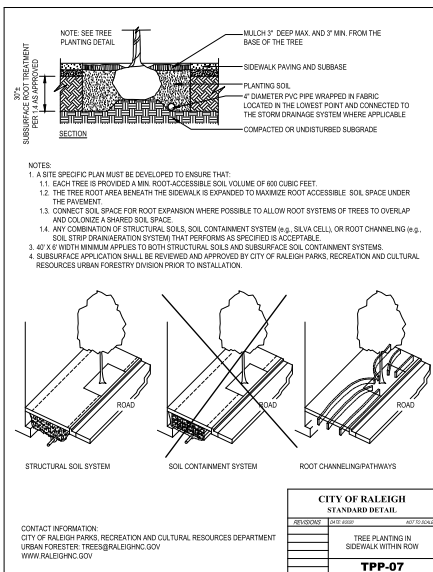
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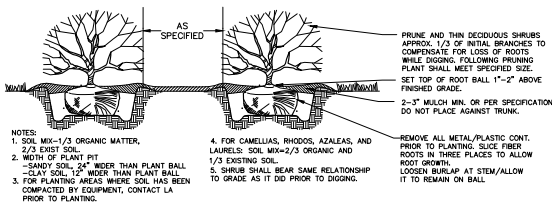
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1 TREE PLANTING DETAIL
LA-2 TPP-07



2 SHRUB PLANTING
LA-2

NTS

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J.R. "JOEY" HOPKINS
SECRETARY

October 29, 2024

Kimberly Siran
Coaly Design, PC
300/200 Parham Street, Suite G
Raleigh, North Carolina 27601

Subject: Planting Permit for Strickland Road Townes

To whom it may concern:

Please be advised that the planting plans have been conditionally approved for the Strickland Road Townes located 12801 Strickland Road in Wake County, North Carolina.

This letter is issuing the Planting Permit per North Carolina Department of Transportation policy.

The following standard provisions are made part of this agreement:

- The permittee shall maintain a clear sight distance for vehicles utilizing driveway connections.
- The Division of Highways will not be responsible for any damage to the plants, which may be done by third parties.
- Maintenance of the plantings will be the responsibility of the permittee. Should the plants not be maintained in a sufficient manner the plants could be subject to removal.
- Plants to be first class quality of their species.
- A copy of this permit must be on the worksite at all times while the work is being performed.
- All trees and plants shall be pruned and maintained in such a manner as to not encroach upon the travel way.

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DIVISION OFFICE
2612 NORTH DUKE STREET
DURHAM, NC 27704
ENR1122-01

Telephone: (919) 315-4200
Fax: (919) 315-4210
Customer Service: 1-877-368-6068
Website: www.ncdot.gov

Location:
2612 NORTH DUKE STREET
DURHAM, NC 27704

18. The applicant is responsible for avoiding impacts to federally protected species during project construction. Bald eagle, Michigan's snail, smooth coneflower, dwarf wedgemussel, harperella, red-cockaded woodpecker and tar spiny-mussel are federally protected species that have been identified within NCDOT right-of-way in Durham, Person, Granville, Wake, Franklin, Vance, and Warren counties. Additional information can be obtained by contacting the North Carolina Natural Heritage Program or the United States Fish and Wildlife Services.

19. In the event that plants require relocation or removal for highway construction, reconstruction, maintenance or safety, such removal or relocation will be done immediately by the permittee (municipality/civic group/individual) upon notification by the Division of Highways, entirely at the expense of the permittee.

If you should need further assistance, please contact Corey Suddeth by phone at 919-317-4700 or by email at csuddeth@ncdot.gov.

Sincerely,

Brandon H. Jones, PE
Division Engineer

BHJ/sk

Cc: Corey Suddeth, Roadside Environmental Engineer
File

- The traveling public shall be warned of construction with complete and proper signing and traffic control devices in accordance with the current Manual on Uniform Traffic Devices (MUTCD). No work shall be performed in the Right of Way unless his requirement is satisfied. NCDOT reserves the right to require a written traffic control plan for encroachment operations.
- NCDOT does not guarantee the Right of Way on this road, nor will I be responsible for any claim for damages brought by any property owner by reason of the installation.
- Two-way traffic shall be maintained at all times.
- No lane of traffic shall be closed or restricted between the hours of 6:00 AM - 9:00 AM and 4:00 PM - 7:00 PM Monday - Friday. Any violation of these hours will result in termination of the encroachment agreement.
- NCDOT reserves the right to further limit, restrict, or suspend operations within the Right of Way if, in the opinion of NCDOT, safety or traffic conditions warrant such action.
- The Traffic Services Supervisor shall be notified at (919) 477-2914 in Durham prior to beginning work on the Right of Way if there are existing NCDOT signs, traffic signals, or signal equipment in or near the proposed work zone. Costs to relocate, replace, or repair NCDOT signs, signals, or associated equipment shall be the responsibility of the Encroacher.
- The applicant will be required to notify the Roadside Environmental Technician, Mark Conner at (919) 621-5462 prior to beginning and after completion of work.
- It shall be the responsibility of the Encroacher to determine the location of other utilities within the encroachment area. The Encroacher shall be responsible for notifying other utility owners and providing protection and safeguards to prevent damage or interruption to existing facilities and to maintain accessibility to existing utilities.
- At the end of each working day, equipment shall be parked a minimum of 30 feet from the edge of any travel lane and be barricaded in order not to have any equipment obstruction within the clear recovery zone.
- The applicant is responsible for identifying project impacts to waters of the United States (wetlands, intermittent streams, perennial streams and ponds) located within the NCDOT right-of-way. The discharge of dredged or fill material into waters of the United States requires authorization from the United States Army Corps of Engineers (USACE) and certification from the North Carolina Division of Water Quality (NCDWQ). The applicant is required to obtain permit permits or certification from these regulatory agencies if construction of the project impacts waters of the United States within the NCDOT right-of-way. Additional information can be obtained by contacting the USACE or NCDWQ.
- The applicant is responsible for complying with the Neuse and Tar-Pamlico Riparian Buffer Rule as regulated by the NCDWQ. The Rule regulates activity within a 50-foot buffer along perennial streams, intermittent streams and ponds. Additional information can be obtained by contacting the NCDWQ.

LANDSCAPE DETAILS

Coaly
DESIGN
LANDSCAPE ARCHITECTURE
337 E. Main Street
Raleigh, NC 27601
919.335.2072

BRADFORD
12801 STRICKLAND ROAD
RALEIGH, NC

Consultants

Date Issued: 11.1.2

Scale

By

Date

Description

No.

Revisions

1

City Comments

11.8.25

KJS

2

City Comments

2.25.25

KJS

3

City Comments

4.17.25

KJS

11.1.2

REB

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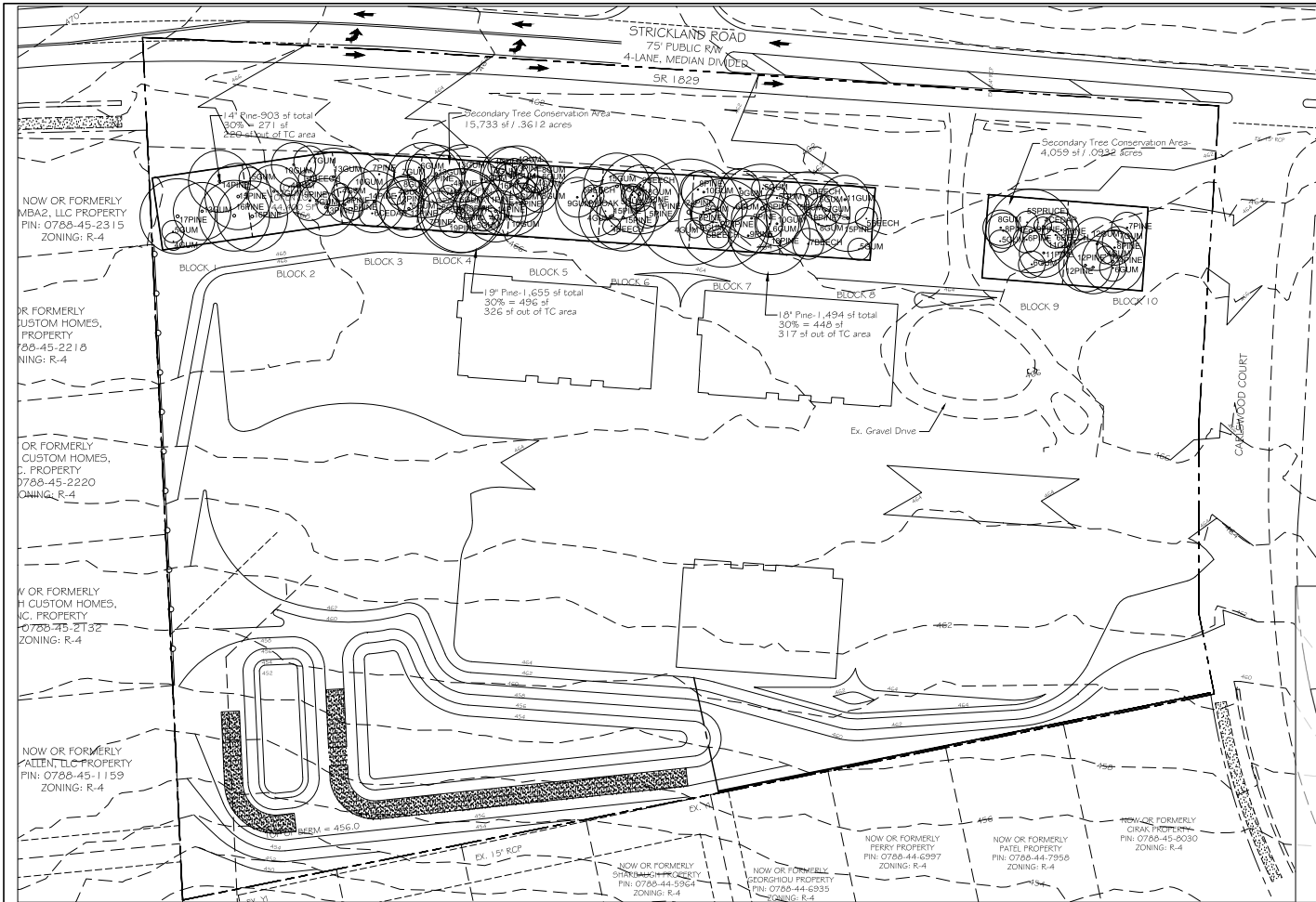
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LA-2



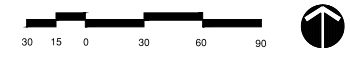
- BLOCK 1**
COMPOSITION: STAND OF 7+ PINE AND GUM TREES.
CHARACTERISTICS OF TREE STAND: MOSTLY MIXED HARDWOOD/EVERGREEN, SLOPING
SMALLEST CALIPER TREE: 4"
LARGEST DBH: 17"
TYPICAL DBH: 10"
TYPICAL SPACING: 7'-20'
BASAL AREA CALCULATION / ACRE: 139.74
GENERAL HEALTH: GOOD
- BLOCK 2**
COMPOSITION: STAND OF 11+ TREES, PINE, BEECH, AND GUM TREES.
CHARACTERISTICS OF TREE STAND: MOSTLY MIXED HARDWOOD, SLOPING
SMALLEST CALIPER TREE: 4"
LARGEST DBH: 12"
TYPICAL DBH: 10"
TYPICAL SPACING: 10'-23'
BASAL AREA CALCULATION / ACRE: 124.76
GENERAL HEALTH: GOOD
- BLOCK 3**
COMPOSITION: STAND OF 14+ PINE AND GUM TREES.
CHARACTERISTICS OF TREE STAND: LARGE MIXED HARDWOOD, SLOPING
SMALLEST CALIPER TREE: 4"
LARGEST DBH: 14"
TYPICAL DBH: 9"
TYPICAL SPACING: 4'-17'
BASAL AREA CALCULATION / ACRE: 116.82
GENERAL HEALTH: GOOD
- BLOCK 4**
COMPOSITION: STAND OF 20+ PINE AND GUM TREES.
CHARACTERISTICS OF TREE STAND: EVERGREEN WITH SHADINGS, SLOPING
SMALLEST CALIPER TREE: 4"
LARGEST DBH: 19"
TYPICAL DBH: 13"
TYPICAL SPACING: 5'-15'
BASAL AREA CALCULATION / ACRE: 255.35
GENERAL HEALTH: GOOD
- BLOCK 5**
COMPOSITION: STAND OF 10+ PINE, GUM, AND OAK MIXED HARDWOOD TREES.
CHARACTERISTICS OF TREE STAND: MOSTLY MIXED HARDWOOD, SLOPING
SMALLEST CALIPER TREE: 4"
LARGEST DBH: 16"
TYPICAL DBH: 8"
TYPICAL SPACING: 3'-30'
BASAL AREA CALCULATION / ACRE: 149.60
GENERAL HEALTH: GOOD
- BLOCK 6**
COMPOSITION: STAND OF 13+ PINE, BEECH, AND GUM TREES.
CHARACTERISTICS OF TREE STAND: MOSTLY MIXED HARDWOOD/EVERGREEN, SLOPING
SMALLEST CALIPER TREE: 4"
LARGEST DBH: 24"
TYPICAL DBH: 9"
TYPICAL SPACING: 6'-20'
BASAL AREA CALCULATION / ACRE: 223.86
GENERAL HEALTH: GOOD
- BLOCK 7**
COMPOSITION: STAND OF 17+ PINE AND GUM HARDWOOD TREES.
CHARACTERISTICS OF TREE STAND: MOSTLY MIXED HARDWOOD, SLOPING
SMALLEST CALIPER TREE: 4"
LARGEST DBH: 10"
TYPICAL DBH: 10"
TYPICAL SPACING: 8'-12'
BASAL AREA CALCULATION / ACRE: 193.32
GENERAL HEALTH: GOOD
- BLOCK 8**
COMPOSITION: STAND OF 11+ BEECH, PINE, AND GUM TREES.
CHARACTERISTICS OF TREE STAND: LARGE MIXED HARDWOOD, SLOPING
SMALLEST CALIPER TREE: 5"
LARGEST DBH: 19"
TYPICAL DBH: 10"
TYPICAL SPACING: 5'-13'
BASAL AREA CALCULATION / ACRE: 115.14
GENERAL HEALTH: GOOD
- BLOCK 9**
COMPOSITION: STAND OF 12+ PINE AND GUM TREES.
CHARACTERISTICS OF TREE STAND: EVERGREEN WITH SHADINGS, SLOPING
SMALLEST CALIPER TREE: 4"
LARGEST DBH: 19"
TYPICAL DBH: 8"
TYPICAL SPACING: 9'-12'
BASAL AREA CALCULATION / ACRE: 113.65
GENERAL HEALTH: GOOD
- BLOCK 10**
COMPOSITION: STAND OF 9+ PINE AND GUM TREES.
CHARACTERISTICS OF TREE STAND: MOSTLY MIXED HARDWOOD, SLOPING
SMALLEST CALIPER TREE: 4"
LARGEST DBH: 14"
TYPICAL DBH: 6"
TYPICAL SPACING: 5'-13'
BASAL AREA CALCULATION / ACRE: 98.76
GENERAL HEALTH: GOOD

Tree Conservation Plan Data Sheet
UDO Article 8.1 Tree Conservation
(Include applicable information on the plan sheet)

Project Name: Bradford	Gross Site Acres: 5.29	%
Right-of-way to be dedicated with this project: 1.4672	%	
Net Site Acres: 3.8	%	

	Number of Trees	Percent of Total
UDO 8.1.A. Primary Tree Conservation Areas		
1. Primary Tree Conservation Area - Block 1	0	0%
2. Primary Tree Conservation Area - Parkway Frontage	0	0%
3. Primary Tree Conservation Area - CM	0	0%
4. Primary Tree Conservation Area - SRPD	0	0%
5. Primary Tree Conservation Area - Champion Tree 30" dbh species	0	0%
6. Primary Tree Conservation Area - Mouse Buffer Zone 2	0	0%
7. Primary Tree Conservation Area - 40' Buffer	0	0%
8. Primary Tree Conservation Area - Thoroughfare	0	0%
Subtotal of Primary Tree Conservation Areas:	0	0%
UDO 8.1.A.2 Tree Conservation Area - Greenway	0	0%
UDO 8.1.A.1.A. 5.6 Secondary Tree Conservation Areas	4544	11.8%
UDO 8.1.A.1.A. 5.6 Individual Tree Secondary Tree Conservation Areas	0	0%
Subtotal of Secondary Tree Conservation Areas:	4544	11.8%
TOTAL ALL TREE CONSERVATION AREA PROVIDED:	4544	11.8%
UDO 8.1.A. Watershed Protection Overlay Districts		
WMPD: Wooded Area (preserved)	0	0%
WMPD: Wooded Area (planned)	0	0%
WMPD: Wooded Area (preserved)	0	0%
WMPD: Wooded Area (planned)	0	0%
WMPD: Wooded Area (preserved)	0	0%
WMPD: Wooded Area (planned)	0	0%

TREE CONSERVATION PLAN



Coaly

DESIGN

LANDSCAPE ARCHITECTURE

15745 W. Main Street
Raleigh, NC 27604
919.530.0022

BRADFORD

12801 STRICKLAND ROAD
RALEIGH, NC

Consultants

11.1.24

Date Issued:

1"=30'

Scale

By: RBS

Drawn by:

KJS

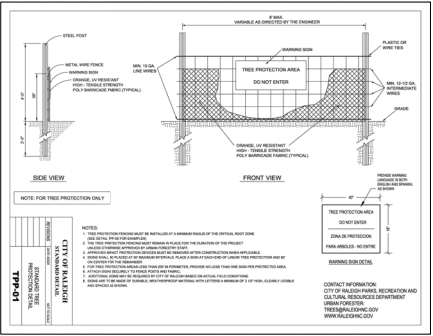
Checked by:

KJS

Revisions

No.	Description	Date
1	City Comments	11.8.25
2	City Comments	11.1.25
3	City Comments	11.17.25

LA-3



Total Site: 230,397.90 SF or 5.29 Acres
ROW dedication and proposed public streets:
Strickland Road ROW - 31,557.9 SF / .72 AC
Carlswood Court - 676.4 SF / .02 AC
Street A - 31,674.8 SF / .72 AC
Total ROW dedication: 63,909.1 SF / 1.4672 AC

Net Site Area: 166,488.8 SF or 3.8221 Acres
x 10% = 16,648.88 SF or .3822 Acres Required Tree Conservation Area
TOTAL Tree Conservation AREA PROVIDED: 19,792 SF or .4544 Acres

Secondary Tree Conservation Area
19,792 sf or .4544 acres