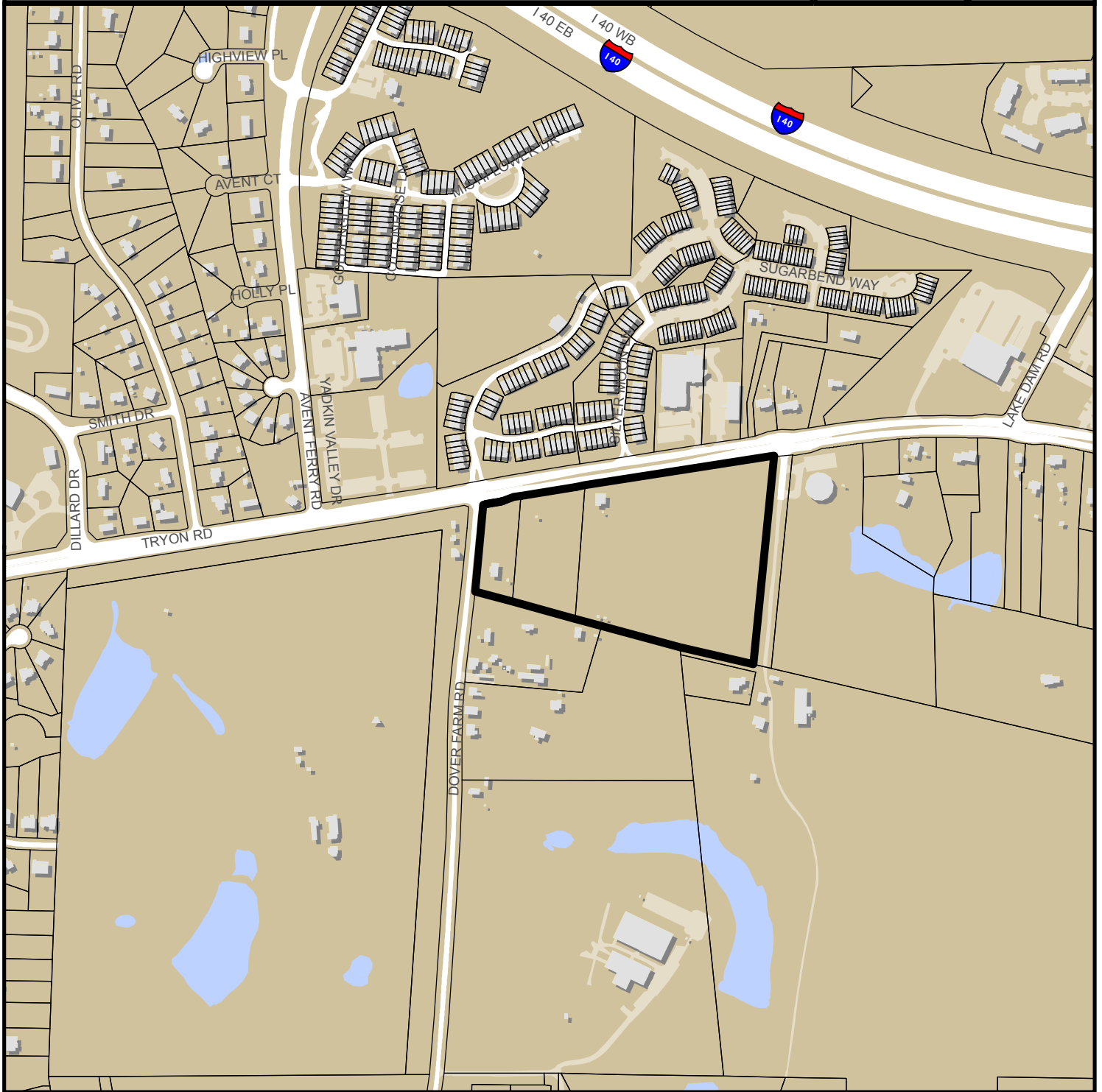


THE MANORS AT OBAN S-77-2016



0 300 600 1,200 Feet

Zoning: **R-10-CU w/ SWPOD**

CAC: **West**

Drainage Basin: **Swift Creek**

Acreage: **16.77**

Number of Lots: **44**

Planner: **Martha Lobo**

Phone: **(919) 996-2664**

Applicant: **Premier Homes II Inc**

Phone: **(919) 781-4177**





Administrative Approval Action

Bridle Run (Formerly Cottages at Oban): S-77-16, AA# 3730

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located at the southeast corner of the intersection of Tryon Road and Dover Farm Road. The following addresses and PIN numbers identify the site's location: 4525 Tryon Road/0782477601, 4505 Tryon Road/0782572676, 2301 Dover Farm Road/0782474590.

REQUEST: Development of a 16.77 acre tract for 5 open space lots and 44 single family residential lots at a density of 2.62 units per acre. The site is zoned Residential-10 (R-10-CU) in the Swift Creek Watershed Overlay District.

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 submitted by Dale Werenko of WithersRavenel.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

General

1. Comply with all conditions of Z-43-15.

ENGINEERING

2. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
3. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

PUBLIC UTILITIES

4. A Deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewerline construction.

STORMWATER

5. Plans for the shared stormwater devices be submitted to the Development Services and approved by the Engineering Services Department;
6. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.
7. In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.
8. A phosphorous offset payment must be made to a qualifying mitigation bank.

URBAN FORESTRY

9. Obtain required stub and tree impact permits from the City of Raleigh. *(used with new streets and infrastructure)*



Administrative Approval Action

**Bridle Run (Formerly Cottages at Oban): S-77-16, AA#
3730**

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10. Next Step: Prior to the issuance of a mass grading permit or other site permit, whichever comes first, submit a final tree conservation plan with a permit approved by Urban Forestry staff that includes metes and bounds descriptions of all tree conservation areas and wooded areas and tree protection fencing as required.
11. Next Step: Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

1. The City Code Covenant is no longer required based on TC-19-20.
2. 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
3. A demolition permit shall be issued and this building permit number be shown on all maps for recording.
4. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
5. Next Step: Concurrent Review Plans for public infrastructure and site grading shall be approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan, if applicable.

ENGINEERING

6. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.

PUBLIC UTILITIES

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

STORMWATER

8. 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.
9. 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.
10. All stormwater control measures and means of transporting stormwater runoff to and from any water quality and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements.
11. The maximum allowable impervious surface area allocated to each lot be identified on all maps for recording.



Administrative Approval Action

Bridle Run (Formerly Cottages at Oban): S-77-16, AA# 3730

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www.raleighnc.gov

- 12. In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department.
- 13. Next Step: An encroachment agreement for stormwater drainage systems that carry private drainage to be located within the public right-of-way is approved by the City Council by separate action.

TRANSPORTATION

- 14. A 15' x 20' transit 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 14 days from authorization of lot recording. If a recorded copy of the documents is not provided within this 14 day period, further recordings and building permit issuance may be withheld.

URBAN FORESTRY

- 15. Next Step: A tree conservation map in compliance with Chapter 9 of the Unified Development Ordinance shall be recorded with metes and bound showing the designated Tree Conservation Areas and Wooded Areas.
- 16. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

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: 1-11-2021
Record at least ½ of the land area approved.

5-Year Sunset Date: 1-11-2023
Record entire subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee) *Alysia Bailey Taylor* Date: 1-11-2018

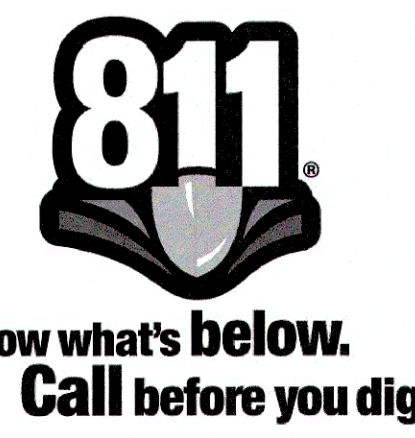
Staff Coordinator: Daniel L. Stegall

Preliminary Subdivision Plan for Cottages at Oban

(formerly Manors)
Conventional Development

4505 Tryon Road, 2301 Dover Farm Road
RALEIGH, WAKE COUNTY, NORTH CAROLINA

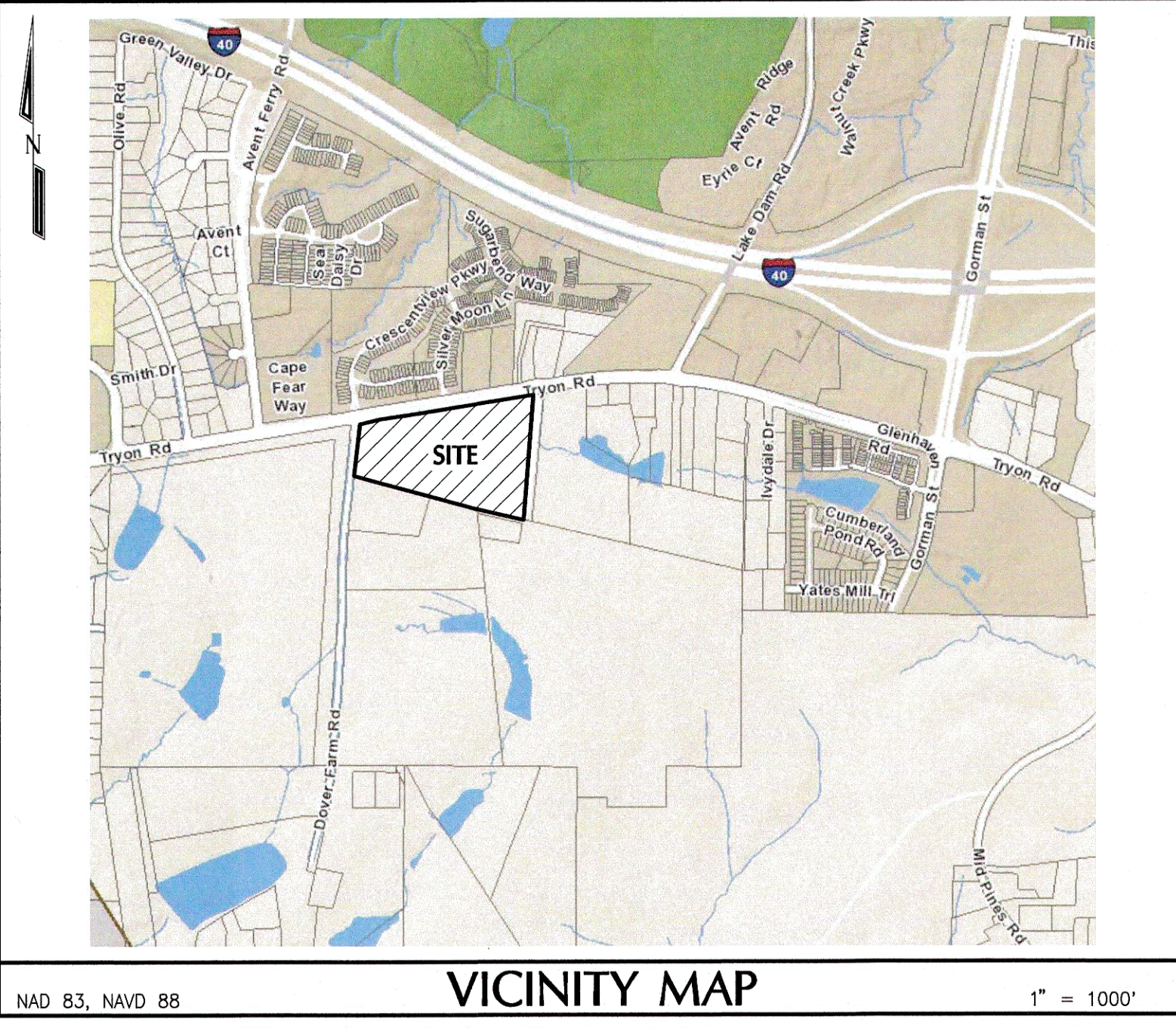
1st Submittal: 1 December 2016
2nd Submittal: 3 February 2017
3rd Submittal: 10 April 2017
4th Submittal: 30 June 2017
5th Submittal: 13 December 2017



INDEX OF SHEETS

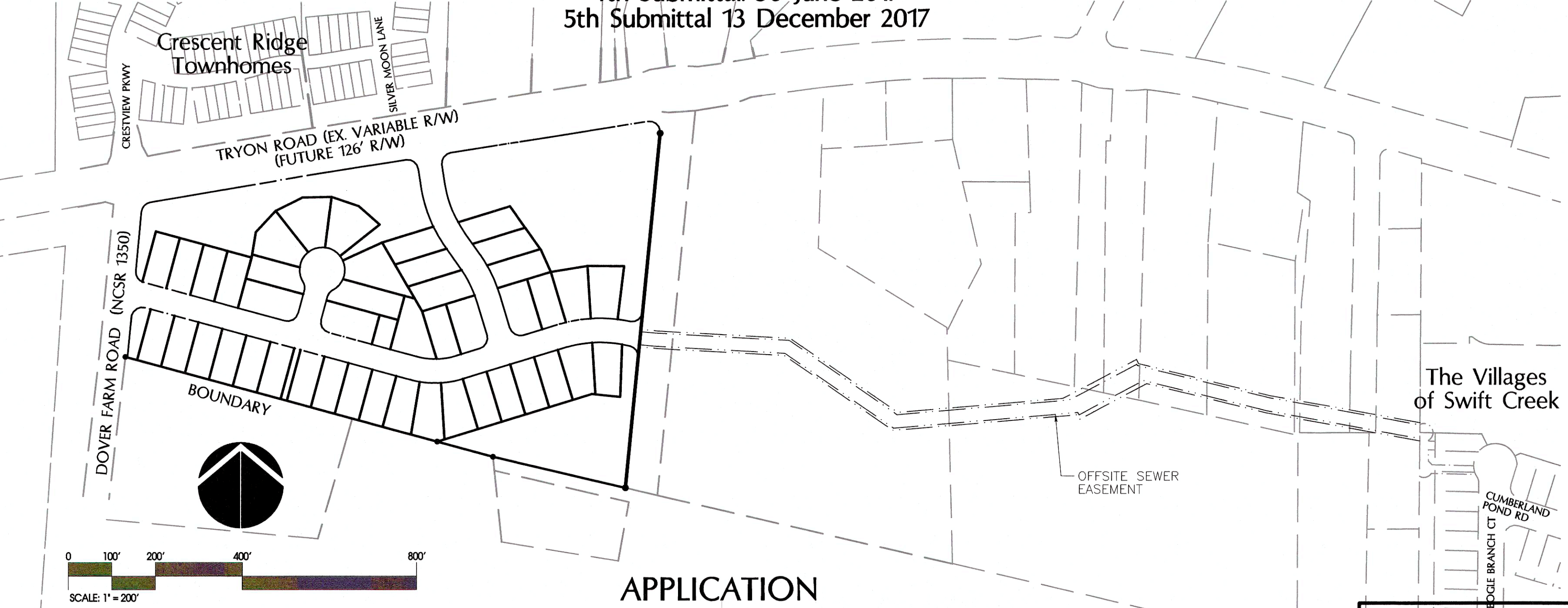
SHT No.	DRAWING DESCRIPTION
1	EXISTING CONDITIONS PLAN
2	PRELIMINARY SUBDIVISION PLAN
3	GRADING AND STORMWATER DRAINAGE PLAN
4	UTILITY PLAN
5	OFFSITE SANITARY SEWER OUTFALL PLAN
6	STORMWATER MANAGEMENT PLAN & DETAILS
6.1	STORMWATER MANAGEMENT PLAN & DETAILS
7	SEWER DETAILS
8	WATER DETAILS
9	WATER DETAILS
10	STORM DRAINAGE DETAILS & CALCULATIONS
11	SITE & ROADWAY DETAILS
12	SITE & ROADWAY DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE DETAILS
L1.2	TREE CONSERVATION PLAN

PRELIMINARY SUBDIVISION PLAN
 WP-PROJECT NO.: 2120575.00
 TRANSACTION: 489358



LEGEND

DESCRIPTION	EXISTING	PROPOSED
1' CONTOUR INTERVAL	---	---
5' CONTOUR INTERVAL	---	---
PROPERTY LINE BY SURVEY	---	---
PROPERTY LINE BY DEED	---	---
EASEMENT LINE	---	---
SANITARY SEWER	---	---
STORM DRAINAGE	---	---
WATERLINE	---	---
FIRE HYDRANT ASSEMBLY	---	---
CABLE TV	---	---
FIBER OPTIC	---	---
OVERHEAD ELECTRICAL	---	---
GAS	---	---
TELEPHONE	---	---
FENCING STRUCTURE	---	---
WATERWAYS	---	---
WETLANDS	---	---
FORCE MAIN	---	---
100 yr FLOOD	---	---
TREELINE	---	---
OVERHEAD POWER POLE	---	---
MAILBOX	---	---



REZONING CONDITIONS - Z-43-15

1. Z-43-15 - Tryon Road, south side, south of its intersection with Louisville Road, being Wake County PINs 0782474590, 0782477601, 0782572676, 0782574211. Approx. 18.26 acres are requested by MacNair Starnes Property LLC to be rezoned from Residential-1 w/Swift Creek Watershed Protective Overlay District (R-1 w/SWPOD) to Residential-10 - Conditional Use w/SWPOD (R-10-CU w/SWPOD).

Conditions dated: March 11, 2016

- Residential dwelling units are limited to a six (6) per acre or less.
- Apartment building type shall be prohibited.
- A transit easement shall be deeded to the City and recorded in the Wake County Registry prior to the issuance of a building permit for new development or recording of a subdivision permit for new development or recording of a subdivision permit. Prior to recording of the transit easement, if such is required by the City of Raleigh, the dimensions (not to exceed 15 feet in depth and 20 feet in width) and location of the easement along Tryon Road shall be approved by the Public Works Department and the easement deed approved by the City Attorney's Office.
- If the property subject to this rezoning ordinance is developed independently without being included in a subdivision with additional property, then such subdivision must provide a minimum open space set aside of twenty percent (20%) of the net site area of the subdivision. But, if the property subject to this rezoning ordinance is included in a subdivision with adjoining property, then this minimum open space set aside of twenty percent (20%) of the net site area of the subdivision may be satisfied in whole or in part on the adjoining property within the overall subdivision and based on the gross acreage of the overall subdivision. Unless a more restrictive standard is required by the UDO, the open space required to be set aside by this zoning condition shall include one or more of the following: floodway areas; natural resource buffers required along primary and secondary watercourses; jurisdictional wetlands under federal law that meet the definition applied by the Army Corps of Engineers; flood fringe areas; historic archaeological and cultural sites, cemeteries and burial grounds; areas that connect neighboring open space. Trails or greenways, and tree conservation areas; however, the existence of such areas on the property shall not require the inclusion of such areas as open space required by this condition so long as the minimum amount of twenty percent (20%) is satisfied. The open space required to be set aside by the zoning condition shall be subject to Sections 2.5.3., 2.5.4., 2.5.5., 2.5.6. and 2.5.7. of the UDO.

GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NC DOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT.
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- ALL SURVEY INFORMATION PROVIDED BY WITHERSRAVENEL, CARY, NORTH CAROLINA IN DIGITAL FORMAT IN AUGUST 2015, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN AUGUST 2016.
- ALL CURB AND GUTTER SHOWN ON SITE IS EITHER 30" VALLEY CUTTER OR 30" STANDARD CURB AND GUTTER.
- ALL DIMENSIONS SHOWN ARE TO BACK TO CURB, UNLESS OTHERWISE STATED ON PLANS.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
- TRASH AND CARBONADO DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
- ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
- CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- HANDICAP PARKING SPACE(S) AND HC ACCESSIBLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR RESIDENTIAL DRIVEWAY. NO DRIVEWAYS SHALL ENCRUSH ON THIS MINIMUM CORNER CLEARANCE.
- WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROVING STANDARDS AND ADOPT SPECIFICATIONS.
- ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
- ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE, FIBER, ELECTRICAL, TRANSFORMERS, BACKFLOW DEVICE, HYDRO, ETC.) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PPWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO CITY OF RALEIGH STREET DESIGN MANUAL AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTORS AT 919.996.2409 TO SET UP THE MEETING.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTWAYSERVICES@RALEIGHNC.GOV.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

SOLID WASTE INSPECTION STATEMENT

- SOLID WASTE SERVICES ARE TO BE PROVIDED BY CITY OF RALEIGH.
- THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
- THIS PROJECT HAS ROLL-OUT CARTS FOR SOLID WASTE AND SINGLE-STREAM RECYCLING.
- EACH RESIDENTIAL LOT SHALL PROVIDE A DESIGNATED LOCATION FOR STORAGE OF ROLL-OUT CARTS AS SHOWN ON DETAIL SHEET 11. CARTS WILL BE EITHER BE LOCATED INSIDE THE GARAGE OR OUTSIDE ON THE SIDE OF THE GARAGE.

FIRE DEPARTMENT NOTES

- THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 200 FEET (NFPA 13R) OR 250 FEET (NFPA13) TO ALL PORTIONS OF THE EXTERIOR WALL OF THE FIRST FLOOR OF THE BUILDING (NCF 503.1.1).
- FIRE HYDRANT SHALL BE LOCATED WITHIN 400' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCF 507.5.1).
- ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION.
- FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS PER THE 2012 NFCC, SECTION 507.3.

DEVELOPER/OWNER

MACNAIR STARNES PROPERTY LLC
8310 BANDFORD WAY
RALEIGH, NORTH CAROLINA 27615
PHONE: (919) 781-4177
FAX: 919-571-1521
EMAIL: terry@creedmoorpartners.com

PREPARED BY:

WithersRavenel
Engineers | Planners | Surveyors

115 MacKenan Drive Cary, NC 27511 | t: 919.469-3340 | license #:C-0832 | www.withersravenel.com
Project Contact: Dale Werenko, PE, CFM - 919-469-3340 - dwerenko@withersravenel.com

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

Development Services
Customer Service Center
One Exchange Plaza, Suite 800
Raleigh, North Carolina 27601
Phone: 919-996-2495
Fax: 919-516-2685

Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals	FOR OFFICE USE ONLY
<input type="checkbox"/> Use Plans for Planning Commission <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing** <input type="checkbox"/> Multi-Family (J/F/H)**	Transaction Number Assigned Project Coordinator Assigned Team Leader
<input type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	

* May require Planning Commission or City Council Approval ** Legacy Districts Only

GENERAL INFORMATION

Development Name: Cottages at Oban
Proposed Use: Single family residential subdivision
Property Address(es): 4525, 4505 Tryon Road, 2301 Dover Farm Road
Walk County Property Identification Number(s) for each parcel to which these guidelines will apply: [blank]

P.L.N. Recorded Deed	P.L.N. Recorded Deed	P.L.N. Recorded Deed	P.L.N. Recorded Deed
0782-47-4590	0782-47-7601	0782-57-2676	

What is your project type? Apartment Banks Elderly Facilities Hospitals Hotels/Motels Industrial Building
 Mixed Residential Non-Residential Condo Office Religious Institutions Residential Condo Retail School Shopping Center
 Single Family Total communication Tower Townhouse Other (if other, please describe):

PRELIMINARY ADMINISTRATIVE REVIEW
Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively and requiring Planning Commission or City Council approval.
The subject properties will be developed under the MDO regulations and recording case Z-43-15 as a conventional subdivision, which is an administrative process reviewed by staff.

PLANNING COMMISSION
N/A - See response to Preliminary Administrative Review.

CLIENT (Owner or Developer)
Company: MacNair Starnes Property LLC Name: Henry MacNair
Address: 8310 Bandford Way, Raleigh, NC 27615
Phone: 919-781-4177 Email: henry@premierhomesinc.com Fax: 919-571-1521

CONSULTANT (Contract Person for Plans)
Company: WithersRavenel, Inc. Name: Dale Werenko
Address: 115 MacKenan Drive, Cary, NC 27511
Phone: 919-535-5171 Email: dwerenko@withersravenel.com Fax: 919-467-6008

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

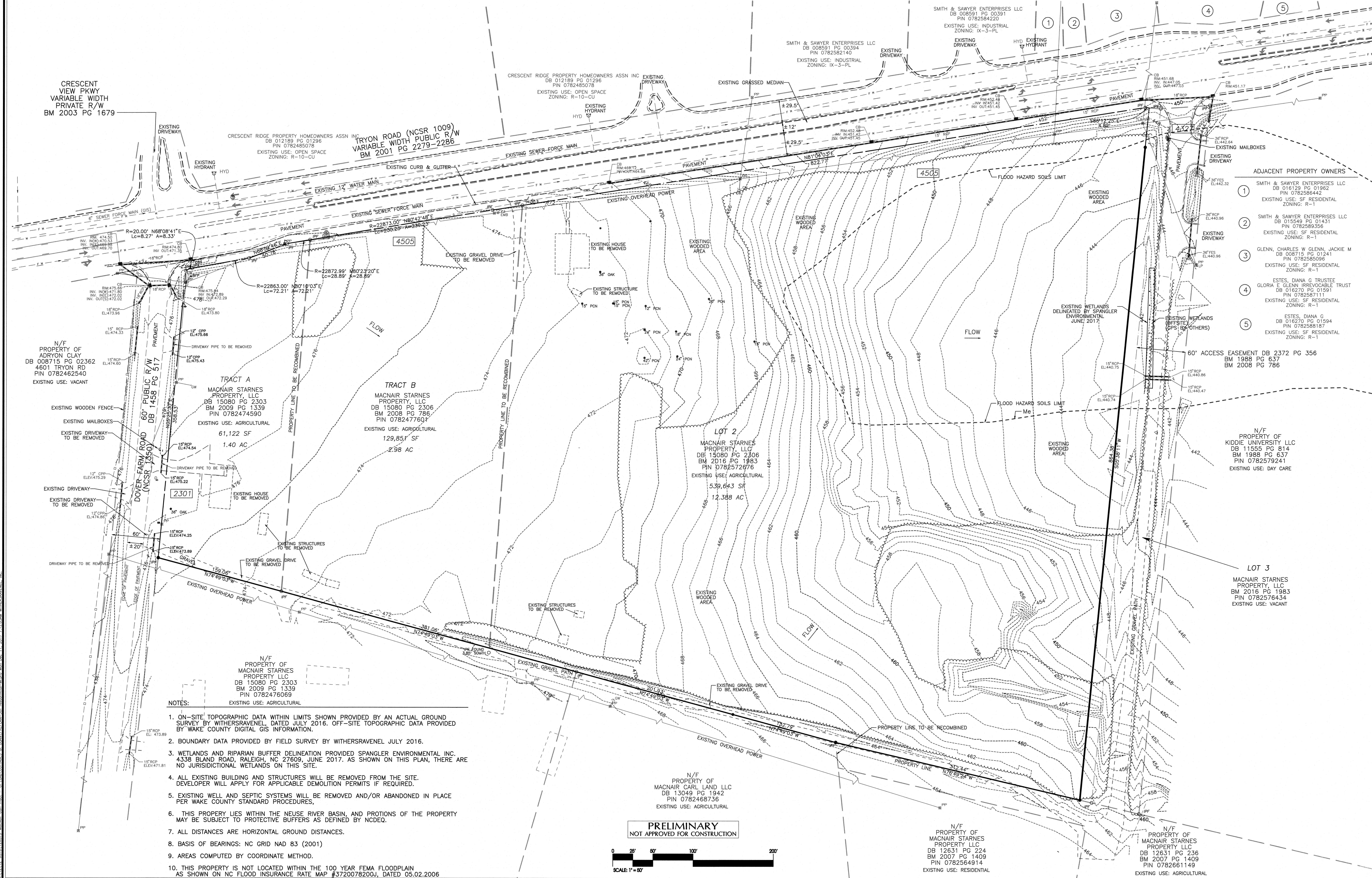
Zoning Information	Building Information
Zoning District(s) R-10-CU w/ SWPOD	Proposed building use(s) N/A
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 4130 SF (to Be Removed)
Overlay District SWPOD	Proposed Building(s) sq. ft. gross 0 (zero) SF
Total Site Acres 16.77 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 0 (zero) SF
Off street parking Required 88 Provided 88 (44 lots)	Proposed height of building(s) No greater than 40/3-story
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) N/A
BOA (Board of Adjustment) case # A- N/A	Building Lot Coverage percentage: N/A (Site plans only)
CUD (Conditional Use District) case # Z- 43-15	
Stormwater Information	
Existing Impervious Surface acres/square feet 0.20 AC, 12,500 SF	Flood Hazard Area <input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface acres/square feet 0.03 AC, 219,185 SF	If Yes, please provide Allowed Soil Map Flood Study N/A FEMA Map Panel # 3720076200J
Neuse River buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)
Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030.
The Future Land Use Map designates this property as New Urban residential within the Swift Creek Water Management Plan, and proposed R-10-CU conventional subdivision is consistent with that guideline.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # of Townhouse Lots Detached <input type="checkbox"/> Attached <input type="checkbox"/>	11. Total number of all lots 44 SF lots + 6 O/S Lots
2. Total # of Single Family Lots 44	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # of Apartment Or Condominium Units 0	If Yes, please answer the questions below:
4. Total # of Congregate Care Or Life Care Dwelling Units 0	a) Total number of Townhouse Lots
5. Total # of Mobile Home Units 0	b) Total number of Single Family Lots
6. Total number of Hotel Units 0	c) Total number of Group Housing Units
7. Overall Total # of Dwelling Units (1-6 Above) 44 SF lots + 6 O/S Lots	d) Total number of Open Space Lots
8. Bedroom Units 31r 21r 31r <input type="checkbox"/> 4br or more <input type="checkbox"/>	e) Minimum Lot Size
9. Overall Units/Acre Density Per Zoning District(s) 2.02 DU/AC (gross)	f) Total number of Phases
10. Total number of Open Space (only) lots 6	g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No
	h) Must provide open space quotient per City Code 10-307.1(i)

SIGNATURE BLOCK (Applicable to all developments)
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City. I/ we hereby designate Dale Werenko, PE (withersravenel.com) to serve as my agent regarding this application, to receive and respond to administrative comments, to resident plans on my behalf and to represent me in any public meeting regarding this application. I/we have read, acknowledge and affirm that this project is conforming to all application requirements set forth with the proposed development use. Signed MacNair Starnes LLC & Henry MacNair 12/16/17 Date



NOTES:

- ON-SITE TOPOGRAPHIC DATA WITHIN LIMITS SHOWN PROVIDED BY AN ACTUAL GROUND SURVEY BY WITHERSRAVENEL, DATED JULY 2016. OFF-SITE TOPOGRAPHIC DATA PROVIDED BY WAKE COUNTY DIGITAL GIS INFORMATION.
- BOUNDARY DATA PROVIDED BY FIELD SURVEY BY WITHERSRAVENEL JULY 2016.
- WETLANDS AND RIPARIAN BUFFER DELINEATION PROVIDED SPANGLER ENVIRONMENTAL INC. 4338 BLAND ROAD, RALEIGH, NC 27609, JUNE 2017. AS SHOWN ON THIS PLAN, THERE ARE NO JURISDICTIONAL WETLANDS ON THIS SITE.
- ALL EXISTING BUILDING AND STRUCTURES WILL BE REMOVED FROM THE SITE. DEVELOPER WILL APPLY FOR APPLICABLE DEMOLITION PERMITS IF REQUIRED.
- EXISTING WELL AND SEPTIC SYSTEMS WILL BE REMOVED AND/OR ABANDONED IN PLACE PER WAKE COUNTY STANDARD PROCEDURES.
- THIS PROPERTY LIES WITHIN THE NEUSE RIVER BASIN, AND PORTIONS OF THE PROPERTY MAY BE SUBJECT TO PROTECTIVE BUFFERS AS DEFINED BY NCDEQ.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- BASIS OF BEARINGS: NC GRID NAD 83 (2011)
- AREAS COMPUTED BY COORDINATE METHOD.
- THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FEMA FLOODPLAIN AS SHOWN ON NC FLOOD INSURANCE RATE MAP #37200782001, DATED 05.02.2006

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION



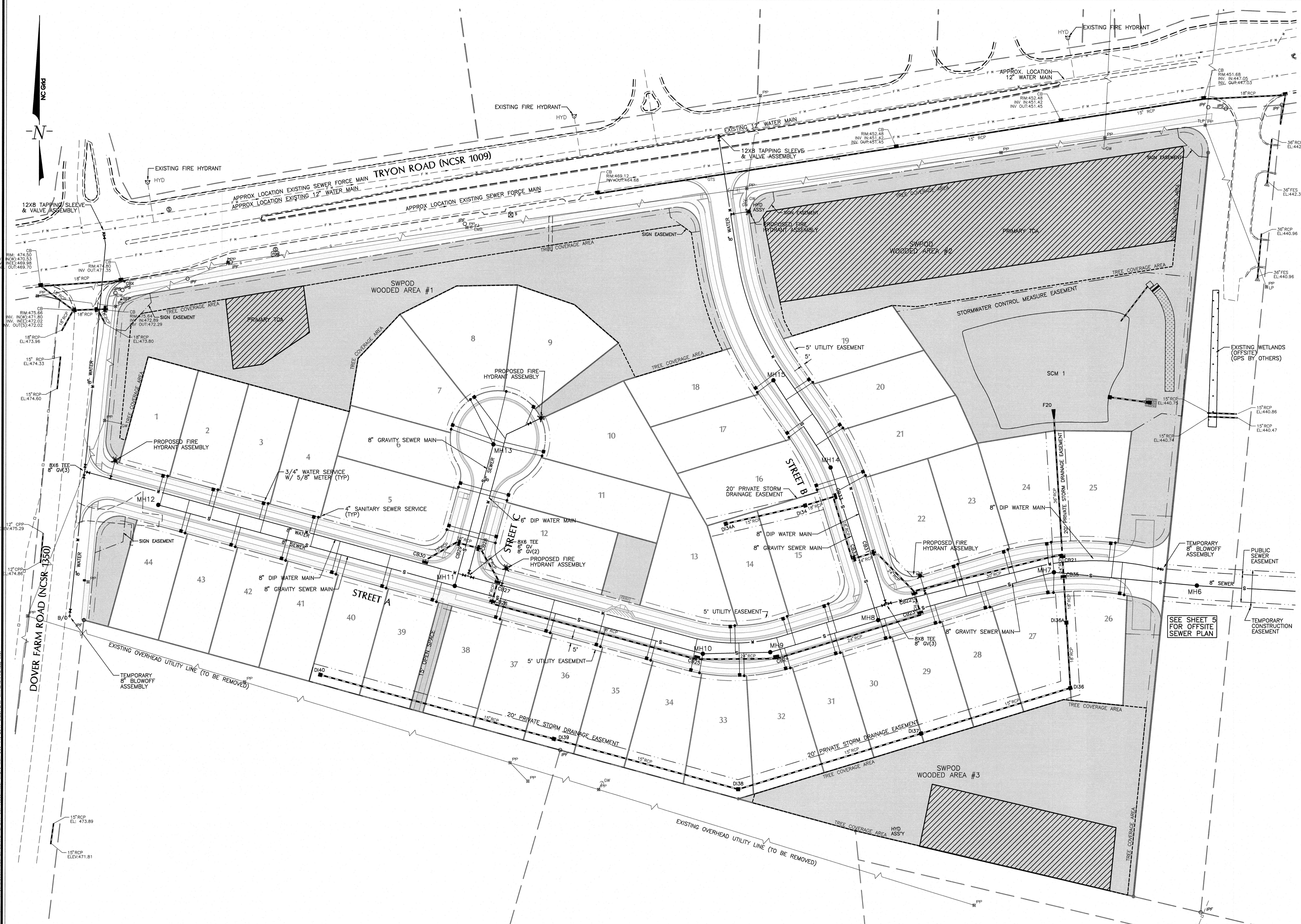
No.	Revision	Date	By
1	CITY OF RALEIGH FIRST REVIEW COMMENTS	02.03.2017	DW
2	CITY OF RALEIGH SECOND REVIEW COMMENTS	04.10.2017	DW
3	CITY OF RALEIGH THIRD REVIEW COMMENTS	06.30.2017	DW
4	CITY OF RALEIGH FOURTH REVIEW COMMENTS	12.13.2017	DW

Designer	W&R	Scale	1" = 50'
Drawn By	DW	Date	12/01/16
Checked By	DW	Job No.	212037500

Cottages at Oban
(formerly Manors)
Wake County
City of Raleigh
North Carolina

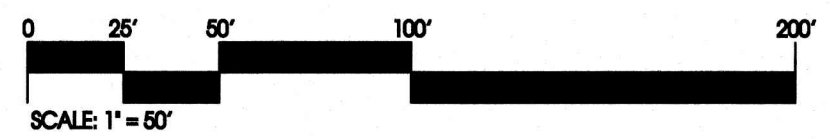
EXISTING CONDITIONS PLAN

WithersRavenel
Engineers | Planners | Surveyors
115 MacKanan Drive Cary, NC 27511 | 919.469.3340 | license #: C-0832 | www.withersravenel.com



- UTILITY NOTES:
1. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
 2. CONTRACTOR SHALL NOTIFY THE CITY OF RALEIGH UTILITY INSPECTORS 72-HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
 3. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
 - 8" PVC SDR26 PER ASTM D 3034, FOR PIPES LESS THAN 12' DEEP FOR SEWER MAINS
 - 8" PVC SDR26 PER ASTM D 3034, FOR PIPES MORE THAN 12' DEEP FOR SEWER MAINS
 - 4" PVC SCHEDULE 40 FOR SEWER SERVICES ONLY
 - 8" DUCTILE IRON PIPE PER AWWA C150 AND AWWA C151 FOR MAINS, LAYING CONDITION TYPE 2
 4. WATER LINES SHALL BE AS FOLLOWS:
 - 4" AND LARGER - DUCTILE IRON PIPE PER AWWA C150 AND AWWA C151
 - SMALLER THAN 4" - COPPER TUBE
 5. MINIMUM TRENCH WIDTH AT THE TOP OF PIPE SHALL BE AT LEAST 18 INCHES GREATER THAN THE OUTSIDE DIAMETER OF THE PIPE.
 6. PVC SANITARY SEWER SERVICES WHICH ARE 3" TO 14" DEEP SHALL REQUIRE BEDDING IN ACCORDANCE WITH DETAIL 7000.10 AND 7000.13 FOR PVC PIPE. PVC SERVICES WHICH ARE GREATER THAN 14" AND LESS THAN 20" SHALL REQUIRE CLASS A BEDDING IN ACCORDANCE WITH DETAIL 7000.13. ANY SERVICES OVER 20" AND LESS THAN 2' DEEP REQUIRE DIP.
 7. ALL WATER DISTRIBUTION MAINS IN THE CITY OF RALEIGH WATER SYSTEM SHALL BE RESTRAINED IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH STANDARD SPECIFICATIONS.
 8. ALL UTILITIES SHOULD BE KEPT 10' APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
 9. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4'-0" COVER ON ALL WATERLINES.
 10. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10" ON BOTH SIDES OF CROSSING. THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50). THE MINIMUM VERTICAL SEPARATION DISTANCE BETWEEN STORM SEWERS AND SANITARY SEWERS SHALL BE A MINIMUM OF 24".
 11. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
 12. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 PSI.
 13. THE CITY OF RALEIGH HAS THE RIGHT TO INSPECT ALL PRIVATE WATER SYSTEMS.
 14. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.
 15. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
 16. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE CITY OF RALEIGH UTILITY DEPARTMENT WITH REGARD TO MATERIALS, INSTALLATION, AND TESTING OF THE WATER AND SEWER LINES.
 17. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
 18. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES CHARTED OR UNCHARTED WHICH MIGHT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 19. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS AND/OR TESTING REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
 20. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
 21. A MINIMUM HORIZONTAL SEPARATION OF 10' AND A MINIMUM VERTICAL SEPARATION OF 2' BETWEEN STORM DRAINAGE AND SEWER AND 1' BETWEEN STORM DRAINAGE AND WATER UTILITIES MUST BE PROVIDED.
 22. NO STRUCTURAL COMPONENT OF ANY RETAINING WALL CAN BE LOCATED WITHIN A RIGHT-OF-WAY OR EASEMENT.
 23. ALL FDC'S SHALL HAVE SIGNAGE AROUND THE NECK TO INDICATE WHICH BUILDING IT SERVES.
 24. FIRE LANES SHALL BE MARKED THROUGHOUT THE SITE INCLUDING THE FRONT AND REAR OF BUILDINGS AND IN FRONT OF FIRE HYDRANTS AND FDC'S.
 25. ALL BUILDINGS SHALL HAVE BUILDING ADDRESSES POSTED ON THE BUILDING, IN A CLEARLY VISIBLE LOCATION.
 26. ALL GAS METERS AND ELECTRICAL EQUIPMENT SUBJECT TO VEHICLE IMPACT WILL BE PROTECTED BY BOLLARDS.
 27. NO PLANTS OR TREES WITHIN 3 FEET OF ALL FIRE DEPARTMENT EQUIPMENT.
 28. SEWER LINE EASEMENTS SHALL BE GRADED SMOOTH, FREE FROM ROCKS, BOULDERS, ROOTS, STUMPS, AND OTHER DEBRIS, AND SEEDED AND MULCHED UPON THE COMPLETION OF CONSTRUCTION.
 29. EASEMENTS ACROSS SLOPED AREAS SHALL BE GRADED UNIFORMLY ACROSS THE SLOPE TO NO STEEPER THAN A 5 TO 1 RATIO.
 30. ALL VALVES SHALL BE RESTRAINED IN BOTH DIRECTIONS IN A MANNER CONSISTENT WITH OPERATION AS A DEAD END USING STAINLESS STEEL RODDING AND BLOCKING ACCORDING TO STANDARD SPECIFICATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
 31. CONTRACTOR SHALL APPLY FOR RECLAIMED WATER AND WATER SERVICE TAP FROM THE TOWN'S INSPECTION AND PERMIT DEPARTMENT AND TO INDICATE THAT CITY OF RALEIGH PUBLIC WORKS CREW WILL INSTALL THE TAPS TO THE RIGHT-OF-WAY.
 32. THIS DESIGN MEETS ALL CURRENT CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND DETAILS EXCEPT WHERE SPECIFICALLY NOTED BELOW: N/A.
 33. IF GREASE INTERCEPTOR IS TO BE INSTALLED DURING THE SITE DEVELOPMENT PHASE OF CONSTRUCTION, A PLUMBING PERMIT WILL BE REQUIRED FOR GREASE INTERCEPTOR AND ANY ASSOCIATED PLUMBING.
 34. CONTRACTOR SHALL COORDINATE WITH MASTER DEVELOPER, ANY OUTAGE A MINIMUM OF ONE WEEK PRIOR TO THE NEED FOR THE OUTAGE.

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION



No.	Revision	Date	By
1	CITY OF RALEIGH FIRST REVIEW COMMENTS	02.23.2017	DW
2	CITY OF RALEIGH SECOND REVIEW COMMENTS	04.10.2017	DW
3	CITY OF RALEIGH THIRD REVIEW COMMENTS	06.30.2017	DW
4	CITY OF RALEIGH FOURTH REVIEW COMMENTS	12.13.2017	DW

Designer: W&R
Scale: 1" = 50'
Drawn By: DW
Date: 12/01/16
Checked By: DW
Job No.: 2120375.00

Cottages at Oban
(formerly Manors)
Wake County
City of Raleigh
North Carolina

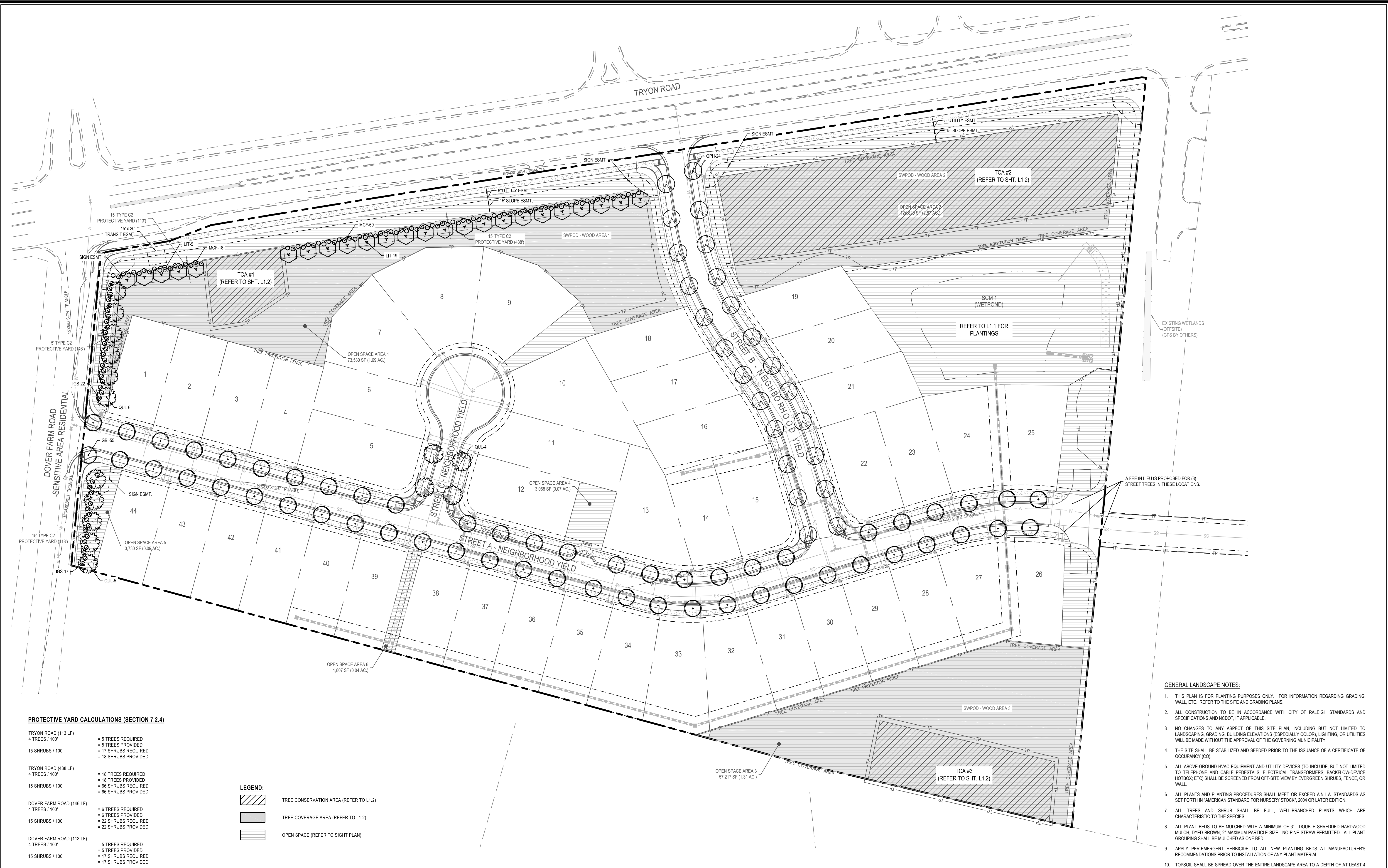
UTILITY PLAN

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COTTAGES AT OBAN

RALEIGH, NC

LANDSCAPE PLAN



PROTECTIVE YARD CALCULATIONS (SECTION 7.2.4)

TRYON ROAD (113 LF) 4 TREES / 100'	= 5 TREES REQUIRED = 5 TREES PROVIDED
15 SHRUBS / 100'	= 17 SHRUBS REQUIRED = 18 SHRUBS PROVIDED
TRYON ROAD (438 LF) 4 TREES / 100'	= 18 TREES REQUIRED = 18 TREES PROVIDED
15 SHRUBS / 100'	= 66 SHRUBS REQUIRED = 66 SHRUBS PROVIDED
DOVER FARM ROAD (146 LF) 4 TREES / 100'	= 6 TREES REQUIRED = 6 TREES PROVIDED
15 SHRUBS / 100'	= 22 SHRUBS REQUIRED = 22 SHRUBS PROVIDED
DOVER FARM ROAD (113 LF) 4 TREES / 100'	= 5 TREES REQUIRED = 5 TREES PROVIDED
15 SHRUBS / 100'	= 17 SHRUBS REQUIRED = 17 SHRUBS PROVIDED

STREET TREE CALCULATIONS:

STREET A (2,322 LF) 1 TREE / 40'	= 58 TREES REQUIRED = 55 TREES PROVIDED (A FEE IN LIEU WILL BE PAID FOR 3 STREET TREES)
STREET B (944 LF) 1 TREE / 40'	= 24 TREES REQUIRED = 24 TREES PROVIDED (NO FEE REQUIRED)
STREET C (142 LF) 1 TREE / 40'	= 4 TREES REQUIRED = 4 TREES PROVIDED (NO FEE REQUIRED)

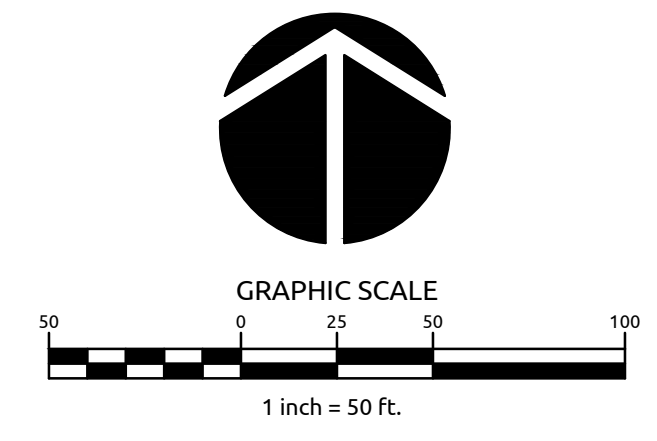
LEGEND:

	TREE CONSERVATION AREA (REFER TO L1.2)
	TREE COVERAGE AREA (REFER TO L1.2)
	OPEN SPACE (REFER TO SIGHT PLAN)

PLANT TYPE	QTY	KEY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	HEIGHT	NOTES
CANOPY TREES	55	GBI	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	B&B	3" CAL. MIN.	10' MIN.	MATCHED; MALE (FRUITLESS)
	15	QUL	Quercus laurifolia	Laurel Oak	B&B	3" CAL. MIN.	10' MIN.	MATCHED
	24	OPH	Quercus phellos	Willow Oak	B&B	3" CAL. MIN.	10' MIN.	MATCHED
	24	LIT	Liriodendron tulipifera	Tulip Poplar	B&B	3" CAL. MIN.	10' MIN.	MATCHED
SHRUBS	39	IGS	Ilex glabra 'Shamrock'	Compact Highberry	CONT.	3 GAL. MIN.	5' MIN.	MATCHED
	87	MCF	Myrica cerifera	Wax Myrtle	CONT.	3 GAL. MIN.	5' MIN.	MATCHED

GENERAL LANDSCAPE NOTES:

- THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING GRADING, WALL, ETC., REFER TO THE SITE AND GRADING PLANS.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NCDOT, IF APPLICABLE.
- NO CHANGES TO ANY ASPECT OF THIS SITE PLAN, INCLUDING BUT NOT LIMITED TO LANDSCAPING, GRADING, BUILDING ELEVATIONS (ESPECIALLY COLOR), LIGHTING, OR UTILITIES WILL BE MADE WITHOUT THE APPROVAL OF THE GOVERNING MUNICIPALITY.
- THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).
- ALL ABOVE-GROUND HVAC EQUIPMENT AND UTILITY DEVICES (TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC.) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- ALL PLANTS AND PLANTING PROCEDURES SHALL MEET OR EXCEED A.N.L.A. STANDARDS AS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", 2004 OR LATER EDITION.
- ALL TREES AND SHRUB SHALL BE FULL, WELL-BRANCHED PLANTS WHICH ARE CHARACTERISTIC TO THE SPECIES.
- ALL PLANT BEDS TO BE MULCHED WITH A MINIMUM OF 3" DOUBLE SHREDDED HARDWOOD MULCH, DYED BROWN, 2" MAXIMUM PARTICLE SIZE. NO PINE STRAW PERMITTED. ALL PLANT GROUPING SHALL BE MULCHED AS ONE BED.
- APPLY PER-EMERGENT HERBICIDE TO ALL NEW PLANTING BEDS AT MANUFACTURER'S RECOMMENDATIONS PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
- TOPSOIL SHALL BE SPREAD OVER THE ENTIRE LANDSCAPE AREA TO A DEPTH OF AT LEAST 4 INCHES IN LAWN AREAS AND 6 INCHES IN SHRUB AND GROUND COVER BEDS.
- FINAL LOCATION OF ALL TURF AREAS SHALL BE APPROVED OWNER OR LANDSCAPE ARCHITECT.
- LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- VERIFICATION OF PLANT QUANTITIES SHOWN ON THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITIES PRIOR TO INSTALLATION OF ANY PLANT MATERIAL. IF CONFLICTS OCCUR, PLANT LOCATIONS SHOULD BE ADJUSTED AND APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT BEFORE ANY HOLE IS DUG.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.



Job No.	02120375	Drawn By	W&R
Date	04.03.2017	Designer	W&R

Revisions			
1	CITY OF RALEIGH RC #1	02.03.17	
2	CITY OF RALEIGH RC #2	04.10.17	
3	CITY OF RALEIGH RC #3	06.30.17	
4	CITY OF RALEIGH RC #4	12.13.17	

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Job No.	02120375	Drawn By	W&R
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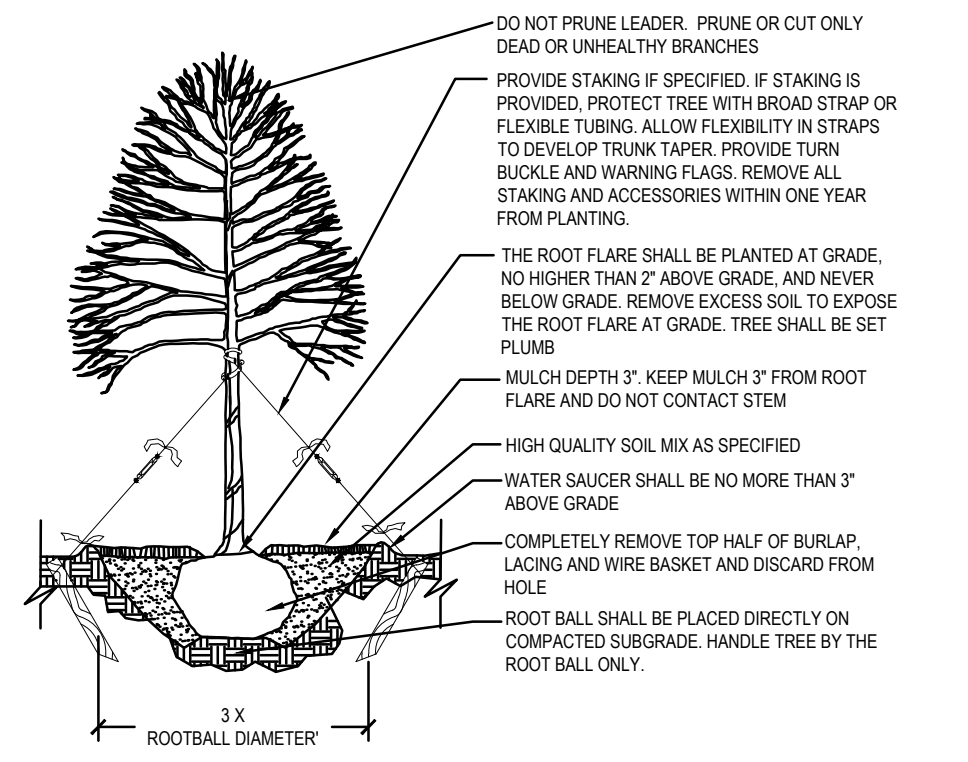
CITY OF RALEIGH (STREET DESIGN MANUAL):

6.18.1. STREET TREE PLANTINGS IN AN URBAN SETTING
THE PARKS AND RECREATION DEPARTMENT IS RESPONSIBLE FOR PLAN REVIEW, INSPECTION, MONITORING AND ENFORCEMENT ASSOCIATED WITH TREE PLANTING AND MAINTENANCE ON PROPERTY OWNED OR CONTROLLED BY THE CITY. TREE RELATED ACTIVITIES ARE CONDUCTED IN ADHERENCE TO CITY OF RALEIGH MUNICIPAL CODE TREES AND VEGETATION, PART 9 CHAPTER 8 AND THE CITY TREE MANUAL. WHERE THE TRANSPORTATION MANUAL DEVIATES FROM THE REFERENCED MATERIALS THE MUNICIPAL CODE PART 9 CHAPTER 8 SHALL TAKE PRECEDENCE.

- A. DEVELOPMENT AND LANDSCAPE PLAN REQUIREMENTS**
- THE URBAN FORESTER OR DESIGNER SHALL REVIEW ALL SITE PLANS WITH TREES IN THE RIGHT OF WAY AND ON CITY OWNED OR CONTROLLED PROPERTY. THIS APPLICATION PROCESS DESCRIBES THE REQUIREMENTS FOR PLAN REVIEW, PERMITTING, TREE PROTECTION, STANDARD SPECIFICATIONS, TREE QUALITY, INSTALLATION AND MAINTENANCE.
 - WHERE DEVELOPMENT ABUTS A STREET CONTROLLED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TREES MAY NOT BE REQUIRED OR WILL FALL UNDER THE LANDSCAPE REQUIREMENTS OF THE STATE. THE CITY IS STILL REQUIRED TO REVIEW AND APPROVE ALL PROPOSED TREES IN THE RIGHT OF WAY.
- B. APPLICATION PROCESS**
- THIS IS THE APPLICATION PROCESS FOR ACTIVITIES IMPACTING CITY TREES. IMPACTS INCLUDE BUT ARE NOT LIMITED TO PLANTING, REMOVAL, PRUNING, TRENCHING, BORING, EXCAVATING, FILLING, FERTILIZING, TREATING FOR DISEASE OR INSECTS, INSTALLING DECORATIONS AND PLANTING.
- SUBMIT TREE IMPACT PERMIT REQUEST TO THE URBAN FORESTER
 - ADDITIONAL DOCUMENTATION REQUIRED A
 - SITE AND/OR LANDSCAPE PLAN
 - IDENTIFY PROPERTY BOUNDARIES AND RIGHTS OF WAY
 - LABEL STREETS AND OTHER PLAN ELEMENTS
 - OVERHEAD UTILITIES AND LIGHTING PLAN
 - IDENTIFY TREES FOR DEMOLITION AND PRESERVATION
 - DEPICT THE REQUIRED SITE DISTANCE TRIANGLES
 - DEPICT TREE PROTECTION ZONES AND FENCING DETAIL
 - TREE SPECIES INCLUDING BOTANICAL NAME, INSTALLATION SIZE AND COUNTS
 - URBAN TREE PIT DETAIL AND SUBSURFACE ROOT TREATMENT IF APPLICABLE WITH 600CUFT MINIMUM SOIL REQUIREMENT.
 - ADHERENCE TO TREE QUALITY SPECIFICATIONS AND DETAIL
 - ADHERENCE TO TREE PLANTING SPECIFICATIONS AND DETAIL
 - TREE PROTECTION PLAN (WAIVED IF NO TREES IMPACTED WITHIN CRITICAL ROOT ZONE ON SITE)

6.18.1. TREE INFRASTRUCTURE, INSTALLATION AND MAINTENANCE STANDARDS

- A. TREES IN SIDEWALKS, PITS AND GRATES AND TREE LAWN**
- A TREE MAINTENANCE FEE SHALL BE ASSESSED AT THE TIME OF PERMIT ISSUANCE FOR EACH STREET TREE TO BE INSTALLED. THIS SHALL BE INCLUDED IN THE FEE SCHEDULE.
 - TREE GRATE
 - 4 FEET X 6 FEET GRAY IRON, ADA COMPLIANT
 - TREE GRATES SHALL HAVE A PROVISION FOR TRUNK EXPANSION OF THE TREE, SUCH AS POP OUT CONCENTRIC RINGS IN THE GRATE AROUND THE TRUNK
 - NO UTILITIES OR ELECTRICAL CONDUITS ARE PERMITTED WITHIN THE TREE PIT OR GRATE (UTILITIES MAY RUN BELOW AND THROUGH THE SUBSURFACE ROOT EXPANSION INFRASTRUCTURE)
 - TREES SHALL BE CENTERED IN THE PIT
 - TREE PITS SHALL ACCOMMODATE A DEPTH OF 3 FEET OF PLANTING SOIL
 - HIGH QUALITY PLANTING SOIL SHALL BE USED IN THE PIT DIRECTLY BELOW THE GRATE
 - DRAINAGE SHALL BE PROVIDED
 - TREE LAWN
 - MINIMUM 6 FEET WIDE TREE LAWN
 - TREES CENTERED IN AREA
 - NO UTILITIES OR ELECTRICAL CONDUITS ARE PERMITTED WITHIN THE TREE LAWN (UTILITIES MAY RUN BELOW AND THROUGH THE SUBSURFACE ROOT EXPANSION INFRASTRUCTURE)
 - 600 CUBIC FEET OF ORGANIC SOIL IN THE IMMEDIATE AREA WHERE THE TREE IS TO BE PLACED
- B. REQUIRED SUBSURFACE ROOT EXPANSION**
- HIGH QUALITY TOP SOIL OR STRUCTURAL SOIL SHALL BE USED TO ACCOMPLISH THE SOIL VOLUME REQUIREMENT.
 - REQUIRE MINIMUM 600 CUBIC FEET.
 - EXCEPTIONS AND DESIGN ALTERNATIVES ARE ENCOURAGED TO ACHIEVE SOIL VOLUME. URBAN FORESTER REVIEW REQUIRED. DESIGNS THAT GROUP TREES AND CONNECT ROOT SPACES WILL BE FAVORED AS WELL AS THE INTRODUCTION OF LID MATERIALS AND TECHNOLOGY
 - SELECT ONE OR MORE OPTIONS BELOW
 - STRUCTURAL SOIL
 - SUBSURFACE SOIL CONTAINMENT STRUCTURE
 - MINIMUM 6 PATHS FROM EACH TREE, 3 ON EACH SIDE 20" MINIMUM EXTENSION FOR EACH PATH. CONNECT TO ADJACENT PIT PATH.
 - SUSPENDED PAVEMENT
 - WHEN ROOT EXPANSION PATHS EXTEND UNDER SIDEWALKS, ENSURE MINIMUM DENSITY REQUIREMENTS ARE MET.
- C. PLANTING STANDARDS**
- ALL PLANT MATERIAL AND INSTALLATION WORK SHALL CONFORM TO THE STANDARDS DETAILED IN THE FOLLOWING DOCUMENTS:
 - AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300, AMERICAN NATIONAL STANDARDS INSTITUTE, 11 WEST 42ND STREET, NEW YORK, N.Y. 10036
 - AMERICAN NATIONAL STANDARD FOR NURSERY STOCK, ANSI Z60.1, AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, 1250 EYE STREET, NW, SUITE 500, WASHINGTON, D.C. 20005
 - HORTUS THIRD, THE STAFF OF THE L.H. BAILEY HORTORIUM, 1976, MACMILLAN PUBLISHING CO., NEW YORK

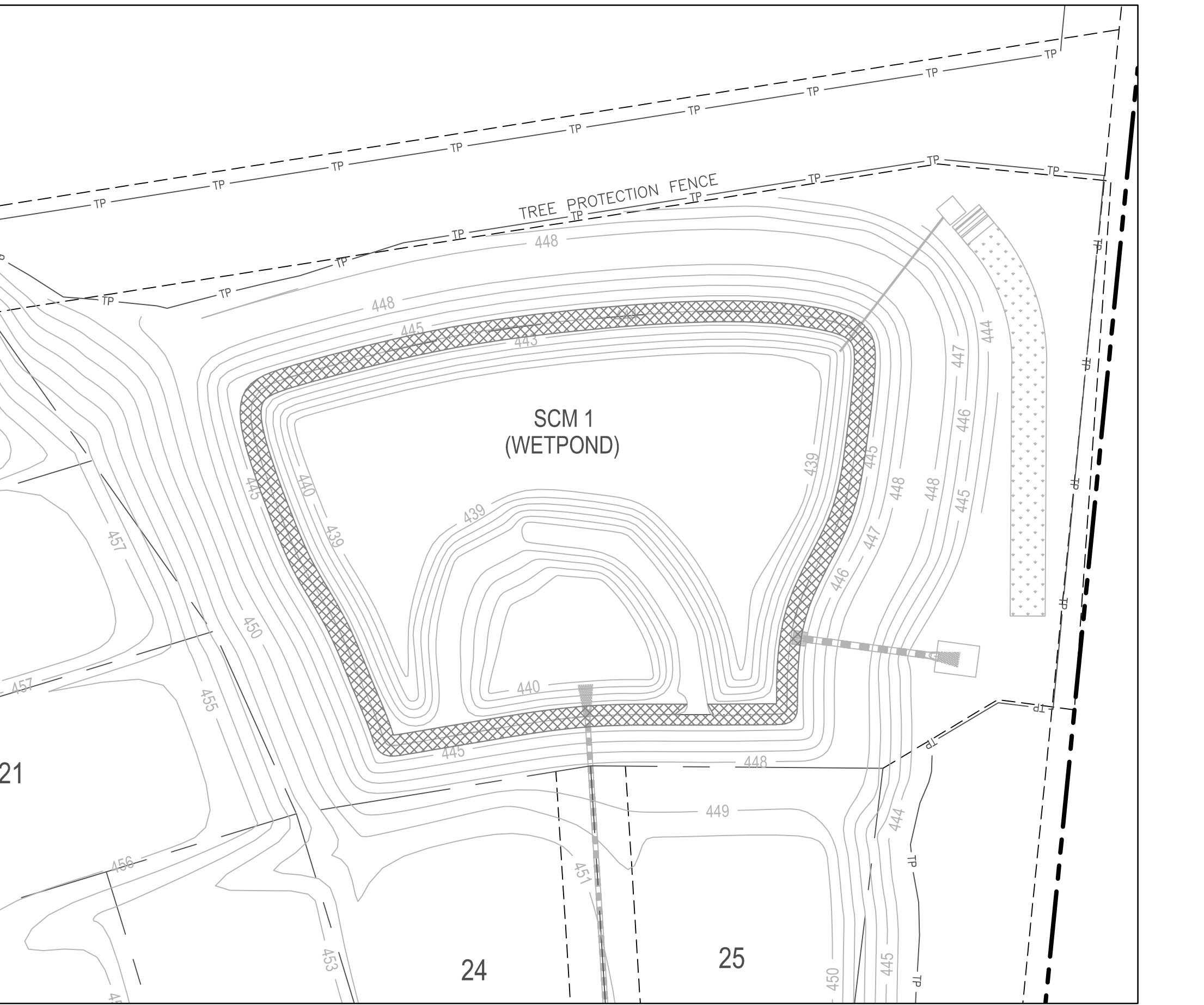
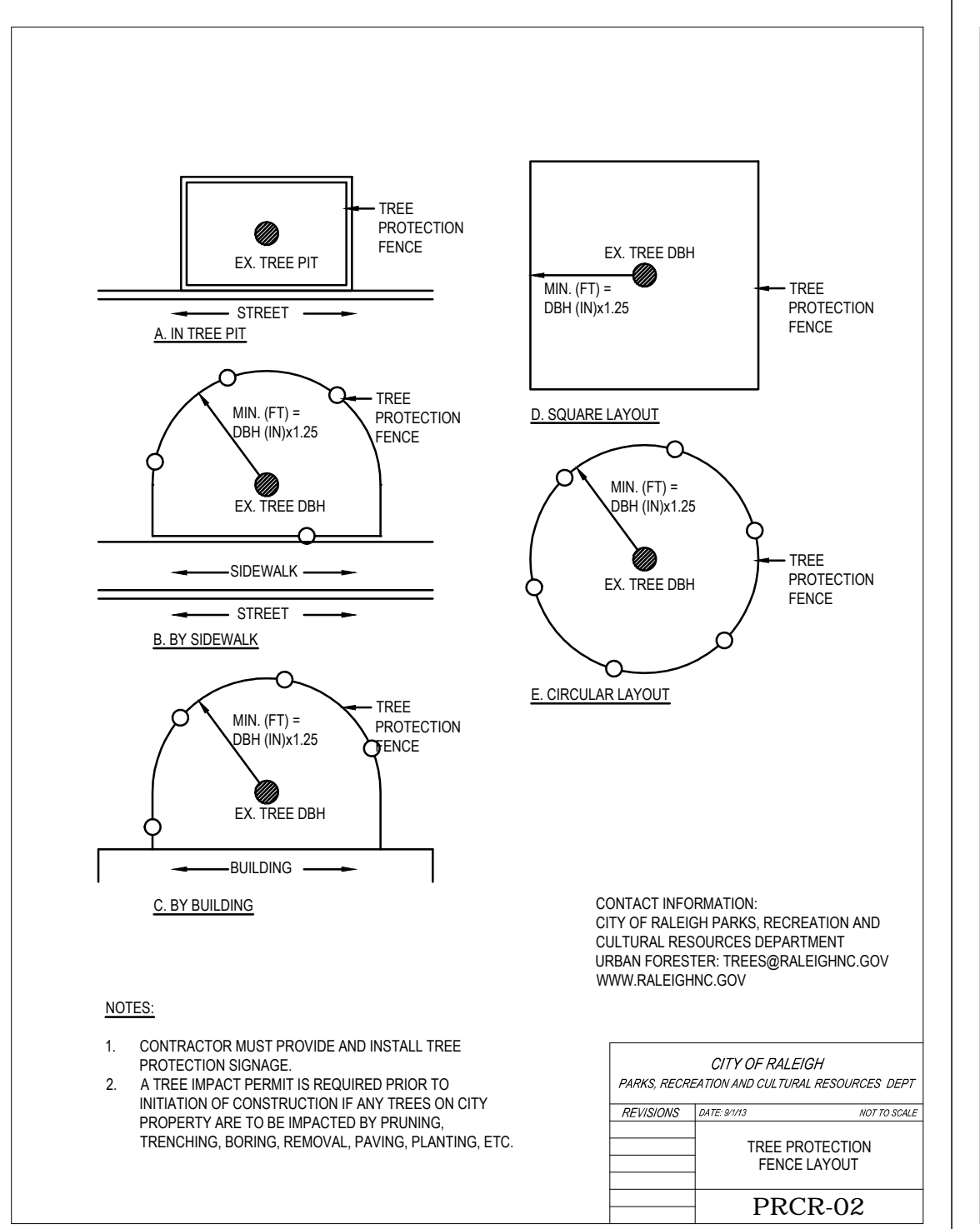


NOTES:

- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS (POSITIVE DRAINAGE AWAY FROM PIT)
- ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
- STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
- PLANTING SEASON OCTOBER - APRIL.
- A TREE IMPACT PERMIT IS REQUIRED.
- ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPT			
REVISIONS	DATE	BY	NOT TO SCALE

TREE PLANTING DETAIL
PRCR-03



SCM #1: WET POND
*SEE SHEET L1.0 FOR LANDSCAPE SCREENING

- NOTES:**
- THE DAM STRUCTURE, INCLUDING FRONT AND BACK EMBANKMENT SLOPES, OF THE POND SHALL BE VEGETATED WITH NON-CLIMBING TURF GRASS. TREES AND SHRUBS SHALL NOT BE ALLOWED.
 - THE VEGETATED SHELF SHALL BE PLANTED WITH A MINIMUM OF (3) DIVERSE SPECIES OF HERBACEOUS, NATIVE VEGETATION AT A MINIMUM DENSITY OF 50 PLANTS PER 200 SQUARE FEET OF SHELF AREA.

PLANT TYPE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	NOTES
HERBACEOUS	127	<i>Asclepias incarnata</i>	Swamp Milkweed	CONT.	MIN. 24" - 36" O.C.
	127	<i>Carex stricta</i>	Tussock Sedge	CONT.	MIN. 24" - 36" O.C.
	127	<i>Chelone glabra</i>	White Turtlehead	CONT.	MIN. 24" - 36" O.C.
	127	<i>Eupatoriadelphus dubius</i>	Dwarf Joe Pye Weed	CONT.	MIN. 24" - 36" O.C.
	128	<i>Eupatoriadelphus fistulosus</i>	Joe Pye Weed	CONT.	MIN. 24" - 36" O.C.
	128	<i>Eupatoriadelphus maculatus</i>	Spotted Trumpetweed	CONT.	MIN. 24" - 36" O.C.

