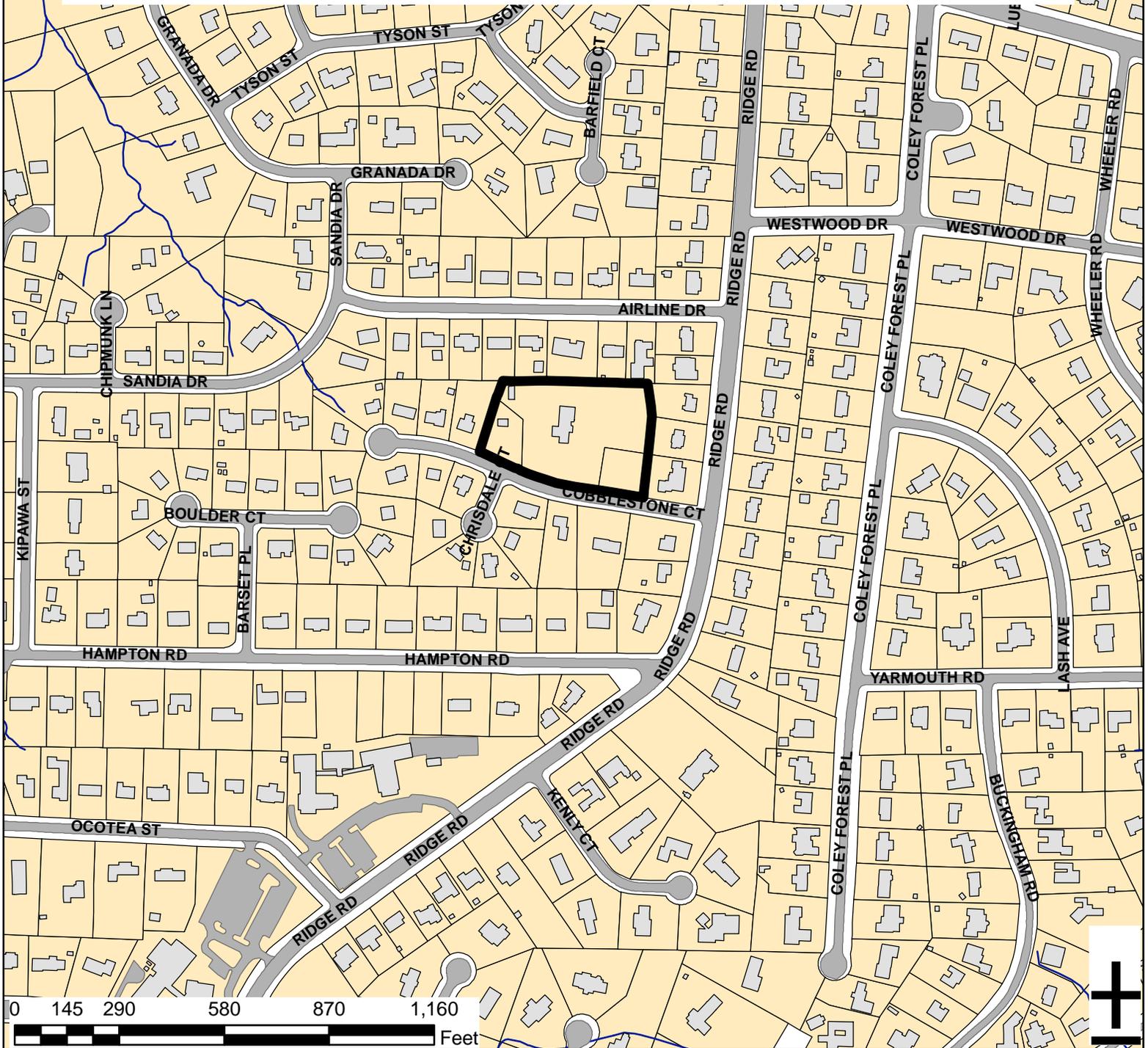


COBBLESTONE COURT SUBDIVISION S-8-2010



Zoning: **R-4**
CAC: **Glenwood**
Drainage
Basin: **House Creek**
Acreage: **3.01**

Number of Lots: **6**
Planner: **Eric Hodge**
Phone: **(919) 516-2639**
Applicant Contact: **Bass, Nixon & Kennedy, Inc**
Phone: **(919) 851-4422**

THERE ARE NO PERMITTED ACCESSORIES OR USES IN TREE CONSERVATION AREAS INCLUDING, BUT NOT LIMITED TO: ACCESSORY BUILDING, MATERIALS TO CONSTRUCT PATHS, FENCES, WALLS, LIGHTING, IRRIGATION, FOUNTAINS, MONUMENTS, AND UTILITIES INCLUDING DRAINAGE.

Proposed Boundary Line Table

Line #	Length	Direction
L1	45.14'	S89°06'14.73"E
L2	92.05'	S6°48'24.51"E
L3	105.29'	S5°34'04.23"W
L4	122.11'	S7°38'13.80"W
L5	79.94'	N80°38'03.00"W
L6	46.03'	N80°38'03.00"W
L7	33.91'	N80°38'03.00"W
L8	51.08'	N80°38'03.00"W
L9	46.06'	N65°48'56.67"W
L10	79.94'	N65°48'56.67"W
L11	163.69'	N19°22'23.54"E

Proposed Boundary Line Table

Line #	Length	Direction
L12	43.52'	N17°54'35.54"E
L13	27.45'	S89°24'41.15"E
L14	49.34'	S89°07'04.22"E
L15	40.42'	S89°07'04.22"E
L16	33.53'	S89°19'05.09"E
L17	72.26'	S89°19'05.09"E
L18	34.39'	S89°19'05.09"E
L19	36.06'	S89°07'34.19"E
L20	43.84'	S89°07'34.19"E
L21	24.76'	S89°06'14.73"E

Proposed Boundary Curve Table

Curve #	Length	Radius
C1	28.86'	551.16'
C2	79.94'	551.16'
C3	33.88'	551.16'

SITE DATA

PN: 0795-43-9754, 0795-53-1756, 0795-53-2682
 ADDRESS: 3204/3208/3212 COBBLESTONE COURT, RALEIGH, NORTH CAROLINA
 ZONING: RESIDENTIAL-4 (R-4)
 USE: SINGLE-FAMILY (VACANT)
 PROPOSED: SINGLE-FAMILY
 SITE AREA (GROSS): 123,445 SF (2.83 AC)
 OPEN SPACE AREA: N/A
 DEDICATED R/W AREA: N/A
 NO. OF LOTS: 6
 MINIMUM LOT SIZE: 16,934 SF (0.39 AC)
 AVERAGE LOT SIZE: 20,574 SF (0.47 AC)
 MAXIMUM LOT SIZE: 22,425 SF (0.51 AC)
 MAXIMUM IMPERVIOUS AREA: (23.4%) 28,872 SF (0.66 AC)
 PER LOT: 4,812 SF (0.11 AC)
 PROPOSED TREE SAVE AREA: 0.283 AC
 PROPOSED DENSITY: 6/2.83 = 2.12 DU/AC
 BUILDING SETBACKS: (R-4)
 FRONT: 30'
 SIDE: 10'
 REAR: 30'
 SIDE CORNER: 20'
 WATERSHED: NEUSE

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- NO SIGHT OBSTRUCTING, OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECT BETWEEN THE HEIGHTS OF TWO (2) AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
- BOUNDARY INFORMATION TAKEN FROM MAP BY BASS, NIXON & KENNEDY, INC. TOPOGRAPHIC INFORMATION WAS TAKEN FROM WAKE COUNTY GIS INFORMATION.
- INDIVIDUAL CITY OF RALEIGH TRASH AND RECYCLING CONTAINERS WILL BE PROVIDED TO EACH UNIT FOR WEEKLY PICKUP BY THE CITY OF RALEIGH SOLID WASTE SERVICES.

LANDSCAPE NOTES

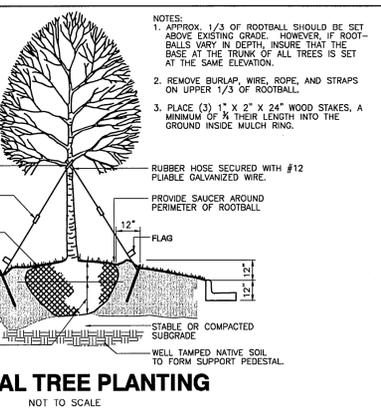
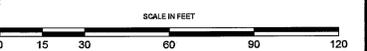
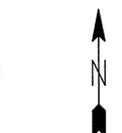
- A/C UNITS, TRANSFORMERS AND OTHER MECHANICAL OR UTILITY EQUIPMENT, NOT SHOWN ON THE PLAN, SHALL BE SCREENED FROM VIEW EITHER BY ADJUSTING PLANTINGS SHOWN IN CLOSE PROXIMITY TO EQUIPMENT OR BY THE ADDITION OF WAX MYRTLES @ 24" HT., 5" OC (SEE GENERAL NOTES FOR EQUIPMENT ACCESSIBILITY AND PLANTING PROXIMITY, ETC.). DUMPSTER IS SCREENED FROM OFF-SITE VIEWS.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO PLANTING.
- MULCH SHALL BE 3" DEEP PINE STRAW UNLESS OTHERWISE NOTED.
- VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE PLANT LIST AND ON THE PLAN SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES BETWEEN PLANT LIST AND PLANTING PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
- ALL TREES, SHRUBS, GROUNDCOVER, ETC. SHALL CONFORM TO ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN.
- ALL ROOTBALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO PLANTING.
- B&B AS LISTED UNDER "ROOT" IN THE PLANT LIST INDICATES BALLED & BURLAPPED.
- ALL PLANTS/PLANTINGS SHALL BE MULCHED IMMEDIATELY AFTER PLANTING AND WATERED.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO PREVIOUS EXISTING GRADE (UNLESS OTHERWISE NOTED).
- ALL TREES AND SHRUBS SHALL REQUIRE MULCH RINGS AT THEIR BASE IF LEFT WITHIN LAWN AREAS.
- MULCH EDGES AND PROPOSED PLANTINGS SHALL NOT DISTURB ANY EXISTING GROUPS OF TREES TO REMAIN. EDGES ARE SHOWN FOR APPROXIMATION ONLY, BUT ARE TO INDICATE SMOOTH, CLEAN CURVES.
- CULVERTS, RIP-RAP STRUCTURES, AND OTHER STORMWATER DEVICES SHALL BE SCREENED WITH EVERGREEN SHRUBS. IF STRUCTURES ARE NOT SHOWN ON THE PLAN, INSTALL WAX MYRTLES @ 24" HT. - 5' OC.
- A 2' BUMPER OVERHANG, FROM THE BACK OF CURB, SHALL BE ALLOTTED FOR MATURE SHRUBS.
- TREE PROTECTION FENCING SHALL BE MAINTAINED UNTIL ALL SITE WORK IS COMPLETED. THE FENCING SHALL BE REMOVED PRIOR TO THE FINAL SITE INSPECTION FOR THE CERTIFICATE OF OCCUPANCY (C.O.). THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A (C.O.).
- ALL TREES SHALL BE LOCATED A MINIMUM OF 6' FROM SIDEWALKS.

PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.	CAL.	HT.	SPD.	ROOT	REMARKS
TREES								
NS	Nyssa sylvatica	Black Gum	10	2"	8'			

PLANTING NOTES:
 LOCATE PLANTS AND PLANTING BEDS BY USING SCALED DIMENSIONS FROM STREET, PROPERTY LINES, BACK OF CURB, BUILDINGS, WALLS, ETC.
 ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC., WASHINGTON, D.C. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND/OR THE LANDSCAPE ARCHITECT.
 SYMBOLS: B&B = BALLED & BURLAPPED; B.R. = BARE ROOT; CONT. = CONTAINER, O.C. = ON-CENTER

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE CITY OF RALEIGH, AND UNLESS SPECIFIED, DEFERS TO THE NCDOT STANDARDS AND SPECIFICATIONS



0209 BASS, NIXON & KENNEDY, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED, IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF BASS, NIXON & KENNEDY, INC.
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BANK

BASS, NIXON & KENNEDY, INC.
 CONSULTING ENGINEERS
 6300 CHARLES HILL ROAD, SUITE 201, RALEIGH, NC 27687
 9319 HERITAGE TRADE DRIVE, SUITE 201, WAKE FOREST, NC 27787
 TELEPHONE: (919)851-4422 OR (800)564-1879
 FAX: (919)851-8868 (RALEIGH), (919)70-1862 (WAKE FOREST)
 CERTIFICATION NUMBERS: NCBSLS (C-0110); NCBLA (C-0267)

NO.	DATE	DESCRIPTION	BY

JOB NO. 03-09224 DATE 02-25-10
 DRAWN BY RAB
 CHECKED BY CHK
 SCALE: 1" = 30'

COBBLESTONE SUBDIVISION
3204/3208/3212 COBBLESTONE COURT
 CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

SHEET C1.1 OF 8
 3 OF 8

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION