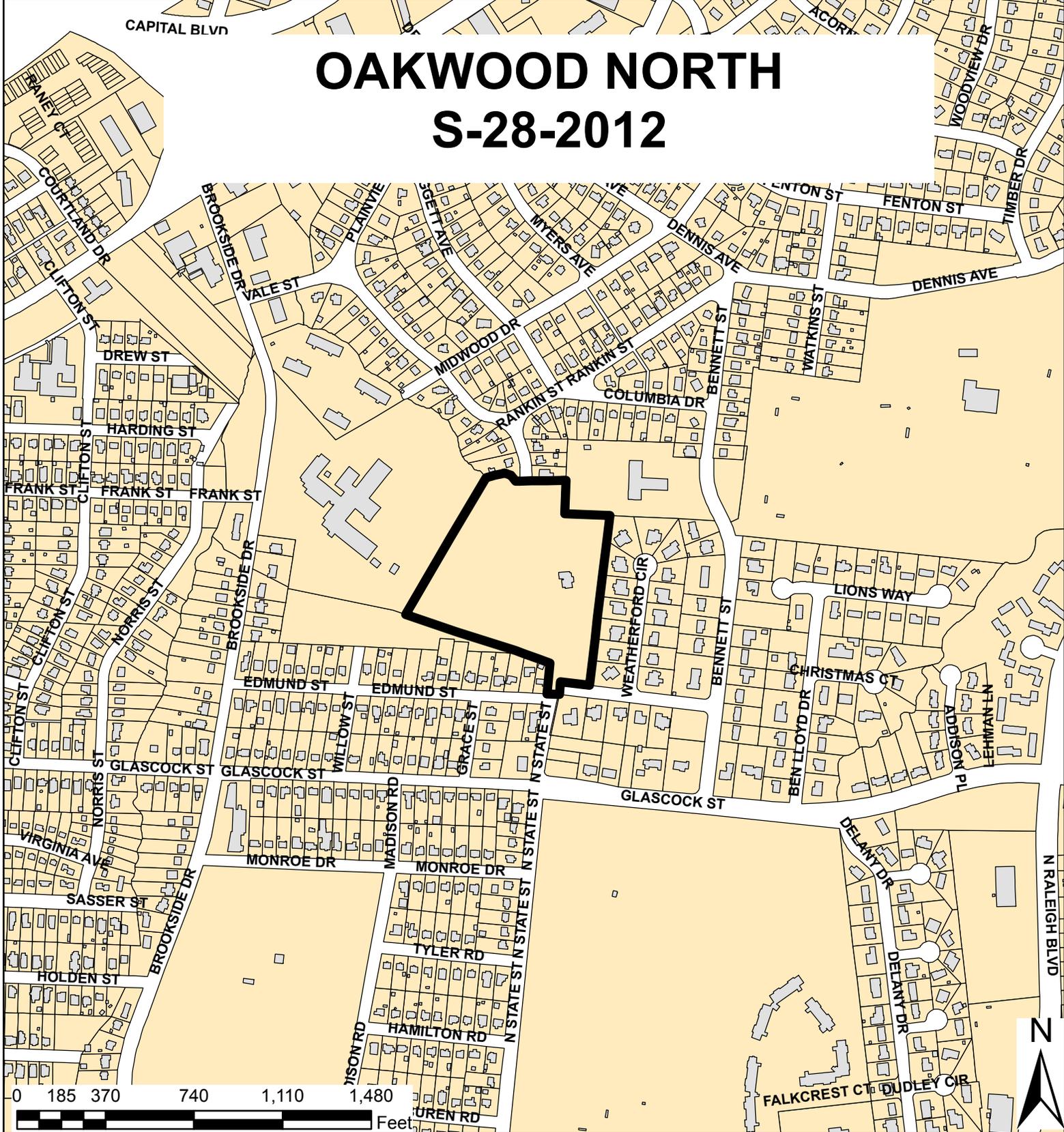


OAKWOOD NORTH

S-28-2012



Zoning: **R-10**
 CAC: **East Raleigh**
 Drainage **Pigeon House**
 Basin:
 Acreage: **10.77**

Number of Lots: **39**
 Planner: **Eric Hodge**
 Phone: **(919) 996-2639**
 Applicant Contact: **LandDesign, Inc.**
 Phone: **(919) 768-7983**



Planning & Development

Customer Service Center
 One Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-516-2495
 Fax 919-516-2685

5-28-2012

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"/> Site Plans for Planning Commission or City Council <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing * <input type="checkbox"/> Multifamily (Infill)*	<input checked="" type="checkbox"/> Subdivision* <input type="checkbox"/> Infill Subdivision* <input type="checkbox"/> Infill Recombination* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number <i>347533</i>
* May require Planning Commission or City Council Approval		

Section A

5-28-102

GENERAL INFORMATION

Development Name Oakwood North

Proposed Use Subdivision

Property Address(es) 1200 North State St., Raleigh, NC 27604

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. 1714245663

P.I.N.

P.I.N.

P.I.N.

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 Telecommunication 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 not requiring Planning Commission or City Council approval. This development does not fall in the Transit Oriented Development Overlay Districts, Planned Development Conditional Use Overlay District or the Downtown Overlay District and therefore does not require Planning Commission or City Council Preliminary Approval.

PLANNING COMMISSION OR CITY COUNCIL REVIEW

Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.

CLIENT (Owner or Developer)

Company KB Home Raleigh Durham, Inc

Name (s) Joseph J. Cebina

Address 4518 S. Miami Boulevard Suite 180, Durham, NC 27703

Phone 919-768-7983

Email jcebina@kbhome.com

Fax

CONSULTANT (Contact Person for Plans)

Company LandDesign Inc.

Name (s) David Gastel

Address 19 W. Hargett St., Suite 602, Raleigh, NC 27601

Phone 919-838-9331

Email dgastel@landdesign.com

Fax 919-800-3583

Map 1714.14 10.77 ac, Pigeon House drainage East CAC R-10

DEVELOPMENT TYPE SITE DATA TABLE (Applicable to all developments)

Has your project previously been through the pre-submittal process? If yes, provide the transaction # N/A

Zoning Information	Building Information
Zoning District(s) R-10	Proposed building use(s) Single family residential
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross 3318
Overlay District N/A	Proposed Building(s) sq. ft. gross Unknown
Total Site Acres 10.77 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) Unknown
Off street parking Required No Provided N/A	Proposed height of building(s) Unknown
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) Unknown
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage Unknown (site plans only)
CUD (Conditional Use District) case # Z-	

Stormwater information

Existing Impervious Surface Unknown acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface Unknown acres/square feet	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils N/A Flood Study N/A FEMA Map Panel # N/A

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 property is zoned Moderate Density Residential in the 2030 Plan. This allows are a gross density of 6 to 14 Units. Other corresponding zoning districts are R-6 and R-10. The site is currently zoned R-10 and conforms to the R-10 requirements.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots N/A Detached Attached	11. Total number of Open Space (only) lots 0
2. Total # Of Single Family Lots 39	12. Total number of all lots 39
3. Total # Of Apartment Or Condominium Units N/A	13. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4. Total # Of Congregate Care Or Life Care Dwelling Units N/A	If Yes, please answer the questions below: a) Total number of Townhouse Lots b) Total number of Single Family Lots c) Total number of Group Housing Units d) Total number of Open Space Lots e) Minimum Lot Size f) Total Number of Phases g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No h) Must provide open space quotient per City Code 10-3071 (5)
5. Total # Of Mobile Home Lots N/A	
6. Total Number of Hotel Units N/A	
7. Overall Total # Of Dwelling Units (1-6 Above) 39	
8. Bedroom Units 1br 2br 3br 4br or more Yes	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 3.62	
10. If your project is an Infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	

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 hereby designate David Gastel to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit 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 applicable with the proposed development use.

Signed [Signature] For KB Home 11/6/12 Date
 Signed [Signature] For LANDDESIGN 11/6/12 Date

Section B					
	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
3. Client must complete and print page 1 and 2 of the Preliminary Development Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. I have referenced the Preliminary Development Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c) Proposed Site, Subdivision Plan, or Recombination Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		



DEVELOPMENT SUMMARY:

PARCEL ID#: 1714245663

PROPERTY OWNER: JESSUP, REBECCA WEATHERFORD
109 CONVENTRY LN
CARY NC 27511-4856

EXISTING ZONING: RESIDENTIAL-10 (R-10) DISTRICT

USE: SINGLE FAMILY RESIDENTIAL

EXISTING PROPOSED: SINGLE FAMILY, DETACHED

SITE AREA: 10.77 ACRES

DENSITY: 39 LOTS

PRIMARY TREE CONSERVATION AREA REQUIRED: 1.077 (10% OF ±10.77 ACRES)

PROVIDED: ± 1.077 ACRES (10.0%)

LOT REQUIREMENTS / YARDS

LOT WIDTH: 45 FT MIN.

LOT DEPTH: 60 FT MIN. CORNER LOT 70 FT MIN.

ROOF PITCH: 20 FT

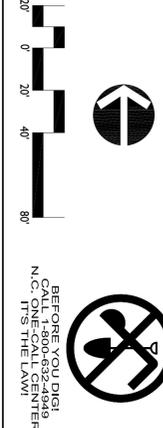
CORNER SIDE YARD: 20 FT

REAR YARD: 20 FT

BUILDING HEIGHT: 40 FT MAXIMUM

- SITE PLAN NOTES:**
1. SURVEY INFORMATION SHOWN IS BASED ON WAKE COUNTY GIS DATA.
 2. ALL DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE SHOWN.
 3. AT TIME OF STAKING, CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR DIGITAL SITE PLAN FILE FOR COORDINATION OF STAKING.
 4. SHOULD ANY DISCREPANCIES OR ERRORS BETWEEN COORDINATE POINTS AND DIMENSIONS OR OMISSIONS OF CRITICAL STAKING INFORMATION BE DISCOVERED, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.
 5. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS, WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN. NO OBSTRUCTION BETWEEN TWO (2) AND EIGHT (8) FEET IN HEIGHT SHALL BE PERMITTED.
 6. IF NO CURBING EXISTS, MINIMUM CORNER CLEARANCE FROM CURB LINE OF INTERSECTION STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY.
 7. STOP BEFORE YOU DIG. CALL THE NORTH CAROLINA ONE-CALL CENTER AT 811.
 8. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING BENCHMARKS AND OTHER REFERENCE POINTS THROUGHOUT THE CONSTRUCTION PERIOD.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF ALL CONSTRUCTION DIMENSIONS AND DIMENSIONS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT AND OWNER IMMEDIATELY.
 10. WHEN DETAILS ARE PROVIDED, CONTRACTOR SHALL CONSTRUCT PLANS AS SHOWN.
 11. ALL IMPROVEMENTS AND WORK SHALL BE IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE STATE AND LOCAL STANDARDS. IN THE ABSENCE OF SPECIFIC PRODUCT AND MATERIAL SPECIFICATIONS, CONTRACTOR SHALL REFER TO THE 2012 NCDOT STANDARD SPECIFICATIONS FOR ROAD AND STRUCTURES.
 12. IF A CONFLICT EXISTS BETWEEN SPECIFICATIONS ON THESE PLANS AND SPECIFICATIONS REFERRED TO IN THESE PLANS, THE SPECIFICATIONS SHALL PREVAIL.
 13. IF A CONFLICT EXISTS BETWEEN SPECIFICATIONS AND DETAILS ON THESE PLANS AND MANUFACTURER'S RECOMMENDATIONS, THE CONTRACTOR WILL BE HELD TO THE STRICTER SPECIFICATION.
 14. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL PUBLIC IS PROTECTED FROM HARM. CONTRACTOR MAY INSTALL TEMPORARY PERIMETER FENCING AS APPROVED BY THE OWNER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO INSTALLATION OF PERIMETER FENCING.
 15. CONTRACTOR SHALL VERIFY THAT ALL REQUIRED ENCROACHMENT PERMITS ARE IN PLACE BEFORE WORKING IN ANY EASEMENTS AND RIGHT-OF-WAYS. CONTRACTOR SHALL ADHERE TO ALL DOCUMENTS AND PROVISIONS OF THE ENCROACHMENT PERMITS.
 16. CONTRACTOR SHALL ADHERE TO ALL CONDITIONS AND PROVISIONS OF THE PROJECT PERMITS AND APPROVALS INCLUDING BUT NOT LIMITED TO DRAINAGE PERMITS, TREE PROTECTION PERMITS, AND ANY OTHER PERMITS. CONTRACTOR SHALL IMMEDIATELY REPORT ANY DISCREPANCIES BETWEEN CONDITIONS/PROVISIONS AND CONSTRUCTION DOCUMENTS TO LANDSCAPE ARCHITECT AND OWNER.
 17. CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 18. CONTRACTOR SHALL CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE COST OF RELOCATION AT THE EXPENSE OF THE APPLICANT.
 19. CONTRACTOR SHALL INSTALL PVC SLEEVES UNDER PAVED AREAS FOR UTILITY AND IRRIGATION BEING INSTALLED PRIOR TO PAVING.
 20. CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH, AND SIZE OF ALL EXISTING UTILITIES, CONDUITS, SLEEVES, LOCATIONS, AND SIZE REQUIRED.

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.



DATE: 11/07/12
DESIGNED BY: MSV
DRAWN BY: MSV
CHECKED BY: DGG
C.C. BY: CRM
SCALE: 1"=40'
PROJECT #: 7512006

BEFORE YOU DIG
CALL 1-800-632-4349
N.C.'S
IT'S THE LAW!

SHEET #:
C-2.0

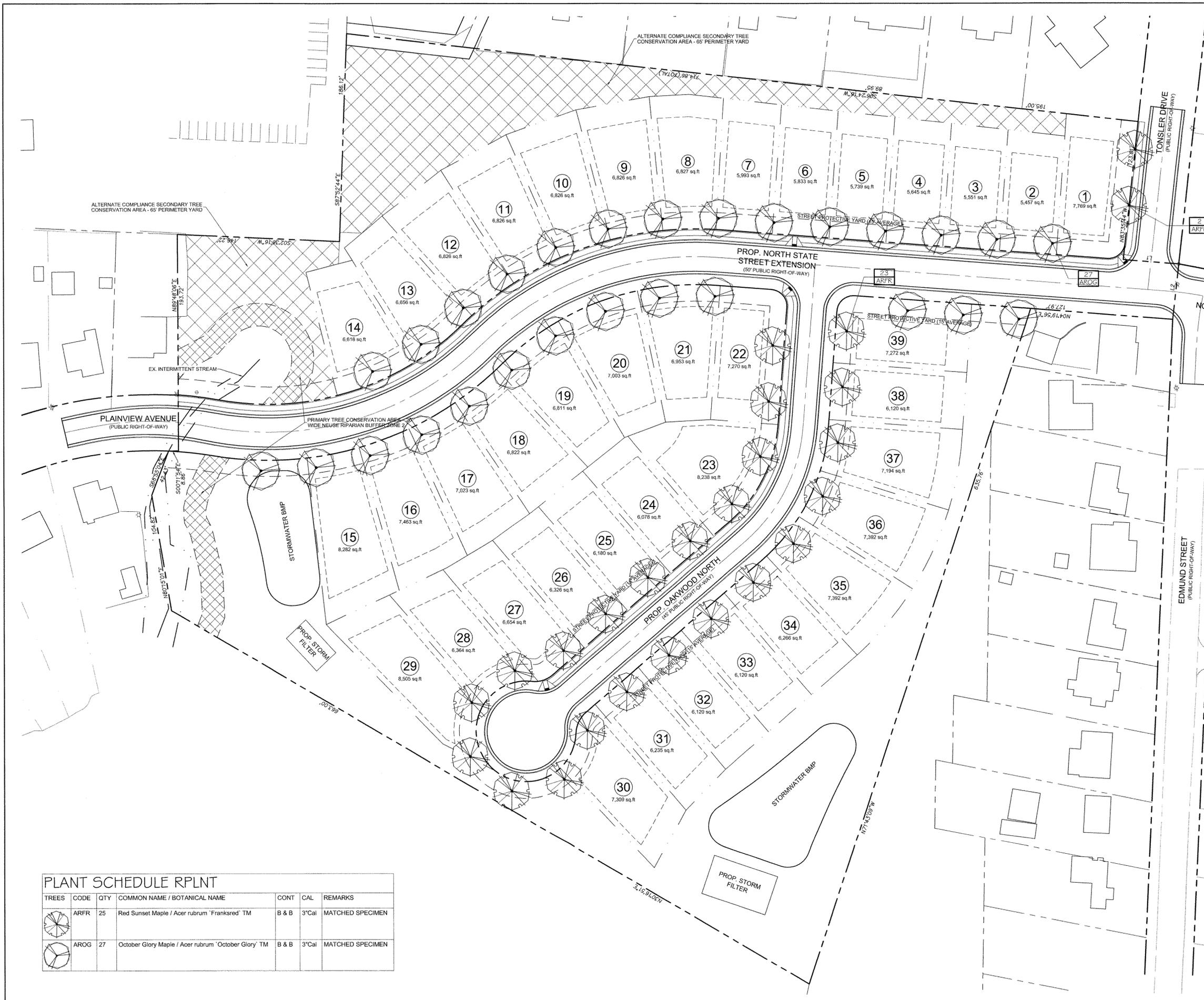
REVISIONS:

**OAKWOOD NORTH
NEIGHBORHOOD DEVELOPMENT**
KB HOME, RALEIGH, NC
SITE PLAN



LandDesign

19 W Hargett Street, Suite 602, Raleigh NC 27601
V: 919.838.9331 F: 919.800.3583
www.LandDesign.com
NC Engineering Firm License # C-0658



LANDSCAPE PLAN DEVELOPMENT SUMMARY

PARCEL ID#: 1714245663
 SITE ACREAGE: ± 10.77 ACRES

STREET PROTECTIVE YARD
 NORTH STATE STREET
 REQUIRED TREES: ± 1,728LF / 50 = 35 TREES
 PROVIDED TREES: 27 TREES (REDUCED DUE TO TCA/STREAM BUFFER)
 MINIMUM AREA: 15ft x LENGTH OF PROPERTY ALONG ROW

OAKWOOD NORTH
 REQUIRED TREES: ± 1,121LF / 50 = 23 TREES
 PROVIDED TREES: 23 TREES
 MINIMUM AREA: 15ft x LENGTH OF PROPERTY ALONG ROW

TONSLER DRIVE
 REQUIRED TREES: ± 109LF / 50 = 2 TREES
 PROVIDED TREES: 2 TREES
 MINIMUM AREA: 15ft x LENGTH OF PROPERTY ALONG ROW

- LANDSCAPE NOTES**
- THIS PLAN FOR PLANTING LOCATIONS ONLY. IF FOUND CONDITIONS VARY FROM THIS, CONTRACTOR TO CONTACT OWNER OR LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO DO SO WILL RESULT IN CONTRACTOR'S LIABILITY TO REPLACE PLANT MATERIALS.
 - CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE INCLUDING SHRUBS AND GROUND COVER, AND SHALL MAINTAIN AREA IN A WEED AND DEBRIS FREE CONDITION, THROUGHOUT GUARANTEE PERIOD.
 - CONTRACTOR TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.
 - SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
 - PLANTING SIZE DETERMINATION:
 SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "Y" CROOKS THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.
 SHRUBS: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
 - ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
 - ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION. ALL ROOT BOUND PLANTS SHALL BE REJECTED.
 - GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN FOUR FEET OF SHRUB BEDS SHALL SHARE SAME MULCH BED.
 - ALL PLANT MATERIAL SHALL BE SPACED AND LOCATED PER PLAN. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER OR LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
 - CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS TO NOT IMPEDE DRAINAGE AWAY FROM BUILDINGS. IF SIGNIFICANT RELOCATIONS ARE REQUIRED, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH RELOCATIONS KNOWN TO THE OWNER OR LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY OF PLANT MATERIALS.
 - TREE STAKING AND CUYING SHALL BE DONE PER DETAILS. CONTRACTOR SHALL ENSURE THAT TREES REMAIN VERTICAL AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD. GUYS AND STRAPPING SHALL BE REMOVED AFTER ONE GROWING SEASON.
 - ALL TREE FITS, SHRUB BEDS AND PREPARED PLANTING BEDS ARE TO BE COMPLETELY EXCAVATED IN ACCORDANCE WITH THE PLANTING DETAILS.
 - THE ROOT CROWN TO BE AT FINISHED GRADE OR NO GREATER THAN A MAXIMUM OF ONE INCH HIGHER (AFTER SETTLING) THAN FINISHED GRADE.
 - ALL SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER PRIOR TO INSTALLATION. FAILURE TO OBTAIN SUBSTITUTION APPROVAL IN WRITING MAY RESULT IN LIABILITY TO THE CONTRACTOR.
 - DEAD PLANTS ARE TO BE REMOVED FROM THE JOB BY THE CONTRACTOR WEEKLY. CONTRACTOR SHALL MAINTAIN AN UPDATED, COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED AND PRESENT A COPY OF THE LIST TO THE OWNER AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.
 - TOPSOIL REQUIRED FOR SOIL MIXES AND SPECIAL SEEDING AREAS SHALL BE PROVIDED BY THE CONTRACTOR. CONTRACTOR MUST LOAD, HAIL MIX, AND SPREAD ALL TOPSOIL, AND OTHER SOIL ADDITIVES AS REQUIRED.
 - CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, AS REQUIRED BY THE SPECIFICATIONS. CONTRACTOR MUST CONTACT THE OWNER AT LEAST 10 WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTIONS. CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.
 - ALL TREES SHALL BE LIMBED TO PROVIDE 6' CLEARANCE AT WALKWAYS PER A.D.A. REQUIREMENTS.
 - ALL TREES AND SHRUBS SHALL MEET THE NORMAL REQUIREMENTS FOR THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (A.A.N.S.).
 - ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES WHERE POSSIBLE. CONTACT LANDSCAPE ARCHITECT FOR A COORDINATED SOLUTION FOR ANY UTILITY CONFLICTS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.
 - ALL LANDSCAPE BEDS TO BE MULCHED TO 3IN DEPTH WITH SHREDDED HARDWOOD MULCH.
 - REFER TO LANDSCAPE DETAILS FOR ADDITIONAL PLANTING INFORMATION.
 - ALL PLANTINGS SHALL COMPLY WITH CURRENT LOCAL ORDINANCES AND GUIDELINES.
 - REFER TO LANDSCAPE DETAILS FOR SOIL MIX SPECIFICATIONS.
 - FOR LARGE MATURING TREES, MINIMUM TREE SIZE AT PLANTING IS 3in CALIPER. FOR SMALL MATURING TREES, MINIMUM TREE SIZE AT PLANTING IS 2in CALIPER. ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 8ft TALL.
 - ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM THE ROOT BALL.
 - FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 24in NEW TOPSOIL OR UNCOMPACTED AND AMEND THE TOP 24in OF EXISTING SOIL TO MEET TOPSOIL PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 350sf PER TREE).
 - LARGE MATURING TREES MAY NOT BE PLANTED UNDER OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
 - NO LIGHT POLES ARE ALLOWED IN TREE ISLANDS. SITE LIGHTING MUST BE A MINIMUM OF 30' AWAY FROM ALL ORDINANCE REQUIRED TREES UNLESS PEDESTRIAN SCALE LIGHTS ARE USED. PEDESTRIAN SCALE LIGHTS UP TO A MAXIMUM OF 12' IN HEIGHT MAY BE LOCATED WITHIN 15' OF AN ORDINANCE REQUIRED TREE.
 - REFER TO TREE CONSERVATION PLAN FOR ADDITIONAL INFORMATION.

PLANT SCHEDULE RPLNT

TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	REMARKS
	ARFR	25	Red Sunset Maple / Acer rubrum 'Franksred'™	B & B	3"Cal	MATCHED SPECIMEN
	AROG	27	October Glory Maple / Acer rubrum 'October Glory'™	B & B	3"Cal	MATCHED SPECIMEN

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

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 www.LandDesign.com
 NC Engineering Firm License # C-6558

LANDDESIGN, INC.
 CORPORATE SEAL
 NORTH CAROLINA

NORTH CAROLINA LANDSCAPE ARCHITECT
 #1573
Walter J. White
 11/6/2012

OAKWOOD NORTH NEIGHBORHOOD DEVELOPMENT
 KB HOME, RALEIGH, NC
 REQUIRED LANDSCAPE PLAN

REVISIONS:

DATE: 11/07/12
 DESIGNED BY: HSY
 CHECKED BY: HSY
 O.C. BY: CRN
 SCALE: 1"=40'
 PROJECT #: 7512006

SHEET #:
C-3.0