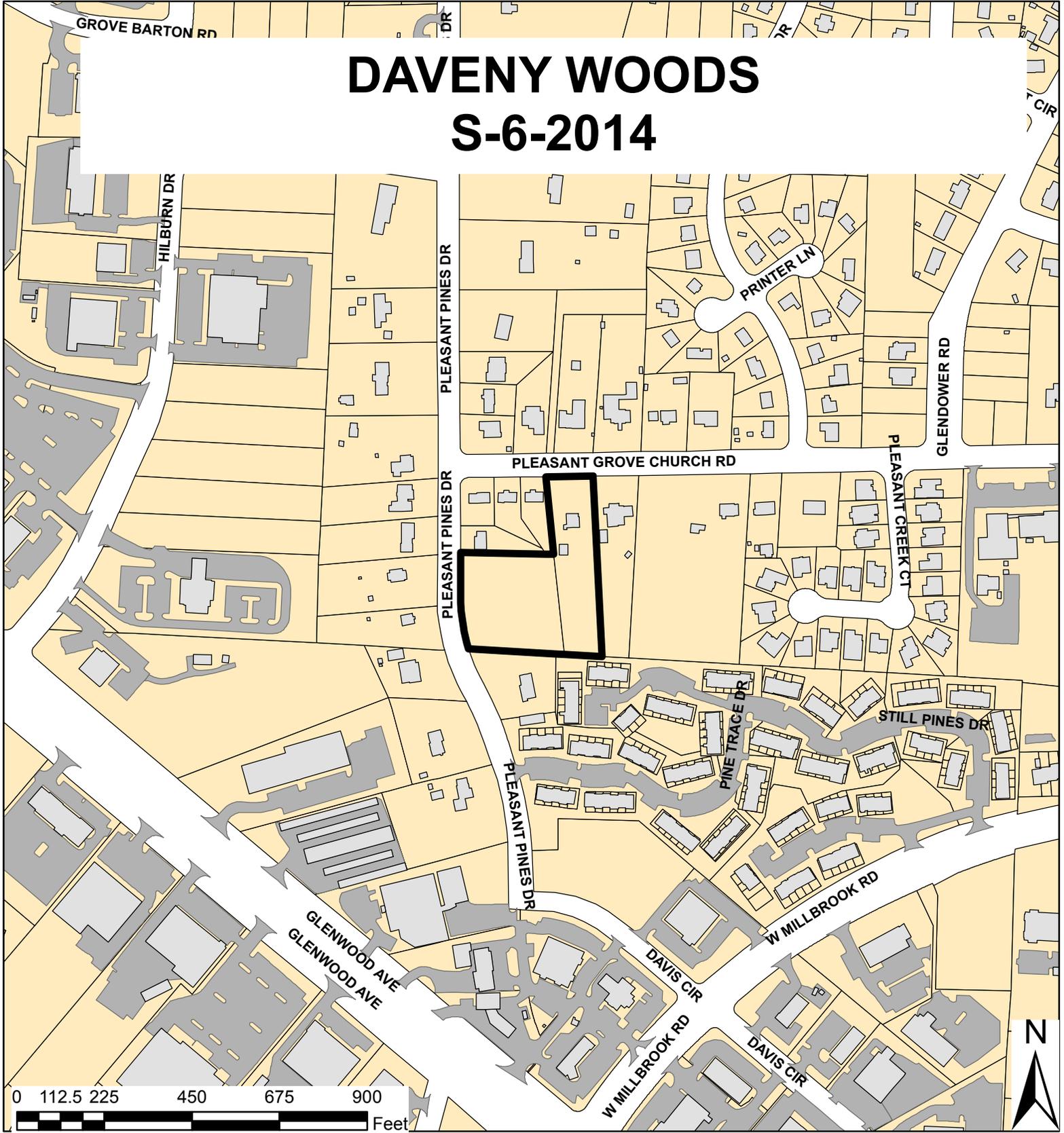


DAVENY WOODS

S-6-2014



Zoning: **R-6 CU**
CAC: **Northwest**
Drainage Basin: **Hare Snipe Creek**
Acreage: **1.98**

Number of Lots: **9**
Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**
Applicant Contact: **Pepper Streen Inc.**
Phone: **(919) 625-5617**



Planning & Development

Development Services
 Customer Service Center
 One Exchange Plaza
 1 Exchange Plaza, Suite 400
 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"/> Site Plans for Planning Commission <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"/> 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	Transaction Number <i>389141</i> Assigned Project Coordinator Assigned Team Leader
* May require Planning Commission or City Council Approval ** Legacy Districts Only		

Has your project previously been through the Due Diligence process? If yes, provide the transaction # **No**

GENERAL INFORMATION

Development Name **Daveny Woods**

Proposed Use **9-Lot Single-Family Residential Subdivision**

Property Address(es) **6408 Pleasant Pines Drive**

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: **0787-50-1467, 0787-50-3556**

P.I.N. Recorded Deed (1467) DB 15177 PG 890	P.I.N. Recorded Deed (3556) DB 7247 PG 878	P.I.N. Recorded Deed	P.I.N. Recorded Deed
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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.
 N/A

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

CLIENT (Owner or Developer)

Company Pepper Street Inc	Name (s) William Barker
Address 1401-113 Sunday Drive, Raleigh, NC 27607	
Phone (919)625.5617	Email will@barker-inc.com
	Fax (919)851.8968

CONSULTANT (Contact Person for Plans)

Company Bass, Nixon & Kennedy, Inc.	Name (s) Danny Howell
Address 6310-250 Chapel Hill Road, Raleigh, NC 27607	
Phone (919)851.4422	Email danny.howell@bnkinc.com
	Fax (919)851.8968

\$340 pd CC

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

Zoning Information	Building Information
Zoning District(s) R-6 CU	Proposed building use(s) Single Family Detached
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross N/A
Overlay District	Proposed Building(s) sq. ft. gross U/K
Total Site Acres 1.98 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) U/K
Off street parking Required 18 Provided 18	Proposed height of building(s) < 40' (< 3-Story)
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) Unknown
BOA (Board of Adjustment) case # A- N/A	Building Lot Coverage percentage N/A (site plans only)
CUD (Conditional Use District) case # Z- 7-13	

Stormwater Information

Existing Impervious Surface acres/square feet 0	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet U/K	If Yes, please provide Alluvial Soils Flood Study FEMA Map Panel # N/A
Neuse River Buffer <input type="checkbox"/> Yes <input 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.

Development provides 1/2 of 64' Public Right-of-way for future Avenue 2-Lane (Undivided)

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots N/A Detached N/A Attached	11. Total number of all lots 9
2. Total # Of Single Family Lots 9	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium 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)
4. Total # Of Congregate Care Or Life Care Dwelling Units N/A	
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) 9	
8. Bedroom Units 1br 2br 3br <input checked="" type="checkbox"/> 4br or more <input type="checkbox"/>	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 4.5 DU/AC	
10. Total number of Open Space (only) lots N/A	

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 Bass, Nixon & Kennedy, Inc. - Danny Howell 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] Date 2/21/14
Signed _____ Date _____

	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) <i>\$340</i>	<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 or Subdivision 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 <i>L 2 AC Releas</i>	<input type="checkbox"/>	<input checked="" 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"/>
i) Transportation Plan	<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 type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>

1.98

SITE DATA

PROJECT NAME:	DAVENY WOODS
OWNER/DEVELOPER:	PEPPER STREET INC 1401 SUNDAY DRIVE, SUITE 113 RALEIGH, NC 27607-5173
PIN:	0787.19-50-1467; PORTION OF 0787.19-50-3556
REAL ID NUMBER:	0101223; PORTION OF 0108595
ADDRESS:	6408 PLEASANT PINES DRIVE RALEIGH, NORTH CAROLINA
ZONING:	R-6 CU (Z-7-13)
USE: EXISTING:	VACANT
USE: PROPOSED:	SINGLE-FAMILY RESIDENTIAL (DETACHED)
SITE AREA:	1.45 AC (62,956 SF) PIN 0787-50-1467: PIN 0787-50-3556: RECOMBINATION PIN 0787-50-1467: RECOMBINATION PIN 0787-50-3556:
DEDICATED R/W AREA:	PLEASANT PINES DRIVE 0.01 AC (501 SF)
NET SITE AREA:	1.98 AC (86,357 SF)
RIGHT-OF-WAY AREA: STREET A	0.34 AC (14,953 SF)
LOT AREA:	1.64 AC (71,404 SF)
NUMBER OF LOTS:	9
DENSITY:	9 U/1.98 A = 4.5 U/A
MINIMUM LOT SIZE:	0.14 AC (6,000 SF)
AVERAGE LOT SIZE:	0.18 AC (7,334 SF)
MAXIMUM LOT SIZE:	0.32 AC (13,504 SF)
PRINCIPAL BUILDING SETBACKS: (R-6 CU)	
FRONT: PRIMARY STREET:	10'
SIDE STREET:	10'
SIDE AGGREGATE:	15' (5' MINIMUM)
REAR:	20'
ACCESSORY STRUCTURE SETBACKS: (R-6 CU)	
FRONT: PRIMARY STREET:	50'
SIDE STREET:	20'
SIDE:	5'
REAR:	5'
MINIMUM LOT AREA:	0.14 AC (6,000 SF)
MINIMUM LOT WIDTH: INTERIOR:	50'
CORNER:	65'
MINIMUM LOT DEPTH:	80'
MAXIMUM DENSITY:	6 U/A
MAXIMUM BUILDING HEIGHT: PRINCIPAL BUILDING:	40' (3-STORIES)
ACCESSORY STRUCTURE:	25'
PARKING: (2 SPACES/LOT)	18 SPACES REQUIRED 18 SPACES PROVIDED

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM MAP BY BASS, NIXON & KENNEDY, INC., DATED AUGUST 22, 2013.
- PROVIDE 30" STANDARD CONCRETE CURB & GUTTER ON PLEASANT PINES DRIVE AND 30" CONCRETE VALLEY CURB ON-SITE.
- NO CHANGES TO ANY ASPECT OF THIS SITE PLAN, INCLUDING BUT NOT LIMITED TO LANDSCAPING, GRADING, BUILDING FACADES, LIGHTING, OR UTILITIES SHALL BE MADE WITHOUT THE APPROVAL OF THE DEVELOPMENT REVIEW COMMITTEE OF THE TOWN OF CARY.
- ALL TREE PROTECTION FENCING SHALL BE MAINTAINED UNTIL ALL SITE WORK IS COMPLETED. THE FENCING SHALL BE REMOVED IMMEDIATELY PRIOR TO THE FINAL SITE INSPECTION FOR THE CERTIFICATE OF OCCUPANCY (CO).
- ALL ABOVE GROUND UTILITY EQUIPMENT AND FACILITIES ASSOCIATED WITH ON-SITE ELECTRIC, CABLE, TELEPHONE, GAS OR OTHER SIMILAR UTILITY SHALL BE LOCATED OUTSIDE OF REQUIRED BUFFERS AND SCREENED, TO THE EXTENT POSSIBLE, WITH EVERGREEN PLANTINGS. PLANTINGS SHALL ALLOW FOR A MINIMUM OF FIVE FEET OF CLEARANCE AROUND THE STRUCTURE, WITH ANY SIDE OF THE STRUCTURE HAVING A DOOR OR LOCK ALLOWING FOR 10 FEET OF CLEARANCE.
- THE DEVELOPER WILL BE RESPONSIBLE FOR ALL INSTALLATION COSTS ASSOCIATED WITH STREET LIGHTING ALONG PROPOSED STREETS, ADJACENT STREETS AND THOROUGHFARES AS REQUIRED PER CITY OF RALEIGH. THE DEVELOPER SHALL CONTACT ENERGY COMPANY AFTER PLAN APPROVAL AND PRIOR TO CONSTRUCTION IN ORDER TO DEVELOP A STREET LIGHTING PLAN FOR THE SITE/SUBDIVISION PLANS.
- MAP RECORDATION REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE.
- OUR DESIGN STAFF AND THE CLIENT ARE AWARE AND WILL BE IN COMPLIANCE OF THE REQUIREMENTS IN THE SOLID WASTE DESIGN MANUAL FOR THIS SUBDIVISION WE WILL USE COR SOLID WASTE SERVICES (SWS) TO HANDLE TRASH NEEDS.
- THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE CITY OF RALEIGH REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- NO LOT WITHIN THE SUBDIVISION SHALL HAVE DIRECT DRIVEWAY ACCESS TO PLEASANT PINES DRIVE.
- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OR EDGE OF PAVEMENT OF INTERSECTING STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY OF THE RADIUS CURVATURE, OR TWENTY (20) FEET FROM THE INTERSECTION ON THE RIGHT-OF-WAY LINES, WHICHEVER IS GREATER, THE RADIUS OF THE DRIVEWAY SHALL NOT ENCRDACH ON THE MINIMUM CORNER CLEARANCE.
- 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 THE WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, PARKED VEHICLE OR OTHER OBJECT.
- 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 (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD-CURRENT EDITION).

TRAFFIC CONTROL NOTES

- ALL SITE SIGNAGE SHALL BE ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NCDOT STANDARDS.

SIGN	MUTCD STD.	SIZE
STOP	R1-1	24"x24"
OBJECT MARKER	OM-3L	12"x36"
STOP SIGN AHEAD	W3-1	24"x24"
- ALL SIGNS SHALL BE MOUNTED WITH 5'-FT MIN. VERTICAL CLEARANCE TO THE BOTTOM OF THE SIGN ON 2 1/2" GALVANIZED STEEL U-CHANNEL POST SET IN 3FT DEEP x 12IN DIA. CONCRETE FOOTING.
- ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND NCDOT STANDARDS AND THE PROJECT SPECIFICATIONS.

MARKING	NCDOT STD.	SIZE	COLOR
DIRECTIONAL ARROWS	1205.08	STD.	WHITE
STANDARD CROSSWALK	1205.07	STD.	WHITE
STOP BAR	1205.01	STD.	WHITE
EDGE LINES	1205.01	4IN	WHITE
- ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC TYPE EXCEPT FOR PARKING SPACE WHICH MAY BE THERMOPLASTIC OR ALKYD-RESIN TYPE PAINT.

TREE CONSERVATION AREA NOTES

PARENT AND RESULTING RECOMBINED LOTS ARE LESS THAN 2 ACRES THEREFORE NO TREE CONSERVATION AREA REQUIRED.

LEGEND

- HEAVY-DUTY PAVING (3" S9.5B, 4" I19.0B, 10" ABC)
- LIGHT-DUTY PAVING (3" SF9.5A, 8" ABC)
- CONCRETE SIDEWALK (4" THICK 3000 PSI CONCRETE)



Width	
A Right-of-way width	55'
B Back-of-curb to back-of-curb	27'
Streetscape	
C Utility placement, easement (min)	5'
D Maintenance strip (min)	2'
E Sidewalk (min)	6'
F Planting area (min)	6'
Travelway	
G Parallel parking/travel lane	13.5'
General	
Walkway type	Sidewalk
Planting type	Tree lawn
Tree spacing	40' o.c. avg
Parking type	Parallel

NO WETLANDS EXIST ON-SITE

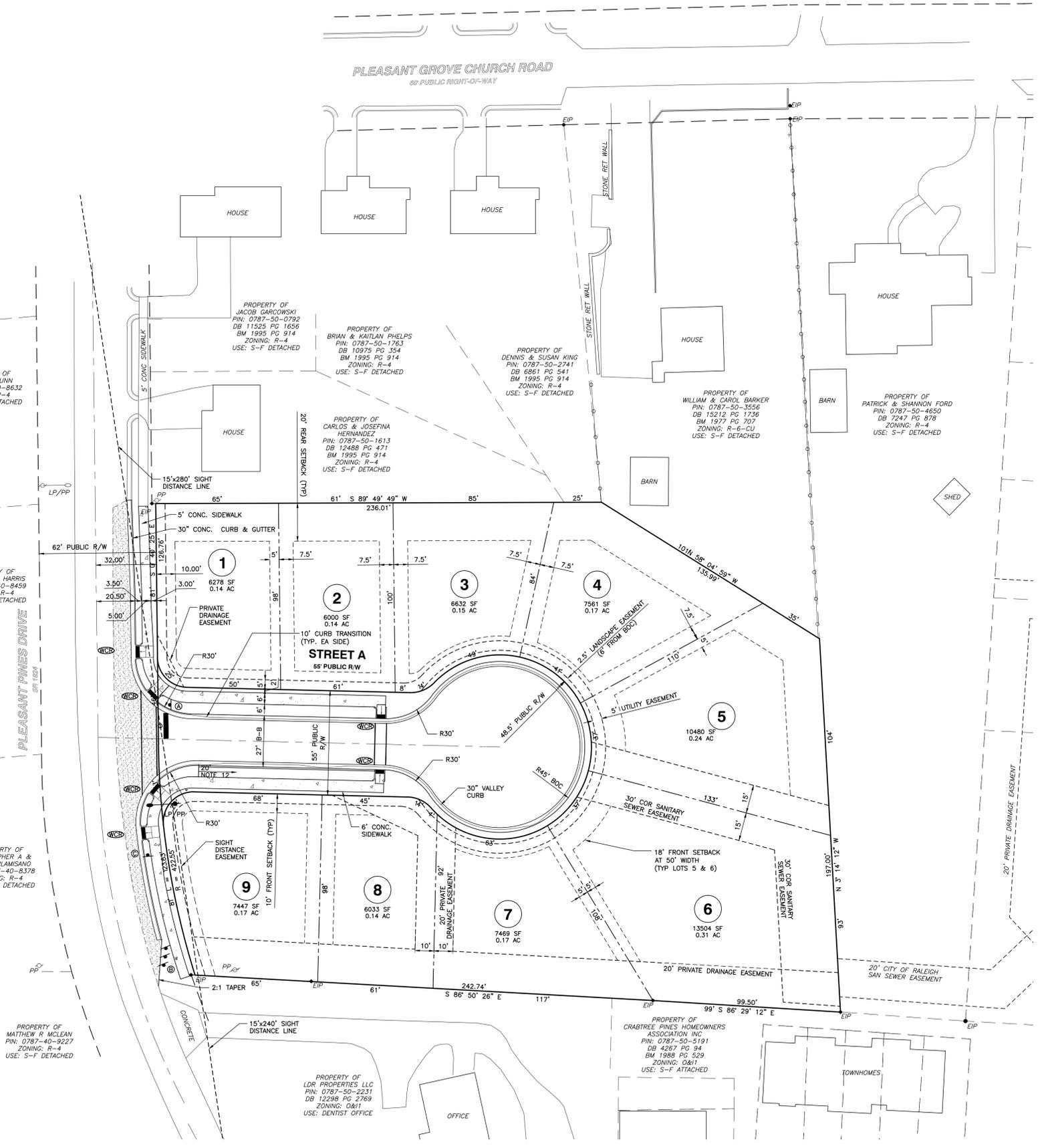
NO FLOODPLAINS EXIST ON-SITE

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

SCALE IN FEET

0 15 30 60 90 120

NORTH CAROLINA PROFESSIONAL SEAL
DATE: 07/23/14
ENGINEER
DARYL L. HOWELL, JR.



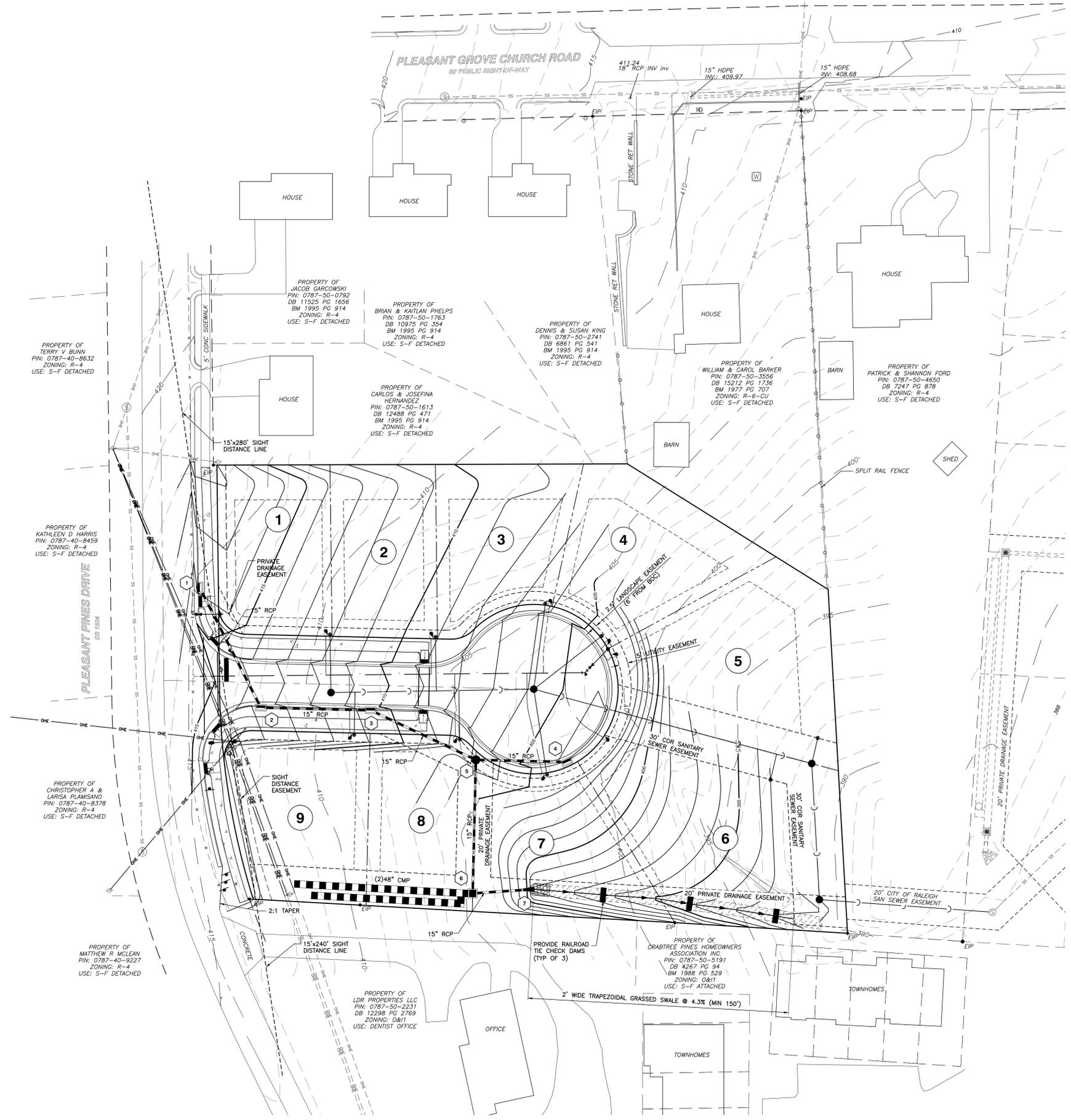
BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919)511-4422 OR (800)354-1879 FAX: (919)511-8968
CERTIFICATION NUMBERS: NCBOLA (C-0287)

NO.	DATE	DESCRIPTION	BY

08-13158
JOB NO.
DATE: 02-24-14
DRAWN BY:
DATE:
SITE PLAN
CHK BY: DLH
SCALE: 1" = 30'

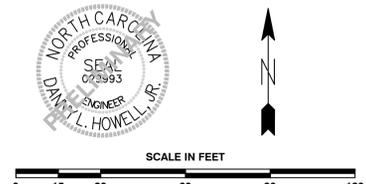
DAVENY WOODS
6408 PLEASANT PINES DRIVE
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

SHEET
C1.1
3 OF 12



NO WETLANDS EXIST ON-SITE
NO FLOODPLAINS EXIST ON-SITE

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



BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919)511-4422 OR (800)354-1879 FAX: (919)511-8968
CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0287)

NO.	DATE	DESCRIPTION	BY

08-13188 JOB NO.
02-24-14 DATE
IP DRAWN BY

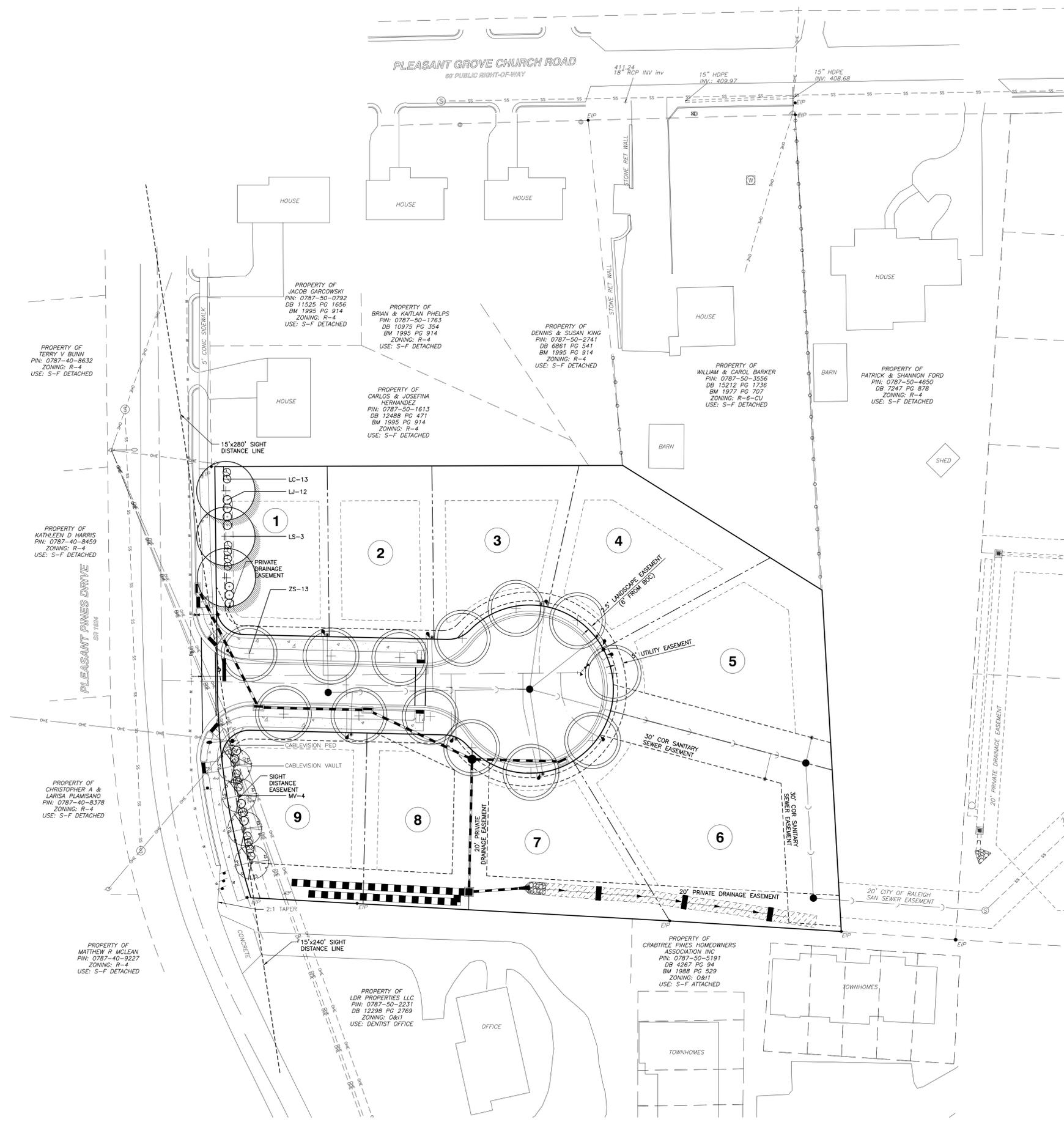
GRADING & DRAINAGE PLAN

SCALE: 1" = 30'
CHK BY: DLH

DAVENY WOODS
6408 PLEASANT PINES DRIVE
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

SHEET C3.1
6 OF 12

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION



LANDSCAPE NOTES

1. 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.). DUMPSTERS ARE REQUIRED TO BE SCREENED FROM OFF-SITE VIEWS.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO PLANTING.
3. MULCH SHALL BE 3" DEEP TRIPLE SHREDDED HARDWOOD UNLESS OTHERWISE NOTED.
4. 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.
5. ALL TREES, SHRUBS, GROUNDCOVER, ETC. SHALL CONFORM TO ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN.
6. ALL ROOTBALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO PLANTING.
7. B&B AS LISTED UNDER "ROOT" IN THE PLANT LIST INDICATES BALLED & BURLAPPED, CONT IS CONTAINER AND B.R. IS BARE ROOT.
8. ALL PLANTS/PLANTINGS SHALL BE MULCHED IMMEDIATELY AFTER PLANTING AND WATERED.
9. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO PREVIOUS EXISTING GRADE (UNLESS OTHERWISE NOTED).
10. ALL TREES AND SHRUBS SHALL REQUIRE MULCH RINGS AT THEIR BASE IF LEFT WITHIN LAWN AREAS.
11. 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.
12. 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.
13. A 2' BUMPER OVERHANG, FROM THE BACK OF CURB, SHALL BE ALLOTTED FOR MATURE SHRUBS.
14. 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.).
15. TREE LOCATIONS ON LOTS ARE SUBJECT TO CHANGE ONCE BUILDING AND DRIVE LOCATIONS HAVE BEEN ESTABLISHED.
16. LOCATE PLANTS AND PLANTING BEDS BY USING SCALED DIMENSIONS FROM STREET, PROPERTY LINES, BACK OF CURB, BUILDINGS, WALLS, ETC.

LANDSCAPE CALCULATIONS

STREET YARDS:
 PLEASANT PINES DRIVE: NEIGHBORHOOD STREET (1 TREE/40 LF)
 81 LF/25 = 3 - 3" SHADE TREES REQUIRED/PROVIDED
 81 LF/20 = 4 - 1.5" UNDERSTORY TREES REQUIRED/PROVIDED
 UNDER POWER LINES
 162/100 = 1.62x15 = 24 SHRUBS REQUIRED/PROVIDED
 (PLEASANT PINES DRIVE IS PLANTED WITH A 15" TYPE C2 STREETYARD BECAUSE SITE DISTANCE EASEMENTS DO NOT ALLOW PLANTING WITHIN THE RIGHT OF WAY (CODE SECTION 7.2.4.B))

STREET A: LOCAL STREET (1 TREE/40 LF)
 557 LF/40 = 14 - 3" SHADE TREES REQUIRED/PROVIDED

PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.	CAL	HT	ROOT	REMARKS
SHADE TREES							
LS	Liquidambar styraciflua	Frutless Sweetgum	7	2"	12'-14'	B&B	Street Tree
ZS	Zelkova serata 'Green Vase'	Green Vase Zelkova	5	2"	12'-14'	B&B	Street Tree
UNDERSTORY TREES							
MV	Magnolia virginiana	Sweet Bay Magnolia	8	15"	6'	B&B	Street Tree
SHRUBS							
LC	Loropetalum chinense 'Blush'	Blush Loropetalum	13		36"	cont	Streetyard
LI	Ligustrum japonicum 'Variegated'	Variegated Wax Leaf Ligustrum	12		36"	cont	Streetyard

B&B EX TREE TYPE ABBREVIATIONS

- APPLE - AP
- ASH - AS
- BEECH - BE
- BLACK WALNUT - BW
- BRADFORD PEAR - BP
- BURFORD HOLLY - BH
- CATALPA - CP
- CEDAR - CR
- COTTONWOOD - CW
- CRABAPPLE - CA
- CREPE MYRTLE - CM
- CYPRESS - CY
- DOGWOOD - DW
- ELM - EL
- GUM - GM
- HACKBERRY - HB
- HICKORY - HK
- HOLLY - HO
- IRONWOOD - IW
- LOCUST - LC
- MAGNOLIA - MG
- MAPLE - MP
- MIMOSA - MM
- PEAR - PR
- PECAN - PC
- PERSIMMON - PS
- REDTIP - RT
- PINE - PN
- POPLAR - PP
- REDBUD - RB
- RED OAK - RO
- SOURWOOD - SW
- SWEETBAY - SB
- SYCAMORE - SY
- WAX MYRTLE - WM
- WHITE OAK - WO
- WILD CHERRY - WC
- WILLOW - WW
- ZELKOVA - ZA

NO WETLANDS EXIST ON-SITE

NO FLOODPLAINS EXIST ON-SITE

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



BASS, NIXON & KENNEDY, INC.
 CONSULTING ENGINEERS
 6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
 TELEPHONE: (919) 951-4222 OR (800) 354-1879 FAX: (919) 951-8668
 CERTIFICATION NUMBERS: NOBELS (C-0110); NCBOLA (C-0267)

NO.	DATE	DESCRIPTION	BY

JOB NO. 02-24-14
 DATE 02-24-14
 DRAWN BY IP
 CHECKED BY GFW
LANDSCAPE PLAN

SCALE: 1" = 30'

DAVENY WOODS
 6408 PLEASANT PINES DRIVE
 CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

SHEET L1.1
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