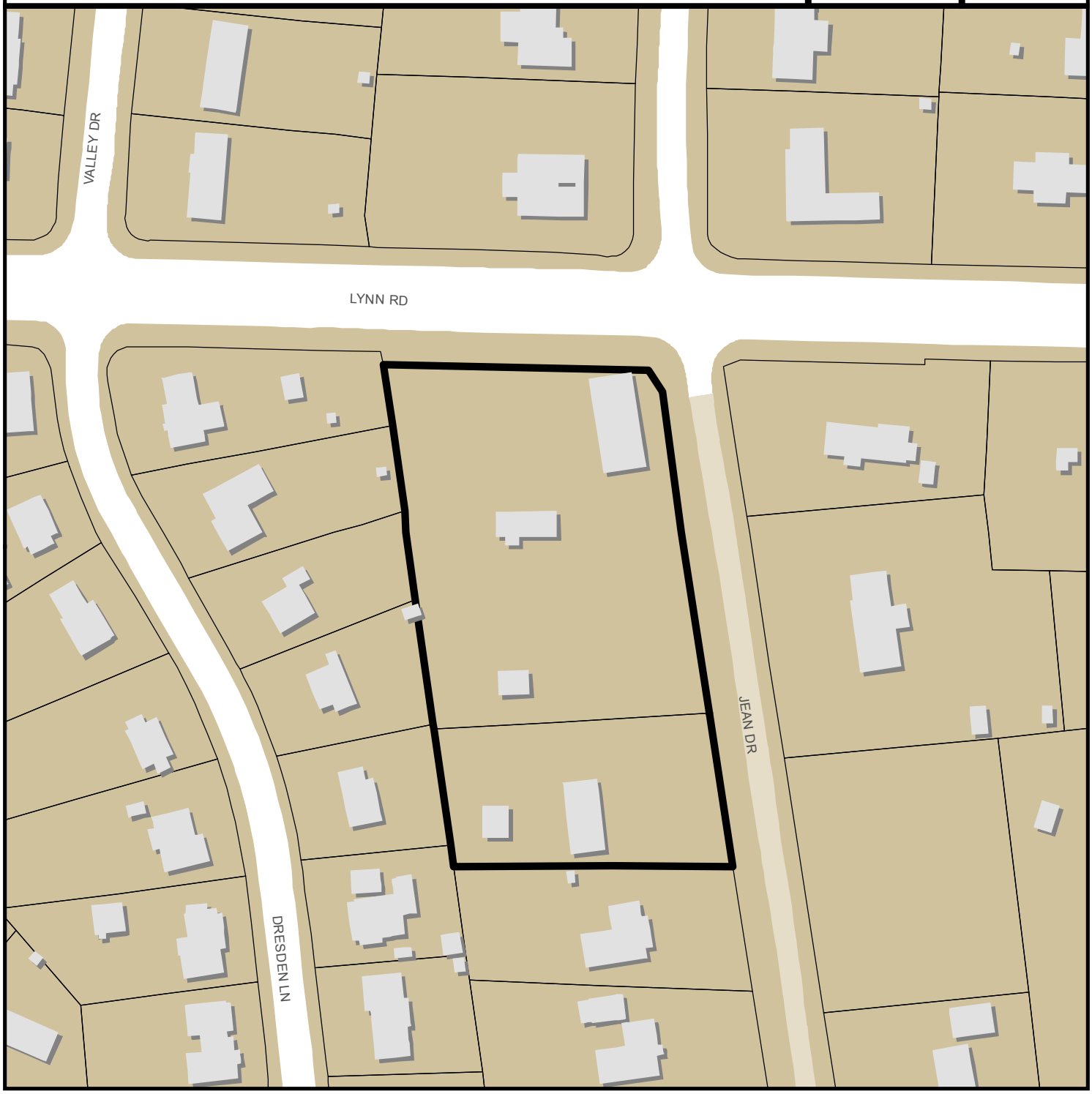
JEAN DRIVE SUBDIVISION
S-70-2015



Zoning: **R-4**
CAC: **North**
Drainage Basin: **Mine**
Acreage: **3.3**
Number of Lots: **6**

Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**

Applicant: **Grayson are Homes**
Phone: **(919) 489-5880**

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. 3.70-1

Preliminary Approvals		FOR OFFICE USE ONLY
☐ Site Plans for Planning Commission	☒ Subdivision*	Transaction Number 453076
☒ Preliminary Administrative Site Plans	☐ Cluster Subdivision**	Assigned Project Coordinator Hodges.
☐ Group Housing **	☐ Infill Subdivision**	Assigned Team Leader Team 4 Bradshaw
☐ Multifamily (Infill)**	☐ Expedited Subdivision Review	
	☐ Conventional Subdivision	
	☐ Compact Development	
	☐ Conservation Subdivision	
* 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 # T-436879

GENERAL INFORMATION

Development Name	JEAN DRIVE SUBDIVISION
Proposed Use	SINGLE FAMILY SUBDIVISION
Property Address(es)	6515 & 6519 JEAN DR., RALEIGH NC
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:	0797-62-7499 0797-62-8227

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
014470 PG. 02698	014470 PG 02701		

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. COMBINE THE NOTED PARCELS (2 LOTS, 2.69 ACRES) INTO 6, SINGLE FAMILY LOTS
PLANNING COMMISSION	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 GRAYSON DARE HOMES	Name (s) BARRY BURNETTE	
	Address 3709 LYCKAN PKWY, SUITE 206, DURHAM NC 27707		
	Phone 919.489.5830	Email BARRY@GRAYSONDARE.COM	Fax
CONSULTANT (Contact Person for Plans)	Company CIVIL CONSULTANTS INC	Name (s) KEITH GETTLE PE	
	Address 3709 LYCKAN PKWY, SUITE 201, DURHAM NC 27703		
	Phone 919.490.1645	Email KEITH.GETTLE@CIVIL-CONSULTANTS.COM	Fax —

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

Zoning Information	Building Information
Zoning District(s) R4	Proposed building use(s) RESIDENTIAL
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross EXST TO BE REMOVED
Overlay District	Proposed Building(s) sq. ft. gross 3500 SQ FT / EA LOT
Total Site Acres Inside City Limits ☒ Yes ☐ No	Total sq. ft. gross (existing & proposed) 21,000
Off street parking Required No Provided N/A	Proposed height of building(s) Stories 2
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) 15
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage 18 (site plans only)
CUD (Conditional Use District) case # Z-	Height of 1st Floor 9 FT

Stormwater Information	
Existing Impervious Surface acres/square feet 12,000 SF	Flood Hazard Area ☐ Yes ☐ No
Proposed Impervious Surface acres/square feet 16,529 SF	**If Yes, please provide**
Neuse River Buffer ☐ Yes ☒ No Wetlands ☐ Yes ☒ No	Alluvial Soils Flood Study FEMA Map Panel #

FOR RESIDENTIAL DEVELOPMENTS

1. Total # Of Apartment, Condominium or Residential Units 6	7. Open Space (only) or Amenity N/A
2. Total # Of Congregate Care Or Life Care Dwelling Units N/A	8. Is your project a cluster unit development? ☐ Yes ☒ No
3. Total Number of Hotel Units N/A	
4. Overall Total # Of Dwelling Units (1-6 Above) 6	
5. Bedroom Units 1br 2br (3br) 4br or more	
6. Infill Development 2.2.7 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 development plan as approved by the City.

I hereby designate KEITH GETTLE 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 Marilyn C. Kennedy 10-31-2015 Date

Signed _____ Date

TO BE COMPLETED BY APPLICANT	YES	N/A	TO BE COMPLETED BY CITY STAFF 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)	☑				
2. **Site Review** completed and signed by the property owner	☑				
3. Client must complete and print page 1 and 2 of the **Site Review** to the plan cover sheet (not applicable for infill recombination)	☑	☐			
4. I have referenced the **Site Review** and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	☑				
5. Provide the following plan sheets:	☑				

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

Zoning Information	Building Information
Zoning District(s) R4	Proposed building use(s) RESIDENTIAL
If more than one district, provide the acreage of each 3.3	Existing Building(s) sq. ft. gross EXIST TO BE REMOVED
Overlay District N/A	Proposed Building(s) sq. ft. gross 3500 ± / EA LOT
Total Site Acres Inside City Limits ☒ Yes ☐ No	Total sq. ft. gross (existing & proposed) 21,000
Off street parking Required NO Provided	Proposed height of building(s) 2 STORIES
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) 15
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage (site plans only) 18
CUD (Conditional Use District) case # Z-	

Stormwater Information	
Existing Impervious Surface acres/square feet 12,000 ±	Flood Hazard Area ☐ Yes ☒ No
Proposed Impervious Surface acres/square feet 16,529 ±	**If Yes, please provide**
Neuse River Buffer ☐ Yes ☒ No Wetlands ☐ Yes ☒ No	Alluvial Soils Flood Study FEMA Map Panel #

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.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots 6
2. Total # Of Single Family Lots 6	12. Is your project a cluster unit development? ☐ Yes ☒ No
3. Total # Of Apartment Or Condominium Units N/A	**If Yes, please answer the questions below:**
4. Total # Of Congregate Care Or Life Care Dwelling Units N/A	**a)** Total number of Townhouse Lots
5. Total # Of Mobile Home Lots N/A	**b)** Total number of Single Family Lots
6. Total Number of Hotel Units N/A	**c)** Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) 6	**d)** Total number of Open Space Lots
8. Bedroom Units 1br 2br (3br) 4br or more	**e)** Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	**f)** Total Number of Phases
10. Total number of Open Space (only) lots 2,23	**g)** Perimeter Protective Yard Provided ☐ Yes ☐ No
	h) Must provide open space quotient per City Code 10-3071 (5)

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 KEITH GETTLE 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.

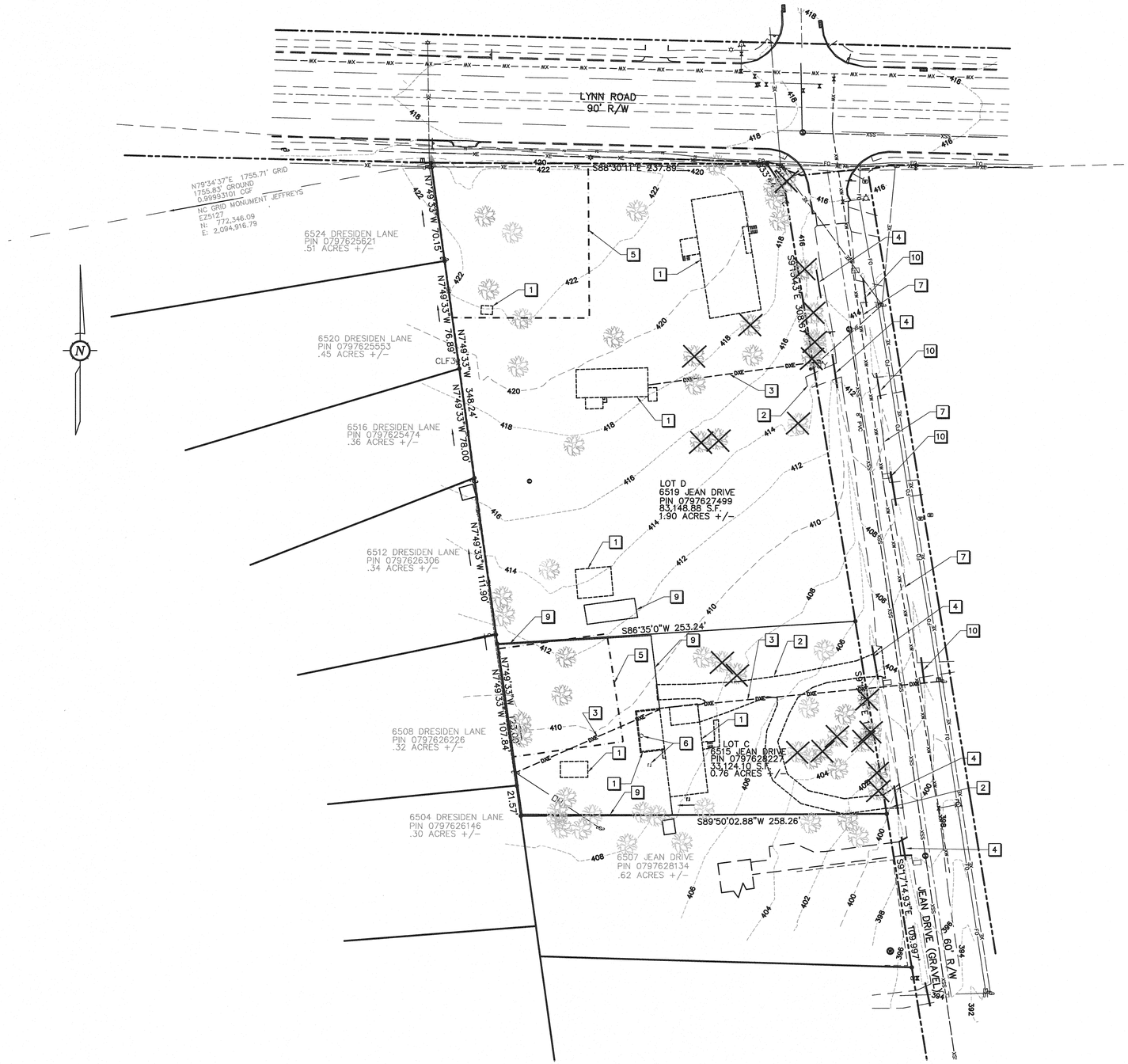
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed _____ Date

Signed _____ Date

See attached

TO BE COMPLETED BY APPLICANT	YES	N/A	TO BE COMPLETED BY CITY STAFF 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)	☑		✓		
2. **Preliminary Development Plan Application** completed and signed by the property owner	☑		✓		
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)	☑	☐	✓		
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	☑		✓		
5. Provide the following plan sheets:	☑				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address (will be comment per Mcode	☑				
b) Existing Conditions Sheet	☑	☐	✓		
c) Proposed Site or Subdivision Plan	☑		✓		
d) Proposed Grading and Stormwater Plan	☑	☐	✓		
e) Proposed Utility Plan, including Fire	☑	☐	✓		
f) Proposed Tree Conservation Plan	☑	☐	✓		
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	☑	☐	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	☐	☐	✓		
i) Transportation Plan	☐	☑	✓		✓
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. For re-submittals only – include all revision dates	☑		✓		
7. Plan size 18"x24" or 24"x36"	☑		✓		
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	☑		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	☑		✓		
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	☑		✓		
11. Wake County School Form, if dwelling units are proposed	☑	☐	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	☑	☐	✓		
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	☑	☐	✓		



GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

1 inch = 40 ft.

DEMOLITION NOTES

1. PROPERTY BOUNDARY AND EXISTING CONDITIONS INFORMATION TAKEN FROM A FIELD SURVEY BY PORT CITY GEOMATICS, LTD., PROFESSIONAL LAND SURVEYING, DATED OCTOBER 13, 2015, ENTITLED "BOUNDARY AND PHYSICAL SURVEY OF 6515 / 6519 JEAN DRIVE, LOTS C&D, J.J. LYNN".
2. THE FIELD SURVEY INFORMATION DESCRIBED ABOVE HAS BEEN SUPPLEMENTED WITH ADJOINING SITE INFORMATION BY GIS DATA.
3. PRIOR TO BEGINNING WORK, AND AS NEEDED DURING THE COURSE OF PROJECT WORK, CONTRACTOR SHALL NOTIFY ALL APPLICABLE UTILITY LOCATION SERVICES AND UTILITY PROVIDERS TO VERIFY THE LOCATION OF ALL KNOWN OR SUSPECTED UTILITIES, IN ACCORDANCE WITH STATE REGULATIONS. CONTRACTOR IS ADVISED THAT SOME UTILITY PROVIDERS DO NOT SUBSCRIBE TO ONE-CALL SERVICES, AND MUST BE CONTACTED SEPARATELY FOR UTILITY LOCATION.
4. CONTRACTOR SHALL PROVIDE ADEQUATE MEANS AND METHODS FOR PROTECTION OF ALL EXISTING UTILITIES AND SITE FEATURES WHICH ARE INTENDED TO REMAIN IN SERVICE OR IN PLACE.
5. CONTRACTOR SHALL PROVIDE ADEQUATE TRAFFIC CONTROL MEASURES DURING THE COURSE OF PROJECT WORK IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS, THE N.C. SUPPLEMENT TO THE MUTCD, ANY REGULATORY AGENCY REQUIREMENTS, AND PROJECT-SPECIFIC SAFETY CONSIDERATIONS.
6. INFORMATION ABOUT EXISTING UNDERGROUND FACILITIES AND SUBSURFACE CONDITIONS INDICATED ON THESE DRAWINGS IS NOT BASED ON AN EXHAUSTIVE INVESTIGATION OF SUCH FACILITIES OR CONDITIONS, AND THE ENGINEER MAKES NO WARRANTY TO ANY PARTY REGARDING THEM. EXISTING UTILITY LINE LOCATIONS SHOWN ARE APPROXIMATE, AND ACTUAL UTILITIES AND CONDITIONS MAY DIFFER FROM THOSE INDICATED. IF DIFFERING UTILITIES OR CONDITIONS EXIST, THEY MAY BE ENCOUNTERED DURING THE COURSE OF THE PROJECT WORK, AND MAY IMPACT THE PROJECT SCOPE AND TIME REQUIREMENTS.
7. ALL VEGETATIVE MATERIAL GENERATED BY CLEARING AND GRUBBING ACTIVITIES SHALL BE COMPLETELY REMOVED FROM THE PROJECT SITE AND DISPOSED LEGALLY. NO ONSITE BURNING OF CLEARED MATERIAL SHALL OCCUR.
8. ALL PAVEMENT, CURB, PIPE, STRUCTURES AND OTHER PHYSICAL SITE FEATURES THAT ARE INDICATED OR REQUIRED TO BE REMOVED SHALL BE DISPOSED LEGALLY IN AN OFFSITE LOCATION.
9. A DEMOLITION SHALL BE OBTAINED PRIOR TO REMOVAL OF EXISTING STRUCTURES. PROOF OF DEMOLITION PERMIT SHALL BE PROVIDED PRIOR TO SUBDIVISION RECORDATION.

KEY — KEYED NOTES – DEMOLITION

KEY	
1	REMOVE STRUCTURE AND CONTENTS, INCLUDING ALL ABOVE-GROUND AND SUBSURFACE ELEMENTS, AND UTILITY CONNECTIONS. FOLLOW ALL APPLICABLE REGULATIONS AND REQUIREMENTS FOR REMOVAL, TRANSPORT, RECYCLING AND DISPOSAL. OBTAIN ALL PERMITS AS NEEDED.
2	REMOVE EXISTING DRIVEWAY, ASPHALT, GRAVEL, BRICK AND/OR CONCRETE PAVING.
3	REMOVE ALL UTILITY POLES AND OVERHEAD UTILITY LINES. COORDINATE WITH UTILITY PROVIDER(S) AND PROVIDE REASONABLE LEAD-TIMES AS NEEDED FOR WORK BY OTHERS.
4	REMOVE DRIVEWAY DRAINAGE PIPE.
5	TREE CONSERVATION AREA
6	PUMP OUT AND REMOVE EXISTING SEPTIC TANK PER REQUIREMENTS OF THE LOCAL HEALTH DEPARTMENT. PROVIDE TANK REMOVAL DOCUMENTATION TO HEALTH DEPARTMENT AS REQUIRED, WITH COPY TO ENGINEER. LOCATION SHOWN IS APPROXIMATE.
7	REMOVE EXISTING GRAVEL ROADWAY AND REPLACE WITH 3" THICK PAVING (NCDOT TYPE SF9.5A) ON 8" ABC BASE
8	REMOVE UTILITY POLE AND OVERHEAD UTILITY LINES. COORDINATE WITH UTILITY PROVIDER(S) AND PROVIDE REASONABLE LEAD-TIMES AS NEEDED FOR WORK BY OTHERS.
9	REMOVE EXISITNG FENCE
10	REMOVE / RELOCATE EXISTING DRIVEWAY PIPE

TREE LEGEND:

EXIST. TREE, TYPICAL. SEE TREE TABLE.

EXIST. TREE TO BE REMOVED, TYPICAL.

Know what's below. Call before you dig. (Or call: 1-800-632-4949)

CONTRACTOR'S RECORD DRAWING MARKUP OF AS-BUILT CHANGES DURING CONSTRUCTION.

CONTRACTOR'S INITIALS: _____

civil consultants
LAND PLANNERS + CIVIL ENGINEERS
WWW.CIVIL-CONSULTANTS.COM
3109 LYCKAN PARKWAY - SUITE 206 - DURHAM, NC 27707
919.489.0444 PHONE 919.403.9336 FAX
Lic. #C-1030

JEAN DRIVE
SUBDIVISION
RALEIGH, NORTH CAROLINA

EXISTING CONDITIONS &
DEMOLITION PLAN

REV.	DATE	DESCRIPTION	BY

DATE: OCTOBER 28, 2015

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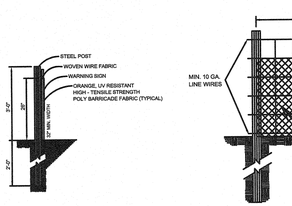
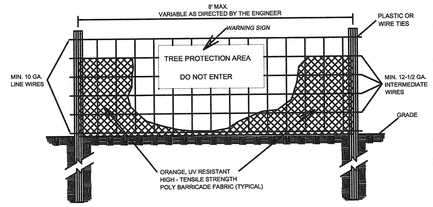
SHEET NO.

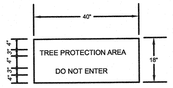
C2



SIDE VIEW



FRONT VIEW



WARNING SIGN DETAIL

THIS TREE PROTECTION FENCE DETAIL IS REQUIRED FOR PROTECTION OF TREE CONSERVATION AREAS (UDO ARTICLE 9.1. TREE CONSERVATION) AND FOR CREDIT OF EXISTING TREES (UDO SECTION 7.2.7.E.)

NOTES:

1. WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL.
2. LETTERS TO BE 3" HIGH MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED.
3. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER.
4. FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTION AREA.
5. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
6. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.
7. ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF RALEIGH BASED ON ACTUAL FIELD CONDITIONS.

CITY OF RALEIGH
PUBLIC WORKS DEPARTMENT

REVISIONS | DATE BY/3

STANDARD TREE CONSERVATION AREA FENCE DETAIL

NOT TO SCALE

TC-02

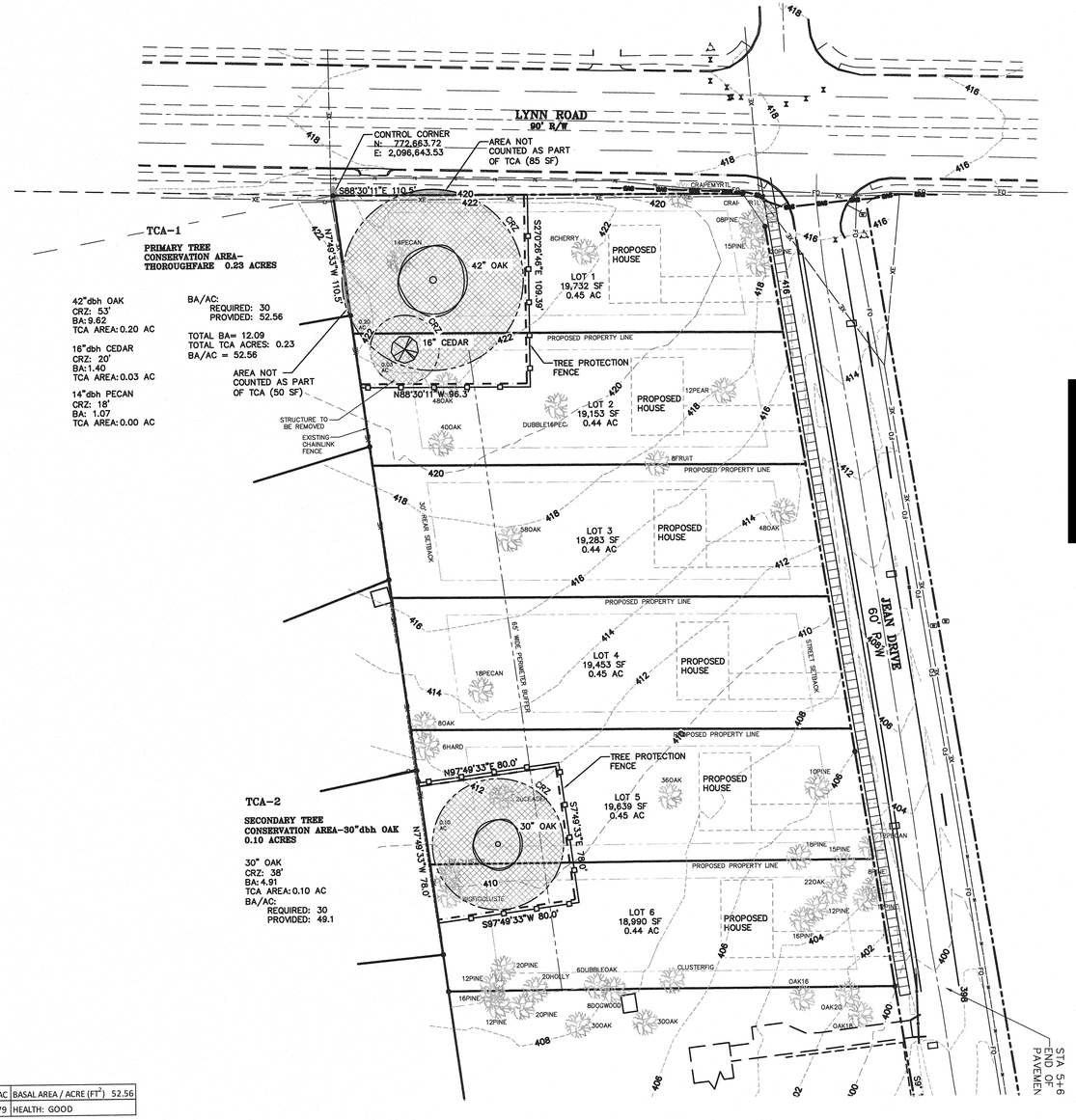
UDO NOTE ADDED AND RENUMBERED "002" 11-1-2013, WDP

Tree Conservation Plan Data Sheet
UDO Article 9.1 Tree Conservation
(Include applicable information on the plan sheet)

Project Name: JEAN DRIVE

Gross Site Acres:	2.68	ac
Right-of-way to be dedicated with this project:	0.0	ac
Net Site Acres:	2.68	ac

	Number of Acres		Percent of Tract	
UDO 9.1.4.A. Primary Tree Conservation Areas				
1. Primary Tree Conservation Area - SHOD 1		ac		%
1. Primary Tree Conservation Area - SHOD 2		ac		%
2. Primary Tree Conservation Area - Parkway Frontage		ac		%
3. Primary Tree Conservation Area - CM		ac		%
4. Primary Tree Conservation Area - MPOD		ac		%
5. Primary Tree Conservation Area - Champion Tree XX" dbh species		ac		%
6. Primary Tree Conservation Area - Neuse Buffer Zone 2		ac		%
7. Primary Tree Conservation Area - 45% Slopes		ac		%
8. Primary Tree Conservation Area - Thoroughfare	0.23	ac	8.58	%
Subtotal of Primary Tree Conservation Areas:	0.23	ac	8.58	%
UDO 9.1.4.D.2 Tree Conservation Area - Greenway		ac		%
UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas (Include perimeter buffers and their alternate compliance areas)		ac		%
UDO 9.1.4.B.1.c. & d. Individual Tree Secondary Tree Conservation Areas (Include individual trees and their alternate compliance areas)	0.10	ac	3.73	%
Subtotal of Secondary Tree Conservation Areas:	0.10	ac	3.73	%
TOTAL ALL TREE CONSERVATION AREA PROVIDED:	0.33	ac	12.31	%
UDO 9.1.9. Watershed Protection Overlay Districts				
UWPOD - Wooded Area (preserved)		ac		%
UWPOD - Wooded Area (planted)		ac		%
FWPOD - Wooded Area (preserved)		ac		%
FWPOD - Wooded Area (planted)		ac		%
SWPOD - Wooded Area (preserved)		ac		%
SWPOD - Wooded Area (planted)		ac		%



NOTE:

SEE SURVEY BY PORT CITY GEOMATICS, INC. DATED 10-27-15 FOR EXISTING SITE CONDITIONS.

TREE CONSERVATION REPORT: JEAN DRIVE

PRIMARY TREE CONSERVATION AREA-THOROUGHFARE

TCA-1	SEGMENT SIZE(FT^2) 8712 SF	SEGMENT SIZE (ACRES) 0.23AC	BASAL AREA / ACRE (FT^2) 52.56
	TREES/ACRE: 13.04	AVERAGE TREE SPACING: 57.79	HEALTH: GOOD

SPECIES	DBH (Diameter at Breast Height (4.5' above ground))						BASAL AREA	# OF TREES	AVG DBH
	14	16	42						
OAK			1				9.62	1	42
CEDAR		1					1.40	1	16
PECAN	1						1.07	1	14
TOTALS	1	1	1				12.09	3	24

INDIVIDUAL TREE SECONDARY TREE CONSERVATION AREA

TCA-2	SEGMENT SIZE(FT^2) 4,356 SF	SEGMENT SIZE (ACRES) 0.10AC	BASAL AREA / ACRE (FT^2) 49.1
	TREES/ACRE: 10	AVERAGE TREE SPACING: 66	HEALTH: GOOD

SPECIES	DBH (Diameter at Breast Height (4.5' above ground))						BASAL AREA	# OF TREES	AVG DBH
	16	30	42						
OAK		1					4.91	1	30
TOTALS		1					4.91	1	30

LEGEND

	NEW	EXISTING
TREE CONSERVATION AREA		
TREE PROTECTION FENCE		
EXISTING TREE		
TREE CONSERVATION TREE		
CRITICAL ROOT ZONE		

Know what's **below.** **Call** before you dig.
(Or call: 1-800-632-4949)

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

civil consultants
LAND PLANNERS + CIVIL ENGINEERS
WWW.CIVIL-CONSULTANTS.COM
3708 LYCKAN PARKWAY - SUITE 201 - DURHAM, NC 27707
919.490.1545 PHONE 919.403.0385 FAX
Lic. #C-1030

JEAN DRIVE SUBDIVISION
RALEIGH, NORTH CAROLINA
TREE CONSERVATION SITE PLAN

REV.	DATE	DESCRIPTION	BY

DATE: OCTOBER 22, 2015

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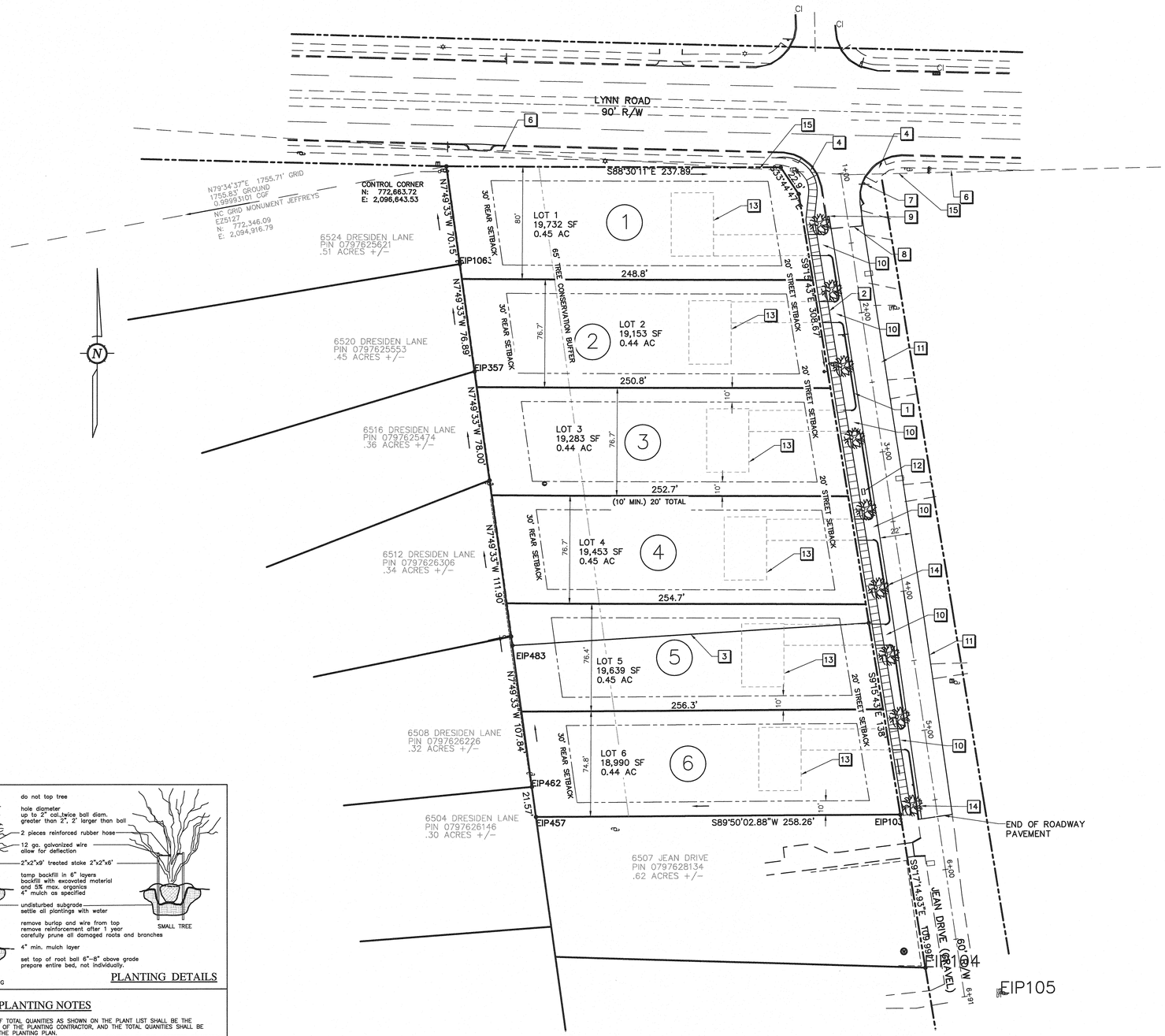
SHEET NO.
TC1



KEY — KEYED NOTES – SITE PLAN

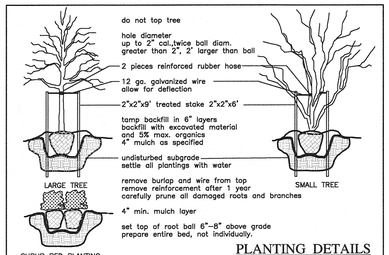
KEY	
1	30" CONCRETE CURB AND GUTTER, SEE DETAILS AND SITE NOTES.
2	STANDARD CONCRETE WALK, 6' WIDE UNLESS OTHERWISE NOTED, SEE DETAIL.
3	PROPERTY LINE TO BE REMOVED BY RECOMBINATION SURVEY.
4	EXISTING HANDICAP RAMP
5	30" NCDOT–STANDARD STOP SIGN, MOUNTED ON GALVANIZED STEEL POST.
6	EXISTING CONCRETE SIDEWALK
7	30" NCDOT–STANDARD STOP SIGN, MOUNTED ON GALVANIZED STEEL POST.
8	TIE IN TO EXISTING PAVEMENT, SEE SITE NOTES FOR REQUIREMENTS.
9	TIE IN TO EXISTING CURB AND GUTTER OR SIDEWALK, SEE SITE NOTES FOR REQUIREMENTS.
10	PROPOSED DRIVEWAY – FIELD COORDINATE LOCATION DURING HOUSE CONSTRUCTION
11	3" THICK BITUMINOUS PAVING, NCDOT TYPE SF9.5A, ON 8" ABC BASE
12	MAIL KIOSK – COORDINATE WITH US POSTAL SERVICE
13	BUILDING FOOTPRINT. SEE SITE NOTES FOR LIMITATIONS ON USE OF FOOTPRINT INFORMATION AS SHOWN.
14	STREET TREES – QUANTITY– 9, BOTANICAL NAME– ACER RUBRUM, COMMON NAME– RED MAPLE, HEIGHT – 10 –12'
15	SIGHT TRIANGLE AS DEFINED BY THE CITY OF RALEIGH'S STREET, SIDEWALKS, AND DRIVEWAY ACCESS HANDBOOK

SITE NOTES

1. PROPERTY BOUNDARY AND EXISTING CONDITIONS INFORMATION TAKEN FROM A FIELD SURVEY BY PORT CITY GEOMATICS, LTD., PROFESSIONAL LAND SURVEYING, DATED OCTOBER 13, 2015, ENTITLED "BOUNDARY AND PHYSICAL SURVEY OF 6515 / 6519 JEAN DRIVE, LOTS C & D, J.J. LYNN".
2. WHERE NEW CURB AND GUTTER IS INSTALLED IN A PUBLIC STREET RIGHT–OF–WAY, USE 30" CURB AND GUTTER.
3. ALL CURB DIMENSIONS ARE MEASURED TO BACK OF CURB, AND ALL CURB RADII ARE 3 FEET UNLESS INDICATED OTHERWISE.
4. THERE ARE NO STREAMS LOCATED ON SITE.
5. ALL SITE CONCRETE SHALL HAVE A MINIMUM 28–DAY COMPRESSIVE STRENGTH OF 3000 PSI UNLESS OTHERWISE INDICATED.
6. ALL AGGREGATE BASE AND PAVING WORK SHALL COMPLY WITH NCDOT STANDARDS. SPECIFIED PAVEMENT THICKNESS REFERS TO COMPACTED THICKNESS.
7. INSTALL ALL PAVEMENT WITH POSITIVE SURFACE DRAINAGE.
6. UNLESS OTHERWISE SPECIFIED, ALL PAVEMENT MARKINGS SHALL BE MADE WITH PAINT CONFORMING TO NCDOT "STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES", LATEST EDITION, AND SHALL HAVE A MINIMUM DRY FILM THICKNESS OF 10 MILS. ALL MARKINGS SHALL BE WHITE UNLESS OTHERWISE SPECIFIED OR REQUIRED BY GOVERNING AUTHORITIES.
7. PROVIDE ADEQUATE TRAFFIC CONTROL MEASURES DURING THE COURSE OF PROJECT WORK IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS, THE N.C. SUPPLEMENT TO THE MUTCD, ANY REGULATORY AGENCY REQUIREMENTS, AND PROJECT–SPECIFIC SAFETY CONSIDERATIONS.
8. TIE–INS TO EXISTING PAVEMENT, CURBS, WALKS, ETC. SHALL BE MADE WITH NEAT EDGES AND SMOOTH, GRADUAL TRANSITIONS THAT ARE SAFE, FUNCTIONAL, DURABLE, AND VISUALLY ACCEPTABLE TO THE OWNER AND REGULATORY AUTHORITIES.
9. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISITS.

STREET TREES NOTES:

1. TREES REQUIRED = 460 LINEAR FEET ROAD FRONTAGE / 50 = 9 – 2" CAL. TREES.



PLANTING DETAILS

GENERAL PLANTING NOTES

1. VERIFICATION OF TOTAL QUANTITIES AS SHOWN ON THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE PLANTING CONTRACTOR, AND THE TOTAL QUANTITIES SHALL BE REQUIRED ON THE PLANTING PLAN.
2. ALL TREES, SHRUBS, AND BEDDING PLANTS SHALL CONFORM TO THE ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
3. ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
4. SET TOP OF ROOT BALL 6"–8" ABOVE GRADE, PREPARE ENTIRE BED, NOT INDIVIDUALLY.
5. THE SIZE OF ALL ROOT BALLS SHALL CONFORM TO AAN STANDARDS.
6. FERTILIZE ALL PLANTS WITH AGRIFORM FERTILIZER TABLETS OR EQUAL TO BE APPLIED AT MANUFACTURERS RECOMMENDED RATE.
7. GUYING, IF NECESSARY, SHALL BE REMOVED AFTER ONE GROWING SEASON.
8. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
9. ALL TREES HAVE BEEN LOCATED WITH RESPECT TO PROPOSED OR EXISTING FACILITIES OR STRUCTURES.
10. OWNERS SHALL MAINTAIN ALL PLANT BEDS AND PLANT MATERIAL IN GOOD HEALTH, AND ANY DEAD, UNHEALTHY OR MISSING PLANTS SHALL BE REPLACED WITH LOCALLY ADAPTED VEGETATION WHICH CONFORMS TO THE INITIAL PLANTING STANDARDS OF THE LANDSCAPE ORDINANCE.
11. REPORT ANY DESCREPANCIES TO THE PROJECT LANDSCAPE ARCHITECT.
12. SUBSTITUTIONS OR ALTERATIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN NOTIFICATION OF THE PROJECT LANDSCAPE ARCHITECT.
13. ALL PLANT MATERIAL SHALL BE OF SPECIMEN QUALITY.

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

811 Know what's below. Call before you dig. (Or call: 1-800-632-4949)

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS.

CONTRACTOR'S RECORD DRAWING MARKUP OF AS–BUILT CHANGES DURING CONSTRUCTION.

CONTRACTOR'S INITIALS:_____

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JEAN DRIVE SUBDIVISION

RALEIGH, NORTH CAROLINA

SITE PLAN AND LANDSCAPING

REV.	DATE	DESCRIPTION	BY

DATE: OCTOBER 28, 2015

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