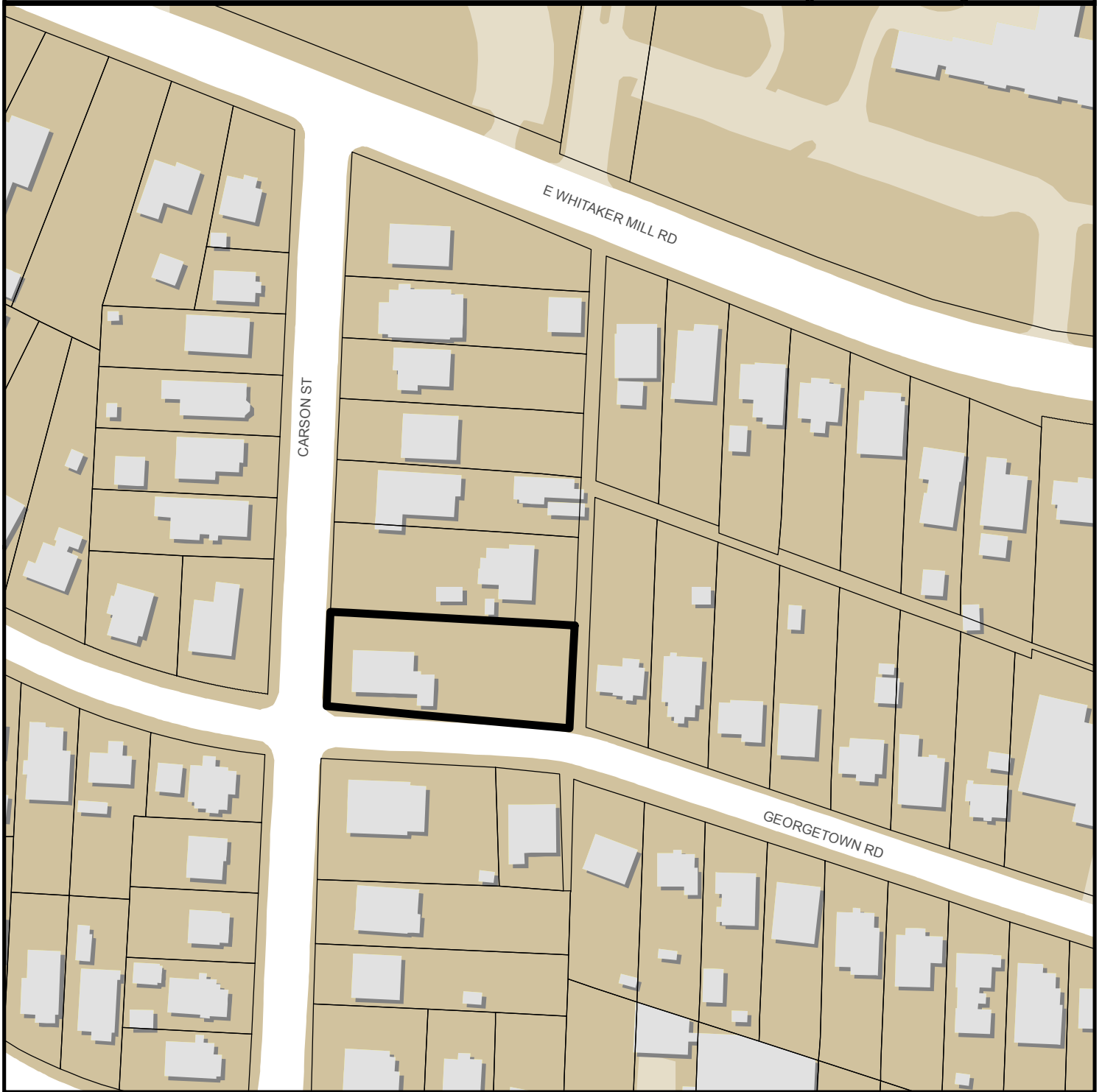


# CARSON STREET SUBDIVISION S-15-2017



0 170 340 Feet

Zoning: **R-6**  
CAC: **Five Points**  
Drainage Basin: **Pigeon House**  
Acreage: **0.37**  
Number of Lots: **3**

Planner: **Daniel Stegall**  
Phone: **(919) 996-2712**  
Applicant: **Patti Hildreth**  
Phone: **(919) 833-0830**





# Administrative Action Preliminary Subdivision

City of Raleigh  
Development Plans Review Center  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2626  
www.raleighnc.gov

**Case File / Name:** S-15-17 / 1700 Carson Street Subdivision

**General Location:** The site is located on the north side of Georgetown Road, east of the intersection of Carson Street and Georgetown Road

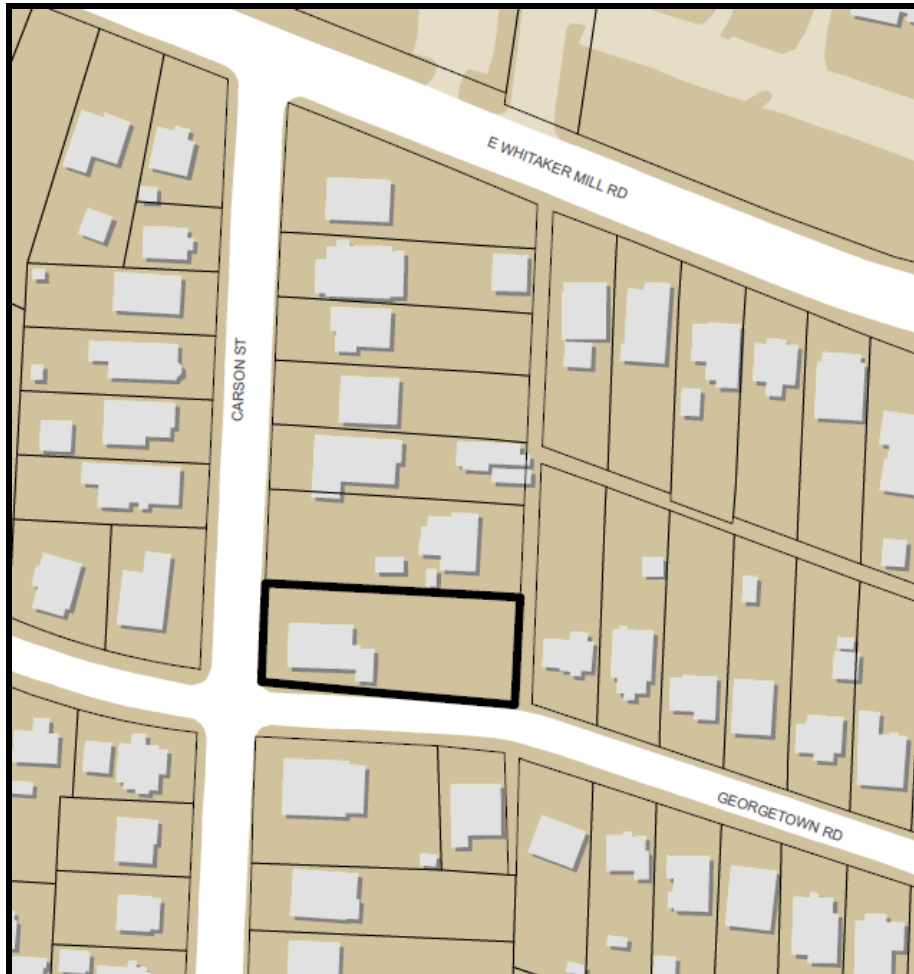
**CAC:** Five Points

**Nature of Case:** Subdivision of one lot at 15,407 square-feet into three lots, lot 1 being 4,525 square-feet, lot 2 being 4,419 square-feet, lot 3 being 4,496 square-feet, zone Residential-10 (R-10).

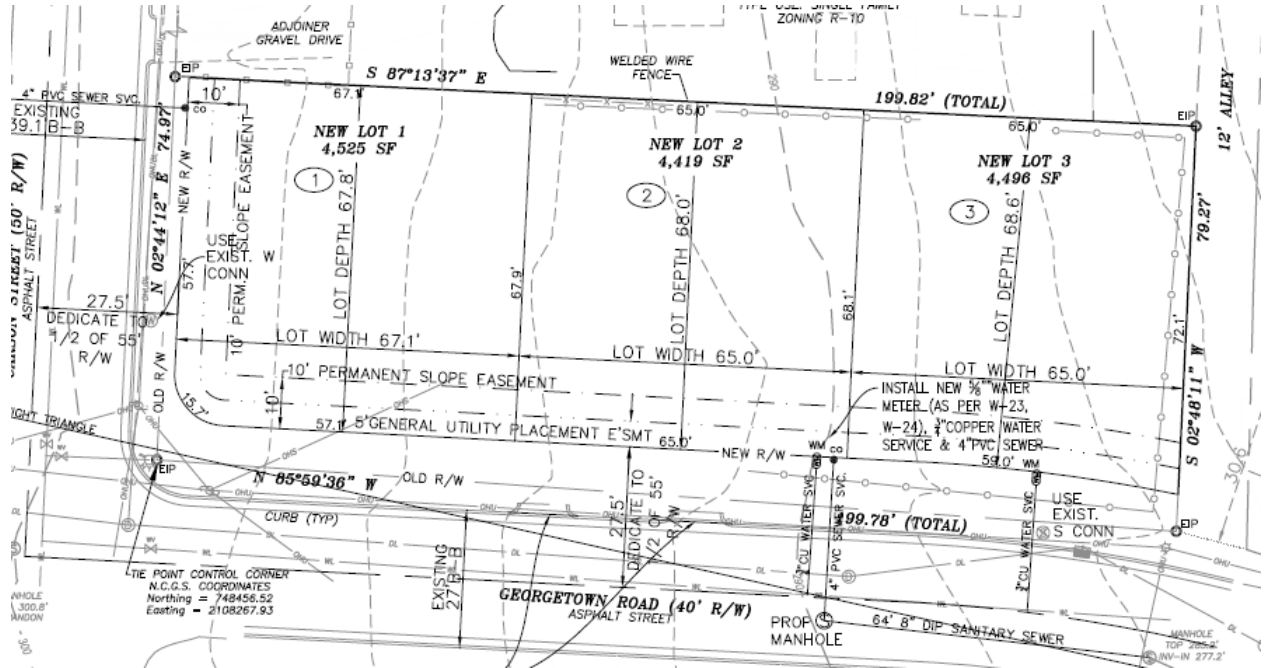
**Contact:** Patti Hildreth at CMS Engineering

**Design Adjustment:** N/A

**Administrative Alternate:** N/A



Location Map – 1700 Carson Street



**Preliminary Site Plan S-15-17**

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**SUBJECT:** S-15-17 / Carson Street Subdivision

**CROSS-  
REFERENCE:** Transaction # 506756

**LOCATION:** The site is located 1700 Carson Street, on the side of Georgetown Road and to the east of the intersection of Carson Street and Georgetown Road. The site is inside the city limits.

**PIN:** 1704883469

**REQUEST:** This request is to approve the subdivision of a 0.37 acres into three lots, zoned Residential-10 (R-10).

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**OFFICIAL ACTION:** Approval with conditions

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**CONDITIONS OF  
APPROVAL:**

***Prior to issuance of a grading permit for the site:***

- (1) That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

***Prior to Planning Department authorization to record lots:***

- (2) That demolition permits are to be issued and the permit numbers shown on all maps for recording;
- (3) That a tree impact permit is obtained from the City of Raleigh;
- (4) That in accordance with Part 10A Section 8.1.10, a fee-in-lieu for 6' sidewalk on Carson Street and Georgetown Road, one fire hydrant relocation, and two power pole relocations is paid to the City of Raleigh;
- (5) That ½-55' required right-of-way width is shown on the plat prior to recordation in the Wake County Register of Deeds and is dedicated to the City of Raleigh;
- (6) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of streetscape trees on Carson Street and Georgetown Road is paid to the Development Services Department, Development Engineering Division;
- (7) That a map showing the property and right of way dedication shall be recorded in the Wake County Registry with an indication that the roadway dedication density allowance has been utilized for the particular property prior to recording any subsequent maps in the development.
- (8) That the 10' Slope Easement is shown on the plat prior to the recordation in the Wake county Register of Deeds;



**Prior to issuance of building permits:**

- (9) That infrastructure construction plans be approved for the proposed sewer main extension.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowers Date: 5/30/17

Staff Coordinator: DANIEL STEGALL (287)

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.

**FINDINGS:** City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance including Chapter 2, Article 2.2, Sections 2.2.1. This approval is based on a preliminary plan dated 04/04/2017 owned by Hank McCullough., submitted by Patti Hildreth.

**ZONING:**

**ZONING DISTRICTS:** Residential -10.

**TREE CONSERVATION:** N/A

**PHASING:** There are one phases in this development.

**COMPREHENSIVE PLAN:**

**GREENWAY:** There is no greenway on this site.

**STREET PLAN MAP:** Dedication of right-of-way for the following streets is required by the Street Plan Map of the Comprehensive Plan. No new streets are proposed with this development.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Carson Street	Neighborhood Yield Street	50'	½ of 55'	39'	27'	10'
Georgetown Road	Neighborhood Yield Street	40'	½ of 55'	27'	27'	10'

**TRANSIT:** This site is presently not served by the existing transit system.

**COMPREHENSIVE PLAN:** This site is located in a low density residential area.

**SUBDIVISION STANDARDS:**

**LOT LAYOUT:** The minimum lot size in Residential-10 zoning district is 4,000 feet. The minimum lot depth in this zoning district is 60 feet. The minimum lot width of an interior lot in this zoning district is 45 feet. Lots in this development conform to these minimum standards.

**PUBLIC UTILITIES:** City water and sewer services are available. The subdivider is responsible for installation of all lines necessary to provide service to this site.

**SOLID WASTE:** Individual lot service by the City is to be provided.

**BLOCKS / LOTS / ACCESS:** Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO.

**STREETSCAPE TYPE:** The applicable streetscape is a Neighborhood Local. A fee in lieu for a 6' sidewalk is required prior to lot recordation. Street trees will be installed in the ultimate location within 6 feet of the existing back of the curb as per a Neighborhood Yield Street type and a Residential streetscape.

**PEDESTRIAN:** A sidewalk is required along Carson Street and Georgetown Road. A fee-in-lieu for 6' of sidewalk width, the length of the parent tract will be assessed.

**FLOOD HAZARD:** There are no flood hazard areas on this site.

**STORMWATER MANAGEMENT:** The lot is subject to Stormwater regulations under article 9.2.2 of the UDO. As this is a subdivision less than 1 acres in cumulative size, it may claim an exemption under 9.2.2.A.1.b.i per TC-2-16. No flood plain or buffers exist on the site.

**WETLANDS / RIPARIAN BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.

**STREET NAMES:** No new streets are proposed with this development.

**OTHER REGULATIONS:** Developer shall meet all City requirements, including underground utility service, flood protection measures, and the soil erosion ordinance, unless specifically varied by this approval.

**SUNSET 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:** 5/30/2020  
Record at least ½ of the land area approved.

**5-Year Sunset Date:** 5/30/2022  
Record entire subdivision.

**WHAT NEXT?:**

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City. and submit them to the Development Plans Review Center for approval.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the Development Plans Review Center for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE SUNSET THRESHOLDS AS NOTED ABOVE.

**FACILITY FEES  
REIMBURSEMENT:**

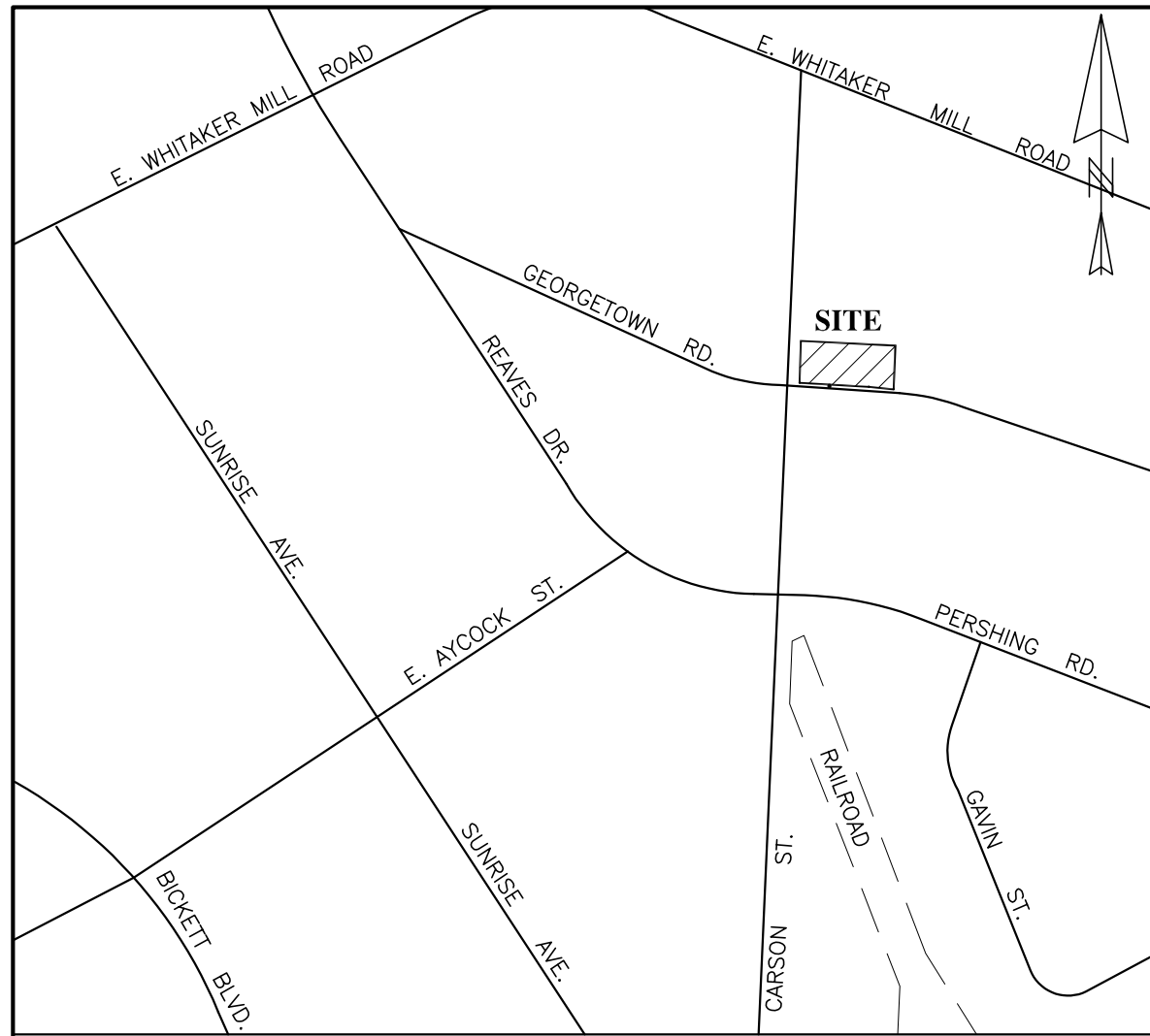
If oversized street construction takes place, or greenway or oversized public street right-of-way is conveyed to the public, the owner is responsible for application to the City for reimbursement allowed by Code. Reimbursement takes place twice a year in January and July; a written request must be filed with the Planning Department for greenway and street right-of-way; and in the Public Works Department for street construction; by the first working day in November and May each year.

# PRELIMINARY SUBDIVISION

## 1700 Carson Street

### Raleigh, NC

#### S-05-17



VICINITY MAP  
SCALE: 1"=300'

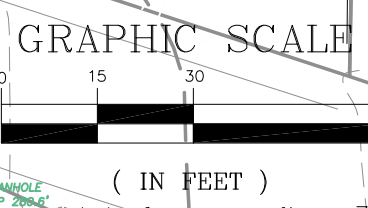
#### INDEX OF SHEETS

- TITLE..... 1
- SUBDIVISION & UTILITY PLAN ..... 2
- STREETSCAPE PLAN ..... 3



### EXISTING CONDITIONS

SCALE: 1"=30'



PRELIMINARY - NOT FOR CONSTRUCTION

1700 CARSON STREET  
PRELIMINARY SUBDIVISION  
Owner: City of Raleigh  
RALEIGH, NC

CMS Engineering  
743 W. Johnson St., Ste. C  
Raleigh, NC 27603

PHONE: (919) 833-0830

FAX: (919) 833-1926

506756

**Preliminary Subdivision Plan Application**

Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2801 | ext 919-996-1811  
Lickford Satellite Office | 1301 Lickford Road | Raleigh, NC 27601 | 919-996-4200

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

Office Use Only: Transaction # \_\_\_\_\_ Project Coordinator \_\_\_\_\_ Team Leader \_\_\_\_\_

**PRELIMINARY APPROVALS**

Subdivision \*  Conventional Subdivision  Compact Development  Conservative Subdivision

\*May require City Council approval if in a Metro Park Overlay or Historic Overlay District

If your project has been through the Due Diligence process, provide the transaction ID:

**GENERAL INFORMATION**

Development Name: 1700 Carson Street  
Proposed Use: Single Family Residential  
Property Address(es): 1700 Carson Street

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

PIN Recorded Deed 1704-88-2468 PIN Recorded Deed PIN Recorded Deed PIN Recorded Deed

What is your project type?

Single family  Townhouse  Subdivision in a non-residential zoning district

Other (describe): \_\_\_\_\_

**OWNER/DEVELOPER INFORMATION**

Company Name: Urban Building Solutions LLC Owner/Developer Name: Hank McCullough  
Address: P.O. Box 6627, Raleigh, NC 27608  
Phone (919) 412-2230 Email: hank@ubsolutions.org Fax \_\_\_\_\_

**CONSULTANT/CONTACT PERSON FOR PLANS**

Company Name: CMS Engineering Contact Name: Patti Hildreth  
Address: P.O. Box 780, Knightdale, NC 27545  
Phone (919) 833-0830 Email: patti@cmsengineering.net Fax \_\_\_\_\_

PAGE 1 OF 3 [WWW.RALEIGHNC.GOV](http://WWW.RALEIGHNC.GOV) REVISION 03.11.16

**DEVELOPMENT TYPE AND SITE DATA TABLE (Applicable to all developments)**

**ZONING INFORMATION**

Zoning District(s): R-10  
If more than one district, provide the acreage of each: n/a  
Overlay District?  Yes  No  
Inside City Limits?  Yes  No  
CID (Conditional Use District) Case # Z: \_\_\_\_\_  
COA (Certificate of Appropriateness) Case # \_\_\_\_\_  
BOM (Board of Adjustment) Case # A: \_\_\_\_\_

**STORMWATER INFORMATION**

Existing Impervious Surface: 0.03 ac/3971 sq ft acres/ft Flood Hazard Area  Yes  No  
Proposed Impervious Surface: \_\_\_\_\_ acres/ft Neuse River Buffer  Yes  No  
Wetlands  Yes  No

If in a Flood Hazard Area, provide the following:

Alluvial Soils \_\_\_\_\_ Flood Study \_\_\_\_\_ FEMA Map Panel # \_\_\_\_\_

**NUMBER OF LOTS AND DENSITY**

Total # of Townhouse Lots: Detached \_\_\_\_\_ Attached \_\_\_\_\_  
Total # of Single Family Lots: 3 Total # of All Lots: 3  
Overall Units/Acre Density Per Zoning District: 9.6  
Total # of Open Space and/or Common Area 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 CMS Engineering 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.

Signature: *Hank McCullough* Date: 3-9-17  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

PAGE 2 OF 3 [WWW.RALEIGHNC.GOV](http://WWW.RALEIGHNC.GOV) REVISION 03.11.16

**PLAN SUMMARY**

WAKE CO PIN	1704-88-3469
OWNER	City of Raleigh P.O. Box 590 Raleigh, NC 27602 (919) 996-4291 sarah.gentry@raleighnc.gov
DEVELOPER	Urban Building Solutions LLC P.O. Box 6627 Raleigh, NC 27608 (919) 412-2230 hank@ubsolutions.org
ZONING	R-10
TOTAL AREA	0.37 AC
AREA IN R/W TO BE DEDICATED	0.0452 AC
NET AREA	0.3248 AC
NUMBER OF LOTS	3
DENSITY	9.6 UNITS/ACRE
MIN. LOT SIZE	4,000 SF
AVG. LOT SIZE	4,200 SF

- NOTES**
- BOUNDARY SURVEY PROVIDED BY TURNING POINT SURVEYING.
  - CONTOURS TAKEN FROM WAKE COUNTY GIS.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
  - A FEE-IN-LIEU OF CONSTRUCTION FOR A 6' SIDEWALK FOR THE ENTIRE FRONTAGE LENGTH OF CARSON STREET & GEORGETOWN ROAD & FOR RELOCATION OF A FIRE HYDRANT WILL BE PAID PRIOR TO MAP RECORDATION.
  - CARSON STREET AND GEORGETOWN ROAD ARE NEIGHBORHOOD YIELD. DEDICATE RIGHT-OF-WAY TO 1/2 OF 55'.
  - ALL NEW DRIVEWAY LOCATIONS WILL BE DETERMINED AND PERMITTED AT SITE PLAN SUBMITTAL PER CITY OF RALEIGH STANDARDS.
  - SOLID WASTE SERVICE WILL BE PROVIDED AT PUBLIC STREET BY INDIVIDUAL 96-GALLON STANDARD CITY OF RALEIGH RESIDENTIAL SOLID WASTE CART PER CITY OF RALEIGH SOLID WASTE DESIGN MANUAL.
  - A SURETY EQUAL TO 125% OF THE COST OF DEVELOPMENT RELATED PUBLIC IMPROVEMENTS, INCLUDING STREETSCAPE TREES ON BOTH STREETS WILL BE POSTED WITH THE CITY PRIOR TO RECORDING LOTS.
  - PER SECTION 9.1 OF THE UDO, THIS PROJECT IS EXEMPT FROM CITY OF RALEIGH TREE CONSERVATION REQUIREMENTS.
  - PER UDO SEC. 9.2.2.A.3, THIS SITE IS EXEMPT FROM STORMWATER REGULATIONS EXCEPT THE FOLLOWING: PER UDO 9.2.2.A.4.a. (TC-02-16) THE MAXIMUM IMPERVIOUS AREA PER LOT IS AS FOLLOWS (65%):

LOT 1	2,941 SF
LOT 2	2,872 SF
LOT 3	2,922 SF

**REVISIONS**

NO.	DESCRIPTION	DATE

**TITLE & EXISTING CONDITIONS**

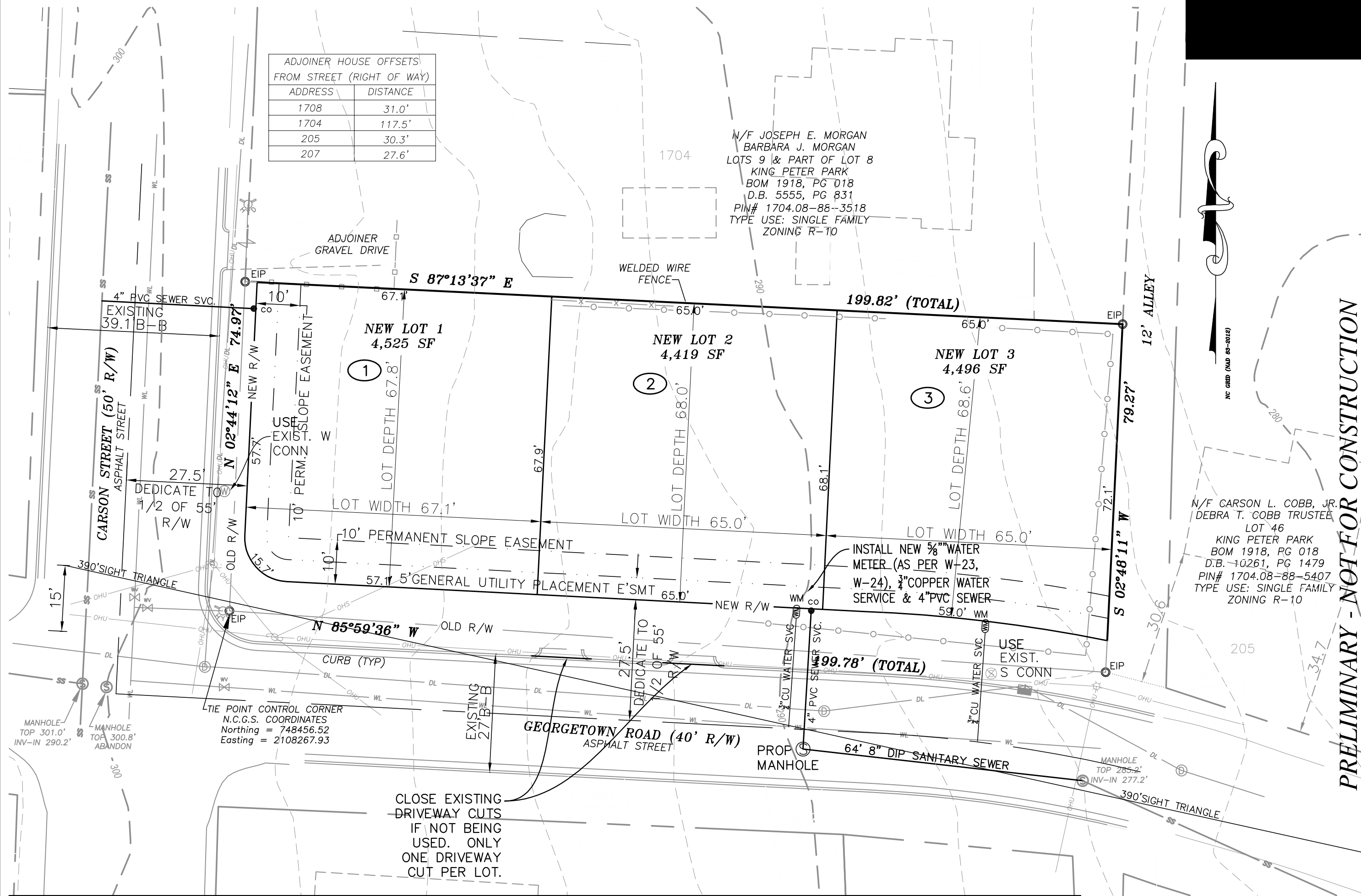
DWG NAME: 1700 CARSON R1  
DRAWN: PDH  
CHECKED: CMS  
DATE: 03/10/17  
DATE ISSUED: 04/04/17  
SCALE: AS SHOWN  
PS-1

**S-05-17**  
**TRANS#506756**



**STANDARD UTILITY NOTES (as applicable):**

- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
- Utility separation requirements:
  - A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to waterline specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well
  - When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter
  - Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to waterline specifications
  - 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer
  - Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 24" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W-41 & S-49)
  - All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required
- Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction
- Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department
- 3.0' minimum cover is required on all water mains & sewer forcemains. 4.0' minimum cover is required on all reuse mains
- It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure
- Install 3/4" copper\* water services with meters located at ROW or within a 2'x2' Waterline Easement immediately adjacent. *NOTE: it is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure*
- Install 4" PVC\* sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum
- Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole
- All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
- NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction
- Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD FOG Program Coordinator prior to issuance of a Building Permit. Contact Tim Beasley at (919) 250-7825 or [timothy.beasley@raleighnc.gov](mailto:timothy.beasley@raleighnc.gov) for more information
- Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix-B of the Rules Governing Public Water Systems in North Carolina. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval list. The devices shall be installed and tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross-connection control program, whichever is more stringent. Contact Joanie Helvey at (919) 212-5923 or [joanie.hartley@raleighnc.gov](mailto:joanie.hartley@raleighnc.gov) for more information



**NOTES**

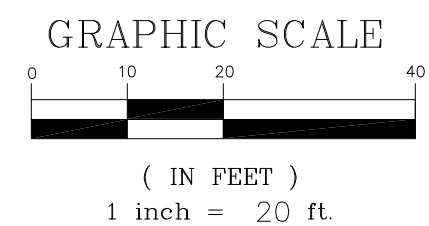
- BOUNDARY SURVEY PROVIDED BY TURNING POINT SURVEYING.
- CONTOURS TAKEN FROM WAKE COUNTY GIS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- A FEE-IN-LIEU OF CONSTRUCTION FOR A 6' SIDEWALK FOR THE ENTIRE FRONTAGE LENGTH OF CARSON STREET & GEORGETOWN ROAD & RELOCATION OF A FIRE HYDRANT WILL BE PAID PRIOR TO MAP RECORDATION.
- CARSON STREET AND GEORGETOWN ROAD ARE NEIGHBORHOOD YIELD. DEDICATE RIGHT-OF-WAY TO 1/2 OF 55'.
- ALL NEW DRIVEWAY LOCATIONS WILL BE DETERMINED AND PERMITTED AT SITE PLAN SUBMITTAL PER CITY OF RALEIGH STANDARDS.
- SOLID WASTE SERVICE WILL BE PROVIDED AT PUBLIC STREET BY INDIVIDUAL 96-GALLON STANDARD CITY OF RALEIGH RESIDENTIAL SOLID WASTE CART PER CITY OF RALEIGH SOLID WASTE DESIGN MANUAL.
- A SURETY COVERING ALL WORK IN THE RIGHT-OF-WAY WILL BE POSTED WITH THE CITY PRIOR TO RECORDATION OF SUBDIVISION.
- PER SECTION 9.1 OF THE UDO, THIS PROJECT IS EXEMPT FROM CITY OF RALEIGH TREE CONSERVATION REQUIREMENTS.
- PER UDO SEC. 9.2.2.A.3, THIS SITE IS EXEMPT FROM STORMWATER REGULATIONS EXCEPT THE FOLLOWING: PER UDO 9.2.2.A.4.a. (TC-02-16) THE MAXIMUM IMPERVIOUS AREA PER LOT IS AS FOLLOWS (65%):
 

LOT 1	2,941 SF
LOT 2	2,872 SF
LOT 3	2,922 SF

**NOTE:**  
WITHIN THE SIGHT TRIANGLE 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 EXISTS.

**RIGHT-OF-WAY DEDICATION**

- RIGHT-OF-WAY DEDICATION ALONG 261' OF ROAD FRONTAGE
- APPROXIMATE AREA OF RIGHT-OF-WAY DEDICATION = 1,967 SF = 0.0452 AC



**PRELIMINARY - NOT FOR CONSTRUCTION**

**1700 CARSON STREET  
PRELIMINARY SUBDIVISION  
Owner: City of Raleigh  
RALEIGH, NC**

**REVISIONS**

**SUBDIVISION  
& UTILITY  
PLAN**

DWG NAME:  
1700 CARSON R1  
DRAWN:  
PDH  
CHECKED:  
CMS  
DATE:  
03/10/17  
DATE ISSUED:  
04/04/17  
SCALE: 1"=20'

PS-2

**CMS Engineering**  
743 W. Johnson St., Ste. C  
Raleigh, NC 27603

PHONE: (919) 833-0830

FAX: (919) 833-1926

**506756**





**NOTES:**

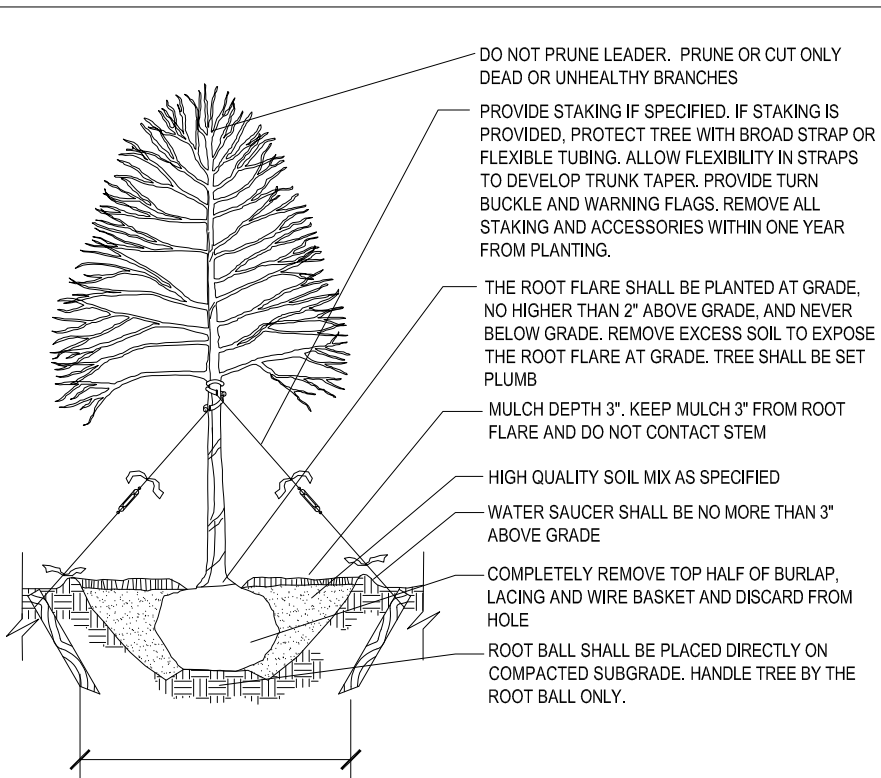
1. ALL STREET TREE INSTALLATION AND MAINTENANCE WILL COMPLY WITH CITY OF RALEIGH STREET DESIGN MANUAL SECTIONS 6.18.1 AND 6.18.2.
2. TREES SHALL BE PLANTED 40' ON CENTER. UNDERSTORY STREET
3. TREES SHALL BE PLANTED AT A SPACING OF 20' ON CENTER & SHALL BE SINGLE STEM.
4. A TREE IMPACT PERMIT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
5. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.

**PLANTING STANDARDS:**

1. ALL PLANT MATERIAL AND INSTALLATION WORK SHALL CONFORM TO THE STANDARDS DETAILED IN THE FOLLOWING DOCUMENTS:
  - a. AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300, AMERICAN NATIONAL STANDARDS INSTITUTE, 11 WEST 42nd STREET, NEW YORK, N.Y. 10036
  - b. AMERICAN NATIONAL STANDARD FOR NURSERY STOCK, ANSI Z60.1, AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, 1250 EYE STREET, NW, SUITE 500, WASHINGTON, DC 20005
  - c. HORTUS THIRD, THE STAFF OF THE L.H. BAILEY HORTORIUM, 1976, MacMILLAN PUBLISHING CO., NEW YORK

**NEW TREES PLANT LEGEND:**

QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
2	GRAPE MYRTLE	Lagerstroemia, spp., L hybrid	Single Stem: 1 1/2" - CAL., 6HT

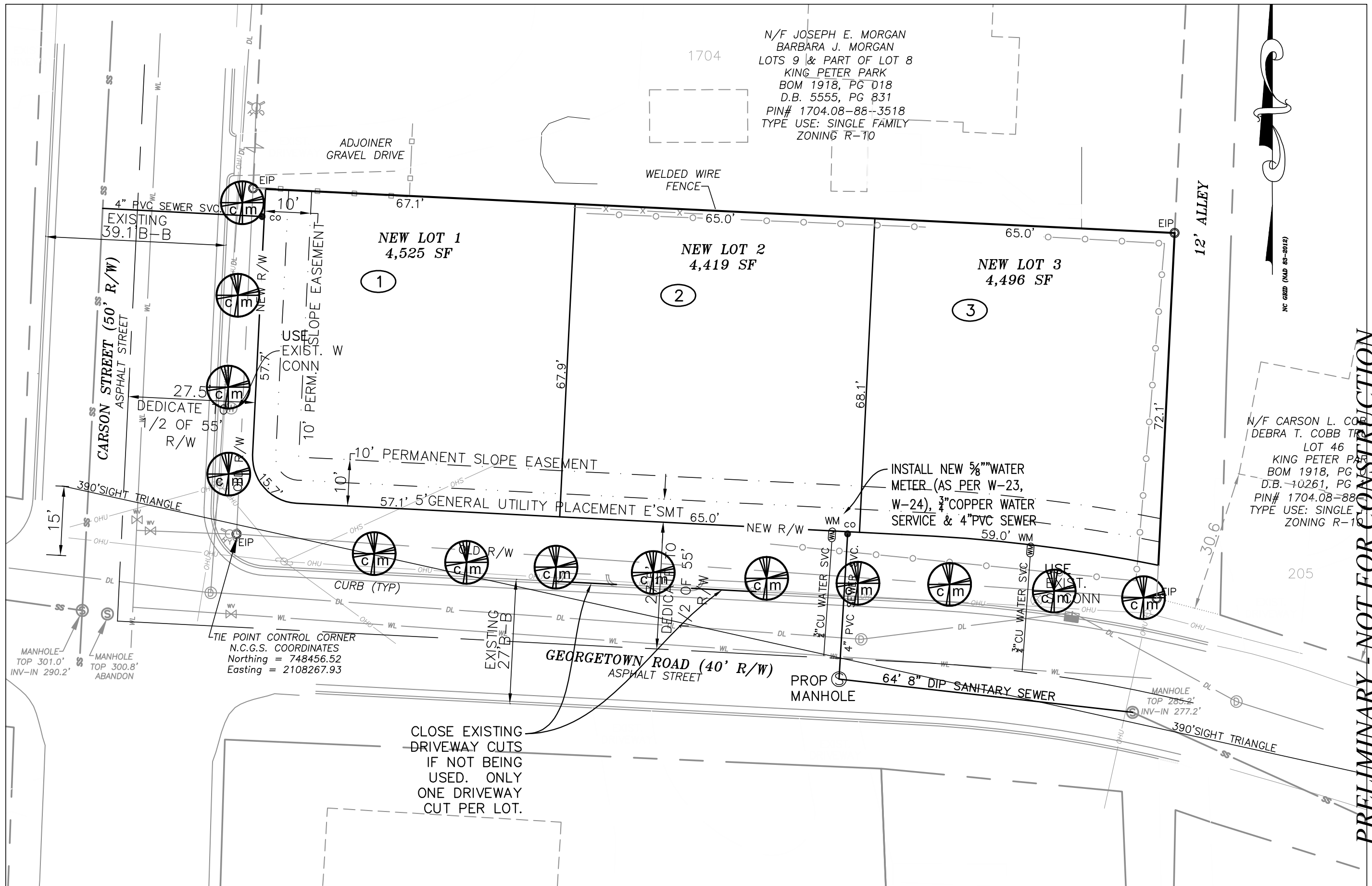


**NOTES:**

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

**CONTACT INFORMATION:**  
 CITY OF RALEIGH  
 PARKS, RECREATION AND CULTURAL RESOURCES DEPT  
 TREES@RALEIGHNC.GOV  
 WWW.RALEIGHNC.GOV

CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPT		
REVISIONS	DATE	NOT TO SCALE
TREE PLANTING DETAIL		
PRCR-03		

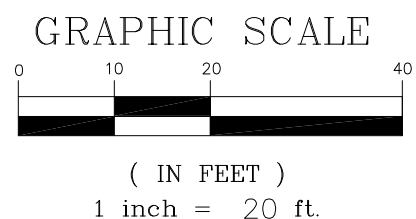


CLOSE EXISTING DRIVEWAY CUTS IF NOT BEING USED. ONLY ONE DRIVEWAY CUT PER LOT.

**STREETSCAPE YARD:**

RESIDENTIAL STREET FRONTAGE:	261'
STREETSCAPE WIDTH =	6' STREETSCAPE
TREES REQ'D:	261'/40' = 6.5 TREES
TREES PROV'D:	13 UNDERSTORY

**NOTE:**  
 A FEE-IN-LIEU OF CONSTRUCTION OF 6' SIDEWALK WILL BE PAID FOR THE ENTIRE FRONTAGE OF CARSON STREET & GEORGETOWN ROAD. THE FEE-IN-LIEU MUST BE PAID PRIOR TO MAP RECORDATION.



CMS Engineering  
 743 W. Johnson St., Ste. C  
 Raleigh, NC 27603

1700 CARSON STREET  
 PRELIMINARY SUBDIVISION  
 Owner: City of Raleigh  
 RALEIGH, NC

REVISIONS

LANDSCAPE PLAN

DWG NAME:  
1700 CARSON R1

DRAWN:  
PDH

CHECKED:  
CMS

DATE:  
03/10/17

DATE ISSUED:  
04/04/17

SCALE: 1"=20'

PS-3

PHONE: (919) 833-0830

FAX: (919) 833-1926

506756