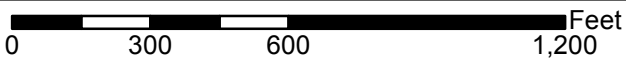
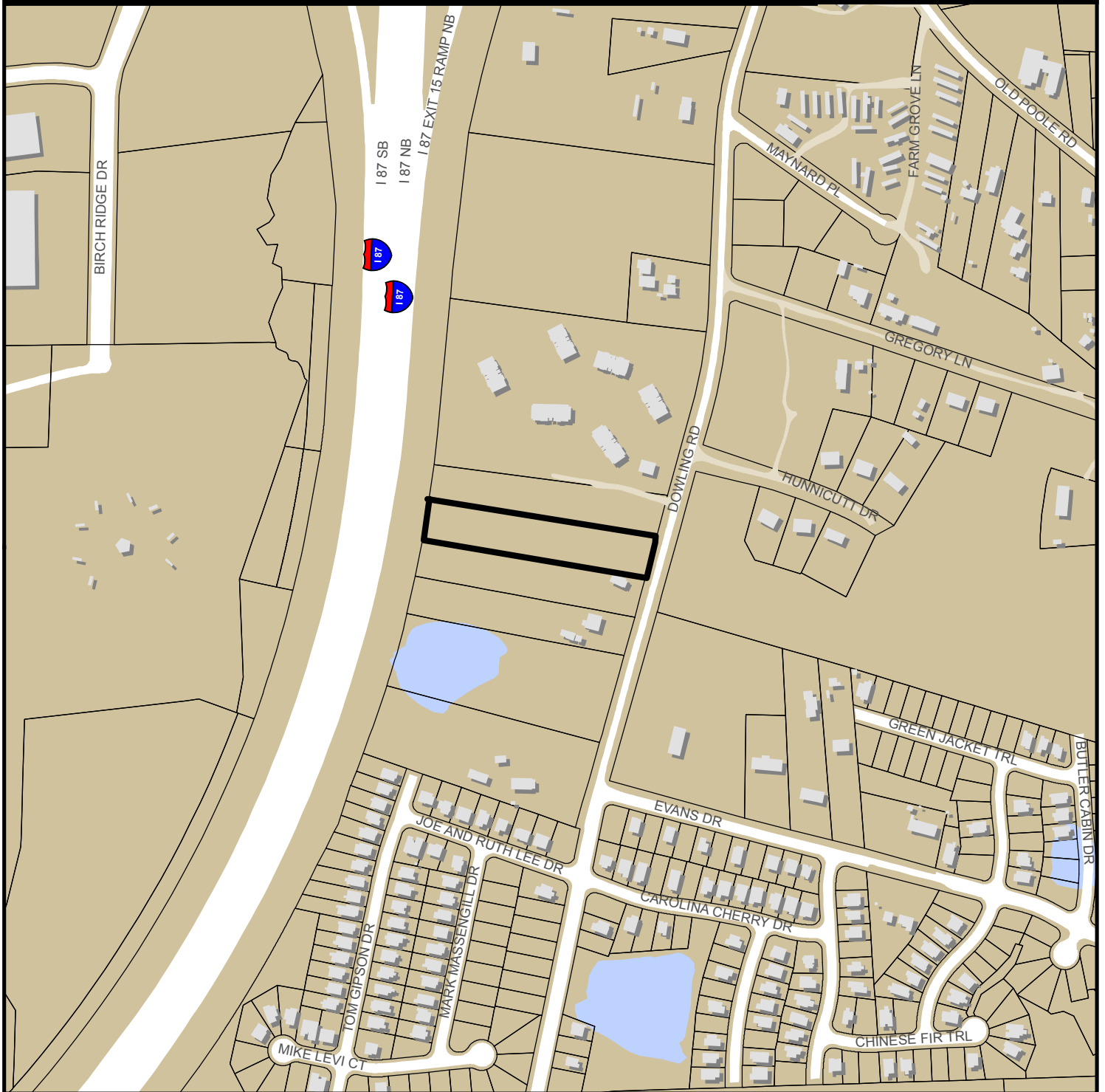
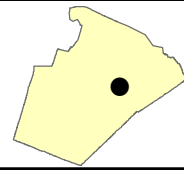


# 1306 DOWLING ROAD S-73-2017



Zoning: **R-6 w/SHOD-1**  
CAC: **Southeast**  
Drainage Basin: **Walnut Creek**  
Acreage: **1.76**  
Number of Lots: **2**

Planner: **Ryan Boivin**  
Phone: **(919) 996-2681**  
Applicant: **PACHECO**  
Phone: **(919) 453-1266**





# Administrative Approval Action

Case File / Name: S-73-17 1306 Dowling Rd Subdivision  
Transaction # 533337, AA # 3781

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2495  
DS.help@raleighnc.gov  
www.raleighnc.gov

**LOCATION:** This site is located on the west side of Dowling Road, addressed at 1306 Dowling Road. The site is located inside City limits.

**REQUEST:** Subdivision of a 1.761 acre tract zoned R-6 w/ SHOD-1 into two new lots. Lot 1 (the northern lot) will be 38,409 SF/0.882 acres and Lot 2 (the southern lot) will be 38,036 SF/0.873 acres.

**DESIGN ADJUSTMENT(S)/**

**ALTERNATES, ETC:** A Design Adjustment was approved for UDO Section 8.3.2 providing relief from block perimeter requirements.

**FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan submitted by CMS Engineering, dated 2/6/2018.

## CONDITIONS OF APPROVAL and NEXT STEPS:

**Note:** *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

**Stormwater:** An impervious surface limitation per lot of 6000 sf will be recorded. With that limitation, stormwater management can be met with a TN offset buydown only (no detention required).

### **PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:**

#### **ENGINEERING**

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
2. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

#### **STORMWATER**

3. Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

#### **URBAN FORESTRY**

4. Obtain required stub and/or tree impact permits from the City of Raleigh.



# Administrative Approval Action

Case File / Name: S-73-17 1306 Dowling Rd Subdivision  
Transaction # 533337, AA # 3781

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2495  
DS.help@raleighnc.gov  
www.raleighnc.gov

## PRIOR TO AUTHORIZATION TO RECORD LOTS:

### ENGINEERING

5. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
6. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents is not provided within this 14 day period, further recordings and building permit issuance may be withheld.
7. In accordance with Part 10A Section 8.1.10, fees-in-lieu for 3.5' of additional pavement width for 121' and 6' of sidewalk for 121' shall be paid to the City of Raleigh.
8. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.
9. A surety for all public improvements shall be paid prior to recordation of lots.

### STORMWATER

10. An impervious surface limitation per lot of 6,000 SF will be recorded.
11. A TN offset buydown shall be made.

### URBAN FORESTRY

12. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

**EXPIRATION 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:** 4-2-2021  
Record the subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee) *Ryan Boivin* Date: 4/2/2018

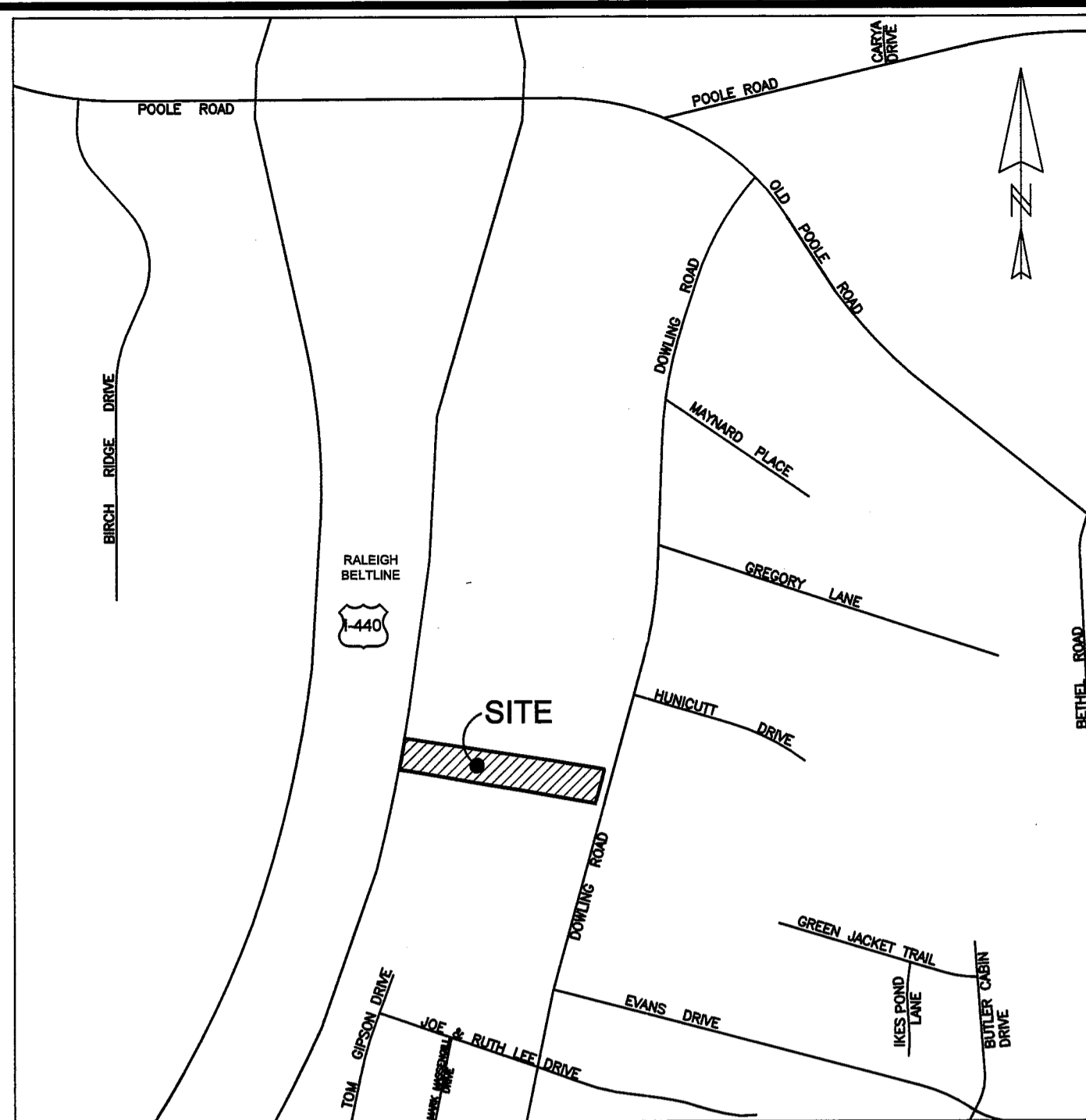
Staff Coordinator: Ryan Boivin

# PRELIMINARY SUBDIVISION

## 1306 Dowling Road

### Raleigh, NC

#### S-73-17, Trans.#533337



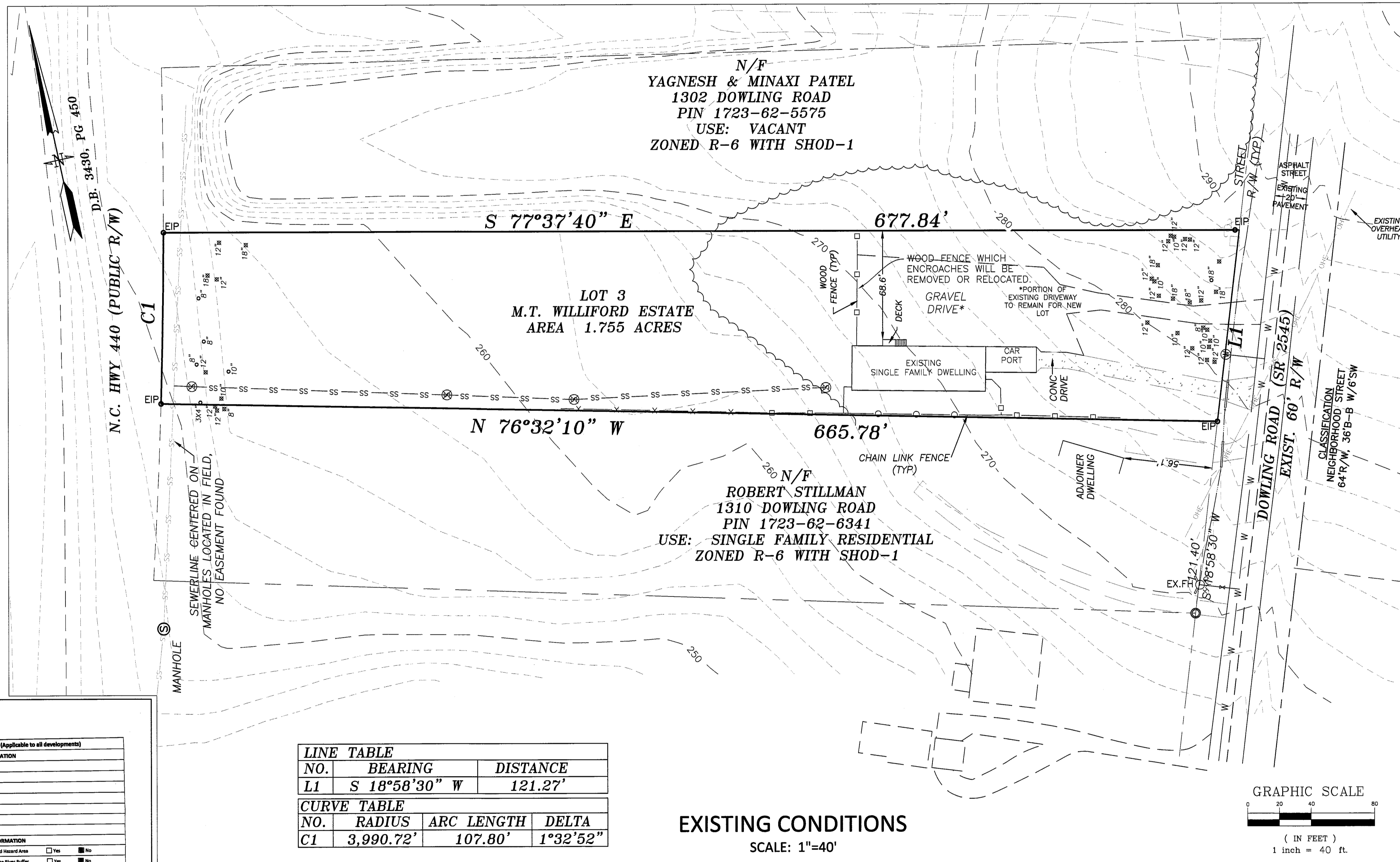
VICINITY MAP  
SCALE: 1"=500'

**INDEX OF SHEETS**

TITLE ..... 1

SUBDIVISION, UTILITY PLAN  
& STORMWATER PLAN ..... 2

LANDSCAPE PLAN ..... 3

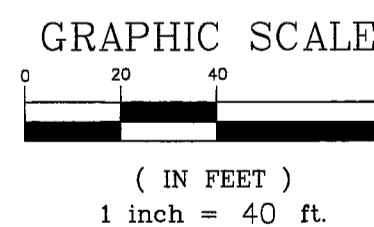


LINE TABLE		
NO.	BEARING	DISTANCE
L1	S 18°58'30" W	121.27'

CURVE TABLE			
NO.	RADIUS	ARC LENGTH	DELTA
C1	3,990.72'	107.80'	1°32'52"

EXISTING CONDITIONS  
SCALE: 1"=40'



- LEGEND**
- Existing Iron Pipe
  - Iron Pipe Set
  - ⊙ Cable TV Box
  - ⊕ Fire Hydrant
  - ⊘ Utility Pole
  - ⊙ Telephone Box
  - ⊗ Existing Sewer Clean Out
  - ⊗ Proposed Sewer Clean Out
  - ⊗ Water Valve
  - ⊗ Existing Water Meter
  - ⊗ Proposed Water Meter
  - ⊙ Power Box
  - ⊙ Existing Sewer Manhole
  - ⊙ Pine Tree
  - Hardwood Tree

**PLAN SUMMARY**

WAKE CO PIN 1723-62-7402

OWNER/DEVELOPER Jorge Pacheco & Luz Maria Lopez  
409 Bethlehem Road  
Knightdale, NC 27545  
(919) 412-1852  
jorgepacheco318@gmail.com

ZONING R-6 w/ SHOD-1

TOTAL AREA 76,687 SF/1.761 AC

AREA IN R/W TO BE DEDICATED 243 SF

NET AREA 76,444 SF/1.755 AC

DENSITY 1.1 UNITS/ACRE

MIN. LOT SIZE 6,000 SF

AVG. LOT SIZE 38,222 SF

**Preliminary Subdivision Plan Application**

Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | (919) 996-2451 | (fax) 919-996-1821  
Landscape Services Office | 1225 - 13th Lakeside Road | Raleigh, NC 27601 | (919) 996-2201

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

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

**PRELIMINARY APPROVALS**

Subdivision \*  Conventional Subdivision  Compact Development  Quasi-residential 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 1306 Dowling Road

Proposed Use Single Family Residential

Property Address(es) 1306 Dowling Road

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

File Recorded Deed (17/20/2014)	File Recorded Deed	File Recorded Deed	File Recorded Deed

What is your project type?

Single family  Townhouse  Subdivision to a non-residential zoning district

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

**OWNER/DEVELOPER INFORMATION**

Company Name n/a Owner/Developer Name Jorge Pacheco & Luz Maria Lopez

Address 409 Bethlehem Road, Knightdale, NC 27545

Phone (919) 412-1852 Email jorgepacheco318@gmail.com Fax n/a

**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 pattih@cmsengineering.net Fax n/a

WWW.RALEIGHNC.GOV REVISION 03.11.16

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

Zoning District R-6 with SHOD-1

If more than one district, provide the acreage of each:

Overlay District?  Yes  No

Inside City Limits?  Yes  No

CUA (Conditional Use District) Case # 0-

COA (Certificate of Appropriateness) Case #

SCA (Board of Adjustment) Case #

**STORMWATER INFORMATION**

Existing Impervious Surface: 0.025416, 1.57 acres? Flood Hazard Area  Yes  No

Proposed Impervious Surface: 15.209, 0.326 acres? House River Buffer  Yes  No

Wetlands  Yes  No

If in a Flood Hazard Area, provide the following:

Allowed Solls \_\_\_\_\_ Flood Study \_\_\_\_\_ FEMA Map Panel # \_\_\_\_\_

**NUMBER OF LOTS AND DENSITY**

Total # of Townhouse Lots: Detached \_\_\_\_\_ Attached \_\_\_\_\_

Total # of Single Family Lots 2 Total # of All Lots 2

Overall Units/Acre Density Per Zoning District 1.1 Units/Acre

Total # of Open Space and/or Common Area Lots 0

**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 assign 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 represent me in any public meeting regarding this application.

Use, have used, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signature: *Jorge Pacheco* Date: 4-18-17

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

1306 DOWLING ROAD  
Owner: Jorge Pacheco  
PRELIMINARY SUBDIVISION PLAN  
RALEIGH, NC

**REVISIONS**

11.20.17 per 1st  
COR Review

02.06.18 per 2nd  
COR Review

**TITLE & EXISTING CONDITIONS**

DWG NAME:  
1306 Dowling Prel SD R2

DRAWN:  
PDH

CHECKED:  
PDH

PLAN DATE:  
10/19/2017

DATE ISSUED:  
02/06/2018

SCALE: 1"=40'

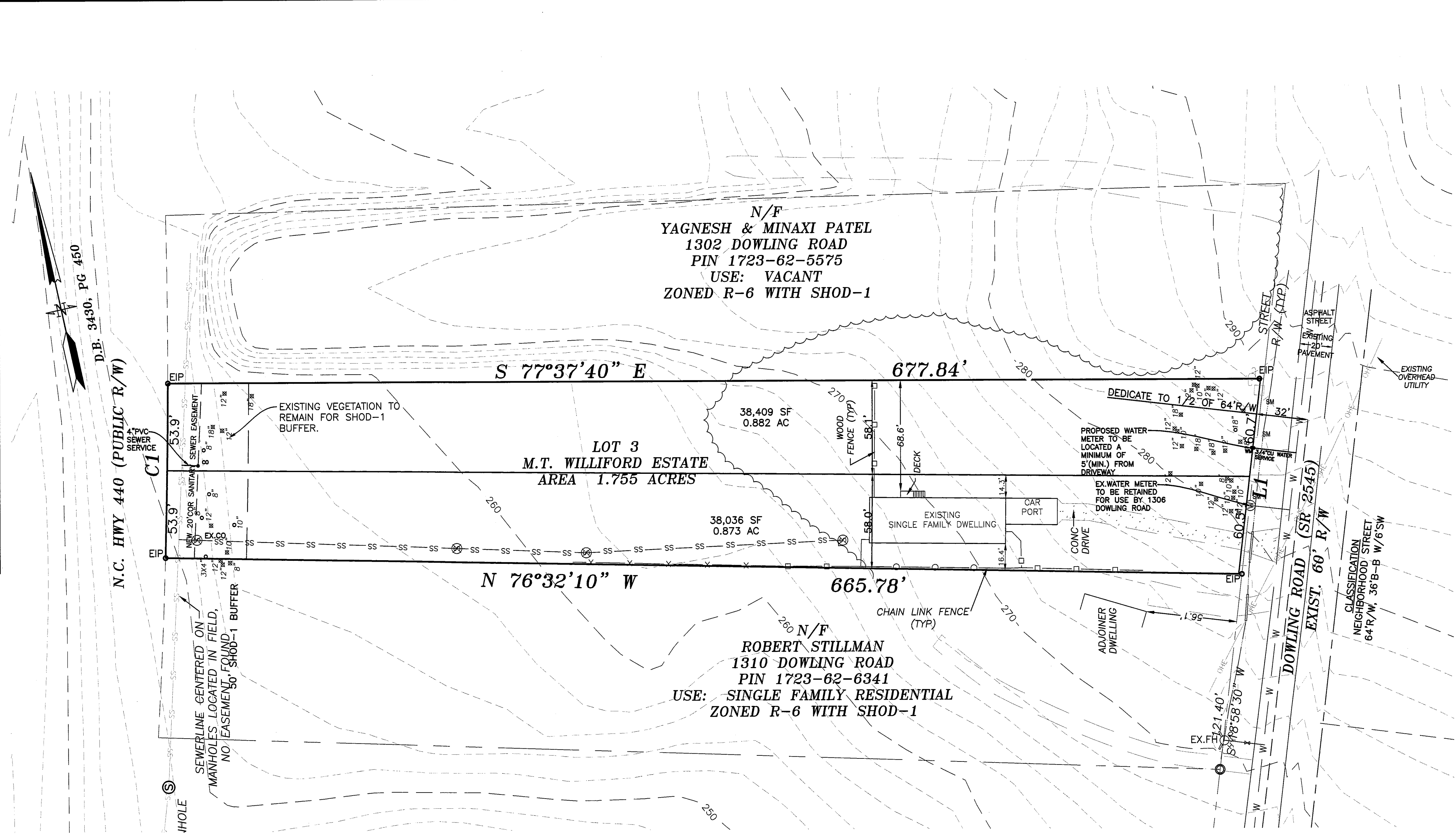
PS-1

**CMS Engineering**  
P.O. Box 780  
Knightdale, NC 27545  
PHONE: (919) 833-0830 FAX: (919) 833-1926  
EMAIL: info@cmsengineering.net IF-0737

533337

**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 1/2" 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 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.helvey@raleighnc.gov for more information



1306 Dowling Pre/Post		
Lot Area	76,687 sf	1.76 ac
<b>PRE</b>		
Buildings & pavement	4,157 sf	4,157 sf impervious 76,687 sf total
lawn	72,530 sf	
<b>POST</b>		
Buildings & pavement	7,843 sf	7,843 sf impervious 76,687 sf total 3,686 net increase impervious
LAWN	68,844 sf	

1306 Dowling		
Lot Area	76,687 sf	1.76 ac
<b>PRE</b>		
Buildings & Pavement	0.10 ac	C= 0.95
PERVIOUS	1.67 ac	C= 0.30
	1.76	
<b>POST</b>		
Buildings & Pavement	0.18 ac	C= 0.95
PERVIOUS (LAWN)	1.58 ac	C= 0.30
Drainage Area:	1.76 ac	
I <sub>2</sub>	5.65 in/hr	Q <sub>2Pre</sub> = 3.33
I <sub>10</sub>	7.21 in/hr	Q <sub>2Post</sub> = 3.65
		Increase 9.3%
CR <sub>Pre</sub>	0.34	Q <sub>10Pre</sub> = 4.26
CR <sub>Post</sub>	0.37	Q <sub>10Post</sub> = 4.65
		Increase 9.3%

1306 Dowling Nitrogen Calculations Apportioning Method					
Total Site Area (ac)	1.76	Existing Impervious Area (ac)	0.095	Proposed Total Impervious (ac)	0.275
		Proposed Additional Impervious Area (ac)	0.180		
		Total Impervious Area (ac)	0.275	Open Space Area (ac)	1.485
Open Space Allocation		Impervious Percentage	0.346	Remaining OS Area	1.485
		Existing	0.346	OS Allocation	0.514
		Proposed	0.654		0.971

Existing Nitrogen Load				
TYPE OF LAND COVER	SITE AREA IN SF	SITE ACRES	TN EXPORT COEFF.	TN EXPORT BY LAND USE
UNITS	(SF)	(ACRES)	(LBS/AC/YR)	(LBS/YR)
PERMANENTLY PRESERVED MANAGED OPEN SPACE		0.514	1.20	0.62
IMPERVIOUS SURFACES (roads, parking lots, driveways, roofs, paved storage, etc)		0.095	21.20	2.02
Existing Buildings & Pavement	4,157			
Total Impervious	4,157			
TOTAL		0.610		2.64

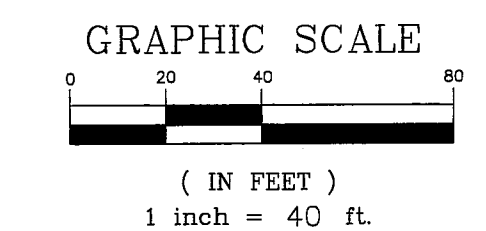
Proposed Nitrogen Allocation				
TYPE OF LAND COVER	SITE AREA IN SF	SITE ACRES	TN EXPORT COEFF.	TN EXPORT BY LAND USE
UNITS	(SF)	(ACRES)	(LBS/AC/YR)	(LBS/YR)
PERMANENTLY PRESERVED MANAGED OPEN SPACE		0.971	1.20	1.165
IMPERVIOUS SURFACES (roads, parking lots, driveways, roofs, paved storage, etc buildings & pavement)		0.180	21.20	3.817
Remove Exist	0			
Total New Impervious	7,843			4.982
TOTAL		1.151		4.33
Post Nitrogen (lb/acre/yr)				4.33

1306 Dowling Road	
Lot Size	76,687 sf
Zoning	R-6
Maximum Impervious (51%)	39,110 sf
<b>Existing Impervious</b>	
	4,157 sf
<b>Total Existing</b>	<b>4,157 sf</b>
<b>Proposed Impervious</b>	
Remove Existing	0 sf
New Impervious (house)	7,999 sf
<b>Total Add</b>	<b>7,999 sf</b>
Total Impervious with additions	12,156 sf
Maximum Impervious Per R-6 Zoning	39,110 sf
Proposed % Impervious	15.9%

Increase in Runoff	9.71%
Post Nitrogen	4.37 lb/ac/yr
Storage needed?	NO
Treatment needed?	NO
Buydown needed?	YES

**NOTES**

- BOUNDARY & LOCATION 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.
- RIGHT OF WAY WILL BE DEDICATED TO 1/2 OF 64'.
- A FEE-IN-LIEU OF CONSTRUCTION WILL BE PAID FOR AN ADDITIONAL 3.5' OF PAVEMENT.
- A FEE-IN-LIEU WILL BE PAID FOR 121' OF 6' SIDEWALK AND CURB & GUTTER.
- ANY 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, INCLUDING STREET TREES, 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.
- THE MAXIMUM IMPERVIOUS AREA ON EACH LOT IS 6,000 SF AND THIS SHALL BE NOTED ON THE RECORD MAP.
- THE INCREASE IN RUNOFF WILL BE LESS THAN 10%, THEREFORE NO STORMWATER DETENTION IS REQUIRED.
- THE NITROGEN RUNOFF WILL BE 4.27 LB/AC/YR AND A NITROGEN BUYDOWN WILL BE REQUIRED.



- RIGHT-OF-WAY DEDICATION**
- RIGHT-OF-WAY DEDICATION ALONG 121' OF ROAD FRONTAGE
  - APPROXIMATE AREA OF RIGHT-OF-WAY DEDICATION = 242.5 SF = 0.0056 AC

**PRELIMINARY - NOT RELEASED FOR CONSTRUCTION**

**1306 DOWLING ROAD**  
Owner: Jorge Pacheco  
**PRELIMINARY SUBDIVISION PLAN**  
RALEIGH, NC

REVISIONS	
11.20.17	per 1st COR Review
02.06.18	per 2nd COR Review

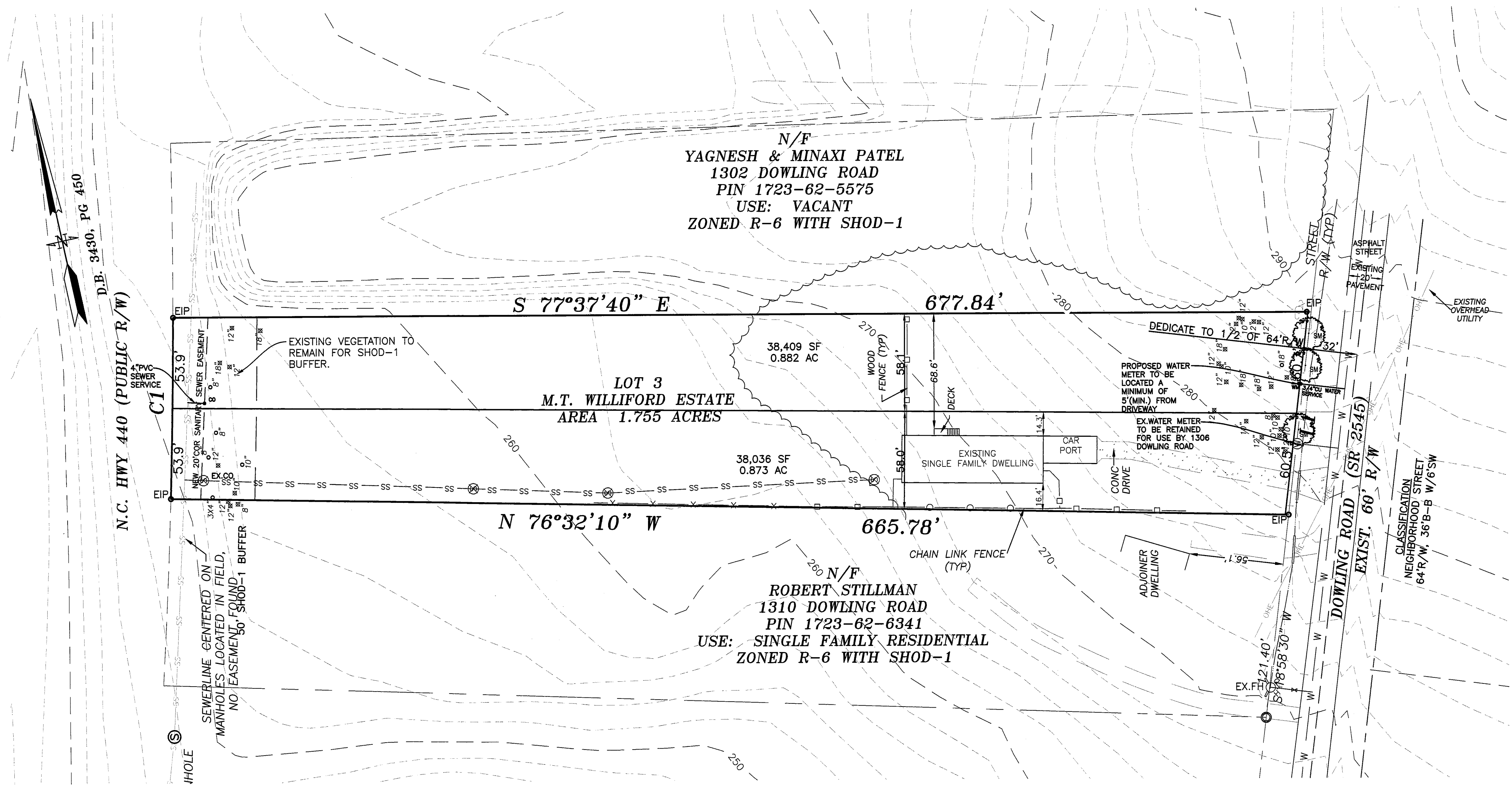
**SUBDIVISION, UTILITY & STORMWATER PLAN**

DWG NAME:  
1306 Dowling Prel SD R2  
DRAWN:  
PDH  
CHECKED:  
PDH  
PLAN DATE:  
10/19/2017  
DATE ISSUED:  
02/06/2018  
SCALE: 1"=40'

PS-2

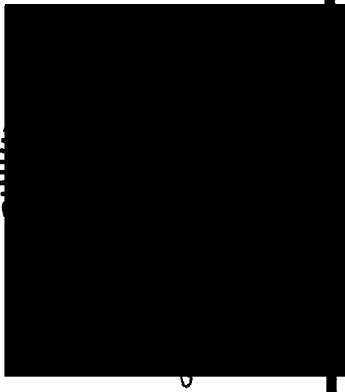
**CMS Engineering**  
P.O. Box 780  
Knightdale, NC 27545  
PHONE: (919) 833-0830  
FAX: (919) 833-1926  
EMAIL: info@cmsengineering.net

533337



PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

**CMS Engineering**  
 P.O. Box 780  
 Knightdale, NC 27545  
 PHONE: (919) 833-0830 FAX: (919) 833-1926  
 EMAIL: info@cmsengineering.net



**1306 DOWLING ROAD**  
 Owner: Jorge Pacheco  
 PRELIMINARY SUBDIVISION PLAN  
 RALEIGH, NC

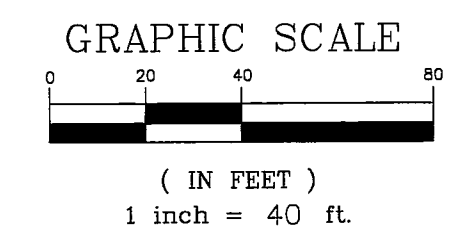
**REVISIONS**  
 02.06.18 per 2nd  
 COR Review

**LANDSCAPE PLAN**

DWG NAME:  
 1306 Dowling Prel SD R2  
 DRAWN:  
 PDH  
 CHECKED:  
 PDH  
 PLAN DATE:  
 10/19/2017  
 DATE ISSUED:  
 02/06/2018  
 SCALE: 1"=40'

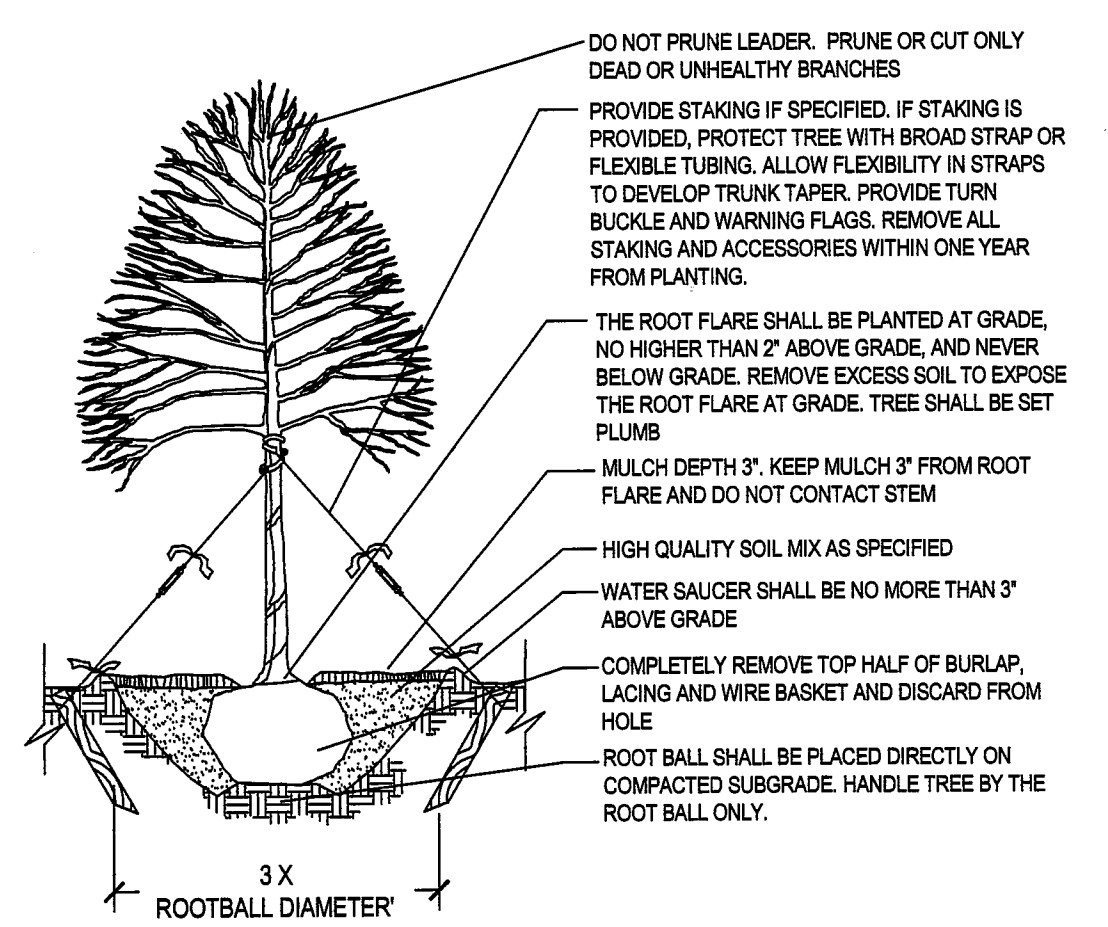
PS-3

- STREET TREE NOTES:**
1. STREET TREES SHALL BE LOCATED 12' FROM FUTURE BACK OF CURB (30' FROM CENTERLINE).
  2. MAINTENANCE OF STREET TREES WILL BE TRANSFERRED TO THE CITY OF RALEIGH AFTER ACCEPTANCE.
  3. A PLANTING PERMIT MUST BE OBTAINED FROM NC DOT.
  4. TREES SHALL BE A MINIMUM OF 3" IN CALIPER AND 8' IN HEIGHT AT TIME OF PLANTING.
  5. MAINTENANCE OF STREET TREES WILL BE TRANSFERRED TO THE CITY OF RALEIGH AFTER ACCEPTANCE.
  6. ANY TREE WORK IN THE RIGHT OF WAY WILL REQUIRE A TREE IMPACT PERMIT.



**RIGHT-OF-WAY DEDICATION**

- RIGHT-OF-WAY DEDICATION ALONG 121' OF ROAD FRONTAGE
- APPROXIMATE AREA OF RIGHT-OF-WAY DEDICATION = 242.5 SF = 0.0056 AC



- DO NOT PRUNE LEADER. PRUNE OR CUT ONLY DEAD OR UNHEALTHY BRANCHES
- PROVIDE STAKING IF SPECIFIED. IF STAKING IS PROVIDED, PROTECT TREE WITH BROAD STRAP OR FLEXIBLE TUBING. ALLOW FLEXIBILITY IN STRAPS TO DEVELOP TRUNK TAPER. PROVIDE TURN BUCKLE AND WARNING FLAGS. REMOVE ALL STAKING AND ACCESSORIES WITHIN ONE YEAR FROM PLANTING.
- THE ROOT FLARE SHALL BE PLANTED AT GRADE, NO HIGHER THAN 2" ABOVE GRADE, AND NEVER BELOW GRADE. REMOVE EXCESS SOIL TO EXPOSE THE ROOT FLARE AT GRADE. TREE SHALL BE SET PLUMB
- MULCH DEPTH 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM
- HIGH QUALITY SOIL MIX AS SPECIFIED
- WATER SAUCER SHALL BE NO MORE THAN 3" ABOVE GRADE
- COMPLETELY REMOVE TOP HALF OF BURLAP, LACING AND WIRE BASKET AND DISCARD FROM HOLE
- ROOT BALL SHALL BE PLACED DIRECTLY ON COMPACTED SUBGRADE. HANDLE TREE BY THE ROOT BALL ONLY.

- NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (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 DEPARTMENT URBAN FORESTER:  
 TREES@RALEIGHNC.GOV  
 WWW.RALEIGHNC.GOV

CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPT		
REVISIONS	DATE	REVISED BY
TREE PLANTING DETAIL		
PRCR-03		

**SM SOUTHERN SUGAR MAPLE**

LANDSCAPE PLANTING SUMMARY				
QTY	COMMON	SCIENTIFIC	SIZE	TYPE
3	SOUTHERN SUGAR MAPLE	ACER BARBETURN FLORIDERNUM	3" CAL	B&B

**LANDSCAPE REQUIREMENTS**

STREETScape	REQUIRED TREES	PROVIDED TREES
108' - 20' (sewer services)	= 7/100' = 6.2 = 6	3
SHADE TREES REQUIRED	EVERGREEN = 3/100' = 2.6 = 3	3
UNDERSTORY TREES REQUIRED	= 6/100' = 5.3 = 5	3
SHRUBS REQUIRED	= 32/100 = 28.2 = 28	3
DECIDUOUS	= 40% = 11	3
EVERGREEN	= 60% = 17	3

\*EXISTING VEGETATION WILL BE USED TO MEET SHOD BUFFER REQUIREMENTS.

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