



Administrative Approval Action

Case File / Name: SUB-0053-2022
DSL - MAYVIEW SUBDIVISION

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: The site is generally located on the southside of Mayview Road east of the intersection with Chamberlain Street, with a common street address of 2417 Mayview Road.

REQUEST: Conventional subdivision of approximately .23 acres zoned R-10 (with Oberlin Village NCOD) to create two detached house lots.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** FIL-0846-2022: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator

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 dated September 21, 2022 by Bateman Civil Survey.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

Stormwater

1. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required
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☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Engineering



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1. A fee-in-lieu for 6' of public sidewalk will be applied along the frontage of this development for Mayview Rd. The amount will be calculated when a plat is received for review and prior to approval of the plat to be recorded. (UDO Section 8.1.10)
2. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
3. 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.

Stormwater

4. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

Urban Forestry

5. A public infrastructure surety for 2 street trees along Maywood Road shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

Stormwater

1. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.
2. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
3. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)

Urban Forestry



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4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 2 street trees along Maywood Road.

The following are required prior to issuance of building occupancy permit:

General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

Stormwater

3. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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: October 19, 2025

Record at least ½ of the land area approved.

5-Year Sunset Date: October 19, 2027

Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 10/19/2022
Development Services Dir./Designee
Staff Coordinator: Rachel Smith

MAYVIEW - PRELIMINARY SUBDIVISION

SUB-0053-2022

SUBMITTAL 1: 07.28.22

SUBMITTAL 2: 09.21.22

2417 MAYVIEW ROAD
RALEIGH, NC 27607
WAKE COUNTY



VICINITY MAP
SCALE: NTS

SITE DATA	
OWNER	COLANCO DEVELOPMENT LLC
ADDRESS	2417 MAYVIEW ROAD
	RALEIGH, NC 27607
PI#	0784-95-4225
OVERLAY	SRPOD (SPECIAL RESIDENTIAL PARKING OVERLAY)
	OBERLIN VILLAGE NCD
EXISTING USE	DETACHED SINGLE FAMILY DWELLING
ZONING	R-10
WATERSHED	CRABTREE CREEK
RIVER BASIN	NUSE
FEMA MAP	MAP# 372009400K DATE 07/19/22
GROSS SITE AREA	0.23 AC. (10,219 SF)
ROW DEDICATION	256 SF
REVISED SITE AREA	0.23 AC. (9,963 SF)
DEVELOPMENT TYPE - PRELIMINARY SUBDIVISION (CONVENTIONAL)	
PROPOSED USE	DETACHED SINGLE FAMILY DWELLING
DENSITY	8.7 UNIT/AC
UNITS ALLOWED	NA (PER TC-505)
UNITS PROVIDED	1 UNIT/LOT
LOT 1 - 5.12 AC. (5,044 SF)	
LOT AREA (MIN.) - SRPOD	5,000 SF
PROPOSED LOT AREA	5,004 SF
LOT WIDTH (MIN.) - SRPOD	50'
PROPOSED LOT WIDTH	50.2'
LOT DEPTH (MIN.)	80'
LOT 2 - 5.11 AC. (5,001 SF)	
LOT AREA (MIN.) - SRPOD	5,000 SF
PROPOSED LOT AREA	5,001 SF
LOT WIDTH (MIN.) - SRPOD	50'
PROPOSED LOT WIDTH	50.2'
LOT DEPTH (MIN.)	80'
LOT 1 - 5.12 AC. (5,044 SF) IMPERVIOUS	
LOT AREA MAX.	3,279.2 SF (65%)
8' SIDEWALK (FL)	296 SF
ROADWAY B-B	0 SF
LOT AREA IMPERVIOUS (MAX. ALLOWED)	2,986.65 SF (59.1%)
LOT 2 - 5.11 AC. (5,001 SF) IMPERVIOUS	
LOT AREA MAX.	3,250.65 SF (65%)
8' SIDEWALK (FL)	311 SF
ROADWAY B-B	0 SF
LOT AREA IMPERVIOUS (MAX. ALLOWED)	2,939.65 SF (58.8%)

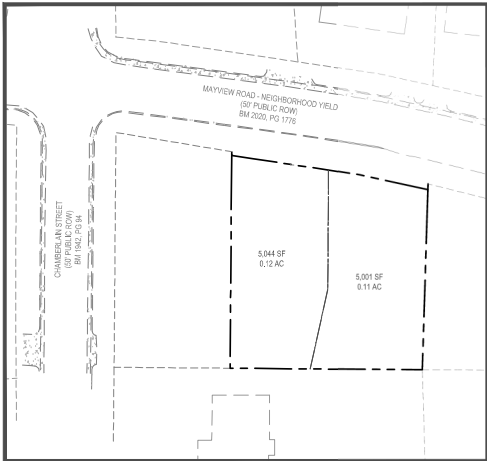
ATTENTION CONTRACTORS

THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT 311/368-4400 AND THE PUBLIC UTILITIES DEPARTMENT AT 311/368-4400 AT LEAST 24 HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF THE BEGINNING OF CONSTRUCTION WILL RESULT IN THE ISSUANCE OF MONETARY FINES AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUS, HAVE PERMITTED PLANS ON THE JOBSITE, OR ANY OTHER VIOLATION OF CITY OR FEDERAL STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

REV#	DATE	DESCRIPTION
1	09.21.22	PLAN CORRECTIONS REPORT 08.07.22



PROJECT PLAN
SCALE: 1" = 30'

OWNER:

COLANCO DEVELOPMENT, LLC
JOHN COLANCO, V.P. MANAGING MEMBER
PO BOX 38
MOLLY SPRINGS, NC 27640

DEVELOPER:

DUF BUILDERS, INC.
LINDSEY WALTON
3717 NATIONAL DR. SUITE 140
RALEIGH, NC 27612

ENGINEER:

BATEMAN CIVIL SURVEY COMPANY
S. SHYNE LEATHERS, PE
2534 REUSE AVENUE
APEX, NC 27539



Bateman Civil Survey Company
Engineers • Surveyors • Planners

2524 Reuse Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCEBS FIRM No. C-2378

Preliminary Subdivision Application
Planning and Development
Planning and Development Customer Service Center • One Charlotte Plaza, Suite 402 • Raleigh, NC 27601 • 919.998.2000

INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checked document. Please email all documents and your preliminary subdivision plans to subdivisions@raleighnc.gov.

DEVELOPMENT TYPE (UDO Section 2.1.2)
[X] Conventional Subdivision [] Compact Development [] Conservation Development [] Cottage Court
NOTE: Subdivisions may require City Council approval if a Major Plan Overlay or Historic Overlay District.

GENERAL INFORMATION
Selling/leasing plan case number(s): N/A
Development name (subject to approval): MAYVIEW SUBDIVISION
Property Address(es): 2417 MAYVIEW ROAD, RALEIGH, NC 27607
Recorded Deed PIN#: 0784-95-4225

What is your project type?
☒ Single Family Apartment ☐ Townhouse ☐ Non-residential ☐ Other ☐ Attached Rowhouse

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION
NOTE: Please attach purchase agreement when submitting this form.
Company: DUF Builders, Inc. (Check Developer Name and Title, Dennis Fitzgerald)
Address: 3717 National Dr., Suite 140
Phone #: (919) 383-1700
Email: Development@dufbuilders.com

APPLICANT INFORMATION
Company: DUF Builders, Inc.
Contact Name and Title: Dennis Fitzgerald
Address: 3717 National Dr., Suite 140
Phone #: (919) 383-1700
Email: Development@dufbuilders.com

Continue to page 2 >>>

Page 1 of 2

DEVELOPMENT TYPE & SITE TABLE
(Applicable to all developments)
Zoning District: R-10 (Major Plan Overlay, possible acreage of each): R-10
Quantity, district, within a certain future use: Inside City limits? ☒ Yes ☐ No
Conditional Use District (UDO, Case #): N/A Board of Adjustment (UDO, Case #): N/A

STORMWATER INFORMATION
Existing Impervious Surface: Acres: 0.000
New Impervious Surface: Acres: 0.000
Is this a flood hazard area? ☐ Yes ☒ No
If yes, please provide the following: Flood study: N/A
FEMA Map Panel #: 19000A0200A

NUMBER OF LOTS AND DENSITY
Total # of lots/units: 2
Total # of lots/units: 2
Total # of lots/units: 2
Proposed density by each zoning district (UDO 15.2.2): 8.7 Unit/Acre
Total # of open space and/or common area site: N/A
Total # of requested lots: 2

SIGNATURE BLOCK
The undersigned certifies that the property owner, in state of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Limited Development Ordinance.
I, Dennis Fitzgerald, Developer, do hereby certify that the information provided in this application is true and correct, and will remain true and correct until the project is completed, and will represent the property owner in any and all proceedings regarding this application.
I, Dennis Fitzgerald, Developer, do hereby certify that the information provided in this application is true and correct, and will remain true and correct until the project is completed, and will represent the property owner in any and all proceedings regarding this application.
Use these spaces, acknowledge, and affirm that the project is conforming to all application requirements applicable with the proposed development plan. I acknowledge that this application is subject to the final variance and conditional zoning, which state applications will expire after 180 days of maturity.
Signature: Dennis Fitzgerald
Printed Name: Dennis Fitzgerald
Date: 09/21/22

Page 2 of 2

NOTES:

- BOUNDARY AND TOPOGRAPHIC SURVEY WAS PROVIDED BY BATEMAN CIVIL SURVEY COMPANY. CONTRACTOR TO CONFIRM ALL INFORMATION BEFORE CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS.
- CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS.
- ALL EXISTING AND STAYING PART LOCATIONS ARE TO BE CHECKED FOR CURE (LESS) OTHERWISE NOTED.
- ANY WORK SHOWN ON THESE PLANS THAT IS FOUND TO BE IN CONFLICT WITH THE CITY OF RALEIGH ZONING AND DETACK REQUIREMENTS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR ADJUSTMENT.
- LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME.
- CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES AND BARRICADES FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.
- CALL NORTH CAROLINA (N.C.) CALL CENTER @ 484-8448 BEFORE BEGINNING.
- TRAFFIC CONTROL WILL BE BY PRIVATE CITY/RALEIGH AND CITY OF RALEIGH.
- ALL UTILITIES MUST BE STABILIZED AND BEHOLD PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

TRAFFIC CONTROL & PEDESTRIAN (TCPE) NOTES:

- PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR OCCUPANCY OF ANY STREET, LANE OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH THE RIGHT-OF-WAY SERVICES, PLEASE DIRECT ANY QUESTIONS TO RIGHTWAYPERMITS@RALEIGHNC.GOV.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NOTED ROAD WITHIN RALEIGH'S JURISDICTION.
- ANY PERMIT REQUEST WITHIN 10 DAYS BEFORE BE SUBMITTED TO RIGHT-OF-WAY SERVICES TO ALLOW THE CITY OF RALEIGH TIME TO REVIEW AND APPROVE THE PERMIT.
- PRIOR TO THE START OF WORK, THE SUBMITTER SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTOR'S COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN AND ENSURE ALL PERMITS ARE ISSUED.
- ALL TYPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
 - MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
 - PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG)
 - AMERICAN STANDARD BUILDING CODE REQUIREMENTS
 - RALEIGH STREET DESIGN MANUAL (RSDM)
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE PROVIDED FOR COMPLIANCE WITH THE PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG). THE ASH STANDARDS FOR ACCESSIBILITY DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

SOLID WASTE COMPLIANCE STATEMENT:

DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.

PROJECT DETAILS:

- IMPERVIOUS LOT/FOR EACH LOT TO BE RECORDED ON PLAN PRIOR TO BUILDING PERMITS.
- NO DRIVEWAY WILL BE PERMITTED OFF CHAMBERLAIN STREET. ALL DRIVEWAY ACCESS SHALL BE FROM MAYVIEW ROAD.
- ALL SIDEWALKS SHALL BE A REPAIRABLE PAVEMENT WITH AREAS NOTED IN THE SITE DATA TABLE.

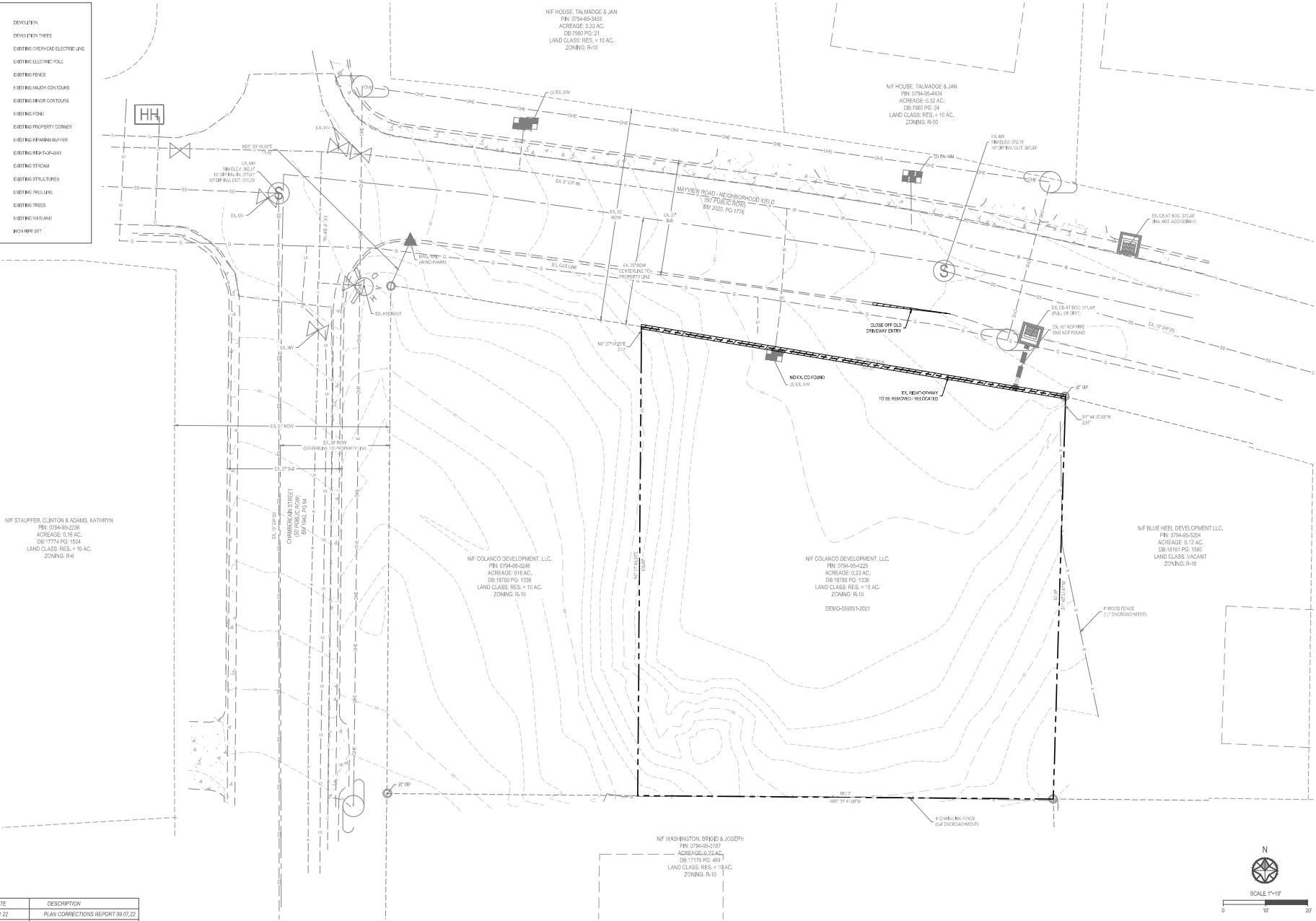


KNOW WHAT IS BELOW
CALL BEFORE YOU DIG

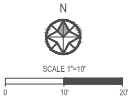
Date	07.28.22
Project #	P210762
SHEET	
C000	

LEGEND:

- DEVELOPMENT
- DEVELOPMENT TREES
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING ELECTRIC POLE
- EXISTING FENCE
- EXISTING UNION CONTOURS
- EXISTING FORD
- EXISTING PROPERTY CORNER
- EXISTING R/P/AN/R/BUFFER
- EXISTING RIGHT-OF-WAY
- EXISTING STREAM
- EXISTING TRAIL LINE
- EXISTING TREES
- EXISTING WETLAND
- IRON PIPE SET



REV#	DATE	DESCRIPTION
1	09.21.22	PLAN CORRECTIONS REPORT 09.07.22



Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Babcock Avenue
St. Louis, MO 63107
Phone: 314.377.1001 Fax: 314.377.1001
NCEBELS PIN No. C-2278

MAYVIEW PRELIMINARY SUBDIVISION
SUB-0053-2022

2107 MAYVIEW ROAD
ST. LOUIS, MO 63107
ST. LOUIS COUNTY

EXISTING CONDITIONS

Project Engineer	TSG
Designed by	MEM
Scale	AS SHOWN
Date	07.28.22
Project #	P210262

SHEET
C100

LOT 1 - 0.12 AC. (0.04 SF IMPERVIOUS)	
LOT AREA MAX.	0.12 AC. (0.04 SF)
6' SIDEWALK (FL)	208 SF
ROADWAY B-B	0 SF
LOT AREA IMPERVIOUS (MAX. ALLOWED)	2,080.6 SF (0.1%)
LOT 2 - 0.11 AC. (0.05 SF IMPERVIOUS)	
LOT AREA MAX.	0.11 AC. (0.05 SF)
6' SIDEWALK (FL)	311 SF
ROADWAY B-B	0 SF
LOT AREA IMPERVIOUS (MAX. ALLOWED)	2,030.6 SF (0.05%)

GENERAL NOTES:

1. THE SECTION 0.22 AC. SUBJECT TO ALL OF THE RULES AND REGULATIONS OF THE CITY OF TAMPA. THE CITY OF TAMPA IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE SECTION 0.22 AC. SUBJECT TO ALL OF THE RULES AND REGULATIONS OF THE CITY OF TAMPA. THE CITY OF TAMPA IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE SECTION 0.22 AC. SUBJECT TO ALL OF THE RULES AND REGULATIONS OF THE CITY OF TAMPA.
2. MAYVIEW ROAD IS A NEIGHBORHOOD ROAD. THE FOLLOWING REQUIREMENTS, ALL DIMENSIONS ARE BASED OFF THE EXISTING CENTERLINE.
3. MAYVIEW ROAD IS THE PRIMARY STREET FOR LOT 1 AND LOT 2.

NF STAUFFER, CLINTON & ADAMS, KATHRYN
PIN: 0794-65-2236
ACREAGE: 0.18 AC.
DB-17774 PG. 1524
LAND CLASS: RES. < 10 AC.
ZONING: R-10

NF COLANCO DEVELOPMENT, L.L.C.
PIN: 0794-65-3246
ACREAGE: 0.16 AC.
DB-18780 PG. 1336
LAND CLASS: RES. < 10 AC.
ZONING: R-10

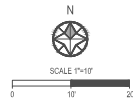
NF HOUSE, TALMADGE & JAN
PIN: 0794-65-3455
ACREAGE: 0.33 AC.
DB-7860 PG. 21
LAND CLASS: RES. < 10 AC.
ZONING: R-10

NF HOUSE, TALMADGE & JAN
PIN: 0794-65-4434
ACREAGE: 0.32 AC.
DB-7860 PG. 24
LAND CLASS: RES. < 10 AC.
ZONING: R-10

NF BLUE HILL DEVELOPMENT, L.L.C.
PIN: 0794-65-3204
ACREAGE: 0.12 AC.
DB-18161 PG. 1580
LAND CLASS: VACANT
ZONING: R-10

NF WASHINGTON, BRIDG & JOSEPH
PIN: 0794-65-3187
ACREAGE: 0.22 AC.
DB-17116 PG. 484
LAND CLASS: RES. < 10 AC.
ZONING: R-10

REV#	DATE	DESCRIPTION
1	08.21.22	PLAN CORRECTIONS REPORT 08.07.22



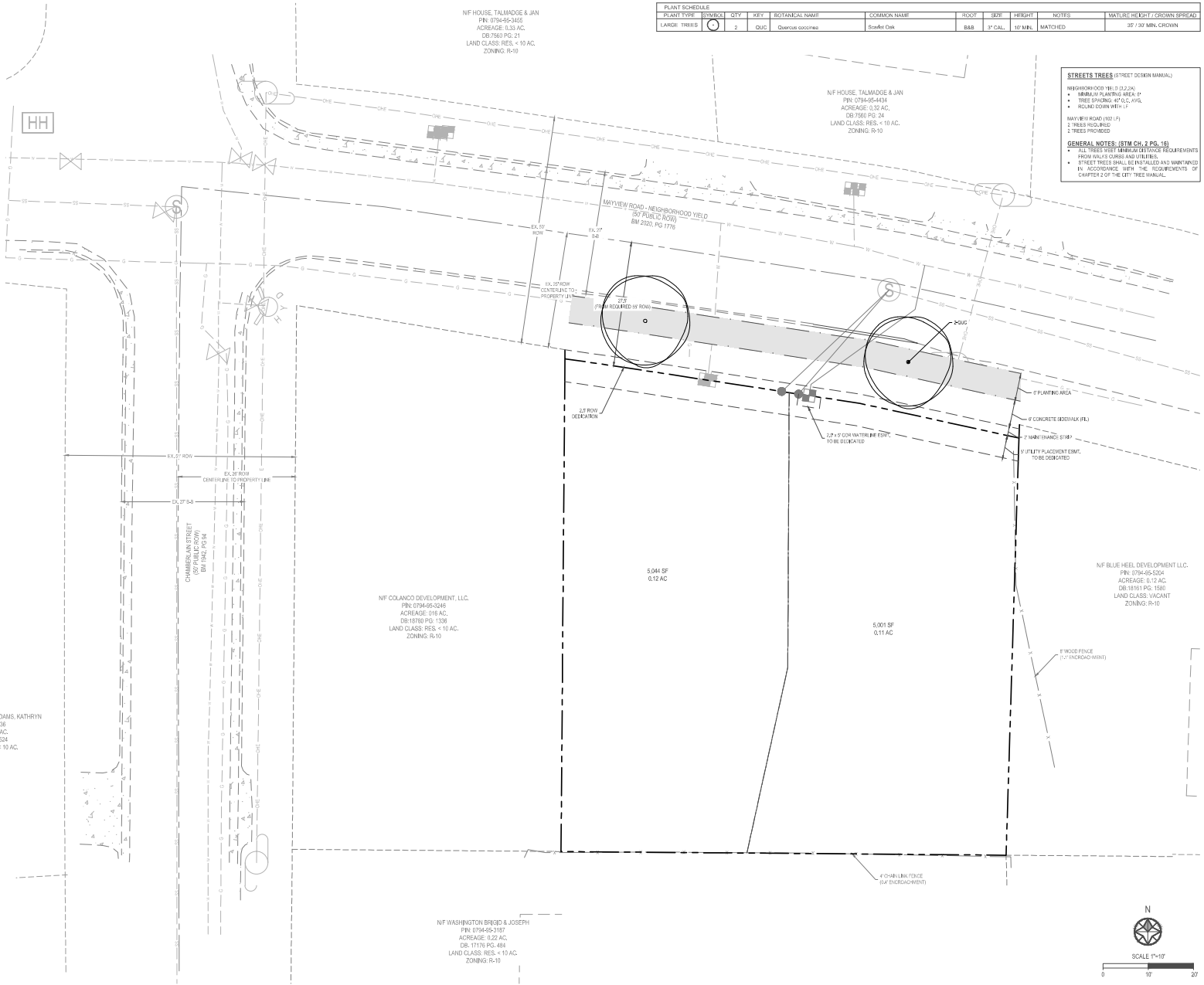
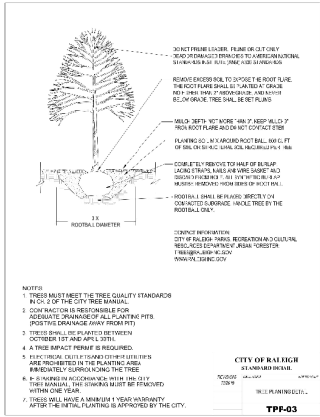
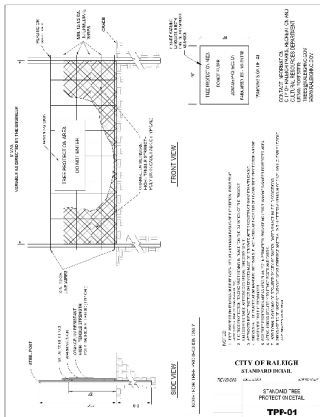
Bateman Civil Survey Company
Engineers • Surveyors • Planners
2534 Babcock Avenue, Suite 200, Clearwater, FL 34625
Phone: 919.577.1001 Fax: 919.577.1001
NCBLS# PIN No. C-2278

MAYVIEW PRELIMINARY SUBDIVISION
SUB-0053-2022

SITE & UTILITY PLAN

Project Engineer: TSG
Designed by: MEM
Scale: AS SHOWN
Date: 07.28.22
Project: P210262

SHEET
C200



PLANT TYPE	QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	HEIGHT	NOTES	MATURE HEIGHT / CROWN SPREAD
LARGE TREES	2	QUC	Quercus coccinea	Scaffold Oak		8-9"	3' CAL.	10' MIN.	MATCHED

STREETS TREES (STREET DESIGN MANUAL)

NEIGHBORHOOD (18" D (2.2 CM))

- MINIMUM PLANTING AREA: 1'
- TREE SPACING: 40' TO 100'
- ROUND DOWN WHEN 1'

MAYVIEW ROAD (100' W)

- 2 TREES REQUIRED
- 2 TREES PROVIDED

GENERAL NOTES (STDM Ch. 2 PG. 10)

- ALL TREES MUST BE PLANTED IN ACCORDANCE WITH THE REQUIREMENTS FROM THE CITY OF RAUICH.
- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

Bateman Civil Survey Company
Engineers • Surveyors • Planners
2525 Bateman Avenue, Suite 200, Omaha, NE 68106
Phone: 913.577.0800 Fax: 913.577.0801
NCEBLS FIRM No. C-2278

MAYVIEW PRELIMINARY SUBDIVISION
SUB-0053-2022

LANDSCAPE PLAN

Project Engineer: TSG
Designed by: MEM
Scale: AS SHOWN
Date: 07.28.22
Project: P210262

SHEET
L100