

# Preliminary Subdivision Application

## Site Review

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



**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 checklist document. Please email all documents and your preliminary subdivision plans to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).

DEVELOPMENT OPTIONS (UDO Chapter 2)				
<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development		
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot	<input type="checkbox"/> Frequent Transit Development Option		
<i>NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.</i>				
GENERAL INFORMATION				
Scoping/sketch plan case number(s):				
Development name (subject to approval):				
Property Address(es):				
Recorded Deed PIN(s):				
<b>Building type(s):</b>	<input type="checkbox"/> Detached House	<input type="checkbox"/> Attached House	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Apartment
<input type="checkbox"/> General Building	<input type="checkbox"/> Mixed Use Building	<input type="checkbox"/> Civic Building	<input type="checkbox"/> Open Lot	<input type="checkbox"/> Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
<b>Current Property Owner(s) Names:</b>	
Company:	Title:
Address:	
Phone #:	Email:
<b>Applicant Name (If different from owner. See "who can apply" in instructions):</b>	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company:	Address:
Phone #:	Email:
<b>NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.</b>	
<b>Developer Contact Names:</b>	
Company:	Title:
Address:	
Phone #:	Email:

**DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION**

Gross site acreage: 3.05 ac			
Zoning districts (if more than one, provide acreage of each): R-6			
Overlay district(s): none	Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: N/A <input checked="" type="checkbox"/>
Conditional Use District (CUD) Case # Z-	Board of Adjustment Case # BOA-	Design Alternate Case # DA-	

**STORMWATER INFORMATION**

Imperious Area on Parcel(s): Existing (sf) 0 Proposed total (sf) 25,674	Impervious Area for Compliance (includes right-of-way): Existing (sf) 0 Proposed total (sf) 42,724
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**NUMBER OF LOTS AND DENSITY**

# of Detached House Lots: 0	# of Attached House Lots: 0	# of Townhouse Lots: 21
# of Tiny House Lots: 0	# of Open Lots: 1	# of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Lots: 22	Total # Dwelling Units: 21	
# of bedroom units (if known): 1br _____ 2br _____ 3br 21 4br _____		
Proposed density for each zoning district (UDO 1.5.2.F): 132694SF/21 units = 6,318 SF/unit		


**SIGNATURE BLOCK**

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

The undersigned indicates that the property owner(s) is aware 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 Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

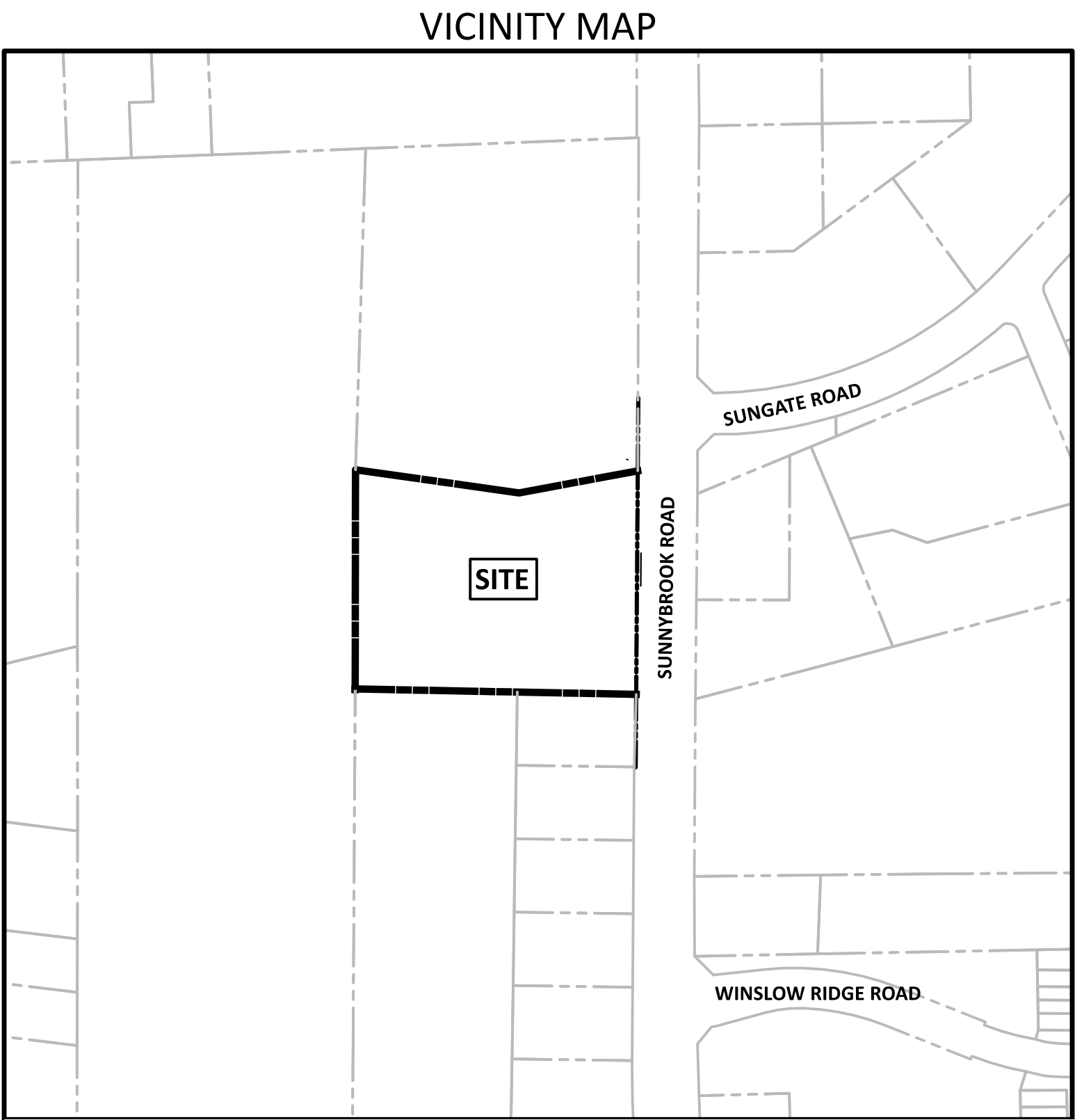
Signature: 	Date: 11/29/2023
Printed Name: 1249C36178FC43A... Nathan Becker	
Signature:	Date:
Printed Name:	

# PRELIMINARY SUBDIVISION PLANS

# RALEIGH, NC

OWNER  
SOUTHERN PURCHASING GROUP, LLC  
PO BOX 37086  
RALEIGH, NC 27627


SHEET INDEX		
SHEET NO.	SHEET NAME	MOST CURRENT REVISION DATE
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN	11/29/2023
C2.0	SUBDIVISION PLAN	11/29/2023
C2.1	AMENITY AREA PLAN	11/29/2023
C2.2	TREE CONSERVATION PLAN	11/29/2023
C2.3	FIRE ACCESS COVERAGE PLAN	11/29/2023
C2.4	IMPERVIOUS AREA PLAN	11/29/2023
C3.0	GRADING PLAN	11/29/2023
C4.0	UTILITY PLAN	11/29/2023
C5.0	LANDSCAPE PLAN	11/29/2023



# Preliminary Subdivision Application

## Site Review

Planning and Development Customer Service Center • One Exchange Place, Suite 400 • Raleigh, NC 27601 | 919-950-2600



**Raleigh**

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**INSTRUCTIONS:** This form is used when submitting a Preliminary Subdivision (UD) Section 10.2.5. Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to [subdiv@raleighnc.gov](mailto:subdiv@raleighnc.gov)

**DEVELOPMENT OPTIONS (UD) (Section 2)**

<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development
<input type="checkbox"/> Cottage Lot	<input type="checkbox"/> Flag lot	<input type="checkbox"/> Frequent Transit Development Option

*NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.*

**GENERAL INFORMATION**

Scoping/ketch plan case number(s): **SCOPE-0189-2021**

Development name (subject to approval): **Montage East Townes**

Property Address(es): **322 Sunnybrook Road**

Recorded Deed PIN(s): **1723373533**

<b>Building type(s):</b>	<input type="checkbox"/> Detached House	<input type="checkbox"/> Attached House	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Apartment
<input type="checkbox"/> General Building	<input type="checkbox"/> Mixed Use Building	<input type="checkbox"/> Civic Building	<input type="checkbox"/> Open Lot	<input type="checkbox"/> Tiny House

**CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION**

Current Property Owner/APPLICANT Names: **Nathan Becker**

Company: **Southern Purchasing Group, LLC**      Title: **owner**

Address: **PO Box 37086 Raleigh, NC 27627**

Phone: **919-889-0058/978-807-4403**      Email: **nathan@bigrealtco.com & phil@pspheelier.net**

**Applicant Name (if different from owner):** See "who can apply" in instructions:

Relationship to owner: ☐ Lessee or contract purchaser      ☐ Owner's authorized agent      ☐ Easement holder

Company: **The Nbu Company, LLC**      Address: **PO Box 810 Rolesville, NC 27671**

Phone: **919-616-4716**      Email: **jeankins@thenbuco.com**

**NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.**

**Developer Contact Names:** **Nathan Becker**

Company: **Southern Purchasing Group, LLC**      Title: **Owner**

Address: **PO Box 37086 Raleigh, NC 27627**

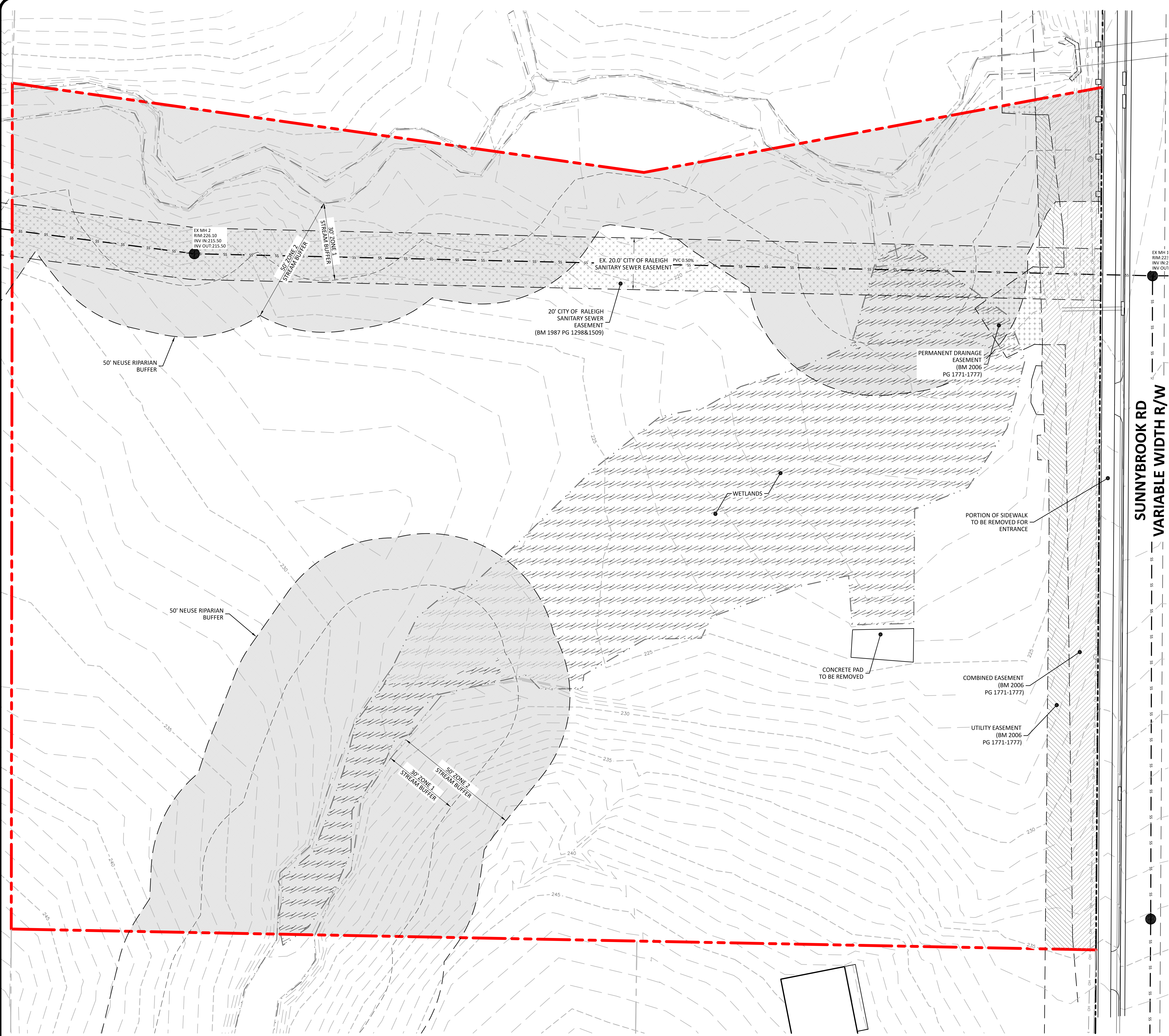
Phone: **919-889-0058/978-807-4403**      Email: **nathan@bigrealtco.com & phil@pspheelier.net**

Page 1 of 2

REVISED 09/23/23  
ra12.03

<b>DEVELOPMENT TYPE • SITE DATA TABLE - ZONING INFORMATION</b>				
Gross site acreage: <b>3.05 ac</b>				
Existing districts (if none other than those provided achieve each): <b>R-6</b>				
<b>Use designations:</b> none	<b>Inside City Limits?</b> <input checked="" type="checkbox"/> Yes	<b>No.</b>	<b>Historic District/Landmark:</b>	<b>N/A</b>
<b>Conditional Use District (CUD)</b>	<b>Board of Adjustment Case #</b>	<b>Design Alternate Case #</b>		
<b>Conditional Use #</b>				
<b>STORMWATER INFORMATION</b>				
<b>Impervious Area on Parcels:</b>		<b>Impervious Area for Compliance (includes right-of-way):</b>		
Existing ( <u>sf</u> )	Proposed total ( <u>sf</u> ) <b>25,674</b>	Existing ( <u>sq ft</u> )	Proposed total ( <u>sq ft</u> ) <b>42,724</b>	
<b>NUMBER OF LOTS AND SITES</b>				
# of Detached House Lots: <b>21</b>	# of Attached House Lots: <b>0</b>	# of Townhouse Lots: <b>21</b>		
# of Tiny Home Lots: <b>0</b>	# of Open Lots: <b>1</b>	# of Other Lots (Apartment, General, Mixed Use): <b>0</b>		
<b>Total Lots: 22</b>	<b>Total Dwellings: 21</b>			
# of bathroom units (if known): <b>21</b>	<b>Dwelling Units:</b> <b>21</b>	<b>Abs:</b>		
Proposed density for each zoning district ( <b>JUO 1.5 &amp; F1</b> ): <b>1320/645 U.C. = 6.318 SF/unit</b>				
<b>SIGNATURE BLOCK</b>				
Pursuant to state law (N.C. Gen. Stat. §§ 160D-40(a)), applications for development approvals may be made by the applicant, a trustee or person holding an interest in the project or business, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the application.				
By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-40(a)) to make the application, as specified in the application. The undersigned applicant also acknowledges that he/she understands the requirements of the applicable zoning ordinance and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval. Pursuant to N.C. Gen. Stat. § 160D-40(c), the undersigned acknowledges that the property owner(s) is aware 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.				
The undersigned hereby certifies that, pursuant to state law (N.C.G.S. 14A-755(9)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to pay the fee or provide the required information within the time specified in the application, the application shall be deemed withdrawn. In the event the application review is discontinued and an application is required to proceed and the application is resubmitted, a permit processing fee shall be paid.				
Signature: <u>Indira Pricker</u>		Signature: _____		Date: <u>11/19/2023</u>
Printed Name: _____		Signature: _____		Date: _____
Printed Name: _____		Signature: _____		Date: _____





SUNNYBROOK RD  
VARIABLE WIDTH R/W

- EXISTING CONDITIONS SOURCES**
1. THE PROPERTY BOUNDARY WAS TAKEN FROM AN ELECTRONIC CAD FILE PROVIDED BY: CDK GEOMATICS, PC, CARY, NC 27511
  2. EXISTING TOPOGRAPHY WAS TAKEN FROM AN ELECTRONIC CAD FILE PROVIDED BY: CDK GEOMATICS, PC, CARY, NC 27511
  3. STREAM BUFFERS AND WETLANDS TAKEN FROM AN ELECTRONIC CAD FILE PROVIDED BY: CDK GEOMATICS, PC, CARY, NC 27511

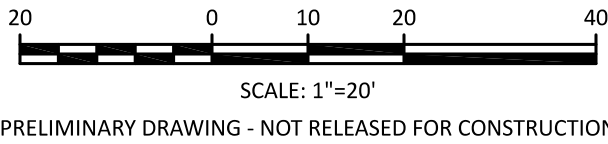
- EXISTING ENVIRONMENTAL CONDITIONS**
1. THERE ARE STREAM BUFFERS ON THIS SITE
  2. THERE ARE WETLANDS ON THIS SITE

- EXISTING CONDITIONS NOTES**
1. THE SUBJECT PARCEL IS NOT LOCATED IN THE 1% CHANCE SPECIAL FLOOD HAZARD AREA PER FIRM MAP 3720172300I; EFFECTIVE DATE MAY 2, 2006
  2. WETLANDS DELINEATED AND FLAGGED BY SAGE ECOLOGICAL SERVICES, INC. ON FEBRUARY 10, 2021. CDK GEOMATICS LOCATED THE FLAGGING IN THE FIELD AND MAPPED THE FLAGS ON A FINAL PLAT OF THE PROPERTY DATED MARCH 8, 2021

EXISTING SITE DATA	
PARCEL PIN(S)	17233735533
ZONING	R-6
PARCEL AREA	3.05 AC (132,694 SF)
EXISTING USE	VACANT; WOODED
RIVER BASIN	NEUSE

ALL CONSTRUCTION SHALL BE IN  
ACCORDANCE WITH CITY OF  
RALEIGH STANDARDS AND  
SPECIFICATIONS

CITY OF RALEIGH  
PROJECT #  
XXXX



The Nau Company

Consulting Civil Engineers

PO Box 810, Rolesville, NC 27571  
919-435-6395  
NCBELS License P-0751

CLIENT:

SOUTHERN PURCHASING GROUP, LLC  
PO BOX 37086  
RALEIGH, NC 27627

REVISIONS	

322 SUNNYBROOK ROAD  
PRELIMINARY SUBDIVISION PLANS

RALEIGH, NC

EXISTING CONDITIONS AND DEMOLITION PLAN

PROJECT NO: ---

DESIGN BY: JPE

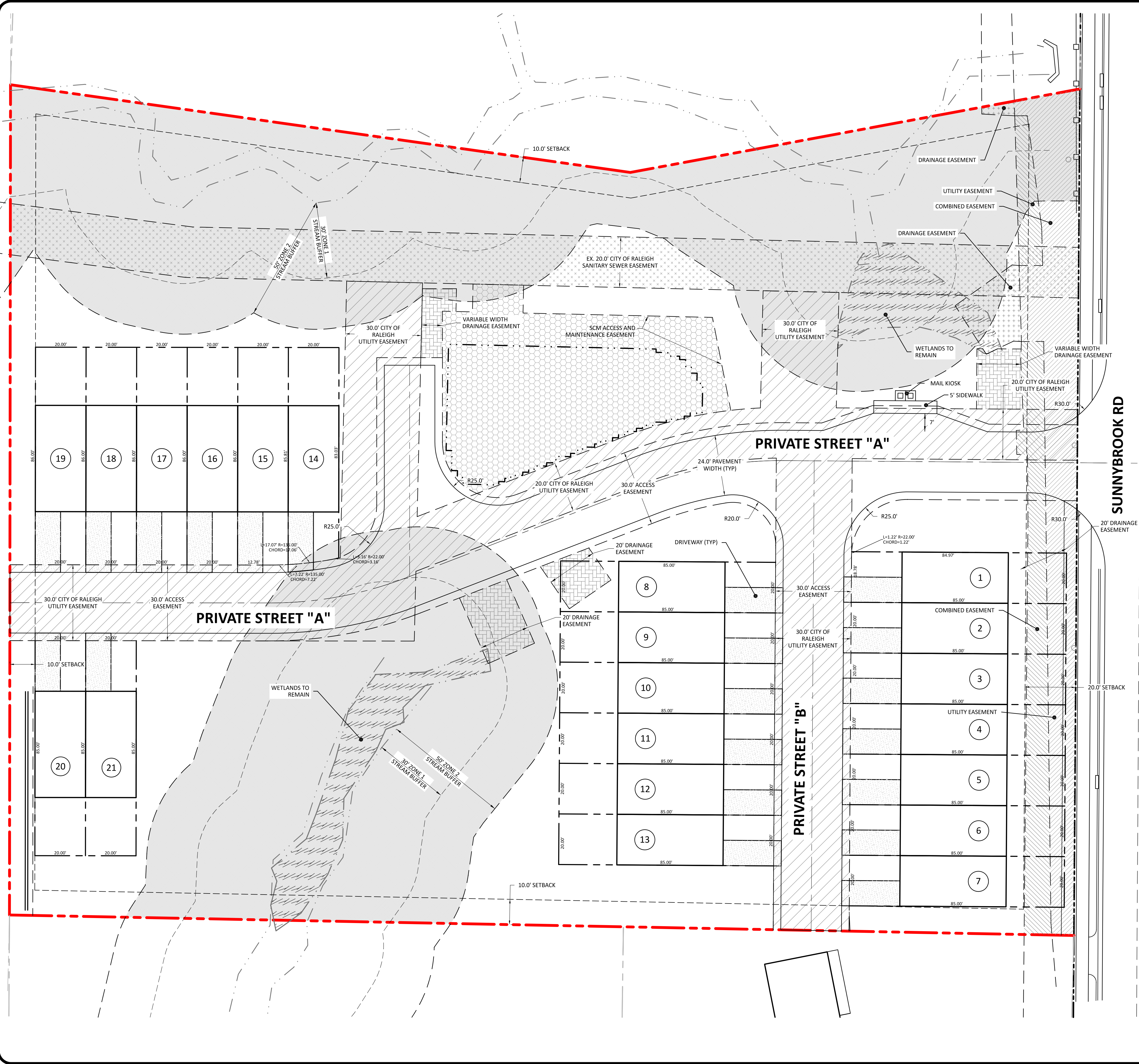
DRAWN BY: JPE

SCALE: 1"=20'

DATE: 2023-11-29

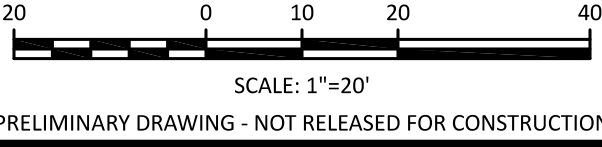
SHEET NO: C1.0





ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS

CITY OF RALEIGH  
PROJECT #  
XXXX



- PROJECT NOTES**
- ALL WATER MAINS WITHIN PUBLIC EASEMENTS AND RIGHTS-OF-WAY SHALL BE OWNED, OPERATED AND MAINTAINED BY THE CITY OF RALEIGH.
  - ALL SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHTS-OF-WAY SHALL BE OWNED, OPERATED AND MAINTAINED BY THE CITY OF RALEIGH.
  - ROAD WIDENING IS NOT REQUIRED FOR THIS PROJECT.
  - AS-BUILT CERTIFICATIONS REQUIRED FOR THIS PROJECT INCLUDE BUT MAY NOT BE LIMITED TO: PUBLIC WATER, PUBLIC SEWER, SOIL COMPACTION, STORMWATER CONTROL MEASURES.

**BLOCK PERIMETER**

PER CITY OF RALEIGH UDO 8.3.2.A.2.b, THIS PROJECT IS EXEMPT FROM BLOCK PERIMETER REQUIREMENTS AS THE TOTAL SITE AREA (FOR <5,999 SF LOTS) IS LESS THAN 5 ACRES. IN ADDITION, THE PROJECT IS EXEMPT BASED ON UDO 8.3.2.1.b.iv, 8.3.2.1.b.vi AND 8.3.2.1.b.ix

- SOLID WASTE NOTES**
- SOLID WASTE COMPLIANCE STATEMENT: DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE COLLECTION DESIGN MANUAL.
  - REFUSE CONTAINERS ARE TO BE ROLLED TO THE CURB OF THE PUBLIC RIGHT-OF-WAY AND SERVICED BY CITY OF RALEIGH SOLID WASTE SERVICES. CARS WILL BE STORED IN GARAGES OR TO THE SIDE OR REAR OF THE HOUSE.

**OUTDOOR AMENITY AREA NOTES**

THE PROPOSED UNDERGROUND STORMWATER DETENTION AREA IS CONSIDERED GREEN STORMWATER INFRASTRUCTURE (GSI) AND IS BEING COUNTED TOWARDS THE REQUIRED OUTDOOR AMENITY AREA AS ALLOWED PER UDO 1.5.3.B.7

**OPEN SPACES NOTES**

OPEN SPACE PER UDO 2.5 IS NOT REQUIRED BECAUSE THE PROPOSED DEVELOPMENT IS NOT A CONSERVATION SUBDIVISION OR COMPACT SUBDIVISION

**PROTECTIVE YARD NOTES**

UDO 6.2.1 DOES NOT REQUIRE A TRANSITIONAL PROTECTIVE YARD OR STREET PROTECTIVE YARD IN ACCORDANCE WITH UDO 7.2.4 FOR TOWNHOME (MULTI-UNIT) LIVING

EXISTING SITE DATA	
PARCEL PIN(S)	17233735533
ZONING	R-6
PARCEL AREA	3.05 AC (132,694 SF)
EXISTING USE	VACANT; WOODED
RIVER BASIN	NEUSE

PROPOSED TOWNHOME SITE DATA	
ZONING	R-6
SITE AREA	3.05 AC (132,694 SF)
R/W DEDICATION	0.0 ACRES (0 SF)
OTHER DEDICATIONS	0.0 ACRES (0 SF)
RECOMBINED GROSS SITE AREA	3.05 AC (132,694 SF)
PROPOSED USE	MULTI-UNITS TOWNHOMES
TOTAL UNITS	21 (EACH UNIT IS A 3 BR UNIT)

TOWNHOME DEVELOPMENT REQUIREMENTS			
SITE DIMENSIONS - UDO 2.2.3.A			
OUTDOOR AMENITY AREA	UDO 2.2.3.A3	10% = 13,269 SF	
AMENITY AREA PROVIDED		14,768 SF	
NET SITE AREA/UNIT (MIN)	UDO 2.2.3.A1	4500 SF/UNIT	
NET SITE AREA/UNIT PROPOSED		6318.8 SF/UNIT	
LOT DIMENSIONS - UDO 2.2.3.B			
MIN. LOT AREA	UDO 2.2.3.B1	N/A	
MIN. LOT WIDTH	UDO 2.2.3.B2	16 FEET	
PRINCIPAL BUILDING/STRUCTURE SETBACKS - UDO 2.2.3.C			
FROM PRIMARY STREET	UDO 2.2.3.C1	10 FEET (MIN)	
FROM SIDE SITE BOUNDARY LINE	UDO 2.2.3.C3	10 FEET (MIN)	
FROM REAR SITE BOUNDARY LINE	UDO 2.2.3.C4	20 FEET (MIN)	
BUILDING SEPARATION	UDO 2.2.3.C6	10 FEET (MIN)	
PARKING SETBACKS - UDO 2.2.3.D			
FROM PRIMARY STREET	UDO 2.2.3.D1	20 FEET (MIN)	
FROM SIDE LOT LINE	UDO 2.2.3.D3	0'	
FROM REAR LOT LINE	UDO 2.2.3.D4	3' (MIN)	
HEIGHT - UDO 2.2.3.E			
MAX. BUILDING HEIGHT	UDO 2.2.3.E1	45 FEET/3 STORIES	
PARKING - UDO 7.1.2			
MIN. PARKING REQUIRED	UDO 7.1.2.C	NONE	
MAX PARKING ALLOWED	UDO 7.1.2.C	NONE	
PARKING PROVIDED		1 SPACE/GARAGE + 1 SPACE/DRIVEWAY = 42 TOTAL SPACES	

**OUTDOOR AMENITY AREA AND TREE SAVE AREA**

REFER TO SHEET C2.1 FOR LOCATIONS OF OUTDOOR AMENITY AREAS AND SHEET C2.2 FOR TREE SAVE AREAS

EASEMENT LEGEND	
STORM DRAINAGE EASEMENT	
UTILITY EASEMENT	

PROJECT NO:

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DESIGN BY:

JPE

DRAWN BY:

JPE

SCALE:

1"=20'

DATE:

2023-11-29

SHEET NO:

C2.0

CLIENT:

SOUTHERN PURCHASING GROUP, LLC  
PO BOX 37086  
RALEIGH, NC 27627

REVISIONS


322 SUNNYBROOK ROAD

PRELIMINARY SUBDIVISION PLANS

RALEIGH, NC

SUBDIVISION PLAN

The Nau Company

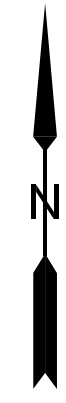
Consulting Civil Engineers

PO Box 810, Rolesville, NC 27571

919-435-6395

NCBELS License P-0751







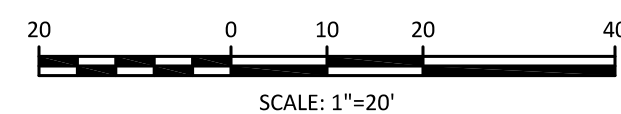


1. TREE CONSERVATION AREA REQUIREMENTS ARE SATISFIED USING PRIMARY CONSERVATION AREAS (UDO 9.1.4.A.6 - ZONE 2 OF NEUSE RIVER RIPARIAN BUFFERS)
2. THE MINIMUM DIMENSION OF THE PRIMARY TREE CONSERVATION AREA(S) IS 20 FEET, MEASURED IN ALL DIRECTIONS.
3. TREE COVER REPORT IS NOT REQUIRED WHEN EXCLUSIVELY USING PRIMARY TREE CONSERVATION SOURCES.

PROPOSED TREE CONSERVATION DATA	
TREE CONSERVATION - UDO 9.1.3	
SITE AREA	132,694 SF
TREE CONSERVATION AREA REQUIRED (10%)	13,269 SF
TREE CONSERVATION AREA PROVIDED	
TREE SAVE AREA #1	15,821 SF
TREE SAVE AREA #2	12,455 SF
TOTAL	28,275 SF (21%)

ALL CONSTRUCTION SHALL BE IN  
ACCORDANCE WITH CITY OF  
RALEIGH STANDARDS AND  
SPECIFICATIONS

CITY OF RALEIGH  
PROJECT #  
XXXX



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

## REVISIONS

**CLIENT:**

322 SUNNYBROOK ROAD  
PRELIMINARY SUBDIVISION PLANS

RALEIGH, NC

## TREE CONSERVATION PLAN

PROJECT NO:

DESIGN BY: JPE

DRAWN BY: JPE

SCALE: 1"=20'

DATE: 2023-11-29

SHEET NO: 33

**The Nau Company**  
Consulting Civil Engineers  
PO Box 810 Rolesville, NC 27571  
919-435-6395  
NCBELS License P-0751





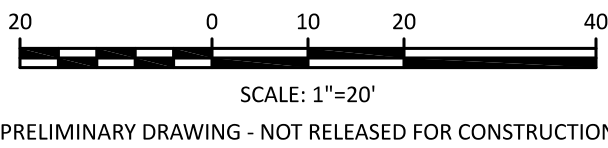




**IMPERVIOUS AREA NOTE**  
HATCHED AREAS REPRESENT PROPOSED IMPERVIOUS AREAS

IMPERVIOUS AREA 

CITY OF RALEIGH  
PROJECT #  
XXXX



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

SOUTHERN PURCHASING GROUP, LLC  
PO BOX 37086  
RALEIGH, NC 27627

## REVISIONS

322 SUNNYBROOK ROAD  
PRELIMINARY SUBDIVISION PLANS

RALEIGH, NC

IMPERVIOUS AREA PLAN

PROJECT NO: \_\_\_\_\_

DESIGN BY: JPE

DRAWN BY: JPE

SCALE: 1"=20'

DATE: 2023-11-29

SHEET NO: 334



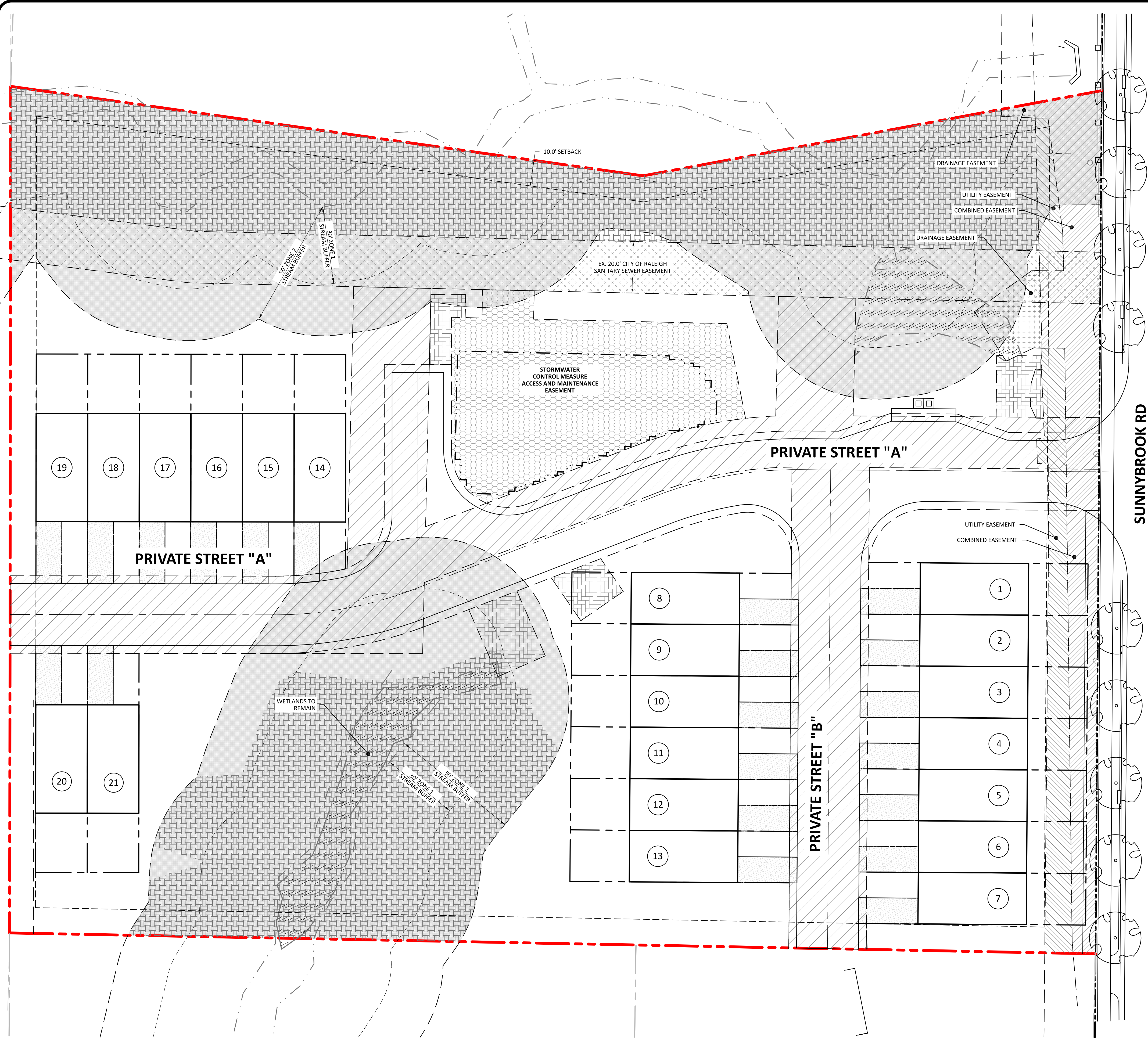






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SCALE: 1"=20'  
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





STREET TREE PLANT LIST						
#	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	TYPE
9		Ulmus Parvifolia	Chinese Elm	3" CAL /10' HT	B&B	MED. MATURING TREE

DO NOT PRUNE LEADER, PRUNE OR CUT ONLY DEAD OR DAMAGED BRANCHES TO AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 STANDARDS

REMOVE EXCESS SOIL TO EXPOSE THE ROOT FLARE. THE ROOT FLARE SHALL BE PLANTED AT GRADE, NO HIGHER THAN 2" ABOVE GRADE, AND NEVER BELOW GRADE. TREE SHALL BE SET PLUMB

MULCH DEPTH NOT MORE THAN 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM

PLANTING SOIL MIX AROUND ROOT BALL, 600 CU FT OF SOIL OR STRUCTURAL SOIL REQUIRED PER TREE

COMPLETELY REMOVE TOP HALF OF BURLAP, LACING STRAPS, NAILS AND WIRE BASKET AND DISCARD FROM HOLE. ALL SYNTHETIC BURLAP MUST BE REMOVED FROM SIDES OF ROOT BALL

ROOT BALL SHALL BE PLACED DIRECTLY ON COMPACTED SUBGRADE. HANDLE TREE BY THE ROOT BALL ONLY

CONTACT INFORMATION:  
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER  
TREES@RALEIGHNC.GOV  
WWW.RALEIGHNC.GOV

NOTES:

- TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
- TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
- A TREE IMPACT PERMIT IS REQUIRED.
- ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
- IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
- TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

**CITY OF RALEIGH STANDARD DETAIL**

REVISIONS	DATE	DESCRIPTION
1	11/29/2023	TPP-03

NOTE: SEE TREE PLANTING DETAIL

MULCH 3" DEEP MAX. AND 3" MIN FROM THE BASE OF THE TREE

SIDEWALK PAVING AND SUBBASE

PLANTING SOIL

4" DIAMETER PVC PIPE WRAPPED IN FABRIC LOCATED IN THE LOWEST POINT AND CONNECTED TO THE STORM DRAINAGE SYSTEM WHERE APPLICABLE

COMPACTED OR UNDISTURBED SUBGRADE

SECTION

NOTES:

- A SITE SPECIFIC PLAN MUST BE DEVELOPED TO ENSURE THAT:
  - EACH TREE IS PROVIDED A MIN. ROOT-ACCESSIBLE SOIL VOLUME OF 600 CUBIC FEET.
  - THE TREE ROOT AREA BENEATH THE SIDEWALK IS EXPANDED TO MAXIMIZE ROOT ACCESSIBLE SOIL SPACE UNDER THE PAVEMENT
  - CONNECT SOIL SPACE FOR ROOT EXPANSION WHERE POSSIBLE TO ALLOW ROOT SYSTEMS OF TREES TO OVERLAP AND COLONIZE A SHARED SOIL SPACE.
  - ANY COMBINATION OF STRUCTURAL SOILS, SOIL CONTAINMENT SYSTEM (e.g., SILVA CELL), OR ROOT CHANNELING (e.g., SOIL STRIP DRAINAGE SYSTEM) THAT PERFORMS AS SPECIFIED IS ACCEPTABLE.
- 40" X 6" WIDTH MINIMUM APPLIES TO BOTH STRUCTURAL SOILS AND SUBSURFACE SOIL CONTAINMENT SYSTEMS.
- SUBSURFACE APPLICATION SHALL BE REVIEWED AND APPROVED BY CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES URBAN FORESTRY DIVISION PRIOR TO INSTALLATION.

STRUCTURAL SOIL SYSTEM

SOIL CONTAINMENT SYSTEM

ROOT CHANNELING PATHWAYS

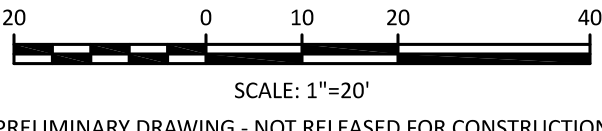
**CITY OF RALEIGH STANDARD DETAIL**

REVISIONS	DATE	DESCRIPTION
1	11/29/2023	TPP-07

CONTACT INFORMATION:  
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT  
URBAN FORESTER: TREES@RALEIGHNC.GOV  
WWW.RALEIGHNC.GOV

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS

CITY OF RALEIGH  
PROJECT #  
XXXX



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SOUTHERN PURCHASING GROUP, LLC  
PO BOX 37086  
RALEIGH, NC 27627

REVISIONS


322 SUNNYBROOK ROAD  
PRELIMINARY SUBDIVISION PLANS  
RALEIGH, NC  
LANDSCAPE PLAN

11/29/2023

PROJECT NO: ---

DESIGN BY: JPE

DRAWN BY: JPE

SCALE: 1"=20'

DATE: 2023-11-29

SHEET NO: **C5.0**