

#### APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

015-18-CA 411 AND 417 N BLOUNT STREET

Applicant: BRANDY THOMPSON

Received: 1/10/2018 Meeting Date(s):

<u>Submission date + 90 days</u>: 4/10/2018 1) 2/22/2018 2) 3)

#### **INTRODUCTION TO THE APPLICATION**

Historic District: BLOUNT STREET HISTORIC DISTRICT

Zoning: HOD-G

<u>Nature of Project</u>: Implement master landscape plan: Remove existing gravel areas; pave a 16' wide driveway; install paved parking areas; install new grass/sod/lawn; install foundation plantings, screening plantings and trees; construct 4' wide Chapel Hill grit walkway

#### APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

Sections	Topic	Description of Work
1.3	Site Features and Plantings	Implement master landscape plan: Remove existing gravel areas; pave a 16' wide driveway; install paved parking areas; install new grass/sod/lawn; install foundation plantings, screening plantings and trees; construct 4' wide Chapel Hill grit walkway
1.5	Walkways, Driveways and Offstreet Parking	Remove existing gravel areas; pave a 16' wide driveway; install paved parking areas; construct 4' wide Chapel Hill grit walkway

#### STAFF REPORT

Based on the information contained in the application and staff's evaluation:

- A. Implementation of a master landscape plan, including removing existing gravel areas; paving a 16′ wide driveway; installing paved parking areas; installing new grass/sod/lawn; installing foundation plantings, screening plantings and trees; and constructing a 4′ wide Chapel Hill grit walkway is not incongruous in concept according to *Guidelines* 1.3.1, 1.3.2, 1.3.3, 1.3.4, 1.3.7, 1.3.8, 1.3.9, 1.3.13, 1.5.1, 1.5.3, 1.5.4, 1.5.5, 1.5.6, 1.5.7, 1.5.8, 1.5.9, 1.5.10, and the following suggested facts:
- 1\* In the statement of significance, the National Register nomination for the North Blount Street Historic District addresses the role of the district's landscape, especially "the presence

- of linking elements such as stretches of brick sidewalk, granite curbs and the numerous great oaks and magnolias."
- 2\* From the National Register nomination for the North Blount Street Historic District: "The house at 417 North Blount, built in 1878 for Mrs. Betty Strange, is an excellent example of the eclectic, Victorian, middle-class home of the late 1870s." No mention was made of the landscape or individual landscape features in the nomination.
- 3\* The property at 411 N Blount St includes the Andrews-Duncan carriage house at the rear. The primary residence was demolished previously.
- 4\* No detailed information on the existing and proposed built area to open space was provided by the applicant, although the site plan drawings appear to illustrate a reduction in the total paved area.
- 5\* The two properties were previously owned by the state, with the buildings used for offices and the rear areas used for parking. The applicant provided photographs illustrating the mix of gravel, dirt and grass in the parking areas.
- 6\* The proposal is to formalize and screen the rear parking area, with asphalt-paved parking flanking an asphalt driveway that runs across both lots. The applicant states that "the drive and parking asphalt will have aggregate rolled into the surface to better blend it into the historic setting."
- 7\* An approved master plan COA (106-06-CA) of the blocks roughly bounded by Wilmington St, E Lane St, N Person St and E Peace St was previously approved by the COA committee with multiple renewals over the years. The applicant's proposal appears to meet the spirit of the approved master plan.
- 8\* The applicant's proposal includes the addition of foundation plantings around the Higgs-Coble-Helms House, as well as adding screening plantings around the parking areas and planting seven new trees.
- 9\* The two properties include nine trees over 8" in diameter that are subject to review, including two which are on or over the north property line at 421 N Blount St. All trees are proposed to be retained.
- 10\* A tree protection plan was included in the application, and was prepared by a North Carolina licensed landscape architect.

- 11\* A concrete sidewalk is proposed to lead to the Andrews-Duncan Carriage House. A concrete walk is proposed to connect the parking area behind the Higgs-Coble-Helms House to a 4′ wide Chapel Hill grit path that leads to the front brick walkway.
- 12\* The existing brick sidewalk parallel to Blount St and the brick front walkway leading to the Higgs-Coble-Helms House are not proposed to change.
- 13\* The applicant provided information about the granite curb and brick sidewalk at the south end of the driveway on E North St, although the restoration of these elements is not included in the scope of this application.

Staff suggests that the committee approve the application with the following conditions:

1. That tree protection plans be implemented and remain in place for the duration of construction.

# Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application



Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
eFax 919-996-1831



☐ Additions Greate ☐ New Buildings ☐ Demo of Contrib ☐ All Other	iew) – 1 copy mmittee review) – 10 copies or than 25% of Building Squ uting Historic Resource riew of Conditions of Appro	are Footage	For Office Use Only  Transaction # 54/509  File # 015-18-CA  Fee				
Property Street Address: 417 N	Blount St., 411 N. Blount St		ADDITIONAL MATERIALS				
Historic District: North Blount S	treet		PROVIDED 2/5/18				
Historic Property/Landmark name (if applicable): Higgs-Coble-Helms House, Andrews-Duncan Carriage House							
Owner's Name: EBW – Raleigh,	LLC						
Lot size 0.35 acre, 0.286 acre	(width in feet) 74', 60.18'	(depth in feet) 207.6', 207.46'					
For applications that require review by the COA Committee (Major Work), provide addressed, stamped envelopes to owners of all properties within 100 feet (i.e. both sides, in front (across the street), and behind the property) not including the width of public streets or alleys ( <u>Label Creator</u> ).							
Property Ad	dress		Property Address				
109 E NORTH ST		State of North Carolina					
111 E NORTH ST		State of North Carolina					
407 N BLOUNT ST		State of North Carolina					
421 N BLOUNT ST		TAJ PROPERTIES LLC					
400 N BLOUNT ST		State of North Carolina					
408 N BLOUNT ST		State of North Carolina					
412 N BLOUNT ST		State of North Carolina					
418 N BLOUNT ST	2 40	State of North Carolina					
422 N BLOUNT ST			State of North Carolina				

I understand that all applications that require review by the commission's Certificate of Appropriateness Committee must be submitted by 4:00 p.m. on the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Type or print the following:							
Applicant: Brandy Thompson							
Mailing Address: 311-200 W Martin St							
City: Raleigh	State: NC	Zip Code: 27601					
Date: 02/28/2017	Daytime Phone: 919-821-2775						
Email Address: bthompson@clearscapes.com	Email Address: bthompson@clearscapes.com						
Applicant Signature Bus dy Shors							
Will you be applying for rehabilitation tax credits	for this project? 🛛 Yes 🔲 No 📉	Office Use Only ype of Work 47					
Did you consult with staff prior to filing the application? ⊠ Yes □ No							

Design Guidelines - Please cite the applicable sections of the design guidelines (www.rhdc.org).							
Section/Page	Topic	Brief Description of Work (attach additional sheets as needed)					
1.3	Site Features and Plantings	Pave existing gravel driveway and parking area to the rear of the Higgs-Coble-Helms House and flanking the Andrews-Duncan Carriage House. The					
1.5	Walkways, Driveways, and Off-Street Parking	16' wide driveway will be a simplified version of the Carriage Ways on oth blocks within the Blount St. Master Plan District. New site pavement will have aggregate (matching that present on other blocks) rolled into the					
		surface of the asphalt paving. Plans and details are included for review.					

Minor Work Approval (office use only)						
Upon being signed and dated below by the Planning Director or designee, this application becomes the Minor Work Certificate of						
Appropriateness. It is valid until	Please post the enclosed placard form of the certificate as indicated at					
the bottom of the card. Issuance of a Minor Work Certificate shall not relieve the applicant, contractor, tenant, or property owner from						
obtaining any other permit required by City Code or any law. Minor Works are subject to an appeals period of 30 days from the date						
of approval.						
Signature (City of Raleigh)	Date					

TO BE COMPLETED BY APPLICANT					TO BE COMPLETED BY CITY STAFF		
		YES	N/A	YES	NO	N/A	
and oth below to	8-1/2" x 11" or 11" x 17" sheets with written descriptions and drawings, photographs, er graphic information necessary to completely describe the project. Use the checklist of be sure your application is complete.  Nork (staff review) – 1 copy				,		
	Vork (COA Committee review) – 10 copies						
1.	Written description. Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.)	$\boxtimes$		V			
2.	Description of materials (Provide samples, if appropriate)	$\boxtimes$		/			
3.	<b>Photographs</b> of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.			/			
4.	Paint Schedule (if applicable)		$\boxtimes$				
5.	Plot plan (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.						
6.	Drawings showing existing and proposed work						
-	<ul> <li>□ Plan drawings</li> <li>□ Elevation drawings showing the façade(s)</li> <li>□ Dimensions shown on drawings and/or graphic scale (required)</li> <li>□ 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 11" x 17" or 8-1/2" x 11" snap shots of individual drawings from the big sheet.</li> </ul>	$\boxtimes$		V			
7.	Stamped envelopes addressed to all property owners within 100 feet of property not counting the width of public streets and alleys (required for Major Work). Use the <a href="Label Creator"><u>Label Creator</u></a> to determine the addresses.					X	
8.	Fee (See Development Fee Schedule)	$\boxtimes$					

#### COA APPLICATION | Higgs-Coble-Helms House and Andrews-Duncan Carriage House Sites

January 10, 2018

This application is for site work to the Higgs-Coble-Helms House at 417 N Blount Street and the Andrews Duncan Carriage House at 411 N Blount Street, located within the North Blount Street Planned Development District. The houses on this block of North Blount Street were owned by the State of North Carolina until recently when the state began to sell off the houses. Since the early 1970s, the rear and side yards of most of the houses have been paved over with gravel and used for parking by state employees. Wooden parking ties still delineate the parking areas and can be seen in the site images included in the application package. A gravel access drive exists off of North Street with concrete curbing and partial concrete paving to serve the existing parking areas. To either side of the modern curb and drive, original granite curbing marks the sides of North Street. Original embossed brick pavers still form the sidewalk along the eastern half of North Street bordering the Andrews-Duncan property, but little site archeology remains on the block due to the wide-spread site paving.

Like the other properties on the block, the rear yard of the Higgs-Coble-Helms house and the front and side yards of the Carriage House were paved over with gravel by the state and used as parking lots. The current owner wishes to return the overall sites to a more residential condition, preserving the existing mature trees and introducing new foundation plantings around the structures. The proposed landscape plan has a simple and historically sensitive palate of plants of boxwoods, azaleas, magnolias, dogwoods, and hollies. The tree protection plan included in the application package shows the protective measures being employed to protect the existing mature trees on the site, but it is important to note that the ground surrounding the trees in and around the parking areas is currently heavily compacted. Where possible, the soil around tress and in other planting areas will be aerated to reduce overall soil compaction, and organic matter will be introduced to better support the health of the trees and plantings.

To accommodate the residential and commercial uses of the structures, the owner wishes to pave the existing drive and some of the existing parking area. The remainder of the existing gravel parking area will be restored to a natural state and will have fresh organic matter introduced to support new plantings. The main parking area is located behind the Higgs-Coble-Helms House, with a few spaces flanking either side of the Carriage House for the future residents. The proposed driveway is similar to the existing carriageways installed on other blocks of the North Blount Street redevelopment, except that its surface slopes to follow the existing grade of the site (not an inverted crown profile), the proposed drive is 16' wide instead of 20' wide, and the drive is banded by 6" water-washed concrete in lieu of the brick and concrete banding present on other blocks. This simplified but compatible design of the drive distinguishes it from the through-block carriage ways in the district. Like the carriageways, the drive and parking asphalt will have aggregate rolled into the surface to better blend it into the historic setting. The parking spaces will be screened from North Blount Street and adjacent property owners with plantings as shown in the landscape plan.

The proposed grading consists of carefully excavating approximately 9" of the compacted gravel to accommodate the new asphalt pavement for the new Carriage Way and parking areas. A note on the Demolition Plan directs the contractor to cleanly cut the roots of existing trees that are in close proximity to the existing compacted gravel areas to minimize impact to the existing trees. The excavated gravel will be hauled off site for disposal. The grading strategy is to maintain the existing "sheet flow" drainage patterns across the site, and the surface of the new asphalt must therefore be the same elevation as the surface of the existing gravel paving. The proposed plan yields a reduction in impervious area on the site.

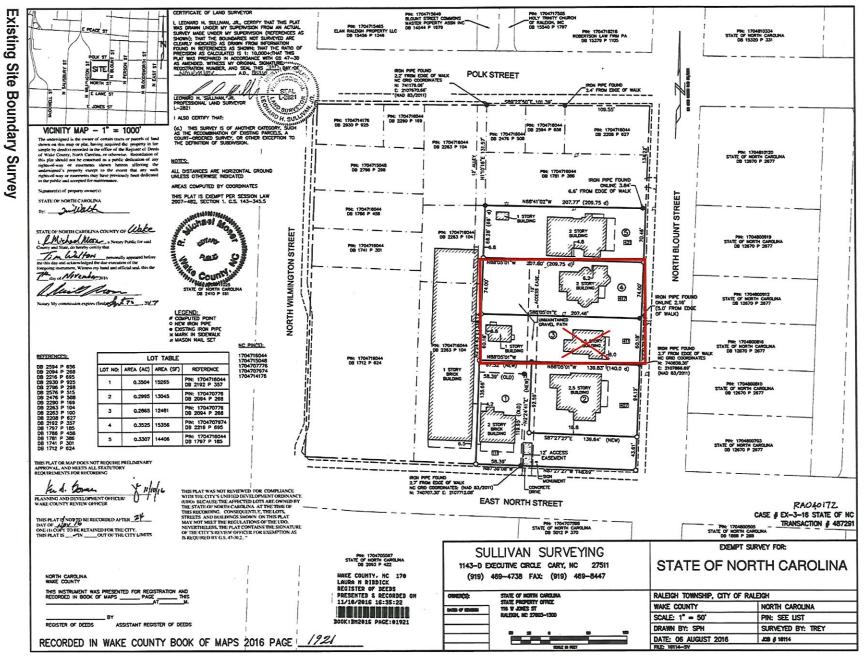
This application is limited to site work on 411 and 417 N Blount Street because the State of North Carolina still owns the parcels to the south where the drive passes through and connects to North Street. The state is cooperating with the design efforts to ensure the new drive is historically sensitive and will allow the full length of the drive to be constructed on their property in the manner described above and illustrated on the included site plans. We have submitted curb cut details at North Street to demonstrate that the new drive will be historically sensitive, but technically, this portion of the drive will be constructed by the state and is not subject to review. The historic sidewalk with embossed pavers will be protected and preserved. When the existing concrete curbing and drive were constructed, the embossed pavers in that section of the sidewalk were salvaged and installed between the back of curb and the existing brick sidewalk to the east of the drive (see photo 2). The brick sidewalk will be reintroduced into the new drive and the salvaged pavers will be reinstalled within the new brick sidewalk. Since there are not enough historic pavers to complete the brick sidewalk, the design team will coordinate with RHDC to select historically accurate brick pavers to infill around the historic pavers.

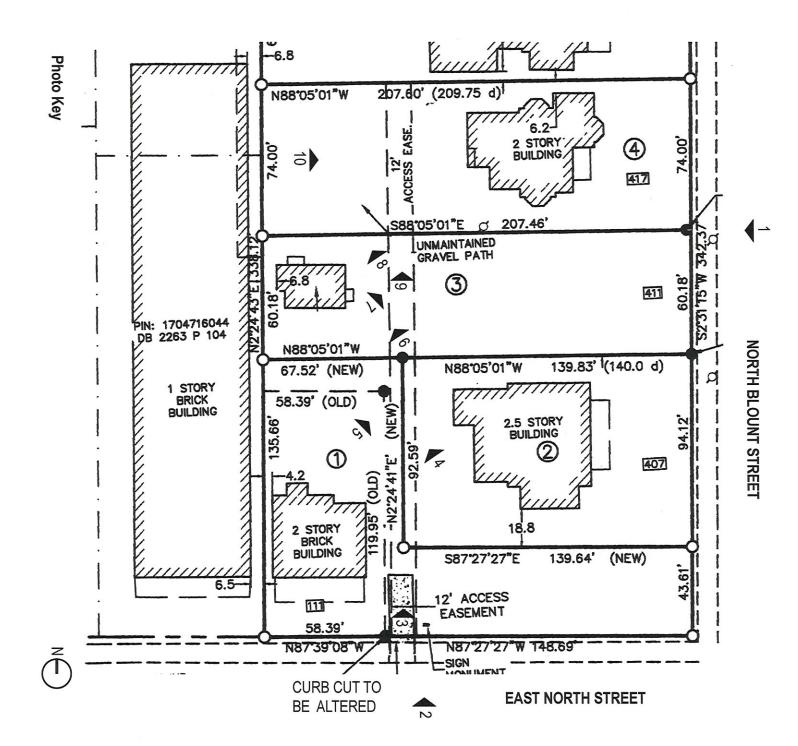
## **Blount Street Historic Overlay District**

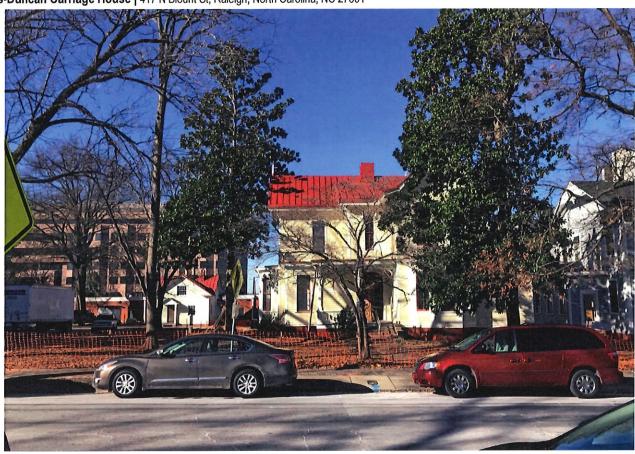




COA Application



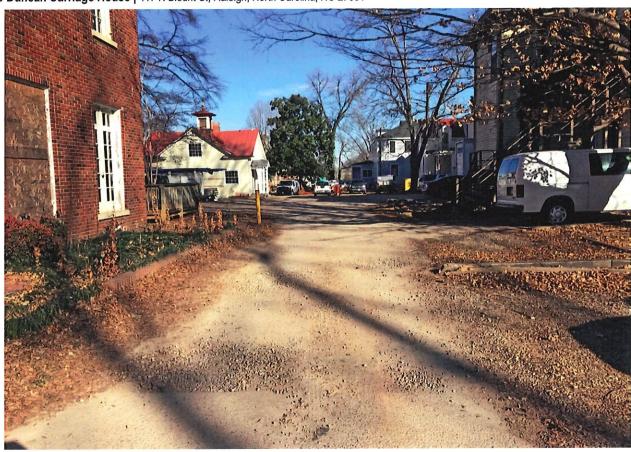




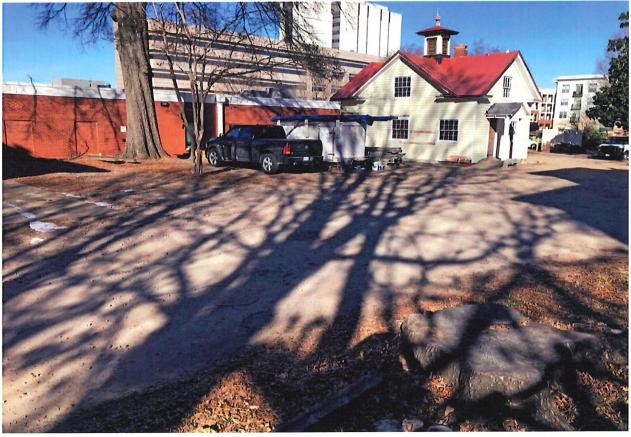
1 - View From Blount Street - Looking West



2 - View From North Street- Looking North Showing Existing Driveway Curb Cut



3 - Existing Driveway - Looking North



4 - Carriage House Site - From Driveway Looking Northwest, Showing Existing Parking Area



5 - Carriage House Site - From Driveway Looking Northeast, Showing Existing Parking Area



6 - Carriage House Site - Looking Northwest, Showing Existing Parking Area



7 - Existing Higgs-Coble-Helms House Site - Looking Northeast, Showing Existing Parking Area



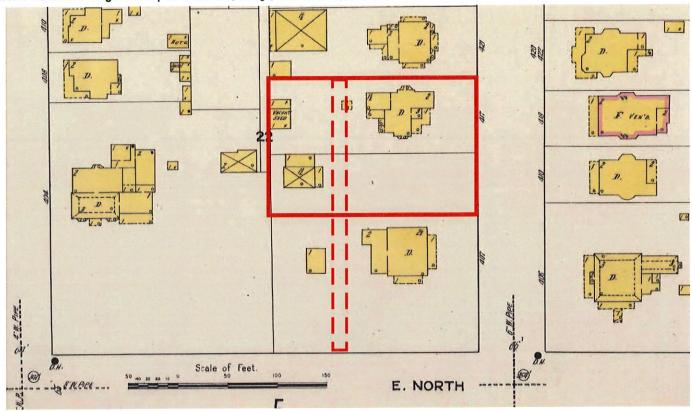
8 - Existing Higgs-Coble-Helms House Site - Looking Northwest, Showing Existing Parking Area



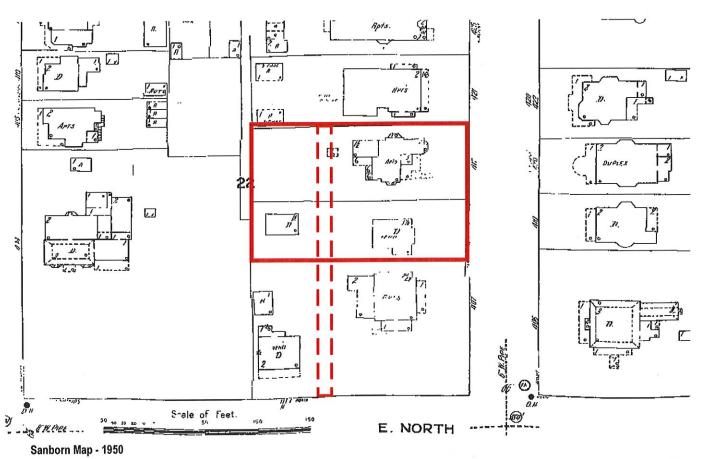
9 - Existing Higgs-Coble-Helms House Site - Looking North, Showing Existing Parking Area Adjoining the Norris-Heart House Site

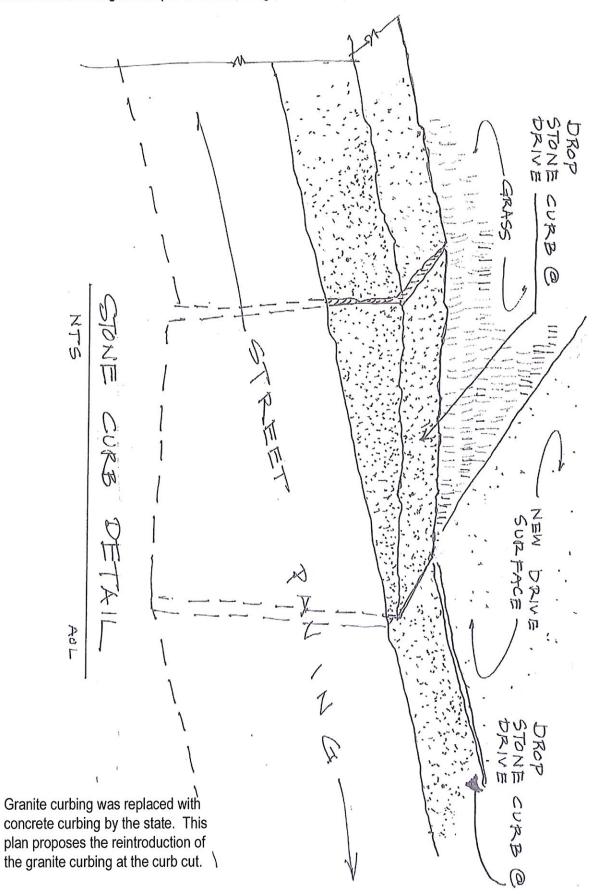


10 - Existing Higgs-Coble-Helms House Site - Looking East, Showing Existing Parking Area



Sanborn Map - 1914



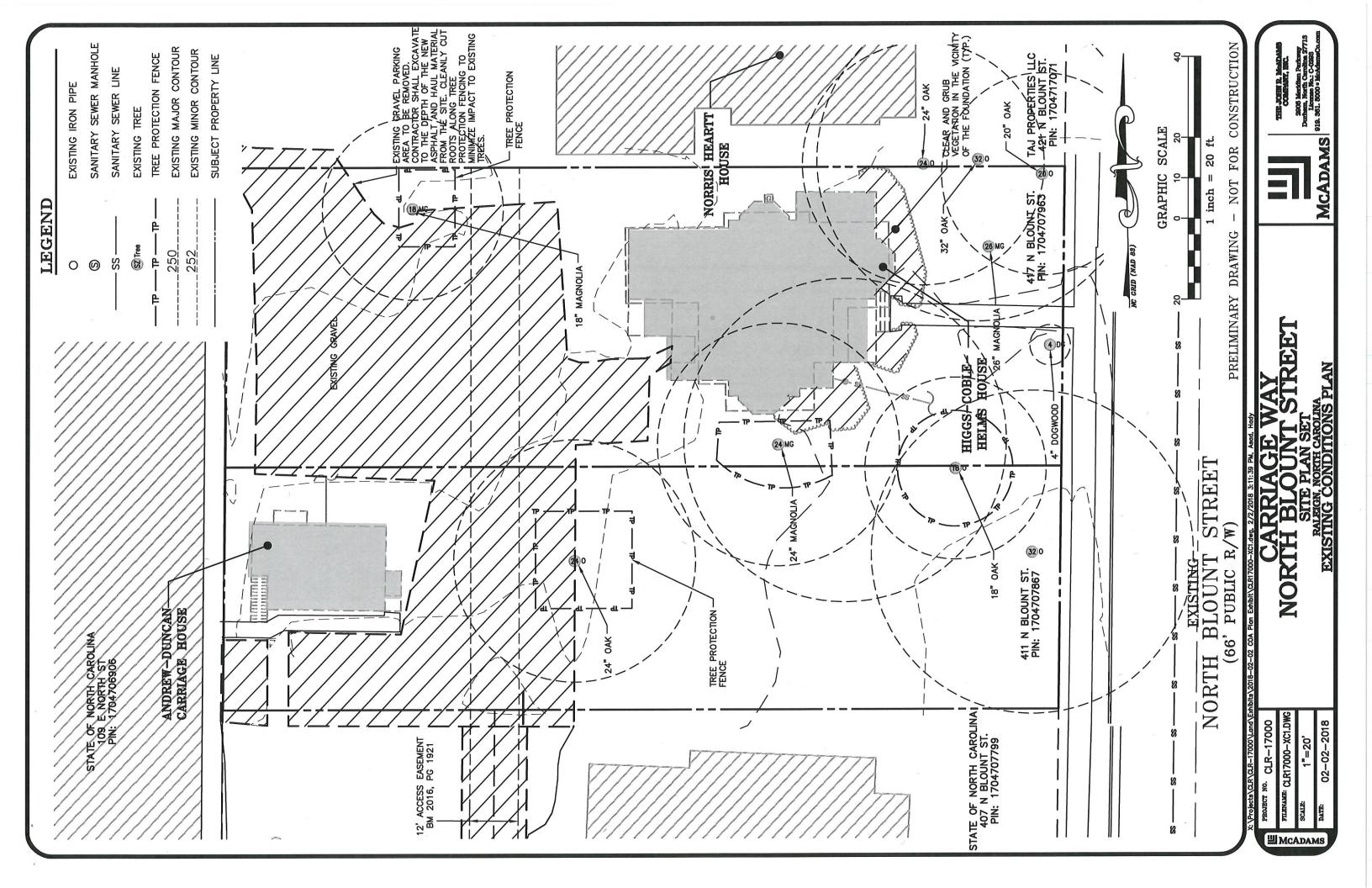


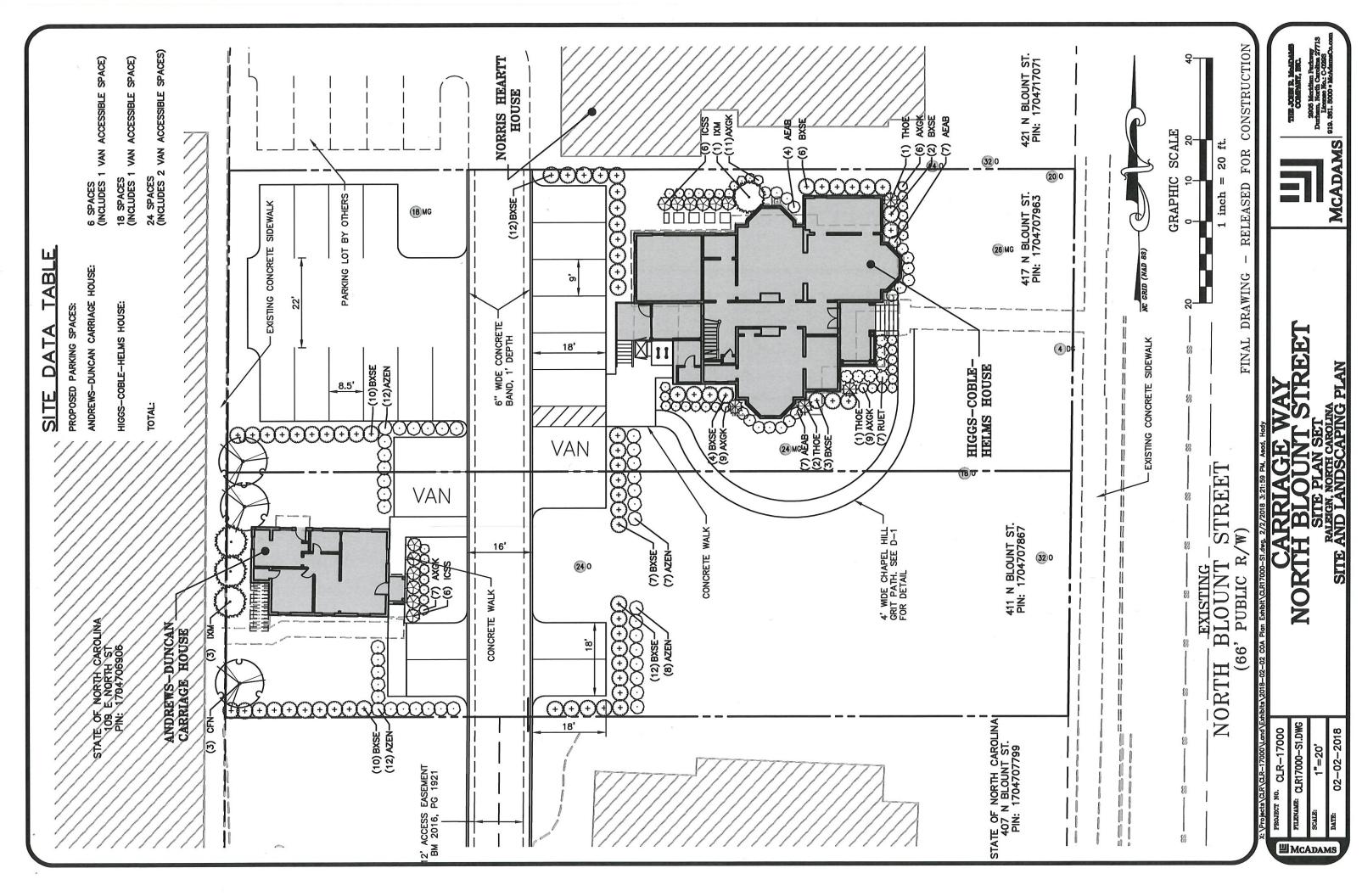


11 - Proposed Chapel Hill Grit



12 - Existing Carriageway in the District





#### LANDSCAPE CALCULATIONS FOR AD CARRIAGE HOUSE

10' AVERAGE C-3 STREET PROTECTIVE YARD

NORTH BLOUNT STREET:

50 LF

SQUARE FOOTAGE REQUIRED: SQUARE FOOTAGE PROVIDED: 500 SF (50 SF X 10 LF) 500 SF

SHRUBS REQUIRED: SHRUBS PROVIDED: 15 (30/100 LF)

### LANDSCAPE CALCULATIONS FOR HCM HOUSE

#### 10' AVERAGE C-3 STREET PROTECTIVE YARD

NORTH BLOUNT STREET:

20 LF

SQUARE FOOTAGE REQUIRED: SQUARE FOOTAGE PROVIDED: 200 SF (20 SF X 10 LF)

200 SF

SHRUBS REQUIRED:

6 (30/100 LF)

SHRUBS PROVIDED:

NOTE: SEE SHEET D-1 FOR LANDSCAPE NOTES AND DETAILS.

## PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	<u>HGT</u>	REMARKS
3	CFN	3	Cloud Nine Eastern Dogwood	Cornus florida 'Cloud Nine'	1.5"	10'	
· Arrange	IXM	4	Oakland Red Holly	llex x 'Magland'	_	6–'8'	
<u>SHRUBS</u>	CODE	QTY	COMMON NAME	BOTANICAL NAME	<u>HGT</u>	<u>oc</u>	REMARKS
0	AXGK	42	Glossy Abelia	Abelia x grandiflora 'Kaleidoscope'	12"		
$\odot$	AZEN	39	'Autumn Amethyst' Encore Azalea	Azalea Encore TM 'Autumn Amethst'	18"		
$\odot$	AEAB	18	'Autumn Bonfiret' Encore Azalea	Azalea Encore TM 'Autumn Bonfire'	18"		
$\oplus$	BXSE	66	American Boxwood	Buxus sempervirens	30''-36''		
$\otimes$	ICSS	12	Steeds Japanese Holly	llex crenata 'Steeds'	30"		
$\bigcirc$	RUET	7	Yedda Hawthorn	Rhaphiolepis umbellata 'Eleanor Tabor'	24"		
*	THOE	4	Emerald Arborvitae	Thuja occidentalis 'Emerald'	6'		

## <u>SITE PLAN NOTES</u>

- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS. 1.
- ALL DIMENSIONS SHOWN ON SITE PLAN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. 2.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION. 3.
- EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO THE SUBSTITUTION OF ALTERNATE
- EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION OR TO THE SATISFACTION OF 5. THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
- SOIL UNDER PAVED AREAS SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. THESE SOILS SHALL BE COMPACTED TO STANDARD PROCTOR MAXIMUM DRY DENSITY OR AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. 6.
- THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE 7.
- CONTRACTOR SHALL NOTIFY "NC 811" (811 OR 800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF 8. "NC 811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
- EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER 10.
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH 11. NOTIFICATION HAS NOT BEEN GIVEN.
- 12. CONTRACTOR SHALL REVIEW EXISTING CARRIAGE WAY WITHIN BLOUNT STREET COMMONS TO CONFIRM AGGREGATE TYPE MIXED IN TO ASPHALT AND PROVIDE MATERIAL INFORMATION TO ARCHITECT/LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE INTENT IS TO MATCH WHAT EXISTS TODAY AS CLOSE AS POSSIBLE FOR CONTINUITY WITHIN THE AREA.

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

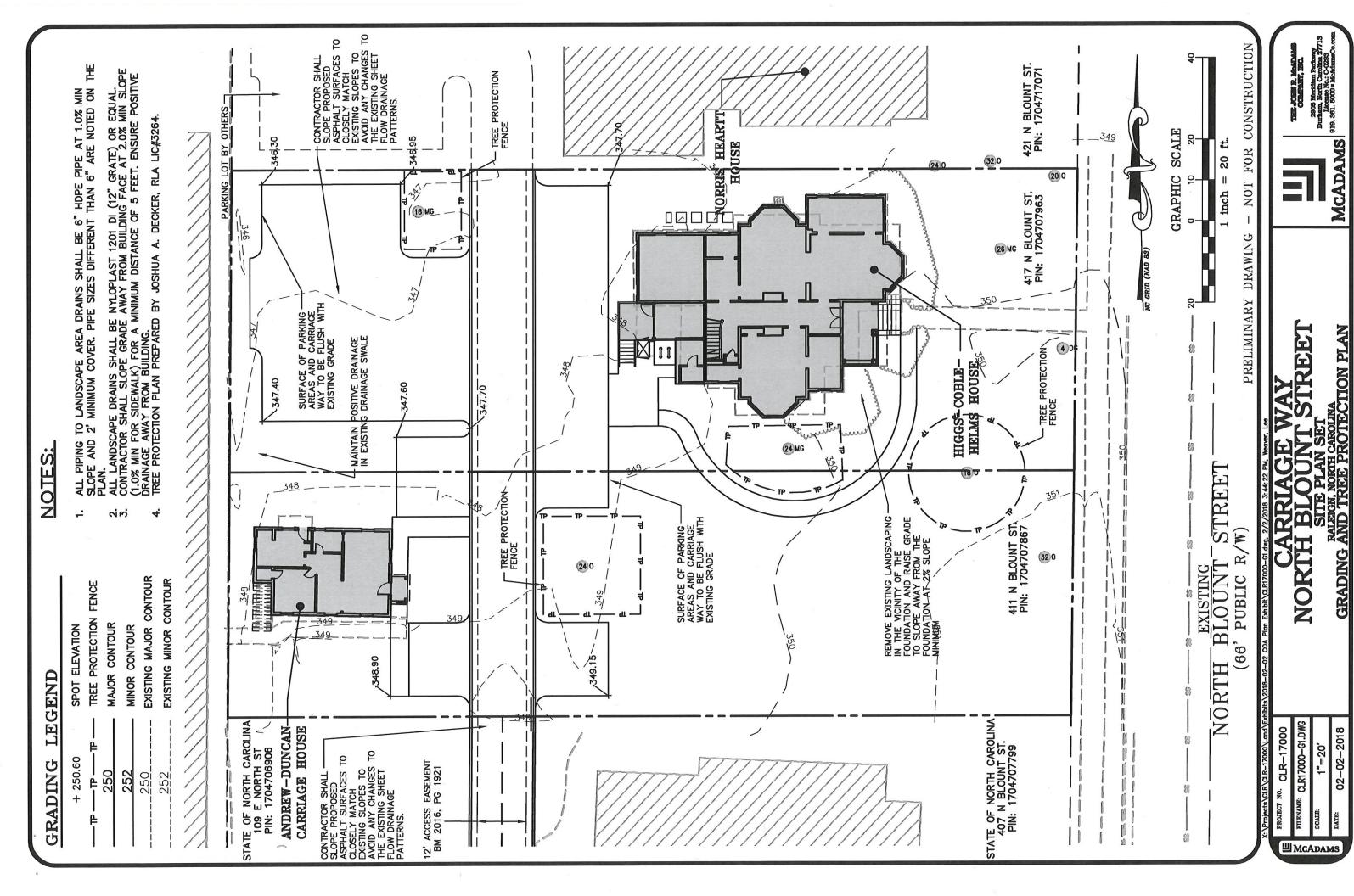
X:\Projects\CLR\CLR-17000\Land\Exhibits\2018-02-02 COA Plan Exhibit\CLR17000-S1.dwg, 2/2/2018 3:42:19 PM, Weaver, Lee PROJECT No. CLR-17000 FILENAME: CLR17000-S1.DWG 1"=20 02-02-2018

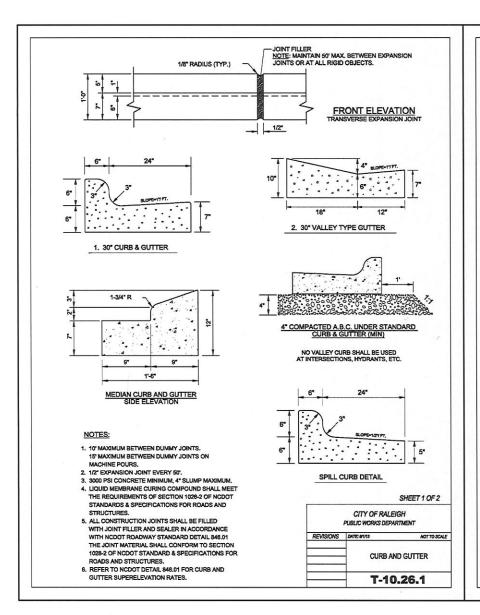
CARRIAGE WAY SITE PLAN SET

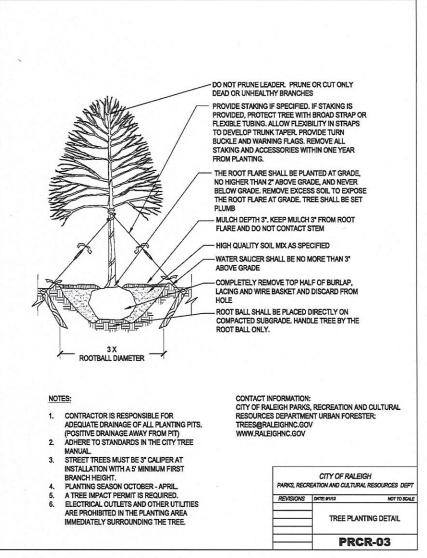
RALEIGN, NORTH CAROLINA
SITE AND LANDSCAPING PLAN DETAIL

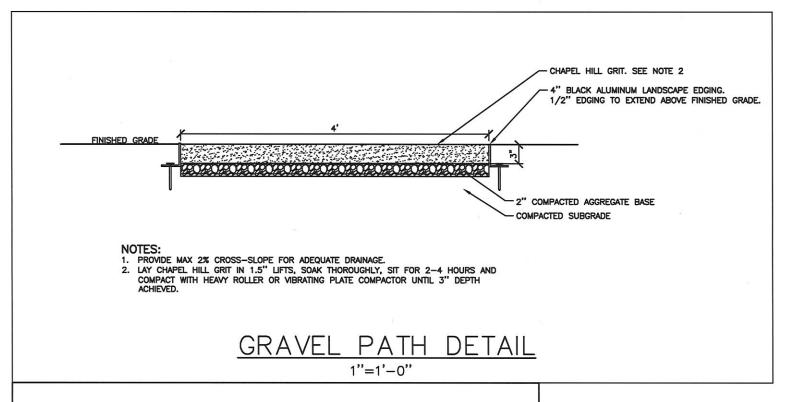


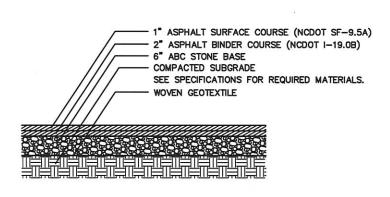
THE JOHN R. MADAME COMPANY, DRC. 2905 Meridian Parkway Durham, North Carolina 27713 License No.: C-0293 919. 361. 5000 = McAdamsCo.com











#### ASPHALT PAVEMENT - LIGHT DUTY PAVEMENT DETAIL

NOTE: ASPHALT AND CONCRETE SECTIONS ARE SHOWN WITH MINIMUM THICKNESS. ON—SITE GEOTECH SHALL VERIFY THESE PRIOR TO CONSTRUCTION BASED ON FIELD CONDITIONS AND ADJUST AS NEEDED. OR, REFER TO CURRENT GEOTECHNICAL REPORT FOR PAVEMENT SECTION RECOMMENDATION.

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

PROJECT No. CLR-17000 FILENAME: CLR17000-D1.DWG SCALE 1"=20' DATE 02-02-2018

X:\Projects\CLR\CLR-17000\Land\Exhibits\2018-02-02 COA Plan Exhibit\CLR17000-D1.dwg, 2/2/2018 3:18:21 PM, Asad, Hady CARRIAGE WAY SITE PLAN SET RALEIGN, NORTH CAROLINA

SITE DETAILS



2905 Meridian Parkway Durham, North Carolina 27713 License No.: C-0293 919. 361. 5000 = McAdamsCo.com

#### GENERAL LANDSCAPING NOTES

- 1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH
- CAROLINA STANDARDS AND SPECIFICATIONS.

  CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS PRIOR TO INSTALLATION.
- CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS. NO ADDITION TO OR PLACEMENT OF SOIL IS TO BE DONE PRIOR TO THE COMPLETION OF A SOIL TEST. TESTING SHALL BE PERFORMED BY A SUITABLE LABORATORY. NO PLANTING SHALL BEGIN UNTIL PROPER ADJUSTMENTS HAVE BEEN MADE. SOIL PH SHOULD BE BETWEEN 5.5 AND 7.5; CONTAINING A MINIMUM OF 4% AND A MAXIMUM 20% ORGANIC MATTER.
- 5. PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- 6. CONTRACTOR TO ENSURE PROPER STABILIZATION OF SLOPES AS REQUIRED.

- 1. LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM, DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES, AND/OR FOLIAGE OF THE PLANT.
  MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
  ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING
- PROCESS. REJECT ALL CRACKED ROOT BALLS

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  4. ALL TREE PLANTINGS SHALL BE MULCHED WITH 3 INCHES OF SHREDDED BARK OR 4 INCHES OF PINE STRAW IN 3 FOOT RADIUS OR TO DRIPLINE. MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE. MULCH SHALL NOT COVER THE ROOT FLARE.

  5. TOPSOIL SOURCE: AMEND EXISTING IN—PLACE SURFACE SOIL TO PRODUCE TOPSOIL OR IMPORT / SUPPLEMENT WITH TOPSOIL FROM OFF—SITE SOURCES IF SPECIFICATIONS (QUANTITIES OR QUALITY) CANNOT BE MET WITH EXISTING SOIL.

  6. TOPSOIL SHALL BE FREE OF ROOTS ONE HALF INCH OR LARGER IN ANY DIMENSION, STONES 2 INCH OR LARGER IN ANY DIMENSION, WEEDS, STICKS, ROOTS, RUBBISH AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.

  7. CONTRACTOR TO INCLUDE AN ALLOWANCE FOR IMPORTED TOPSOIL FOR ESTIMATING PURPOSES. ASSUME 2" MINIMUM OF IMPORTED TOPSOIL ACROSS ALL TURE AND PLANTING BED APEAS FOR ALLOWANCE FOR BUILDING PURPOSES. ACROSS ALL TURF AND PLANTING BED AREAS FOR ALLOWANCE ESTABLISHMENT.

- EXECUTION:

  1. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND—TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY AND HANDLING.

  2. HANDLE PLANTING STOCK BY ROOT BALL. USE EXTREME CAUTION WHEN HANDLING TREES. USE A CHAIN CRADLE OR STRAP CRADLE ATTACHED TO THE ROOT BALL TO UNLOAD AND MOVE TREES. DO NOT MOVE, LIFT OR HANDLE BY ATTACHING TO OR PUTTING PRESSURE ON THE TRUNK. DO NOT DAMAGE OR SCAR TRUNKS OR BRANCHES.

  3. DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IMMEDIATELY AFTER
- 3. DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IMMEDIATELY AFTER UNLOADING (NO MORE THAN ONE HOUR AFTER UNLOADING), STAND THE TREES UP TO REDUCE THE RISK OF SUN SCALD. PROPERLY STAGED TREES ARE STANDING, UNTIED AND SPACED. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET EXTERIOR PLANTS AND TREES IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.

  8. PLANT MATERIAL SHALL BE PLACED AND LOCATION APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

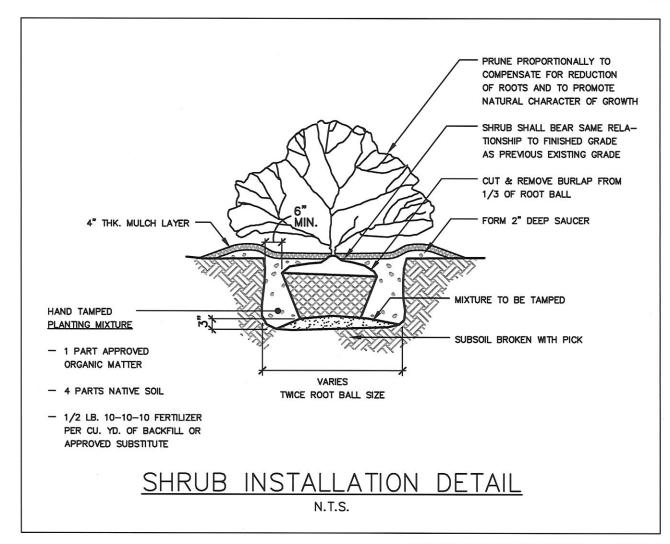
  9. TREES REQUIRING STAKING SHALL BE STAKED AND GUYED WIRED ON TWO SIDES. SEE DETAIL—THIS SHEET.

  10. ALL SHRUB AND TREE PITS SHALL BE AMENDED WITH DISCOMPOST. COMPOST SHALL BE APPLICABLE TO THE GEOGRAPHIC AREA OF

- INSTALLATION PER THE MANUFACTURER'S SPECIFICATIONS 11. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 2% POSITIVE DRAINAGE IN ALL PLANTING AREAS.
- 12. EXCAVATE EDGES OF ALL PLANTING BEDS TO 2" DEPTH TO FORM A NEAT AND CRISP DEFINITION.
  13. CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL AREAS FOR APPROVAL BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
  14. REMOVE GUY WIRES AND STAKES AT END OF GUARANTEE PERIOD.
- 14. REMOVE GUY WIRES AND STAKES AT END OF GUARANTEE PERIOD.
  15. LOOSEN SUBGRADE / SURFACE SOIL TO A MINIMUM DEPTH OF 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIA AND MIX THOROUGHLY INTO TOP 4 INCHES OF SOIL. SPREAD PLANTING SOIL MIX TO A DEPTH OF 6 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
  16. IF IMPORTED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED OR TILLED TO A DEPTH OF AT LEAST 6" PRIOR TO INSTALLATION OF IMPORTED TOPSOIL. FOLLOWING INSTALLATION OF IMPORTED TOPSOIL THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE SOIL PROFILES.
  17. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
  18. TREE AND SHRUB PRUNING: PRUNE, THIN, AND SHAPE TREES AND SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICE. PRUNE TREES TO RETAIN REQUIRED HEIGHT AND SPREAD. DO NOT CUT TREE LEADERS; REMOVE ONLY INJURED OR DEAD BRANCHES FROM FLOWERING TREES. PRUNE SHRUBS TO RETAIN NATURAL CHARACTER.

- UTILITIES:

  1. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO DIGGING. UTILITIES SHOWN ON PLAN ARE APPROXIMATE. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- 2. PROPOSED TREES TO BE PLANTED A MINIMUM 6' FROM ANY EXISTING LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

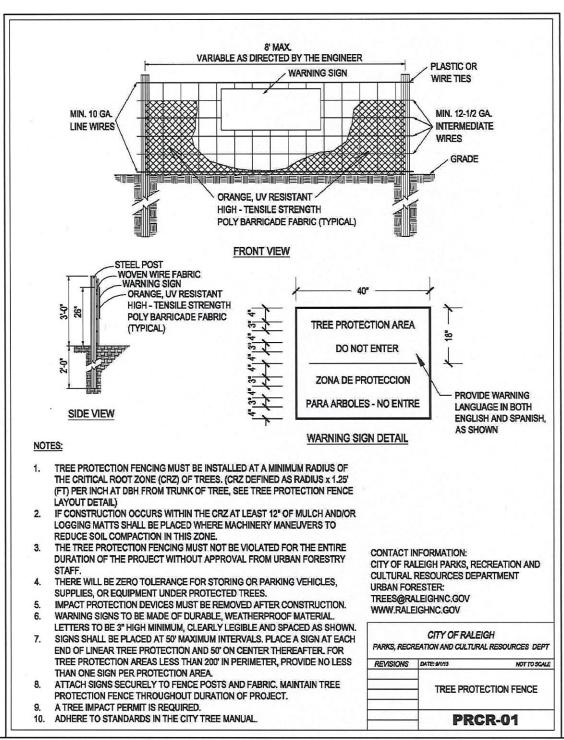
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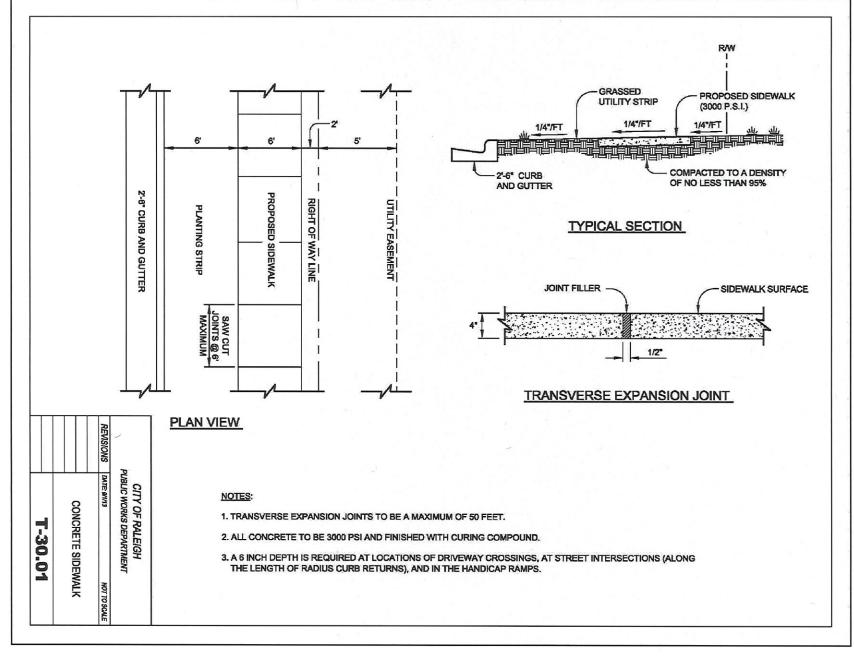
**ARRIAGE WAY** LEIGN. NORTH CAROLINA

SITE DETAILS



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