

# Administrative Site Review Application

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



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

**Office Use Only:** Case #: \_\_\_\_\_ Planner (print): \_\_\_\_\_

Please review UDO Section 10.2.8. to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

<b>Site Plan Tier:</b> Tier Two Site Plan <input type="checkbox"/>		Tier Three Site Plan <input checked="" type="checkbox"/>
Building and Development Type (Check all that apply)		Site Transaction History
<input checked="" type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Townhouse <input type="checkbox"/> Apartment <input type="checkbox"/> Tiny house <input type="checkbox"/> Open lot	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Civic <input type="checkbox"/> Cottage Court <input type="checkbox"/> Frequent Transit Development Option	Subdivision case #: _____ Scoping/sketch plan case #: _____ Certificate of Appropriateness #: _____ Board of Adjustment #: _____ Zoning Case #: (2022)351 ZC 836 Design Alternate #: _____
GENERAL INFORMATION		
Development name: Glenlake Lot 1		
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Property address(es): 4501 EDWARDS MILL ROAD		
Site P.I.N.(s): 0795291760		
Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4). Construction a 1-story commercial use building and surface parking lot.		
<b>Current Property Owner(s):</b> HIGHWOODS REALTY LP ET AL AP SOUTHEAST PORTFOLIO PARTNERS LP		
Company: HIGHWOODS REALTY LP - Jeffery Emerson		Title: Senior Director of Pre-Development
Address: 150 FAYETTEVILLE ST STE 1400 RALEIGH NC 27601-2956		
Phone #: 919-875-6792		Email: jeff.emerson@highwoods.com
<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:</b> Jeff Emerson			
Company:	HIGHWOODS REALTY LP	Title:	Senior Director of Pre-Development
Address: 150 FAYETTEVILLE ST STE 1400 RALEIGH NC 27601-2956			
Phone #:	919-875-6792	Email:	jeff.emerson@highwoods.com
Applicant Name: Jeff Emerson			
Company:	HIGHWOODS REALTY LP	Address:	150 FAYETTEVILLE ST STE 1400 RALEIGH NC 27601-2956
Phone #:	919-875-6792	Email:	jeff.emerson@highwoods.com

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): CX-7-CU	Existing gross floor area (not to be demolished): 0
Gross site acreage: 3.07 AC	Existing gross floor area to be demolished: 0
# of parking spaces proposed: 54	New gross floor area: 8,152 SF
Max # parking permitted (7.1.2.C): 82	Total sf gross (to remain and new): 8,152 SF
Overlay District (if applicable):	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Vacant	Proposed # of stories for each: 1
Proposed use (UDO 6.1.4): Brewery / restaurant	Proposed # of basement levels (UDO 1.5.7.A.6) 0

STORMWATER INFORMATION	
Imperious Area on Parcel(s):  Existing (sf) <u>0</u> Proposed total (sf) <u>52,272</u>	Impervious Area for Compliance (includes ROW):  Existing (sf) _____ Proposed total (sf) _____

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS	
Total # of dwelling units:	Total # of hotel bedrooms:
# of bedroom units: 1br _____ 2br _____ 3br _____ 4br or more _____	
# of lots:	Is your project a cottage court? <input type="radio"/> Yes <input type="radio"/> No
	A frequent transit development? <input type="radio"/> Yes <input type="radio"/> No

Continue to Applicant Signature Block on Page Three.

**APPLICANT SIGNATURE BLOCK**

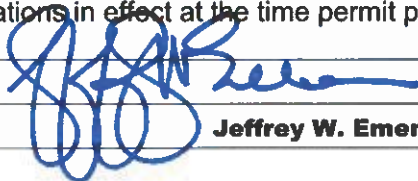
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for 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 developments 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: **02/07/2024**

Printed Name:

**Jeffrey W. Emerson**

ADMINISTRATIVE SITE REVIEW SUBMITTAL
FOR:
GLENLAKE LOT 1
4501 EDWARDS MILL ROAD
RALEIGH, NORTH CAROLINA
WAKE COUNTY
CASE # ASR-000X-2024

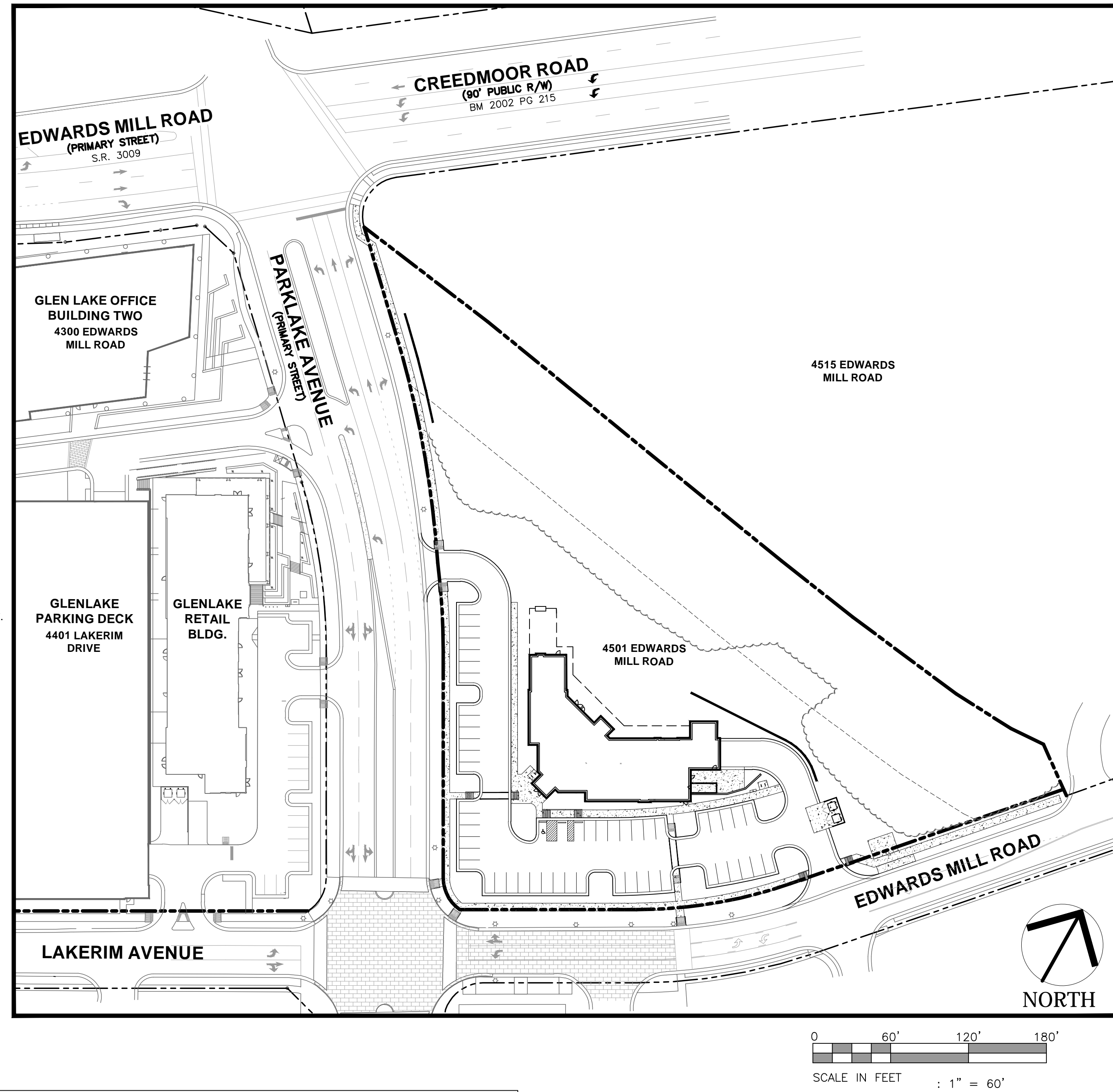


VICINITY MAP
SCALE: NTS



Administrative Site Review Application
Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2050
This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

DEVELOPMENT TYPE + SITE DATE TABLE
SITE DATA BUILDING DATA
Zoning (district) (please provide the acreage of each): CK-7-CU Existing gross floor area (not to be demolished): 0
Gross site acreage: 3.07 AC Existing gross floor area to be demolished: 0



ZONING CONDITION COMPLIANCE SUMMARY
1.) BREWERY / RESTAURANT ESTABLISHMENT USE IS PROHIBITED.
2.) BUILDING WILL NOT INCLUDE ANY PERSONAL SERVICES USES.
3.) THE PROPOSED COMMERCIAL BUILDING WILL BE ONE STORY & WILL NOT EXCEED 36 FEET IN HEIGHT.

CITY OF RALEIGH SITE PLAN INFORMATION
PLAN REQUIRES APPROVAL BY PLANNING COMMISSION OR CITY COUNCIL: YES NO X
1. DEVELOPMENT NAME: GLENLAKE BUILDING I
2. SITE ADDRESS: 4501 EDWARDS MILL ROAD RALEIGH, NORTH CAROLINA 0795291760

APPLICANT 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.

ZONING ORDINANCE SUMMARY
ORDINANCE NO. (2022) 351 ZC 836
AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF RALEIGH WHICH INCLUDES THE ZONING DISTRICT MAP

Ordinance (2022) 351 ZC 836
Adopted: 03/16/2023 Effective: 03/26/2023
structures are permitted within this buffer and the existing vegetation shall not be disturbed unless necessary to meet LIDU requirements.

Ordinance (2022) 351 ZC 836
Adopted: 03/16/2023 Effective: 03/26/2023
Conditions dated: None
Section 2. That all laws and clauses of laws in conflict herewith are hereby repealed to the extent of such conflict.

GENERAL 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.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

DRAWING INDEX
PA 1 COVER SHEET
PA 2 EXISTING CONDITIONS PLAN
PA 3 SITE PLAN
PA 4 GRADING PLAN

PUBLIC IMPROVEMENT QUANTITY SUMMARY
NUMBER OF LOTS 1
LOT NUMBER BY PHASE N/A
NUMBER OF UNITS 0

NOT FOR CONSTRUCTION

GLENLAKE LOT 1
4501 EDWARDS MILL ROAD
RALEIGH, NORTH CAROLINA

ISSUED: 22 FEB 2024

REVISIONS
Table with columns for revision number, description, and date.

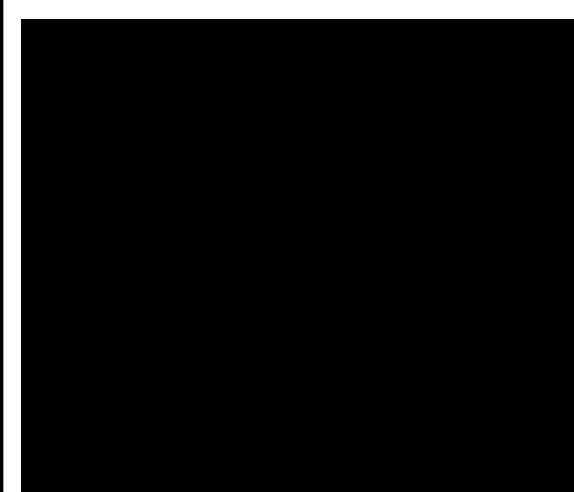
DRAWN BY: JET
CHECKED BY: MLS

PROJECT: HWDPB1

COVER SHEET

DWG. NO. PA 1

CASE # ASR-



NOT FOR CONSTRUCTION

**EXIST. CONDITIONS/DEMOLITION 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.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. CONTRACTOR IS RESPONSIBLE FOR REMOVING OR RELOCATING ALL UTILITIES IN CONFLICT WITH NEW CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES.
5. PHASING OF ALL REMOVALS SHALL BE COORDINATED WITH INSTALLATION OF NEW IMPROVEMENTS SO THAT THERE IS NO INTERRUPTION IN SERVICES OR LACK OF PROPER DRAINAGE OR EROSION CONTROL.
6. ALL TREE PROTECTION FENCE AND SILT FENCE WITH TREE PROTECTION SIGNAGE SHALL BE INSTALLED PRIOR TO BEGINNING DEMOLITION.
7. CONTRACTOR SHALL DISPOSE OF ALL MATERIALS IN ACCORDANCE WITH ALL LOCAL AND STATE REGULATIONS.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	122.30'	367.50'	019°04'00"	121.73'	N51°08'49"E
C2	47.13'	30.00'	090°00'35"	42.43'	S74°19'11"E
C3	67.51'	544.11'	007°06'33"	67.47'	N32°52'08"W
C4	61.46'	810.50'	004°20'42"	61.45'	N35°29'01"W
C5	121.96'	810.50'	008°37'16"	121.84'	N41°58'00"W

**GLENLAKE LOT 1**  
**4501 EDWARDS MILL ROAD**  
**RALEIGH, NORTH CAROLINA**

ISSUED: 22 FEB 2024

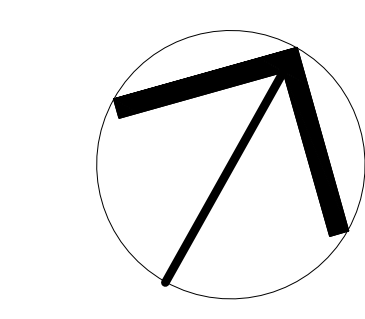
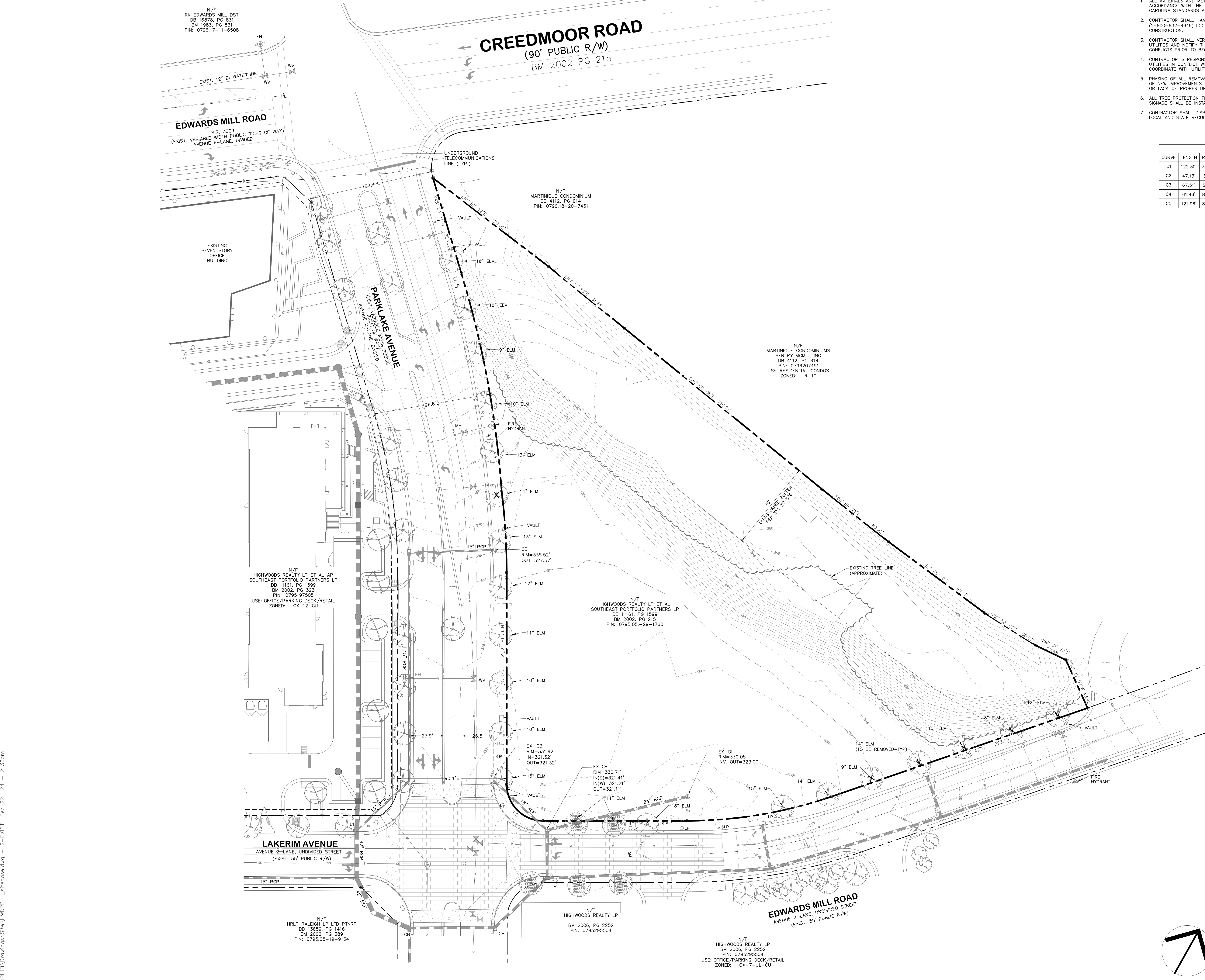
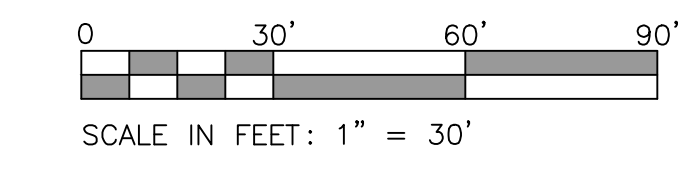
REVISIONS:


 DRAWN BY: JET  
 CHECKED BY: MLS

PROJECT: HWDPBL1

**EXISTING  
CONDITIONS**
**CASE # ASR-**

DWG. NO. PA 2


**NORTH**

 N/F  
 RK EDWARDS MILL DST  
 DB 16876, PG 831  
 BM 1983, PG 831  
 PIN: 0796.17-11-6508

**EDWARDS MILL ROAD**  
 S.R. 3009  
 (EXIST. VARIABLE WIDTH PUBLIC RIGHT OF WAY)  
 AVENUE 6-LANE, DIVIDED

**CREEDMOOR ROAD**  
 (90' PUBLIC R/W)  
 BM 2002 PG 215

**PARKLAKE AVENUE**  
 AVENUE 3-LANE, UNDIVIDED STREET  
 (EXIST. 55' PUBLIC R/W)

**LAKERIM AVENUE**  
 AVENUE 3-LANE, UNDIVIDED STREET  
 (EXIST. 55' PUBLIC R/W)

**EDWARDS MILL ROAD**  
 AVENUE 2-LANE, UNDIVIDED STREET  
 (EXIST. 55' PUBLIC R/W)

 N/F  
 MARTINIQUE CONDOMINIUM  
 DB 4112, PG 614  
 PIN: 0796.18-20-7451

 N/F  
 MARTINIQUE CONDOMINIUMS  
 SENTRY MGMT., INC  
 DB 4112, PG 614  
 PIN: 0796.207451  
 USE: RESIDENTIAL CONDOS  
 ZONED: R-10

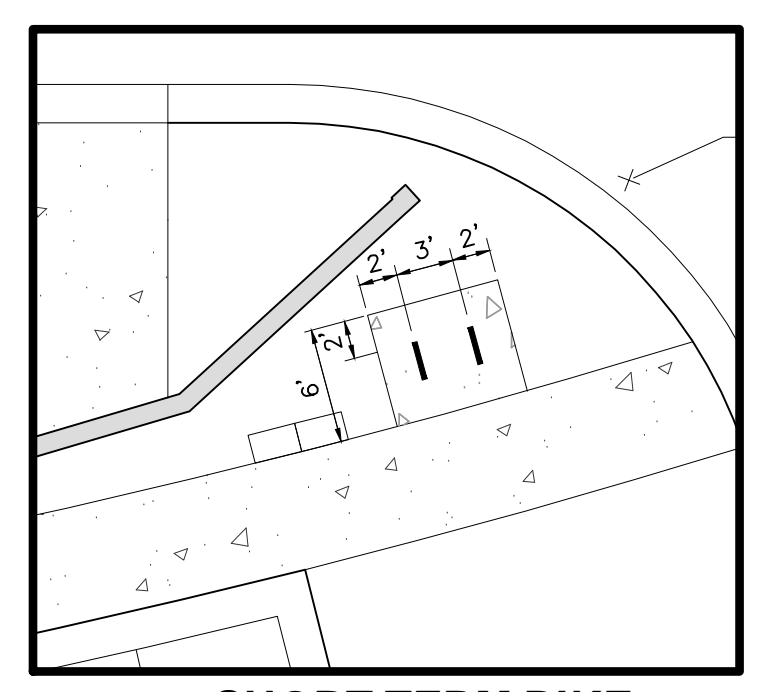
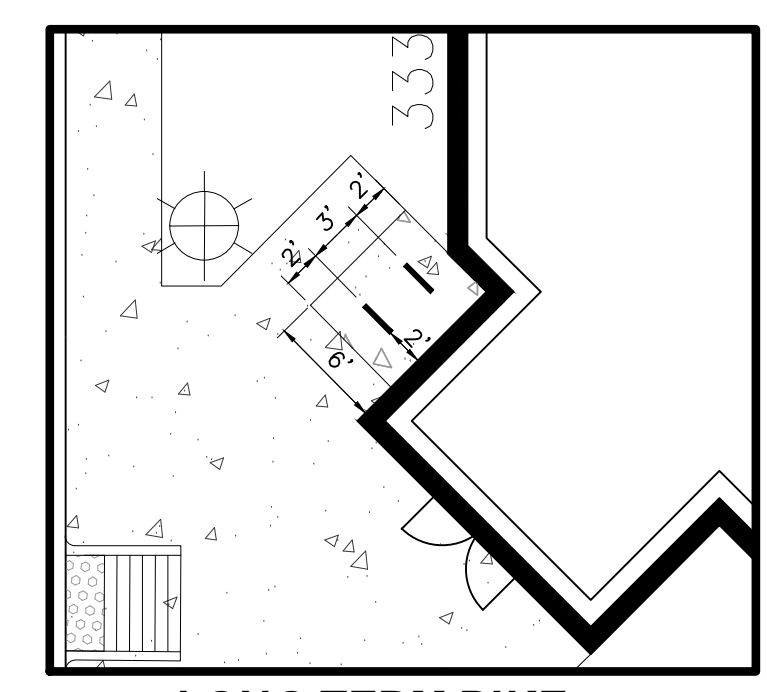
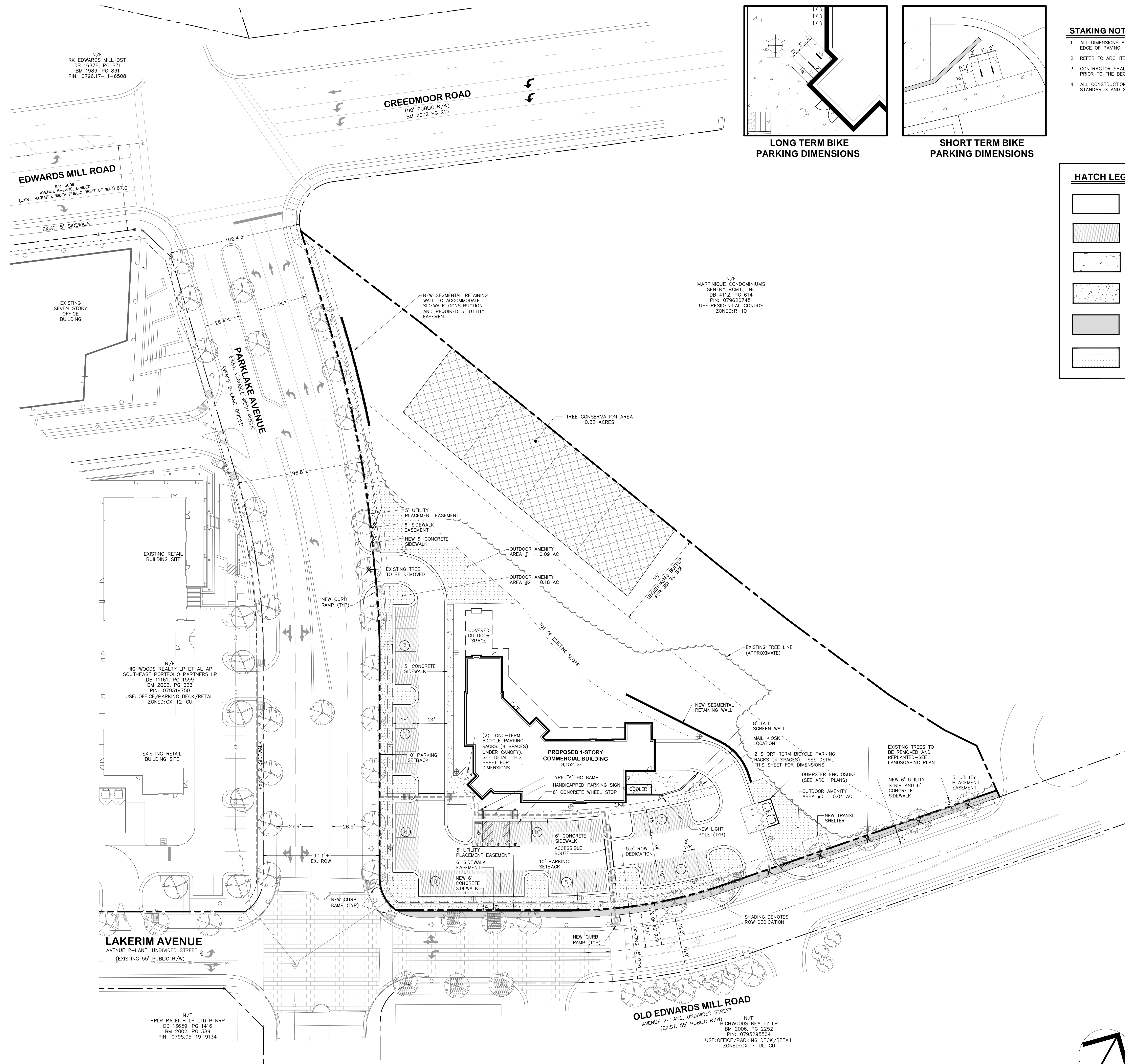
 N/F  
 HIGHWOODS REALTY LP ET AL AP  
 SOUTHEAST PORTFOLIO PARTNERS LP  
 DB 11161, PG 1599  
 BM 2002, PG 323  
 PIN: 0795.19-1505  
 USE: OFFICE/PARKING DECK/RETAIL  
 ZONED: CX-12-CU

 N/F  
 HIGHWOODS REALTY LP ET AL  
 SOUTHEAST PORTFOLIO PARTNERS LP  
 DB 11161, PG 1599  
 BM 2002, PG 215  
 PIN: 0795.05-29-1760

 N/F  
 HIGHWOODS REALTY LP  
 BM 2006, PG 2252  
 PIN: 0795.295504

 N/F  
 HIGHWOODS REALTY LP  
 BM 2006, PG 2252  
 PIN: 0795.295504  
 USE: OFFICE/PARKING DECK/RETAIL  
 ZONED: OX-7-UL-CU

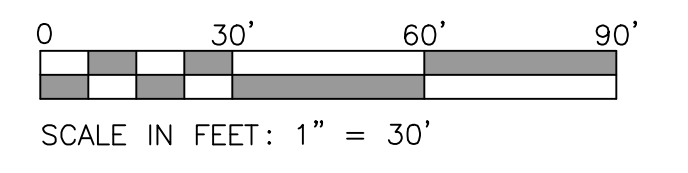
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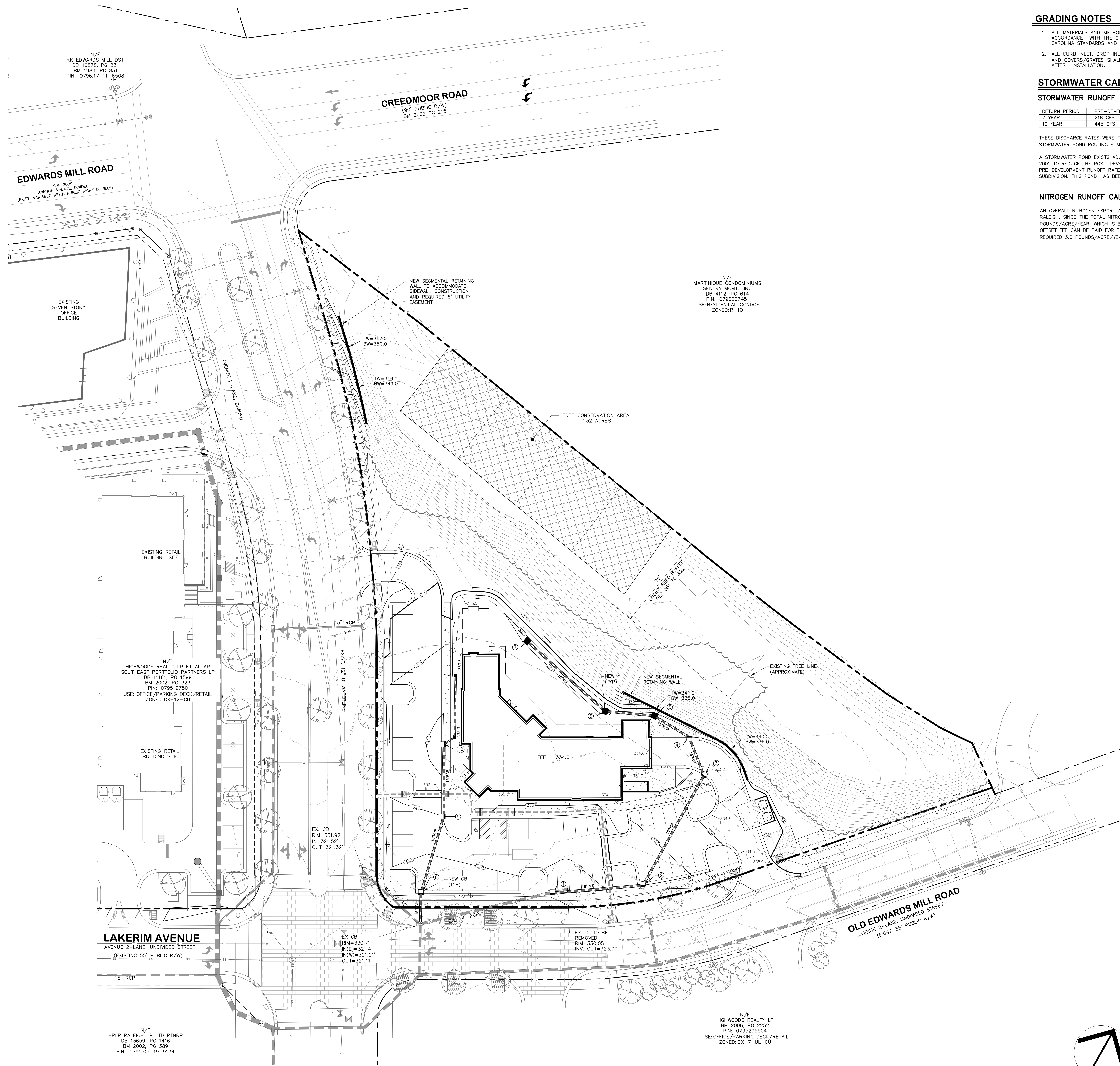
- STAKING NOTES**
- ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF TURNED DOWN WALK, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE.
  - REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF THE BUILDING.
  - CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
  - ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

**HATCH LEGEND**

[Hatch pattern]	HD - HEAVY DUTY ASPHALT PAVING
[Hatch pattern]	LD - LIGHT DUTY ASPHALT PAVING
[Hatch pattern]	HD - HEAVY DUTY CONCRETE
[Hatch pattern]	NEW CONCRETE SIDEWALK
[Hatch pattern]	PROPOSED RIGHT OF WAY DEDICATION
[Hatch pattern]	OUTDOOR AMENITY AREA



CASE # ASR-



**GRADING NOTES**

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- ALL CURB INLET, DROP INLET, MANHOLE, AND CLEAN-OUT FRAMES AND COVERS/GRATES SHALL BE PAINTED BLACK SEMI-GLOSS ENAMEL AFTER INSTALLATION.

**STORMWATER CALCULATIONS**

**STORMWATER RUNOFF SUMMARY FOR GLENLAKE**

RETURN PERIOD	PRE-DEVELOPMENT DISCHARGE	POST-DEVELOPMENT DISCHARGE
2 YEAR	218 CFS	212 CFS
10 YEAR	445 CFS	444 CFS

THESE DISCHARGE RATES WERE TAKEN FROM A STORMWATER STUDY ENTITLED "CITY OF RALEIGH STORMWATER POND ROUTING SUMMARY" PREPARED BY KIMLEY-HORN, INC. DATED MAY 4, 2004.

A STORMWATER POND EXISTS ADJACENT TO THIS PROPERTY. THIS POND WAS CONSTRUCTED IN 2001 TO REDUCE THE POST-DEVELOPMENT RUNOFF RATE SO THAT IT DOES NOT EXCEED THE PRE-DEVELOPMENT RUNOFF RATE FOR THE 2 AND 10 YEAR STORM FOR THE GLENLAKE SUBDIVISION. THIS POND HAS BEEN APPROVED AND ACCEPTED BY THE CITY OF RALEIGH.

**NITROGEN RUNOFF CALCULATIONS**

AN OVERALL NITROGEN EXPORT ANALYSIS HAS BEEN PROVIDED FOR REVIEW BY THE CITY OF RALEIGH. SINCE THE TOTAL NITROGEN EXPORT RATE FOR THE OVERALL DEVELOPMENT IS 8.08 POUNDS/ACRE/YEAR, WHICH IS BELOW THE ALLOWABLE 8.86 POUNDS/ACRE/YEAR, A NITROGEN OFFSET FEE CAN BE PAID FOR EACH LOT TO REDUCE THE TOTAL NITROGEN EXPORT TO THE REQUIRED 3.6 POUNDS/ACRE/YEAR.

N/F  
RK EDWARDS MILL DST  
DB 16878, PG 831  
BM 1983, PG 831  
PIN: 0796.17-11-6508

**CREEDMOOR ROAD**  
(90' PUBLIC R/W)  
BM 2002 PG 215

**EDWARDS MILL ROAD**  
638, 3009  
AVENUE 4-LANE, DIVIDED  
(EXIST. VARIABLE WIDTH PUBLIC RIGHT OF WAY)

N/F  
HIGHWOODS REALTY LP ET AL AP  
SOUTHEAST PORTFOLIO PARTNERS LP  
DB 11161, PG 1599  
BM 2002, PG 323  
PIN: 079519750  
USE: OFFICE/PARKING DECK/RETAIL  
ZONED: CX-12-CU

N/F  
MARTINIQUE CONDOMINIUMS  
SENTRY MGMT., INC  
DB 4112, PG 614  
PIN: 0796207451  
USE: RESIDENTIAL CONDOS  
ZONED: R-10

**LAKERIM AVENUE**  
AVENUE 2-LANE, UNDIVIDED STREET  
(EXISTING 55' PUBLIC R/W)

N/F  
HRLP RALEIGH LP LTD P/NRP  
DB 13659, PG 1416  
BM 2002, PG 389  
PIN: 0796.05-19-9134

N/F  
HIGHWOODS REALTY LP  
BM 2006, PG 2252  
PIN: 0795295504  
USE: OFFICE/PARKING DECK/RETAIL  
ZONED: CX-7-U-CU

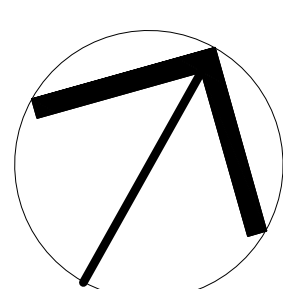
**GLENLAKE LOT 1**  
**4501 EDWARDS MILL ROAD**  
**RALEIGH, NORTH CAROLINA**

ISSUED: 22 FEB 2024

REVISIONS:


DRAWN BY: JET  
CHECKED BY: JDL

PROJECT: HWDPBL1



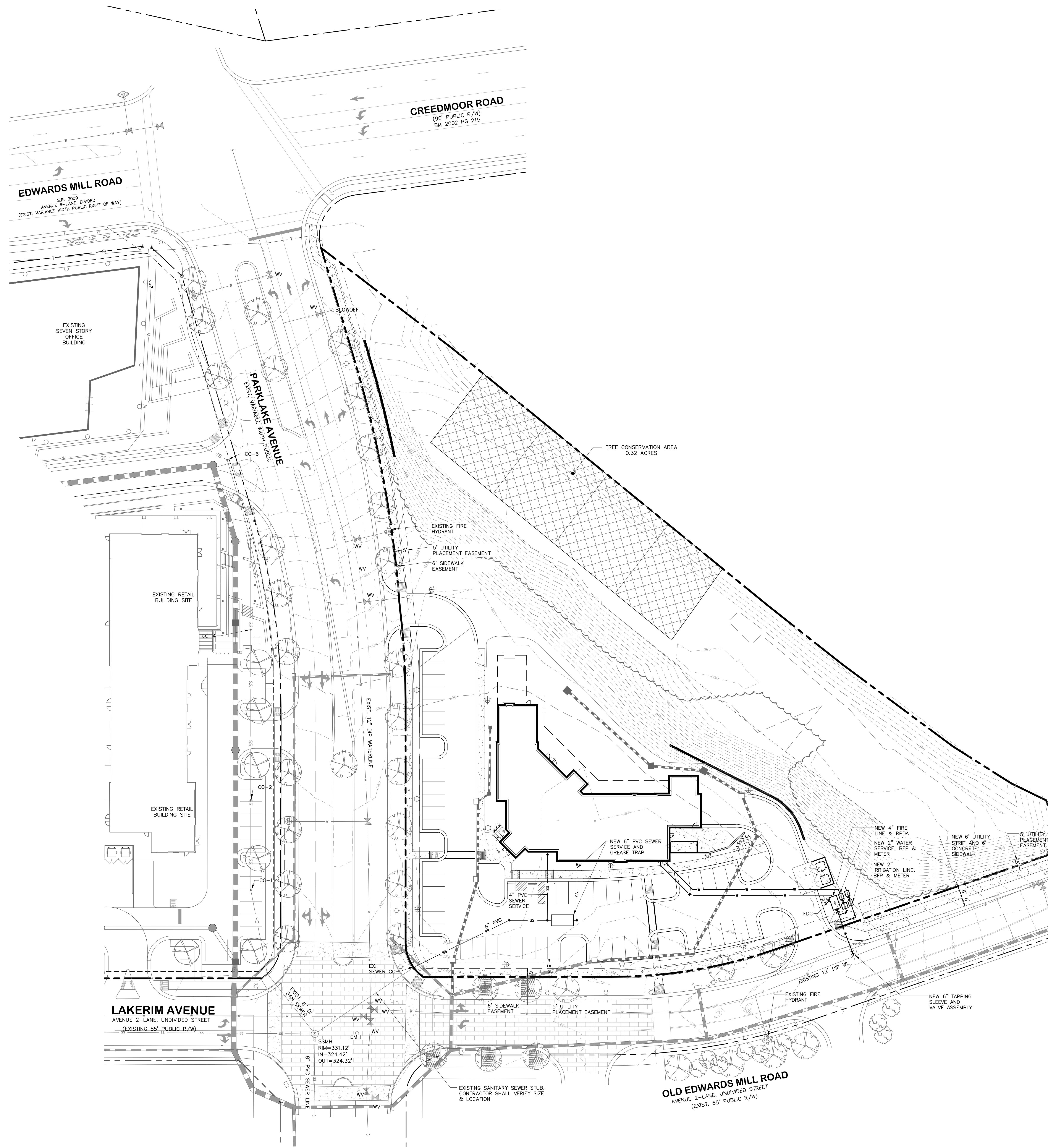
NORTH

0 30' 60' 90'  
SCALE IN FEET: 1" = 30'

CASE # ASR-

**GRADING PLAN**

DWG. NO. PA 4



**UTILITY 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.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ELECTRIC, GAS, AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
5. THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID CONFLICTS.
6. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE WATER AND SEWER SERVICE TO THE BUILDINGS WITH THE BUILDING PLUMBING CONTRACTOR AND THE BUILDING PLANS.
7. ALL CLEAN-OUTS SHALL BE PROVIDED IN CAST IRON FRAME AND COVER SIMILAR TO WATER VALVE BOX. PROVIDE HEAVY DUTY FRAME AND COVER IN PAVED AREAS.
8. ALL MANHOLE AND CLEAN OUT FRAMES AND COVERS/GRATES SHALL BE PAINTED BLACK SEMI-GLOSS ENAMEL AFTER INSTALLATION.
9. CONTRACTOR SHALL PROVIDE CONDUITS FOR IRRIGATION LINES UNDER PAVED AREAS.
10. IRRIGATION METER, REDUCED PRESSURE ZONE DEVICE, AND SERVICE SHALL BE PROVIDED. (DESIGN-BUILD.)
11. CONTRACTOR SHALL PROVIDE PVC CONDUIT(S) UNDER PAVED AREAS FOR POWER TO LIGHT POLES AND MONUMENT SIGN.
12. FDC'S WILL HAVE TO BE 2 1/2" HOSE CONNECTIONS X THE NUMBER DETERMINED BY THE SPRINKLER CONTRACTOR. THE NUMBER OF VALVES WILL BE DEPENDENT ON THE SYSTEM DEMAND, WHICH WILL BE GREATER THAN 500 GPM.

**CITY OF RALEIGH STANDARD UTILITY NOTES**

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
2. 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 ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
  - WHEN IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT 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 8" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
  - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. 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.
4. 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.
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. 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.
7. INSTALL 2" WATER SERVICE WITH METER 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.
8. INSTALL 6" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
9. 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.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWS, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. NCDOT/RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
12. 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) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
13. 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 HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
14. 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 HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

**PID**  
**PIEDMONTLANDDESIGN INC**  
 8522-204 SIX FORKS ROAD  
 RALEIGH, NORTH CAROLINA 27615  
 919.845.7600 PHONE  
 919.845.7703 FAX  
 ENGR. FIRM LICENSE NO. F-0843

NOT FOR CONSTRUCTION

**GLENLAKE LOT 1**  
**4501 EDWARDS MILL ROAD**  
**RALEIGH, NORTH CAROLINA**

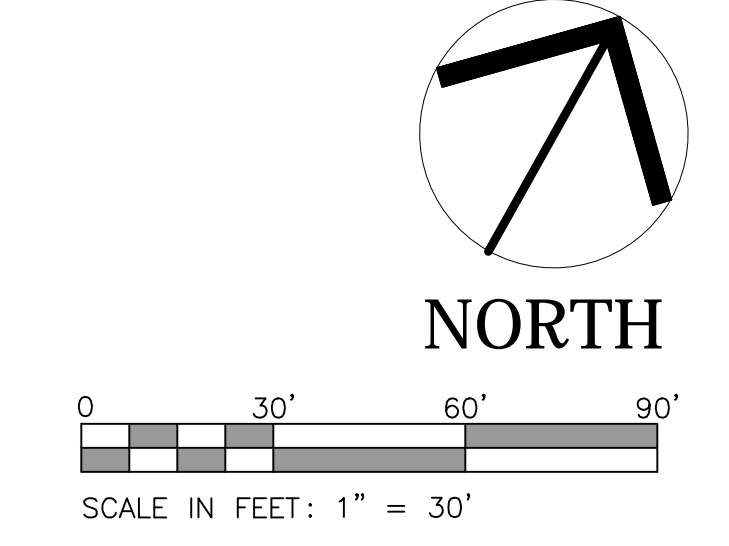
ISSUED: 22 FEB 2024

REVISIONS:


DRAWN BY: JET  
 CHECKED BY: JDL  
 PROJECT: HWDPBL1

**UTILITY PLAN**

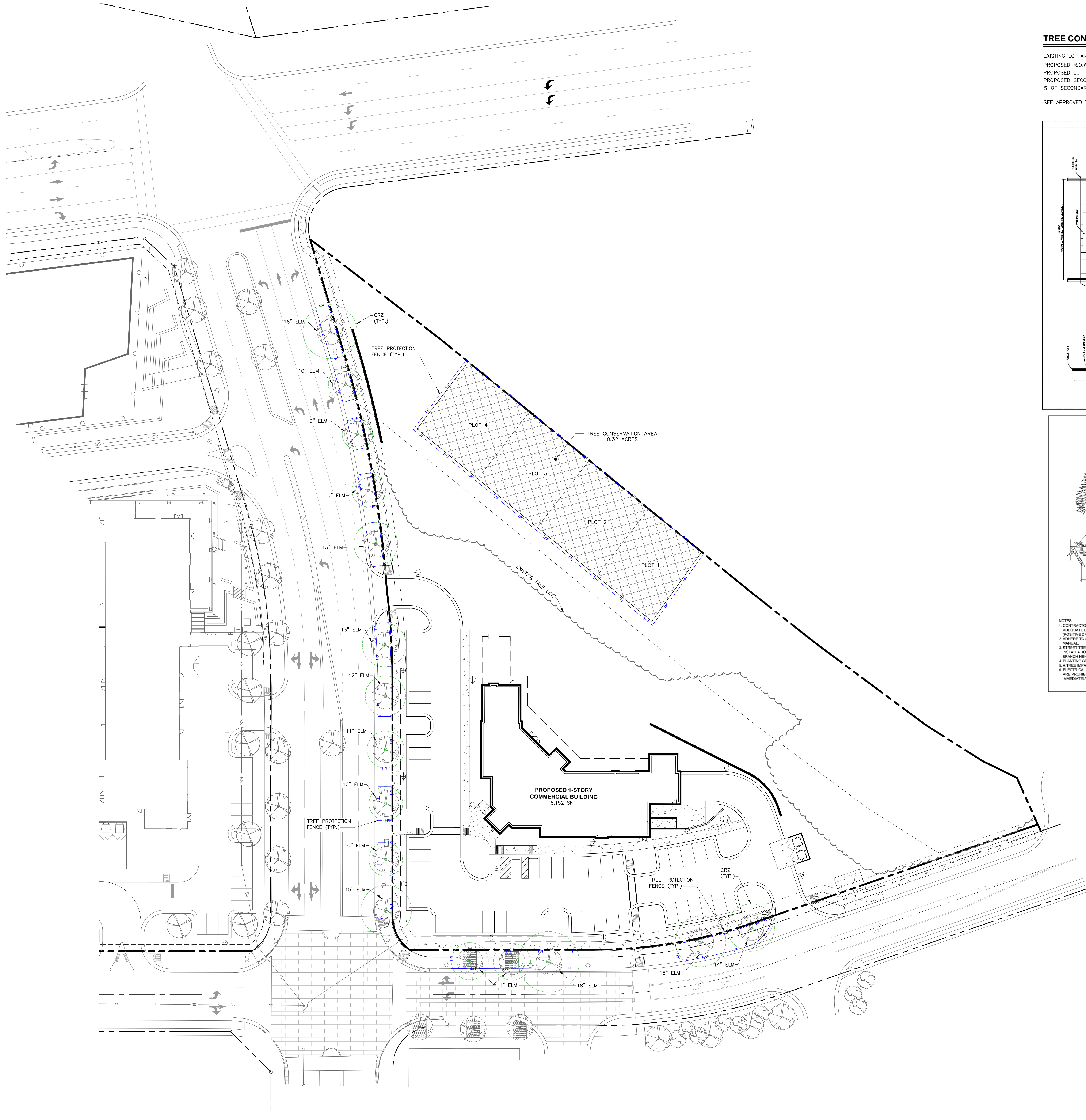
DWG. NO. PA 5



**CASE # ASR-**

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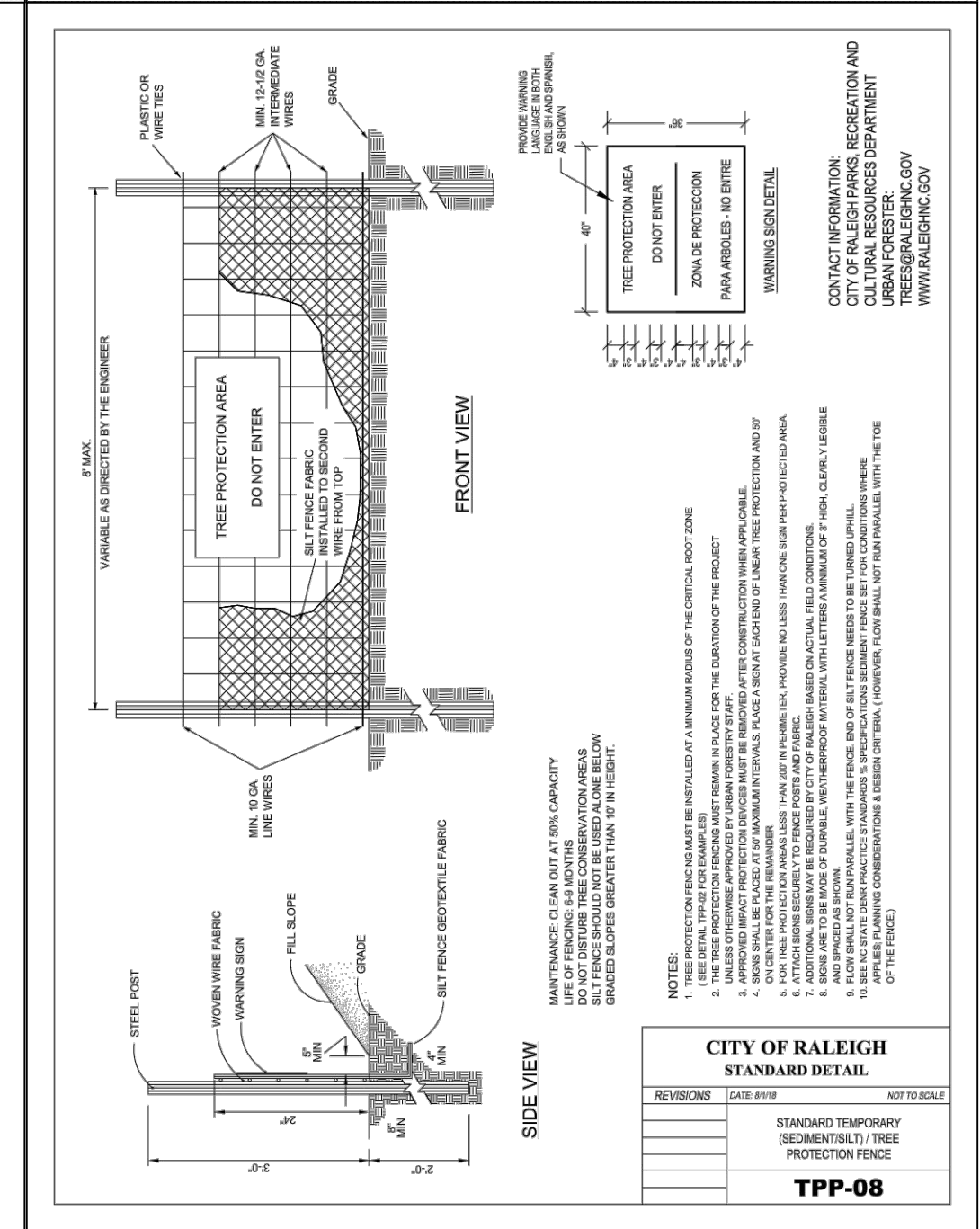
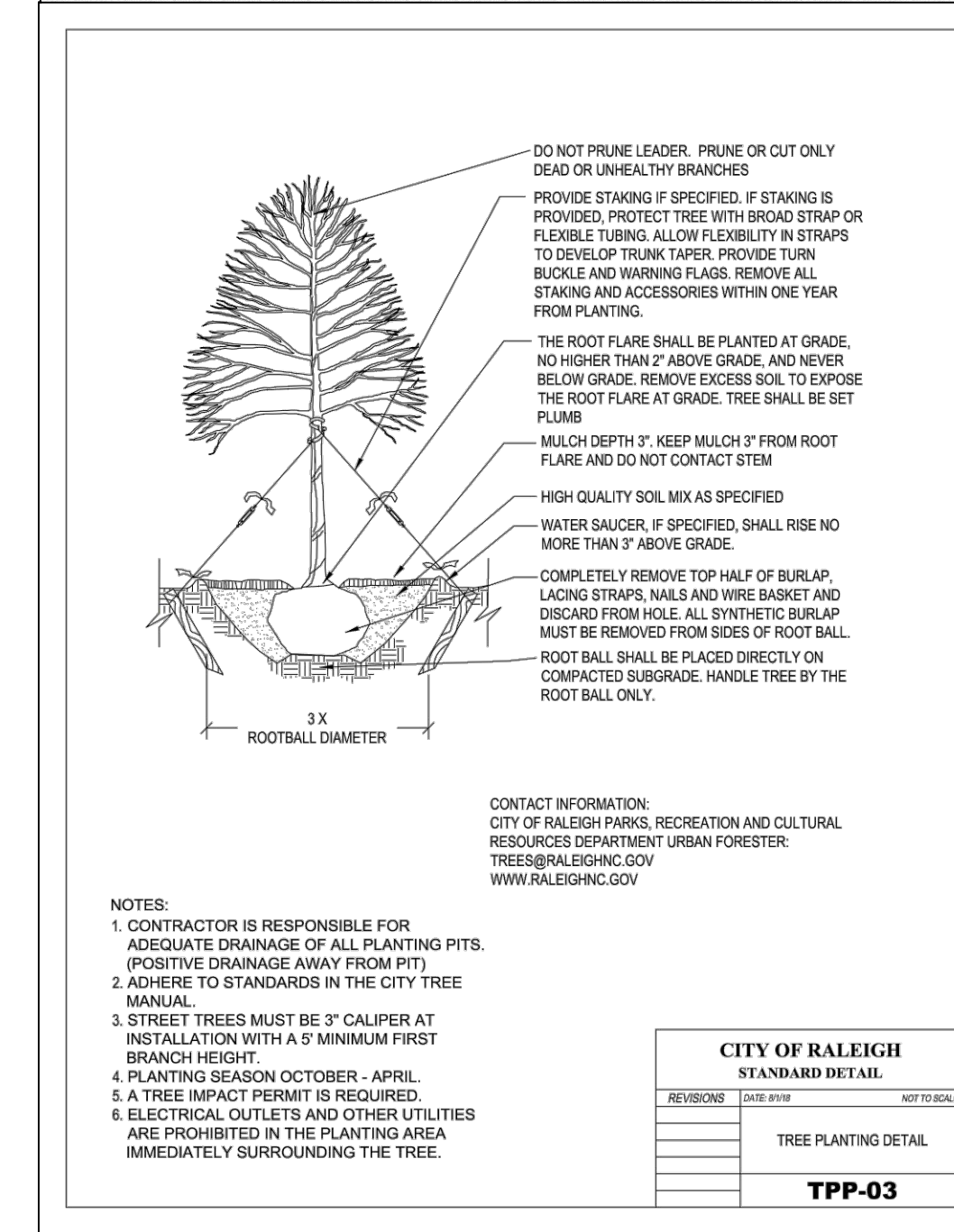
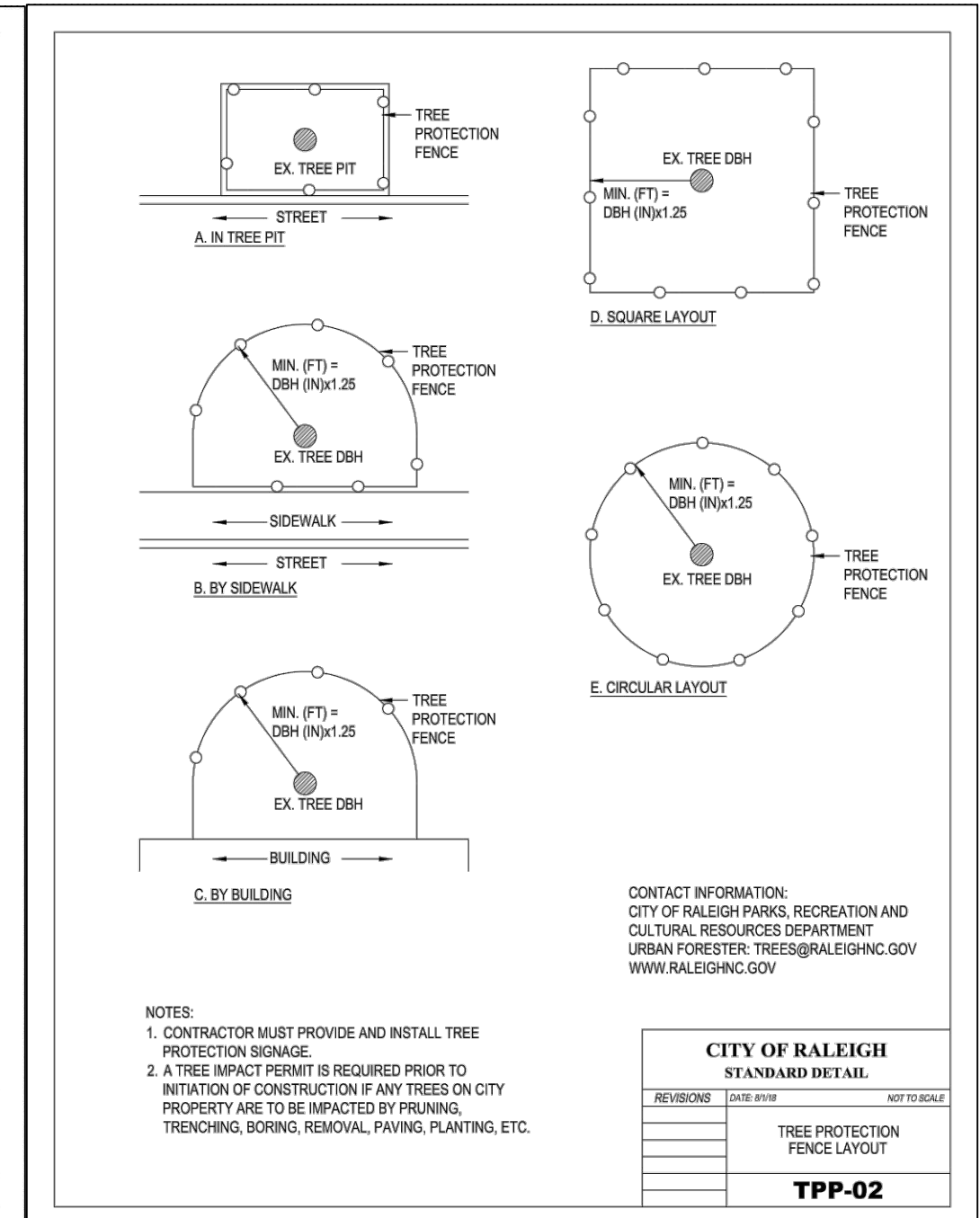
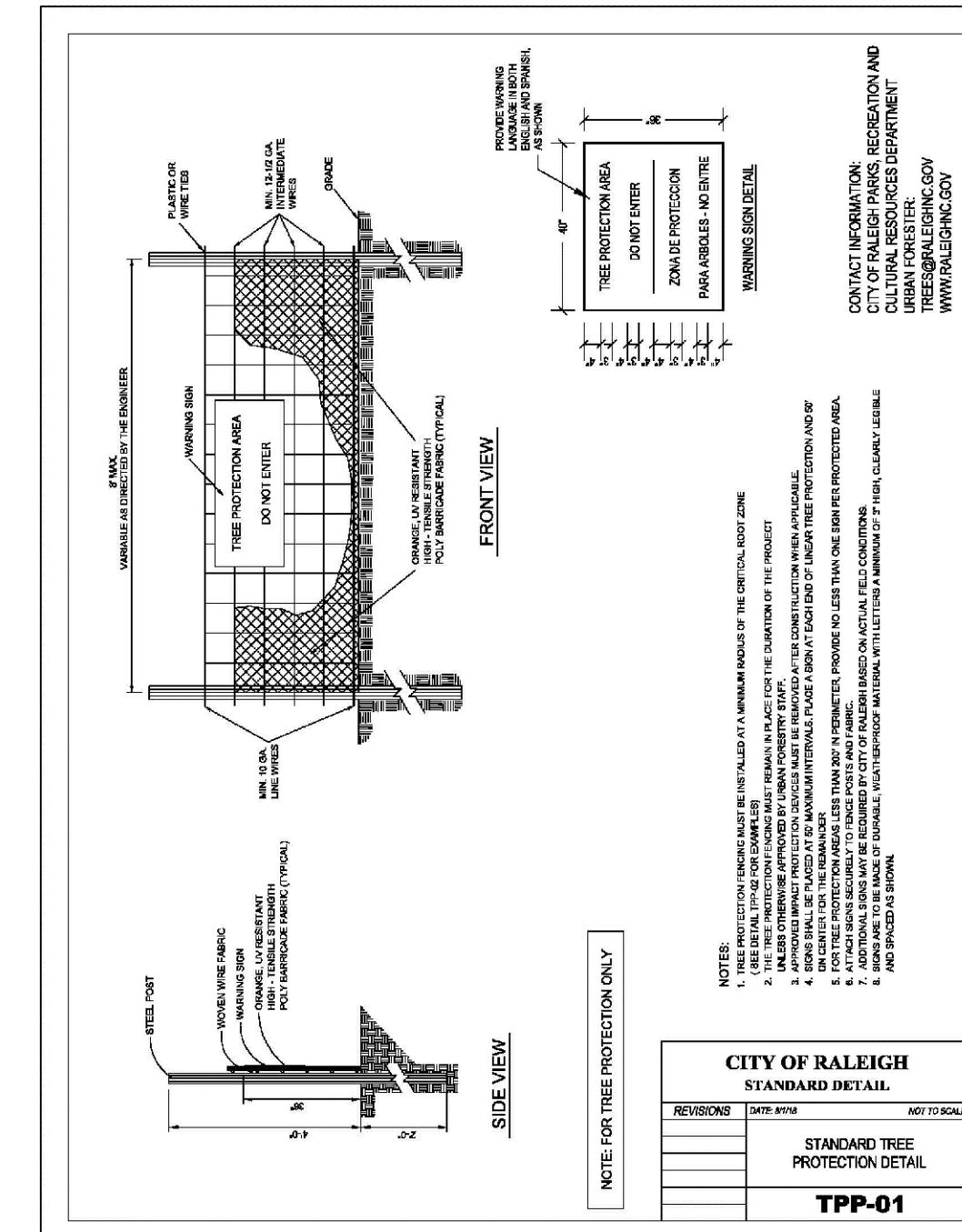




**TREE CONSERVATION AREA CALCULATIONS:**

EXISTING LOT AREA:	133,729 SF (3.07 AC)
PROPOSED R.O.W. DEDICATION AREA:	2,613 SF (0.06 AC)
PROPOSED LOT AREA:	131,116 SF (3.01 AC)
PROPOSED SECONDARY TCA:	14,044 SF (0.32 AC)
% OF SECONDARY TCA PROVIDED:	10.63%

SEE APPROVED TREE REPORT FOR BASAL AREA CALCULATIONS



PREMONTDESIGN PLLC

8522-204 SIX FORKS ROAD  
RALEIGH, NORTH CAROLINA 27615  
919.845.7600 PHONE  
919.845.7703 FAX  
ENGR. FIRM LICENSE NO. F-0843

PRELIMINARY  
NOT FOR CONSTRUCTION

GLENLAKE LOT 1

4501 EDWARDS MILL ROAD  
RALEIGH, NORTH CAROLINA

ISSUED: 22 FEB 2024

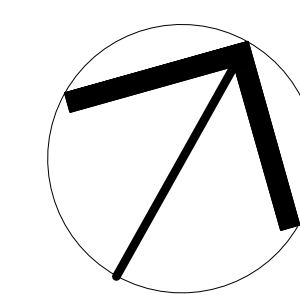
REVISIONS:

NO.	DESCRIPTION

DRAWN BY: JET  
CHECKED BY: MLS  
PROJECT: HWDPB1

TREE  
CONSERVATION  
PLAN

DWG. NO. PA 6

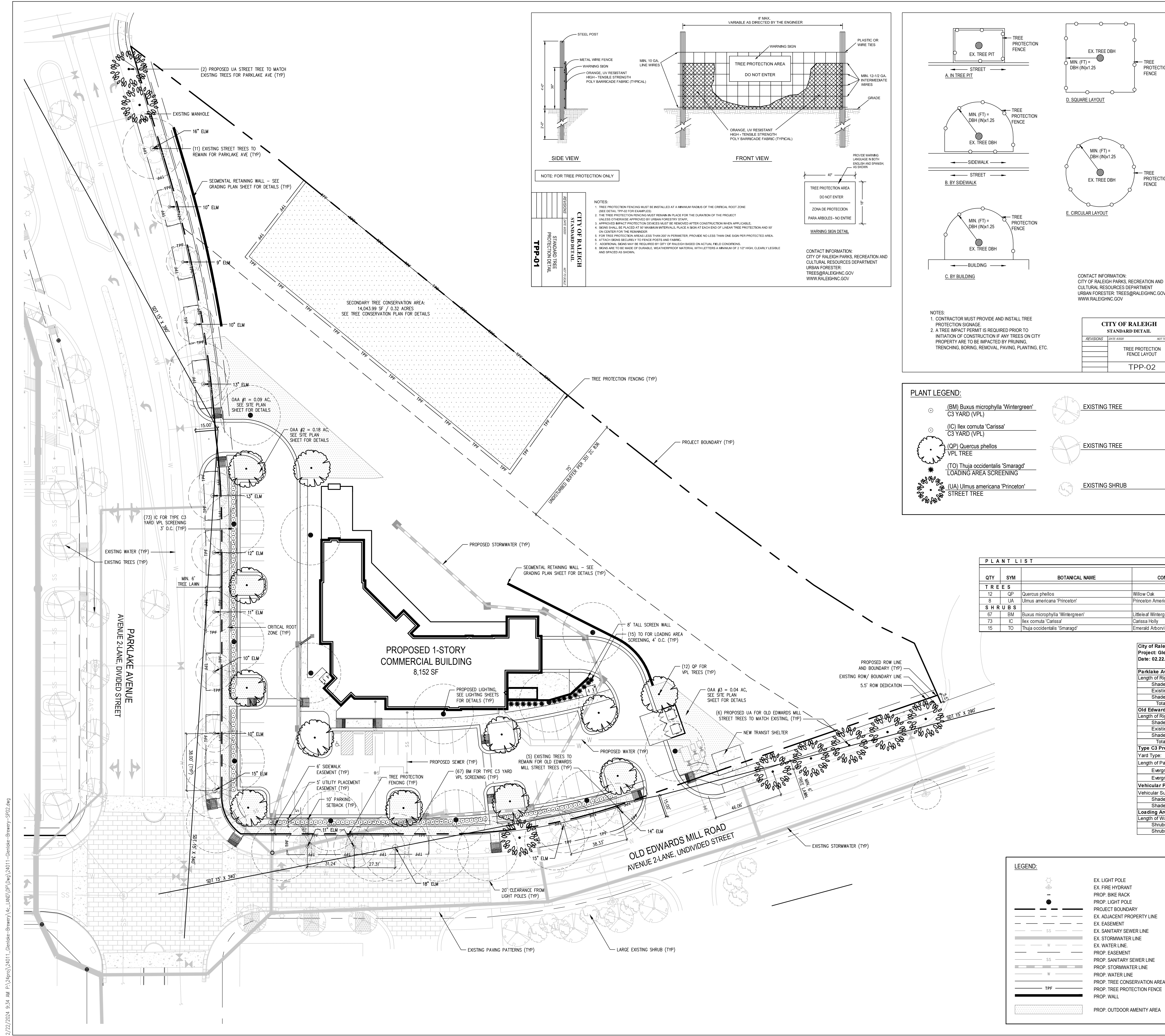


NORTH

0 30' 60' 90'  
SCALE IN FEET: 1" = 30'

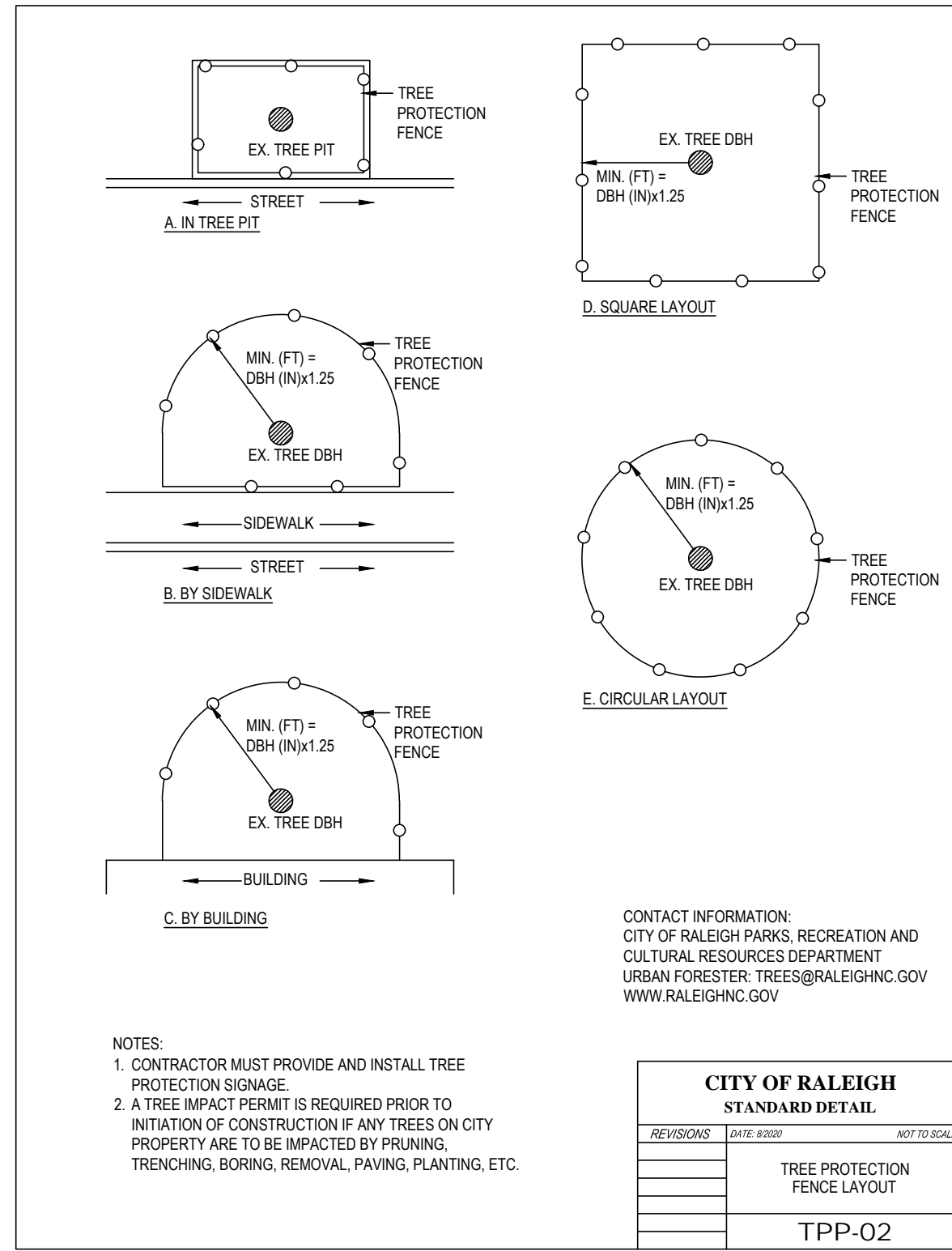
CASE # ASR-

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### GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
- THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- IF UNFORSEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO 'CITY OF RALEIGH STREET DESIGN MANUAL' AND CONTACT THE DEVELOPMENT SERVICES ENGINEERING INSPECTORS AT (919) 996-2409.
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY TRANSPORTATION AND PUBLIC UTILITIES DEPARTMENTS PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT.
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- ALL SURVEY INFORMATION PROVIDED TO J DAVIS ARCHITECTS BY JOHN A. EDWARDS AND COMPANY IN RALEIGH, NORTH CAROLINA IN DIGITAL FORMAT IN AUGUST 2023, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN AUGUST 2023.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION IS LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 25' MINIMUM.
- UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
- TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
- CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NO ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCRUCH ON THIS MINIMUM CORNER CLEARANCE.
- WC ACCESS RAMP(S) WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH ENGINEERING DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
- ALL RAMP(S) AND HANDRAILS SHALL BE CONFORM TO CURRENT ANS, NCSCB, AND ICC STANDARDS AND SPECIFICATIONS.
- SWINGING DOORS AND GATE SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH CURRENT ANS STANDARD.
- GROUND-MOUNTED MECHANICAL EQUIPMENT MUST ADHERE TO THE SCREENING REQUIREMENTS OF SEC 7.2.5.4 AND IS NOT ONLY LIMITED TO BEING VISIBLE FROM THE PUBLIC RIGHT OF WAY.
- ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- ALL MECHANICAL UNITS ON THIS SITE ARE ON ROOFTOP AND SCREENED BY PARAPET.
- UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.



### PLANT LEGEND:

- (BM) Buxus microphylla 'Wintergreen' - EXISTING TREE
- (C) Ilex cornuta 'Carissa' - EXISTING TREE
- (QP) Quercus phellos - EXISTING TREE
- (TO) Thuja occidentalis 'Smaragd' - EXISTING SHRUB
- (UA) Ulmus americana 'Princeton' - EXISTING SHRUB
- EXISTING TREE (Symbol)
- EXISTING SHRUB (Symbol)

SEE L9.10 FOR CITY OF RALEIGH PLANTING DETAILS. SEE L9.11 FOR PLANTING DETAILS.

### PLANT LIST

QTY	SYM	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT AT INSTALLATION	HEIGHT AT MATURITY	WIDTH AT MATURITY	REMARKS
12	UA	Quercus phellos	Willow Oak	3" MIN	10' MIN	60'	36"	VPL
8	UA	Ulmus americana 'Princeton'	Princeton American Elm	3" MIN	10' MIN	60'	48"	Street Tree
67	BM	Buxus microphylla 'Wintergreen'	Littleleaf Wintergreen Boxwood	24" MIN	3'-4"	3'-4"	3'-4"	C3 Yard (VPL), 3' O.C
73	IC	Ilex cornuta 'Carissa'	Carissa Holly	24" MIN	3'-4"	3'-4"	3'-4"	C3 Yard (VPL), 3' O.C
15	TO	Thuja occidentalis 'Smaragd'	Emerald Arborvitae	36" MIN	12'	3'-4"		Loading Screening

### City of Raleigh UDO Landscape & Screening Requirements

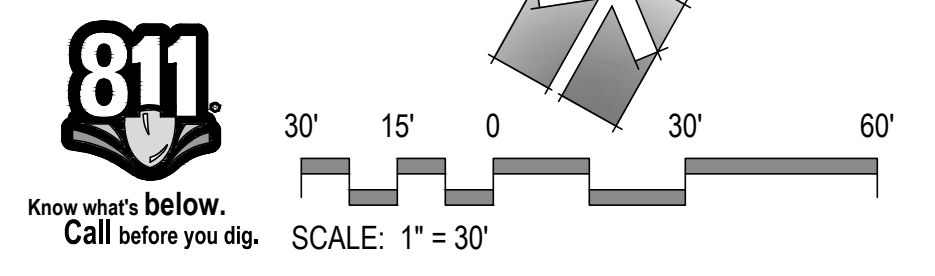
Project: Glenlake Brewery  
Date: 02.22.2024 (Rev. #, #, #, ##)

Category	Requirement	Value	Unit	Code
Parklake Avenue Street Trees	Length of Right of Way (Less driveway)	537'		LF
	Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average)	13		EA
	Existing Shade Trees	11		EA
	Total Street Trees (Provided + Existing)	22		EA
Old Edwards Mill Road Street Trees	Length of Right of Way (Less driveway)	479'		LF
	Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average)	11		EA
	Existing Shade Trees	5		EA
	Total Street Trees (Provided + Existing)	16		EA
Type C3 Protective Yard for Parking Screening	Length of Right of Way	438'		LF
	Evergreen Shrubs Required (18" ht. @ 30/100 LF)	131.4		EA
	Evergreen Shrubs Provided (18" ht. @ 30/100 LF)	140		EA
Vehicular Parking Lot	Vehicular Surface Area	24,570		SF
	Shade Trees Required (3" cal. 10' ht. per 2,000 sf)	12.3		EA
	Shade Trees Provided (3" cal. 10' ht)	12		EA
Loading Area Screening	Length of Wall	60'		LF
	Shrubs Required (6' ht, 4' w in 3 years @ 4' o.c. average)	15		EA
	Shrubs Provided (6' ht, 4' w in 3 years @ 4' o.c. average)	15		EA

### LEGEND:

(Symbol)	EX. LIGHT POLE
(Symbol)	EX. FIRE HYDRANT
(Symbol)	PROP. BIKE RACK
(Symbol)	PROP. LIGHT POLE
(Symbol)	PROJECT BOUNDARY
(Symbol)	EX. ADJACENT PROPERTY LINE
(Symbol)	EX. EASEMENT
(Symbol)	EX. SANITARY SEWER LINE
(Symbol)	EX. STORMWATER LINE
(Symbol)	EX. WATER LINE
(Symbol)	PROP. EASEMENT
(Symbol)	PROP. SANITARY SEWER LINE
(Symbol)	PROP. STORMWATER LINE
(Symbol)	PROP. WATER LINE
(Symbol)	PROP. TREE CONSERVATION AREA
(Symbol)	PROP. TREE PROTECTION FENCE
(Symbol)	PROP. WALL
(Symbol)	PROP. OUTDOOR AMENITY AREA

**ASR-XXXX-2024**  
CODE COMPLIANCE LANDSCAPE PLAN



ADMINISTRATIVE SITE REVIEW ONLY. NOT FOR CONSTRUCTION.

510 South Wilmington Street | Raleigh, NC 27601 | Tel: 919.835.1500  
1218 Chestnut St., 7th Floor | Philadelphia, PA 19107 | Tel: 215.545.0121

**ASR-XXXX-2024** (Admin. Site Review)  
REFERENCE: 351.2C.836

**Glenlake Building 1**  
4501 Edwards Mill Road  
Raleigh, North Carolina 27612

PROJECT:	PLD-24011.200	DATE:	
ISSUE:	Administrative Site Review	DATE:	02.22.2024
REVISIONS:			

DRAWN BY: MKP  
CHECKED BY: KT  
CONTENT: CODE COMPLIANCE LANDSCAPE PLAN

L4.00

CHAPTER 2 TREE PLANTING AND MAINTENANCE

THIS CHAPTER OUTLINES THE STANDARDS FOR PLANTING AND MAINTAINING TREES ON PROPERTY OWNED OR CONTROLLED BY THE CITY OF RALEIGH.

B. TREE PLANTING ON CITY PROPERTY

THE PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT IS RESPONSIBLE FOR PLAN REVIEW, INSPECTION, MONITORING AND ENFORCEMENT ASSOCIATED WITH TREE PLANTING AND MAINTENANCE ON PROPERTY OWNED OR CONTROLLED BY THE CITY.

- DEVELOPMENT: PRIVATE CITIZEN OR CONTRACT PLANTING ON CITY OWNED OR CONTROLLED PROPERTY BY ANY INDIVIDUAL OR ORGANIZATION OTHER THAN THE CITY. THESE PROJECTS ARE AT THE EXPENSE OF THE REQUESTOR AND REQUIRE A TREE IMPACT PERMIT.
- PARTNERSHIP PLANTING UNDERTAKEN BY NON-PROFIT ORGANIZATIONS, PUBLIC-PRIVATE PARTNERSHIPS, AND CIVIC GROUPS. UNLESS WORK IS DONE UNDER STRICT GUIDANCE AND OVERSIGHT BY THE URBAN FORESTER, THESE PROJECTS ARE AT THE EXPENSE OF THE REQUESTOR AND REQUIRE A TREE IMPACT PERMIT.

C. REQUESTS FOR TREE PLANTING

- REQUESTS FOR TREE PLANTING AND TREE IMPACT PERMITS ARE EVALUATED IN THE ORDER IN WHICH THEY ARE RECEIVED.
- TREE PLANTING IS CONTINGENT ON THE PLANTING SEASON, AVAILABILITY OF PLANT MATERIAL, SITE SUITABILITY, STAFFING, AND FUNDING.
- THE URBAN FORESTER OR DESIGNEE WILL PRIORITIZE TREE PLANTING REQUESTS ACCORDING TO THE FOLLOWING CRITERIA:
  - NEEDS BASED: AREAS IDENTIFIED WITH THE GREATEST TREE CANOPY DEFICITS
  - PRE-IDENTIFIED LOCATIONS: AREAS EARMARKED FOR BEAUTIFICATION IMPROVEMENTS
  - ON DEMAND: CITY DEPARTMENTS, VOLUNTEER GROUPS, NEIGHBORHOODS, CITIZENS, AND DEVELOPMENT

D. TREE QUALITY STANDARDS

- GENERAL: FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARINGS, AND OTHER FEATURES INDICATED ON DRAWINGS AND COMPLYING WITH ANSI Z60.1, WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING AND A VISIBLE ROOT FLARE. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
- TREES WITH MULTIPLE LEADERS, UNLESS SPECIFIED, WILL BE REJECTED. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, INSECT DAMAGE, OR CUTS ON LIMBS OVER 1/2 IN IN DIAMETER THAT ARE NOT COMPLETELY CLOSED, OR ROOT FLARE MORE THAN 2" BELOW SURFACE OF ROOT BALL WILL BE REJECTED.
- SPECIES SELECTION
  - SELECTED TREE SPECIES SHALL BE OF A CULTIVAR THAT IS SUPERIOR IN FORM AND DISEASE RESISTANCE. PREFERENCE WILL BE GIVEN TO STREET TREES GROWN SPECIFICALLY FOR URBAN CONDITIONS.
  - EXOTIC INVASIVE SPECIES ARE NOT PERMITTED.
  - TREES TO BE INSTALLED UNDER OVERHEAD POWERLINES SHALL HAVE A MATURE HEIGHT OF NO GREATER THAN 30FT.
  - ALL SPECIES SELECTIONS SHALL BE REVIEWED BY THE URBAN FORESTER OR DESIGNEE.
  - SPECIES DIVERSITY IS ENCOURAGED TO IMPROVE OVERALL URBAN FOREST HEALTH.
  - ALL PLANT MATERIAL AND INSTALLATION WORK SHALL CONFORM TO THE STANDARDS DETAILED IN THIS MANUAL, THE AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300 AND NURSERY STOCK, ANSI Z60.1 AND APPROVED CITY STANDARD DETAILS.
- ALL PLANT MATERIAL SHALL BE FREE OF ALL PESTS, DISEASES, AND CANKERS, IN HEALTHY CONDITION, AND FREE OF MECHANICAL DAMAGE AT THE TIME OF PLANTING AS DETERMINED BY URBAN FORESTRY STAFF.
- PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF LARGER SIZE MAY BE USED IF ACCEPTABLE TO URBAN FORESTER, WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
- LABEL EACH PLANT OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE.
- WHEN MORE THAN ONE PLANT OF ANY SPECIES IS PLANTED, ALL PLANT MATERIAL SHALL BE UNIFORM IN SIZE AND SHAPE WHEN POSSIBLE. ALL PLANT MATERIAL SHALL HAVE FULL FORM WITH EVEN-SPACED BRANCHING. ONE-SIDE PLANTS OR TIGHT ROW PLANTS ARE NOT ACCEPTABLE IF THE GROWTH HABIT IS ADVERSELY AFFECTED.
- TREE AND SHRUB MEASUREMENTS
  - MEASURE ACCORDING TO ANSI Z60.1 WITH BRANCHES AND TRUNKS OR CANES IN THEIR NORMAL POSITION. DO NOT PRUNE TO OBTAIN REQUIRED SIZES.
  - INSTALLATION SIZE FOR RIGHT OF WAY TREES:
    - SHADE TREES SHALL BE A MINIMUM OF 3" CALIPER AND 10' TALL.
    - UNDERSTORY TREES SHALL BE A MINIMUM OF 1.5" CALIPER FOR SINGLE STEM AND 6" TALL FOR BOTH SINGLE AND MULTI-STEMMED TREES.
- BALLED AND BURLAP (B&B), CONTAINER AND BARE ROOT PLANT MATERIALS
  - TREES DESIGNATED B&B SHALL BE PROPERLY DUG WITH FIRM, NATURAL BALLS OF SOIL WITH BALL SIZE NOT LESS THAN DIAMETER AND DEPTH RECOMMENDED BY ANSI Z60.1 FOR TYPE AND SIZE OF TREE, RETAINING AS MANY FIBROUS ROOTS AS POSSIBLE. BALLS SHALL BE FIRMLY WRAPPED WITH BIODEGRADABLE BURLAP AND SECURED WITH NAILS AS RECOMMENDED BY ANSI Z60.1.
  - THE ROOT FLARE SHALL BE APPARENT AT THE SURFACE OF THE ROOT BALL. OR THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING EXCESS SOIL FROM THE TOP OF THE ROOT BALL IN ORDER TO ESTABLISH THE CORRECT GRADE. TREES SHALL BE REJECTED IF THE ROOT FLARE HAS BEEN BURIED LONG ENOUGH FOR THE STEM TO SPROUT ADVENTITIOUS ROOTS. TREES WITH LOOSE, BROKEN, PROCESSED, OR MANUFACTURED ROOT BALLS WILL NOT BE ACCEPTED.
  - CONTAINER-GROWN STOCK SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED EXTERIOR PLANTS GROWN IN A CONTAINER WITH WELL-ESTABLISHED ROOT SYSTEM REACHING SIDES OF CONTAINER AND MAINTAINING A FIRM BALL WHEN REMOVED FROM CONTAINER. THE ROOT FLARE SHALL BE APPARENT AT SURFACE OF BALL. OR THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING EXCESS SOIL FROM THE TOP OF THE ROOT BALL IN ORDER TO ESTABLISH THE CORRECT GRADE. CONTAINER SHALL BE RIGID ENOUGH TO HOLD BALL SHAPE AND PROTECT ROOT MASS DURING SHIPPING AND BE SIZED ACCORDING TO ANSI Z60.1 FOR KIND, TYPE, AND SIZE OF EXTERIOR PLANT REQUIRED.
  - BARE ROOT MATERIAL SHALL BE GROWN IN THE GROUND IN THE NURSERY WITHOUT ARTIFICIAL ROOT RESTRICTION DEVICES, SUCH AS CONTAINERS OR FABRIC BAGS, UNDER FAVORABLE GROWING CONDITIONS AND WHICH HAVE RECEIVED THE PROPER CULTURAL TREATMENT TO DEVELOP A WELL-BRANCHED ROOT SYSTEM. AFTER HARVEST, THE SOIL IS REMOVED FROM THE ROOTS.
- DELIVERY, STORAGE AND HANDLING
  - 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.
  - HANDLE PLANTING STOCK BY ROOT BALL. HEAVIER MATERIAL SHALL BE HANDLED WITH STRAPS ON THE ROOT BALL AND APPROPRIATE EQUIPMENT SUCH AS A SMALL SKID STEER LOADER.
  - DELIVER BARE-ROOT STOCK PLANTS FRESHLY DUG. IMMEDIATELY AFTER DIGGING UP BARE-ROOT STOCK, PACK ROOT SYSTEM IN WET STRAW, HAY, OR OTHER SUITABLE MATERIAL TO KEEP ROOT SYSTEM MOIST UNTIL PLANTING.
  - DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET EXTERIOR PLANTS IN THEIR APPROPRIATE ASPECT (SUN, FLATTENED SUN, OR SHADE), PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST:
    - SET BALLED STOCK ON GROUND AND COVER BALL WITH SOIL, PEAT MOSS, SAWDUST, OR OTHER ACCEPTABLE MATERIAL.
    - DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING.
    - WATER ROOT SYSTEMS OF EXTERIOR PLANTS STORED ON-SITE WITH A FINE-MIST SPRAY. WATER AS OFTEN AS NECESSARY TO MAINTAIN ROOT SYSTEMS IN A MOIST, BUT NOT OVERLY-WET CONDITION
    - HEEL-IN BARE-ROOT STOCK. SOAK ROOTS THAT ARE IN DRY CONDITION IN WATER FOR TWO HOURS. REJECT DRIED-OUT PLANTS.
- NURSERY
  - PLANTS SHALL BE GROWN WITHIN ONE COLD HARDINESS ZONE OF THE PROJECT SITE.
  - PROVIDE DIGITAL PHOTOS FROM THE NURSERY WITH HEIGHT IDENTIFIED FOR REVIEW BY THE URBAN FORESTER OR DESIGNEE PRIOR TO DIGGING OR SHIPPING. ALL TREES SHALL ALSO BE REVIEWED AND APPROVED PRIOR TO INSTALLATION EITHER AT PLACE OF PURCHASE, NURSERY, HOLDING YARD OR WORK SITE BY THE URBAN FORESTER OR DESIGNEE.

12. OBSERVATION AND REJECTION

- URBAN FORESTER OR DESIGNEE MAY OBSERVE TREES AT PLACE OF PURCHASE, NURSERY HOLDING YARD, OR AT SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. URBAN FORESTER RETAINS RIGHT TO OBSERVE TREES FURTHER FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, INSECTS, INJURIES, AND LATENT DEFECTS AND TO REMOVE UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED TREES IMMEDIATELY FROM PROJECT SITE.

13. SUBSTITUTIONS

- REQUESTS FOR SUBSTITUTION FOR THE LISTED PLANT MATERIAL MUST BE MADE TO THE URBAN FORESTER IN WRITING. THE REQUEST SHALL INCLUDE A MINIMUM OF 5 NURSERIES ATTEMPTED FOR LOCATION AND CONTACT INFORMATION. SUBSTITUTIONS WILL BE CONSIDERED IF THE LISTED MATERIAL CANNOT BE LOCATED OR CONFIRMED BY KNOWN SUPPLIERS. PLANT SUPPLIERS MUST BE RESEARCHED AND LOCATED PRIOR TO SUBMITTAL. IF PLANT MATERIAL SUBSTITUTIONS ARE TO BE MADE AFTER AWARD OF THE CONTRACT OR PERMIT, THE SUBSTITUTION MUST BE OF SIMILAR GROWTH HABIT, FORM, AND CHARACTERISTICS, SIMILAR IN SPECIES, SIZE, AND EQUAL IN PRICE AND SUBJECT TO APPROVAL OR REJECTION BY THE URBAN FORESTER.
- IF FOR ANY REASON TREES CANNOT BE INSTALLED ACCORDING TO THE PLANS A REQUEST SHALL BE MADE TO THE URBAN FORESTER IN WRITING. THE CONTRACTOR SHALL INFORM THE CITY AND ALTERNATE PLANTING LOCATIONS SHALL BE SELECTED FOR APPROVAL BY THE URBAN FORESTER.

E. TREE QUALITY STANDARDS

- PLEASE REFER TO CITY OF RALEIGH STANDARD DETAILS LOCATED AT RALEIGHNC.GOV
  - LINEAR SPACING AND LOCATION
    - TREES WILL BE PLANTED IN ACCORDANCE WITH SPACING REQUIREMENTS DETAILED IN THE UNIFIED DEVELOPMENT ORDINANCE UNLESS OTHERWISE DIRECTED BY THE URBAN FORESTER OR DESIGNEE.
    - TREES TO BE INSTALLED UNDER OVERHEAD UTILITY LINES SHALL HAVE A MATURE HEIGHT OF NO GREATER THAN 30FT.
  - GROUPED PLANTINGS
    - GROUPING TREES WHEREVER POSSIBLE AND DESIGNING TREE PITS OR MULCH AREAS THAT ALLOW SHARED ROOT SPACE PROVIDES A NUMBER OF BENEFITS TO THE HEALTH AND LONGEVITY OF URBAN TREES. DESIGNS THAT GROUP TREES ARE FAVORED OVER INDIVIDUAL PLANTINGS
  - EXECUTION
    - TREE AND SHRUB EXCAVATION
      - PLANTING HOLE: EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD. TRIM BASE LEAVING CENTER AREA RAISED SLIGHTLY TO SUPPORT ROOT BALL AND ASSIST IN DRAINAGE. DO NOT FURTHER DISTURB BASE. SCARIFY SIDES OF PLANT PIT (SMOOTHED DURING EXCAVATION).
      - EXCAVATE APPROXIMATELY THREE TIMES AS WIDE AS BALL DIAMETER FOR ALL PLANT MATERIAL.
      - PLANTING HOLES SHALL BE NO DEEPER THAN THE ROOT FLARE OF THE TREE OR PLANT WHICH SHALL BE INSTALLED AT GRADE, A MAXIMUM OF 2 INCHES ABOVE GRADE, AND NEVER BELOW GRADE.
      - SOIL REMOVED FROM EXCAVATIONS MAY BE USED AS BACKFILL PROVIDED IT MEETS THE SPECIFIED PLANTING SOIL MIX REQUIREMENTS.
      - OBSTRUCTIONS: NOTIFY URBAN FORESTER IF UNEXPECTED ROCK OR OBSTRUCTIONS DETRIMENTAL TO TREES OR SHRUBS ARE ENCOUNTERED IN EXCAVATIONS.
      - DRAINAGE: PLANTING HOLES NOT ASSOCIATED WITH A DRAIN SYSTEM SHALL DRAIN FULLY WITHIN A 120-HOUR PERIOD. NOTIFY URBAN FORESTER IF SUBSOIL CONDITIONS EVIDENCE UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PITS.
    - TREE AND SHRUB PLANTING
      - BALL AND BURLAP
        - SET BALLED AND BURLAPPED STOCK PLUMB AND IN CENTER OF PIT OR TRENCH WITH ROOT FLARE AT GRADE, A MAXIMUM OF 2 INCHES ABOVE ADJACENT FINISH GRADES, AND NEVER BELOW GRADE. DO NOT MANEUVER BY TRUNK. HANDLE BY ROOT BALL ONLY.
        - REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/2 OF ROOT BALL. CUT OFF AND DISCARD FROM HOLE, BUT DO NOT REMOVE FROM UNDER ROOT BALLS. REMOVE PALLETS, IF ANY, BEFORE SETTING. DO NOT USE PLANTING STOCK IF ROOT BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.
        - PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS, TAMPING GENTLY TO SETTLE MIX AND ELIMINATE VOIDS AND AIR POCKETS. WHEN PIT IS APPROXIMATELY ONE-HALF BACKFILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF PLANTING SOIL MIX.
      - CONTAINER
        - SET CONTAINER-GROWN STOCK PLUMB AND IN CENTER OF PIT OR TRENCH WITH ROOT FLARE AT GRADE, A MAXIMUM OF 2 INCHES ABOVE ADJACENT FINISH GRADES, AND NEVER BELOW GRADE. DO NOT MANEUVER BY TRUNK. HANDLE BY ROOT BALL ONLY.
        - CAREFULLY REMOVE ROOT BALL FROM CONTAINER WITHOUT DAMAGING ROOT BALL OR PLANT. GENTLY LOOSEN THE ROOTS AND CUT ANY GIRDLING ROOTS IN AT LEAST TWO PLACES.
        - PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS, TAMPING TO SETTLE MIX AND ELIMINATE VOIDS AND AIR POCKETS. WHEN PIT IS APPROXIMATELY ONE-HALF BACKFILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF PLANTING SOIL MIX.
      - BARE ROOT
        - FOLLOW THE METHOD FOR CONTAINER PLANTING. STAKING REQUIRED.
    - TREES IN SIDEWALKS, PITS, GRATES AND TREE LAWNS
      - 4" X 6" GRAY IRON, ADA COMPLIANT
      - TREE GRATES SHALL HAVE A PROVISION FOR TRUNK EXPANSION OF THE TREE, SUCH AS POP OUT CONCENTRIC RINGS IN THE GRATE AROUND THE TRUNK.
      - NO UTILITIES OR ELECTRICAL CONDUITS ARE PERMITTED WITHIN THE TREE PIT OR GRATE. UTILITIES MAY RUN BELOW AND THROUGH THE SUBSURFACE ROOT EXPANSION INFRASTRUCTURE.
    - TREES SHALL BE CENTERED IN THE PIT
    - TREE PITS SHALL ACCOMMODATE A DEPTH OF 3" OF PLANTING SOIL.
    - HIGH QUALITY PLANTING SOIL SHALL BE USED IN THE PIT DIRECTLY BELOW THE GRATE
    - DRAINAGE SHALL BE PROVIDED.
  - TREE LAWN
    - MINIMUM 6 FEET WIDE TREE LAWN.
    - TREE CENTERED IN AREA.
    - 600 CUBIC FEET OF HIGH-QUALITY PLANTING SOIL IN THE IMMEDIATE AREA WHERE TREE IS TO BE PLACED.
- REQUIRED SUBSURFACE ROOT EXPANSION
  - HIGH-QUALITY PLANTING SOIL OR STRUCTURAL SOIL SHALL BE USED TO ACCOMPLISH THE SOIL VOLUME REQUIREMENT.
  - 600 CUBIC FEET OF SUBSURFACE ROOT EXPANSION AREA REQUIRED PER TREE.
    - STRUCTURAL SOIL
    - SUBSURFACE SOIL CONTAINMENT STRUCTURE
    - ROOT PATHWAYS
      - MAY ONLY BE USED IN COMBINATION WITH OTHER OPTIONS OR IN CASES WHERE CONNECTIONS TO AVAILABLE SOIL SPACE ACHIEVES THE 600 CUBIC FEET REQUIREMENT.
      - 20-FOOT MINIMUM EXTENSION FOR EACH PATH. CONNECT TO ADJACENT ROOT PATHS WHEN POSSIBLE.
      - WHEN ROOT EXPANSION PATHS EXTEND UNDER THE SIDEWALK ENSURE MINIMUM DENSITY REQUIREMENTS ARE MET.
    - SUSPENDED PAVEMENT

- EXCEPTIONS AND DESIGN ALTERNATIVES ARE ENCOURAGED TO ACHIEVE SOIL VOLUME. URBAN FORESTER REVIEW REQUIRED DESIGNS THAT GROUP TREES AND CONNECT ROOT SPACES WILL BE FAVORED AS WELL AS THE INTRODUCTION OF LID MATERIALS AND TECHNOLOGY.

F. ORGANIC MULCHING

- APPLY 3 INCH AVERAGE THICKNESS OF ORGANIC MULCH EXTENDING 12 INCHES BEYOND EDGE OF PLANTING PIT OR TRENCH. DO NOT PLACE MULCH WITHIN 3 INCHES OF TRUNKS OR STEMS. ROOT FLARE SHALL BE VISIBLE AT BASE OF ALL PLANT MATERIAL.
- MULCH SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER TO REFRESH AS NEEDED AND KEEP FREE OF DEBRIS AND TRASH.

G. SOIL

- BACKFILL DIRECTLY IN TREE PIT OR PLANTING AREA SHALL BE HIGH-QUALITY PLANTING SOIL SUITABLE FOR SUCCESSFUL GROWTH.
- IF SOIL ON SITE IS SUITABLE IT MAY BE MIXED AT A RATE OF 50% WITH HIGH-QUALITY PLANTING SOIL. SOIL MUST BE FREE OF SUBSOIL, HARD CLODS, STONE, RESIDUES OR UNDESIRABLE MATERIALS, STICKS, WEED SEED AND UNIFORM IN QUALITY.
- THE URBAN FORESTER OR DESIGNEE MAY REJECT UNSUITABLE SOIL.

H. GUYING AND STAKING

- DO NOT STAKE UNLESS THE TREE BECOMES UNSTABLE OR IT IS A HIGH WIND AREA.
- REMOVE ALL STAKING MATERIAL AFTER 1 YEAR.
- LEAVE SLIGHT SLACK IN TIE TO PROMOTE TRUNK TAPER.
- UPRIGHT STAKING AND TYING: WHEN REQUIRED USE A MINIMUM OF 3 STAKES. SET VERTICAL STAKES AND SPACE TO AVOID PENETRATING ROOT BALLS OR ROOT MASSES. SUPPORT TREES WITH TWO STRANDS OF THE WIRE ENCASED IN HOSE SECTIONS OR ARBORIST TAPE AT CONTACT POINTS WITH THE TRUNK. ALLOW ENOUGH SLACK TO AVOID RIGID RESTRAINT OF TREE. SPACE STAKES EQUALLY AROUND TREES AND ATTACH FLAGS TO EACH GUY WIRE FOR VISIBILITY.

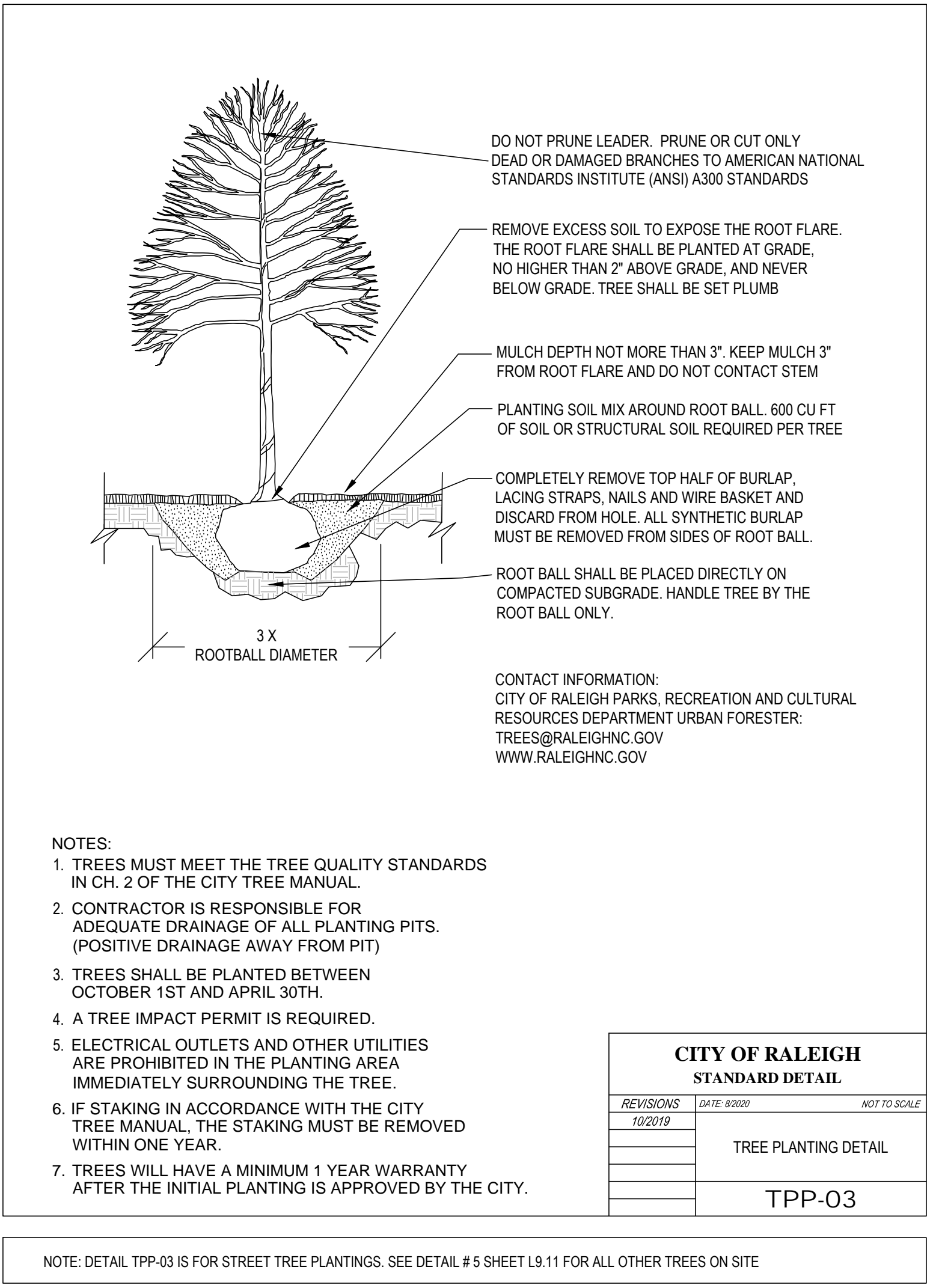
F. MAINTENANCE AND WARRANTY STANDARDS

- A TREE IMPACT PERMIT IS REQUIRED FOR MAINTENANCE ACTIVITIES
- IT IS THE ADJACENT PROPERTY OWNERS RESPONSIBILITY TO MAINTAIN THE MULCH RING OR TREE GRATE AROUND TREES IN THE RIGHT OF WAY AND PREVENT STRING TRIMMER OR MOWER DAMAGE.
- A 2-YEAR WARRANTY AND MAINTENANCE PERIOD IS REQUIRED AFTER THE FINAL INSPECTION OF PERMITTED PLANTING.
- TREE AND PLANT MAINTENANCE
    - MAINTAIN PLANTINGS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, MULCHING, RESTORING PLANTING SAUCERS, ADJUSTING AND REPAIRING TREE STABILIZATION DEVICES. RESETTING TO PROPER GRADES OR VERTICAL POSITION, AND PERFORMING OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SPRAY OR TREAT AS REQUIRED TO KEEP PLANTS FREE OF INSECTS AND DISEASE.
    - FILL IN AS NECESSARY SOIL SUBSIDENCE THAT MAY OCCUR BECAUSE OF SETTLING, RUTTING OR DAMAGE BY EQUIPMENT OR OTHER PROCESSES. REPLACE MULCH MATERIALS DAMAGED OR LOST IN AREAS OF SUBSIDENCE.
    - APPLY TREATMENTS AS REQUIRED TO KEEP PLANT MATERIALS, PLANTED AREAS AND SOILS FREE OF PESTS AND PATHOGENS OR DISEASE. USE INTEGRATED PEST MANAGEMENT PRACTICES WHENEVER POSSIBLE TO MINIMIZE THE USE OF PESTICIDES AND REDUCE HAZARDS. TREATMENTS INCLUDE PHYSICAL CONTROLS SUCH AS HOISING OFF FOLIAGE, MECHANICAL CONTROLS SUCH AS TRAPS, AND BIOLOGICAL CONTROL AGENTS.
  - WATERING INSTRUCTIONS
    - PROVIDE AND MAINTAIN TEMPORARY PIPING, HOSES, AND WATERING EQUIPMENT TO CONVEY WATER FROM SOURCES.
    - SCHEDULE WATERING TO COMPLY WITH THE CITY OF RALEIGH WATER CONSERVATION ORDINANCE.
    - WATERING VOLUMES SHOULD BE BASED UPON DELIVERY OF 1" INCH OF MOISTURE PER WEEK TO THE PLANT IF PRECIPITATION DOES NOT MEET THAT AMOUNT DURING THE ACTIVE GROWING SEASON DEFINED AS APRIL 1 THROUGH NOVEMBER 1.
    - SUPPLEMENTAL WATER SHALL BE APPLIED DURING THE ESTABLISHMENT PERIOD AS FREQUENTLY AS 3 TIMES PER WEEK AND DURING PERIODS OF DROUGHT OR EXCESSIVE HEAT.
    - USE A SLOW FLOW HOSE END DEVICE AND WATER EACH TREE AT THE BASE FOR SEVERAL MINUTES. COMMERCIALY AVAILABLE WATER BAGS ARE ACCEPTABLE. AT EACH VISIT MAKE SURE THE BAG IS EMPTY. THOROUGHLY SOAK THE ROOT BALL, THEN REFILL. THE BAG CHECKING THE EMITTERS ALLOW FREE FLOW OF WATER TO ENSURE THE BAG WILL DRAIN. ALL WATERING BAGS SHALL BE REMOVED FROM TREES STARTING NOVEMBER 1 UNTIL APRIL 1 OF FOLLOWING YEAR.
  - MULCH
    - MAINTAIN A 3 INCH AVERAGE THICKNESS OF ORGANIC MULCH EXTENDING 12 INCHES BEYOND EDGE OF PLANTING PIT OR TRENCH. TYPICAL MATERIAL IS SHREDDER HARDWOOD, PINE BARK, WOOD CHIPS OR PINE STRAW (NOT PERMITTED WITHIN 10" OF STRUCTURES).
    - MULCH TO THE DRIP LINE OF MATURE TREES.
    - DO NOT PLACE MULCH WITHIN 3 INCHES OF TRUNKS OR STEMS. ROOT FLARE SHALL BE VISIBLE AT BASE OF ALL PLANT MATERIAL.
    - KEEP MULCH FREE OF WEEDS, TRASH AND DEBRIS
    - THE MULCH RING PREVENTS STRING TRIMMER, MOWER AND OTHER MECHANICAL DAMAGE. IT ALSO IMPROVES SOIL QUALITY, MOISTURE AND TEMPERATURE EXCHANGE, AESTHETICS AND OVERALL HEALTH AND LONGEVITY OF THE URBAN TREE
  - TREE GRATES
    - TREE GRATE MAINTENANCE IS THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER. MAINTAIN GRATES FREE OF WEEDS, TRASH AND DEBRIS.
    - REPLENISH GRAVEL AS NEEDED TO MAINTAIN AN EVEN SURFACE. GRAVEL SHALL MATCH EXISTING MATERIAL, TYPICALLY GRAY PEA GRAVEL/RECYCLED GRAVEL.
    - NOTIFY URBAN FORESTER IF THE TREE GRATE IS GIRDLING TREE OR CAUSING DAMAGE TO TREE.
  - PESTICIDE AND HERBICIDE APPLICATION
    - APPLY PESTICIDES AND OTHER CHEMICALS AND BIOLOGICAL CONTROL AGENTS IN ACCORDANCE WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION AND MANUFACTURER'S WRITTEN RECOMMENDATIONS. COORDINATE APPLICATIONS WITH CITY OPERATIONS AND OTHERS IN PROXIMITY TO THE WORK. NOTIFY URBAN FORESTER BEFORE EACH APPLICATION IS PERFORMED OR AS SPECIFIED IN PERMIT
    - PRE-EMERGENT HERBICIDE: APPLY TO TREE, SHRUB AND GROUND COVER AREAS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS. DO NOT APPLY TO SEEDED AREAS.
    - POST-EMERGENT HERBICIDE: APPLY ONLY AS NECESSARY TO TREAT ALREADY-GERMINATED WEEDS AND IN ACCORDANCE WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS.
  - TREE PRUNING
    - ALL TREE PRUNING SHALL BE DONE BY OR UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST
    - ANSI A-300 PRUNING STANDARDS SHALL APPLY (CHAPTER 6).
  - ROOT PRUNING
    - AREA FOR ROOT PRUNING MUST BE APPROVED BY AN ISA CERTIFIED ARBORIST TO PREVENT A HAZARDOUS TREE CONDITION (CHAPTER 6).
    - ACCEPTABLE METHODS OF CUTTING ARE BY SHARP HAND PRUNERS, LOPPERS, HAND SAW OR HYDRAULIC TOOLS. IMPLEMENT MUST LEAVE A CLEAN CUT.
    - IF EXCAVATION CAUSES PRUNED ROOTS OVER 1.5" IN DIAMETER TO REMAIN EXPOSED FOR MORE THAN 24 HOURS, ROOTS ON TREE SIDE SHALL BE KEPT MOIST. BACKFILL WITH TOPSOIL, MOIST MULCH, OR DRAPE WITH WET BURLAP.
    - WHERE CONCRETE IS POURED ADJACENT TO PRUNED ROOTS HEAVY DUTY PLASTIC SHALL BE INSTALLED AGAINST THE TREE SIDE OF THE PRUNED ROOTS TO PREVENT UPTAKE (TOXIC TO TREE)
  - TREE REPLACEMENT OF WARRANTIED TREES
    - TREES SHALL BE REPLACED IN THE NEXT PLANTING SEASON IF THEY ARE MORE THAN 25% DEAD, IN RAPID DECLINE, ARE INFESTED BY INSECTS OR DISEASE, HAVE LOST THE NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING INCLUDING VANDALISM, INADEQUATE OR IMPROPER MAINTENANCE, OR ARE FAILING DUE TO OTHER CAUSES.
    - REPLACEMENT TREES INSTALLED AFTER THE 1ST YEAR OF A 2-YEAR WARRANTY/MAINTENANCE PERIOD SHALL GET A FULL 1 YEAR OF WARRANTY/MAINTENANCE FROM THE TIME OF PLANTING.
    - DEAD, DYING, DISEASED OR VANDALIZED TREES THAT ARE DESTROYED SHALL BE REMOVED WITHIN 15 BUSINESS DAYS.
    - REPLACEMENT TREE SPECIES MAY BE CHANGED WITH APPROVAL FROM URBAN FORESTER OR DESIGNEE.

G. TREE PROTECTION

A TREE PROTECTION PLAN IS REQUIRED FOR ANY ACTIVITY IMPACTING CITY TREES INTENDED TO REMAIN.

- TREE PROTECTION PLAN
  - SUBMIT PROJECT PLANS SHOWING TREE PROTECTION WITH THE TREE IMPACT PERMIT REQUEST.
  - TREE PROTECTION PLAN SHALL INCLUDE ALL THAT APPLY:
    - EXISTING TREES ON SITE
    - CRITICAL ROOT ZONES OF PROTECTED TREES
    - TREE PROTECTION FENCING DELINEATION AND SPECIFICATION
    - OTHER PRODUCTS FOR PROTECTION (MULCH/CHIPPING/ETC.)
    - REMEDATION
- TREE PROTECTION FENCING SHALL BE INSTALLED AT A MINIMUM RADIUS OF THE CRITICAL ROOT ZONE (CRZ) OF TREES (CRZ DEFINED AS RADIUS 1.25 FEET PER CALIPER INCH AT DBH FROM TRUNK OF TREE).
- TREE PROTECTION SIGNAGE REQUIRED EVERY 50 FEET.
- IF CONSTRUCTION OCCURS WITHIN THE CRZ AT LEAST 12" OF MULCH SHALL BE PLACED AND/OR LOGGING MATS WHERE MACHINERY MANEUVERS TO REDUCE SOIL COMPACTION IN THIS ZONE AND IDENTIFY ON PLAN.
- THE TREE PROTECTION FENCING SHALL NOT BE VIOLATED FOR THE DURATION OF THE PROJECT WITHOUT APPROVAL FROM URBAN FORESTRY STAFF.
- THERE WILL BE ZERO TOLERANCE FOR STORING OR PARKING VEHICLES, SUPPLIES, OR EQUIPMENT UNDER PROTECTED TREES.
- REMEDATION INCLUDES BUT IS NOT LIMITED TO REPLACEMENT, PRUNING, SUPPLEMENTAL WATER, MULCH, NUTRITION (FERTILIZER, ORGANIC MATTER, ETC.), INSECT/DISEASE CONTROL, STAKING AND COMPACTION MITIGATION
- AFTER CONSTRUCTION OR IMPACT PROTECTION DEVICES SHALL BE REMOVED. MULCH OR OTHER MATERIALS USED FOR A ROOT BUFFER SHALL BE REMOVED BY HAND WITHIN THE CRITICAL ROOT ZONE. IT MAY BE REMOVED MECHANICALLY BEYOND THIS ZONE. THERE SHALL BE 3" OF MULCH LEFT ON SITE AS DESCRIBED IN SECTION F.3 OF THIS CHAPTER.



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	NOT TO SCALE
10/2019		
TREE PLANTING DETAIL		
TPP-03		

NOTE: DETAIL TPP-03 IS FOR STREET TREE PLANTINGS. SEE DETAIL # 5 SHEET L9.11 FOR ALL OTHER TREES ON SITE

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ASR-XXXX-2024

(Admin. Site Review)  
REFERENCE: 361 2C-836

Glenlake Building 1

4501 Edwards Mill Road

Raleigh, North Carolina 27612

PROJECT: PLD-24011.200 DATE:

ISSUE: Administrative Site Review 02.22.2024

REVISIONS:

DRAWN BY: MKP

CHECKED BY: KT

CONTENT: CITY OF RALEIGH STANDARD

DETAILS AND NOTES FOR CITY TREE

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<p><b>LANDSCAPE NOTES:</b></p> <ol style="list-style-type: none"> <li>CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF UTILITIES PRIOR TO INSTALLATION</li> <li>THE PLAN DEPICTS REQUIRED PLANTINGS REQUIRED BY THE CITY OF RALEIGH.</li> <li>ALL PLANT MATERIAL TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.</li> <li>ALL PLANTS TO BE COMPACT, UNIFORM AND WELL GROWN.</li> <li>LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.</li> <li>ALL CONSTRUCTION TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH.</li> <li>ALL PLANTING BEDS ARE TO BE MULCHED TO A DEPTH OF 3 INCHES, WITH AGED TRIPLE SHREDDED HARDWOOD MULCH FROM A SINGLE SOURCE COMMERCIAL VENDOR WITH A MAXIMUM PARTICLE SIZE OF 2 INCHES, FREE OF WEED SEED AND WASTE MATERIALS. NO PINE STRAW PERMITTED. KEEP MULCH 4 TO 6 INCHES AWAY FROM TREE TRUNKS OR STEMS.</li> <li>ALL LAWN AREAS TO BE SEEDED OR/AND SODDED AS PER MANUFACTURE'S SPECIFICATIONS. REFER TO LANDSCAPE PLANS). ALL DISTURBED AREA SHALL EITHER BE MULCH OR LAWN.</li> <li>WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.</li> <li>HVAC EQUIPMENT AND UTILITY DEVICES (TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW-DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE OR WALL.</li> <li>ALL CONFLICTS BETWEEN PROPOSED LANDSCAPE, UTILITIES AND STORMWATER WILL BE RESOLVED PRIOR TO APPLICATION FOR BUILDING PERMITS. UTILITY AND STORMWATER PLANS DEPICTED IN THIS SUBMITTAL ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITH THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.</li> <li>STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.</li> <li>MIN. 20' DISTANCE SHALL BE PROVIDED BETWEEN LIGHT POLES AND TREE TRUNKS.</li> <li>TREES SHALL BE 30' MIN FROM STOP SIGNS AND 10' MIN FROM DRIVEWAYS AND UTILITY POLES.</li> <li>TREES SHALL NOT BE IN THE CURVE TRANSITIONING FROM ONE STREET TO ANOTHER.</li> <li>TREES WITHIN 20 FT. OF OVERHEAD POWER LINE(S) SHOULD BE UNDERSTORY TREES.</li> <li>CONTRACTOR SHALL NOT PLANT TREES/SHRUBS AT ANY LOCATION WHERE THEY WILL INTERFERE WITH PEDESTRIANS EXITING AUTOS PARKED IN PARALLEL SPACES.</li> <li>A TREE IMPACT PERMIT IS REQUIRED FOR TREES INSTALLED IN THE PUBLIC RIGHT-OF-WAY PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.</li> <li>THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).</li> </ol>	<p><b>LANDSCAPE NOTES</b> SCALE: NTS</p> <p style="font-size: 2em;">4</p>
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	<p><b>BED EDGING</b> SCALE: NTS</p> <p style="font-size: 2em;">3</p>
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<p><b>SHRUB PLANTING NOTES</b></p> <ol style="list-style-type: none"> <li>IF PLANTING HOLES ARE DUG WITH A LARGE AUGER, BREAK DOWN THE SIDES WITH A SHOVEL TO ELIMINATE GLAZING AND CREATE THE SLOPING SIDE PROFILE SHOWN ON THE DETAIL.</li> <li>SET SHRUB 2 INCHES HIGHER THAN ABOVE ADJACENT GRADE.</li> <li>SYNTHETIC BURLAP SHALL BE REMOVED ENTIRELY FROM ROOT BALL.</li> <li>PROVIDE 2 INCH DEEP SAUCER AROUND SHRUB.</li> <li>KEEP MULCH AWAY FROM ROOT CROWN.</li> <li>THOROUGHLY SOAK THE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE MAINTENANCE PERIOD.</li> </ol>		<p><b>B &amp; B SHRUB INSTALLATION</b> SCALE: NTS</p> <p style="font-size: 2em;">2</p>
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<p><b>MASS PLANTING NOTES</b></p> <ol style="list-style-type: none"> <li>PRUNE CROWDED, BROKEN, OR STRAY BRANCHES. CUT FLUSH, LEAVING CAMBIUM EDGE CLEAN.</li> <li>CROWN PLANTING BED A MIN. OF 3 INCHES ABOVE ADJACENT GRADE EXCEPT IN COURTYARD SITUATIONS WHERE BEDS SHALL BE SLOPED TO NEAREST DRAIN BASIN.</li> <li>KEEP MULCH AWAY FROM ROOT CROWN.</li> </ol>		<p><b>CONTAINER PLANT INSTALLATION</b> SCALE: NTS</p> <p style="font-size: 2em;">1</p>
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<p><b>LANDSCAPE NOTES:</b></p> <ol style="list-style-type: none"> <li>CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF UTILITIES PRIOR TO INSTALLATION</li> <li>THE PLAN DEPICTS REQUIRED PLANTINGS REQUIRED BY THE CITY OF RALEIGH.</li> <li>ALL PLANT MATERIAL TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.</li> <li>ALL PLANTS TO BE COMPACT, UNIFORM AND WELL GROWN.</li> <li>LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.</li> <li>ALL CONSTRUCTION TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH.</li> <li>ALL PLANTING BEDS ARE TO BE MULCHED TO A DEPTH OF 3 INCHES, WITH AGED TRIPLE SHREDDED HARDWOOD MULCH FROM A SINGLE SOURCE COMMERCIAL VENDOR WITH A MAXIMUM PARTICLE SIZE OF 2 INCHES, FREE OF WEED SEED AND WASTE MATERIALS. NO PINE STRAW PERMITTED. KEEP MULCH 4 TO 6 INCHES AWAY FROM TREE TRUNKS OR STEMS.</li> <li>ALL LAWN AREAS TO BE SEEDED OR/AND SODDED AS PER MANUFACTURE'S SPECIFICATIONS. REFER TO LANDSCAPE PLANS). ALL DISTURBED AREA SHALL EITHER BE MULCH OR LAWN.</li> <li>WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.</li> <li>HVAC EQUIPMENT AND UTILITY DEVICES (TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW-DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE OR WALL.</li> <li>ALL CONFLICTS BETWEEN PROPOSED LANDSCAPE, UTILITIES AND STORMWATER WILL BE RESOLVED PRIOR TO APPLICATION FOR BUILDING PERMITS. UTILITY AND STORMWATER PLANS DEPICTED IN THIS SUBMITTAL ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITH THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.</li> <li>STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.</li> <li>MIN. 20' DISTANCE SHALL BE PROVIDED BETWEEN LIGHT POLES AND TREE TRUNKS.</li> <li>TREES SHALL BE 30' MIN FROM STOP SIGNS AND 10' MIN FROM DRIVEWAYS AND UTILITY POLES.</li> <li>TREES SHALL NOT BE IN THE CURVE TRANSITIONING FROM ONE STREET TO ANOTHER.</li> <li>TREES WITHIN 20 FT. OF OVERHEAD POWER LINE(S) SHOULD BE UNDERSTORY TREES.</li> <li>CONTRACTOR SHALL NOT PLANT TREES/SHRUBS AT ANY LOCATION WHERE THEY WILL INTERFERE WITH PEDESTRIANS EXITING AUTOS PARKED IN PARALLEL SPACES.</li> <li>A TREE IMPACT PERMIT IS REQUIRED FOR TREES INSTALLED IN THE PUBLIC RIGHT-OF-WAY PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.</li> <li>THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).</li> </ol>	<p><b>LANDSCAPE NOTES</b> SCALE: NTS</p> <p style="font-size: 2em;">4</p>
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<p><b>TREE PLANTING NOTES</b></p> <ol style="list-style-type: none"> <li>MATCH PLANTING PROCEDURE FOR EVERGREEN TREES.</li> <li>DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS.</li> <li>IF TREES ARE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4" TO 6" OVER THE ENTIRE BED AREA.</li> <li>FOR CONTAINER-GROWN TREES, EXTRACT THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.</li> <li>THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE MAINTENANCE PERIOD.</li> <li>IF PLANTING HOLES ARE DUG WITH A LARGE AUGER, BREAK DOWN THE SIDES WITH A SHOVEL TO ELIMINATE GLAZING AND CREATE THE SLOPING SIDE PROFILE SHOWN ON THE DETAIL.</li> <li>IN MEDIAN ISLANDS, SET PLANT MATERIAL AS CLOSE TO FINISHED GRADE AS POSSIBLE.</li> <li>SYNTHETIC BURLAP SHALL BE REMOVED ENTIRELY FROM ROOT BALL.</li> <li>KEEP MULCH AWAY FROM ROOT CROWN.</li> </ol>		<p><b>TREE INSTALLATION (NOT FOR STREET TREES)</b> SCALE: NTS</p> <p style="font-size: 2em;">5</p>
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ADMINISTRATIVE SITE REVIEW ONLY. NOT FOR CONSTRUCTION.

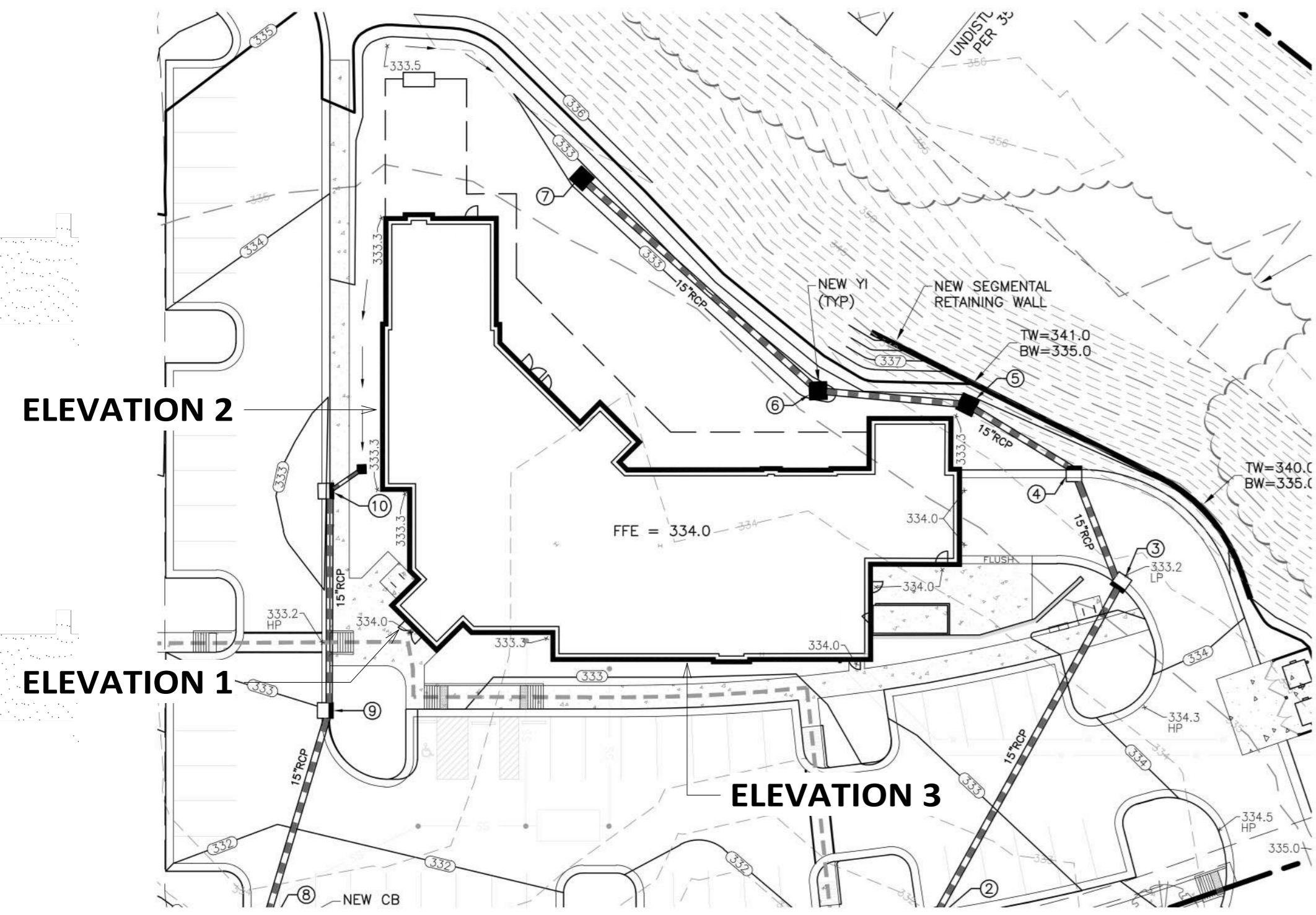
**Glenlake Building 1**  
**4501 Edwards Mill Road**  
Raleigh, North Carolina 27612

**JDAVIS**  
510 South Wilmington Street | Raleigh, NC 27601 | Tel: 919.835.1500  
1218 Chestnut St., 7th Floor | Philadelphia, PA 19107 | Tel: 215.545.0121

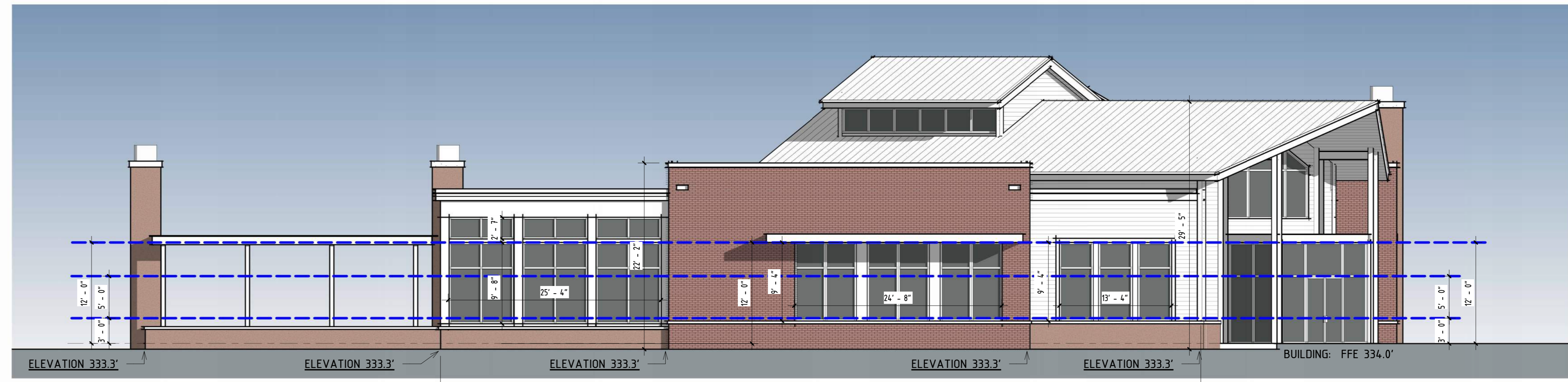
**ASR-XXXX-2024** (Admin. Site Review)  
REFERENCE: 351 2C 836

PROJECT:	PLD-24011.200	DATE:	
ISSUE:	Administrative Site Review	02.22.2024	
REVISIONS:			
DRAWN BY:	MKP		
CHECKED BY:	KT		
CONTENT:	LANDSCAPE DETAILS AND NOTES		

L9.11



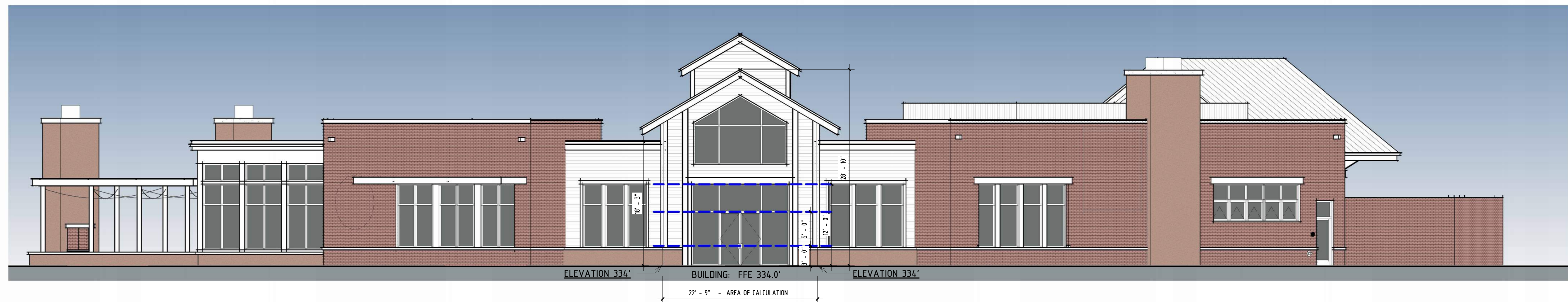
Grade Elevations  
 1/4" = 1'-0"



**2** Parklake Avenue - West  
 1/8" = 1'-0"

Notes:

POST-DEVELOPMENT GRADE		BUILDING: FFE 334.0'		Building Type: General Building CX-7-U [ UDD 3.2.5 ]	
Elevation	Post Development Grade to Low Roof	Post Development Grade to High Roof	Average Post Development Grade to High Roof	UDO 15.7 Building Height [ CX ]	UDO 3.2.5 Maximum [ CX ]
2 Side Elevation - West	ELEV: 333.3' 22'-2" ABOVE GRADE	ELEV: 333.3' 29'-5" ABOVE GRADE	THE HIGH POINT OF ROOF IS LOCATED 25'-10" ABOVE THE AVERAGE GRADE OF 333.3'	34'-2"	1 stories - 34'
				UDO 15.9 Transparency [ CX ]	
				Ground Floor	33% [0'-12']; 50% of req'd [3'-8']; see elevations
				UDO 3.2.5.F Blank Wall [ CX ]	Maximum = 20' no elevation has more than 20' of blank wall
				UDO 7.2.5.D Screening: Mechanical Equipment.	
					Roof Mounted Equipment with Screens
TRANSPARENCY		Required	Provided	As per UDD 15.9-B.4: Glass shall be considered transparent where it has a transparency higher than 80% and an external reflectance of less than 15%. Glass on upper stories may have any level of transparency and external reflectance.	
Overall Facade Area [0'-12'] = 1087 sf					
Required Transparency = 33% of the total area from 0' to 12'		33%: 1087 x 33% = 359 sf	599 sf		
Required Transparency between 3' & 8' = 50% of the req'd area		50%: 359 x 50% = 180sf	317 sf		



**1** Entry Elevation.  
 1/8" = 1'-0"

Notes:

POST-DEVELOPMENT GRADE		BUILDING: FFE 334.0'		Building Type: General Building CX-7-U [ UDD 3.2.5 ]	
Elevation	Post Development Grade to Low Roof	Post Development Grade to High Roof	Average Post Development Grade to High Roof	UDO 15.7 Building Height [ CX ]	UDO 3.2.5 Maximum [ CX ]
1 Entry Elevation - Corner	ELEV: 334' 18'-3" ABOVE GRADE	ELEV: 334' 28'-10" ABOVE GRADE	THE HIGH POINT OF ROOF IS LOCATED 25'-10" ABOVE THE AVERAGE GRADE OF 334'	34'-2"	1 stories - 34'
				UDO 15.9 Transparency [ CX ]	
				Ground Floor	33% [0'-12']; 50% of req'd [3'-8']; see elevations
				UDO 3.2.5.F Blank Wall [ CX ]	Maximum = 20' no elevation has more than 20' of blank wall
				UDO 7.2.5.D Screening: Mechanical Equipment.	
					Roof Mounted Equipment with Screens
TRANSPARENCY		Required	Provided	As per UDD 15.9-B.4: Glass shall be considered transparent where it has a transparency higher than 80% and an external reflectance of less than 15%. Glass on upper stories may have any level of transparency and external reflectance.	
Overall Facade Area [0'-12'] = 268 sf					
Required Transparency = 33% of the total area from 0' to 12'		33%: 268 x 33% = 88 sf	172 sf		
Required Transparency between 3' & 8' = 50% of the req'd area		50%: 88 x 50% = 44sf	72 sf		

02/22/24

Highwoods  
 Crooked Hammock Shell Building  
 Parklake Avenue, Raleigh NC

Issued For:  
 Review 02/22/24

No.	Description	Date

Exterior Elevations  
 for  
 Site Plan Review

Project Number 23045  
 Date 02/22/24  
 Drawn By MM  
 Checked By MM

**A-200**

Scale As indicated

02/22/24

Highwoods  
Crooked Hammock Shell Building  
Parklake Avenue, Raleigh NC

Issued For:  
Review 02/22/24

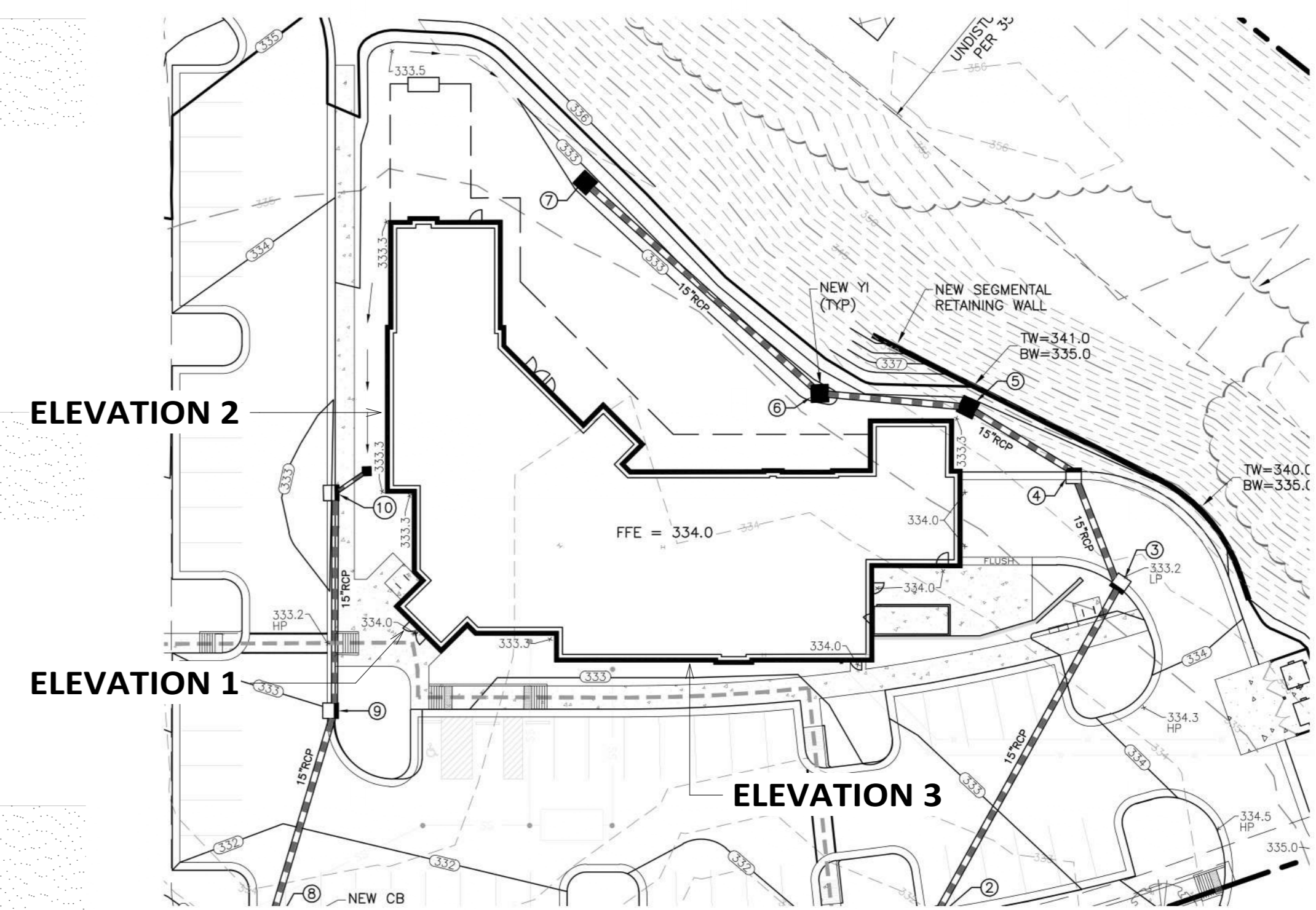
No.	Description	Date

Exterior  
Elevations  
for  
Site Plan  
Review

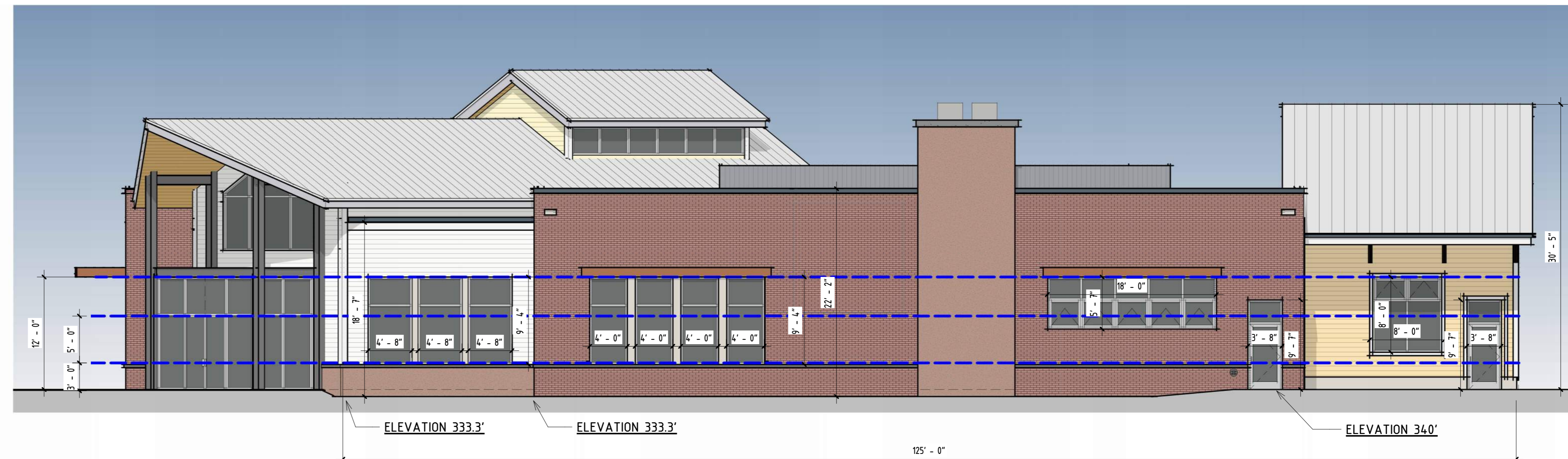
Project Number 23045  
Date 02/22/24  
Drawn By MM  
Checked By MM

**A-201**

Scale As indicated



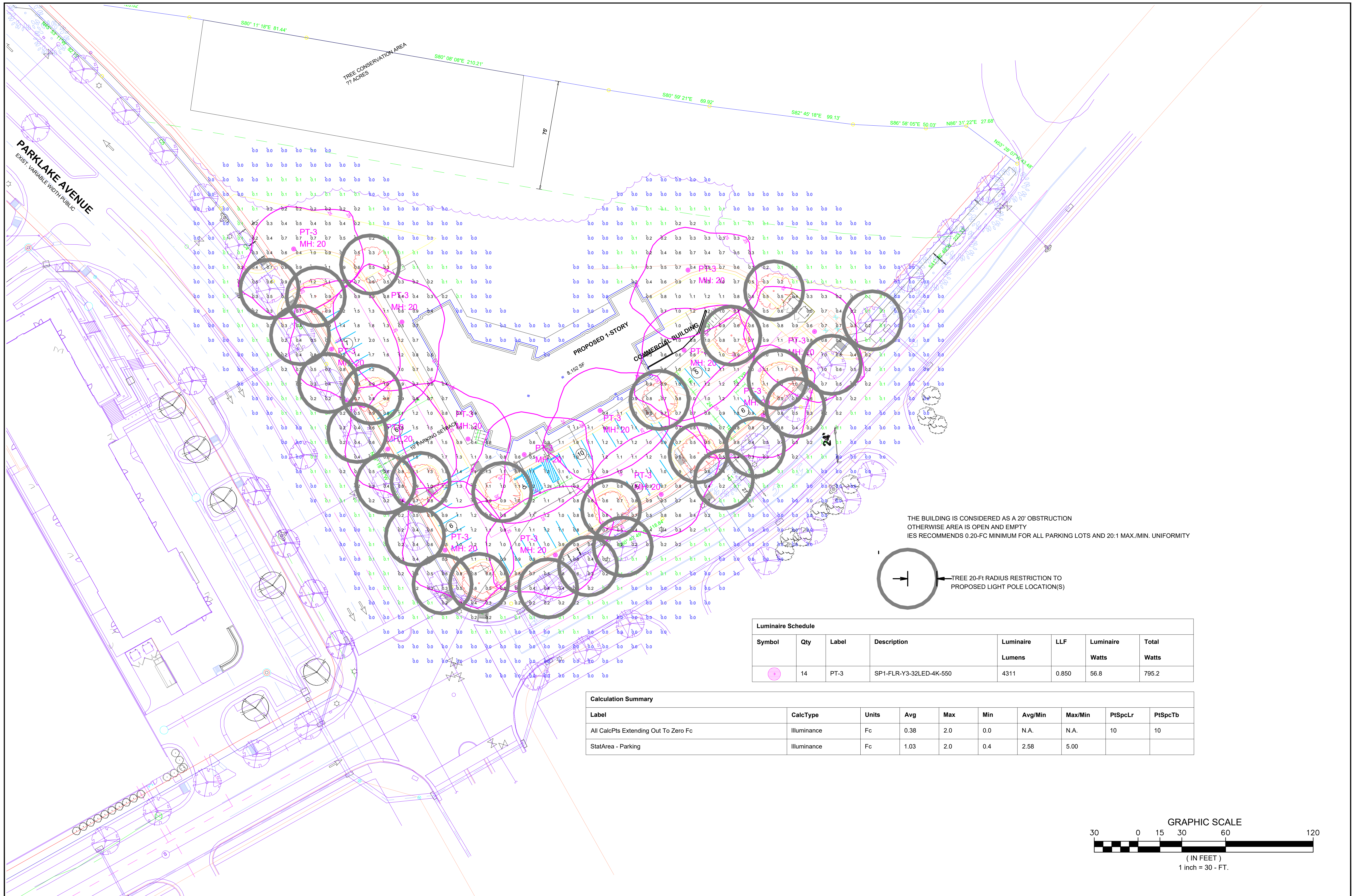
Grade Elevations  
1/4" = 1'-0"



**3** Edwards Mill Road  
1/8" = 1'-0"

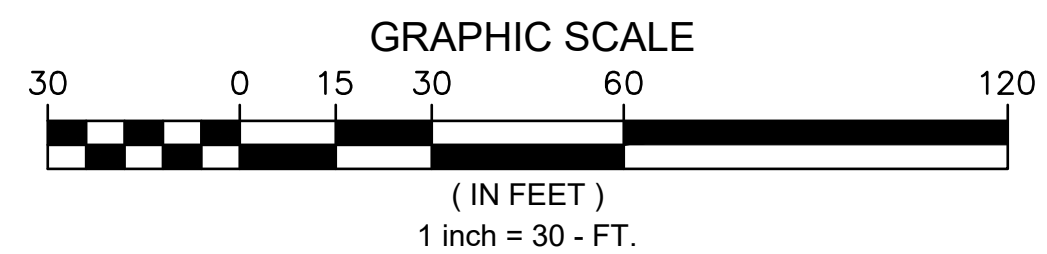
Notes:

POST-DEVELOPMENT GRADE		BUILDING: FFE 334.0'		Building Type: General Building CX-7-U   UDO 3.2.5	
Elevation	Post Development Grade to Low Roof	Post Development Grade to High Roof	Average Post Development Grade to High Roof	UDO 15.7	Building Height [ CX ]
3	ELEV: 333.3' 18'-7" ABOVE GRADE	ELEV: 334 30'-5" ABOVE GRADE	THE HIGH POINT OF ROOF IS LOCATED 24'-10" ABOVE THE AVERAGE GRADE OF 333.3'	UDO 3.2.5	Maximum [ CX ] 34'-2" Provided [ CX ] 1 stories - 34'
				UDO 15.9	Transparency [ CX ]
				Ground Floor	33% [0'-12']; 50% of req'd [3'-8']; see elevations
TRANSPARENCY				UDO 3.2.5.F	Blank Wall [ CX ] Maximum = 20' no elevation has more than 20' of blank wall
Overall Facade Area [0'-12'] = 1500 sf	Required	Provided	As per UDO 15.9-B.4: Glass shall be considered transparent where it has a transparency higher than 80% and an external reflectance of less than 15%. Glass on upper stories may have any level of transparency and external reflectance.	UDO 7.2.5.D	Screening: Mechanical Equipment. Roof Mounted Equipment with Screens
Required Transparency = 33% of the total area from 0' to 12'	33%: 1500 x 33% = 495 sf	535 sf			
Required Transparency between 3' & 8' = 50% of the req'd area	50%: 495 x 50% = 248sf	266 sf			



Luminaire Schedule							
Symbol	Qty	Label	Description	Luminaire Lumens	LLF	Luminaire Watts	Total Watts
	14	PT-3	SP1-FLR-Y3-32LED-4K-550	4311	0.850	56.8	795.2

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpLr	PtSpTb
All CalcPts Extending Out To Zero Fc	Illuminance	Fc	0.38	2.0	0.0	N.A.	N.A.	10	10
StatArea - Parking	Illuminance	Fc	1.03	2.0	0.4	2.58	5.00		



THIS IS A D-SIZE SHEET. THE NOTED SCALE IS NOT VALID IF PRINTED AS ANY OTHER SIZE - NOT A CONSTRUCTION DOCUMENT - FOR DESIGN PURPOSES ONLY

The magnitude of the difference between detailed analysis methods and field measurements varies. In general, differences of less than 20% can be expected, but in extreme cases, where a calculation method cannot handle the complexity of the lighting system, they may be greater. A more complete discussion of the uncertainties is available.  
ANSI / IES LS-6-20  
Lighting Science  
Calculation of Light and its Effects

Provided For:  
GARY NEFF  
TEAM LIGHTING

Provided By:  
Applications Solutions  
Center  
apps@currentlighting.com  
701 Millennium Blvd.  
Greenville, SC 29607

Designer: YWY  
Revised By: YWY  
Date: 2-8-24  
Date: 02-21-24  
Drawing/Design No.: A240256C

PHOTOMETRIC PLAN  
FOR  
CROOKED HAMMOCK