



# Administrative Approval Action

Case File / Name: ASR-0055-2020  
DAVID ALLEN CO

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

**LOCATION:** The site is generally located on the north side of Rush Street east of the intersection of Rush Street and S Wilmington Street, with a common street address of 150 Rush Street. It is zoned IX-3.

**REQUEST:** Approximately 10,240 square foot addition to the south side of the second floor of the existing office building, and associated updates to the parking lot.

**DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** N/A

**FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated November 16, 2020 by Bobbitt Design Build.

## **CONDITIONS OF APPROVAL and NEXT STEPS:**

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

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

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

### **Stormwater**

1. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

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

<input checked="" type="checkbox"/>	Utility Placement Easement Required
-------------------------------------	-------------------------------------

--	--

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

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

### **Stormwater**

1. All drainage facilities serving more than 1 lot shall be located within a drainage easement shown on all plats for recording as private drainage easements (UDO 9.2).



# Administrative Approval Action

Case File / Name: ASR-0055-2020  
DAVID ALLEN CO

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

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

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

## General

1. A recombination map shall be recorded prior issuance of building permits.

## Engineering

2. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
3. A fee-in-lieu for 318 l.f. of 1 ft of sidewalk along Rush Street shall be paid to the City of Raleigh (UDO 8.1.10).

## Urban Forestry

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 7 street trees along Rush St.
5. A public infrastructure surety for 7 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

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

## Stormwater

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

## Urban Forestry

2. Final inspection of all right of way street trees by Urban Forestry Staff.

**EXPIRATION DATES:** The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:



# Administrative Approval Action

Case File / Name: ASR-0055-2020  
DAVID ALLEN CO

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

**3-Year Expiration Date:** April 14, 2024

Obtain a valid building permit for the total area of the project, or a phase of the project.

**4-Year Completion Date:**

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

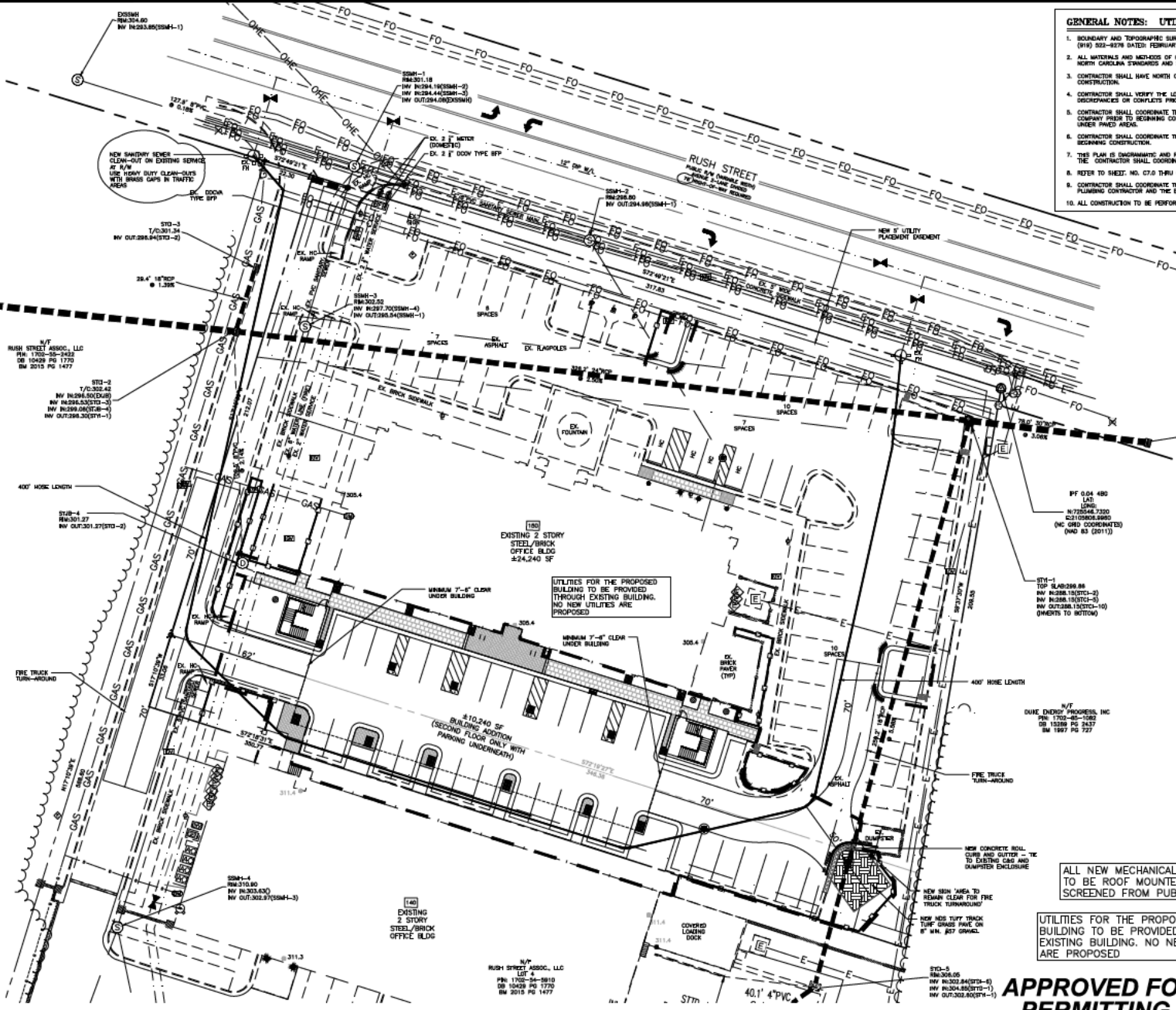
I hereby certify this administrative decision.

Signed: Alysia Bailey Taylor Date: 12/16/2020  
Development Services Dir/Designee  
Staff Coordinator: Kasey Evans









### GENERAL NOTES: UTILITY PLAN

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY MASTER, P.L.L.C. LAND SURVEYORS, 1101 PASSPORT WAY, CARY, NC 27513, PHONE: (919) 552-8278 DATED: FEBRUARY 21, 2015.
2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
3. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-832-4848) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
5. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ELECTRIC, GAS, AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION AND CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER FINED AREAS.
6. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE CONDUITS NECESSARY FOR THE SITE LIGHTING AND SIGNAGE PRIOR TO BEGINNING CONSTRUCTION.
7. THIS PLAN IS DIMENSIONAL AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID CONFLICTS.
8. REFER TO SHEET NO. C7.0 THRU C7.1 FOR SITE CONSTRUCTION DETAILS.
9. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE WATER AND SEWER SERVICE TO THE BUILDING WITH THE BUILDING PLANNING CONTRACTOR AND THE BUILDING PLANNING CONTRACTOR SHALL PROVIDE EVIDENCE OF ANY DISCREPANCIES.
10. ALL CONSTRUCTION TO BE PERFORMED TO THE CITY OF RALEIGH DESIGN AND CONSTRUCTION STANDARDS.

### STANDARD CITY OF RALEIGH UTILITY NOTES:

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (HEREINAFTER REFERRED TO AS "STDS").
2. UTILITY DEPARTMENT REQUIREMENTS:
  - a. A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY OTHER EXISTING OR PROPOSED UTILITIES. IF THIS SEPARATION CANNOT BE MAINTAINED, THE UTILITIES SHALL BE SEPARATED BY A MINIMUM OF 18" VERTICAL SEPARATION. IF THE UTILITIES ARE TO BE INSTALLED IN THE SAME TRENCH, THE UTILITIES SHALL BE INSTALLED IN SEPARATE TRENCHES. THE MINIMUM VERTICAL SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
  - b. WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN SANITARY SEWER & ANY OTHER EXISTING OR PROPOSED UTILITIES SHALL BE 12". IF THIS SEPARATION CANNOT BE MAINTAINED, THE UTILITIES SHALL BE SEPARATED BY A MINIMUM OF 18" VERTICAL SEPARATION. IF THE UTILITIES ARE TO BE INSTALLED IN THE SAME TRENCH, THE UTILITIES SHALL BE INSTALLED IN SEPARATE TRENCHES. THE MINIMUM VERTICAL SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
  - c. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, GP MATERIALS OR STEEL DISCREPANCY EXCEEDING 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO MEETING SPECIFICATIONS.
  - d. 6" MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES. UNLESS OTHERWISE SPECIFIED, THE MINIMUM VERTICAL SEPARATION SHALL BE 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, SEVERITY OF MATERIALS & A CONCRETE CHAIR HAVING 8" MIN. CLEARANCE (PER CORPUS DETAILS 4-1 & 5-10).
  - e. 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 ANCHORED 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 SEWER INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
5. 30" MINIMUM COVER IS REQUIRED ON ALL WATER MAIN & SEWER FORCENAMES. 40" MINIMUM COVER IS REQUIRED ON ALL WATER MAIN & SEWER EXISTING WORK.
6. IF TO THE BEST OF THE CONTRACTOR'S KNOWLEDGE, THERE ARE NO 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 REMOVING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR CHANGING FOR CORPUS AMENDMENT PROCEDURE.
7. INSTALL 2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2' MIN. MINIMUM EXISTING MINIMUM. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROTECTLY SEE THE WATER SERVICE FOR EACH CONNECTION TO PROTECT AGAINST PRESSURE.
8. INSTALL 4" RCP SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR WITHIN A 2' MIN. MINIMUM EXISTING MINIMUM.
9. EXISTING RCP SEWER VALVES ARE REQUIRED TO BE 18" MIN. RCP SEWER SERVICES EXCEEDING 80' FOR SANITARY VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES. EXISTING RCP SEWER VALVES LESS THAN 1.0' ARE THE MOST UPSTREAM VALVE. ALL EXISTING RCP SEWER VALVES ARE REQUIRED TO BE 18" MIN. RCP SEWER SERVICES. FROM HERE, LOCATE &/OR FROM FOR ANY RAINWATER UTILITY, RETURN &/OR FLOODWATER UTILITY (RESPECTIVELY) PRIOR TO CONSTRUCTION.
10. 1800' / 1800' MINIMUM DISCREPANCY AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK INCLUDING MAIN EXTENSION & SERVICE TAPS WITHIN STATE OR RAILROAD ROW WHEN TO CONSTRUCTION.
11. CROSSING INTERSECTION / OIL WATER SEPARATION SEEING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUS FOR PROGRAM CONSTRUCTION PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT THE BUREAU AT (919) 895-2334 OR TONY@raleighnc.gov FOR MORE INFORMATION.
12. CROSS-CONNECTION CONTROL PROTECTION (CCCP) IS REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WORKS SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DESIGNER SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF NORTH CAROLINA APPROVAL LIST. THE DESIGNER SHALL BE INSTALLED AND TESTED (WITHIN 10' MIN. AND 10' MIN. TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS ON THE LOCAL CROSS-CONNECTION CONTROL PROGRAM. HOWEVER, IF MORE STRINGENT CONTACT JAMES HARTLEY AT (919) 895-2323 OR jharterly@raleighnc.gov FOR MORE INFORMATION.

ALL NEW MECHANICAL UNITS TO BE ROOF MOUNTED AND SCREENED FROM PUBLIC WAY

UTILITIES FOR THE PROPOSED BUILDING TO BE PROVIDED THROUGH EXISTING BUILDING. NO NEW UTILITIES ARE PROPOSED

**APPROVED FOR PERMITTING**  
NOT FOR CONSTRUCTION



REVISIONS			
No.	DATE	DESCRIPTION	REV. BY
1	2 OCT. 2015	ADD C.O. AT ROW	BPP
2			
3			
4			

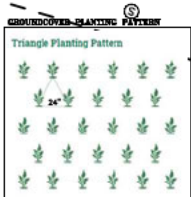


COORDINATOR:  
Blair Pittman  
DRAWN BY:  
Jason Galloway  
CHK BY: BPP

**DAVID ALLEN COMPANY - OFFICE ADDITION**  
150 RUSH STREET  
RALEIGH, NORTH CAROLINA

24 X 36  
1"=20'  
24 JULY 2020  
20-0234  
UTILITY PLAN  
**C4.0**



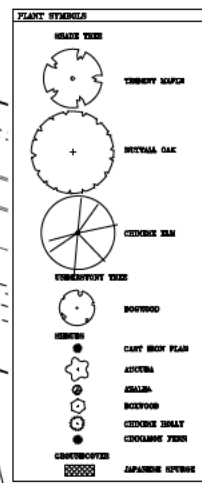


RUSH STREET ASSOC., LLC  
P/N 1702-24-3912  
DB 10439 PG 1770  
BN 2015 PG 1477

CALL BEFORE YOU DIG!  
NORTH CAROLINA LAW REQUIRES NOTIFICATION OF THE UNDERGROUND FACILITY LOCATOR NOT LESS THAN TWO (2) BUT NO MORE THAN TEN (10) WORKING DAYS PRIOR TO EXCAVATION OR CONSTRUCTION.  
NORTH CAROLINA 811  
www.nc811.org  
1-800-632-4949  
North Carolina One-Call Center, Inc.

RUSH STREET ASSOC., LLC  
P/N 1702-24-3912  
DB 10439 PG 1770  
BN 2015 PG 1477

PLANT LIST	PLANT NAME	COMMON NAME	ROOT	CAUSE	COMMENTS
1	SHANK TREES				
2	TRIDENT MAPLE	TRIDENT MAPLE	DBB	1" MIN / 10'	PARKING LOT
3	CHINESE WOODRUSH	MUTUAL OAK	DBB	3" MIN / 10'	PARKING LOT
4	CHINESE WOODRUSH	CHINESE WOODRUSH	DBB	3" MIN / 10'	STREET SIDE
5	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
6	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
7	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
8	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
9	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
10	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
11	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
12	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
13	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
14	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
15	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
16	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
17	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
18	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
19	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
20	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
21	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
22	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
23	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
24	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
25	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
26	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
27	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
28	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
29	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
30	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
31	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
32	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
33	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
34	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
35	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
36	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
37	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
38	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
39	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
40	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
41	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
42	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
43	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
44	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
45	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
46	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
47	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
48	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
49	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
50	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
51	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
52	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
53	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
54	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
55	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
56	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
57	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
58	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
59	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
60	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
61	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
62	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
63	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
64	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
65	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
66	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
67	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
68	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
69	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
70	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
71	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
72	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
73	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
74	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
75	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
76	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
77	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
78	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
79	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
80	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
81	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
82	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
83	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
84	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
85	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
86	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
87	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
88	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
89	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
90	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
91	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
92	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
93	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
94	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
95	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
96	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
97	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
98	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
99	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	
100	DOORWOOD TREES	DOORWOOD	DBB	1 1/2" MIN / 8'	



PARKING LOT COVERAGE	
1	SHADE TREE FOR EVERY 3,000 SF
2	37,500 SF PARKING LOT
3	37,500 SF / 3,000 SF = 12.5 TREES REQUIRED
4	EXISTING TREES: 14
5	PROPOSED TREES: 19
6	TOTAL TREES: 33



APPROVED FOR PERMITTING  
NOT FOR CONSTRUCTION

**LANDSCAPE NOTES**

- BOUNDARY AND TOPOGRAPHIC SURVEY BY MACINTOSH, PLLC LAND SURVEYORS, 1101 PASSPORT WAY, CARY, NC 27513. PHONE: (919) 522-8278 DATED: FEBRUARY 21, 2020.
- THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION RELATING TO GRADING, REFER TO C3.0-GRADING PLAN.
- VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- ALL PLANTS AND PLANTING PROCEDURES SHALL CONFORM TO ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN LATEST EDITION.
- ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
- ALL TREES AND SHRUBS SHALL BE FULLY WELL BRANCHED PLANTS WHICH ARE CHARACTERISTIC OF THE SPECIES.
- ALL GRASS IS TO BE ARIID PASCAL, OR BETTER. THE BEST TIME TO PLANT IS LATE AUGUST-EARLY SEPTEMBER. PLANT 22 IN 1 LB. PER 1000 SQ. FT. COVER WITH ONE OUNCE OF STRAW PER 1000 SQ. FT. SEE WATCHED AREAS ON LANDSCAPE PLAN FOR AREAS TO BE SEEDS.
- ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SOAKED PRIOR TO BACKFILLING.
- REMOVE ALL STIRING AND WIRE FROM BACK OF ALL PLANT MATERIAL.
- MULCH ALL BEDS WITH 3" OF CLEAN PINE NEEDLES, UNLESS OTHERWISE NOTED.
- ALL AREAS NOT COVERED WITH MULCH, GRASS, BUILDINGS OR PLANTING BEDS SHALL BE SEEDS AS SHOWN IN THE SEEDS PREP. AND SEEDING SCHEDULE.
- LAWN AREAS AND PLANT BEDS SHALL BE NEEDED TO REMOVE ROCKS, STONES, ROOTS AND OTHER TRASH AND GRASS 2" IN SIZE AND GRASSER SMOOTH FOR EDGE OF MOWING.
- ALL PLANTINGS OF TREES & SHRUBS SHALL BE A MINIMUM OF 3" WHERE NO CURB AND GUTTER IS PROPOSED BEHIND ALL CURBS. BEHIND PARKING SPACES, MINIMUM SPACING SHALL BE PROVIDED TO PREVENT DAMAGING TO PLANT MATERIAL.
- PROVIDE A 4" DEEP SPACED BED EDGE WHERE TURF BEING PLANTING BEDS.
- ALL CONSTRUCTION TO BE PERFORMED TO THE CITY OF RALEIGH DESIGN AND CONSTRUCTION STANDARDS.
- WITHIN THE AREA BOUND BY THE STREET THERE SHALL BE NO BUILT STRUCTURING OR PARTLY STRUCTURING WALL, FENCE, SIGN, FENCE, BENCH, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND 48 INCHES ABOVE THE CURB LINE EXCEPT ON THE NEAREST TRUNKED WAY IF CURBING EXIST.
- STREET TREES TO MEET ALL SOIL, PLANTING, MAINTENANCE, AND WARRANTY REQUIREMENTS LISTED IN THE CITY OF RALEIGH STREET DESIGN MANUAL, SECTIONS 6.18.1 AND 6.18.2.

**PLANTING - NOTES**

- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI 280.1-2004). PLANT ACCORDING TO ANSI 280.1 PART 1.
- DO THE PLANTING HOLE A MINIMUM OF 24 INCHES OF ROOTBALL FOR AT LEAST THE FIRST 18 INCHES OF GROWTH. BELOW 18 INCHES, DO NOT EXCEED 18 INCHES TO PLANTING HOLE. DO NOT DO THE HOLE DEEPER THAN ROOT BALL DEPTH.
- SCAFFOLD THE SUBSTRATE AND SIZES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS MORE THAN 18 INCHES.
- LEFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
- SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY BELOW IF THE SOIL IS PRONE TO SETTLING.
- AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
- BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
- USE BRITS 2" X 8" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 18 INCHES. SPACE STAKES EQUALLY AROUND THE TREE.
- ATTACH 1/4" X 1/4" WOOD NAILING TO CONNECT THE TREE TO STAKES. ATTACH NAILING AT 1/3 OF THE TREE HEIGHT.
- APPLY A 3-5" DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
- PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI AND ALSO SPECIFICATIONS.
- REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.

**STREET TREES**

MINIMUM 3-LINE DIVIDER  
MINIMUM 10' WIDE  
MINIMUM 10' WIDE

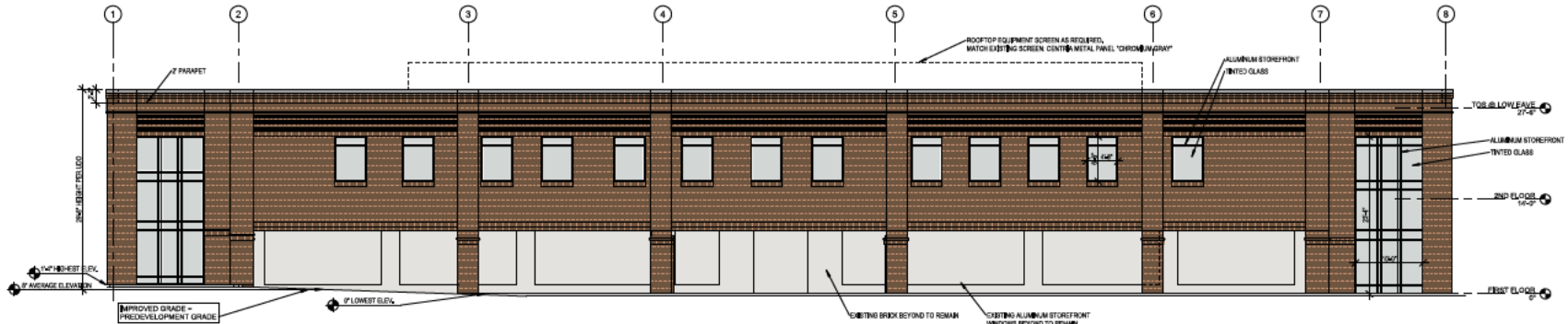
LENGTH	REQUIRED TREES	PROVIDED TREES
250' FT	19	19

\*IF REMOVED FROM CALCULATIONS FOR DENSITY

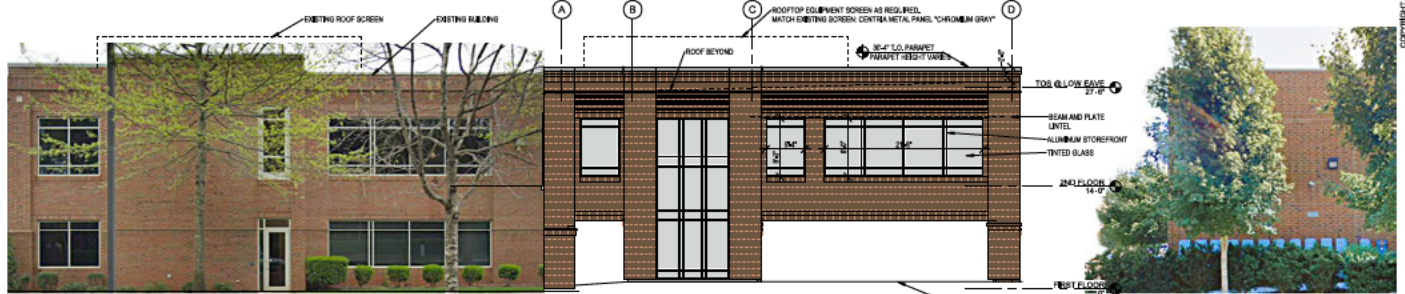
REVISIONS			
NO.	DATE	DESCRIPTION	REV. BY
1	2 OCT 20	REV. STREET TREES PER C. J. ALLEN COMMENTS	BPP
2			
3			
4			
5			

DAVID ALLEN COMPANY - OFFICE ADDITION  
150 RUSH STREET  
RALEIGH, NORTH CAROLINA

24 X 36  
1"=20'  
24 JULY 2020  
20-0234  
LANDSCAPE PLAN  
C5.0



1 SOUTH ELEVATION  
1/8" = 1'-0"



2 WEST ELEVATION  
1/8" = 1'-0"



1 PERSPECTIVE

Details of selection:  
 Job name: BOBBITT ARCHITECTURE, PLLC  
 Job number: 20000000000000000000  
 Project developer: BOBBITT ARCHITECTURE, PLLC  
 Project manager: BOBBITT ARCHITECTURE, PLLC  
 Exterior designer: BOBBITT ARCHITECTURE, PLLC

**BOBBITT**  
 ARCHITECTURE, PLLC

**EXTERIOR FINISH SELECTIONS**  
 (Manufacturer, size/finish, model #, name)  
 Brick A: CUSTOM BRICK, "CHROMIUM GRAY"  
 Mortar A: MORTAR, "CHROMIUM GRAY"  
 Control joint: MATCH EXISTING CONTROL JOINT  
 Masonry finish: MATCH EXISTING MASONRY FINISH  
 Exterior storefront: ALUMINUM STOREFRONT, "CHROMIUM GRAY"  
 Window tint: TINTED GLASS, "CHROMIUM GRAY"  
 Window frame: MATCH EXISTING WINDOW FRAME  
 Coping and trim: MATCH EXISTING COPING AND TRIM  
 H/M door and frame: MATCH EXISTING H/M DOOR AND FRAME  
 Exterior door hardware: MATCH EXISTING EXTERIOR DOOR HARDWARE  
 TPO Roof: MATCH EXISTING TPO ROOF

SELECTIONS INVALID UNTIL SIGNED  
 Owner or Representative signature and date

PRELIMINARY  
 NOT FOR CONSTRUCTION

APPROVAL DATE: \_\_\_\_\_  
 BOBBITT ARCHITECTURE, PLLC  
 1000 Courthouse Road, Suite 200, Raleigh, NC 27601  
 Phone: (919) 841-1000  
 Fax: (919) 841-1001  
 www.bobbittarch.com

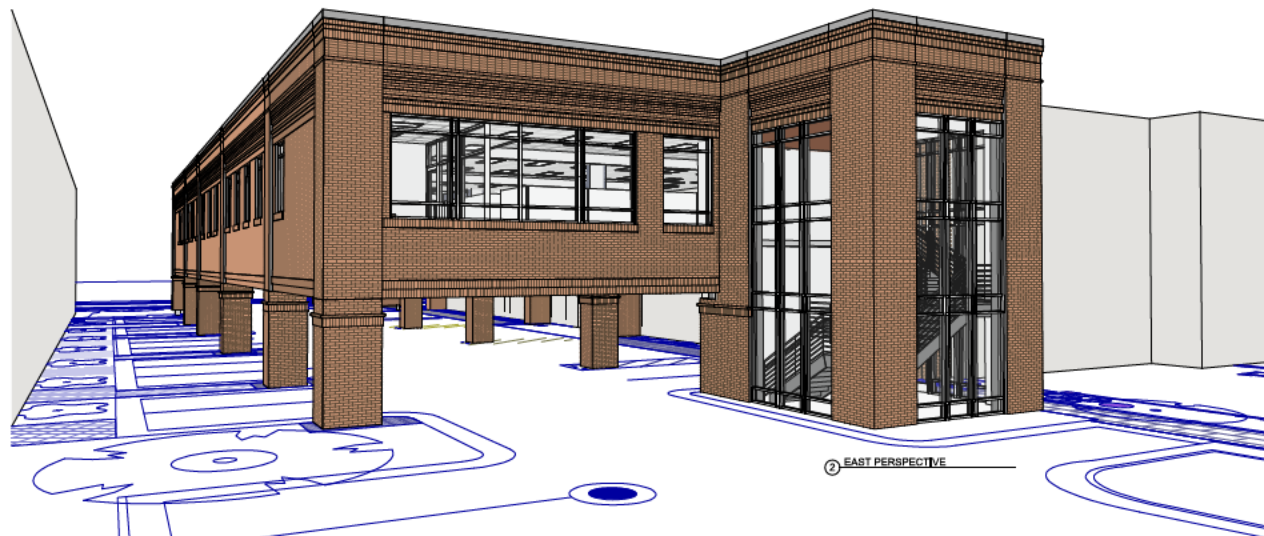
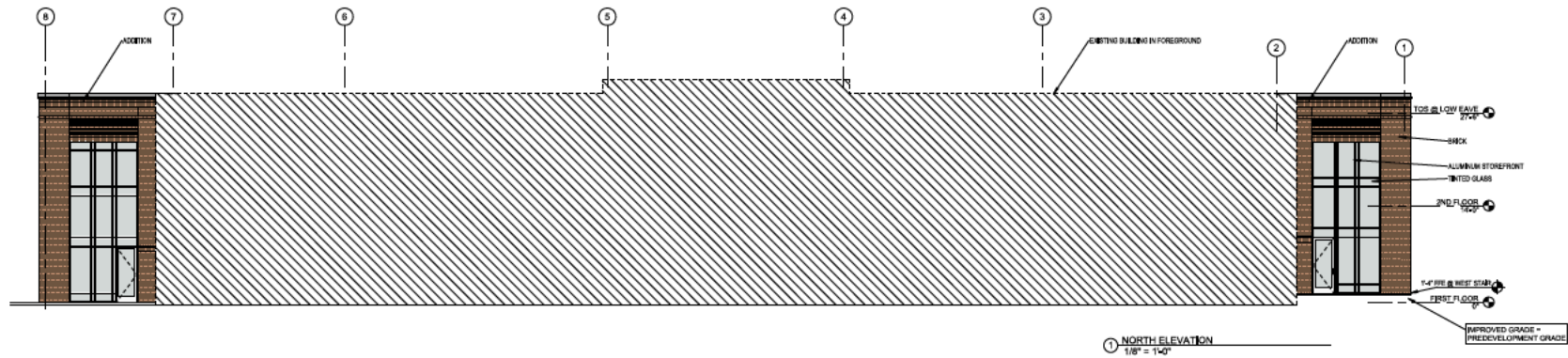
COORDINATOR: JGE  
 DRAWN BY: JGE  
 CHK BY: JGE

DAVID ALLEN CO. ADDITION  
 150 RUSH STREET  
 RALEIGH, NC

24 X 36  
 As Indicated  
 07/17/20  
 20-0234  
 EXTERIOR ELEVATIONS

A4.1  
 OF 4





APPROVAL  
DATE:

BOBBITT A&E, PLLC  
602 Courthouse Road  
Raleigh, North Carolina 27607

**BOBBITT**  
ARCHITECTS  
602 Courthouse Road | Raleigh, North Carolina 27607  
Phone: (919) 855-1800 | Fax: (919) 855-1800  
www.bobbittarchitects.com

COORDINATOR:  
JGE

DRAWN BY:

CHK BY:

**DAVID ALLEN CO. ADDITION**  
150 RUSH STREET  
RALEIGH, NC

24 X 36  
1/8" = 1'-0"

07/17/20

20-0234

EXTERIOR  
ELEVATIONS

**A4.2**  
OF 4