



Administrative Approval Action

Case File / Name: ASR-0065-2020
GLEN LAKE III

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

LOCATION: This site zoned CX-12-CU is located on the west side of Parklake Ave between Edwards Mill Road and Lakerim Avenue at 4251 Parklake Avenue.

REQUEST: This is a proposed 13,219 square foot five-tenant building (Eating establishment) with associated surface parking on a site with an existing 210,000 square foot office building and adjacent 4 level parking structure which was approved under ASR-0001-2019.

**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 August 20, 2021 by Michael Davidson.

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).
2. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
3. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

4. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
5. Prior to the issuance of a grading permit, a tree impact permit must be issued for the approved removal of 1 street tree in the right of way.

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



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

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

Engineering

1. A sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry and shown on a plat approved for recordation.

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

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

Stormwater

1. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
2. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

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:

3-Year Expiration Date: January 19, 2025

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.



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I hereby certify this administrative decision.

Signed: *Alycia Bailey Taylor* Date: 09/22/2021
Development Services Dir/Designee
Staff Coordinator: Michael Walters

1. PAVING SPACES REQUIRED/PROVIDED:	4 SHORT TERM SPACES PROVIDED IN FRONT OF THE RETAIL BUILDING, 4 LONG TERM SPACES (IN PARKING DECK)
2. PARKING SURFACE AREA:	0.06 ACRES +/- (EXIST.) 2.26 ACRES +/- (PROPOSED OFFICE AND DECK - ASP-0001-2019) 2.82 ACRES +/- (PROPOSED CATHOLIC ESTABLISHMENT - ASP-0002-2020) 3.42 ACRES +/- (TOTAL PARKING AREA)
3. INSIDE CITY LIMITS:	YES
4. INSIDE FLOOD HAZARD BOUNDARY:	NO
4A. INSIDE FALLS LAKE OR SWIFT CREEK DRAINAGE AREA:	YES - 2,349 SF (REFER TO ASP-0001-2019)
5. DEDICATED STREET RIGHT OF WAY:	0.66 AC. (112,966) PROVIDED
6. ADJACENT AREA:	CRIMMINS MILL ROAD - 10'-0" SET FROM R.O.W. WILSONS MILL ROAD - A PORTION OF BUILDING SHALL BE WITHIN 50' OF R.O.W. LAKEMIN AVENUE - 10'-0" SET FROM R.O.W. ADJACENT TO TOWN OF ELIZABETH - 30' MAIL (PROTECTIVE YARD PER 2-23-2017)
7. BUILDING DETAILS:	
8. DEVELOPER:	HAIGHWOODS PROPERTIES, INC. 1108 BRIMLEY STREET, SUITE 800 RALEIGH, NC 27604 (919) 878-4322 (PHONE) (919) 878-4323 (FAX) OFF.AMER@HAIGHWOODS.COM (E-MAIL)
9. CONTACT PERSON:	PREDICAMENT LAND DESIGN, LLP c/o WYE SAVISON 8322-204 SIX FORDS ROAD UNION, NORTH CAROLINA 27155 (919) 845-7025 (PHONE) (919) 845-7123 (FAX) WYEPREDICAMENT@LANDDESIGN.COM (E-MAIL)
20. REVER BASH:	NEUSE

CASE # ASR-0065-2020



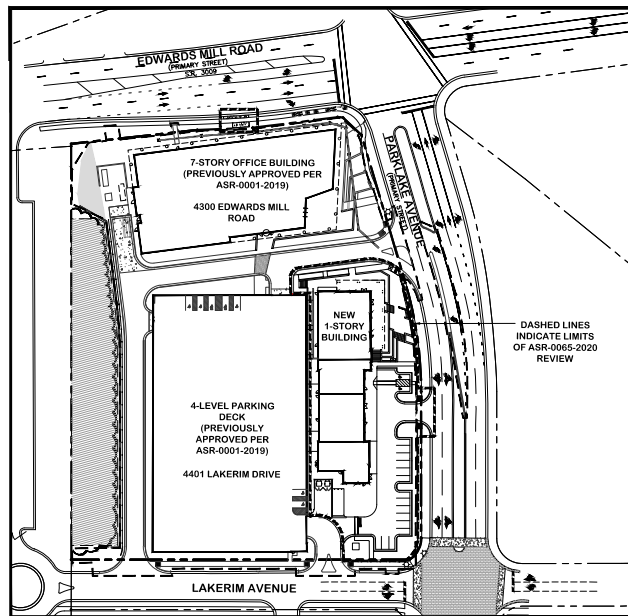
1. **ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.**
2. **CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-633-4343) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.**
3. **CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.**
4. **CONTRACTOR SHALL PROVIDE HORIZONTAL/VERTICAL DATUM INFORMATION IS TAKEN FROM SURVEY BY JOHN A. EDWARDS & COMPANY. HORIZONTAL DATUM IS NAD 83 AND VERTICAL DATUM IS NAVD 83.**
5. **ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS**
6. **THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONING DESIGNATION "R" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD HAZARD MAP MAP NUMBER 1702-07-08A, IN RALEIGH, CITY OF RALEIGH, STATE OF NORTH CAROLINA. THE SUBJECT PROPERTY IS NOT IN A FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.**
7. **ALL SITE LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH ZONING ORDINANCE.**
8. **THIS DEVELOPMENT SHALL CONFORM TO ZONING CONDITIONS FOR 102-07-08A.**

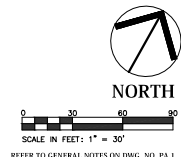
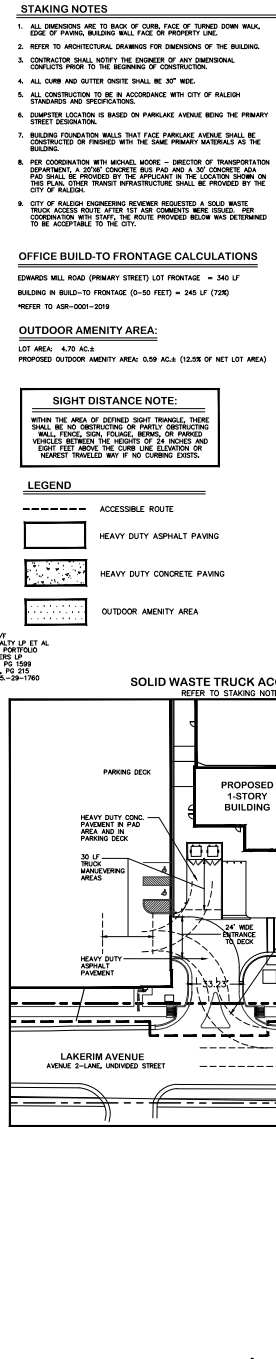
NEW TRASH AND RECYCLING DUMPSTERS WITH HEAVY DUTY CONCRETE PAD SHALL BE PROVIDED IN THE LOCATION SHOWN ON THE PLAN. THE OWNER WILL USE A PRIVATE HAULER TO REMOVE SOLID WASTE, CARDBOARD, AND OTHER RECYCLABLES.

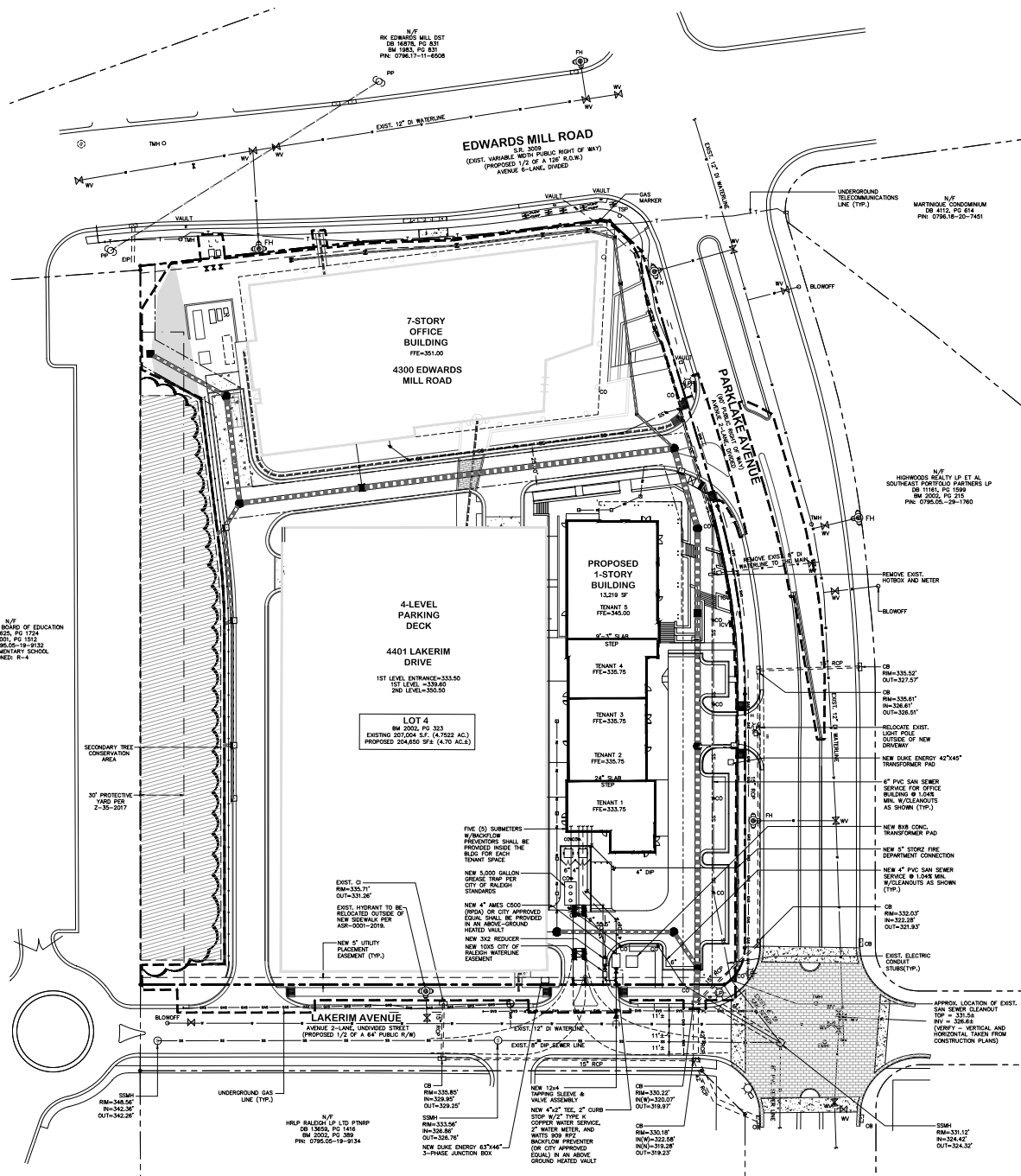
13. BUILDING DOES NOT EXCEED SEVEN (7) STORIES AND ONE HUNDRED TEN (110) FEET IN HEIGHT.
14. EATING ESTABLISHMENT USE IS NOT PROHIBITED.
15. EATING ESTABLISHMENT USE DOES NOT EXCEED 20,000 SF AND NO SINGLE ESTABLISHMENT EXCEEDS 8,000 SF.
16. TYPE OF ALTERNATIVE PARKING SPACES ARE LOCATED IN A STRUCTURE. ONE BAY OF AUTO PARKING IS LOCATED CLOSER TO PARKLAND ROAD, THAN THE FACADE OF THE BUILDING FACING PARKLAND AVENUE.
17. PROTECTIVE YARD HAS BEEN PROVIDED.
18. NO BUILD-TO-REQUIREMENTS OR SETBACK REQUIREMENT FOR PARKLAND AVENUE.
19. BLOCK PERMITS NOT REQUIRED.
20. A CURB CUT ON EDWARDS MILL ROAD IS NOT PROPOSED.
21. A PORTION OF A BUILDING ON THE PROPERTY IS LOCATED WITHIN 50 FEET OF PARKLAND AVENUE R.O.W.
22. MINIMUM TYPE GROUND IRON SHALL NOT EXCEED THIRTY-TWO (32) SQUARE FEET AND BE NO MORE THAN SEVEN (7) FEET IN HEIGHT.
23. HOURS OF OPERATION SHALL COMPLY WITH THE ZONING CONDITIONS (6AM TO 12:00 MIDDNIGHT).
24. NOT APPLICABLE.
25. PARKING DECK IS GREATER THAN ONE HUNDRED (100) LOTSPY FROM EDWARDS MILL ROAD OR PARKLAND AVENUE R.O.W.
26. BUILDING EXCEEDS BUILDING PARKLAND AVENUE AND LUTHERAN AVENUE HAVE BEEN PROVIDED.

PUBLIC IMPROVEMENT
QUANTITY SUMMARY

PA1. PRELIMINARY COVER SHEET	NUMBER OF LOTS	1
PA2. EXISTING CONDITIONS PLAN	LOT NUMBER BY PHASE	N/A
PA3. PRELIMINARY STAGING PLAN	NUMBER OF UNITS	0
PA4. PRELIMINARY GRADING PLAN	CHANGE BALANCE	0
PA5. PRELIMINARY UTILITY PLAN	OPEN SPACE	0
PA6. PRELIMINARY LANDSCAPE PLAN	NUMBER OF OPEN SPACE LOTS	NO
PA7. PRELIMINARY TREE CONSERVATION PLAN	PUBLIC WALK (LP)	0.1F
PA8. PRELIMINARY SITE PLAN	PUBLIC WALK (LP) - RAIL	0.1F
PA9. PRELIMINARY SITE PLAN	PUBLIC STREET (LP) - PARKING	0.1F
PA10. PRELIMINARY SITE PLAN	PUBLIC STREET (LP)	0.1F
PA11. PRELIMINARY SITE PLAN	THREE SOFT	2
PA12. PRELIMINARY SITE PLAN	WATER SEWER	2
PA13. PRELIMINARY SITE PLAN	WATER SEWER	2

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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 VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ELECTRICAL, 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 FOR THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID CONFLICTS.
4. THIS PLAN IS DIAGNOSTIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID CONFLICTS.
5. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE WATER AND SEWER SERVICE TO THE BUILDING PLANNING CONTRACTOR AND THE RALEIGH PLANS.
6. 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.
7. ALL MANHOLE AND CLEAN OUT FRAMES AND COVERS/GRATES SHALL BE PAINTED BLACK SEMI-GLOSS ENAMEL AFTER INSTALLATION.
8. CONTRACTOR SHALL PROVIDE CONDUITS FOR IRRIGATION LINES UNDER PAVED AREAS.
9. IRRIGATION METER, REDUCED PRESSURE ZONE DEVICE, AND SERVICE SHALL BE PROVIDED. (DESIGN-BUILD.)
10. CONTRACTOR SHALL PROVIDE PVC CONDUITS UNDER PAVED AREAS FOR POWER TO LIGHT POLES AND MONUMENT SIGN.
11. EDC'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 AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS 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 APPROVED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERRULED SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 20' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 12". 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 18" ABOVE THE TOP OF THE SEWER, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, OR 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 OR 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 OF MATERIALS & A CONCRETE CRACKLE W/ 8" MIN. CLEARANCE PER CORPUS DETAIL #4-18 & 4-19.
 - 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 & BUSINESS 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 FOREMANS. 4.0' MINIMUM COVER IS REQUIRED ON ALL SEWER 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 CORPUS HANDBOOK PROCEDURE.
7. INSTALL 3" CUMBER WATER SERVICE WITH 2" WATER LOCATED AT ROW OR WITHIN A 2' X 2' 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 4" PVC SEWER SERVICE @ 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 PSIG. BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.5' ABOVE THE NEXT UPSTREAM MANHOLE.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOH, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. NCDOH/RAUSAD ENFORCEMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSION & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
12. CREASE INTERSECTOR / OIL WATER SEPARATOR USING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUS FSD PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM HARTLEY AT (919) 996-5334 OR TIMOTHY.HARTLEY@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 DEVICES 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 RETALLED 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 JOANNE HARTLEY AT (919) 996-5923 OR JOANNE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

* EDIT TYPICAL SERVICE SIZE & MATERIAL AS APPROPRIATE

HD

PROLANDS INC.

8022-204 SIX FORKS ROAD
RALEIGH, NORTH CAROLINA 27615
919.845.7020 PHONE
919.845.7703 FAX
ENGR. FIRM LICENSE NO. F-0843



PRELIMINARY
NOT FOR CONSTRUCTION

GLENLAKE III RETAIL
4251 PARKLAKE AVENUE
RALEIGH, NORTH CAROLINA

ISSUED: 17 AUG 2020

REVISIONS:
24 MAR 2021
REVISED PER CITY COMMENTS
20 AUG 2021
REVISED PER CITY COMMENTS

DRAWN BY: MLS
CHECKED BY: JDL
PROJECT: HWDPB3R

PRELIMINARY
UTILITY
PLAN

DWG. NO. **PA.5**



SCALE IN FEET: 1" = 30'
REFER TO GENERAL NOTES ON DWG. NO. PA.1

KEY	PLANT LIST		QUAN.	CAL.	HT.	ROOT	REMARKS
	BOTANICAL NAME	COMMON NAME					
TREES							
AB	<i>Lacer. buergerianum</i>	1' Dwarf Maple	16	13"	110'	18AB	
SHRUBS							
AB	<i>Illex coriaria</i> (Budding Rose)	1' Dwarf Holly	167	124"	15 Gal.		

LANDSCAPE NOTES

- CONTRACTOR SHALL REMOVE ALL WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC., IN LANDSCAPE AREAS DISTURBED BY CONSTRUCTION. LANDSCAPE AREAS SHALL BE SOFTENED TO A DEPTH OF 4" AND GRADED SMOOTH TO ALLOW FOR POSITIVE DRAINAGE.
- FINISHED GRADE IN LANDSCAPE ISLANDS SHALL BE INSTALLED SO THAT THEY ARE 1" LOWER THAN THE TOP OF THE SURROUNDING CURBS.
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL TREES MUST BE GUYED OR STAKED PER THE DETAIL.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL ADD CHARGE TO ALL UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRINKLING, MULCHING, FERTILIZING, ETC.) OF THE PLANTING AREAS AND LAWN LATE THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL, FOR A PERIOD OF ONE YEAR (OR AS INDICATED IN THE LANDSCAPE SPECIFICATIONS) BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- SHRUB BEDS ARE TO BE COMPLETELY COVERED WITH PINE STRAW TO A MINIMUM DEPTH OF THREE (3) INCHES.
- NEW TREES ARE TO BE COMPLETELY COVERED WITH PINE STRAW TO A MINIMUM DEPTH OF FOUR (4) INCHES BY (3) FIVE FOOT DIAMETER.
- IRRIGATION PLANS SHALL BE PROVIDED BY OTHERS.
- SEASONAL COLOR AREAS SHOWN ON PLANS SHALL CONSIST OF ANNUAL FLOWERING PLANTS THAT WILL PROVIDE SEASONAL VARIETY AND COLOR. PLANT SELECTIONS SHALL BE SUITED TO SITE CONDITIONS AND CAPABLE OF THRIVING IN AREAS SHOWN ON PLANS.
- CONTRACTOR SHALL ATTEMPT TO OBTAIN PLANT MATERIAL FROM REGIONAL NURSERIES. IF PLANTS ARE NOT AVAILABLE IN THIS REGION, CONTACT THE OWNER AND/OR THE LANDSCAPE ARCHITECT FOR APPROVED SUGGESTIONS PRIOR TO PURCHASING FROM REGIONS WHERE USDA PLANT HARDINESS ZONE IS 6 OR LESS.
- NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND/OR THE LANDSCAPE ARCHITECT.
- STREET TREES SHALL BE LOCATED 12" MINIMUM FROM THE TRAVEL LANE PER NCDD GUIDELINES FOR PLANTING WITHIN HIGHWAY RIGHT-OF-WAY.
- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

LANDSCAPE REQUIREMENTS

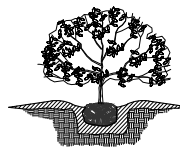
STREET PROTECTIVE YARDS

- EDWARDS MILL ROAD:
 - 1 STREET TREE @ 40' O.C. REQUIRED/PROVIDED
 - 341 LF / 40' = 9 NEW STREET TREES PROVIDED ON ASR-0001-2019
- PARKLAKE AVENUE:
 - 1 STREET TREE @ 40' O.C. REQUIRED/PROVIDED
 - 524 LF - 100 LF FOR DRIVEWAYS (2) / 40' = 10 STREET TREES REQUIRED
 - 8 EXISTING STREET TREES TO REMAIN / 2 NEW STREET TREES PROVIDED ON ASR-0001-2019
- LAKERIM AVENUE:
 - 1 STREET TREE @ 40' O.C. REQUIRED/PROVIDED
 - 403 LF - 41 LF FOR DRIVEWAYS / 40' = 8 STREET TREES
 - 1 EXISTING STREET TREE TO REMAIN / 7 NEW STREET TREES PROVIDED ON ASR-0001-2019

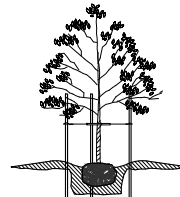
NOTE: REFER TO EXISTING CONDITIONS PLAN FOR EXISTING STREET TREE SIZE AND SPECIES. REFER TO APPROVED LANDSCAPE PLAN FOR EXISTING 8" OFFICE BUILDING (ASR-0001-2019) FOR APPROVED STREET TREES ALONG EDWARDS MILL ROAD, PARKLAKE AVENUE, AND LAKERIM AVENUE.

VEHICLE PARKING LOT LANDSCAPING

- PARKLAKE AVENUE:
 - LANDSCAPED PERIMETER ISLAND WITH 30 SHRUBS PER 100 LF REQUIRED/PROVIDED
 - 230 LF - 25 LF FOR DRIVEWAY = 205 LF
 - 2.05 X 30 = 62 SHRUBS REQUIRED/PROVIDED
- LAKERIM AVENUE:
 - LANDSCAPED PERIMETER ISLAND WITH 30 SHRUBS PER 100 LF REQUIRED/PROVIDED
 - 90 LF OF PARKING AREA
 - .9 X 30 = 27 SHRUBS REQUIRED/PROVIDED



SHRUB PLANTING



TREE PLANTING

TO PROMOTE AERATION AND PERCOLATION IN HEAVY SOIL, PLANT ROOTBALL ABOVE EXISTING GRADE AS SHOWN.

PROVIDE AN EARTH SAUCER FOR WATER RETENTION.

BACKFILL WITH 80% PARENT MATERIAL AND 20% DECOMPOSED ORGANIC MATERIAL BY VOLUME WELL MIXED AS APPROVED BY THE ARCHITECT.

PROVIDE 6" MINIMUM OF BACKFILL ON EACH SIDE OF ROOTBALL TO PROMOTE RAPID REESTABLISHMENT.

PROVIDE MINIMUM 4" THICK HARDWOOD MULCH IN PLANTING BEDS OR AS DIRECTED ON PLAN.

USE 5" X 5" X 6" HARDWOOD STAKES AND #8 WIRE ENCASED IN RUBBER HOSE FOR STAKING WHEN NEEDED OR AS DIRECTED BY ARCHITECT.

USE TREE WRAP UP TO FIRST WHORL OF BRANCHES OR THICKER ABOVE 1-1/2" CALIBER TO PREVENT SCALDING.

TO PROMOTE AERATION AND PERCOLATION IN HEAVY SOILS, PLANT ROOTBALL ABOVE EXISTING GRADE AS SHOWN.

BACKFILL WITH 80% PARENT MATERIAL AND 20% DECOMPOSED ORGANIC MATERIAL BY VOLUME WELL MIXED.

PROVIDE 6" MINIMUM OF BACKFILL ON EACH SIDE OF ROOTBALL TO PROMOTE RAPID REESTABLISHMENT.

PROVIDE AN EARTH SAUCER FOR WATER RETENTION.

MINIMUM 4" THICK HARDWOOD MULCH IN 5' DIAMETER CIRCLE OR AS SHOWN ON PLANS.



NORTH

SCALE IN FEET: 1" = 30'

REFER TO GENERAL NOTES ON DWG. NO. PA.1



8022-204 SIX FORKS ROAD
RALEIGH, NORTH CAROLINA 27615
919.845.7020 PHONE
919.845.7703 FAX
ENGR. FIRM LICENSE NO. F-0843

PRELIMINARY
NOT FOR CONSTRUCTION

GLENLAKE III RETAIL
4251 PARKLAKE AVENUE
RALEIGH, NORTH CAROLINA

ISSUED: 17 AUG 2020

REVISIONS:
24 MAR 2021
REVISED PER CITY COMMENTS
20 AUG 2021
REV. PER CITY COMMENTS

DRAWN BY: CRP
CHECKED BY: JOL

PROJECT: HWDPB3R

PRELIMINARY
LANDSCAPE
PLAN

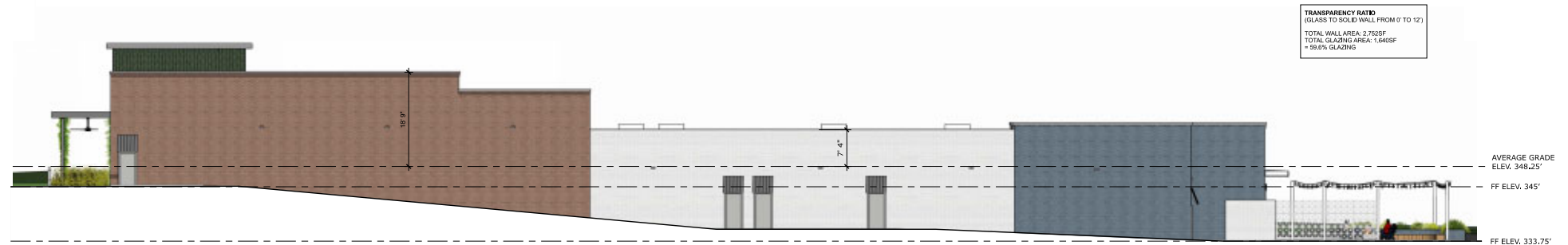
DWG. NO. PA.6



EAST ELEVATION

SCALE: 1/8" = 1'-0"

TRANSPARENCY RATIO
(GLASS TO SOLID WALL FROM 0' TO 12')
TOTAL WALL AREA: 2,752SF
TOTAL GLAZING AREA: 1,640SF
= 59.6% GLAZING



WEST/ALLEY ELEVATION

SCALE: 1/8" = 1'-0"

TRANSPARENCY RATIO
(GLASS TO SOLID WALL FROM 0' TO 12')
TOTAL WALL AREA: 2,752SF
TOTAL GLAZING AREA: 1,640SF
= 0% GLAZING



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

TRANSPARENCY RATIO
(GLASS TO SOLID WALL FROM 0' TO 12')
TOTAL WALL AREA: 744SF
TOTAL GLAZING AREA: 285SF
= 38.3% GLAZING



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

TRANSPARENCY RATIO
(GLASS TO SOLID WALL FROM 0' TO 12')
TOTAL WALL AREA: 763SF
TOTAL GLAZING AREA: 426SF
= 55.8% GLAZING

BUILDING ELEVATIONS

10.01.2020

ALL SIGNAGE AND GRAPHICS TO
BE REVIEWED AND PERMITTED
SEPARATELY

