



Administrative Approval Action

AA #3842 / SR-14-18, Raleigh Police -SE District
Transaction# 545596

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the south side of Rock Quarry Road, between the intersections of Rock Quarry and New Birch Drive, and Rock Quarry and Olde Birch Drive, at 2801-3401 New Birch Drive.

REQUEST: Development of a 2.95-acre tract comprised of three lots to be recombined, all zoned NX-3-PL CU (Z-54-98, and Z-6-90), into a 18,750-square foot Civic (Office) Building with associated parking on site.

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

One Administrative Alternate has been approved by the Planning Director for this project, noted below.

1. Approval of an alternative design allowing for the reduction of the Build To percentage and corner lot Build To from the primary street and the two side streets (1.5.6 C 1), and less than 50% of the window openings between three and eight feet. (1.5.9 B 1, and 3.2.5 F1). (AAD-8-18)

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 submitted by Jones & Crossen Engineering, PLLC.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

1. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

STORMWATER

2. Next Step: A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.

Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.



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PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

1. Comply with all conditions of Z-54-98, and Z-6-90.
2. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Recombinations, and Right of Way and/or Easement Dedications.
3. Provide fire flow analysis.

ENGINEERING

4. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and be shown on a plat approved for recordation.
5. A 5' general utility 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.
6. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.
7. A sidewalk deed of easement for any public sidewalk on Private Property 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.
8. Next Step: A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

PUBLIC UTILITIES

9. A Final Plat must be recorded at the Wake County Register of Deeds office for all necessary Subdivisions / Recombinations, Right-of-Way, Utility / Stormwater Easement Dedications and/or Tree Save Areas

STORMWATER

10. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering program.



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11. Next Step: The developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans.
12. Next Step: The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office.
13. Next Step: 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.
14. Next Step: In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department.

URBAN FORESTRY

15. A tree impact permit must be obtained for the approved streetscape tree installation in the rights-of-way.

Prior to issuance of building occupancy permit:

16. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
17. Next Step: Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
18. Next Step: Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.
19. Next Step: All street lights and street signs required as part of the development approval are installed.
20. Next Step: Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
21. Next Step: As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department
22. Next Step: Final inspection of all required right-of-way tree plantings by Urban Forestry Staff.



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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: 8-15-2021

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:(Planning Dir./Designee)

Date: 8/15/2018

Staff Coordinator: Michael Walters



N/F
EDITH & KIMBERLY INGRAM
PIN: 1712-87-4231
ZONED: R-6
USE: SINGLE FAMILY

N/F
SHAW UNIVERSITY
PIN: 1712-88-9357
ZONED: R-6
USE: SINGLE FAMILY

N/F
GENERAL BAPTIST STATE
CONVENTION NC
PIN: 1712-97-1584
ZONED: OX-3
USE: SINGLE FAMILY

N/F
WILLIAM GOODWIN
PIN: 1712-86-3917
ZONED: NX-3-PL-CU
USE: SINGLE FAMILY

N/F
ERIC & SANDRA DUBERMAN
PIN: 0721-21-3751
ZONED: NX-3-PL-CU
USE: MULT TEN

N/F
WAKE COUNTY BOARD OF
EDUCATION
PIN: 1712-76-3137
ZONED: R-6
USE: SCHOOL

N/F
OLDE BIRCH LLC
PIN: 1712-86-6694
ZONED: NX-3-CU
USE: VACANT

N/F
OLDE BIRCH LLC
PIN: 1712-86-8576
ZONED: NX-3-CU
USE: VACANT

N/F
2900 ROCK QUARRY LLC
PIN: 1712-96-0527
ZONED: NX-3-CU
USE: MULT TEN

N/F
WORD OF GOD FELLOWSHIP
CHURCH INC
PIN: 1712-96-3537
ZONED: R-6
USE: CHURCH

- NOTES:
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
 2. BOUNDARY, TOPOGRAPHIC AND EXISTING CONDITION INFORMATION WAS TAKEN FROM A DIGITAL FILE PROVIDED BY ELINGBURG LAND SURVEYING COMPANY.
 3. NO FEMA MAPPED FLOOD PLAINS EXIST ON THIS SITE.
 4. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4849) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
 5. EXISTING LOTS 6, 7 & 8 ARE TO BE RECOMBINED TO CREATE A SINGLE LOT FOR THE PLANNED DEVELOPMENT.
 6. LOTS 6, 7 & 8 WERE ORIGINALLY SHOWN AS LOTS 6 & 7 ON CONSTRUCTION DRAWINGS FOR FARMINGTON SQUARE SHOPPING AREA BY DIEHL & PHILLIPS, PA (SP-13-2005 AND S-14-2005). THESE TWO LOTS WERE SUBDIVIDED TO CREATE LOTS 6, 7 & 8 IN DM 2006, PG 1660.
 7. SITE RUNOFF FROM THE FARMINGTON SQUARE DEVELOPMENT DRAINS TO A WET POND ON LOT 3. THIS POND HAS BEEN SIZED TO MEET CITY OF RALEIGH STORMWATER AND NITROGEN REQUIREMENTS FOR LOTS 6, 7 & 8.
 8. EXISTING 20' COR SANITARY SEWER EASEMENT IS TO BE DISPOSED OF BY THE CITY OF RALEIGH THROUGH A FUTURE INSTRUMENT.
 9. EXISTING 1.5" WATER METER TO BE RELOCATED IN COR UTILITY EASEMENT OUTSIDE OF DASHED PERIMETER SIDEWALK.
 10. THE EXISTING ON-SITE SEPTIC TANK NOTED BY THE SYMBOL ON IMAPS WAS EVIDENTLY ABANDONED WHEN THE FARMINGTON SITE WAS DEVELOPED IN 2006. THE OWNER SPOKE WITH KENT DAEKE WITH WAKE COUNTY ENVIRONMENTAL SERVICES WHO CONFIRMED THAT SEPTIC ABANDONMENT DID NOT REQUIRE A PERMIT PRIOR TO 2011.

RALEIGH POLICE - SE DISTRICT
ADMINISTRATIVE SITE REVIEW
EXISTING CONDITIONS PLAN

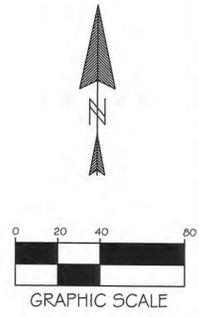
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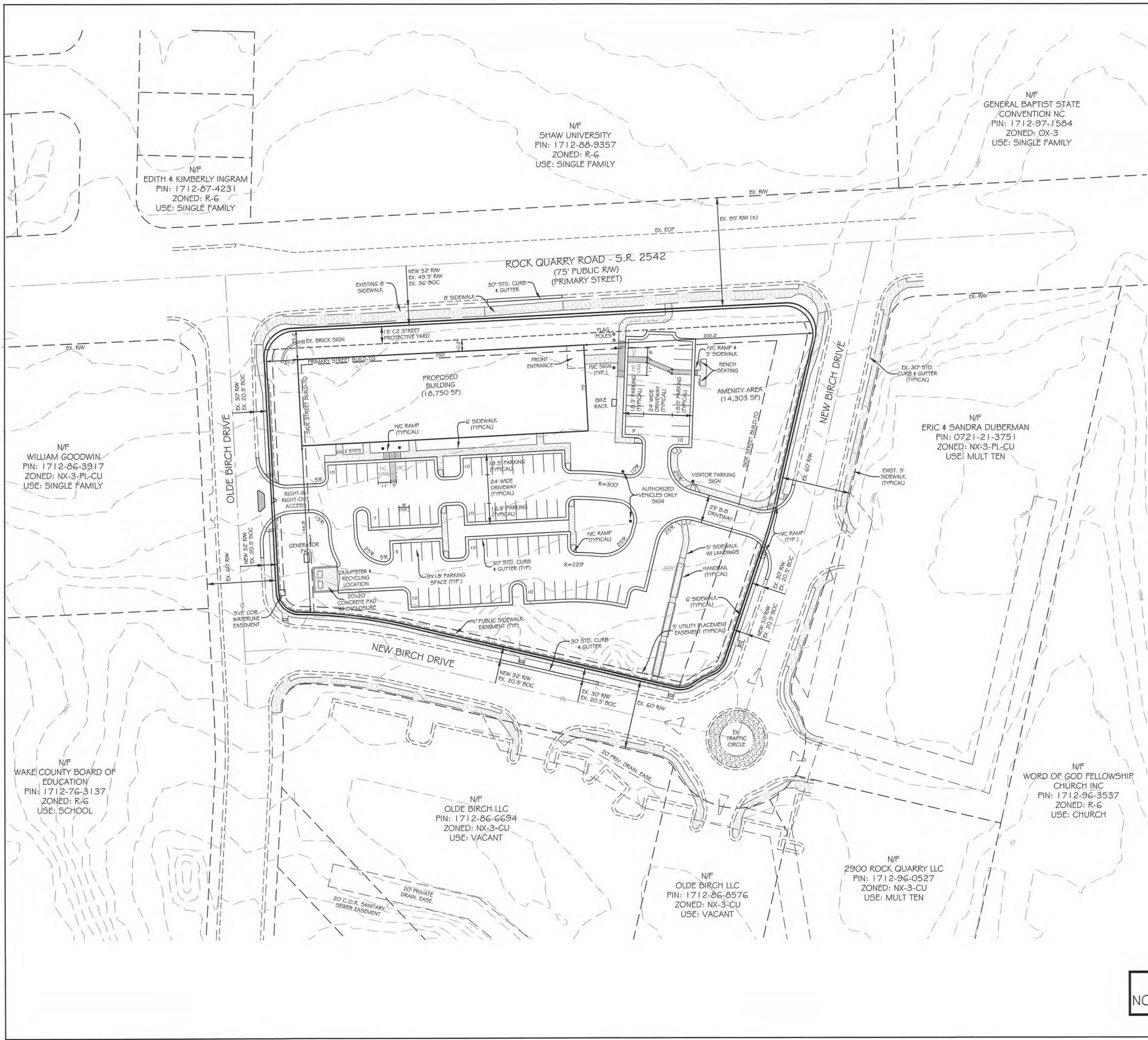
LINE	BEARING	DISTANCE
LI	S 76°53'56" E	35.28'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	39.27'	35.36'	N 42°02'33" E
C2	25.00'	46.26'	39.94'	S 39°50'12" E
C3	370.00'	33.45'	33.44'	S 13°50'45" W
C4	20.50'	18.13'	17.60'	S 44°01'10" W
C5	58.50'	17.87'	17.80'	N 60°50'45" E
C6	20.50'	18.13'	17.60'	S 77°40'20" W
C7	20.50'	31.01'	28.14'	N 45°17'18" W
C8	430.00'	95.61'	95.41'	S 83°16'07" E

PRELIMINARY PLANS
NOT FOR CONSTRUCTION



SCALE	1" = 40'	DRAWN	PDC
DATE	FEBRUARY 16, 2018		
REVISION	05/24/18	1st CYCLE REVIEW	
	07/11/18	2nd CYCLE REVIEW	
SHEET	2		
PROJECT	1762		



- NOTES:**
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
 - BOUNDARY, EXISTING CONDITIONS AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM A DIGITAL FILE PROVIDED BY ELINGBURG LAND SURVEYING COMPANY.
 - NO FEMA MAPPED FLOOD PLANS EXIST ON THIS SITE.
 - CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
 - THE MINIMUM CORNER CLEARANCE FROM CURB LINE TO INTERSECTING STREETS SHALL BE AT LEAST 20' FROM THE POINT OF TANGENCY.
 - ANY WORK PERFORMED IN NCDOT RW SHALL BE APPROVED BY ENCROACHMENT AGREEMENT.
 - ALL HVAC UNITS SHALL BE LOCATED ON THE ROOF AND SCREENED FROM OFF-SITE VIEW.
 - THIS PROJECT WILL DEDICATE 2.5 FEET OF ADDITIONAL RW ALONG THE ROCK QUARRY ROAD FRONTAGE.
 - THIS PROJECT WILL DEDICATE 2 FEET OF ADDITIONAL RW ALONG THE OLDE BIRCH DRIVE AND NEW BIRCH DRIVE FRONTAGE.
 - THE DUMPSTER ENCLOSURE MATERIALS SHALL MATCH THE BUILDING MATERIALS.
 - THE FLAG POLES SHALL NOT EXCEED THE HEIGHT STANDARDS OUTLINED IN ARTICLE 3.3.2, DISTRICT -3.
 - THE FARMINGTON DEVELOPMENT HAS PAID A FEE-IN-LIEU FOR THE SIDEWALK PLANNED ALONG THE FRONTAGE OF OLDE BIRCH DRIVE.
 - AN ADMINISTRATIVE ALTERNATE FOR THIS SITE WAS APPROVED UNDER CASE FILENAME AAD-12-16 NEW BIRCH DRIVE.

PARKING SUMMARY

VEHICLE PARKING
 BASIS OF DETERMINATION -
 1 PER 400 SF FLOOR AREA - 47 (18,750 SF/400 SF)
 TOTAL SPACES REQUIRED - 47 SPACES (2 HANDICAP)
 TOTAL SPACES PROVIDED - 91 SPACES (4 HANDICAP)
 PARKING ON SIDE & REAR - 91 (100%)

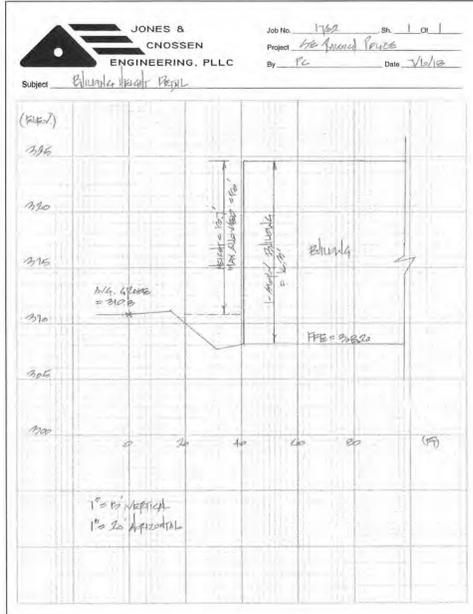
PROVIDED PARKING EXCEEDS REQUIRED PARKING BY MORE THAN 150%. THE MEASURE USED TO MITIGATE THE ADDITIONAL IMPERVIOUS SURFACE IS PROVIDING INTERIOR LANDSCAPE ISLANDS HAVING AN AVERAGE WIDTH OF 20 FEET PER SECTION 7.1.2(D3).

BUILD-TO SUMMARY

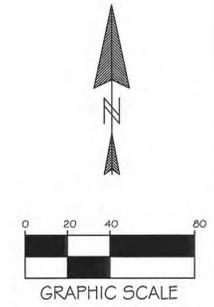
PRIMARY STREET BUILD-TO
 ROCK QUARRY ROAD STREET FRONTAGE LENGTH=485 LF
 MINIMUM BUILDING WIDTH IN PRIMARY BUILD-TO=242.5 LF (50%)
 PROVIDED BUILDING WIDTH IN PRIMARY BUILD-TO=250 LF

SIDE STREET BUILD-TO
 OLDE BIRCH DRIVE FRONTAGE LENGTH=244 LF
 MINIMUM BUILDING WIDTH IN-SIDE BUILD-TO=61 LF (25%)
 PROVIDED BUILDING WIDTH IN IN-SIDE BUILD-TO=75 LF

SITE IS A BLOCK LOT HAVING MULTIPLE BUILD-TO REQUIREMENTS TO SIDE STREETS. ADMINISTRATIVE ALTERNATES ARE REQUIRED FOR SITE PLAN APPROVAL.



**PRELIMINARY PLANS
 NOT FOR CONSTRUCTION**



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RALEIGH POLICE - SE DISTRICT ADMINISTRATIVE SITE REVIEW

PRELIMINARY SITE LAYOUT PLAN

CITY OF RALEIGH WAKE COUNTY, NORTH CAROLINA

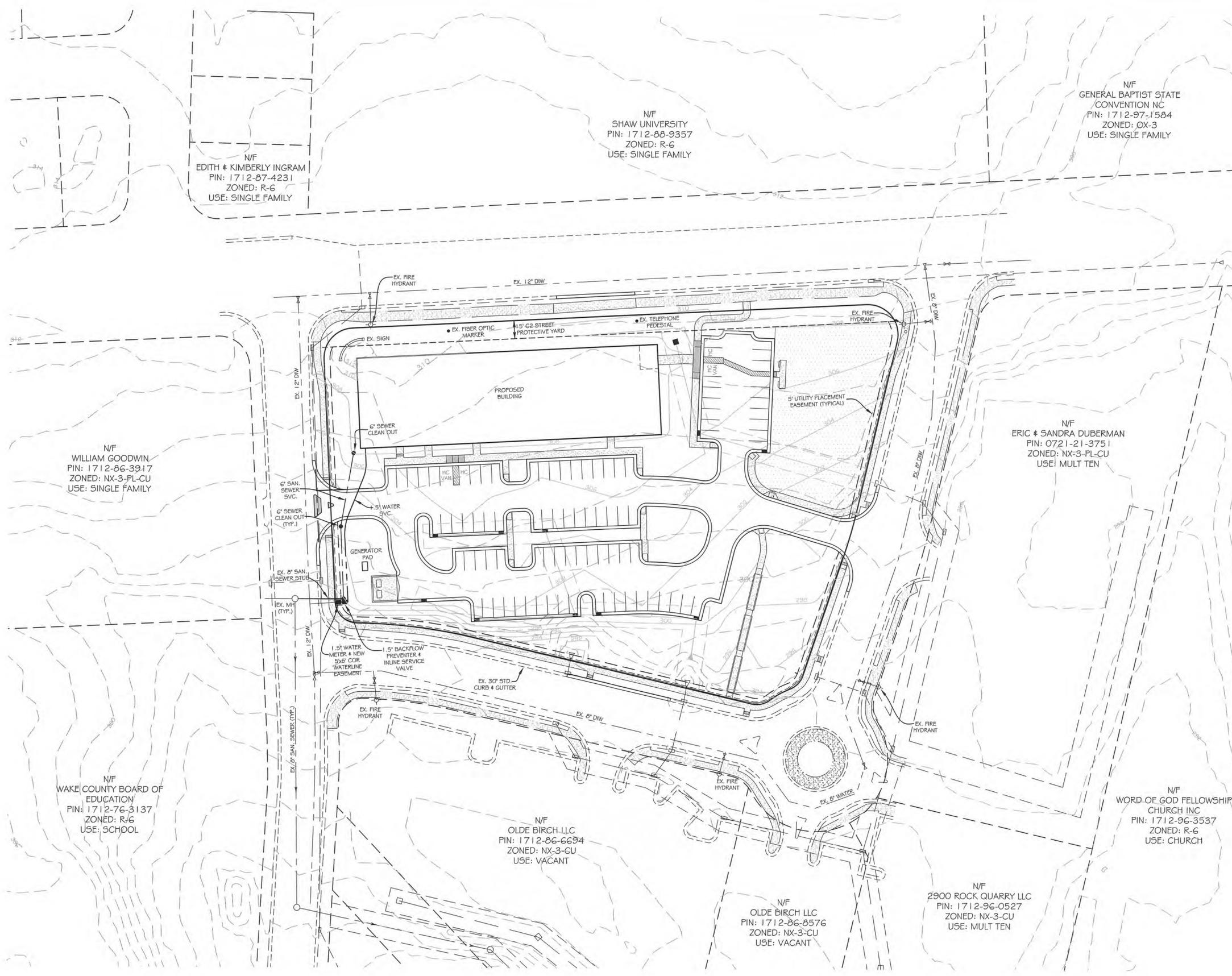
SCALE: 1" = 4' PDC

DATE: FEBRUARY 16, 2018

REVISION: 05/24/18 1st CYCLE REVIEW
 07/12/18 2nd CYCLE REVIEW

4

1762



- NOTES:**
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 2. BOUNDARY, EXISTING CONDITIONS AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM A DIGITAL FILE PROVIDED BY ELINGBURG LAND SURVEYING COMPANY.
 3. NO FEMA MAPPED FLOOD PLANS EXIST ON THIS SITE.
 4. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
 5. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
 6. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ELECTRICAL, GAS, CABLE TV AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVEMENT.
 7. THE EXISTING 8" SEWER STUB TO THE SITE SHALL BE USED AS A SLEEVE FOR THE 6" SEWER SERVICE TO THE BUILDING. THE SPACE BETWEEN THE 8" SLEEVE AND 6" SERVICE SHALL BE GROUTED AT THE MH INVERT.
 8. 1.5" DCVA BACKFLOW DEVICE SHALL BE AN AMES 2000B OR EQUIVALENT CORPUD APPROVED DEVICE.

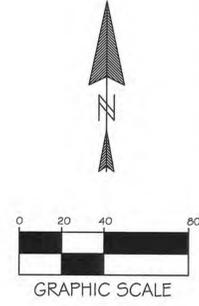
ATTENTION CONTRACTORS

THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF THE WATER AND SEWER, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT 316-2159, AND THE PUBLIC UTILITIES DEPARTMENT AT 996-4540, AT LEAST TWENTY FOUR HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION WILL RESULT IN THE ISSUANCE OF MONETARY FINES AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON JOB SITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**

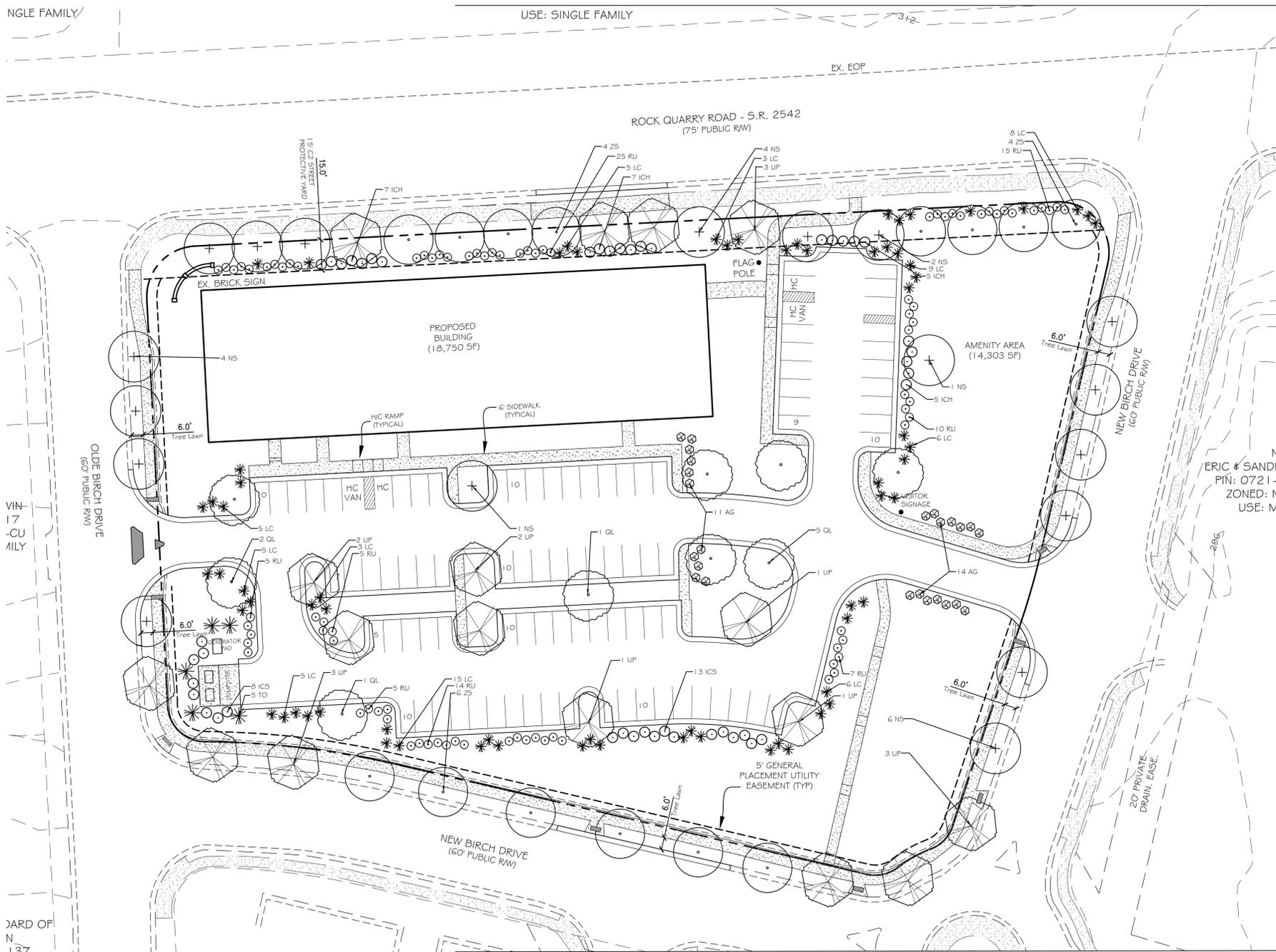


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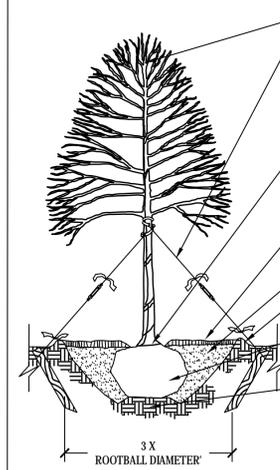
RALEIGH POLICE - SE DISTRICT
ADMINISTRATIVE SITE REVIEW
WAKE COUNTY, NORTH CAROLINA
CITY OF RALEIGH
PRELIMINARY UTILITY PLAN

SCALE	1"=40'	DRAWN	PDC
DATE	FEBRUARY 16, 2018		
REVISION	05/24/18	1st CYCLE REVIEW	
	07/12/18	2nd CYCLE REVIEW	
SHEET	6		
PROJECT	1762		



PLANTING NOTES:

- All plant materials to comply with American Standard for Nursery Stock ANSI Z60.
- Plant locations to be approved in field prior to installation.
- Substitutions of plant materials specified can only occur with prior approval by Landscape Architect.
- Establish plant bed configurations. Landscape Architect to approve bed layout in field.
- Install plants and mulch beds with 4" of pine straw.
- Areas disturbed by grading to be seeded and strawed.
- Landscape Contractor to maintain plant materials for a one year period following substantial completion per specifications.
- Areas damaged from plant relocation or other activities of Landscape Contractor to be re-seeded and established at no additional cost to the owner.
- All plant material shown is minimum required by the City Code.
- Installation and maintenance of street trees: Section 6.18.1 and 6.18.2 of Street Design Manual.
- Tree Lawn - Minimum 6' wide tree lawn; Trees centered in area; No utilities or electrical conduits are permitted within the tree lawn (utilities may run below and through the subsurface root expansion infrastructure); 600 cubic feet of organic soil in the immediate area where the tree is to be placed.
- No staking of trees is permitted.
- Water trees for a minimum of a 2-year period. After installation trees shall be thoroughly soaked and watered at least twice per week until establishment. Use a slow flow hose end device and water each tree at the base for several minutes. Commercially available water bags are acceptable but the root ball shall be soaked as well as filling the bag.
- Watering volumes should be based upon delivery of 1" of moisture / week to the tree if precipitation does not meet that amount during the active growing season defined as April 15th through November 1st.
- Street trees installed and maintained in accordance with the requirements of Chapter 2 of the Raleigh City Tree Manual.
- A Tree Impact Permit must be obtained prior to issuance for building permit.
- All shrubs to be planted at least 2' from edge of curb or install wheel stops at all parking spaces abutting plant beds.



- DO NOT PRUNE LEADER. PRUNE OR CUT ONLY DEAD OR UNHEALTHY BRANCHES
- PROVIDE STAKING IF SPECIFIED. IF STAKING IS PROVIDED, PROTECT TREE WITH BROAD STRAP OR FLEXIBLE TUBING. ALLOW FLEXIBILITY IN STRAPS TO DEVELOP TRUNK TAPER. PROVIDE TURN BUCKLE AND WARNING FLAGS. REMOVE ALL STAKING AND ACCESSORIES WITHIN ONE YEAR FROM PLANTING.
- THE ROOT FLARE SHALL BE PLANTED AT GRADE. NO HIGHER THAN 2" ABOVE GRADE. AND NEVER BELOW GRADE. REMOVE EXCESS SOIL TO EXPOSE THE ROOT FLARE AT GRADE. TREE SHALL BE SET PLUMB
- MULCH DEPTH 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM
- HIGH QUALITY SOIL MIX AS SPECIFIED
- WATER SAUCER SHALL BE NO MORE THAN 3" ABOVE GRADE
- COMPLETELY REMOVE TOP HALF OF BURLAP. LACING AND WIRE BASKET AND DISCARD FROM HOLE
- ROOT BALL SHALL BE PLACED DIRECTLY ON COMPACTED SUBGRADE. HANDLE TREE BY THE ROOT BALL ONLY.

NOTES:

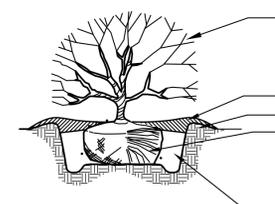
- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
- ADHERE TO STANDARDS IN THE CITY TREE MANUAL
- STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
- PLANTING SEASON OCTOBER - APRIL. A TREE IMPACT PERMIT IS REQUIRED.
- ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

1 TREE PLANTING
PRCR-03 NTS

PLANT SCHEDULE

KEY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING
AG	Abelia x grandiflora 'Edward Goucher' / Glossy Abelia	18" HT.	CONT.	4' O.C.
UP	Ulmus parvifolia / Lacebark Elm	3" Cal. / 11' HT.	CONT./ B & B	as indicated
QL	Quercus lyrata 'Highbeam' / Overcup Oak	3" Cal. / 11' HT.	CONT./ B & B	as indicated
LC	Loropetalum chinensis 'Ruby' / Chinese Fringe Flower	18" HT.	CONT.	4' O.C.
NS	Nyssa sylvatica / Blackgum	3 Cal. / 11' HT.	CONT./ B & B	as indicated
TO	Thuja occidentalis 'Emerald Green' / Arborvitae	4' HT.	CONT.	7' O.C.
ICS	Ilex crenata 'Steeds' Japanese Holly	36" HT.	CONT.	5' O.C.
RU	Rhaphtolepis indica 'Snow White' / Indian Hawthorne	18" HT.	CONT.	5' O.C.
ICH	Ilex crenata 'Hoogendorn' / Holly	18" HT.	CONT.	4' O.C.
ZS	Zelkova serrata 'Village Green' / Japanese Zelkova	3" Cal. / 11' HT.	CONT./ B & B	as indicated

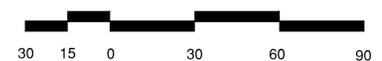
- SOIL MIX - 1/3 ORGANIC MATTER, 2/3 EXIST SOIL
- WIDTH OF PLANT PIT - SANDY SOIL, 24" WIDER THAN PLANT BALL - CLAY SOIL, 12" WIDER THAN PLANT BALL
- FOR PLANTING AREAS WHERE SOIL HAS BEEN COMPACTED BY EQUIP. CONTACT LA PRIOR TO PLANTING.
- FOR CAMELLIAS, RHODOS, AZALEAS, AND LAURELS: SOIL MIX, 2/3 ORGANIC AND 1/3 EXISTING SOIL
- SHRUB SHALL BEAR SAME RELATIONSHIP TO GRADE AS IT DID PRIOR TO DIGGING.



- PRUNE AND THIN DECIDUOUS SHRUBS APPROX. 1/3 OF INITIAL BRANCHES TO COMPENSATE FOR LOSS OF ROOTS WHILE DIGGING. FOLLOWING PRUNING PLANT SHALL MEET SPECIFIED SIZE.
- 4" MULCH MIN. PER SPECIFICATION
- 4" EARTH BERM TO FORM SAUCER
- REMOVE ALL METAL/PLASTIC CONT. PRIOR TO PLANTING. SLICE FIBER ROOTS IN THREE PLACES TO ALLOW ROOT GROWTH.
- LOOSEN BURLAP AT STEM/ALLOW IT TO REMAIN ON BALL
- TAMP OR WATER TOPSOIL MIXTURE AT 6" INTERVALS.

2 SHRUB PLANTING
LA-1 NTS

LANDSCAPE PLAN



Jones & Cossen
ENGINEERING, PLLC
Civil Engineering | Construction Management | Land Planning

COALY DESIGN
LANDSCAPE ARCHITECTURE
517 E. Main Street
Raleigh, NC 27601
919.539.0012

RALEIGH POLICE
Southeast District
Rock Quarry Road
Raleigh, NC

Professional Seals

Date Issued:	2.16.18
Scale	1"=30'
Drawn by:	RBS
Checked by:	KJW

Revisions	No.	Description	Date	By
	1	Per City Comments	5.23.18	KJW

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