



Administrative Approval Action

Case File / Name: SUB-0019-2022
DSLCL - Elm Park (SUB)

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

LOCATION: This site is located on the east side of Duraleigh Road, north of Cypress Tree Lane at 4700 & 4701 Cypress Tree Ln.

REQUEST: Development of a vacant 7.12 acre/313,419 sf tract zone RX-5-CU. Proposed 63 3-bedroom townhomes and two HOA common lots development on existing Lots 2 & 3 (per subdivision SUB-75-2020). A total of 65 lots will be created.

Z-47-2019 - 4800 Duraleigh Road: Adopted 10/6/2020.

**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 May 6, 2022 by JOHN A. EDWARDS & COMPANY.

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:

General

1. A SWS collective staging area design, for roll-out carts, for Lots 29-37 is labeled and shown on the Site Permit Review plans set and reviewed & approved by SWS prior to SPR approval.
2. Approved lighting plan, as approved in civil plans set SPR-0156-2021 are inserted into the civil plans set for SUB-0019-2022 and demonstrate compliance with UDO Sec.7.1.7.G and Sec.7.4.4, Sec.7.4.5.
3. Approved preliminary ASR plan is amended and the Common Lots with lot #s are provided and labeled accordingly on the civil plans (SPR) set data table & parcels.
4. Grading sheet C4 notes the TW/BW grade levels for new proposed retaining walls and demonstrate compliance with UDO Sec.7.2.8.D.
5. The proposed landscaping plantings comply with easement designs for the Private Drainage Easement (PDE) location and plantings, including any redesigns or layouts, are confirmed with the Stormwater division prior to civil plan approval.



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6. A reference book map & page # is noted in the civil plans (SPR) set for all previously approved easements.

Stormwater

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

Urban Forestry

8. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **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.

| | |
|-------------------------------------|----------------------------------|
| <input checked="" type="checkbox"/> | Cross Access Agreements Required |
|-------------------------------------|----------------------------------|

| | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Stormwater Maintenance Covenant 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:

General

1. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
2. Provide documentation indicating a Property Owner's Association has been established for the subject development.

Engineering

3. A cross access agreement among the Lot 1 thru Lot 11 AND Lot 29 thru 32 & Lot 33 thru 37 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

Stormwater

4. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.



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5. 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).
6. 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 (UDO 9.2.2.G).

☒ **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 SWS staging area conceptual design plan, for the roll-out carts, is reviewed and approved by Solid Waste Services (SWS) prior to permit issuance for Lots 29-37.
2. Comply with all conditions of Z-47-19.

Public Utilities

3. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Urban Forestry

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 17 street trees along Mint Leaf Lane and 22 street trees along Cypress Tree Lane.

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

General

1. 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.
2. The collective staging area design for SWS service pickup is approved by SWS for Lots 29-37.
3. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
4. All street lights and street signs required as part of the development approval are installed.



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5. 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.
6. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff
7. Prior to any building permit occupancy & issuance, zoning inspection officer shall ensure all required landscaping plantings for the development site (as shown on the approved preliminary and Site Permit Review plans set) for those residential lots adjacent to residential lot 4117 Balsam Drive/PIN#0786516122, are planted and all playground equipment is removed from the proposed site development (per SUB-0019-2022) prior to plantings.
8. All street lights and street signs required as part of the development approval are installed.

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: October 5, 2025

Record at least ½ of the land area approved.

5-Year Sunset Date: October 5, 2027

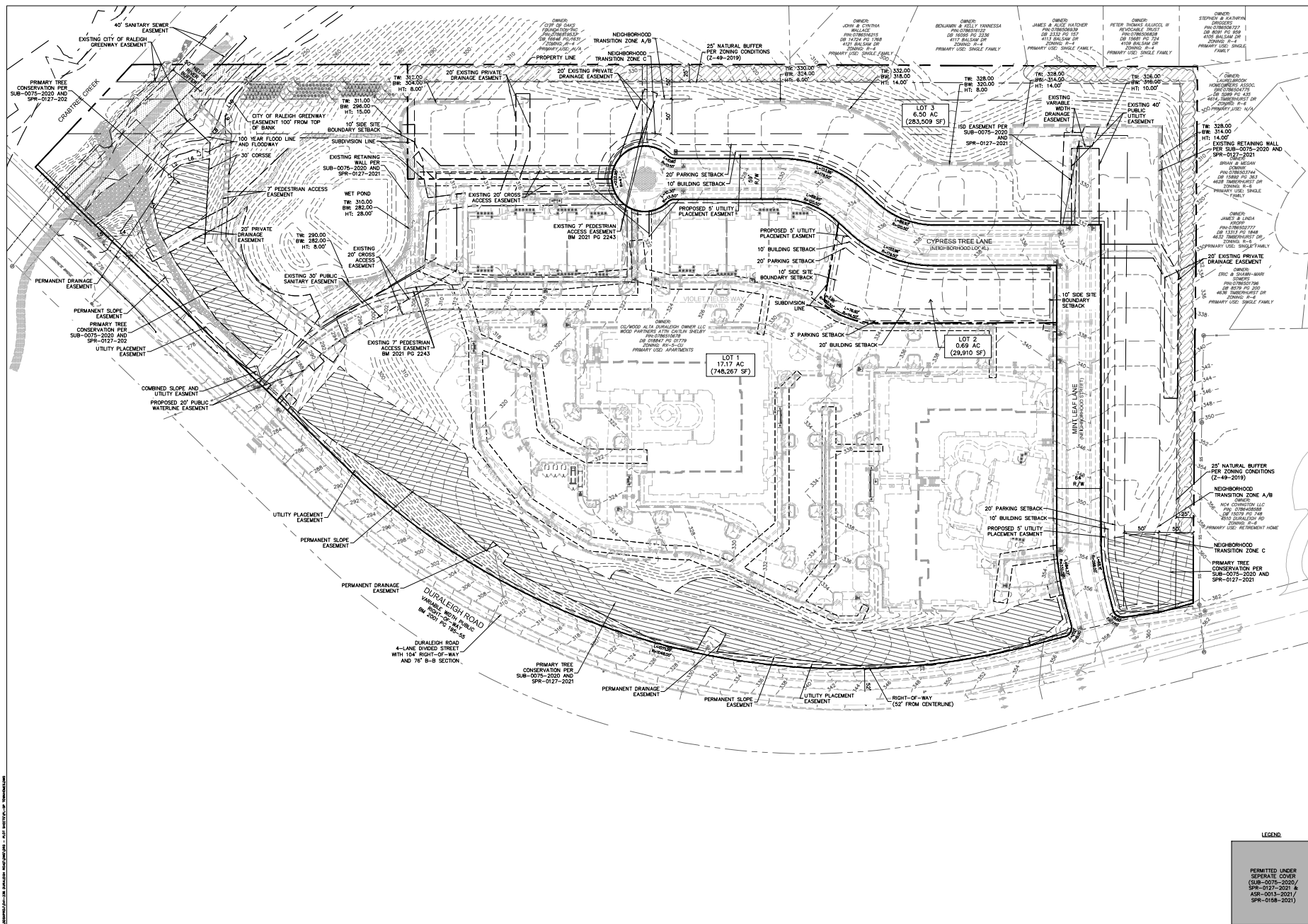
Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 06/08/2022
Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy





DRG
DESIGN
RESOURCE
GROUP

LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

2459 W. Winston Blvd., Ste 200 Charlotte, NC 28208
704-343-2668
www.drggroup.com

ADMINISTRATIVE SITE REVIEW

ELM PARK
RALEIGH, NORTH CAROLINA

TRI POINTE HOMES
1330 SUNDAY DRIVE, SUITE 101
RALEIGH, NC
919.673.3622

EXISTING CONDITIONS PLAN

SCALE: 1"=60'

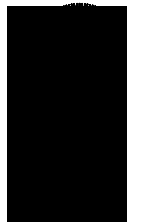
PROJECT #: 999-001
DRAWN BY: RD
CHECKED BY: JG

MAY 6, 2022

REVISIONS:

LEGEND

PERMITTED UNDER SEPARATE COVER (SUB-0075-2020 / SPR-0127-2021 & SPR-0158-2022)



ADMINISTRATIVE SITE
REVIEW

ELM PARK
RALEIGH, NORTH CAROLINA
TRI POINTE HOMES
1330 SUNDAY DRIVE, SUITE 101
RALEIGH, NC
919.673.8622

SITE PLAN

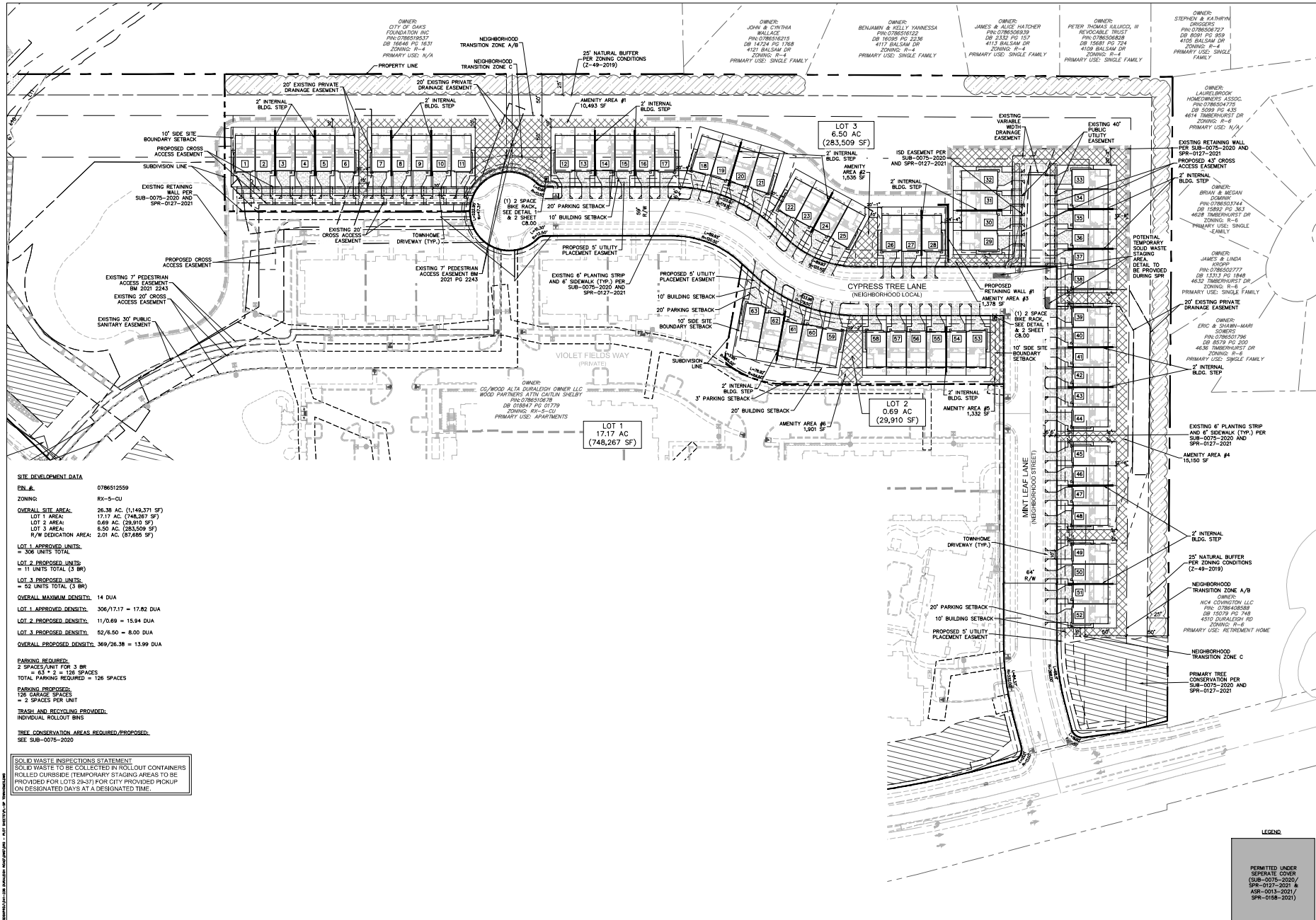
SCALE: 1"=50'

PROJECT #: 999-001
DRAWN BY: JES
CHECKED BY: JES

MAY 6, 2022

REVISIONS:

PERMITTED UNDER
SEPARATE COVER
(SUB-0075-2020 /
SPR-0127-2021 &
ASR-0013-2021 /
SPR-0158-2021)



SITE DEVELOPMENT DATA

ENL #: 0786512559

ZONING: RK-S-GU

OVERALL SITE AREA: 26.38 AC (1,148,371 SF)

LOT 1 AREA: 17.17 AC (748,267 SF)

LOT 2 AREA: 0.69 AC (29,910 SF)

LOT 3 AREA: 6.50 AC (283,509 SF)

R/W DEDICATION AREA: 2.01 AC (87,885 SF)

LOT 1 APPROVED UNITS:
= 506 UNITS TOTAL

LOT 2 PROPOSED UNITS:
= 11 UNITS TOTAL (3 BR)

LOT 3 PROPOSED UNITS:
= 52 UNITS TOTAL (3 BR)

OVERALL MAXIMUM DENSITY: 14 DUA

LOT 1 APPROVED DENSITY: 306/17.17 = 17.82 DUA

LOT 2 PROPOSED DENSITY: 11/0.69 = 15.94 DUA

LOT 3 PROPOSED DENSITY: 52/6.50 = 8.00 DUA

OVERALL PROPOSED DENSITY: 369/26.38 = 13.99 DUA

PARKING REQUIRED:
2 SPACES/UNIT FOR 3 BR
= 63 x 2 = 126 SPACES
TOTAL PARKING REQUIRED = 126 SPACES

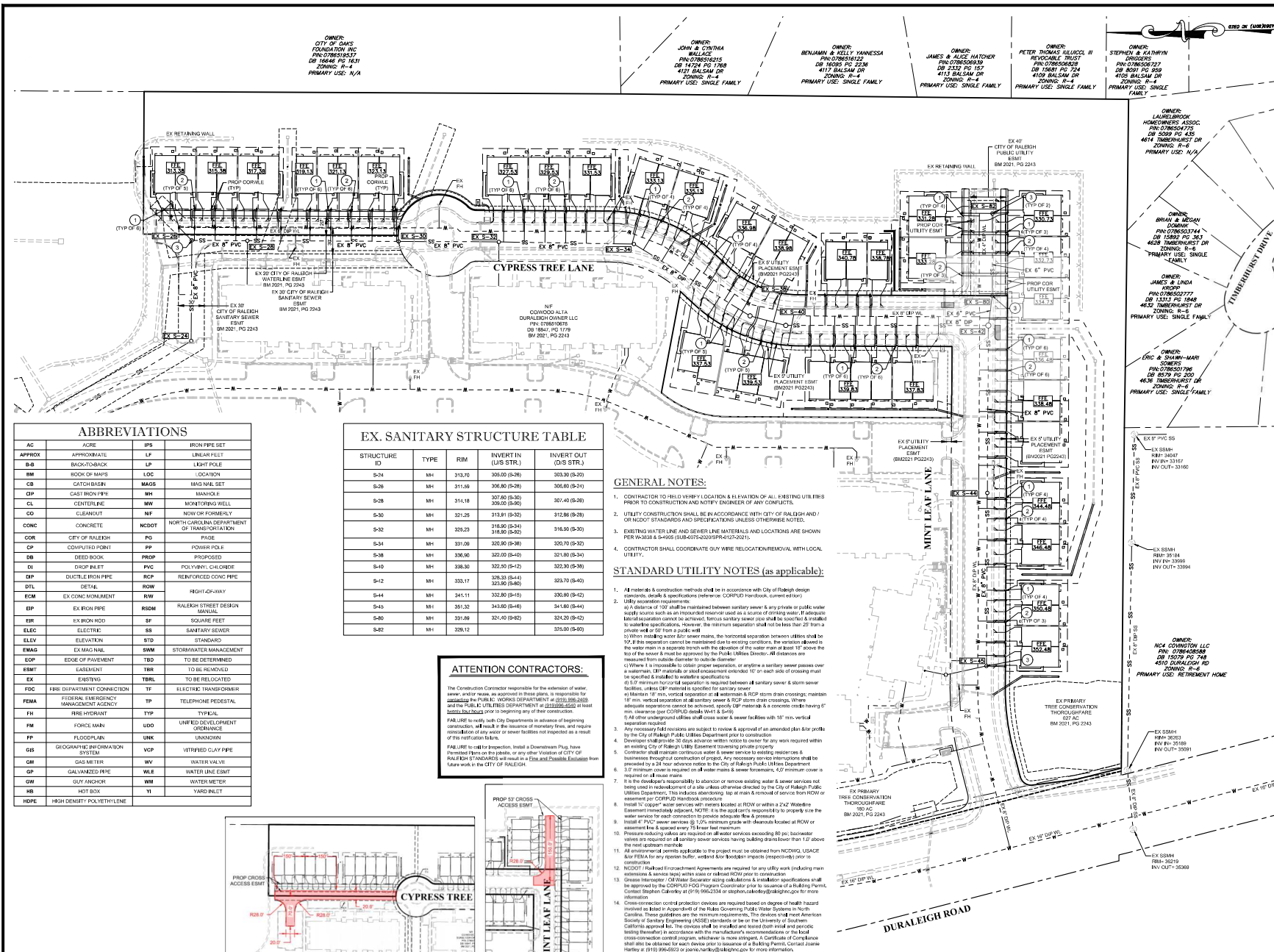
PARKING PROVIDED:
126 GARAGE SPACES
= 2 SPACES PER UNIT

TRASH AND RECYCLING PROVIDED:
INDIVIDUAL ROLL-OUT BINS

TREE CONSERVATION AREAS REQUIRED/PROPOSED:
SEE SUB-0075-2020

SOLID WASTE INSPECTIONS STATEMENT

SOLID WASTE TO BE COLLECTED IN ROLL-OUT CONTAINERS
ROLLED CURBSIDE (TEMPORARY STAGING AREAS TO BE
PROVIDED FOR LOTS 2&3) FOR CITY PROVIDED PICKUP
ON DESIGNATED DAYS AT A DESIGNATED TIME.



| AC | ACRE | IPS | IRON PIPE SET |
|--------|-------------------------------------|--------|---|
| APPROX | APPROXIMATE | LP | LINEAR FEET |
| B-S | BOOK/BOOK | LOC | LOCATION |
| CB | CATCH BASIN | MAGS | MAG NAL SET |
| CP | CAST IRON PIPE | MH | MANHOLE |
| CL | CEILING LINE | MW | MONITORING WELL |
| CO | CLEANOUT | NF | NOW OR FORMERLY |
| CONC | CONCRETE | NCSDOT | NORTH CAROLINA DEPARTMENT OF TRANSPORTATION |
| COR | CITY OF RALEIGH | PO | POLE |
| CP | COMPUTED POINT | PP | POWER POLE |
| DB | DEED BOOK | PROP | PROPOSED |
| DI | DIAPHANEITY | PVC | POLYVINYL CHLORIDE |
| DIP | DUCTILE IRON PIPE | RCP | REINFORCED CONC PIPE |
| DTL | DETAIL | ROW | RIGHT-OF-WAY |
| ECM | EX CONC EMENT | RW | RIGHT-OF-WAY |
| EP | EX IRON PIPE | RSDM | RALEIGH STREET DESIGN MANUAL |
| EQ | EX IRON ROD | SS | SQUARE FEET |
| ELEC | ELECTRIC | SS | SANITARY SEWER |
| ELEV | ELEVATION | STD | STANDARD |
| EMAG | EX MAG NAL | SWM | STORMWATER MANAGEMENT |
| EOP | EDGE OF PAVEMENT | TBD | TO BE DETERMINED |
| ESMT | EASEMENT | TBR | TO BE REMOVED |
| EX | EXISTING | TBL | TO BE RELOCATED |
| FSC | FIRE DEPARTMENT CONNECTION | TP | ELECTRIC TRANSFORMER |
| FEMA | FEDERAL EMERGENCY MANAGEMENT AGENCY | TP | TELEPHONE PEDESTAL |
| FI | FIRE HYDRANT | TP | TYPICAL |
| FM | FORCE MAIN | UD | UNIFIED DEVELOPMENT |
| FP | FLOODPLAIN | UNK | UNKNOWN |
| GP | GEOSPATIAL INFORMATION SYSTEM | VCP | VITRIFIED GLASS PIPE |
| GR | GRASS INTER | WV | WATER VALVE |
| GP | GAULANDED PIPE | WL | WATER LINE EASEMENT |
| GW | SUP ANCHOR | WM | WATER METER |
| HB | HOOT BOX | YI | YARD INLET |
| HDPE | HIGH DENSITY POLYETHYLENE | | |

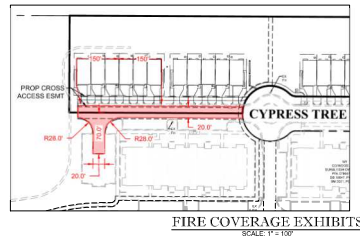
| STRUCTURE ID | TYPE | RIM | INVERT IN (L/S STR.) | INVERT OUT (R/S STR.) |
|--------------|------|--------|----------------------|-----------------------|
| S-24 | MH | 312.70 | 305.00 (S-26) | 303.30 (S-20) |
| S-28 | MH | 311.50 | 306.80 (S-28) | 306.80 (S-21) |
| S-29 | MH | 314.10 | 307.80 (S-30) | 307.40 (S-28) |
| S-30 | MH | 312.25 | 313.81 (S-32) | 312.86 (S-28) |
| S-32 | MH | 323.20 | 316.80 (S-32) | 316.30 (S-30) |
| S-34 | MH | 331.00 | 325.80 (S-38) | 320.70 (S-32) |
| S-38 | MH | 336.00 | 322.00 (S-40) | 321.80 (S-34) |
| S-40 | MH | 338.30 | 322.00 (S-42) | 322.30 (S-38) |
| S-42 | MH | 333.17 | 326.33 (S-44) | 323.30 (S-40) |
| S-44 | MH | 331.11 | 323.80 (S-46) | 323.80 (S-42) |
| S-46 | MH | 341.30 | 343.80 (S-48) | 341.80 (S-44) |
| S-48 | MH | 351.80 | 321.40 (S-50) | 324.20 (S-46) |
| S-50 | MH | 328.12 | | 335.00 (S-40) |

ATTENTION CONTRACTORS:

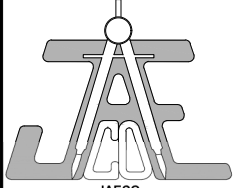
The Construction Contractor responsible for the extension of water, sewer, and/or gas, as approved in these plans, is responsible for obtaining the PUBLIC WORKS DEPARTMENT at (919) 985-2655 and the PUBLIC UTILITIES DEPARTMENT at (919) 985-2655 at least 10 business days prior to beginning any of their construction.

FAILURE TO NOTIC: The City Department in advance of beginning construction, and shall be the outcome of necessary fines, and require coordination of any sewer or water facilities not inspected as a result of the City Department's inspection.

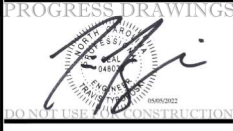
FAILURE TO CALL FOR INSPECTION: In the event of a violation of the City of Raleigh's standards, or any other violation of the City of Raleigh's standards, the City of Raleigh will be responsible for the cost of the inspection and the City of Raleigh will be responsible for the cost of the inspection.



- ### GENERAL NOTES:
- CONTRACTOR TO HOLD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
 - UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCSDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
 - EXISTING WATER LINE AND SEWER LINE MATERIALS AND LOCATIONS ARE SHOWN PER 19-308.8 & 19-308.9 (SUB-075-2020) (SPR-12-2021).
 - CONTRACTOR SHALL COORDINATE WITH RALEIGH CITY DEPARTMENT OF PUBLIC UTILITIES FOR REMOVAL OF EXISTING UTILITIES.
- ### STANDARD UTILITY NOTES (as applicable):
- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference to CORP/UD Handbook, current edition).
 - Utility construction requirements:
 - a) A distance of 10' shall be maintained between sanitary sewer & any private or public water supply source such as an unimproved reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, fence sanitary sewer side shall be installed & installed to separate the lines. However, the minimum separation shall be less than 25' from a private well or 50' from a public well.
 - b) When installing water for sewer mains, the horizontal separation between utilities shall be 12' if the separation cannot be maintained due to existing conditions, the vertical clearance in the water main is a separate trench with the elevation of the water main at least 12' above the top of the sewer & must be approved by the Public Utilities Director. All dimensions are measured from outside diameter to outside diameter.
 - c) Where it is impossible to obtain proper separation, or require a safety side of crossing over a watermain, CP (sewer) or steel encasement extended 10' on each side of crossing must be installed & installed to separate the lines.
 - d) 5' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless CP material is specified for sanitary sewer.
 - e) Minimum 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 18" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separation cannot be achieved, specify CP material & a concrete credit having 6" min. clearance per CORP/UD detail (W-1 & S-6).
 - f) All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
 - Any necessary field reviews are subject to review & approval of an amended plan & profile by the City of Raleigh Public Utilities Department prior to construction.
 - Developer shall provide 30 days advance written notice to owner for any work required within an existing City of Raleigh Public Utilities Department property.
 - Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be provided by a 24-hour advance notice to the City of Raleigh Public Utilities Department.
 - 3.0' minimum separation is required on all water mains & sewer lines, 5.0' minimum cover is required at all manholes.
 - It is the developer's responsibility to abandon or remove existing water & sewer services not being used in accordance with a site utility of service directed by the City of Raleigh Public Utilities Department. This includes abandoning, top & main & removal of service from ROW or easement per CORP/UD Handbook procedures.
 - Install 1/2" copper water services with metric knotted or ROW or within a 2'x2' Wallline Easement immediately adjacent. NOTE: It is the developer's responsibility to properly size the water service for each connection to provide adequate flow & pressure.
 - Install 4" PVC sewer services @ 1.0% minimum grade with manholes located at ROW or easement line & spaced every 15' except last manhole.
 - Pressure reducing valves are required on all water services exceeding 80 psi; backflow preventers are required on all sanitary sewer services having building pressure lower than 12' above the next upstream manhole.
 - All environmental permits applicable to the project must be obtained from NCSDOT, USACE, EPA, FEMA for any riparian buffer, wetland & bird habitat impacts (respectively) prior to construction.
 - NCSDOT Right-of-Way Encroachment Agreements are required for any utility work (including main extension & service lines) within water or wetland RCP prior to construction.
 - Grease Interceptor / Oil Water Separator using calculations & installation specifications shall be approved by the CORP/UD Program Coordinator prior to issuance of a Building Permit. Contact Stephen Galloway at (919) 985-2344 or stephen.galloway@raleigh.gov for more information.
 - Once construction control protocol devices are required based on degree of health hazard involved as listed in Appendix A of the Public Governing Public Utilities System in North Carolina. These guidelines are the minimum requirements. The developer must obtain American Society of Sanitary Engineering (ASSE) membership or be on the University of Southern California approval list. The devices shall be installed prior to final and periodic testing thereafter in accordance with the manufacturer's recommendations or the local code official's approval. The devices shall be installed in a more stringent manner than the code shall be obtained for each device prior to issuance of a Building Permit. Contact Joanne Hattery at (919) 985-2655 or joanne.hattery@raleigh.gov for more information.



NC License #0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com
www.jaeco.com



Elm Park
4700 & 4701 Cypress Tree Lane
Raleigh, NC 27612

Tri Pointe Homes
1330 Sunday Drive
Suite 101
Raleigh, NC 27607

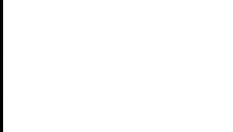
Call before you dig.

LEGEND



- ### KEYNOTES
- CONNECT PROPOSED SERVICE TO EXISTING WATER MAIN IN CORP CODEX AND EXTEND TO PROPOSED 36" METER (COR STD DTL W-23)
 - CONNECT PROPOSED SERVICE TO EXISTING SANITARY SEWER MAIN IN CORP CODEX AND EXTEND TO PROPOSED 36" METER (COR STD DTL S-31) AND EXTEND TO PROPOSED 36" METER (COR STD DTL S-31)
 - CONNECT PROPOSED SERVICE TO EXISTING SANITARY SEWER MAIN IN CORP CODEX AND EXTEND TO PROPOSED 36" METER (COR STD DTL S-31) AND EXTEND TO PROPOSED 36" METER (COR STD DTL S-31)

OWNER: NCA CONSTRUCTION LLC
PO BOX 10000
15079 PG 748
450 DURA ROAD
ZONING: R-4
PRIMARY USE: RETIREMENT HOME

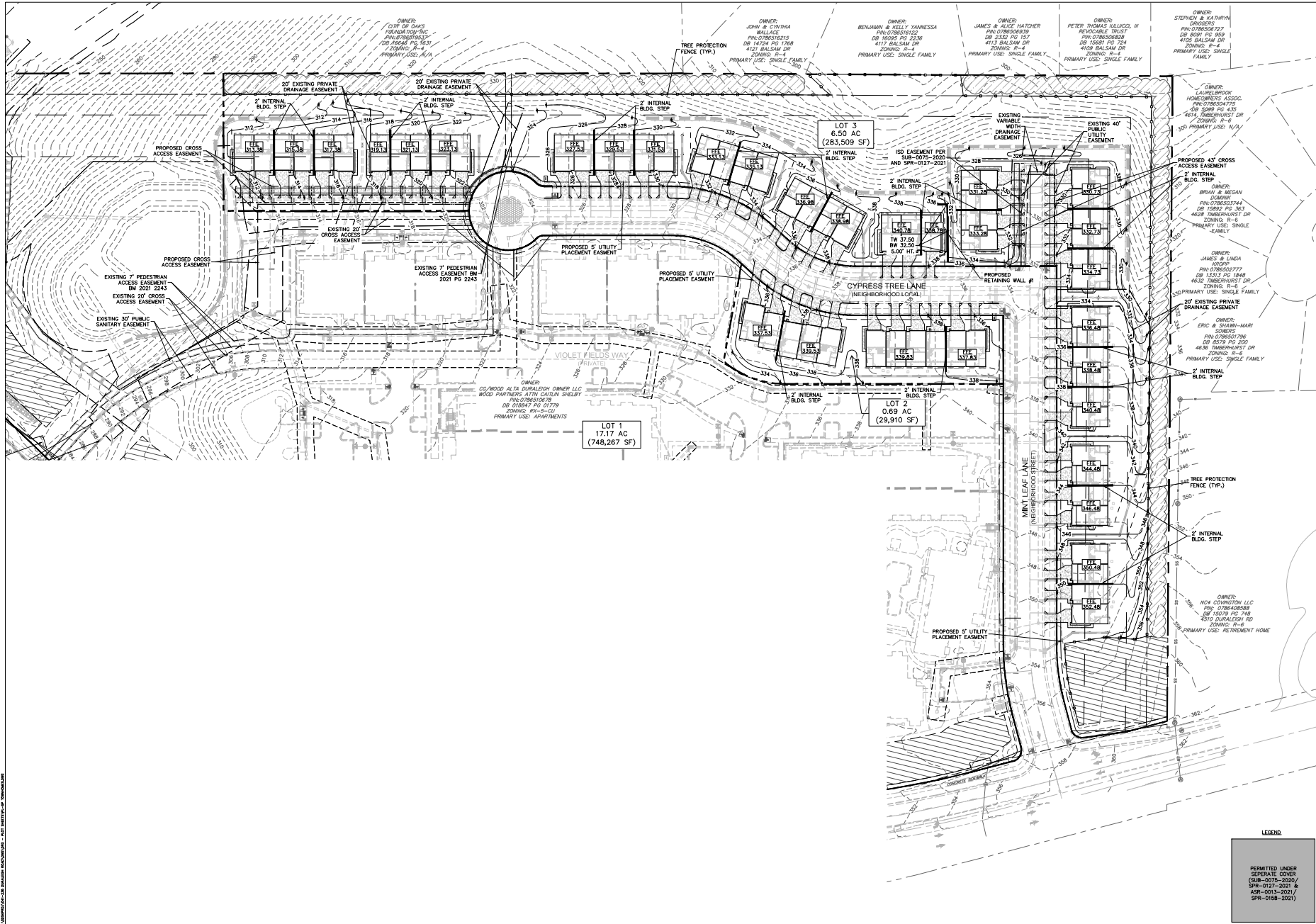


UTILITY PLAN

| Revision | Description | Date |
|----------|-------------------|----------|
| 1 | PER CITY COMMENTS | 05/06/22 |

JAECO # 23240
DRAWING SCALE: AS SHOWN
DRAWN BY: JT
CHECKED BY: JC
DATE ISSUED: 03/11/2022

C3.00



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

2450 W. Main Street, Ste 200 Charlotte, NC 28208
704-343-2668
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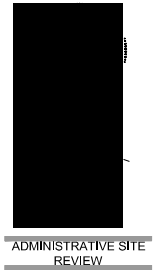
OVERALL
GRADING
PLAN

SCALE: 1"=50'

PROJECT #: 999-001
DRAWN BY: RD
CHECKED BY: JG

MAY 6, 2022
REVISIONS:

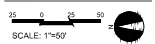
C4.00



ADMINISTRATIVE SITE
REVIEW

ELM PARK
RALEIGH, NORTH CAROLINA
TRI POINTE HOMES
1330 SUNDAY DRIVE, SUITE 101
RALEIGH, NC
919.673.3622

**LANDSCAPE
PLAN**



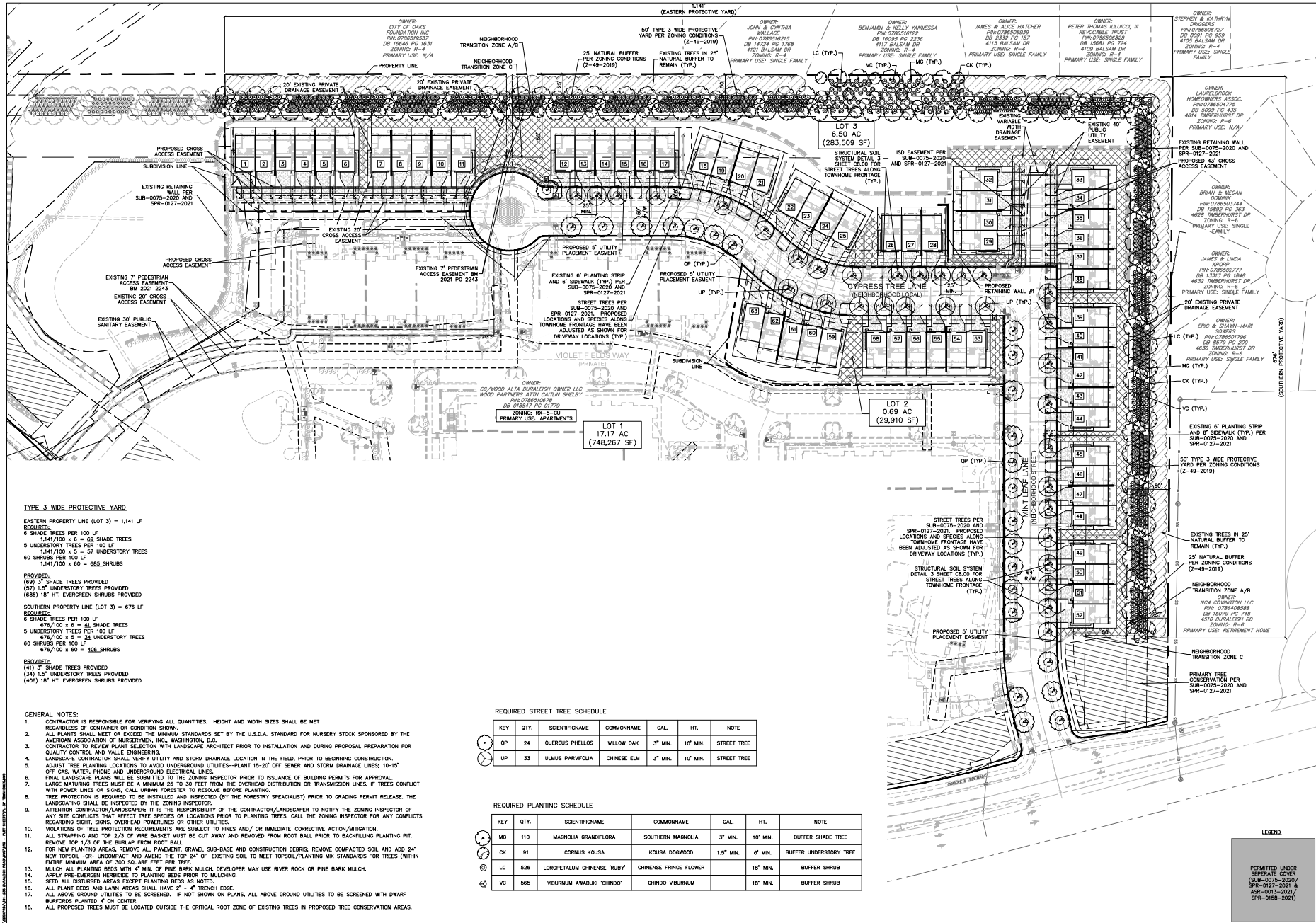
PROJECT #: 999-001
DRAWN BY: JES
CHECKED BY: JES

MAY 6, 2022

REVISIONS:

LEGEND

PERMITTED UNDER
SEPARATE COVER
(SUB-0075-2020 /
SPR-0127-2021 &
ASR-0013-2021 /
SPR-0158-2021)



TYPE 3 WIDE PROTECTIVE YARD

EASTERN PROPERTY LINE (LOT 3) = 1,141 LF
REQUIRED:
8 SHADE TREES PER 100 LF
1,141/100 x 8 = 62 SHADE TREES
5 UNDERSTORY TREES PER 100 LF
1,141/100 x 5 = 52 UNDERSTORY TREES
60 SHRUBS PER 100 LF
1,141/100 x 60 = 685 SHRUBS
PROVIDED:
(69) 3" SHADE TREES PROVIDED
(57) 1.5" UNDERSTORY TREES PROVIDED
(685) 18" HT. EVERGREEN SHRUBS PROVIDED
SOUTHERN PROPERTY LINE (LOT 3) = 676 LF
REQUIRED:
6 SHADE TREES PER 100 LF
676/100 x 6 = 34 SHADE TREES
5 UNDERSTORY TREES PER 100 LF
676/100 x 5 = 34 UNDERSTORY TREES
60 SHRUBS PER 100 LF
676/100 x 60 = 406 SHRUBS
PROVIDED:
(41) 3" SHADE TREES PROVIDED
(34) 1.5" UNDERSTORY TREES PROVIDED
(406) 18" HT. EVERGREEN SHRUBS PROVIDED

GENERAL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES. HEIGHT AND WIDTH SIZES SHALL BE MET REGARDLESS OF CONTAINER OR CONDITION SHOWN.
- ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. STANDARD FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC., WASHINGTON, D.C.
- CONTRACTOR TO REVIEW PLANT SELECTION WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION AND DURING PROPOSAL PREPARATION FOR QUALITY CONTROL AND VALUE ENGINEERING.
- LANDSCAPE CONTRACTOR SHALL VERIFY UTILITY AND STORM DRAINAGE LOCATION IN THE FIELD, PRIOR TO BEGINNING CONSTRUCTION.
- ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES—PLANT 15'-20' OFF SEWER AND STORM DRAINAGE LINES; 10'-15' OFF GAS, WATER, PHONE AND UNDERGROUND ELECTRICAL LINES.
- FINAL LANDSCAPE PLANS WILL BE SUBMITTED TO THE ZONING INSPECTOR PRIOR TO ISSUANCE OF BUILDING PERMITS FOR APPROVAL. LARGE MATURING TREES MUST BE A MINIMUM 25 TO 30 FEET FROM THE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
- PROTECTION IS REQUIRED TO BE INSTALLED AND INSPECTED (BY THE FORESTRY SPECIALIST) PRIOR TO GRADING PERMIT RELEASE. THE LANDSCAPING SHALL BE INSPECTED BY THE ZONING INSPECTOR.
- ATTENTION CONTRACTOR/LANDSCAPER: IT IS THE RESPONSIBILITY OF THE CONTRACTOR/LANDSCAPER TO NOTIFY THE ZONING INSPECTOR OF ANY SITE CONFLICTS THAT AFFECT TREE SPECIES OR LOCATIONS PRIOR TO PLANTING TREES. CALL THE ZONING INSPECTOR FOR ANY CONFLICTS REGARDING SIGN, SIGN, OVERHEAD POWERLINES OR OTHER UTILITIES.
- VIOLATIONS OF TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES AND/OR IMMEDIATE CORRECTIVE ACTION/ABANDON.
- ALL STRIPPING AND TOP 2-3" OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1-1/3" OF THE BURLAP FROM ROOT BALL.
- FOR NEW PLANTING AREAS, REMOVE ALL PAVED/PAVING, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS. REMOVE COMPACTED SOIL AND ADD 2" NEW TOPSOIL OR UNCOMPACTED AND AMEND THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 300 SQUARE FEET PER TREE).
- MULCH ALL PLANTING BEDS WITH 4" MIN. OF PINE BARK MULCH. DEVELOPER MAY USE RIVER ROCK OR PINE BARK MULCH.
- APPLY PRE-EMERGENT HERBICIDE TO PLANTING BEDS PRIOR TO MULCHING.
- SEED ALL DISTURBED AREAS EXCEPT PLANTING BEDS AS NOTED.
- ALL PLANT BEDS AND LAWN AREAS SHALL HAVE 2" x 4" TRENCH EDGE.
- ALL ABOVE GROUND UTILITIES TO BE SCREENED. IF NOT SHOWN ON PLANS, ALL ABOVE GROUND UTILITIES TO BE SCREENED WITH DWARF BURFORDS PLANTED 4" ON CENTER.
- ALL PROPOSED TREES MUST BE LOCATED OUTSIDE THE CRITICAL ROOT ZONE OF EXISTING TREES IN PROPOSED TREE CONSERVATION AREAS.

REQUIRED STREET TREE SCHEDULE

| KEY | QTY. | SCIENTIFIC NAME | COMMON NAME | CAL. | HT. | NOTE |
|-----|------|------------------|-------------|---------|----------|-------------|
| OP | 24 | QUERCUS PHELLO | WILLOW OAK | 3" MIN. | 10' MIN. | STREET TREE |
| UP | 33 | ULMUS PARVIFOLIA | CHINESE ELM | 3" MIN. | 10' MIN. | STREET TREE |

REQUIRED PLANTING SCHEDULE

| KEY | QTY. | SCIENTIFIC NAME | COMMON NAME | CAL. | HT. | NOTE |
|-----|------|-----------------------------|-----------------------|-----------|----------|------------------------|
| MO | 110 | MAGNOLIA GRANDIFLORA | SOUTHERN MAGNOLIA | 3" MIN. | 10' MIN. | BUFFER SHADE TREE |
| OK | 91 | CORNUS KOUSA | KOUSA DOGWOOD | 1.5" MIN. | 6' MIN. | BUFFER UNDERSTORY TREE |
| LC | 536 | LOROPETALUM CHINENSE 'RUBY' | CHINESE FRINGE FLOWER | | 18" MIN. | BUFFER SHRUB |
| VC | 565 | WEINMANNIA AWABUKI 'CHINDO' | CHINDO WEINMANNIA | | 18" MIN. | BUFFER SHRUB |