

Zoning: **RX-3, R-10** CAC: **North Central** Drainage Basin: **Pigeon House** Acreage: **0.36** Units: **30**  Planner: Phone: Applicant:

Phone: (919) 815-0820

(919) 996-2636



SR-94-16

## Administrative Site Review Application (for UDO Districts only)



DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831 Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate building type and include the Plan Checklist document.

		BUILDING T	үре <	52-1	65-1		FOR OFFICE USE ONLY
Detached			General	1		-0	Transaction Number
Attached			Mixed Use				562243
Apartment			Open Lot				Assigned Project Coordinator
Townhouse			opentor				Assigned Team Leader
						/	Mile WAlters
Has your project previous	ly been through	the <b>Due Diligence o</b>	r Sketch Pla	a <b>n Review</b> pro	cess? If yes, pro	ovide the transc	action #
an an an an tara tara tara tara tara tar		G	ENERAL IN	FORMATIO	N		
Development Name N.	STATE ST	REET CONDO	DS				
Zoning District RX-3		Overlay District (if	applicable		In	side City Limits	<sub>5</sub> ? III <sub>Yes</sub> II <sub>No</sub>
Proposed Use Multi-U	nit Living				······		
Property Address(es) 31(	), 312, 314	, 320 N. STA	TE ST.	N	Aajor Street Loo	cator:	
Wake County Property Ide	entification Num	iber(s) for each parc	el to which	these guidelin	nes will apply:		
P.I.N. 1714108611	P.I.N	<sup>I.</sup> 1714108516	;	P.I.N. 171	4108511	P.I.N	<sup>I.</sup> 1714108425  😁
What is your project type?			Iderly Facilit		ospitals		
	⊥ Non-Residentia □ Telecommunica		chool teligious Insti		opping Center esidential Condo	🗆 Banks 🗔 Retail	
Other: If other, please des						netan	course court
		ection 10.2.8.D.1, sur					s of use, or
WORK SCOPE occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements. Demolition of existing single family residences and construction of (4) Condo						of (1) Condo	
그는 것 같은 것 같은 것 같은 것 같은 것 같이 많을까? 것 같이 많을 것 같이 봐.		treetscape, ut	•			Unstruction	
	Per City Code Ch Administrative A		if your pro	ject requires e	either a design a	adjustment, or	Section 10 - Alternate
OR ADMIN ALTERNATE	Administrative A	1E					
	Company Five Horizons Development Name (s) Corey Mason						
CLIENT/DEVELOPER/		21 Blue Ridg			I		<u> </u>
OWNER		398.3927			fivehorizo	ns.com	Fax 919.516.0705
		hn A. Edward				ason Mea	
CONSULTANT (Contact Person for		B Wade Ave		empany			
Plans)		828.4428	Emai	iason@	jaeco.co	m	Fax 919.828.4711
				,	1		

PAGE 1 OF 3

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**REVISION 05.13.16** 

DEVELOPMENT TYPE & SITE DATA TA	ABLE (Applic	able to all developments)		
Zoning Information		Building Information		
Zoning District(s) RX-3	Proposed building use(s) Multi-Unit Living			
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross 3,776 SF		
Overlay District		Proposed Building(s) sq. ft. gross 78,148 SF		
Total Site Acres Inside City Limits 🔳 Yes 🛛 No 0.67 AC		Total sq. ft. gross (existing & proposed) 78,148 SF		
Off street parking: Required 33 Provided 33		Proposed height of building(s) 35' Max.		
COA (Certificate of Appropriateness) case #		# of stories 3		
BOA (Board of Adjustment) case # A-		Ceiling height of 1 <sup>st</sup> Floor 9'		
CUD (Conditional Use District) case # Z-				
Stormwater	Information			
Existing Impervious Surface 0.21 acres acres/square feet		Flood Hazard Area 🛛 Yes 🔳 No		
Proposed Impervious Surface 0.64 acres acres/square feet		If Yes, please provide:		
Neuse River Buffer Yes No Wetlands Yes No		Alluvial Soils Flood Study FEMA Map Panel #		
FOR RESIDENTIAL	L DEVELOPN	<b>AENTS</b>		
1. Total # Of Apartment, Condominium or Residential Units 30	5. Bedroom	m Units: 1br 30 2br 3br 4br or more		
2. Total # Of Congregate Care Or Life Care Dwelling Units $N/A$	6. Infill Dev	velopment 2.2.7 N/A		
3. Total Number of Hotel Units N/A	7. Open Spa	pace (only) or Amenity 3,620 SF		
4. Overall Total # Of Dwelling Units (1-6 Above) 30	8. Is your p	project a cottage court? 🛛 Yes 🔳 No		
SIGNATURE BLOCK (Appli	cable to all c	developments)		
In filing this plan as the property owner(s), I/we do hereby agree and firm and assigns jointly and severally to construct all improvements and make approved by the City.				
I hereby designate Jason G. Meadows, P.E. receive and respond to administrative comments, to resubmit plans on m application.	ny behalf and	to serve as my agent regarding this application, to to represent me in any public meeting regarding this		
I/we have read, acknowledge and affirm that this project is conforming to use.	o all applicatio			
Signed Chaily Graham Stuart Cullings		7/10/18		
Printed Name Emily Graban, Owner Five Horizons, LLC	<b>)</b>			
signed The Star	· · ·	Date07/10/2018		
Stuart Cullinan, Stuart Cullinan, Printed Name Manager Copernica Properties Cullinan Ventures,	, LLC			

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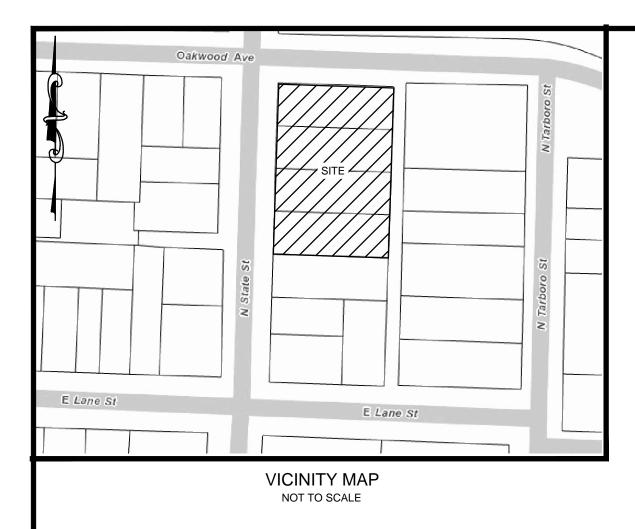
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TO BE COMPLETED BY APPLICANT			TO BE C	OMPLETED STAFF	BY CITY
General Requirements	YES	N/A	YES	NO	N/A
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to the City of Raleigh	Ø				
2. Administrative Site Review Application_completed and signed by the property owner(s)	$\overline{\mathbf{A}}$	/			
3. Client must complete and adhere page 1 and 2 of the Administrative Site Review Application to the plan cover sheet	V				
4. I have referenced the Administrative Site Review Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	Ø		$\mathcal{L}$		
5. Provide the following plan sheets:					
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address			$\mathcal{L}$		
b) Existing Conditions Sheet, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation	Ø				
c) Proposed Site Plan			<u> </u>		n na seo An an tao an An an tao an
d) Proposed Grading Plan	Ø		<u> </u>		
e) Proposed Stormwater Plan, including preliminary stormwater quantity and quality summary and calculations package. If not required, provide City Code section on front cover.	Ø		$\overline{\boldsymbol{\mathcal{V}}}$		
f) Proposed Utility Plan, including Fire			~		
g) Proposed Tree Conservation Plan – For secondary Tree Conservation Areas, include two copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina register forester. If not required, provide City Code section on front cover.		đ			$\mathcal{V}$
h) Proposed Landscape Plan	Ø		./		
i) Building elevations that show existing and/or proposed building height. If demolition, do not include buildings to be demolished.	Ø			/	
j) Transportation Plan					
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. <u>For re-submittals – include all revision dates</u>	٦		$\checkmark$		
7. Minimum plan size 18"x24" not to exceed 36"x42"				1917	
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the plan with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	۲.		$\checkmark$		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map					
10. Digital copy of only the plan and elevations. Label the CD or flash drive with the plan name, case file number, and indicate the review cycle #.			$\checkmark$		
11. Wake County School Form, if dwelling units are proposed			Ľ		
12. If applicable, zoning conditions adhered to the plan cover sheet		M		1 - 1 - 1 1 - 1 - 1	·

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# N. STATE STREET CONDOS ADMINISTRATIVE SITE REVIEW PLANS SR-XX-XX TRANS<sup>#</sup> XXXXX RALEIGH, NORTH CAROLINA JULY 10, 2018

SITE DATA			
PROPERTY OWNERS:	EMILY GRABAN DIAMOND SPIVEY CULLINAN VENTURES LLC, CLYDE OAK PLLC GOODSON HOLDINGS LLC		
SITE ADDRESS:	310, 312, 314 & 320 N. STATE STREET		
LOT SIZE: BEFORE R/W DEDICATION AFTER R/W DEDICATION	29,199 SF (0.6704 AC.) 28,081 SF (0.6446 AC.)		
WAKE COUNTY PIN #:	1714108611, 1714108516, 1714108511 & 1714108425		
ZONING DISTRICT:	RX-3		
EXISTING USE:	SINGLE FAMILY		
PROPOSED USE:	MULTI-UNIT LIVING CONDOMINIUMS (APARTMENT BUILDING TYPE)		
STREET CLASSIFICATION: N. STATE STREET	NEIGHBORHOOD STREET (PRIMARY)		
OAKWOOD AVENUE	AVENUE 2-LANE (SECONDARY)		
STREETSCAPE REQUIRED:	6' TREE LAWN 6' SIDEWALK		
STREETSCAPE PROVIDED:	6' TREE LAWN 6' SIDEWALK		
APARTMENT BUILD-TO REQUIREMENTS:	70% BUILDING WIDTH IN PRIMARY BUILD TO 10-55' 35% BUILDING WIDTH IN SIDE STREET BUILD-TO 10-55'		
PROVIDED BUILD TO:	N. STATE ST.: 148' BUILDING / 205' FRONTAGE= 72 %		
	OAKWOOD AVE.: 126' BUILDING / 138' FRONTAGE= 91%		
REQUIRED PARKING:	(30) ONE BEDROOM UNITS (1) VISITOR PARK PER 10 UNITS TOTAL = 33 SPACES		
PROVIDED PARKING:	33 SPACES PROVIDED		
BICYCLE PARKING REQUIRED:	SHORT TERM: 1 SPACE PER 20 UNITS, MIN. 4 4 SPACES		
PROVIDED:	4 SPACES		
AMENITY AREA REQUIRED:	2,808 SF (10%)		
PROVIDED:	3,620 SF (12.9%)		

#### INDEX

CE-1	EXISTING CONDITIONS
CE-2	SITE PLAN
CE-3	UTILITY PLAN
CE-4	GRADING & STORMWATER MANAGEMENT PLAN
CE-5	STORMWATER MANAGEMENT PLAN
CE-6	LANDSCAPING PLAN
A-1	BUILDING 1 ELEVATIONS
A-2	BUILDING 2 ELEVATIONS
A-3	BUILDING 3 ELEVATIONS
A-4	BUILDING 4 ELEVATIONS



## **OWNER/DEVELOPER**:

#### **FIVE HORIZONS DEVELOPMENT**

2321 Blue Ridge Rd. Raleigh, N.C. 27607 919-443-0262 corey@thefivehorizons.com

## **CIVIL ENGINEER:**





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

#### Administrative Site Review Application (for UDO Districts only)



DEVELOPMENT SERVICES DEPARTMEN

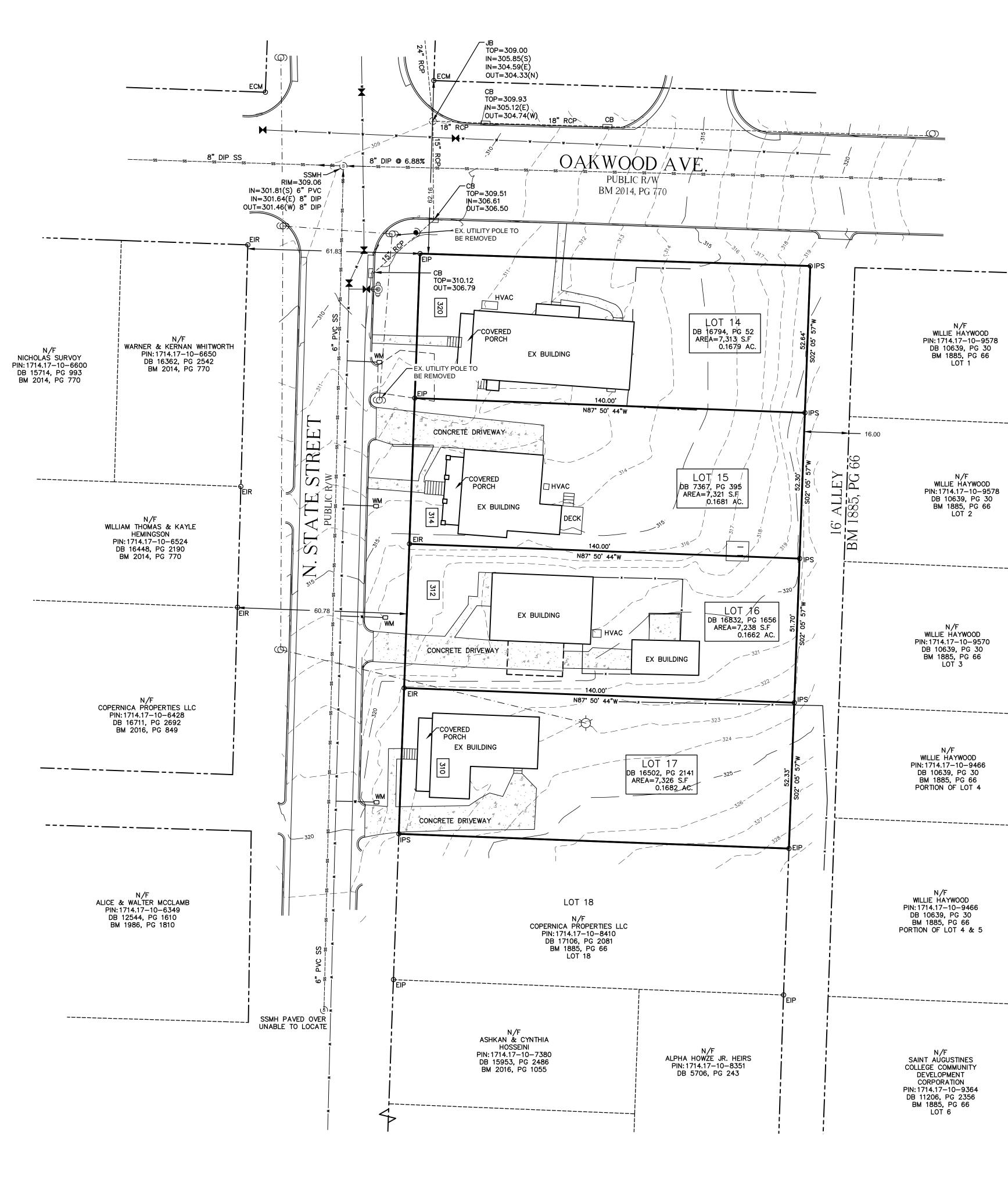
t Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831 Litchford Satellite Office | 8320 – 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate building type and include the Plan Checklist document.										
		BUILDING TY	PE					FOR OFFI		ONLY
<ul> <li>Detached</li> <li>Attached</li> <li>Apartment</li> <li>Townhouse</li> </ul>		Пм	eneral ixed Use pen Lot					Assigned Pro	tion Numbe Dject Coordi Team Lead	inator
Has your project previou	sly been through	the <b>Due Diligence or S</b>	ketch Plan R	<b>eview</b> pro	cess? If yes,	provide the	transact	ion #		
		GEN	NERAL INFO	RMATIO	N					
Development Name N.	STATE ST	REET CONDO	S							
Zoning District RX-3	3	Overlay District (if a	oplicable) <sub>NCC</sub>	DD-New Bern I	Edenton Overlay	Inside City	Limits?	Yes		No
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Property Address(es) 31	0, 312, 314	4, 320 N. STATI	E ST.	Ν	/lajor Street	Locator:				
Wake County Property Id	dentification Nur	nber(s) for each parcel	to which the	se guideliı	nes will appl	y:				
P.I.N. 1714108611 P.I.N. 1714108516 P.I.N. 1714108511 P.I.N. 1714				171410	8425					
What is your project type?       Apartment       Elderly Facilities       Hospitals       Hotels/Motels       Office         Mixed Residential       Non-Residential Condo       School       Shopping Center       Banks       Industrial Build         Duplex       Telecommunication Tower       Religious Institutions       Residential Condo       Cottage Court										
WORK SCOPEPer City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements. Demolition of existing single family residences and construction of (4) Condo buildings, streetscape, utilities, stormwater facilities.										
DESIGN ADJUSTMENT OR ADMIN ALTERNATE       Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE							ie			
	Company Five Horizons Development Name (s) Corey Mason									
CLIENT/DEVELOPER/ OWNER	Address 23	21 Blue Ridge	Road, S	Suite 2	202					
	Phone 919	.398.3927	Email COre	ey@the	efivehori	zons.con	n <sup>F</sup>	<sup>-ax</sup> 919	.516	6.0705
CONSULTANT	Company JC	hn A. Edward	s & Con	npany	Name (s)	Jason	Mea	dows		
(Contact Person for	Address 33	3 Wade Ave								
Plans)	Phone 919	.828.4428	<sup>Email</sup> ja	ason@	)jaeco.	com		Fax 919	.828	8.4711
PAGE 1 OF 3		WWW	.RALEIO	GHNC.	GOV			REVIS	ION	05.13.16

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)					
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FOR RESIDENTIAL	DEVELOPN	ΛΕΝΤS			
1. Total # Of Apartment, Condominium or Residential Units ${ m 30}$	5. Bedroor	m Units: 1br $30$ 2br 3br 4br or more			
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4. Overall Total # Of Dwelling Units (1-6 Above) $30$	8. Is your p	ur project a cottage court? 🛛 Yes 🔳 No			
SIGNATURE BLOCK (Applic	cable to all (	developments)			
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.					
Jason G. Meadows, P.E. to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.					
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use. Signed					
Printed Name Emily Graban, Owner Five Horizons, LLC	2				
Signed This Stri	~	Date07/10/2018			
Stuart Cullinan,       Stuart Cullinan,         Printed Name       Manager Copernica Properties					

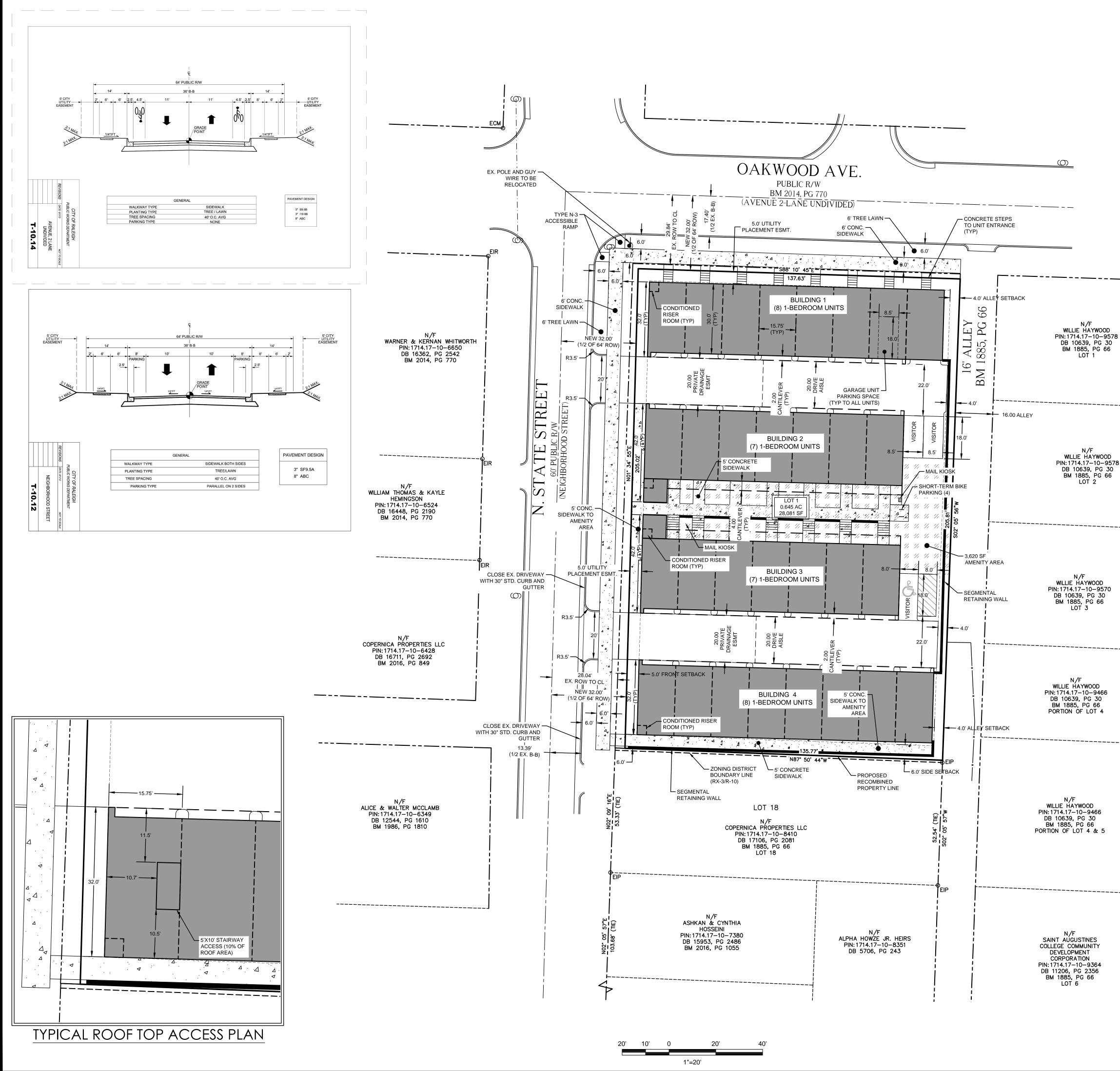
#### NOTES:

- 1. ALL DISTANCES ARE HORIZONTAL GROUND.
- 2. ALL DIMENSIONS ARE IN FEET.
- 3. AREA COMPUTED USING COORDINATE METHOD FROM MEASURED FIELD DATA.
- 4. BASIS OF BEARINGS IS NORTH CAROLINA GRID NORTH, NAD83(2011). THE SITE WAS LOCALIZED UTILIZING REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) SOLUTIONS REFERENCING THE CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK BASE STATION NCRD, RALEIGH, NC.
- 5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
- 6. ALL REFERENCE ARE MADE TO THE WAKE COUNTY REGISTRY.
- 7. HORIZONTAL DATUM IS NAD 83(2011) AND VERTICAL DATUM IS NAVD 88.

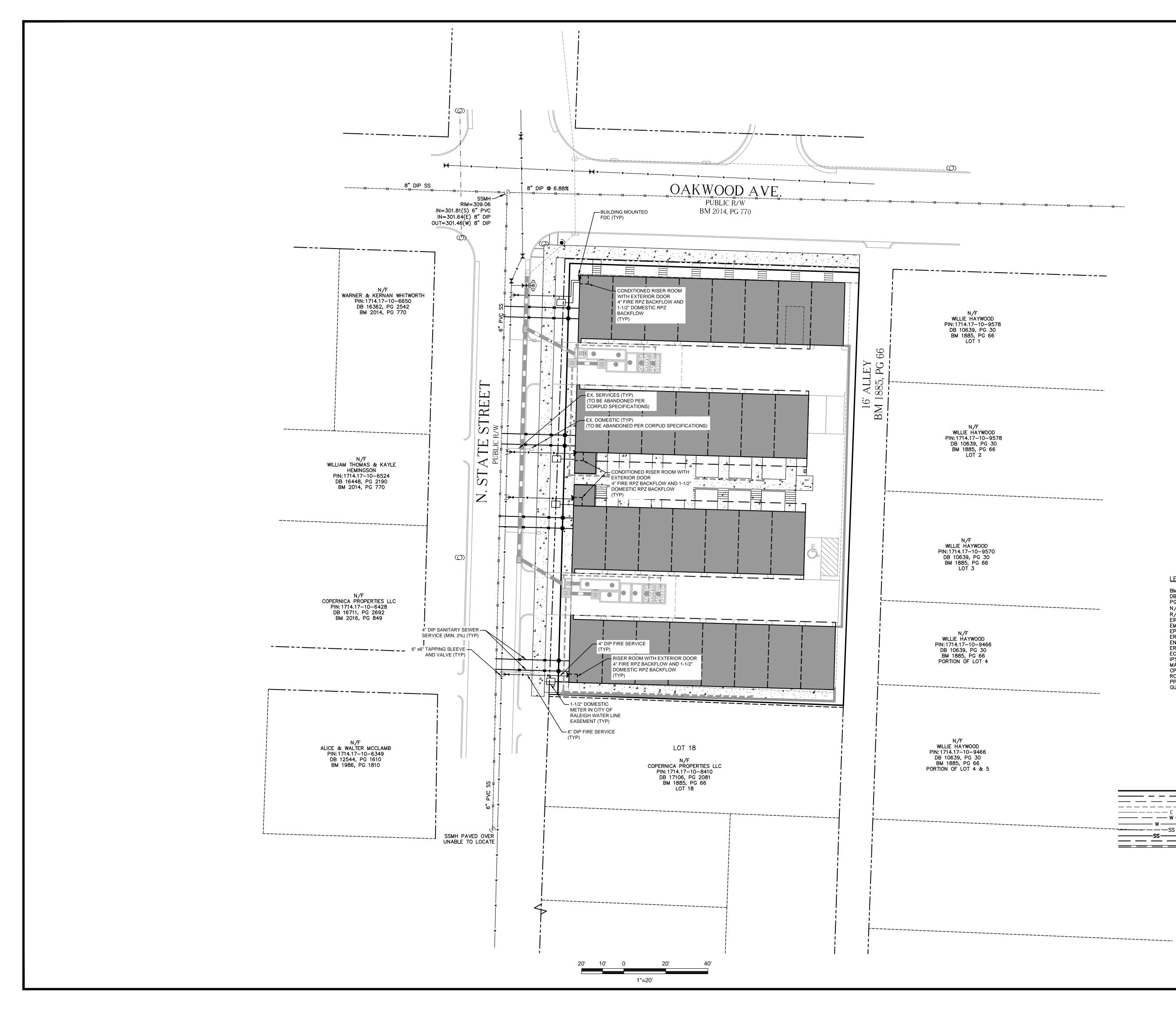


20' 10' 0 20' 40' 1"=20'

trosis autorit.	JOHN A. EDWARDS & COMPANY Sonsulting Engineers and Land Surveyors NC License F-0289 333 Wade Ave., Raleigh, N.C. 27605 Phone: (919) 828-4428 Fax: (919) 828-4428 Eax: (919) 828-4428 MWW.jaeco.com
	Project <b>N. STATE ST. CONDOS</b> N. STATE STREET RALEIGH, NC 27601
	<sup>Client</sup> FIVE HORIZONS DEVELOPMENT 2321 BLUE RIDGE ROAD, STE 201 RALEIGH, NC 27603
	Revisions         Number       Description       Date
 LEGEND BM BOOK OF MAPS	Approvals ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
DB DEED BOOK PG PAGE N/F NOW OR FORMERLY R/W RIGHT OF WAY EIP EXISTING IRON PIPE EMAG EXISTING MAG NAIL EPK EXISTING PK NAIL ERRS EXISTING PK NAIL ERRS EXISTING RAIL FOUND ERF EXISTING RAIL FOUND ERF EXISTING CONCRETE MONUMENT IPS IRON PIPE SET MAG MAG NAIL SET CP COMPUTED POINT RCP REINFORCED CONCRETE STORM PIPE PP POWER POLE GUY GUY ANCHORS 	
<ul> <li>EXISTING FIRE HYDRANT</li> <li>PROPOSED FIRE HYDRANT</li> <li>EXISTING WATER VALVE</li> <li>PROPOSED WATER REDUCER</li> <li>EXISTING WATER REDUCER</li> <li>PROPOSED WATER REDUCER</li> <li>EXISTING WATER METER</li> <li>PROPOSED WATER METER</li> <li>EXISTING HOT BOX</li> <li>PROPOSED HOT BOX</li> <li>EXISTING MANHOLE</li> <li>PROPOSED MANHOLE</li> <li>PROPOSED MANHOLE</li> <li>PROPOSED MANHOLE</li> <li>PROPOSED MANHOLE</li> <li>PROPOSED MANHOLE</li> <li>PROPOSED MANHOLE</li> <li>EXISTING MANHOLE</li> <li>PROPOSED MANHOLE</li> <li>PROPOSED MANHOLE</li> <li>PROPOSED MANHOLE</li> <li>PROPOSED MANHOLE</li> <li>BOUNDARY LINE</li> <li>LINES NOT SURVEYED</li> <li>EASEMENT LINES</li> </ul>	Drawing Title EXISTING CONDITIONS PLAN
E       OVERHEAD ELECTRICAL LINES        W       EXISTING WATER LINE        W       PROPOSED WATER LINE	Drawn By CZB Checked By JRC Date Issued 7/10/18



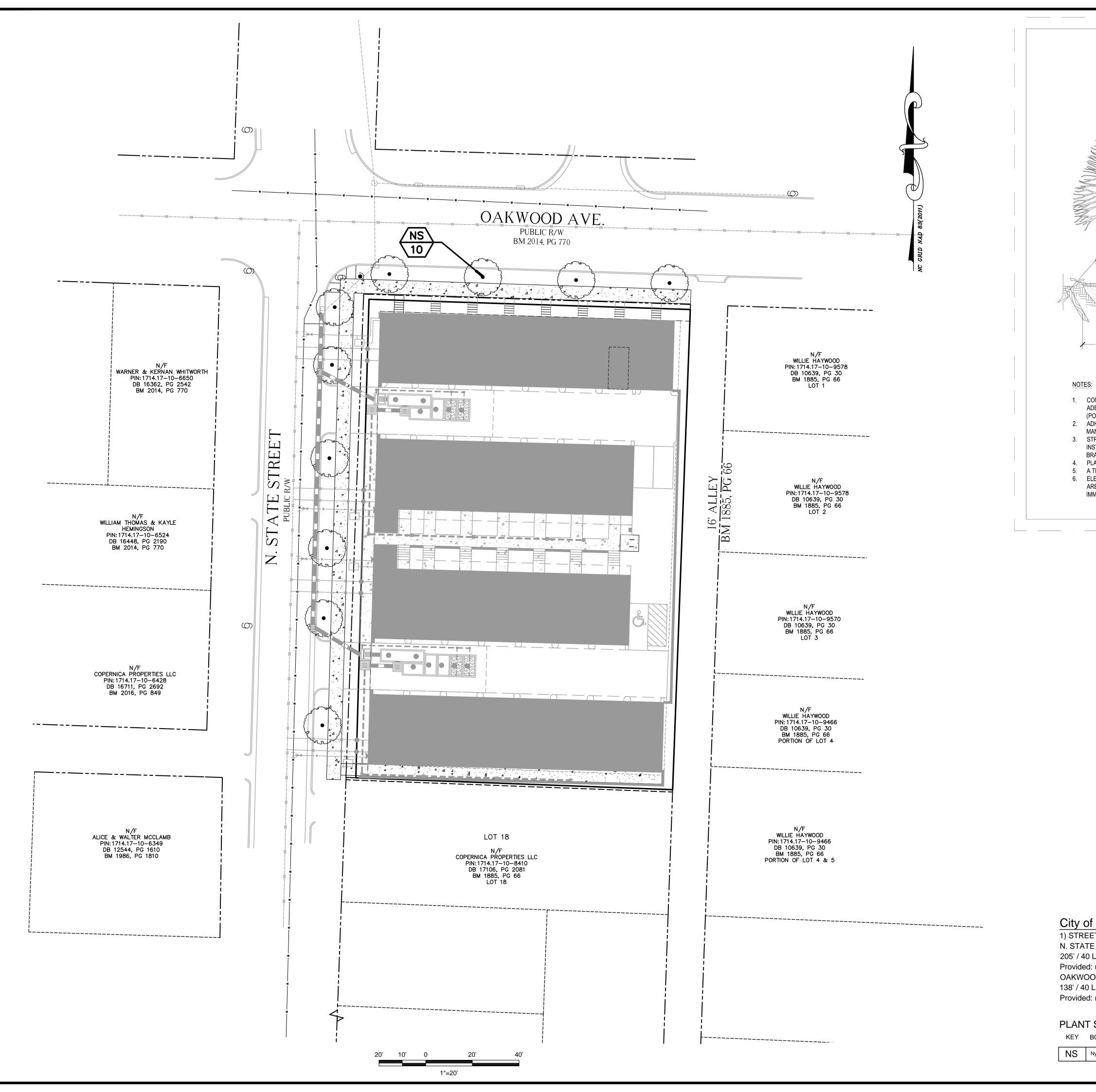
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CP COMPUTED POINT RCP REINFORCED CONCRETE STORM PIPE PP POWER POLE GUY GUY ANCHORS PROPOSED INSERTION VALVE EXISTING FIRE HYDRANT → PROPOSED FIRE HYDRANT → PROPOSED FIRE HYDRANT ↓ PROPOSED WATER VALVE ↓ PROPOSED WATER VALVE ↓ PROPOSED WATER REDUCER ↓ PROPOSED WATER REDUCER ↓ PROPOSED WATER REDUCER ↓ PROPOSED WATER METER ↓ PROPOSED WATER METER ↓ PROPOSED WATER METER ↓ PROPOSED HOT BOX ↓ PROPOSED HOT BOX ↓ PROPOSED HOT BOX ↓ PROPOSED MANHOLE ↓ PROPOSED MANHOLE	Drawing Title SITE PLAN
W       W       EXISTING WATER LINE         W       PROPOSED WATER LINE         SS       EXISTING SANITARY SEWER LINE         SS       PROPOSED SANITARY SEWER LINE         EXISTING STORM DRAINAGE LINE         PROPOSED STORM DRAINAGE LINE	JAECO # 327–13 Drawn By CZB Checked By JRC Date Issued 7/10/18



	and Land NC Lice Wade Ave., I Phone: (9 Fax: (91 E-mail: inf	ig Engineer d Surveyors inse F-0289	s . 27605 3
Project			
Client		E STREET I, NC 2760	- 1
2321		GE ROAD, I, NC 2760	
	Description		Date
	CONSTRUCTIO ORDANCE WIT NDARDS AND	TH CITY OF F	RALEIGH
Drawing Title	UTILIT	Y PLAI	N
Drawn By Checked	# 327–13 / CZB By JRC ied 7/10/18		CE-3

<u>LEGEND</u>

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	ERRS ENAIL ERF ECM IPS MAG CP RCP PP GUY



DE PR PR FL TC BU ST FR FR Th NC BU ST FR	NOT PRUNE LEADER. PRUNE OR CUT ONLY AD OR UNHEALTHY BRANCHES OVIDE STAKING IF SPECIFIED. IF STAKING IS OVIDED, PROTECT TREE WITH BROAD STRAP OR EXIBLE TUBING. ALLOW FLEXIBILITY IN STRAPS DEVELOP TRUNK TAPER. PROVIDE TURN CKLE AND WARNING FLAGS. REMOVE ALL AKING AND ACCESSORIES WITHIN ONE YEAR OM PLANTING. HE ROOT FLARE SHALL BE PLANTED AT GRADE, D'HIGHER THAN 2" ABOVE GRADE, AND NEVER ELOW GRADE. REMOVE EXCESS SOIL TO EXPOSE HE ROOT FLARE AT GRADE. TREE SHALL BE SET UMB ULCH DEPTH 3". KEEP MULCH 3" FROM ROOT LARE AND DO NOT CONTACT STEM	JOHN A. EDWARDS & COMPANY JOHN A. EDWARDS & COMPANY Gonsulting Engineers and Land Surveyors MC License F-0289 33 Wade Ave., Raleigh, N.C. 27605 Mone: (919) 828-4428 Eax: (919) 828-4428 Eax: (919) 828-4428 Martine Martine M
	IGH QUALITY SOIL MIX AS SPECIFIED VATER SAUCER SHALL BE NO MORE THAN 3" BOVE GRADE OMPLETELY REMOVE TOP HALF OF BURLAP, ACING AND WIRE BASKET AND DISCARD FROM OLE OOT BALL SHALL BE PLACED DIRECTLY ON OMPACTED SUBGRADE. HANDLE TREE BY THE OOT BALL ONLY.	
3 X ROOTBALL DIAMETER SCONTRACTOR IS RESPONSIBLE FOR DEQUATE DRAINAGE OF ALL PLANTING PITS. POSITIVE DRAINAGE AWAY FROM PIT) DHERE TO STANDARDS IN THE CITY TREE IANUAL.	CONTACT INFORMATION: CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER: TREES@RALEIGHNC.GOV WWW.RALEIGHNC.GOV	N. STATE ST. CONDOS N. STATE STREET RALEIGH, NC 27601
STREET TREES MUST BE 3" CALIPER AT NSTALLATION WITH A 5' MINIMUM FIRST RANCH HEIGHT. PLANTING SEASON OCTOBER - APRIL. NTREE IMPACT PERMIT IS REQUIRED. SECTRICAL OUTLETS AND OTHER UTILITIES RE PROHIBITED IN THE PLANTING AREA MMEDIATELY SURROUNDING THE TREE.	CITY OF RALEIGH         PARKS, RECREATION AND CULTURAL RESOURCES DEPT         REVISIONS         DATE: 9/1/13         NOT TO SCALE         TREE PLANTING DETAIL         PRCR-03	Client FIVE HORIZONS DEVELOPMENT 2321 BLUE RIDGE ROAD, STE 201 RALEIGH, NC 27603
		Revisions         Number       Description       Date
		Approvals ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
f Raleigh Planting Require ET TREES: E STREET: LF = 5.13 trees I: (6) 3" Caliper Black Gum at 40' O.C. p OD AVENUE: LF = 3.45 TREES I: (4) 3" caliper Black Gum at 40' o.c. pla	laced in 6' tree lawn	Drawing Title LANDSCAPING PLAN
SCHEDULE BOTANICAL / COMMON NAME Nyssa sylvatica / Black Gum	SIZE ROOT SPACING REMARKS 3" Cal. /10' HT. CONT./ B & B 40' O.C.	JAECO # 327–13 Drawn By CZB Checked By JRC Date Issued 7/10/18