ZACKERY MICHAEL OFFICE BUILDING SR-110-17







Zoning: OX-3-CU

CAC: Northwest

Drainage Basin: Hare Snipe Creek

Acreage: .36 Sq. Ft.: 4,800 Planner: Ryan Boivin Phone: (919) 996-2681

Applicant: Richard Rabon Phone: (919) 524-1251





Administrative Approval Action

SR-110-17, Zackery Michael Office Building Transaction # 539653, AA # 3829 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 Lynn Road. The site is addressed at

2449 Lynn Rd, which is inside City limits.

REQUEST:

Development of a 0.361-acre tract zoned OX-3-CU (Zoning Case Z-7-2009) into

a 4,800 square foot general building for office use.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:

Design Adjustment(s) granted for:

- DA-2-18 -- Block Perimeter

- DA-2-18 -- Alternate Streetscape

- DA-2-18 -- Waiving 5' utility placement easement

Variance (A-49-18) granted for 38.5' and 21' relief on the western and eastern property lines, respectively, from Zone B Neighborhood Transition requirements

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 Edwin Sconfienza of The Site Group, PLLC, dated May 31, 2018.

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. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services Development Engineering prior to concurrent review approval.
- 2. <u>Next Step:</u> 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.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

- 3. Comply with all conditions of Z-7-09.
- 4. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Recombinations, Right Of Way and/or Easement Dedications, and Tree Save Areas.
- 5. Provide fire flow analysis.

ENGINEERING

- 6. The required right of way for Lynn Road shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.
- 7. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1' sidewalk shall be paid to the City of Raleigh.



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

8. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.

Prior to issuance of building occupancy permit:

- 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.
- 2. 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.
- Next Step: All street lights and street signs required as part of the development approval are installed.
- 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.

lugin Bily The

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 reapproval 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: 7-18-2021

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)

Staff Coordinator: Ryan Boivin

Design Adjustment Staff Response



Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

	Project Name	Zachery Michael Office
JECT	Development Case Number	SR-110-17
PROJECT	Transaction Number	539653
	Design Adjustment Number	DA - 2: - 2018
	Staff recommendation based upon t	he findings in the applicable code(s):
	UDO Art. 8.3 Blocks, Lots, Acce	uDO Art. 8.5 Existing Streets
	UDO Art. 8.4 New Streets	Raleigh Street Design Manual
	Staff SUPPORTS 🗸 DOES NOT SUPP	PORT the design adjustment request.
		DEPARTMENTS
	Dev. Services Planner	City Planning
	Development Engineering	✓ Transportation KCBeard
	Engineering Services	Parks & Recreation and Cult. Res.
SE	Public Utilities	
Ő	CONDITIONS:	
STAFF RESPONSE	along Lynn Road. Avenue, 4-lane divi	
Day	elopment Services Director or Desig	nee Action: APPROVE APPROVE WITH CONDITIONS DENY
		KENDOTH W. PITCHIE DE MAA 7/18/2018
		a commence of the same of the

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

Staff Response Article 8.3 Blocks Lots, Access



The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings.

A.	The requested design adjustment meets the intent of this Article; YES NO
B.	The requested design adjustment conforms with the Comprehensive Plan and
-	adopted City plans;
	YES NO
C	The requested design adjustment does not increase congestion or compromise
٥.	Safety;
	YES V NO
D	The requested design adjustment does not create any lots without direct street
٠.	Frontage;
	YES NO
Ε,	The requested design adjustment is deemed reasonable due to one or more of the
	following:
	Topographic changes are too steep;
	2. The presence of existing buildings, stream and other natural features;
	3. Site layout of developed properties;
	4. Adjoining uses or their vehicles are incompatible;
	5. Strict compliance would pose a safety hazard; or
	6. Does not conflict with an approved or built roadway construction project
	7. adjacent to or in the vicinity of the site.
	YES NO NO
STA	AFF FINDINGS
1) B and side prop	clock Perimeter - This property is Zoned OX-3 which requires a maximum perimeter length of 3,000 LF the measurable length is 5,405 LF. Due to the location of the adjacent developed properties on all es, a road connection could not be feasible or provide a benefit to the south adjacent residential perties. The findings which support the design adjustment request are per UDO Section 8.3.6: A, B, C, E and F.

Staff Response Article 8.5 Existing Streets



A.	The requested design adjustment meets the intent of this Article; YES NO
В.	
	plans;
	YES NO NO
C.	The requested design adjustment does not increase congestion or compromise safety;
_	YES NO NO
D.	The requested design adjustment does not create additional maintenance responsibilities for the City; and
	YES NO
Ε.	The requested design adjustment has been designed and certified by a Professional
	Engineer.
	YES V NO
СТ	AFF FINDINGS
stre	Alternate Streetscape - Lynn Road is State-maintained and classified as an Avenue, 4-lane divided eet section and requires a 6' planting strip and 6' sidewalk behind the curb. The existing streetscape is
a 3.	.5' grass strip behind the curb and a 5' sidewalk. The State will not allow trees to be installed between
	curb and sidewalk, therefore the consistency of the maintaining the existing streetscape is more neficial asthetically for the adjacent properties along south Lynn Road.
	•

Staff Response Raleigh Street Design Manual



Α.	The requested design adjustment meets the intent of the Raleigh Street Design Manual;
В.	
	City plans;
	YES NO NO
C.	The requested design adjustment does not increase congestion or compromise safety;
	YES NO
D.	The requested design adjustment does not create additional maintenance
	responsibilities for the City; and
	YES NO
E.	1 0 1
	Engineer.
	YES NO
STAFF	FINDINGS
	ving of 5' utility placement easement - The Avenue street section standardly requires a 5' utility ent easement outside the right-of-way. As Lynn Road is a State-maintained street, and trees
cannot	be planted in the right-of-way, the optional streetscape is to plant a Type C-2 yard behind the
right-of-	-way. Elimination of the utility easement is necessary for the health of the streetscape.

Design Adjustment Application



The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions.

This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

Project Name Zackery Michael Office Building Case Number SR-110-17 Transaction Number 539853 Name Zackery Michael Construction, Inc. Address 6030 Creedmoore Road City Raleigh State NC Zip Code 27612 Phone 919- Name Edwin F. Sconfienza, PE Firm The Site Group, PLLC Address 1111 Oborlin Road City Raleigh State NC Zip Code 27605 Phone 919-835-4787 Iam seeking a Design Adjustment from the requirements set forth in the following: UDO Art. 8.3 Block, lots, Access See page 2 for findings UDO Art. 8.4 New Streets See page 3 for findings UDO Art. 8.5 Existing Streets See page 5 for findings Raleigh Street Design Manual See page 5 for findings Raleigh Street Design Manual See page 5 for findings Raleigh Street Design Manual See page 5 for findings Raleigh Street Design Manual See page 5 for findings Raleigh Street Design Manual See page 6 for findings Raleigh Street Design Manual See page 7 for findings Raleigh Street Design Manual See page 6 for findings Raleigh Street Design Manual See page 7 for findings Raleigh Street Design Manual See page 6 for findings Raleigh Street Design Manual See page 7 for findings Raleigh Street Design Manual See page 8 for findings Raleigh Street Design Manual See page 8 for findings Raleigh Street Design Manual See page 8 for findings Raleigh Street Design Manual See page 8 for findings Raleigh Street Design Manual See page 8 for findings Raleigh Street Design Manual See page 8 for findings Raleigh Street Design Manual See page 8 for findings Raleigh Street Design Manual See page 9 for findings Raleigh Street Design Manual See page 8 for findings Raleigh Street Design Manual See page 8 for findings Raleigh Street Design Manual See page 8 for findings Raleigh Street Design Manual See page 8 for findings Raleigh Street Design Manual See page 8 for findings Raleigh Street Design Manual See page 8 for findings Raleigh Street D	Project Name Zackery Michael	Office Building			
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Article 8.3, Blocks, Lots, Access Administrative Design Adjustment Findings



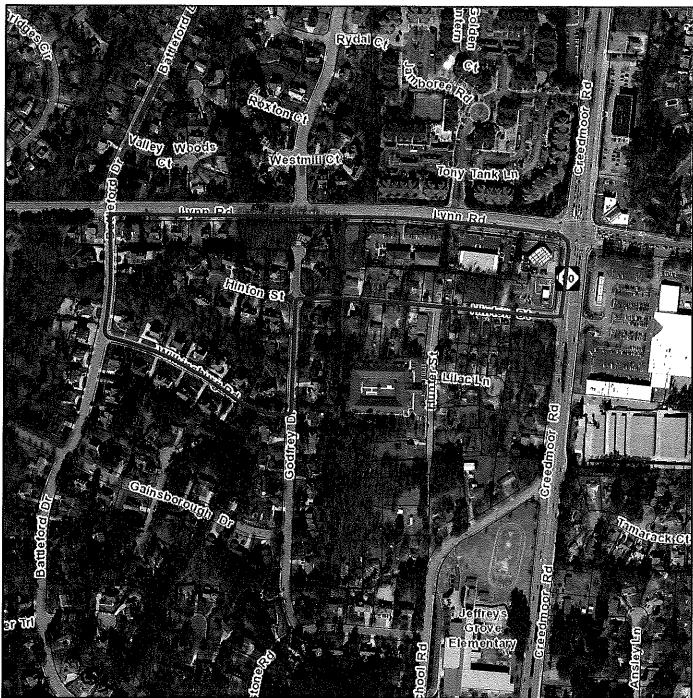
The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;
 - The existing block is 5,405 ft. In length exceeds the max allowed of 3000 ft. listed in UDO Article 8.3. The applicant is proposing to keep the integrity of the existing block / neighborhood in place and is not proposing any new streets or ways.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
 - We are dedicating additional R/W to accommodate to accommodate the future road widening and full build-out of the 4 lane median divided, 76' back-to-back roadway cross section.
- C. The requested design adjustment does not increase congestion or compromise Safety;
 - The requested design adjustment maintains the existing roadway and sidewalk capacity. Safe sight distances have been provided in both directions at the proposed driveway. The requested design will not negative effect the safe ingress and egress of the site.
- D. The requested design adjustment does not create any lots without direct street Frontage;
 - The requested design adjustment will not not create any lots without direct street Frontage.
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
 - 1. Topographic changes are too steep;
 - 2. The presence of existing buildings, stream and other natural features;
 - 3. Site layout of developed properties;
 - 4. Adjoining uses or their vehicles are incompatible;
 - 5. Strict compliance would pose a safety hazard; or
 - 6. Does not conflict with an approved or built roadway construction project
 - 7. adjacent to or in the vicinity of the site.

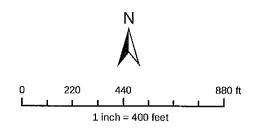
Individual Acknowledgement



STATE OF NORTH CAROLINA COUNTY OF WAY	INDIVIDUAL
Kichard Rabon	, a Notary Public do hereby certify that personally appeared before me this day and
acknowledged the due execution of the forgo	
This the 7h day of kbruce	•
ELAINE Y. BELCHER NOTARY PUBLIC (SEAL) WAKE COUNTY, N.C. My Commission Expires 8-6-2022.	ary Public blace J. Belches (Elare Y. Beldie)
My Commission Expires: 8-6-2005	·



2449 Lynn Road Block Perimeter (5,405 ft.)



Disclaimer
iMaps makes every effort to produce and publish
the most current and accurate information possible.
However, the maps are produced for information purposes,
and are NOT surveys. No warranties, expressed or implied
, are provided for the data therein, its use, or its interpretation.

Design Adjustment Application



The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions.

This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

5	Project Name Zackery Michae	el Office Building			
PROJECT	Case Number SR-110-17				
PR	Transaction Number 539653				
œ	Name Zackery Michael Con	struction, Inc.			
OWNER	Address 6030 Creedmoore Ro	ad		City Raleig	h
0	State NC	Zip Code 27612		Phone 919-	-255-0360
נו	Name Edwin F. Sconfienza, F	PE .	Firm The	Site Group,	PLLC
CONTACT	Address 1111 Oberlin Road			City Raleigh	3
S	State NC	Zip Code 27605		Phone 919-	835-4787
	l am seeking a Design Adjustment	t from the requirem	ents set forth	in the follow	ing:
	UDO Art. 8.3 Blocks, Lots, Acce	·5\$	- See page 2	for findings	
	UDO Art. 8.4 New Streets		- See page 3	for findings	
	UDO Art. 8.5 Existing Streets		- See page 4	for findings	
ST	Raleigh Street Design Manual		- See page 5	for findings	
REQUEST	Provide details about the request	; (please attach a m	emorandum	if additional s	pace is needed):
	strip between the curb and sidewalk to Yard in lieu of providing trees in the R/V he responsibility of the applicant to proceant must be the Property Owner.	V in accordance with Se	ection 8.5.1.D.4		
By si	gning this document, I hereby acknowledge	owledge the informa	tion on this a	pplication is, t	o my knowledge, accurate.
Own	er/Owner's Representative Signatu	re			Date
CHI	COMME				
	CKLIST ed Design Adjustment Application				[7] Implicator
_	e(s) addressing required findings	<u> </u>			✓ Included ✓ Included
	(s) and support documentation				✓ Included
	ary page (page 6) filled out; Must	be signed by prope	rty owner		✓ Included
	Class stamped and addressed env			tion letter	☐ Included
designation Development Develo	nit all documentation, with the exc gnadjustments@raleighnc.gov. ver the addressed envelopes and le elopment Services, Development En Exchange Plaza, Suite 500 igh NC, 27601 r Office Use Only	tters to:	ed addressed	d envelopes ar	nd letters to
L					

Article 8.5 Existing Streets Administrative Design Adjustment Findings



The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings. Describe how each item is met:

A. The requested design adjustment meets the intent of this Article;

The design adjustment has been requested to keep the Integrity and flow of the existing roadway and sidewalk located along Lynn Road in front of our site. However the grades on our site have been designed to accommodate the future road widening and full build-out of the 4 lane median divided, 76' back-to-back roadway cross section. We are providing a Type C2 Street Protective Yard In lieu of providing trees in the R/W in accordance with Section 8.5.1.D.4.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

We are dedicating additional R/W to accommodate the future road widening and full build-out of the 4 lane median divided 76' back-to-back roadway cross section.

C. The requested design adjustment does not increase congestion or compromise safety;

The requested design adjustment maintains the existing roadway and sidewalk capacity. Safe sight distances have been provided in both directions at the proposed driveway. The requested design will not negative effect the safe ingress and egress of the site.

D. The requested design adjustment does not create additional maintenance responsibilities for the City; and

The design adjustment will allow the road to be remain as it currently exists. No additional maintenance above and beyond what the City currently provides along Lynn Road will be required.

E. The requested design adjustment has been designed and certified by a Professional Engineer.

WWW,RALEIGHNC.GOV

This design adjustment has been designed and certified by a Professional Engineer.

Individual Acknowledgement



STATE OF NORTH CAROLINA COUNTY OF Walk	INDIVIDUAL
1, Elaine 4. Belcher Lichard Rabon acknowledged the due execution of the forg	, a Notary Public do hereby certify that personally appeared before me this day and going instrument.
This the 72 day of Februa	iry , 20 18
ELAINE Y. BELCHER NOTARY PUBLIC (SEAL WAKE COUNTY, N.C. My Commission Expires 8-6-2022.	otary Public Bland Y. Bekher (Elkine Y. Bekher)
My Commission Expires: 8-6-20.	2 2

Design Adjustment Application



The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions.

This application and all further action shall be consistent with Section 10.2.18 in the Uniffied Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

Case Number SR-110-17 Transaction Number 539653 Name 2449 Lynn:Road:LLC Address RO. Box;32053 City: Ratelah. State NC Zip Code: 27692 Phone 9:19-524-1251 Name Edwin F. Sconlienza, PE Firm The Site Group, PLLC Address 1111 Oberlin Road City Ratelah. State NC Zip Code 27605 Phone 9:19-824-1251 Lam;seeking a Design Adjustment from the regularements set fortbuin the following: UDO Art. 8:3 Blocks: Lots, Access See page 2 for findings UDO Art. 8:3 Blocks: Lots, Access See page 3 for findings UDO Art. 8:5 Existing Streets See page 3 for findings Ratelah Street Design Manual See, page 5 for findings Provide details about the request; (please attach a memorandum: if additional space is needed!) Per the City of Ratelah Comprehensive Plan. Lynn Road is designated a 4-lane median divided roadway. However, Lynn Road is meintained by NCDOT. NCDOT dose not allow street frees to be installed between the back of our band the adlawalk. We are proposing to provide a 15' Mole C2 Street Protective Yard in lieu of street trees in accordance with Section 8.3. D.A. We have provided oross sections (see Sheet) Street Scotland and All and the Stulling leasurance as export one but by of Paleigh Street Section detail T-10.19. We are therefore requesting a walver of the slope of utility easurance adjacent to the right-of-way. It is the responsibility of the applicant to provide all pertinent information on this application is, to my knowledge, accurate. We have provided oross sections (see Sheet) Street Protective Yard in lieu of street trees in accordance with Section 8.3. D.A. We have provided oross sections (see Sheet) Street Protective Yard in lieu of street trees in accordance with Section 8.3. D.A. We have provided oross sections (see Sheet) Street Protective Yard in lieu of street trees in accordance with Section 8.3. D.A. We have provided oross sections (see Sheet) Street Protective Yard in lieu of street trees in accordance with Section 8.3. D.A. We have provided oross sections s	5	Project Name Zackery Michael Office Bullding		
Name 2449 Lynn Road; LLO Address P.O. Box 32063 State NC Zip Code; 27,622 Phone 919-524-1251 Address 1111 Oberlin Road City Raleigh State NC Zip Code; 27,622 Phone 919-524-1251 Address 1111 Oberlin Road City Raleigh State NC Zip Code; 27,605 Phone 919-835-4787 Lanseeking a Design Adjustment from the requirements set forth in the following: UDO Art. 8.3 Blocks, Lotts; Access See page 2 for findings UDO Art. 8.3 Blocks Lotts; Access See page 2 for findings Por the City of Raleigh Comprehensive Plan, Lynn Road is designated a 4-lane median divided roadway. However, Lynn Road is maintained by NCDOT. NCDOT does not allow street trees to be installed between the back of outh and the aldewalk. We have provided cross sections (see Sheet SITE 301) demonstrating that a slope easement is not required in the area of the 5 fullity easement as shown on The City of Raleigh Street Section detail T-10.19. We are therefore requesting a waiver of the slope / utility easement adjacent to the right-of-way. It is the responsibility of the applicant to provide all pertinent information on this application is, to my knowledge, accurate. Applicant must be the Property Owner. By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate. Applicant must be the Property Owner. By signed Design Adjustment Application Included Inclu	OJE	Case Number SR-110-17		
Address P.O. Box 32053 State NC	g.			
Name Edwin F. Sconflenza, PE Firm The Site Group, PLLC Address 1111 Oberlin Road City Raleigh State NC Zip Code 27605 Phone 919-835-4787 Itamseekings Design Adjustment from the requirements set forth in the followings UDO Art. 8.3 Blocks, Lots, Access See page 2 for findings UDO Art. 8.3 Blocks See page 3 for findings UDO Art. 8.5 Existing Streets See page 3 for findings Provide details about the request; (please attach a memorandium if additional space is needed): Per the City of Raleigh Comprehensive Plan, Lynn Road is designated a 4-lane median divided roadway. However, Lynn Road is maintained by NCDOT. NCDT does not allow street trees to be installed between the back of ourb and the sidewalk. We are proposing to provide a 15 wide C2 Street Profective Yard in led of street trees in accordance with Section 8.5.1.0.4. We have provided cross sections (see Sheet SiTE 301) demonstrating that a stope assement is not required in the area of the 5 utility easement as shown on The City of Raleigh Street Section detail T-10.19. We are therefore requesting a waiver of the slope / utility easement as shown on The City of Raleigh Street Section detail T-10.19. We are therefore requesting a waiver of the slope / utility easement as shown on The City of Raleigh Street Section detail T-10.19. We are therefore requesting a waiver of the slope / utility easement as shown on The City of Raleigh Street Section details T-10.19. We are therefore requesting a waiver of the slope / utility easement as shown on The City of Raleigh Street Section details T-10.19. We are therefore requesting a waiver of the slope / utility easement as shown on The City of Raleigh Street Section details T-10.19. We are therefore requesting the slope assement is not required in the area of the slope assement is not required in the area of the slope assement is not required in the area of the slope assement is not required in the area of the slope assement is not required findings Included Included Included I	œ			
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Tamiseeking a: Design Adjustment from the requirements set forth in the following: UDO Art. 8.3 Blacks, Lots, Access	ರ	Name Edwin F. Sconflenza, PE	Firm Th	ne Site Group, PLLC
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UDDO:Art. 8.5 Existing Streets		UDO Art. 8-3 Blocks, Lots, Access	- See page 2	2 for findings
Raleigh Street Design Manual See page 5 for findings		UDO Art, 8.4 New Streets	- See page 3	3 for findings
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Article 8.5 Existing Streets Administrative Design Adjustment Findings



The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings. Describe how each item is met:

Α.	The requested	design a	diustment	meets the	intent c	of this Article:

The character and context of the neighborhood along Lynn Read in this area will be maintained while providing safe access and egress for both vehicles and pedestrian traffic.

- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
 - We are dedicating additional R/W to accommodate the future road widening and full build-out of a 4 lane median divided 76' back-to-back roadway cross section.
- C. The requested design adjustment does not increase congestion or compromise safety;

The requested design adjustment provides for current and future traffic capacity. Also, safe sight distances have been provided in both directions at the proposed driveway. The requested design will not negative effect the safe ingress and egress of the site.

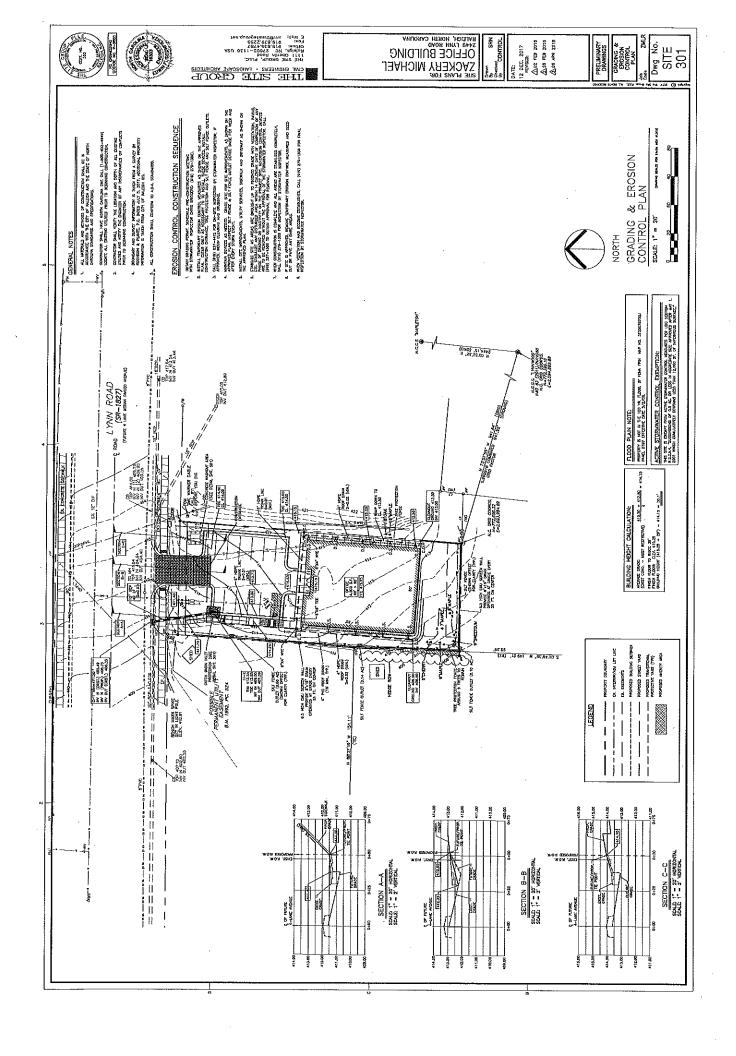
- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
 - The design adjustment will allow the road to be remain as it currently exists. No additional maintenance above and beyond what the City currently provides along Lynn Road will be required.
- E. The requested design adjustment has been designed and certified by a Professional Engineer.

This design adjustment has been designed and certified by a Professional Engineer.

Individual Acknowledgement



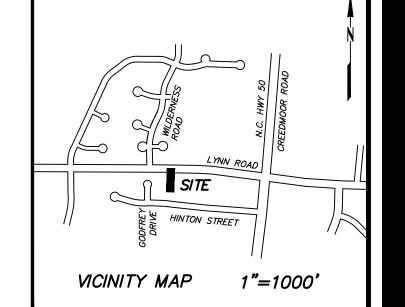
STATE OF NORTH CARO	LINA e	INDIVIDUAL
Richard Clayfor acknowledged the due	Poure 1/ Rabon	, a Notary Public do hereby certify that personally appeared before me this day and ig instrument.
This the 5^{4}	day of april	, 20/8.
(SEAL)	Nota	y Public Legan Sivel
My Commission Expires	: 10/11/2018	7



2449 LYNN ROAD

EX. FIRE HYDRANT

Raleigh, North Carolina



GENERAL NOTES

- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY ROBINSON & PLANTE, P.C. DATED JULY 5, 2017. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM WAKE COUNTY CITY OF RALEIGH GIS.
- 5. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

SITE DATA SUMMARY

	ZACKERY MICHAEL OFFICE BUILDING	PROJECT NAME:
_	AMERICA'S HOME BUYERS, INC.	LAND OWNER:
#539653	2449 LYNN ROAD RALEIGH, NC	SITE ADDRESS:
6	CITY OF RALEIGH	JURISDICTION:
33	15,734 S.F. / 0.361 AC.	TOTAL AREA
	394 S.F. / 0.009 AC.	TOTAL AREA R.O.W OF DEDICATION
	15,341 S.F. / 0.352 AC.	TOTAL AREA AFTER R.O.W. DEDICATION
Ш	0 AC.	REQUIRED T.C.A.:
\Box	VACANT	CURRENT USE:
\geq	OFFICE	PROPOSED USE:
		LOT SUMMARY:
Z	15'	STREET YARD
	10'	T.P.Y. (EAST)
Q	10'	T.P.Y. (SOUTH)
	6' SIDE	BUILDING SETBACKS
\mathbf{C}	3' SIDE	PARKING SETBACKS
) Y	9,486 S.F. / 0.22 AC. (61.8%)	PROPOSED IMPERVIOUS
2	12	REQUIRED PARKING
RANSACTION NUMBER	11	TOTAL PROVIDED PARKING
\square	1	VAN ACCESSIBLE SPACES
	1,539 S.F. (10%)	AMENITY AREA

ORDINANCE: 534 ZC 631 EFFECTIVE: FEBRUARY 3, 2009

Z-7-09 - CONDITIONAL USE LYNN ROAD - LOCATED ON THE SOUTH SIDE OF LYNN ROAD, SOUTHWEST OF ITS INTERSECTION WITH CREEDMOOR ROAD, BEING WAKE COUNTY PIN(S) 0797-14-32-9768 AND 0797-14-32-9727. APPROXIMATELY 0.361 ACRES REZONED TO OFFICE & INSTITUTION-1 CONDITIONAL USE DISTRICT.

CONDITIONS DATED: 09/18/08

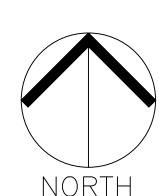
NARRATIVE OF CONDITIONS BEING REQUESTED:

#1 NON-RESIDENTIAL BUILDINGS ON PROPERTY SHALL BE LIMITED TO A MAXIMUM OF FORTY FEET (40 FT) BUILDING HEIGHT.

#2 ANY BUILDING CONSTRUCTED ON SITE SHALL HAVE A ROOF PITCH WITH A MINIMUM SLOPE #3 EXTERIOR BUILDING AND PARKING LOT LIGHTS SHALL BE OF FULL CUT-OFF (SHIELDED)

DESIGN AND BE A MAXIMUM OF TWENTY FEET (20FT) IN HEIGHT OUTSIDE OF PROTECTIVE YARDS AND A MAXIMUM HEIGHT OF 12 FEET WITHIN PROTECTIVE YARD AREAS.

#4 VEHICULAR ACCESS FROM LYNN ROAD WILL BE LIMITED TO ONE ACCESS POINT. #5 THE SUBJECT PROPERTY IF DEVELOPED FOR RESIDENTIAL PURPOSES WILL BE LIMITED TO A MAXIMUM OF 4 RESIDENTIAL DWELLING UNITS.



ED SCONFIENZA, P.E. THE SITE GROUP, PLLC 1111 OBERLIN ROAD RALEIGH, NC 27605 PHONE: (919) 835-4787 FAX: (919) 839-2255

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CKEL CKEL FICE

Checked

12 DEC 2017

1\02 FEB 2018

2\28 FEB 2018

<u>∕3</u>∖31 MAY 2018

PRELIMINARY

DRAWINGS

COVER

SHEET

Dwg No.

REVISED:

Administrative Site Review Application (for UDO Districts only)

SERVICES

evelopment 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

		BUILDING TY	/PE				1	FOR OFFI	CE USE ONLY
Detached Attached Apartment Townhouse			General Mixed Use Open Lot					Assigned Pr	tion Number oject Coordinator I Team Leader
Has your project previou	ısly been throu	igh the Due Diligence or	Sketch Pla	an Review pr	ocess? If yes,	provide the	transactio	on #	
				NFORMATIO	ON				
Development Name Z	ackery M	lichael Office Bu	uilding						
Zoning District OX-	3-CU	Overlay District (if a	applicable))		Inside City	Limits?	Yes	\square_{No}
Proposed Use Office	9		***************************************			•			
Property Address(es) 24	449 Lynr	Road			Major Street	Locator: C	reedm	noor F	Road
Wake County Property I	dentification N	lumber(s) for each parce	l to which	these guidel	ines will app	ly:			
P.I.N. 0797.14-32	2-9745 P	P.I.N.		P.I.N.			P.I.N.		
What is your project type? Mixed Residential Duplex Other: If other, please of	Non-Reside	ntial Condo			Hospitals Shopping Cent Residential Co	er 🖳	Hotels/Mo Banks Retail		Office Industrial Buildi Cottage Court
NORK SCOPE	occupancy (p	e Section 10.2.8.D.1, sum per Chapter 6 of the UDO tion of a 4800 sf.), indicate	impacts on	parking requ	irements.			S.
DESIGN ADJUSTMENT DR ADMIN ALTERNATE	Per City Code Administration	e Chapter 8, summarize i ve AE	f your pro	ject requires	either a des	ign adjustme	nt, or Sec	tion 10 -	Alternate
	Company Zackery Michael Constr., Inc. Name (s) Richard Ra			Rabo	abon				
LIENT/DEVELOPER/ DWNER	Address 6030 Creedmoor Road, Raleigh NC 27612								
	Phone 919-255-0360 Email richard@zackerymichael.com Fax								
	Company The Site Group, PLLC Name (s) Edwin F. Sconfienza					za			
	Address 1111 Oberlin Road, Raleigh NC 27605								
CONSULTANT Contact Person for Plans)	Address 1	111 Oberlin Ro	oad, R	aleigh N	IC 2760)5			

Zoning Information	Building Information
Zoning District(s) OX-3-CU	Proposed building use(s) Office
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross
Overlay District	Proposed Building(s) sq. ft. gross 4800 s.f.
Total Site Acres Inside City Limits Yes No 0.361 AC.	Total sq. ft. gross (existing & proposed) 4800 s.f.
Off street parking: Required 12 spaces Provided 13 spaces	Proposed height of building(s) 30.1'
COA (Certificate of Appropriateness) case #	# of stories 1
BOA (Board of Adjustment) case # A- A-131-17	Ceiling height of 1st Floor 13 ft. 1 1/2 inches
CUD (Conditional Use District) case # Z- Z-7-09	
Stormwater	r Information
Existing Impervious Surface 254 sf. acres/square feet	Flood Hazard Area Yes No
Proposed Impervious Surface 9486 sf acres/square feet	If Yes, please provide:
Neuse River Buffer ☐ Yes ■ No Wetlands ☐ Yes ■ No	Alluvial Soils Flood Study FEMA Map Panel #
FOR RESIDENTIA	L DEVELOPMENTS
Total # Of Apartment, Condominium or Residential Units	5. Bedroom Units: 1br 2br 3br 4br or more
Total # Of Congregate Care Or Life Care Dwelling Units	6. Infill Development 2.2.7
3. Total Number of Hotel Units	7. Open Space (only) or Amenity
4. Overall Total # Of Dwelling Units (1-6 Above)	8. Is your project a cottage court? Yes No
SIGNATURE BLOCK (Appli	cable to all developments)
In filing this plan as the property owner(s), I/we do hereby agree and firr and assigns jointly and severally to construct all improvements and make approved by the City. I hereby designate The Site Group, PLLC receive and respond to administrative comments, to resubmit plans on rapplication.	e all dedications as shown on this proposed development plan as to serve as my agent regarding this application, to
I/we have read, acknowledge and affirm that this project is conforming tuse. Signed	to all application requirements applicable with the proposed developme
Printed Name Richard Rabon, Developer / Owner_	
Signed	Date
Printed Name	

WWW.RALEIGHNC.GOV

N 88°37'19" W 151.11' (PUBLIC R/W) PIN 0797.14-32-9745 PROPERTY LINE BY D.B. 12673, PG. 1677 POSSIBLE OVERLAP AREA (0.003 ACRES) N 89°02'56" W (NO DESCRIPTION WITH BEARINGS AND DISTANCES FOUND DESCRIBING THIS PROPERTY) HINTON STREET (50° PUBLIC R/W) B.M. 1992, PG. 645 (40' PUBLIC R/W)

PARKING CALCULATIONS:

12 VEHICLE SPACES PROVIDED

OFFICE USE: 1 SPACE PER 400 SF. OF GROSS FLOOR AREA (GFA). 4,800 GSF / 400 GSF/SPACE = 12 SPACES NOTE: THE SITE IS LOCATED WITHIN 1,320 FT. OF AN OPERATING TRANSIT STOP AND QUALIFIES FOR A 10% REDUCTION IN THE OVERALL REQUIRED PARKING PER UDO SECTION 7.1.4.A.1.

THE PARKING REQUIRED HAS BEEN REDUCED FROM 12 TO 11 SPACES. SHORT TERM BICYCLE PARKING: 1 SPACE PER 10,000 SF. OF (GFA). (MIN. 4 SPACES REQUIRED) LONG TERM BICYCLE PARKING: 1 SPACE PER 5,000 SF. OF (GFA). (MIN. 4 SPACES REQUIRED)

8 BICYCLE SPACES PROVIDED, 4 SHORT TERM AND 4 LONG TERM.

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		****	PROTECTIV

LEGEND TY BOUNDARY RIOR/ADJ LOT LINE EMENTS ED BUILDING SETBACK ED STREET YARD ED TRANSITIONAL IVE YARD (TPY) PROPOSED AMENITY AREA

FLOOD PLAIN NOTE: PROPERTY IS NOT IN THE 100 YR. FLOOD, BY FEMA FIRM MAP NO. 3720079700J PANEL 0797 EFFECTIVE DATE 5/2/06.

SOLID WASTE SERVICES NOTES:

- . CLEANING SERVICE WILL COLLECT AND REMOVE SOLID WASTE AND RECYCLABLE MATERIAL FROM THE OFFICE TWICE WEEKLY. REFUSE WILL NOT BE PLACED CURBSIDE.
- THE DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIENANCE WITH THE REQUIREMENTS AS SET FORTH IN THE CITY OF RALEIGH SOLID WASTE COLLECTION DESIGN MANUAL.
- NON-RESIDENTIAL PROPERTIES MUST BE SERVED BY COMMON FACILITIES, AND REFUSE COLLECTION MUST BE CONTRACTED WITH PRIVATE REFUSE HAULER. EXCEPTIONS TO THIS POLICY MUST BE APPROVED BY SOLID WASTE SERVICES, AS OUTLINED IN THE DESIGN MANUAL, SECTION B-3.

TREE CONSERVATION EXEMPTION:

TREE CONSERVATION IS NOT REQUIRED FOR SITE PLANS OF PARCELS LESS THAN 2.0 LESS THAN 2 ACRES IN SIZE. (REFERENCE: RALEIGH UDO SECTION 9.1.2)

ACTIVE STORMWATER CONTROL EXEMPTION:

9.2.2.A.1.b.ii. "A GRANDFATHERED LOT OF ONE-HALF ACRE OR LESS THAT HAS NOT BEEN ALTERED TO BE LARGER THAN ONE-HALF ACRE IN SIZE, USED FOR ANY LAWFUL USE REQUIRING A PLOT PLAN OR SITE PLAN."

NOTE: A VARIANCE (A-49-18) TO THE 50' ZONE B USE AREA REQUIRED BY UDO SECTION 3.5 WAS GRANTED BY THE RALEIGH BOARD OF ADJUSTMENT ON JUNE 11, 2018.

1,127 FT. WALKING DISTANCE

TO BUS STOP ON

DRAWINGS INDEX:

2.1

SITE	001	COVER SHEET
SIIL	001	
SITE	100	EXISTING CONDITIONS (BOUNDARY SURVEY)
SITE	200	SITE LAYOUT & STAKING PLAN
SITE	300	NPDES PLAN
SITE	301	GRADING & EROSION CONTROL PLAN
SITE	400	UTILITY PLAN
SITE	500	LANDSCAPE PLAN
SITE	600	DETAILS
SITE	601	DETAILS
SITE	602	DETAILS

EXTERIOR ELEVATIONS

EXTERIOR ELEVATIONS

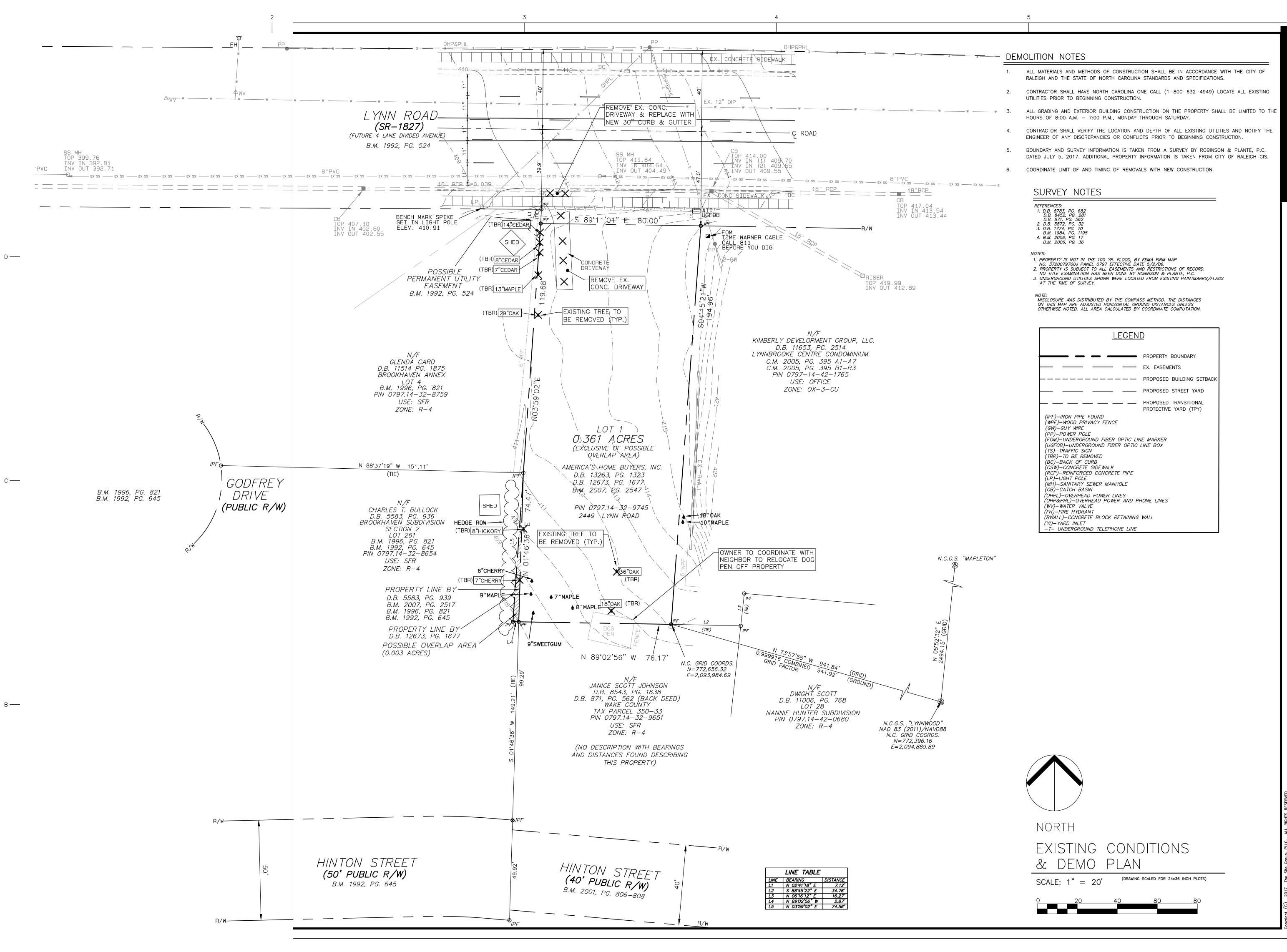
WNER/DEVELOPER: ZACKERY MICHAEL, INC. ATTN: RICHARD RABON 6030 CREEDMOOR ROAD RALEIGH, NC 27612 PHONE: 919-524-1251 EMAIL: richard@zackerymichael.com CONTACT:

EMAIL: ed@the sitegroup.net

COVER SHEET

(DRAWING SCALED FOR 24x36 INCH PLOTS)





SITTE GROU NEERS • LANDSCAPE ARCHIT SROUP, PLLC. Jin Road 2 27605-1136 USA 19.835.4787 19.839.2255 nr@thesitearoun net

THE SITE GROUT 1111 Oberlin F Raleigh, NC 2 Office: 919.8 Fax: STD@tl

SITE PLANS FOR:

ZACKERY MICHAEL

OFFICE BUILDING

2449 LYNN ROAD

RAIFIGH, NORTH CAROLINA

Drawn
By WSN
Checked
By EFS

DATE: 12 DEC. 2017 REVISED:

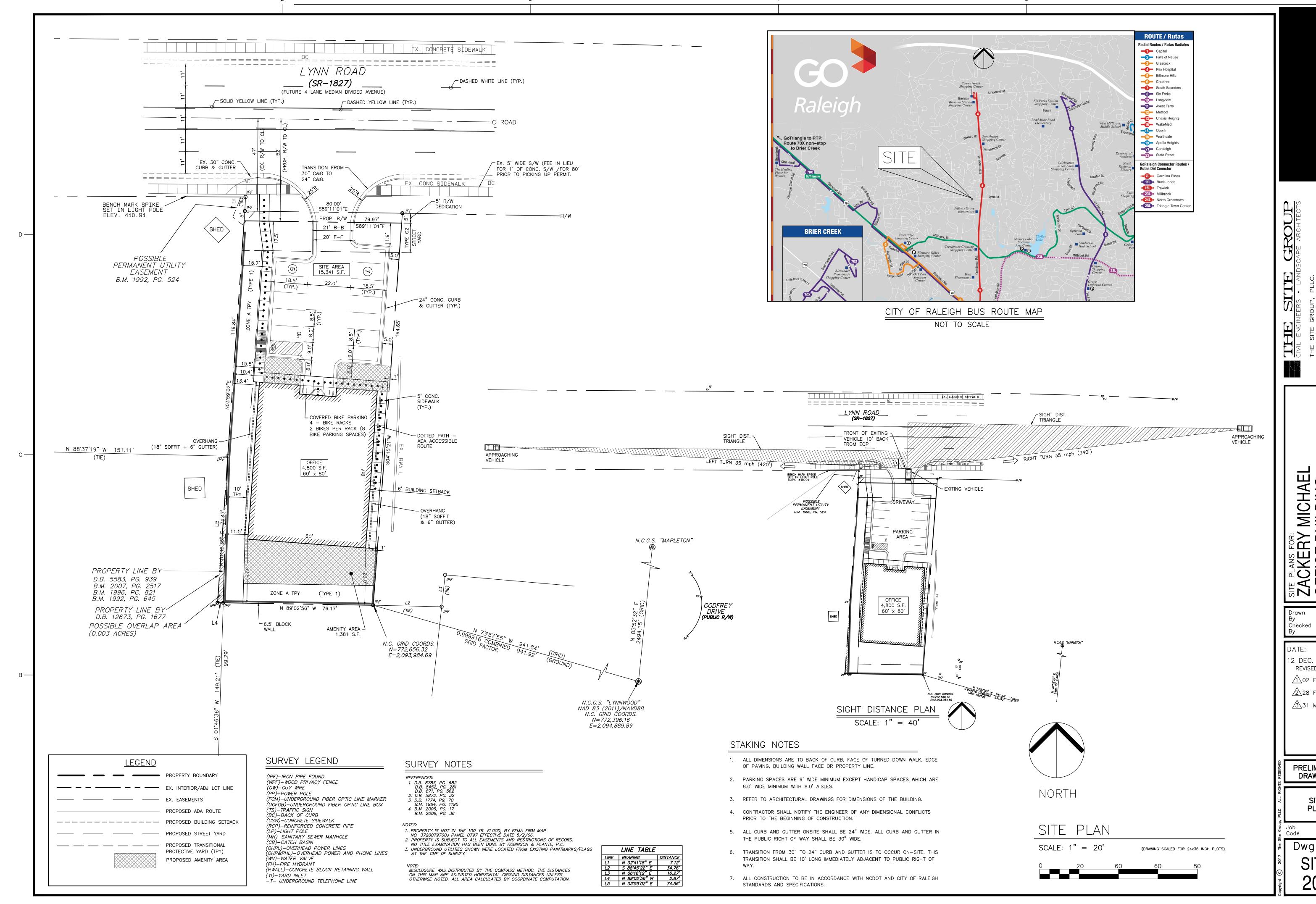
102 FEB 2018 131 MAY 2018

PRELIMINARY DRAWINGS

EXISTING
CONDITIONS
& DEMOLITION
PLAN

Dwg No.

SITE 100



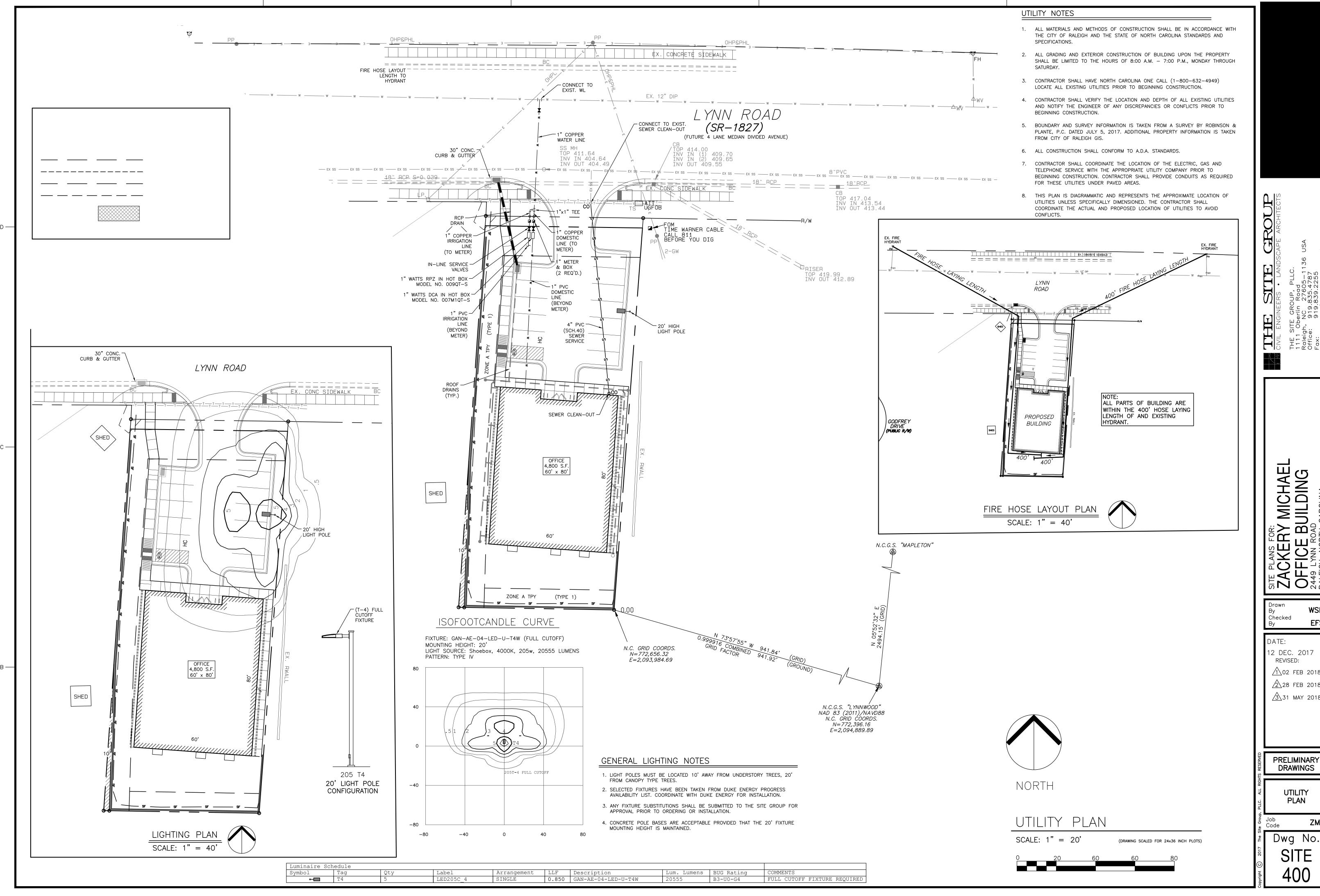
MICHAE ZACKERY
OFFICE BU

12 DEC. 2017 REVISED: 102 FEB 2018 2 28 FEB 2018 $\sqrt{3}$ 31 MAY 2018

PRELIMINARY DRAWINGS

> SITE PLAN

Dwg No. SITE



KERY ICE BL

102 FEB 2018

2 28 FEB 2018 3 31 MAY 2018

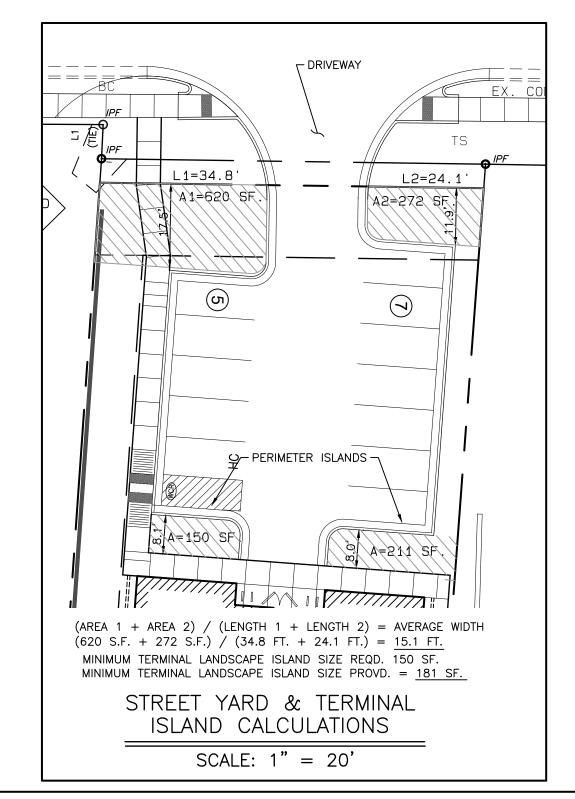
PRELIMINARY DRAWINGS

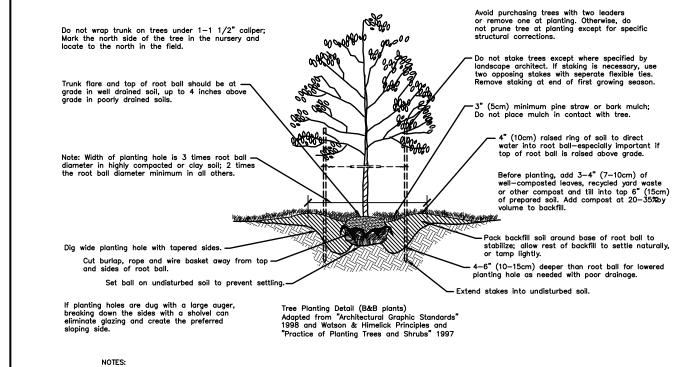
ZMLR

SITE

____ PROPOSED TRANSITIONAL

PROTECTIVE YARD (TPY)





Where several trees will be planted in close proximity such that they will likely share root space, till in soil amendments to a depth of 4-6" (10-15cm) over the entire area.

For container—grown trees, use fingers or small hand tools to pull the roots out of the outer layer of potting soil; then cut or pull apart any roots circling the perimeter of the container.

8. To promote aeration and percolation in heavy soils, plant rootball During the design phase, confirm that water drains out of the soil; use lowered planting hole depth, and design alternative drainage system as required.

5. The planting process is similar for deciduous and evergreen 11. Provide an earth saucer for water retention.

TREE PLANTNG N.T.S.

To promote aeration and percolation in heavy soil, plant rootball above existing grade as 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 pine straw in 5' wide planting bed or as directed on plans.

SHRUB PLANTNG N.T.S.

<u>TRANSITIONAL PROTECTIVE YARD REQUIREMENT NOTE:</u>

ZONE A TYPE 1 PROTECTIVE YARD (SIDE): 10' WIDE x 194' LONG SHADE TREES REQUIRED: 4/100' REQ'D/8 PROV'D (3 EXIST., 5 PROP.) UNDERSTORY TREES REQUIRED: 3/100' REQ'D/6 PROV'D

40/100' REQ'D/78 PROV'D SHRUBS REQUIRED: ZONE A TYPE 1 PROTECTIVE YARD (REAR): 10' WIDE x 67' LONG SHADE TREES REQUIRED: 4/100' REQ'D/3 PROV. (2 EXIST., 2 PROP.) UNDERSTORY TREES REQUIRED: 3/100' REQ'D/2 PROV. SHRUBS REQUIRED: 40/100' REQ'D/27 PROV.

STREET PROTECTIVE YARD REQUIREMENT (C2): LYNN ROAD: 80' - 21' (DRIVEWAY) = 59'SHADE TREES REQUIRED 4 PER 100' = 2 REQ'D/PROV'D SHRUBS 15'/100' = 9 REQ'D/10 PROV'D

PARKING LOT TREE COVERAGE:

SHADE TREE PER 2000 SF. OF PARKLING LOT REQUIRED 3,570 SF. PARKING LOT / 2000 SF. TREE = 1.78 TREES REQUIRED 2 STREET TREES PROVIDED

PROPOSED PLANT LIST								
KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE	ROOT	REMARKS	
SHADE TREES								
QS	9	QUERCUS SHUMARDII	SHUMARD OAK	10'	3" CAL.	В&В	MATCHING	
UNDERSTORY TREES								
LIN	4	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	6-8'	1.5" CAL.	CONT.	MATCHING	
PY	6	PRUNUS YEDOENSIS 'YOSHINO'	YOSHINO CHERRY	6-8'	1.5" CAL.	CONT.	MATCHING	
SHRUBS								
IBN	52	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	24" HT. MIN.	3 GAL.	CONT.	MATCHING	
LC	27	LOROPETALUM CHINENSE 'EVER RED'	EVER RED LOROPETALUM	24" HT. MIN.	3 GAL.	CONT.	MATCHING	
RDS	66	RHAPHIOLEPIS x DELCOURII SNOWCAP	SNOWCAP HAWTHORNE	24" HT. MIN.	3 GAL.	CONT.	MATCHING	

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE	ROOT	REMARKS
SHADE TREES							
EX. MAPLE	3		MAPLE		7"-9"		EXISTING
EX. SWEETGUM	1		SWEETGUM		9"		EXISTING
UNDERSTORY TREES							
EX. CHERRY	1		CHERRY		6"		EXISTING

PLANTING NOTES:

LOCATE PLANTS AND PLANTING BEDS BY USING SCALED DIMENSIONS FROM STREET, PROPERTY LINES, BACK OF CURB, BUILDINGS, WALLS, ETC. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND/OR THE LANDSCAPE ARCHITECT. FIELD GROWN TREES(B&B) MAY BE SUBSTITUTED WITH CONTAINER GROWN TREES ONLY IF IT MEETS THE HEIGHT AND CALIPER REQUIREMENT.

SYMBOLS: B&B = BALLED & BURLAPPED; B.R. = BARE ROOT; CONT. = CONTAINER, O.C. = ON-CENTER, (R) = TO REMAIN

MULCH: MULCH ALL BED AREAS WITH SHREDDED HARDWOOD MULCH TO A DEPTH OF 3". PINE STRAW IS PROHIBITED AS A LANDSCAPE COVER MATERIAL WITHIN 10' OF BUILDINGS WITH COMBUSTIBLE EXTERIOR CONSTRUCTION.

LANDSCAPE MAINTENANCE PLAN:

THE NATURAL SHAPE OF THE PLANT EXCEPT FOR SHEARED HEDGES.

THE OWNERS OF THE PROPERTY AND THEIR AGENTS, HEIRS OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTINGS AND PHYSICAL FEATURES SHOWN ON THIS PLAN. THE OWNERS SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE & QUARTERLY EVALUATION OF THE VEGETATION TO INCLUDE BUT NOT LIMITED TO:

A. FERTILIZATION: FERTILIZE LAWNS TWICE PER YEAR (FEBRUARY 15-MARCH 15 AND AGAIN SEPTEMBER 1-OCTOBER 31) ACCORDING TO SOIL TEST. FERTILIZE WARM SEASON GRASSES ONCE DURING THE GROWING SEASON PER SOIL TEST.

PRUNING: PRUNING SHALL BE LIMITED TO REMOVAL OF DEAD WOOD OR BRANCHES FOR TREES OR FOR SIGHT DISTANCES/SAFETY REASONS. E ANSI A300 STANDARDS SHOULD BE ADHERED TO. THE PRUNING OF SHRUBS SHALL BE LIMITED TO THE PRUNING NECESSARY TO MAINTAIN

PEST CONTROL: PRE-EMERGENT WEED CONTROL FOR SHRUB BEDS MAY BE APPLIED IN FEBRUARY. CHEMICAL TREATMENT FOR INSECT INFESTATION AND DISEASE MAY BE APPLIED AND SHALL BE SPECIFIC TO THE PROBLEM.

MULCHING: MULCHING SHALL BE MAINTAINED AT A DEPTH OF 3" IN SHRUB BEDS. MULCH SHALL BE REAPPLIED EVERY TWO YEARS AS NECESSARY TO MAINTAIN THE AVERAGE DEPTH OF THE PLANT BED.

MOWING: PRIMARY FESCUE LAWNS SHALL BE MAINTAINED AT A HEIGHT OF 3" AND SHALL BE MOWED APPROXIMATELY 30 TIMES PER YEAR. SECONDARY TURF AREAS MAY BE MAINTAINED HIGHER AND LESS FREQUENTLY. WARM SEASON GRASSES SHALL BE MOWED AS NEEDED DURING THE GROWING SEASON TO MAINTAIN THE RECOMMENDED HEIGHT OF THE SPECIES OF TURF GRASS.

PLANT PROTECTION: AVOID EXCESS INTRUSION INTO THE ROOT ZONE AREA OF ESTABLISHED PLANTINGS.

WATERING: IF ANY IRRIGATION SYSTEM IS UTILIZED, THE SYSTEM SHALL BE REGULATED TO PROVIDE APPROXIMATELY 1" OF RAINFALL PER WEEK DURING THE GROWING SEASON. WHERE NO IRRIGATION IS UTILIZED, SUPPLEMENTAL WATERING IS REQUIRED FOR THE FIRST GROWING SEASON. ALL CANOPY TREES SHALL REQUIRE TREE GATORS(OR EQUIVALENT) FOR THE ENTIRE FIRST GROWING SEASON AFTER INSTALLATION.

H. SOIL STABILIZATION: ALL GRASS AREAS DISTURBED DURING INSTALLATION SHALL BE AMENDED AND RESEEDED WITHIN 14 DAYS OF INSTALLATION. WARRANTY: ALL PLANT MATERIAL ARE REQUIRED TO HAVE A ONE YEAR WARRANTY AFTER TIME OF INSTALLATION. ANY PLANT MATERIAL DECLINING IN HEALTH DUE TO IMPROPER MAINTENANCE WILL BE REPLACED BY & AT THE COST OF THE INSTALLATION CONTRACTOR. REMOVAL OF DISEASE

INFESTED MATERIAL SHALL BE ALLOWED SO LONG AS REQUIRED SHRUBS & TREES ARE REPLACED AT THE REQUIRED RATES AND SIZES

LANDSCAPE PLAN NOTES:

KEY REFERS TO PLANT LIST. WHERE THERE IS ONLY A KEY, THE QUANTITY IS ONE. WHERE THE KEY IS FOLLOWED BY A NUMBER, THE

NUMBER IS THE QUANTITY REQUIRED FOR THE INDICATED PLANT BED. . LOCATE PLANTS AND PLANTING BEDS BY USING SCALED DIMENSIONS FROM STREET, PROPERTY LINES, ETC. DIMENSIONS ON STREET YARDS.

BUFFERS AND LANDSCAPE AREAS ARE A MINIMUM WIDTH AND SHALL NOT BE REDUCED.

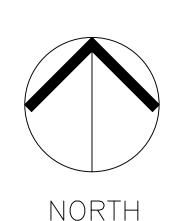
3. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. STANDARD FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C.

4. MULCH ALL TREES AND PLANTING BEDS AS NOTED ON DRAWING. ALL PLANT GROUPINGS ARE CONSIDERED PLANTING BEDS.

5. LANDSCAPE CONTRACTOR SHALL VERIFY UTILITY AND STORM DRAINAGE LOCATIONS IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. ANY CONFLICTS WITH UTILITIES SHALL BE MOVED.

6. APPLY PRE-EMERGENT HERBICIDE TO ALL PLANTING BEDS PER MANUFACTURER'S SPECIFICATIONS. LANDSCAPE CONTRACTOR SHALL SEED AREAS DESIGNATED ON PLAN WITH STATESMAN BLEND FESCUE BY SOUTHERN STATES SEED, OR APPROVED

8. NO CANOPY TYPE TREES ARE TO BE PLACED IN PUBLIC UTILITY EASEMENTS.



SCALE: 1" = 20'

LANDSCAPING PLAN

(DRAWING SCALED FOR 24x36 INCH PLOTS)

Road 27605 835.4 o o o ' p Z o o i

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Drawn WSN Checked

12 DEC. 2017 REVISED: <u>∕1</u>\02 FEB 2018 <u>∕2</u>\28 FEB 2018 3\31 MAY 2018

DATE:

PRELIMINARY DRAWINGS

LANDSCAPE

ZMLR SITE