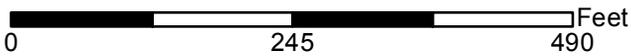
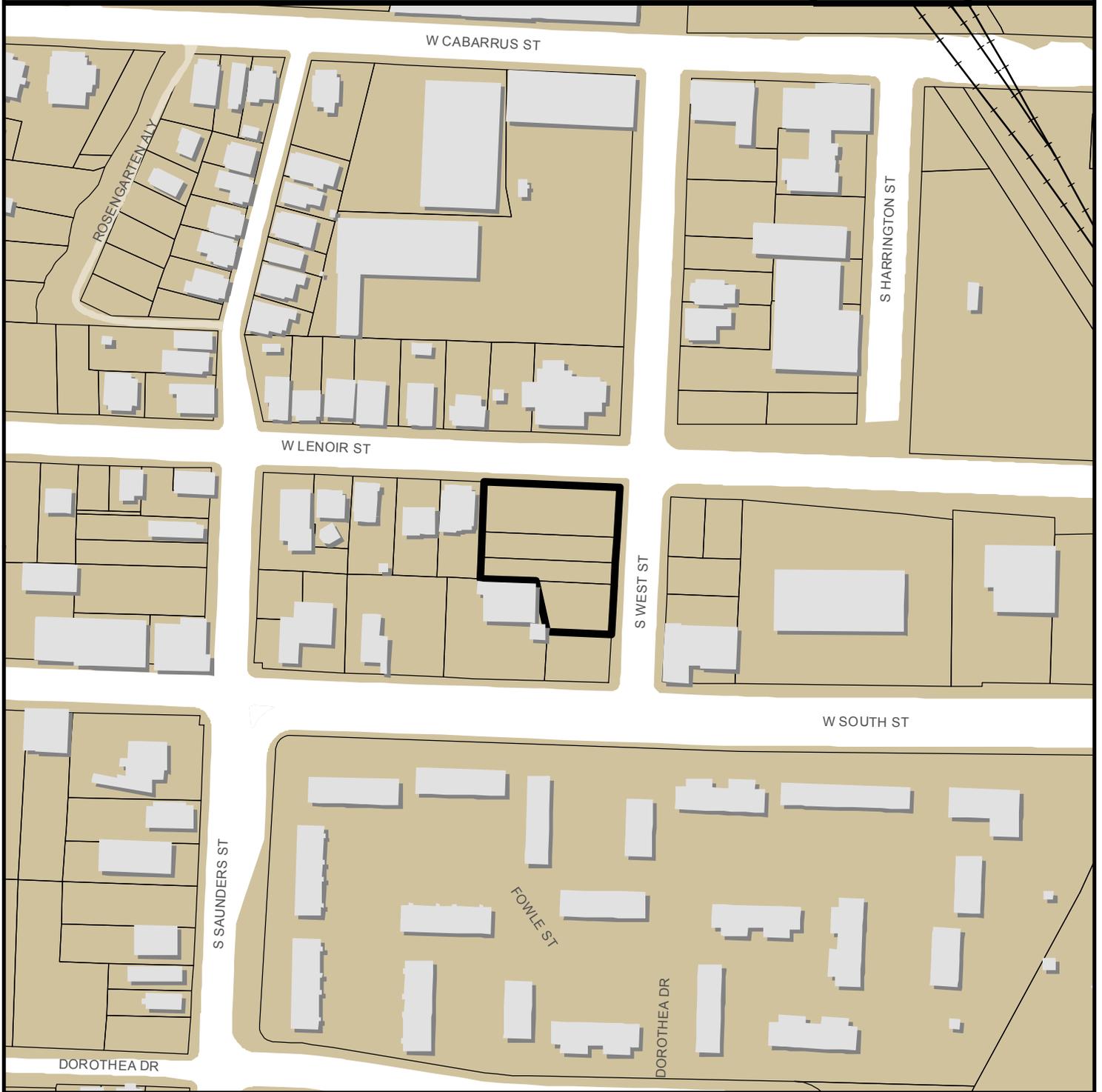


WEST STREET TOWNHOMES S-57-15



Zoning: **NX-3-UL-CUD**
CAC: **Central**
Drainage Basin: **Rocky Branch**
Acreage: **0.53**
Number of Lots: **12**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **Lambert**
Development, LLC
Phone: **(212) 785-0090**





Planning & Development

S-57-15

Development Services
 Customer Service Center
 One Exchange Plaza
 1 Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-996-2495
 Fax 919-516-2685

Preliminary Development Plan Application

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

S-57-15

Preliminary Approvals		FOR OFFICE USE ONLY
<input type="checkbox"/> Site Plans for Planning Commission <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input checked="" type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number 447228 Assigned Project Coordinator Sandra Hodge Assigned Team Leader Mike Walters
* May require Planning Commission or City Council Approval ** Legacy Districts Only		

Has your project previously been through the Due Diligence process? If yes, provide the transaction # 414008

GENERAL INFORMATION

Development Name **West Street Townhomes**

Proposed Use **Mixed Use-Townhomes**

Property Address(es) **612 S. West St.; 614 S. West St.; 616 S. West St.; 618 S. West St.**

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. Recorded Deed 1703.10-46-7496	P.I.N. Recorded Deed 1703.10-46-8401	P.I.N. Recorded Deed 1703.10-46-8308	P.I.N. Recorded Deed 1703.10-46-8324
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What is your project type? Apartment Banks Elderly Facilities Hospitals Hotels/Motels Industrial Building
 Mixed Residential Non-Residential Condo Office Religious Institutions Residential Condo Retail School Shopping Center
 Single Family Telecommunication Tower Townhouse Other: If other, please describe:

PRELIMINARY ADMINISTRATIVE REVIEW
 Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively not requiring Planning Commission or City Council approval.
 Use allowed by right under Section 1.4.2 of the UDO; project has previously been rezoned to NX-3-UL by PC and CC action.

PLANNING COMMISSION
 Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.

CLIENT (Owner or Developer)

Company Lambert Development, LLC	Name (s) Mr. Henry Lambert
Address 5 Hanover Square, 14th Floor; New York, NY 10004	
Phone 212.785.0090	Email hlambert@lambertdevelopment.com Fax

CONSULTANT (Contact Person for Plans)

Company Curry Engineering, PLLC	Name (s) Zak Shipman, PE
Address 205 S. Fuquay Avenue, Fuquay-Varina, NC 27526	
Phone 919.552.0849	Email zak@curryeng.com Fax 919.552.2043

3342

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information	Building Information
Zoning District(s) NX-3-UL	Proposed building use(s) Townhomes
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 0
Overlay District	Proposed Building(s) sq. ft. gross 24,066 (8,022 sf per building)
Total Site Acres 0.53 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 24,066
Off street parking Required 0 Provided 12	Proposed height of building(s) > 45'
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage 39.26 (site plans only)
CUD (Conditional Use District) case # Z-	

Stormwater Information

Existing Impervious Surface acres/square feet 4,983	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet 16,056	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030.
 Plan provides medium density townhomes in mixed use district.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached 12	11. Total number of all lots 12
2. Total # Of Single Family Lots	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots	b) Total number of Single Family Lots
6. Total Number of Hotel Units	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) 12	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	f) Total Number of Phases
10. Total number of Open Space (only) lots	g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No
	h) Must provide open space quotient per City Code 10-3071 (5)

SIGNATURE BLOCK (Applicable 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 subdivision plan as approved by the City.

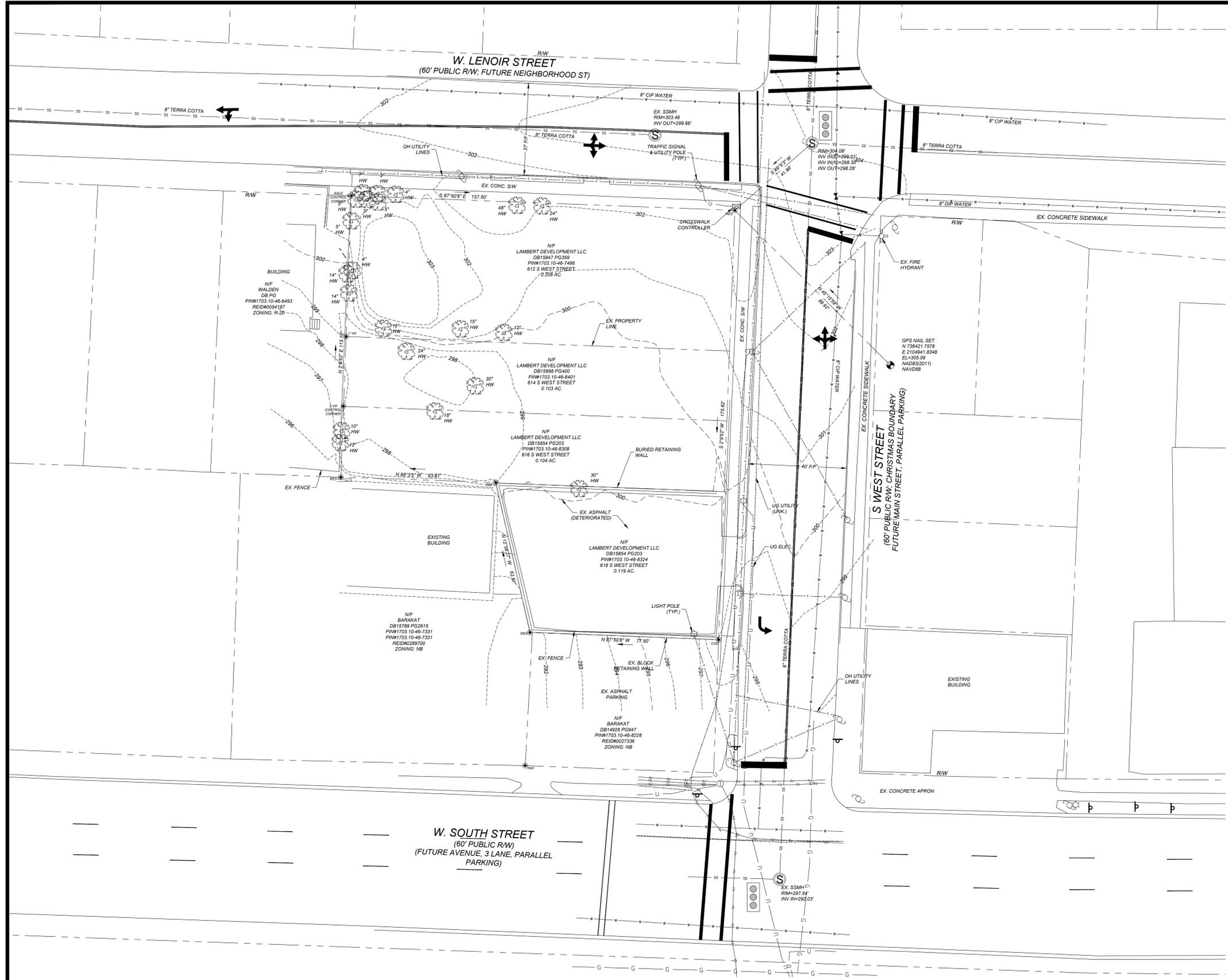
I hereby designate _____ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed *[Signature]* EXECUTIVE VICE PRESIDENT Date 9/10/15

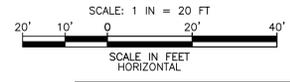
Signed _____ Date _____

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>		✓		
2. <u>Preliminary Development Plan Application</u> completed and signed by the property owner	<input checked="" type="checkbox"/>		✓		
3. Client must complete and print page 1 and 2 of the <u>Preliminary Development Plan Application</u> to the plan cover sheet (not applicable for Infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
4. I have referenced the <u>Preliminary Development Plan Checklist</u> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>				
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>			✓
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>		✓		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓



- GENERAL SURVEY NOTES:**
- EXISTING CONDITIONS AND TOPOGRAPHICAL DATA OF THE SUBJECT PARCEL ARE COMPILED FROM A FIELD SURVEY OF THE PROPERTY BY BOUNDARY ZONE, INC. AND IS NOT THE RESULT OF A FIELD SURVEY BY THE CURRY ENGINEERING GROUP, PLLC. ADDITIONAL EXISTING CONDITIONS DATA PROVIDED BY SUPPLEMENTAL DATA INCLUDING AERIAL PHOTOGRAPHY, WAKE COUNTY GIS DATA, AND OTHER DATA SOURCES AS REQUIRED.
 - REFER TO EROSION AND SEDIMENT CONTROL PLAN AND CONSTRUCTION SEQUENCE BEFORE PERFORMING ANY CLEARING, GRUBBING, OR DEMOLITION OPERATIONS.
 - NO TITLE OPINION ON THIS PROPERTY HAS BEEN FURNISHED.
 - AREAS COMPUTED BY THE COORDINATE METHOD.
 - THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD.
 - ALL DISTANCES SHOWN ON THE SURVEY ARE HORIZONTAL GROUND DISTANCES.
 - THE PROPERTY SHOWN IS LOCATED IN FLOOD ZONE 'X'. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLANE PER FEMA FIRM PANEL 3720170300J DATED 05/02/06
 - VERTICAL DATUM: NAVD88
HORIZONTAL DATUM: NAD83
 - CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS, DEPTHS, AND MATERIALS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION ACTIVITY ON SITE. UNDERGROUND UTILITIES ARE SHOWN BASED ON MARKINGS PROVIDED BY THE NC ONE CALL CENTER AND ABOVE GROUND EVIDENCE. EXISTING CONDITIONS SHOULD BE CONSIDERED APPROXIMATE IN NATURE, WHILE EVERY EFFORT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE INFORMATION GIVEN. ACTUAL FIELD CONDITIONS MAY VARY AND SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION.

- LEGEND:**
- PF IRON PIPE FOUND
 - RES REBAR & CAP SET
 - CNS CONCRETE NAIL SET
 - PL PROPERTY LINE
 - R/W RIGHT OF WAY
 - SM SANITARY MANHOLE
 - SC SANITARY CLEANOUT
 - CL CHAIN LINK FENCE
 - W WATER METER
 - AC AIR CONDITIONER
 - CP CABLE PEDESTAL
 - TP TELEPHONE PEDESTAL
 - EB ELECTRIC BOX
 - TS TRAFFIC SIGNAL BOX
 - TM TELEPHONE MANHOLE
 - WV WATER VALVE
 - GS GAS TEST STATION



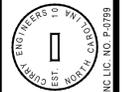
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

NOT FOR CONSTRUCTION

DATE: SEPTEMBER 4, 2015	SCALE: AS NOTED
FILE NO: 2015-0233	ORIG. SHEET SIZE: 24" x 36"

**WEST STREET TOWNHOMES-RALEIGH, NC
EXISTING CONDITIONS PLAN**

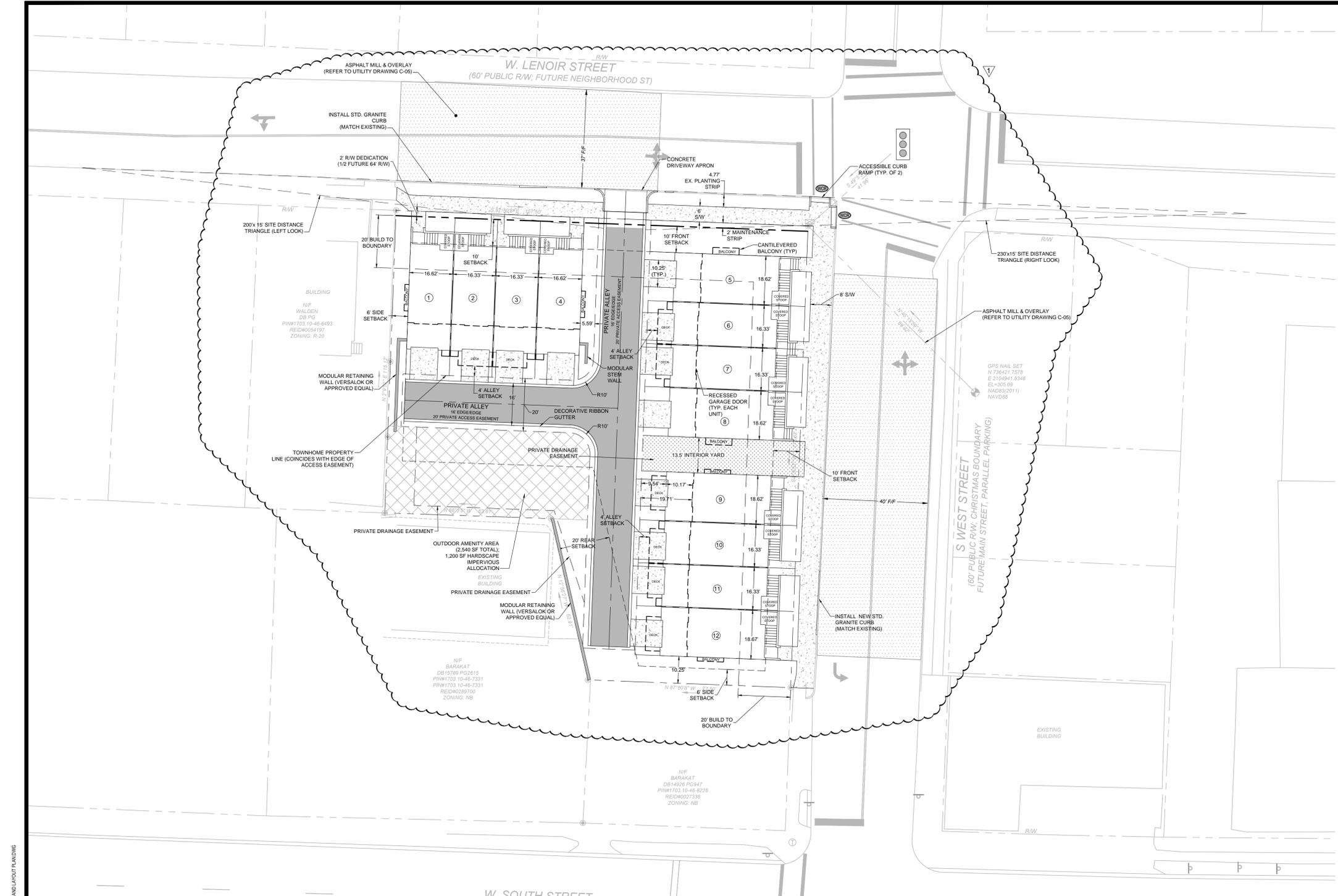
T (910) 652-0849 208 S. Fidelity Avenue
F (910) 652-2043 Fidelity-Venue, NC 27608



Curry
ENGINEERING

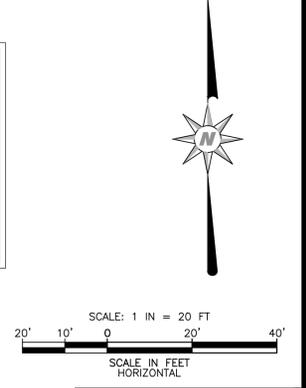
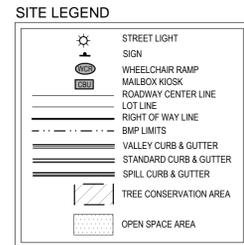
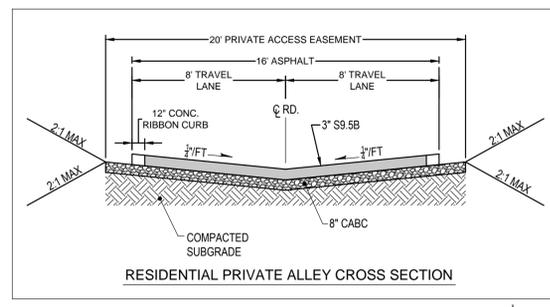
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 PLOTTED: 11/20/15 3:33 PM



- GENERAL SITE PLAN NOTES:**
- EXISTING CONDITIONS AND TOPOGRAPHICAL DATA OF THE SUBJECT PARCEL ARE COMPILED FROM A FIELD SURVEY OF THE PROPERTY BY BOUNDARY, INC. AND IS NOT THE RESULT OF A FIELD SURVEY BY THE CURRY ENGINEERING GROUP, P.L.L.C. ADDITIONAL EXISTING CONDITIONS DATA PROVIDED BY SUPPLEMENTAL DATA INCLUDING AERIAL PHOTOGRAPHY, WAKE COUNTY GIS DATA, AND OTHER DATA SOURCES AS REQUIRED.
 - REFER TO EROSION AND SEDIMENT CONTROL PLAN AND CONSTRUCTION SEQUENCE BEFORE PERFORMING ANY CLEARING, GRUBBING, OR DEMOLITION OPERATIONS.
 - NO TITLE OPINION ON THIS PROPERTY HAS BEEN FURNISHED.
 - AREAS COMPUTED BY THE COORDINATE METHOD.
 - THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD.
 - ALL DISTANCES SHOWN ON THE SURVEY ARE HORIZONTAL GROUND DISTANCES.
 - THE PROPERTY SHOWN IS LOCATED IN FLOOD ZONE 'X'. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLANE PER FEMA FIRM PANEL 3720170300J DATED 05/02/06.
 - VERTICAL DATUM: NAVD88
HORIZONTAL DATUM: NAD83
 - ALL DIMENSIONS SHOWN ARE TO THE EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
 - CONTRACTOR SHALL FIELD LOCATE SPILL CURB AS NEEDED FOR PROPER DRAINAGE. SPILL CURB LOCATIONS ARE NOT INDICATED ON THIS PLAN.
 - COORDINATE POWER, TELEPHONE, CABLE, AND OTHER UNDERGROUND UTILITY INSTALLATION WITH THE APPROPRIATE UTILITY PROVIDER AND THE CITY OF RALEIGH.
 - ALL PROPOSED SIGNAGE WILL COMPLY WITH THE CITY OF RALEIGH SIGN ORDINANCE.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL GRADES PRIOR TO THE START OF CONSTRUCTION.
 - MAXIMUM SIDEWALK CROSS SLOPE IS 2% (1/4 INCH PER FOOT).
 - TACTILE WARNIN MATS OR TRUNCATED DOMES ARE TO BE INSTALLED ON ALL WHEELCHAIR RAMPS PER THE CITY OF RALEIGH STANDARDS.
 - ALL TEMPORARY TRAFFIC CONTROL MEASURES, SIGNS, AND MARKINGS SHALL BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO IMPLEMENTATION IN THE FIELD.
 - ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AND VEHICULAR AREAS SHALL BE WHITE.

SOLID WASTE SERVICE TO BE PROVIDED VIA ROLL-OUT CARTS TO THE PUBLIC RIGHT-OF-WAY. CARTS SHALL BE STORED OUTSIDE THE RECESSED GARAGE DOOR ON THE COVERED AREA OF THE UNIT DRIVEWAY.



SETBACK SUMMARY

BUILDING SETBACKS		PARKING SETBACKS	
PRIMARY STREET:	10'	PRIMARY STREET:	20'
SIDE STREET:	10'	SIDE STREET:	10'
SIDE LOT LINE:	0' OR 6'	SIDE LOT LINE:	0' OR 3'
REAR LOT LINE:	20'	REAR LOT LINE:	3'
ALLEY:	4' OR 20' MIN.	ALLEY:	4'

PROPERTY DATA

PHYSICAL ADDRESS:	612 S. WEST ST. 614 S. WEST ST. 616 S. WEST ST. 618 S. WEST ST.
PIN NUMBERS:	1703.10-46-7496 1703.10-46-8401 1703.10-46-8308 1703.10-46-8324
TOTAL SITE AREA:	0.534 AC
PARCEL ZONING:	NX-3-UL-CU
PROPOSED # OF UNITS:	12
PROPOSED DENSITY:	22.47 UNITS/AC.
UTILITY PROVIDER (WATER/SEWER):	CORPUD
ELECTRICAL SERVICE PROVIDER:	DUKE ENERGY
MIN. LOT WIDTH:	16'
MIN. LOT AREA:	N/A
BUILD TO:	10/30'
MAXIMUM BUILDING HEIGHT:	45/3 STORIES
OUTDOOR AMENITY AREA REQ'D:	10% OR 2,326 SF
OUTDOOR AMENITY AREA PROVIDED:	2,540 SF

NOTE: BUILDING SETBACKS, MAXIMUM HEIGHT, AND GROUND FLOOR ELEVATION WILL BE REVIEWED DURING THE PERMITTING OF PROPOSED BUILDINGS ON THE SUBDIVIDED TOWNHOME LOTS.

IMPORTANT SIGHT TRIANGLE NOTE: WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LANE ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

NOT FOR CONSTRUCTION



WEST STREET TOWNHOMES-RALEIGH, NC
PRELIMINARY SUBDIVISION & LAYOUT PLAN

T (910) 602-0849 208 S. Fidelity Avenue
 F (910) 602-2043 Fidelity-Venue, NC 27608

CURRY ENGINEERING, P.L.L.C.
 NC LIC. NO. P-47581

Curry
 ENGINEERING

C-03

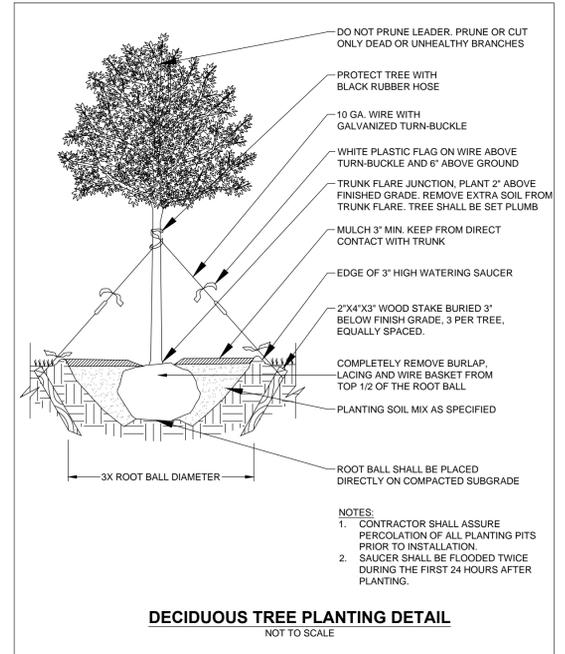
DATE: SEPTEMBER 4, 2015
 FILE NO.: 2015-0223
 HORZ. SCALE: AS NOTED
 ORIG. SHEET SIZE: 24" x 36"



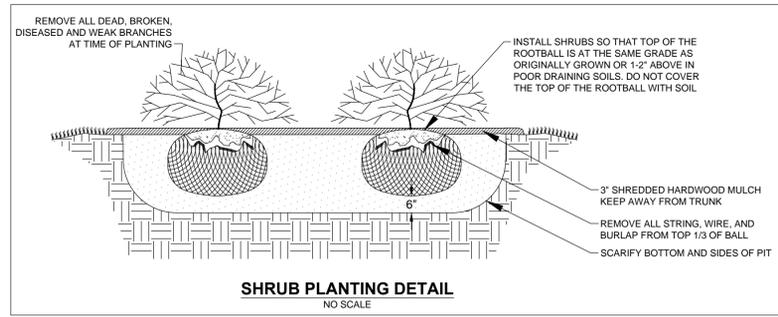
- GENERAL SITE PLAN NOTES:**
- LANDSCAPING SHALL COMPLY WITH THE CITY OF RALEIGH LANDSCAPING ORDINANCE.
 - NO PERMIT FOR THE CONSTRUCTION, RECONSTRUCTION, EXTENSION, REPAIR, OR ALTERATION OF ANY BUILDING, STRUCTURE, OR USE OF LAND AND NO BUILDING OR LAND OR ANY PART OF ANY BUILDING OR LAND, MAY BE OCCUPIED OR USED UNTIL LANDSCAPING HAS BEEN APPROVED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS UDO.
 - LANDSCAPING SHALL NOT OBSTRUCT THE VIEWS OF MOTORISTS USING ANY STREET, DRIVEWAY, PARKING AISLE, OR THE APPROACH TO ANY STREET INTERSECTION. ALL LANDSCAPING INSTALLATIONS MUST COMPLY WITH THE SIGHT TRIANGLE REQUIREMENTS OF THE RALEIGH STREET DESIGN MANUAL.
 - PRIOR TO CONSTRUCTION, TREE PROTECTION FENCING MUST BE INSTALLED AROUND ALL AREAS NOTED AS TREE CONSERVATION AREAS.
 - TREES CANNOT BE PLANTED WITHIN A TREE CONSERVATION AREA OR THE CRITICAL ROOT ZONE OF AN EXISTING TREE AND MUST BE PLANTED AT LEAST 15 FEET FROM ANY OTHER TREE AND NO FURTHER THAN 50 FEET FROM ANY TREE MEASURED TREE TRUNK TO TREE TRUNK.
 - NO REQUIRED LANDSCAPING OR SCREENING SHALL BE PLANTED INSIDE UTILITY AND DRAINAGE EASEMENTS, EXCLUDING OVERHEAD EASEMENTS, WITHOUT THE CONSENT OF THE CITY AND THE EASEMENT HOLDER.
 - THE OWNER OR TENANT IS RESPONSIBLE FOR MAINTAINING ALL REQUIRED LANDSCAPING IN GOOD HEALTH. ANY DEAD, UNHEALTHY, OR MISSING LANDSCAPING MUST BE REPLACED WITH LANDSCAPING THAT CONFORMS TO THIS UDO WITHIN 30 DAYS (OR WITHIN 180 DAYS WHERE WEATHER CONCERNS WOULD JEOPARDIZE THE HEALTH OF PLANT MATERIALS). IN THE EVENT THAT REQUIRED LANDSCAPE IS SEVERELY DAMAGED DUE TO AN UNUSUAL WEATHER OCCURRENCE OR OTHER ACT OF NATURE, THE OWNER OR TENANT MAY HAVE 2 YEARS TO REPLACE THE REQUIRED LANDSCAPE.
 - THE CONTRACTOR SHALL MAINTAIN OR PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND WITHIN PLANTING BEDS.
 - THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING UNLESS OTHERWISE DIRECTED BY THE OWNER. THE PLAN SHALL SUPERSEDE THE PLANT SCHEDULE IF THERE ARE DISCREPANCIES BETWEEN THE TWO.
 - ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE USDA FOR NURSERY STOCK, SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON D.C. ALL PLANT MATERIAL SHALL BE OF THE HIGHEST QUALITY AVAILABLE. TREES SHALL HAVE STRAIGHT TRUNKS AND FULL HEAS (APPROPRIATE FOR GENUS AND SPECIES); SHRUBS SHALL BE LOW BRANCHED AND FULL EXCEPT AS SPECIFIED. ALL MATERIAL OF THE SAME TYPE SHALL BE MATCHED IN HEIGHT, SPREAD, AND FORM. ANY PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY THE OWNER AND/OR LANDSCAPE ARCHITECT.
 - ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE ORIGINAL GRADES BEFORE DIGGING. THE CONTRACTOR SHALL REVISE GRADES AT A MINIMUM OF +/- 1/8" TO ENSURE SMOOTH TRANSITIONS BETWEEN PLANTING BEDS AND LAWN AREAS.
 - INSTALL A MINIMUM OF 3" DEPTH OF TRIPLE SHREDDED HARDWOOD MULCH AS APPROVED BY THE OWNER.
 - ALL PLANT MATERIAL IS SUBJECT TO APPROVAL OF THE OWNER.
 - ALL TREES LOCATED ADJACENT TO WALKS AND DRIVES SHALL HAVE A MINIMUM OF 6' CLEARANCE HEIGHT TO THE FIRST BRANCHING.
 - ALL TREES SHALL BE PLACED A MINIMUM OF 3' FROM SIDEWALKS, CURBS, AND HARDSCAPE, AND A MINIMUM OF 6' FROM FIRE HYDRANTS AND OTHER UTILITIES, UNLESS NOTED OTHERWISE ON THE PLANS.
 - ALL PLANTS SHALL BE INSTALLED PER GENERALLY ACCEPTABLE PLANTING STANDARDS.
 - ALL PLANTS AND STAKES SHALL BE SET PLUMB, UNLESS OTHERWISE SPECIFIED.
 - ALL PLANTING BED EDGES TO BE SMOOTH FLOWING ARCS, UNLESS OTHERWISE SPECIFIED. BED EDGES SHALL BE SMOOTH, CONSISTENT, TRENCHED 3 TO 4 INCHES DEEP, AND "V" SHAPED. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE BED EDGE AND PLANTING BED.
 - LAWN TO BE FESCUE SOD AS APPROVED BY OWNER.

IMPORTANT SIGHT TRIANGLE NOTE: WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.



- NOTES:**
- CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 - SAUCER SHALL BE FLOODED TWICE DURING THE FIRST 24 HOURS AFTER PLANTING.



PLANT SCHEDULE

TYPE	QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	COMMENTS
TREES						
ST	11	QR	QUERCUS RUBRA	RED OAK	3" CAL., 10' HEIGHT (MIN)	B&B - PRCR-03 DETAIL
DUT	3	MJ	MAGNOLIA x 'JANE'	JANE SAUCER MAGNOLIA	5' HEIGHT	B&B
EUT	6	IL	ILEX x LIBERTY 'CONTY' PP#12009	LIBERTY HOLLY	5' HEIGHT	B&B, FULL TO GROUND
DUT	6	LM	LAGERSTROEMIA x 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	5' HEIGHT, MULTI-STEM	B&B
SHRUBS						
ES	40	ICB	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	36" HEIGHT MIN.	CONTAINER, 5' O.C. MAX.
ES	19	LJRO	LIGUSTRUM JAPONICUM 'ROTUNDFOLIUM'	CURLY LEAF LIGUSTRUM	36" HEIGHT MIN.	CONTAINER
ES	17	AGL	ABELIA x GRANDIFLORA 'LITTLE RICHARD'	LITTLE RICHARD ABELIA	18" HEIGHT MIN.	CONTAINER
ES	7	LCR	LOROPETALUM CHINENSIS V.R. 'RUBY'	RUBY LOROPETALUM	18" HEIGHT MIN.	CONTAINER
ES	3	CSC	CAMELLIA SASANQUA 'CHANSONETTE'	CHANSONETTE CAMELLIA	7 GALLON, 24" HT.	CONTAINER
ES	40	ICC	ILEX CORNUTA 'CARISSA'	CARISSA HOLLY	18" MIN. HEIGHT	CONTAINER

TYPE/USE LEGEND
PLANT TYPE: ST= SHADE TREE; DUT= DECIDUOUS UNDERSTORY TREE; EUT= EVERGREEN UNDERSTORY TREE; ES= EVERGREEN SHRUB.

SCALE: 1 IN = 20 FT
SCALE IN FEET HORIZONTAL

BEFORE YOU DIG
CALL TOLL FREE
1 800 632 4949

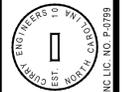
NORTH CAROLINA
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SEAL
NORTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
WILLIAM Z. SHAW
11-10-15

NOT FOR CONSTRUCTION

**WEST STREET TOWNHOMES-RALEIGH, NC
LANDSCAPING PLAN**

T (910) 652-0849 208 S. Fidelity Avenue
F (910) 652-2043 Fidelity-Venue, NC 27506



Curry
ENGINEERING

DRAWN BY: J. B. B. DATE: 08/20/2015 05:50 WEST STREET TOWNHOMES-RALEIGH PLANSET FILE: L01 LANDSCAPE PLAN.DWG
PLOTTED: 11/20/15 4:38 PM