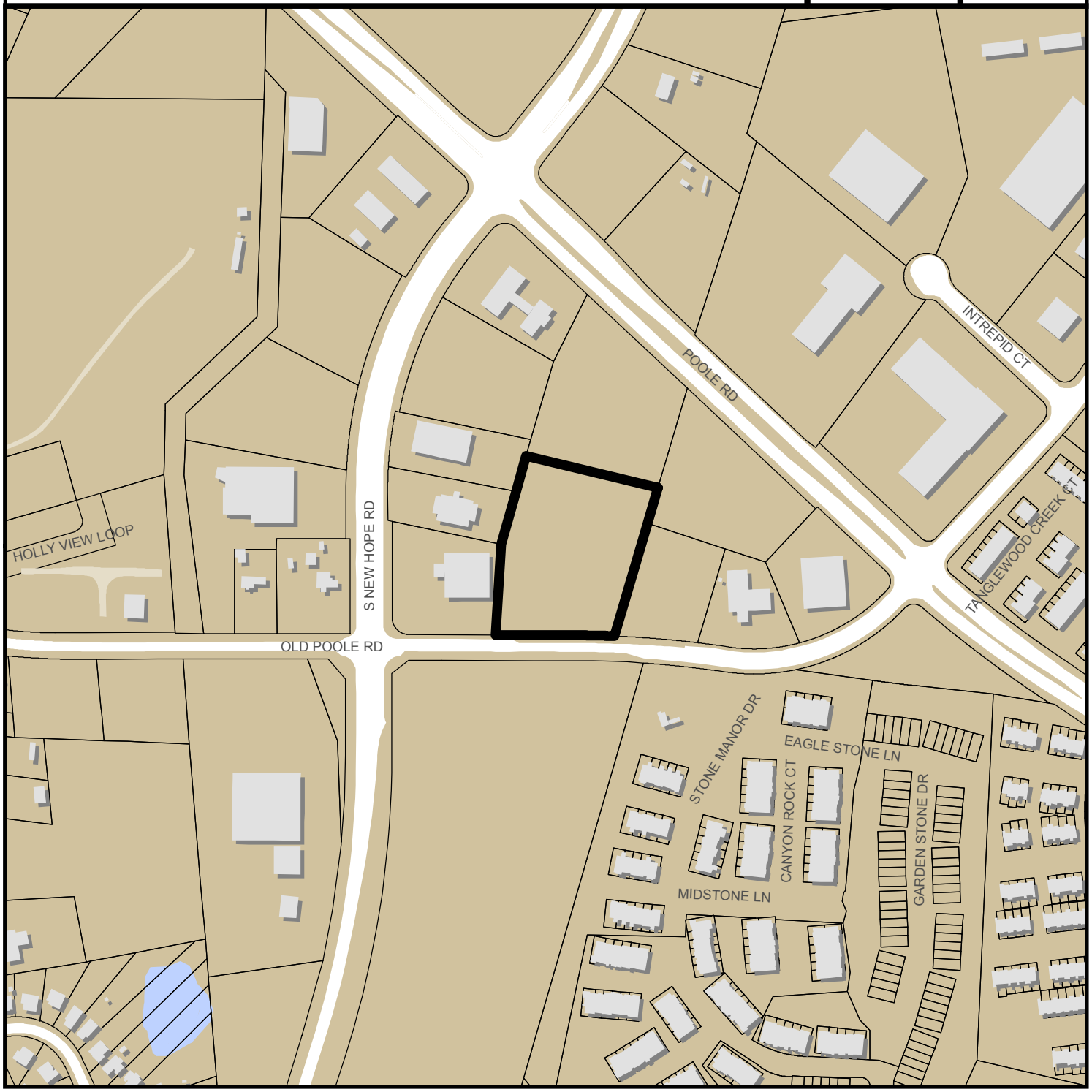
LIVE GREEN
SR-86-2016



Zoning: **CX-3-CU**
CAC: **Southeast**
Drainage Basin: **Crabtree Basin**
Acreage: **2.85**
Sq. Ft .: **9,600**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **Ammons East Corporation**
Phone: **(919) 453-0175**

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 TYPE		FOR OFFICE USE ONLY
☐ Detached ☐ Attached ☐ Apartment ☐ Townhouse	☑ General ☐ Mixed Use ☐ Open Lot	Transaction Number 491998 Assigned Project Coordinator Assigned Team Leader

*Has your project previously been through the **Due Diligence or Sketch Plan Review** process? If yes, provide the transaction #*

GENERAL INFORMATION

Development Name LIVE GREEN

Zoning District CX-3-CU | Overlay District (if applicable) | Inside City Limits? ■ Yes ☐ No

Proposed Use OFFICE & WAREHOUSE

Property Address(es) 5001 OLD POOLE ROAD | Major Street Locator: east of New Hope Rd

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

P.I.N. 1733-02-9848 | P.I.N. | P.I.N. | P.I.N.

What is your project type?
☐ Apartment ☐ Elderly Facilities ☐ Hospitals ☐ Hotels/Motels ☐ Office
☐ Mixed Residential ☐ Non-Residential Condo ☐ School ☐ Shopping Center ☐ Banks ■ Industrial Building
☐ Duplex ☐ Telecommunication Tower ☐ Religious Institutions ☐ Residential Condo ☐ Retail ☐ Cottage Court
☐ Other: If other, please describe: _____

WORK SCOPE	Per 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. new construction for site and building
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
CLIENT/DEVELOPER/ OWNER	Company Ammons East Corp. | Name (s) Jeff Ammons Address 7200-101 ACC Boulevard, Raleigh, N. C. 27617 Phone 919-453-0175 | Email jeff@ammonsmail.com | Fax
CONSULTANT (Contact Person for Plans)	Company Blakely Design Group | Name (s) B. Taylor Blakely Address 700 Exposition Place, Suite 105, Raleigh, N. C. 27615 Phone 919-870-1868 | Email taylor@blakelydesign.net | Fax

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	**Building Information**
Zoning District(s) CX-3-CU	Proposed building use(s) office & warehouse
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 9,600 s.f.
Total Site Acres Inside City Limits ■ Yes ☐ No	Total sq. ft. gross (existing & proposed) 9,600 s.f.
Off street parking: Required 8 spaces Provided 26 spaces	Proposed height of building(s) 17'-9"
COA (Certificate of Appropriateness) case # n/a	# of stories 1
BOA (Board of Adjustment) case # A- n/a	Ceiling height of 1st Floor 9'
CUD (Conditional Use District) case # Z- 30-13	
Stormwater Information	
Existing Impervious Surface 0 acres/square feet	Flood Hazard Area ☐ Yes ■ No
Proposed Impervious Surface 1.18 ac. acres/square feet	**If Yes, please provide:**
Neuse River Buffer ☐ Yes ■ No Wetlands ☐ Yes ■ No	Alluvial Soils Flood Study FEMA Map Panel #

FOR RESIDENTIAL DEVELOPMENTS	
1. Total # Of Apartment, Condominium or Residential Units	5. Bedroom Units: 1br 2br 3br 4br or more
2. 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 (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 development plan as approved by the City.

I hereby designate B. Taylor Blakely 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.

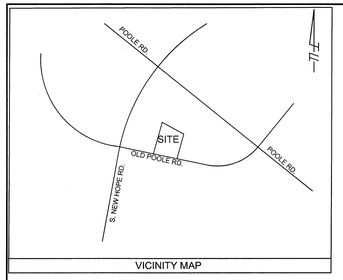
Signed _____ Date 10-21-16

Printed Name Jeff Ammons

Signed _____ Date _____

Printed Name _____

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
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	☑		✓		
2. **Administrative Site Review Application** completed and signed by the property owner(s)	☑		✓		
3. Client must complete and adhere page 1 and 2 of the **Administrative Site Review Application** to the plan cover sheet	☑		✓		
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	☑		✓		
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	☑		✓		
b) Existing Conditions Sheet, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation	☑		✓		
c) Proposed Site Plan	☑		✓		
d) Proposed Grading Plan	☑		✓		
e) Proposed Stormwater Plan, including preliminary stormwater quantity and quality summary and calculations package. If not required, provide City Code section on front cover.	☑	☐			
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.	☑	☐	✓		
h) Proposed Landscape Plan	☑	☐	✓		
i) Building elevations that show existing and/or proposed building height. If demolition, do not include buildings to be demolished.	☑	☐	✓		
j) Transportation Plan	☐	☑			✓
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. For re-submittals – include all revision dates	☑		✓		
7. Minimum plan size 18"x24" not to exceed 36"x42"	☑		✓		
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	☑		✓		
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 #.	☑		✓		
11. Wake County School Form, if dwelling units are proposed	☐	☑			✓
12. If applicable, zoning conditions adhered to the plan cover sheet	☑	☐	✓		



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AMMONS EAST CORPORATION
140 AMMONS DR.
RALEIGH, N.C. 27615-6501
PIN: 1733-02-9848
D.B. 3883 PG. 180
B.M. 2004 PG. 648

LEGEND
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PKN = PK NAIL
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CYPRESS	–	CY
DOGWOOD	–	DW
ELM	–	EL
GUM	–	GM
HACKBERRY	–	HB
HICKORY	–	HK
HOLLY	–	HY
IRONWOOD	–	IW
LOCUST	–	LC
MAGNOLIA	–	MG
MAPLE	–	MP
MIMOSA	–	MM
MULBERRY	–	MB
PEAR	–	PR
PECAN	–	PC
PERSIMMON	–	PS
PINE	–	PN
POPLAR	–	PP
REDBUD	–	RB
RED OAK	–	RO
REDTIP	–	RT
SOURWOOD	–	SW
SWEETBAY	–	SB
SYCAMORE	–	SY
WAX MYRTLE	–	WM
WHITE OAK	–	WO
WILD CHERRY	–	WC
WILLOW	–	WW

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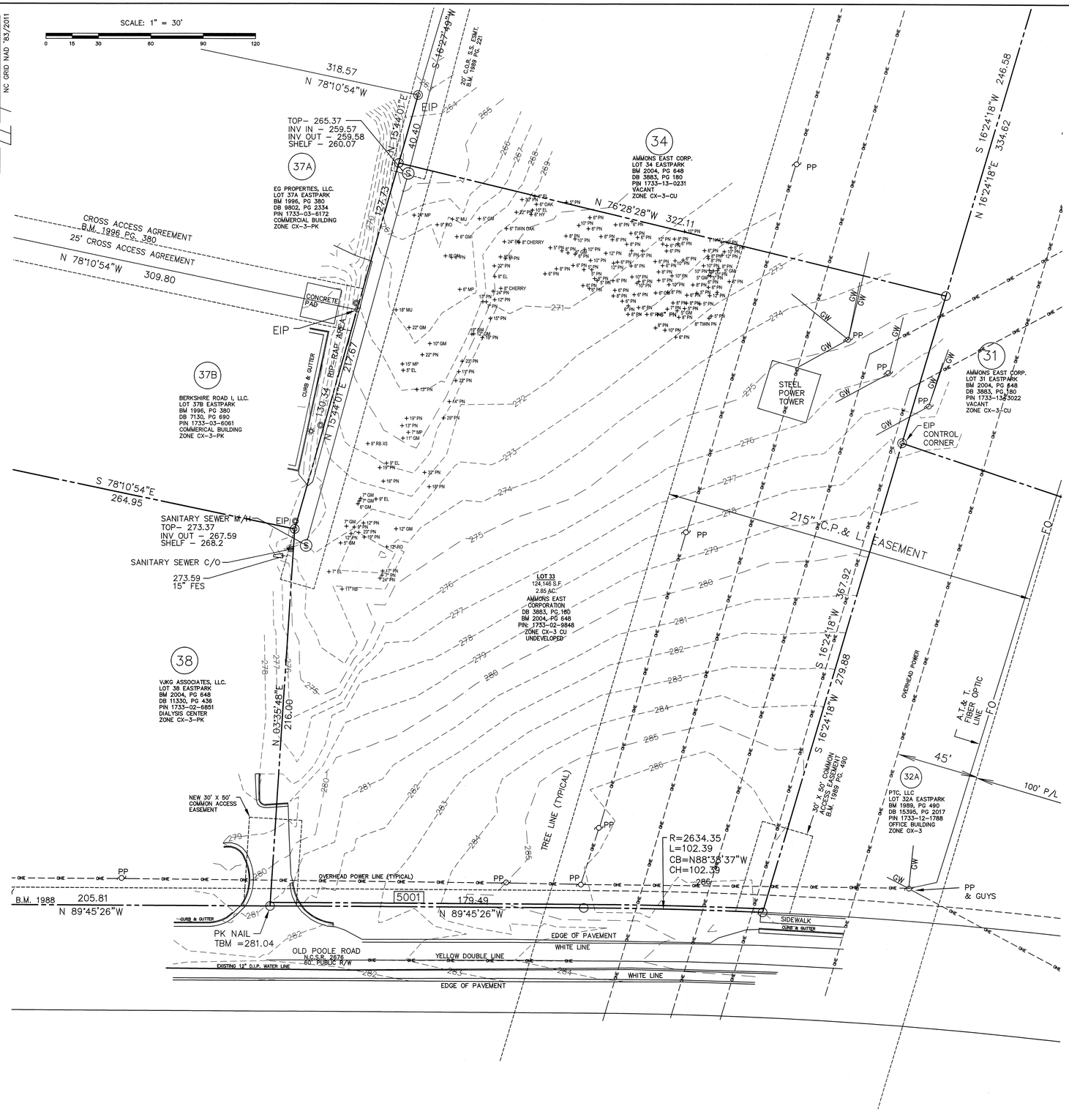

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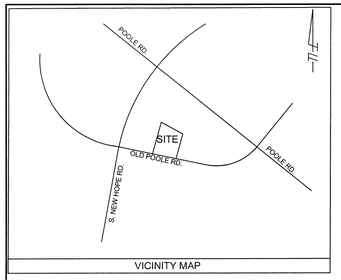
EXISTING CONDITIONS PLAN

LIVE GREEN
5001 OLD POOLE ROAD, RALEIGH, N.C.

DATE	SEPT 25,16
SCALE	1"=30'
DRAWN	BTB
JOB NO.	
REVISIONS	
SHEET	EX.0

G:\AMMONS Lot 33 SITE PLAN 10-10-16.dwg, 10/13/2016 4:07:12 PM, Xerox 6204 Wide Format



VICINITY MAP

NC GRID NAD '83/2011

SCALE: 1" = 30'

0 15 30 60 90 120

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WAX MYRTLE	–	WM
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WILD CHERRY	–	WC
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SITE DATA

TOTAL LOT SIZE	124,146 S.F.	2.85 ACRES
ZONE		CX-3-CU
EXISTING USE		UNDEVELOPED
PROPOSED USE		OFFICE & WAREHOUSE
PROPOSED BUILDING SIZE	1 BUILDING	9,600 S.F.
PROPOSED BUILDING HEIGHT	1 STORY	17'-9"
PARKING REQUIRED (2,500 S.F. OFFICE 1/600 = 5 SP. + 1/3,000=3 SP.)		8 SPACES
PARKING PROPOSED (INCL. 2 HC.)		26 SPACES
VEHICULAR USE AREA		34,095 S.F.
IMPERVIOUS AREA (lot only)	47,916 S.F. (1.10 ac.)	38.5 %
IMPERVIOUS AREA (road widening & sidewalk)	3,606 S.F. (0.08 ac.)	2.8 %
TOTAL IMPERVIOUS AREA	51,400 S.F. (1.18 ac.)	41.4 %
LANDSCAPE AREA	76,230 S.F.	61.4 %
DENUDED AREA	60,671 S.F.	1.39 AC.
WAKE COUNTY P.I.N.		1733-02-9848
OWNER		AMMONS EAST CORP. 7200-101 ACC BLVD. RALEIGH, N.C. 27617

DB 03883, PG. 180
RECORDED PLAT – BM 2004, PG. 648

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CURRENT CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. TOPOGRAPHIC AND BOUNDARY INFORMATION TAKEN FROM FIELD SURVEY PREPARED BY BASS, NIXON & KENNEDY SURVEYORS, DATED SEPT., 2016.
3. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
4. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN OR PARKED VEHICLE.
5. ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28 FEET MINIMUM.
6. TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL MATCH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
7. ALL ABOVE GROUND HVAC EQUIPMENT AND UTILITY DEVICES (TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC.) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCES OR WALLS.
8. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
9. SLOPE IN THE HANDICAP PARKING AREAS NOT TO EXCEED 2 % AS PER ADA REQUIREMENTS.
10. PROVIDE SIGNAGE AND STRIPPING OF HANDICAP SPACES PER ADA REQUIREMENTS.
11. ALL RETAINING WALLS GREATER THAN 42" IN HEIGHT TO INCLUDE HANDRAILS.
12. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS.
13. ALL DIMENSIONS AND STAKING POINT LOCATIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
14. ANY WORK SHOWN ON THESE PLANS THAT IS FOUND TO BE IN CONFLICT WITH THE CITY OF RALEIGH ZONING AND SETBACK REQUIREMENTS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR ADJUSTMENT
15. LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME.
16. CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES, AND BARRICADES FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.
17. CONTRACTOR SHALL PAINT SYMBOLS, INSTALL SIGNS AND CONSTRUCT NECESSARY RAMPS, AS PER THE NORTH CAROLINA STATE BUILDING CODE, FOR ALL HANDICAP PARKING SPACES AS NOTED ON PLAN.
18. CONTRACTOR SHALL DELINEATE PARKING SPACE LINES, HANDICAP SYMBOLS, DIRECTIONAL ARROWS, LANE MARKINGS, "STOP" MESSAGES, ETC., AS SHOWN ON THE PLANS WITH TRAFFIC MARKING PAINT ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. USE WHITE PAINT.
19. CALL NORTH CAROLINA ONE CALL CENTER @ 1-800-632-4949 BEFORE DIGGING.
20. DENUDED AREA IS 1.39 ACRES.
21. THIS SITE IS NOT WITHIN A 100 YEAR FLOODWAY FRINGE AREA.

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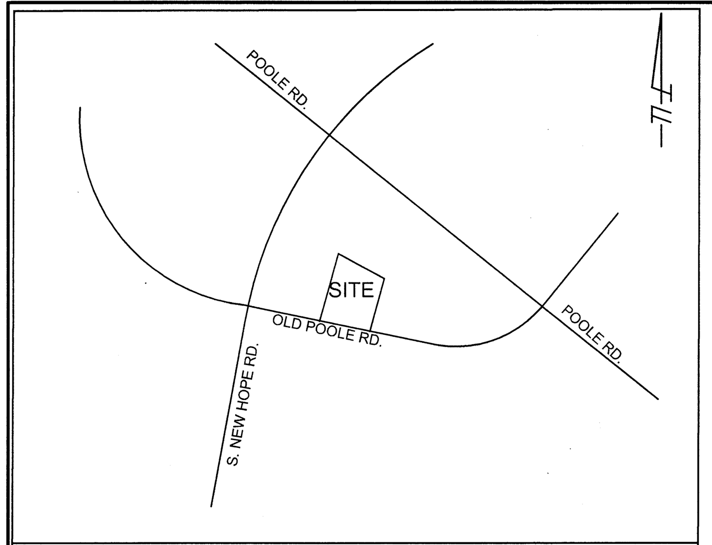
REVISIONS	
SHEET	C1.0

C:\Documents and Settings\Taylor Blakely\My Documents\AMMONS BUILDING CO - JEFF\LOT 33 EASTPARK OLD POOLE RD\AMMONS Lot 33 SITE PLAN 10-10-16.dwg, 10/21/2016 9:46:02 AM, Xerox 6204 Wide Format



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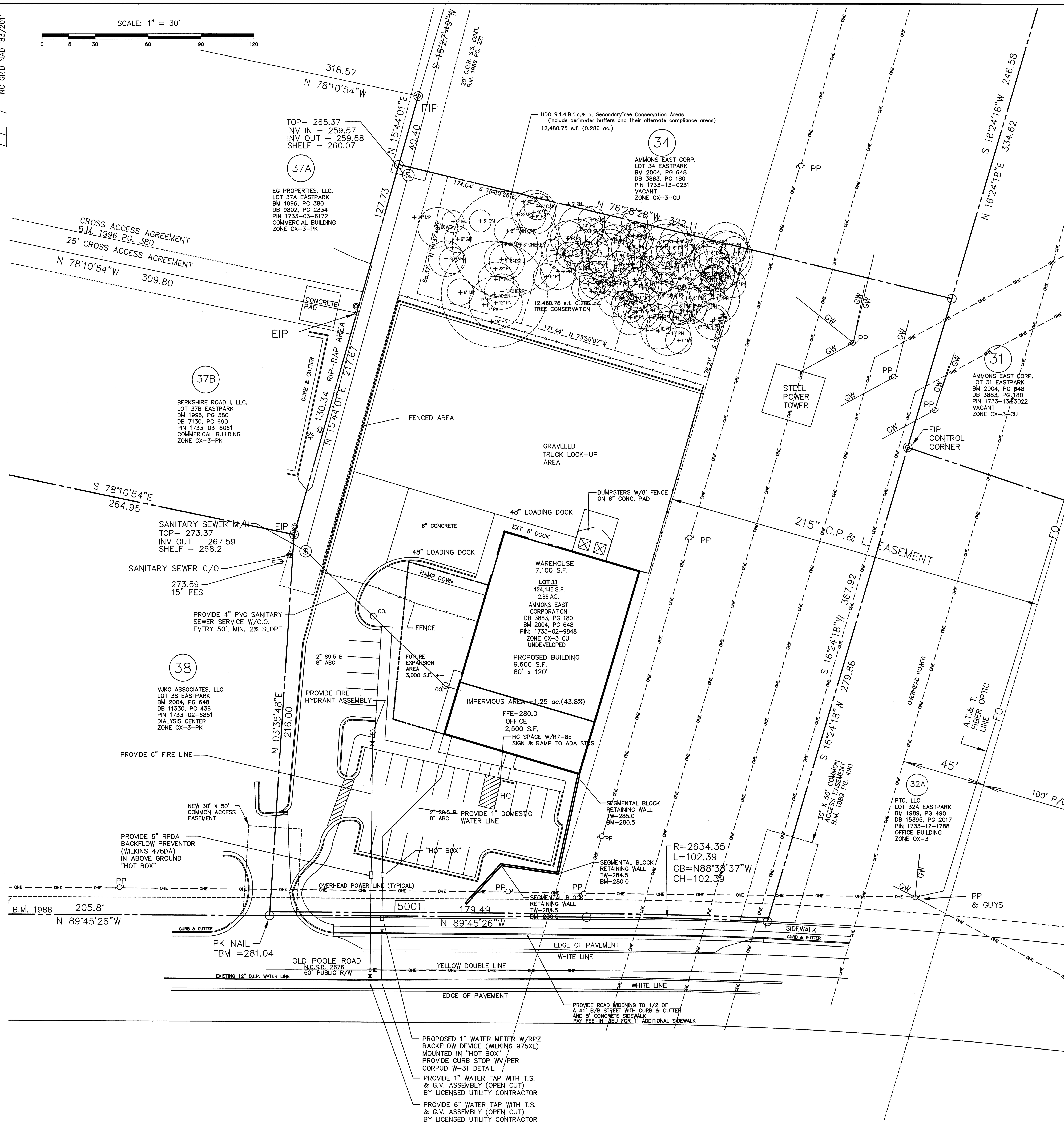

STANDARD UTILITY NOTES (as applicable):

1. All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
2. Utility separation requirements:
   a) A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to waterline specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well
   b) When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter
   c) Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to waterline specifications
   d) 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer
   e) Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 24" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W-41 & S-49)
   f) All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required
3. Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction
4. Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department
5. 3.0' minimum cover is required on all water mains & sewer forcemains. 4.0' minimum cover is required on all reuse mains
6. It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or casement per CORPUD Handbook procedure
7. Install ¾" copper* water services with meters located at ROW or within a 2'x2' Waterline Easement immediately adjacent. *NOTE: it is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure*
8. Install 4" PVC* sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum
9. Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole
10. All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
11. NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction
12. Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD FOG Program Coordinator prior to issuance of a Building Permit. Contact Tim Beasley at (919) 996-2334 or timothy.beasley@raleighnc.gov for more information
13. Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix-B of the Rules Governing Public Water Systems in North Carolina. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval

accordance with the manufacturer's recommendations or the local cross-connection control program, whichever is more stringent. Contact Joanie Hartley at (919) 996-5923 or joanie.hartley@raleighnc.gov for more information

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CURRENT CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. TOPOGRAPHIC AND BOUNDARY INFORMATION TAKEN FROM FIELD SURVEY PREPARED BY BASS, NIXON & KENNEDY SURVEYORS, DATED SEPT., 2016.
3. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS
4. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN OR PARKED VEHICLE.
5. ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28 FEET MINIMUM.
6. TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL MATCH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
7. ALL ABOVE GROUND HVAC EQUIPMENT AND UTILITY DEVICES (TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC.) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCES OR WALLS.
8. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
9. SLOPE IN THE HANDICAP PARKING AREAS NOT TO EXCEED 2 % AS PER ADA REQUIREMENTS.
10. PROVIDE SIGNAGE AND STRIPPING OF HANDICAP SPACES PER ADA REQUIREMENTS.
11. ALL RETAINING WALLS GREATER THAN 42" IN HEIGHT TO INCLUDE HANDRAILS.
12. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS.
13. ALL DIMENSIONS AND STAKING POINT LOCATIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
14. ANY WORK SHOWN ON THESE PLANS THAT IS FOUND TO BE IN CONFLICT WITH THE CITY OF RALEIGH ZONING AND SETBACK REQUIREMENTS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR ADJUSTMENT
15. LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME.
16. CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES, AND BARRICADES FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.
17. CONTRACTOR SHALL PAINT SYMBOLS, INSTALL SIGNS AND CONSTRUCT NECESSARY RAMPS, AS PER THE NORTH CAROLINA STATE BUILDING CODE, FOR ALL HANDICAP PARKING SPACES AS NOTED ON PLAN.
18. CONTRACTOR SHALL DELINEATE PARKING SPACE LINES, HANDICAP SYMBOLS, DIRECTIONAL ARROWS, LANE MARKINGS, "STOP" MESSAGES, ETC., AS SHOWN ON THE PLANS WITH TRAFFIC MARKING PAINT ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. USE WHITE PAINT.
19. CALL NORTH CAROLINA ONE CALL CENTER @ 1-800-632-4949 BEFORE DIGGING.
20. DENUDED AREA IS 1.22 ACRES.
21. THIS SITE IS NOT WITHIN A 100 YEAR FLOODWAY FRINGE AREA.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH & NCDOT STANDARDS, SPECIFICATIONS AND DETAILS

[redacted]

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E–Mail – taylor@blakelydesign.net

UTILITY PLAN

LIVE GREEN

5001 OLD POOLE ROAD, RALEIGH, N.C.

DATE SEPT 25,16
SCALE 1"=30'
DRAWN BTB
JOB NO.
REVISIONS

SHEET
C4.0

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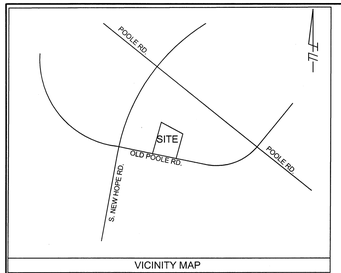


VICINITY MAP

NOTES

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
2. AREAS COMPUTED BY COORDINATE GEOMETRY.
3. PROPERTY SUBJECT TO UTILITY EASEMENTS OF RECORD.
4. NO FEMA DESIGNATED FLOOD HAZARD AREAS ON THIS SITE PER F.I.R.M. NUMBER 3720173300J WITH EFFECTIVE DATE OF MAY 2, 2006.
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. THERE IS NO USGS MONUMENT WITHIN 2000 FEET OF THIS SITE.
7. THE COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY VRS (VIRTUAL REFERENCE STATION) GPS USING DUAL FREQUENCY RECEIVER. THIS METHOD RESULTS IN (NAD 1983) - (CORS 96) POSITIONS AND NAVD 88 (MSL) ELEVATIONS USING THE CONTINUOUSLY OPERATING STATIONS MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY.
8. BOUNDARY INFORMATION TAKEN FROM B.M. 2004 PG. 648. NO BOUNDARY SURVEY PERFORMED BY THIS OFFICE AT THIS TIME.

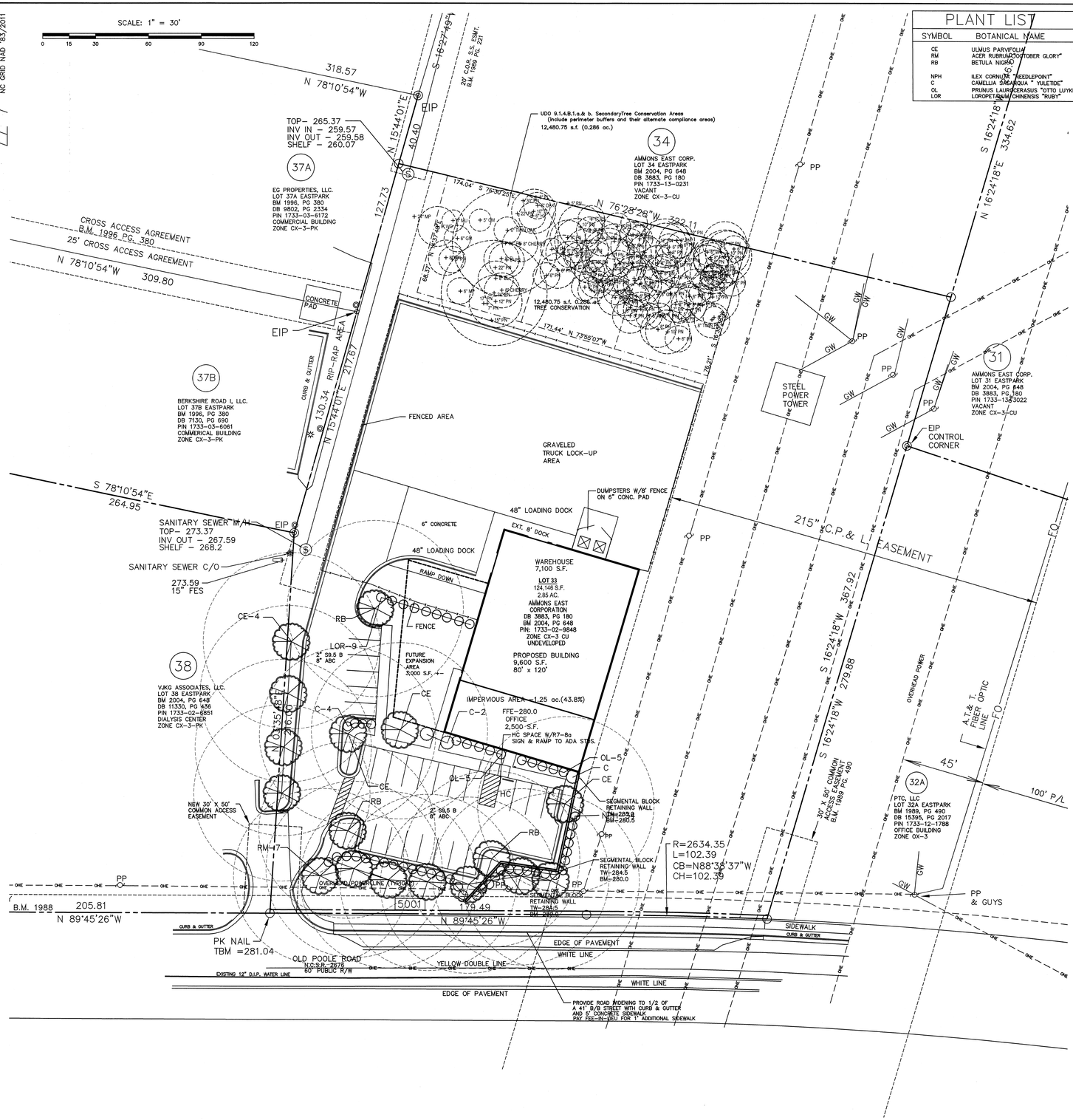
OWNER OF LOT 33:
AMMONS EAST CORPORATION
140 AMMONS DR.
RALEIGH, N.C. 27615-6501
PIN: 1733-02-9848
D.B. 3883 PG. 180
B.M. 2004 PG. 648

LEGEND
EIP = EXISTING IRON PIPE FOUND
IPS = NEW IRON PIPE SET
CP = COMPUTED POINT
PKN = PK NAIL
R/W = RIGHT-OF-WAY
PP = POWER POLE
GW = GUIDE WIRE
D.B. = DEED BOOK
B.M. = BOOK OF MAPS
PIN = PARCEL IDENTIFICATION NUMBER
[ ] STREET ADDRESS

BNK TREE TYPE ABBREVIATIONS

APPLE	–	AP
ASH	–	AS
BEECH	–	BE
BIRCH	–	BI
BLACK WALNUT	–	BW
BRADFORD PEAR	–	BP
CATALPA	–	CP
CEDAR	–	CR
COTTONWOOD	–	CW
CRABAPPLE	–	CA
CREPE MYRTLE	–	CM
CYPRESS	–	CY
DOGWOOD	–	DW
ELM	–	EL
GUM	–	GM
HACKBERRY	–	HB
HICKORY	–	HK
HOLLY	–	HY
IRONWOOD	–	IW
LOCUST	–	LC
MAGNOLIA	–	MG
MAPLE	–	MP
MIMOSA	–	MM
MULBERRY	–	MB
PEAR	–	PR
PECAN	–	PC
PERSIMMON	–	PS
PINE	–	PN
POPLAR	–	PP
REDBUD	–	RB
RED OAK	–	RO
REDTIP	–	RT
SOURWOOD	–	SW
SWEETBAY	–	SB
SYCAMORE	–	SY
WAX MYRTLE	–	WM
WHITE OAK	–	WO
WILD CHERRY	–	WC
WILLOW	–	WW

NOTE:
THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND STRUCTURES, FIELD MARKINGS AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, FIELD LOCATIONS AND THE TYPE OF UTILITIES/STRUCTURES SHOULD BE VERIFIED.



PLANT LIST

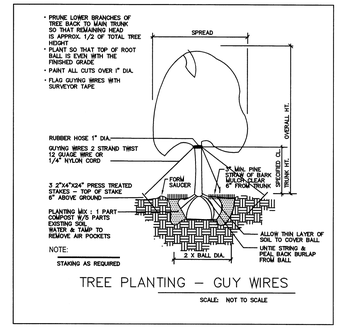
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
CE	ULMUS PARVIFOLIA	CHINESE ELM	2" CAL.	6	8' MIN. HT. B. & B.
RM	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3" CAL.	7	12' MIN. HT. B. & B.
RB	BETULA NIGRA	RIVER BIRCH	2" CAL.	3	8' MIN. HT. B. & B.
NPH	ILEX CORNUTA 'NEEDLEPOINT'	NEEDLEPOINT HOLLY	18" HT.	34	18" MIN. HT. CONT.
C	CAMELLIA SASANQUA " YULETIDE"	YULETIDE SASANQUA CAMELLIA	3' HT.	7	36" MIN. HT. CONT.
OL	PRUNUS LAUROCERASUS "OTTO LUYKEN"	OTTO LUYKEN LAUREL	18" HT.	10	18" MIN. HT. CONT.
LOR	LOROPETALUM CHINENSIS "RUBY"	CHINESE FRINGE FLOWER	18" HT.	9	18" MIN. HT. CONT.

PLANTING NOTES & SPECIFICATIONS

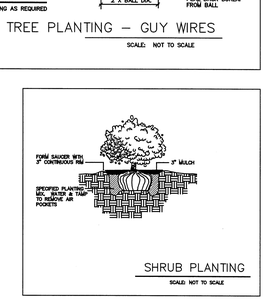
1. ALL TREES AND SHRUBS HAVE BEEN LOCATED WITH RESPECT TO PROPOSED OR EXISTING FACILITIES.
2. VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
3. ALL TREES, SHRUBS AND OTHER PLANTS SHALL CONFORM TO ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
5. PRUNING – THIN BRANCHES AND FOLIAGE OF DECIDUOUS TREES (NOT ALL END TIPS) BY 1/3, RETAINING NATURAL PLANT SHAPE. NEVER CUT A LEADER.
6. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE. PLANT ALL AZALEAS AND RHODODENDRON WITH 1/3 OF ROOT BALL ABOVE GRADE.
7. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
8. MULCH ALL DISTURBED AREAS AND PLANT BEDS WITH 3" OF CLEAN PINE NEEDLES.
9. ALL ABOVE GROUND UTILITY DEVICES TO BE SCREENED WITH NEEDLEPOINT HOLLIES OR EQUAL EVERGREEN. BY THE LANDSCAPE CONTRACTOR.

LANDSCAPE CALCULATIONS

STREET YARD (OLD POOLE)	282 L.f.– 13 L.f. driveway = 269 l.f.	
TREES REQUIRED	(1/40 L.F.) =	7– 3" CAL. TREES
TREES EXISTING		0 TREES
TREES PROPOSED		7 – 3" CAL. TREES
VEHICULAR SURFACE AREA	12,288 s.f.	
TREES REQUIRED (1/2000 S.F.)		7 TREES
TREES EXISTING		0 TREES
TREES PROPOSED		10 TREES
SHRUBS REQUIRED (1/500 S.F.)		25 SHRUBS
SHRUBS EXISTING		0 SHRUBS
SHRUBS PROPOSED		26 SHRUBS



TREE PLANTING – GUY WIRES
SCALE: NOT TO SCALE



SHRUB PLANTING
SCALE: NOT TO SCALE

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LANDSCAPE PLAN

LIVE GREEN
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DATE	SEPT 25,16
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JOB NO.	
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