

Administrative Alternates

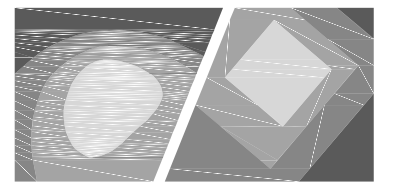


**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831

Administrative Alternate Request: Requested in accordance with UDO Section 10.2.17	OFFICE USE ONLY
Section(s) of UDO affected: 7.1.7 B.2, 7.1.7 D.1 Provide an explanation of the alternate requested, along with an applicant's statement of the findings Please see attached memo.	Transaction Number
Provide all associated case plan numbers including zoning and site plan: Administrative Site Plan Review Trans #528039	

Property Address 911 N. West St. Raleigh, NC		Date 10-27-2017
Property PIN 1704534156	Current Zoning IX-3	
Nearest Intersection N. West St. and W. Peace St.		Property size (in acres)
Property Owner Atlas Stark Holdings	Phone 919.656.4937	Mail PO BOX 6309, Raleigh 27638
	Email	
Project Contact Person Gabriel Guillois	Phone 919.656.4937	Mail PO BOX 6309, Raleigh 27638
	Email gguillois@atlasstark.com	
Property Owner Signature <i>[Signature]</i>	Email	
Notary Sworn and subscribed before me this <u>26</u> day of <u>October</u> , 20 <u>2017</u> <i>Terry H. Naegelien</i>	Notary Signature and Seal 	



STEWART

101 N. TRYON ST., SUITE 1400
CHARLOTTE, NC 28202
F 704.334.7925
FIRM LICENSE # C-1051
www.stewartinc.com
PROJECT # 17105

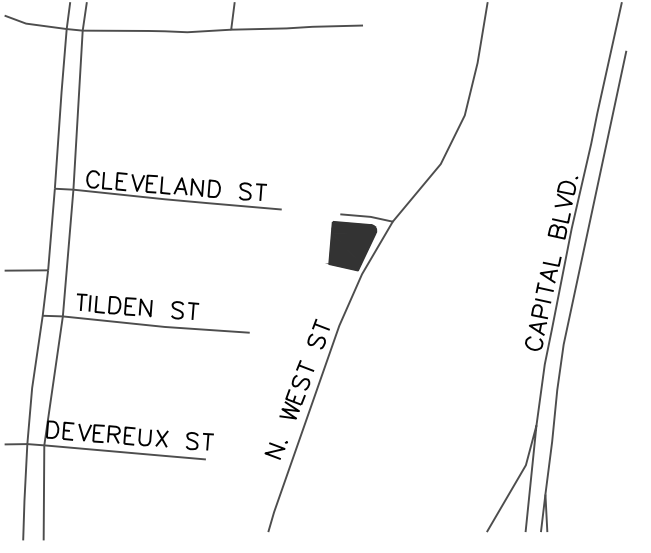
Client:

ATLAS STARK HOLDINGS
PO BOX 6309
RALEIGH, NC 27638
T: 919.656.4937

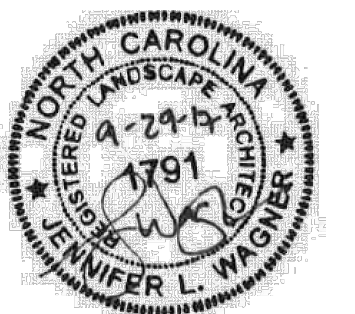
Project:

911 N. WEST ST

Vicinity map:



Seal:

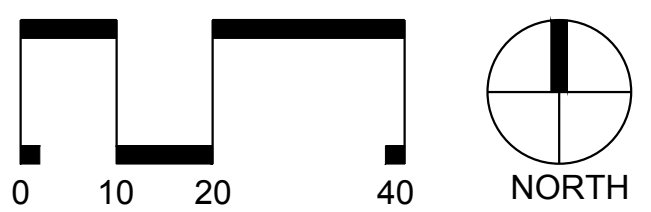


PRELIMINARY - DO NOT
USE FOR CONSTRUCTION

Issued for:

SITE PLAN

No.	Date	Description
1	09.01.17	ADMIN SITE SUBMITTAL



SCALE: 1"=20'

Title:

PLANTING PLAN

Project number: C17105 Sheet:

Date: 09.29.2017

Drawn by: TPG

Approved by: JLW

L1.00

LANDSCAPING NOTES:

1. VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES OR INACCURACIES IN THE PLANS TO THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
2. LANDSCAPE WORK SHALL INCLUDE THE FURNISHING, INSTALLATION, AND WARRANTY OF ALL PLANTING MATERIALS WITHIN THE PROJECT AREA.
3. THE LANDSCAPE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL EXISTING AND NEW UNDERGROUND UTILITIES PRIOR TO EXCAVATION FOR PLANTING. DAMAGES TO UTILITIES CAUSED BY THE LANDSCAPE OPERATION SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
4. LANDSCAPING SHALL REMAIN CLEAR FROM ANY FIRE HYDRANTS ON THE SITE.
5. ALL TREES TO BE A MINIMUM OF 2" IN CALIPER AND MUST MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
6. TREE PROTECTION NOTE: TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY DEMOLITION, LAND DISTURBANCE OR ISSUANCE OF A GRADING PERMIT AND SHALL INCLUDE WARNING SIGNS POSTED IN BOTH ENGLISH AND SPANISH, AS FOLLOWS: "NO TRESPASSING/TREE PROTECTION AREA/PROHIBIDO ENTRAR / ZONA PROTECTORA PARA LOS ARBOLES."
7. PROTECTION OF EXISTING VEGETATION: AT THE START OF GRADING INVOLVING THE LOWERING OF EXISTING GRADE AROUND A TREE OR STRIPPING OF TOPSOIL, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTHEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE. NO STORAGE OF MATERIALS, FILL, OR EQUIPMENT AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA.
8. ROOT ZONE PROTECTION AREA: VARIES BASED ON LOCAL JURISDICTION HAVING AUTHORITY. CONTRACTOR SHALL COMPLY WITH LOCAL JURISDICTIONAL REQUIREMENTS. NO DISTURBANCE ALLOWED WITHIN THIS AREA. AREA MUST BE PROTECTED WITH BOTH TREE PROTECTION FENCING AND WARNING SIGNS.
9. SEED BED PREPARATION: ALL AREAS TO BE SEEDED ARE TO RECEIVE A MINIMUM OF 2" OF APPROVED TOPSOIL. ALL DEBRIS, ROCKS, ETC. LARGER THAN 5" ARE TO BE REMOVED. ALL LARGE CONCENTRATIONS OF GRAVEL & DEBRIS REGARDLESS OF SIZE ARE TO BE REMOVED PRIOR TO SEEDING OR PLANTING.
10. ALL PLANT BED AREAS ARE TO RECEIVE A MINIMUM OF 6" OF APPROVED TOPSOIL.
11. SOIL SHOULD BE TESTED AND AMENDED WITH LIME AND FERTILIZER FOR HARDWOOD TREES ACCORDING TO NCDA PROCEDURES. SCARIFY PLANT PIT WALLS. CONSULT LANDSCAPE ARCHITECT FOR ALTERNATE COMPLIANCE.
12. SHREDDED HARDWOOD MULCH 3" DEEP EXCEPT AT CROWN OF PLANT UNLESS OTHERWISE NOTED. FLARE AT CROWN SHOULD BE REVEALED. BACKFILL CONSISTS OF THOROUGHLY BROKEN UP NATIVE SOIL. TOTAL VOLUME OF BACKFILL SHOULD BE AMENDED WITH UP TO ONE THIRD PINE BARK MULCH. PIECES SHOULD BE NO LARGER THAN WHAT PASSES THROUGH A ONE INCH SCREEN. IF ADDITIONAL SOIL IS REQUIRED FOR BACKFILL DUE TO DETRIMENTAL SUBSOIL DRAINAGE CONDITIONS, USE SOIL SIMILAR TO EXISTING NATIVE SOIL. ADDITIONAL SOIL TO BE APPROVED BY LANDSCAPE ARCHITECT. MAXIMUM SAUCER HEIGHT IS 6 INCHES.
13. TOP OF ROOTBALL TO BE RAISED 2-3 INCHES ABOVE EXISTING GRADE.
14. FOR B&B PLANTS, NATURAL FIBER BURLAP SHOULD BE TURNED DOWN BY 1/3 TOTAL HEIGHT OF ROOT BALL. PLASTIC FIBER BURLAP AND WIRE BASKETS SHOULD BE REMOVED TO 2/3'S OF TOTAL HEIGHT OF ROOT BALL.
15. CONTRACTOR IS RESPONSIBLE FOR KEEPING THE TREE UPRIGHT AND PLUMB THROUGHOUT THE WARRANTY PERIOD. IF STABILIZATION IS NECESSARY SEE STAKING IN TREE DETAIL. ORANGE FLAGGING TAPE SHOULD BE ATTACHED TO SUPPORT WIRE. STAKING SHOULD BE REMOVED BY CONTRACTOR AT END OF ONE YEAR WARRANTY PERIOD OR AS DIRECTED BY GROUNDS MANAGEMENT.
16. USE STANDARD "GATOR" BAGS FOR WATERING TREES IN AREAS NOT UNDER IRRIGATION. INCORPORATE TERRA-SORB (OR EQUAL) AS PER MANUFACTURERS RECOMMENDATIONS, FOR AREAS NOT UNDER IRRIGATION.
17. USE "BIO-BARRIER" OR EQUIVALENT ACCORDING TO MANUFACTURER'S RECOMMENDATION FOR TREES THAT WILL BE PLANTED WITHIN 10' OF PAVEMENT
18. LANDSCAPING/C.O. STANDARDS NOTE: ALL LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF COMPLIANCE.



PLANTING SCHEDULE

TREES	QTY.	BOTANICAL NAME	COMMON NAME	CAL	HEIGHT	REMARKS
ULPA	3	ULMUS PARVIFOLIA 'ALLEE'	LACEBARK ELM	3"	12'-14'	CENTRAL LEADER, MATCHING
CABF	1	CARPINUS BETULUS FASTIGIATA	UPRIGHT EUROPEAN HORNBEAM	3"	30'-40'	CENTRAL LEADER, MATCHING

SHRUBS	QTY.	BOTANICAL NAME	COMMON NAME	CAL	HEIGHT	REMARKS
ILCH	17	ILEX CRENATA 'HELLERI'	JAPANESE HOLLY	3 gal	18" tall min.	AS INDICATED

GROUND COVER	QTY.	BOTANICAL NAME	COMMON NAME	CAL	HEIGHT	REMARKS
TURF	1,700 sf	CYNODON DACTYLON	BERMUDA GRASS			3lbs / 1,000sf
MULCH	790 sf	TRIPLE SHREDDED HARDWOOD MULCH				3" THICK

TREE CALCULATIONS

Street	Frontage	Spacing	Required Trees	Provided Trees
911 WEST STREET	200'	40' Average (*PER COR)	5	1***
TYPE	LF / SIZE	Spacing	Required Plants	Provided Plants
TYPE C3 PROTECTIVE STREET YARD	50 LF**	30 Shrubs/ 100 LF	15	17
Parking - General	6423 sf	1 Shade Tree per 2000 SF	4	3

* NO Shrubs provided in street protective yard along front of building due to existing wall
 ** Total calculated streetyard - 200 LF frontage minus 115 LF of wall minus 35FT of driveway = 50 LF
 *** Street Trees cannot be planted along 911 N. West St. due to SS sewer easement. Fee in-lieu to be provided.

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