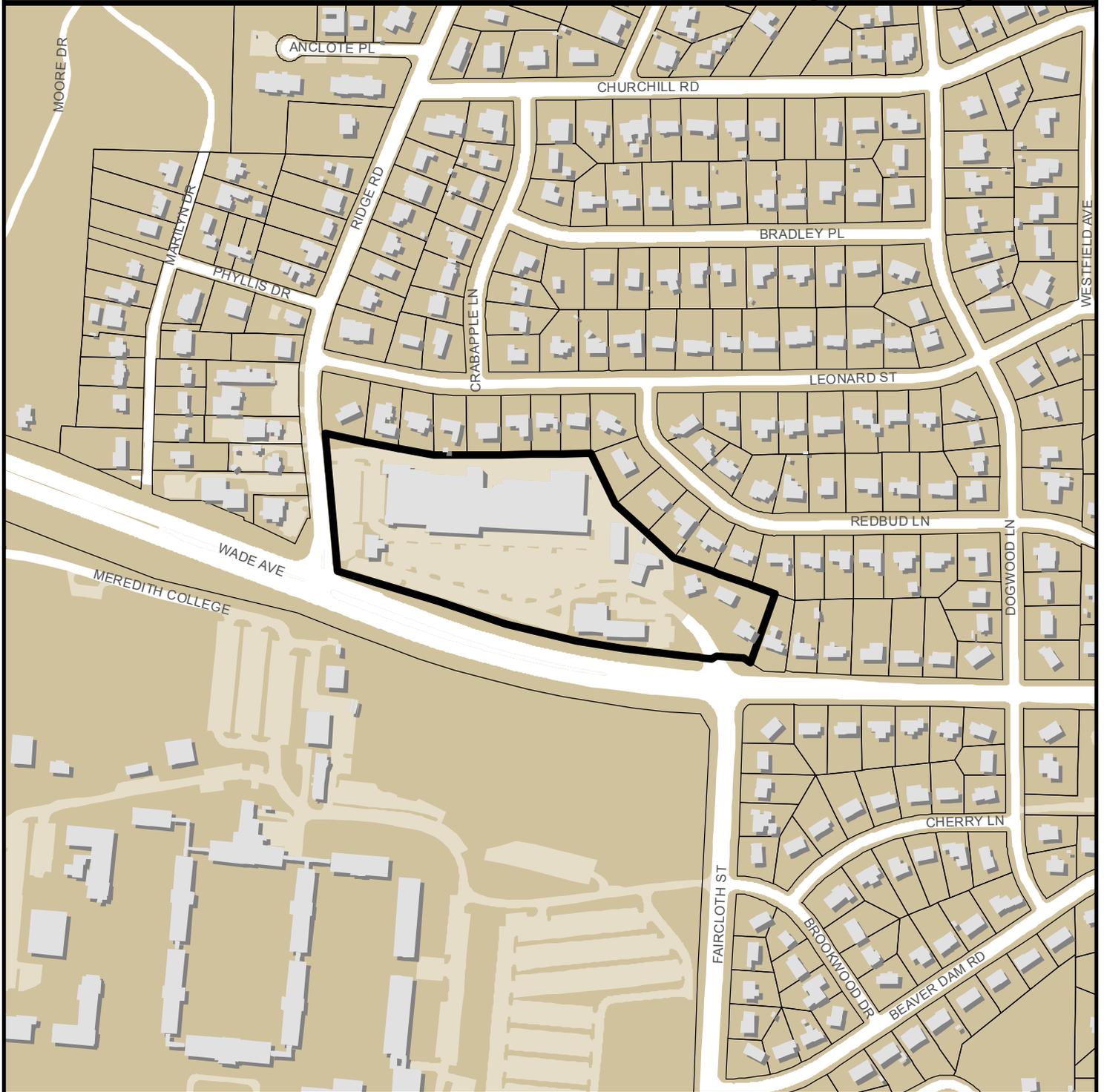


# RIDGEWOOD SHOPPING CENTER SP-12-2016



0 300 600 Feet

Zoning: **SC & SC CUD**  
CAC: **Glenwood**  
Drainage Basin: **Beaverdam Creek**  
Acreage: **9.85**  
Square Feet: **111,828**

Planner: **Justin Rametta**  
Phone: **(919) 996-2665**  
Applicant: **Ridgewood  
Shopping Center**  
Phone: **(919) 787-2599**





# Planning & Development

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.

Preliminary Approvals		FOR OFFICE USE ONLY
<input type="checkbox"/> Site Plans for Planning Commission <input checked="" type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input 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 <i>461992</i> Assigned Project Coordinator  Assigned Team Leader <i>SP-12-16</i>
* 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 #

### GENERAL INFORMATION

Development Name **RIDGEWOOD SHOPPING CENTER**

Proposed Use **RETAIL AND OFFICE**

Property Address(es) **3514 WADE AVENUE**

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

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
<b>0794372031</b> <i>9.98 ac</i>			

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.

**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 <b>RIDGEWOOD S.C. LLC</b>	Name (s) <b>ANDREW TECHET</b>
Address <b>PO 19726</b>	
Phone <b>201 7613</b>	Email <b>ANDREW.TECHET@CCHPROPERTIES.COM</b> Fax

**CONSULTANT (Contact Person for Plans)**

Company <b>JOHN EDWARDS CO</b>	Name (s) <b>JOHNNY EDWARDS</b>
Address <b>333 WADE AVE</b>	
Phone <b>828-4428</b>	Email <b>JOHNNY@JAECO.COM</b> Fax

*9.86 ac Beaverdam Drainage  
 Glenwood CAC SC & SCCUD no overlay  
 SP-16-15 in I maps*

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

Zoning Information	Building Information
Zoning District(s) <b>SC &amp; CUDSC</b> 9.85 AC	Proposed building use(s) <b>RETAIL/OFFICE</b>
If more than one district, provide the acreage of each <b>1.55 CUDSC 8.3 SC</b>	Existing Building(s) sq. ft. gross <b>93,345</b>
Overlay District	Proposed Building(s) sq. ft. gross <b>18,479 NET</b>
Total Site Acres      Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>9.85 AC.</b>	Total sq. ft. gross (existing & proposed) <b>1111,828 SF</b>
Off street parking Required <b>373</b> Provided <b>493</b>	Proposed height of building(s)
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) <b>26 %</b>
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage <b>24 %</b> (site plans only)
CUD (Conditional Use District) case # Z-	

**Stormwater Information**

Existing Impervious Surface      acres/square feet <b>8.45</b>	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface      acres/square feet <b>8.39</b>	<b>If Yes, please provide</b>
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No      Wetlands <input type="checkbox"/> Yes <input 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.

**COMP PLAN CALLS FOR NEIGHBORHOOD MIXED USE**

**FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY**

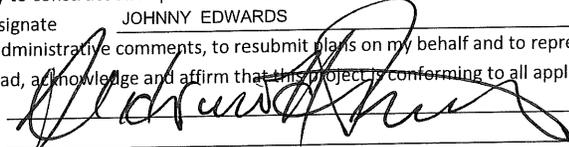
1. Total # Of Townhouse Lots      Detached      Attached	11. Total number of all lots
2. Total # Of Single Family Lots	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units	<b>If Yes, please answer the questions below:</b>
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)	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)**

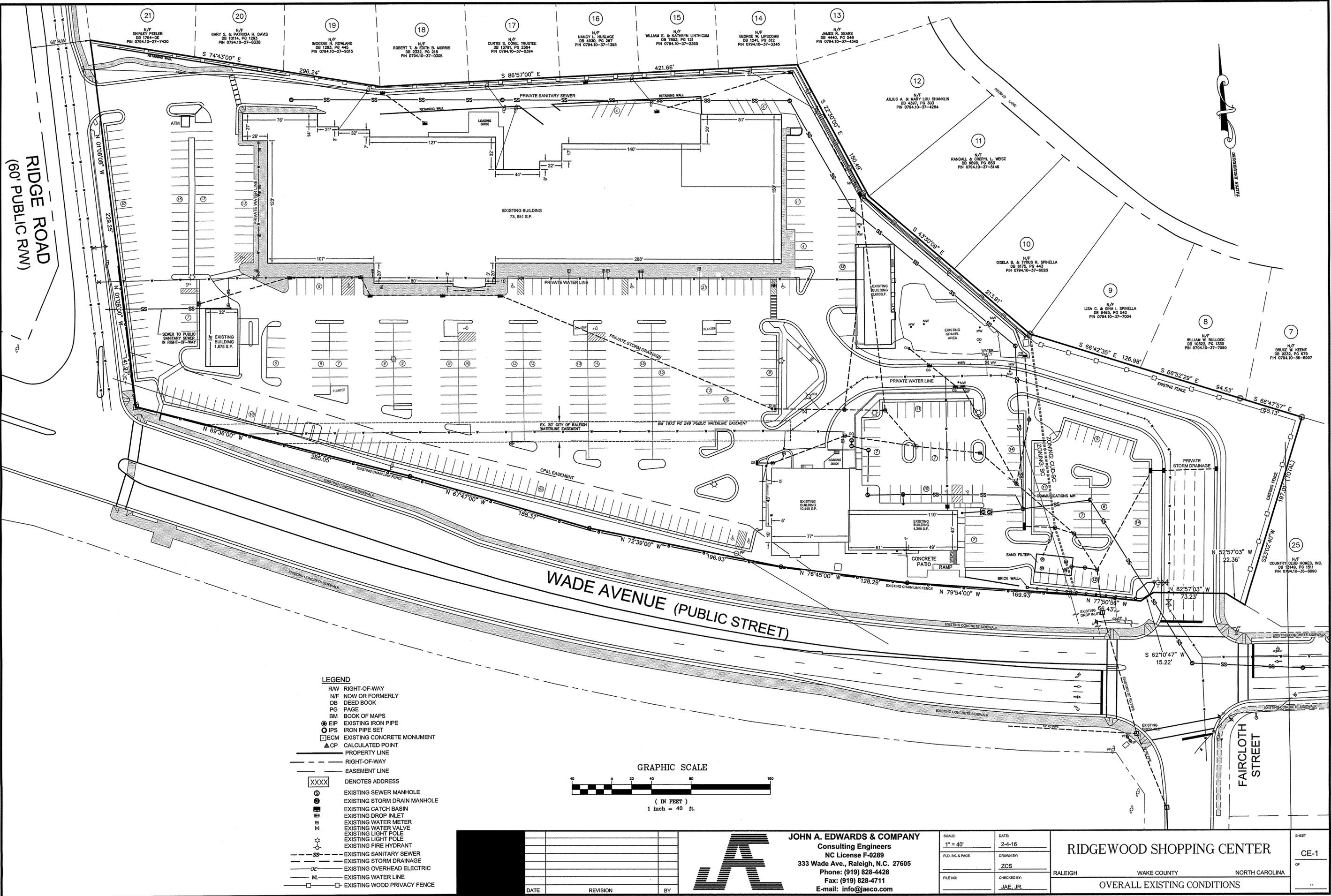
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate JOHNNY EDWARDS 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 2/10/16  
 Signed \_\_\_\_\_      Date \_\_\_\_\_

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<b>General Requirements</b>					
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) <i>1819.00</i>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
2. <b>Preliminary Development Plan Application</b> completed and signed by the property owner	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
3. Client must complete and print page 1 and 2 of the <b>Preliminary Development Plan Application</b> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. I have referenced the <b>Preliminary Development Plan Checklist</b> 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"/>		<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"/>		<input checked="" type="checkbox"/>		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>		
i) Transportation Plan	<input type="checkbox"/>	<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"/>		<input checked="" type="checkbox"/>		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		<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"/>		<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"/>		<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"/>		<input checked="" type="checkbox"/>		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>			<input checked="" type="checkbox"/>

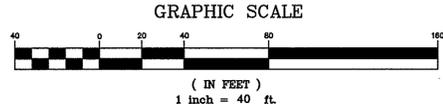


RIDGE ROAD  
(60' PUBLIC ROW)

WADE AVENUE (PUBLIC STREET)

FAIRCLOTH STREET

- LEGEND**
- R/W RIGHT-OF-WAY
  - N/F NOW OR FORMERLY
  - DB DEED BOOK
  - PG PAGE
  - BM BOOK OF MAPS
  - ⊙ EIP EXISTING IRON PIPE
  - ⊖ IPS IRON PIPE SET
  - ECM EXISTING CONCRETE MONUMENT
  - ▲ CP CALCULATED POINT
  - PROPERTY LINE
  - - - RIGHT-OF-WAY
  - - - EASEMENT LINE
  - XXXX DENOTES ADDRESS
  - ⊙ EXISTING SEWER MANHOLE
  - ⊙ EXISTING STORM DRAIN MANHOLE
  - ⊙ EXISTING CATCH BASIN
  - ⊙ EXISTING DROP INLET
  - ⊙ EXISTING WATER METER
  - ⊙ EXISTING WATER VALVE
  - ⊙ EXISTING LIGHT POLE
  - ⊙ EXISTING LIGHT POLE
  - ⊙ EXISTING FIRE HYDRANT
  - - - EXISTING SANITARY SEWER
  - - - EXISTING STORM DRAINAGE
  - - - EXISTING OVERHEAD ELECTRIC
  - - - EXISTING WATER LINE
  - EXISTING WOOD PRIVACY FENCE



DATE	REVISION	BY



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

SCALE:	DATE:
1" = 40'	2-4-16
FLD. BK. & PAGE:	DRAWN BY:
	ZCS
FILE NO.:	CHECKED BY:
	JAE, JR.

**RIDGEWOOD SHOPPING CENTER**  
 RALEIGH WAKE COUNTY NORTH CAROLINA  
 OVERALL EXISTING CONDITIONS

SHEET  
 CE-1  
 OF

X:\dwg\2017\County Club Mall\Shopping Center.dwg (EAST SIDE IMPROVEMENTS)\Overall Existing Conditions.dwg, 2/4/2016 11:05:54 AM



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Seals



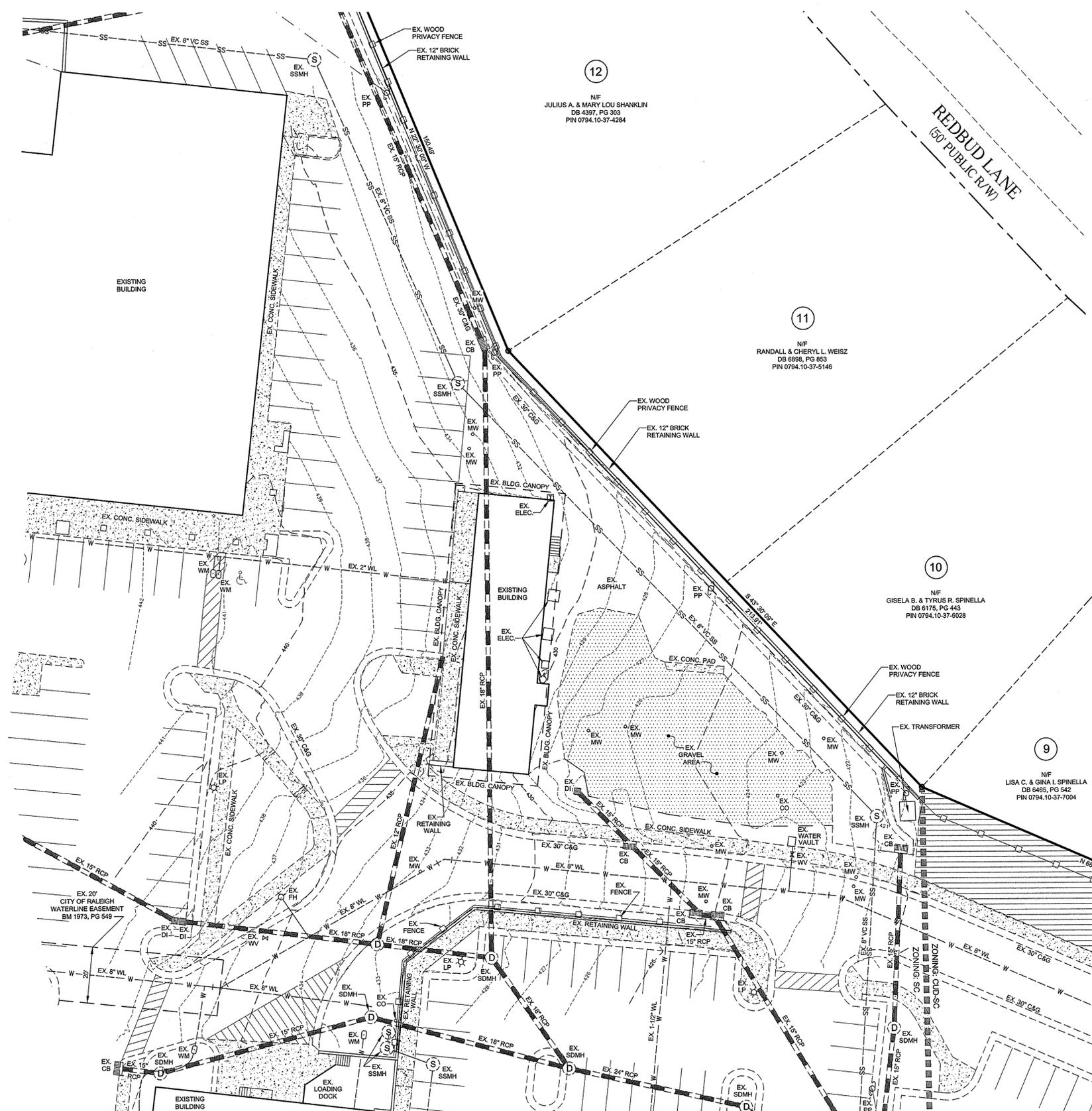
Project

**RIDGEWOOD SHOPPING CENTER**  
3514 WADE AVENUE

Client

RIDGEWOOD SHOPPING  
CENTER LLC  
3514 WADE AVENUE  
RALEIGH, NC 27607

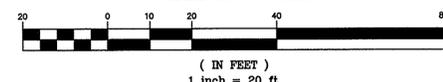
Approvals



**LEGEND**

- RW RIGHT-OF-WAY
- N/F NOW OR FORMERLY
- DB DEED BOOK
- PG PAGE
- BM BOOK OF MAPS
- EIP EXISTING IRON PIPE
- IPS IRON PIPE SET
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- EX EXISTING
- CONC. CONCRETE
- C&G CURB & GUTTER
- PROPERTY LINE
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- - - ADJOINER LOT LINE
- XXXX DENOTES ADDRESS
- (S) EXISTING SEWER MANHOLE
- (D) EXISTING STORM DRAIN MANHOLE
- EXISTING CATCH BASIN
- EXISTING DROP INLET
- ★ EXISTING LIGHT POLE
- ⊕ EXISTING POWER POLE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER METER
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING SANITARY SEWER CLEANOUT
- EXISTING MONITOR WELL
- - - SS EXISTING SANITARY SEWER
- - - SD EXISTING STORM DRAINAGE
- - - OE EXISTING OVERHEAD ELECTRIC
- - - W EXISTING WATER LINE
- - - WF EXISTING WOOD PRIVACY FENCE
- - - RW EXISTING RETAINING WALL

**GRAPHIC SCALE**



**EXISTING CONDITIONS IMPROVED AREA**

Revisions		
Number	Description	Date

Drawing Scale 1"=20'  
 Drawn By CPL / BF  
 Checked By JAE, JR.  
 Date Issued 2/4/16

CE-2



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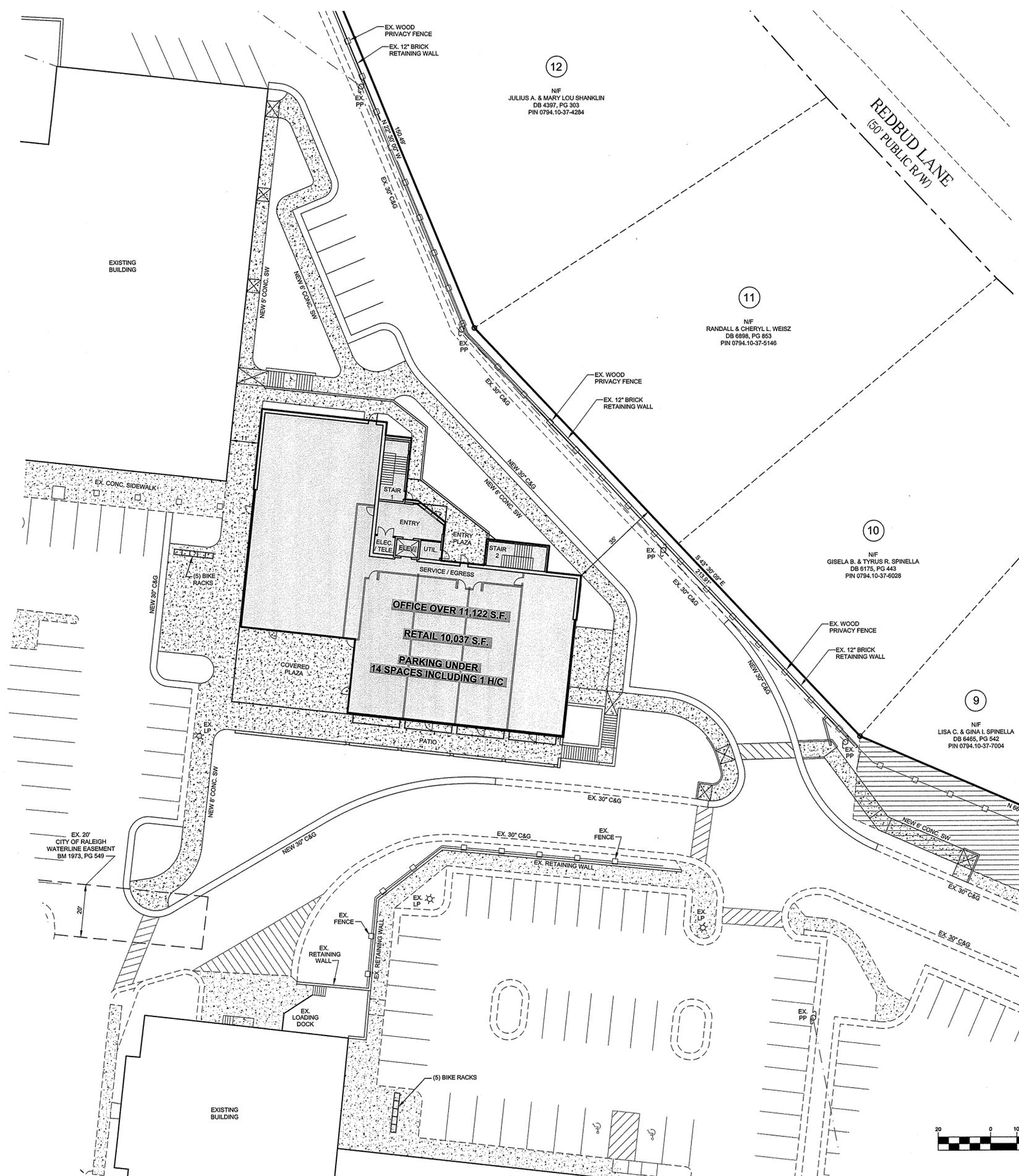
www.jaeco.com



Project  
**RIDGEWOOD SHOPPING CENTER**  
3514 WADE AVENUE

Client  
RIDGEWOOD SHOPPING  
CENTER LLC  
3514 WADE AVENUE  
RALEIGH, NC 27607

Approvals



**LEGEND**

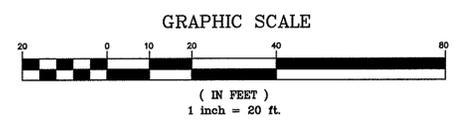
BM	BOOK OF MAPS	MH	MANHOLE
DB	DEED BOOK	WL	WATER LINE
PG	PAGE	WM	WATER METER
R/W	RIGHT-OF-WAY	WV	WATER VALVE
AC	ACREAGE	WS	WATER SERVICE
S.F.	SQUARE FEET	FH	FIRE HYDRANT
EIP	EXISTING IRON PIPE	FL	FIRE LINE
IPS	IRON PIPE SET	BO	BLOWOFF
N/F	NOW OR FORMERLY	HC	HANDICAP
ELEV.	ELEVATION	TC	TOP OF CURB
EX.	EXISTING	TW	TOP OF WALL
EOP	EDGE OF PAVEMENT	SW	BOTTOM OF WALL
CB	CATCH BASIN	HB	HANDICAP BOTTOM
DI	DROP INLET	HT	HANDICAP TOP
D.I.	DUCTILE IRON	MIN.	MINIMUM
CMP	CORRUGATED METAL PIPE	TYP	TYPICAL
JB	JUNCTION BOX	INV.	INVERT
HW	HEADWALL	SW	SIDEWALK
SS	SANITARY SEWER	SP	SPACES
FES	FLARED END SECTION	C.O.	CLEANOUT
FFE	FINISHED FLOOR ELEVATION	YI	YARD INLET
PVC	POLYVINYL CHLORIDE PIPE	ESMT.	EASEMENT
FDC	FIRE DEPARTMENT CONNECTION	C&G	CONCRETE
RCP	REINFORCED CONCRETE PIPE	C&G	CURB AND GUTTER
RPZ	REDUCED PRESSURE ZONE		
DOVA	DOUBLE CHECK VALVE ASSEMBLY		
RPDA	REDUCED PRESSURE DETECTOR ASSEMBLY		

	EX. CONCRETE
	NEW CONCRETE
	EX. POWER POLE
	EX. LIGHT POLE

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING FENCE LINE



**SITE PLAN**

Number	Description	Date

Revisions

Drawing Scale 1"=20'

Drawn By CPL / BF

Checked By JAE, JR.

Date Issued 2/4/16

**CE-3**

X:\dwg\2017\County Club\Wingwood Shopping Center.dwg\151 SITE IMPROVEMENTS\Civil Sheets - Base.dwg, 2/4/2016 10:51:14 AM

Revisions

**LANDSCAPE CALCULATIONS (RETRO):**

**VEHICLE SURFACE AREA (VSA)**

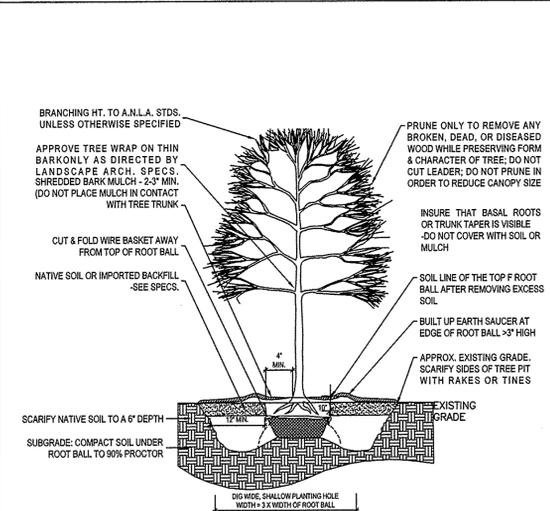
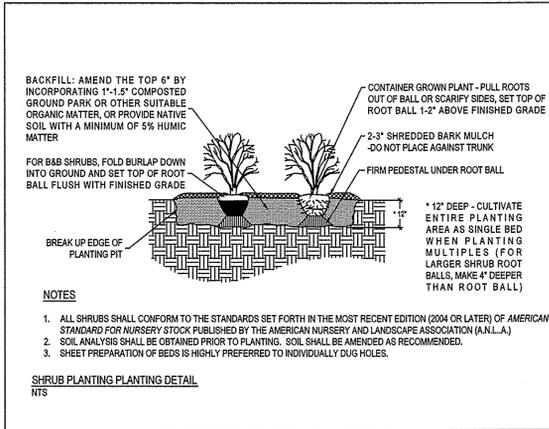
AREA = 10,188 SF  
1 SHADE TREE (MIN. 2" CAL, 8' HT) / 2,000 SF REQUIRED  
10,188 SF / 2,000 SF = 5.1 SHADE TREES REQUIRED  
6 SHADE TREES PROVIDED

1 EVERGREEN SHRUB (MIN. 18" HT) / 500 SF REQUIRED  
10,188 SF / 500 SF = 20.4 SHRUBS REQUIRED  
23 SHRUBS PROVIDED

- GENERAL LANDSCAPE NOTES:**
- THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING GRADING, WALL, ETC., REFER TO THE SITE AND GRADING PLANS.
  - ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NCDOT, IF APPLICABLE.
  - NO CHANGES TO ANY ASPECT OF THIS LANDSCAPING WILL BE MADE WITHOUT THE APPROVAL OF THE GOVERNING MUNICIPALITY.
  - THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).
  - 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, FENCE, OR WALL.
  - ALL PLANTS AND PLANTING PROCEDURES SHALL MEET OR EXCEED A N.L.A. STANDARDS AS SET FORTH IN 'AMERICAN STANDARD FOR NURSERY STOCK', 2004 OR LATER EDITION.
  - ALL TREES AND SHRUBS SHALL BE FULL, WELL-BRANCHED PLANTS WHICH ARE CHARACTERISTIC TO THE SPECIES.
  - ALL PLANT BEDS TO BE MULCHED WITH A MINIMUM OF 3" DOUBLE SHREDDED HARDWOOD MULCH, DYED BROWN, 2" MAXIMUM PARTICLE SIZE. NO PINE STRAW PERMITTED. ALL PLANT GROUPING SHALL BE MULCHED AS ONE BED.
  - APPLY PER-EMERGENT HERBICIDE TO ALL NEW PLANTING BEDS AT MANUFACTURER'S RECOMMENDATIONS PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
  - TOPSOIL SHALL BE SPREAD OVER THE ENTIRE LANDSCAPE AREA TO A DEPTH OF AT LEAST 4 INCHES IN LAWN AREAS AND 6 INCHES IN SHRUB AND GROUND COVER BEDS.
  - FINAL LOCATION OF ALL TURF AREAS SHALL BE APPROVED OWNER GRAND LANDSCAPE ARCHITECT.
  - LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  - VERIFICATION OF PLAN QUANTITIES SHOWN ON THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  - CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITIES PRIOR TO INSTALLATION OF ANY PLANT MATERIAL. IF CONFLICTS OCCUR, PLANT LOCATIONS SHOULD BE ADJUSTED AND APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT BEFORE ANY HOLE IS DUG.

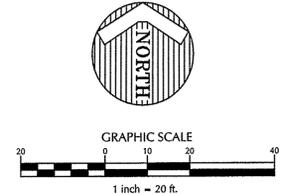
**PLANT SCHEDULE**

PLANT TYPE	QTY	KEY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER	HEIGHT	NOTES
CANOPY TREES	2		<i>Acer saccharum</i>	Sugar Maple	B&B	2" MIN.	8' MIN.	MATCHED
	4		<i>Quercus phellos</i> 'QPMTP'	Wynstar Willow Oak	B&B	2" MIN.	8' MIN.	MATCHED
ORNAMENTAL TREES	2		<i>Cercis canadensis</i>	Eastern Redbud	B&B	2" MIN.	8'	MATCHED
	2		<i>Lagerstromia indica</i> 'Natchez'	Natchez Crape Myrtle	B&B	2" MIN.	8'	MATCHED
SHRUBS	6		<i>Ilex cornuta</i> 'Needlepoint'	Needlepoint Chinese Holly	CONT.	3 Gal.	24"	MATCHED; 3" O.C.
	17		<i>Thuja occidentalis</i> 'Emerald'	Emerald Green Arborvitae	CONT.	3 Gal.	24"	MATCHED; 4" O.C.

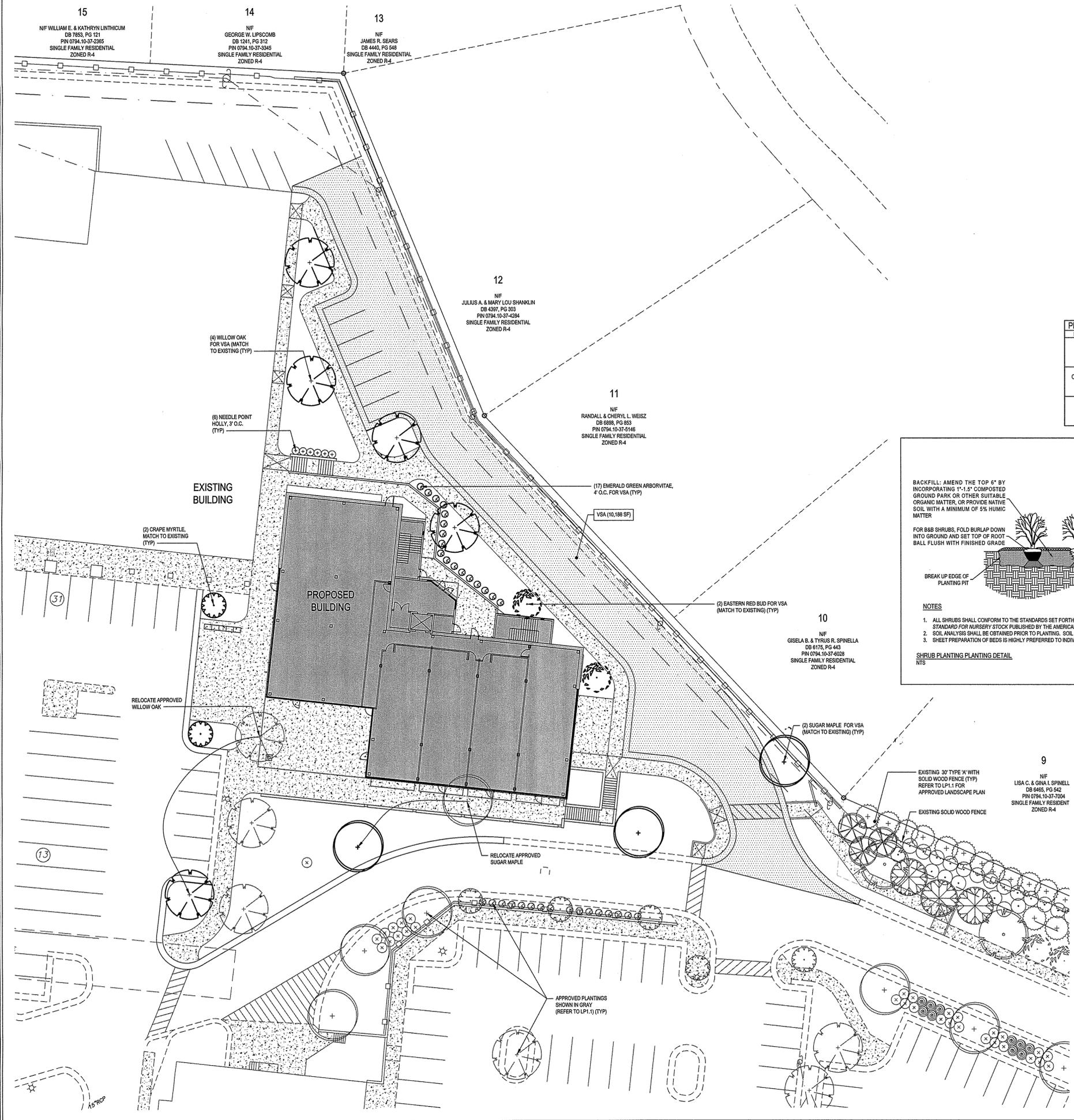


- TREE PLANTING NOTES:**
- IF TREES SETTLE OR ARE BLOWN OUT OF PLUMB POSITION, THEY SHOULD BE STRAIGHTENED BY MAKING ADJUSTMENTS TO THE POSITION OF THE ROOTBALL - NOT BY PUSHING ON THE TRUNK AND/OR TIGHTENING THE GUY WIRE. TREES SHALL BE STRAIGHTENED DURING THE LIFE OF THE PROJECT AS THEY GET OUT OF PLUMB, NOT JUST AT THE END OF THE PROJECT.
  - BALL DEPTHS ON SOME TREES IN A SINGLE GROUP MAY VARY. IF DEPTHS VARY, ALL TREES IN A GROUP SHOULD BE SET SO THAT THE BASE OF THE TRUNKS WILL APPEAR TO BE AT THE SAME RELATIVE ELEVATION ABOVE GRADE.
  - NO DECIDUOUS OR EVERGREEN TREES WILL BE ACCEPTED IF THERE IS MORE THAN ONE LEADER, UNLESS THE TREE IS SPECIFIED AS MULTI-TRUNK.
  - CONTRACTOR TO VERIFY THAT ADEQUATE DRAINAGE EXISTS PRIOR TO PLANTING.
  - STAKING OF TREES IS NOT RECOMMENDED, EXCEPT ON WINDY SITES OR IF TREES ARE 3" CALIPER AND LARGER. IF STAKING IS DONE, FLEXIBLE STRAPS - NOT HOSE AND WIRE - SHOULD BE USED AND MUST BE REMOVED AT APPROPRIATE TIME. PROPERTY OWNER IS RESPONSIBLE FOR REPLACEMENT OF DESTROYED OR DAMAGED TREES.
  - ALL TREES SHALL CONFORM TO THE STANDARDS SET FORTH IN THE MOST RECENT EDITION (2004 OR LATER) OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY A.N.L.A.
  - A ROOT COLLAR EXCAVATION FOR ALL TREES SPECIFIED WILL BE DONE BY THE TOWN ARBORIST TO ENSURE THAT TREES WERE PLANTED/GROWN TOO DEEPLY BY THE SOURCE (NURSERY). LANDSCAPE CONTRACTOR SHALL HAVE SUPPLIER MARK GROUND LEVEL LINE ABOVE ROOTBALL. IF TOWN ARBORIST DETERMINES THAT THERE IS EXCESSIVE SOIL OVER ROOT CROWN, THESE TREES WILL BE REJECTED.

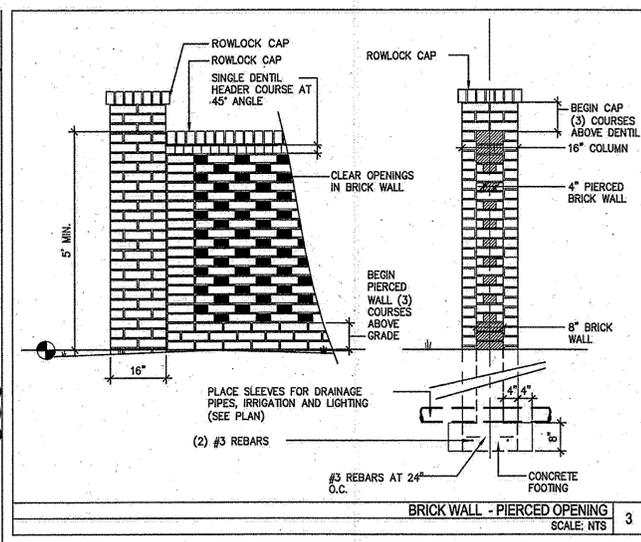
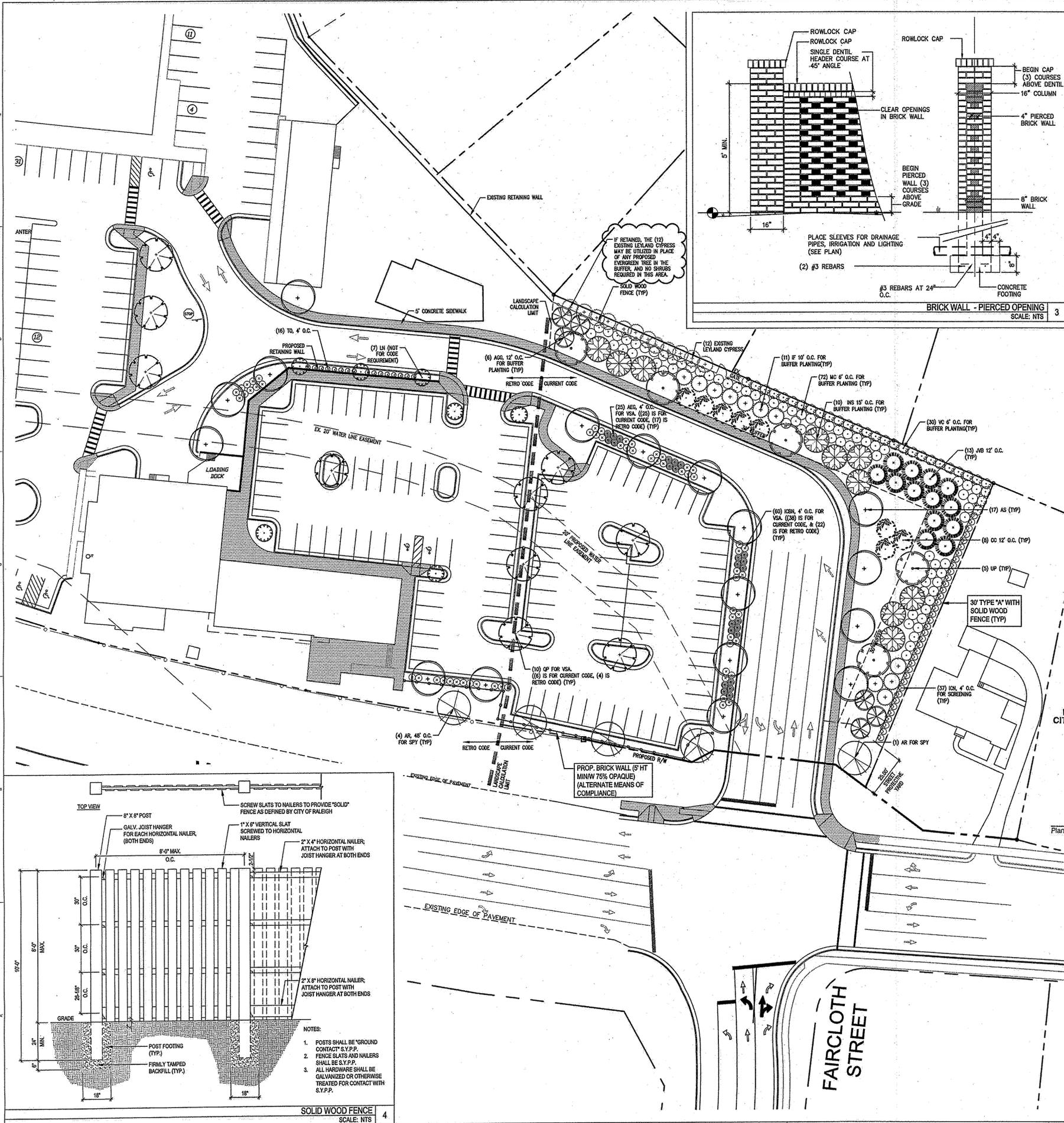
**TREE PLANTING DETAIL**  
NTS



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NCDOT, IF APPLICABLE



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- LANDSCAPE NOTES**
- CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF UTILITIES PRIOR TO INSTALLATION
  - THE PLAN DEPICTS REQUIRED PLANTINGS REQUIRED BY THE CITY OF RALEIGH BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
  - ALL PLANT MATERIAL TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
  - LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  - ALL CONSTRUCTION TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH.
  - ALL PLANTING BEDS ARE TO BE MULCHED TO A MINIMUM DEPTH OF 3".
  - ALL LAWN AREAS TO BE SEEDED AS PER SEEDING SPECIFICATIONS.
  - ALL PLANTS TO BE COMPACT, UNIFORM AND WELL GROWN.
  - ALL CONFLICTS BETWEEN PROPOSED LANDSCAPE, UTILITIES AND STORMWATER SHALL BE RESOLVED PRIOR TO APPLICATION FOR INFRASTRUCTURE CONSTRUCTION PLAN APPROVAL. UTILITY AND STORMWATER PLANS DEPICTED IN THIS SUBMITTAL ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITH THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.

**LANDSCAPE ORDINANCE CALCULATIONS:**

**VEHICLE SURFACE AREA (VSA)**

AREA = 30,784 SF  
 1 SHADE TREE (MIN. 2" CAL. 8' HT) / 2,000 SF REQUIRED  
 30,784 SF / 2,000 SF = 15.39 SHADE TREES REQUIRED  
 18 SHADE TREES PROVIDED

1 EVERGREEN SHRUB (MIN. 18" HT) / 500 SF REQUIRED  
 30,784 SF / 500 SF = 61.57 SHRUBS REQUIRED  
 63 SHRUBS PROVIDED

**LANDSCAPE BUFFER**

PROPOSED USE: HIGH IMPACT  
 ADJOINING USE: LOW DENSITY RESIDENTIAL  
 REQUIRED BUFFER: TYPE 'A'  
 PROPOSED BUFFER: TYPE 'A'; 30' DEPTH; WITH 6' HEIGHT (MINIMUM) SOLID FENCE

REQUIRED PLANTING FOR TYPE 'A' BUFFER WITH A FENCE:  
 1 TREE / 20' ON CENTER  
 1 SHRUB / 9' ON CENTER

REFER TO LP2.1 FOR BUFFER PLANTING PLAN.

**PLANT LIST**

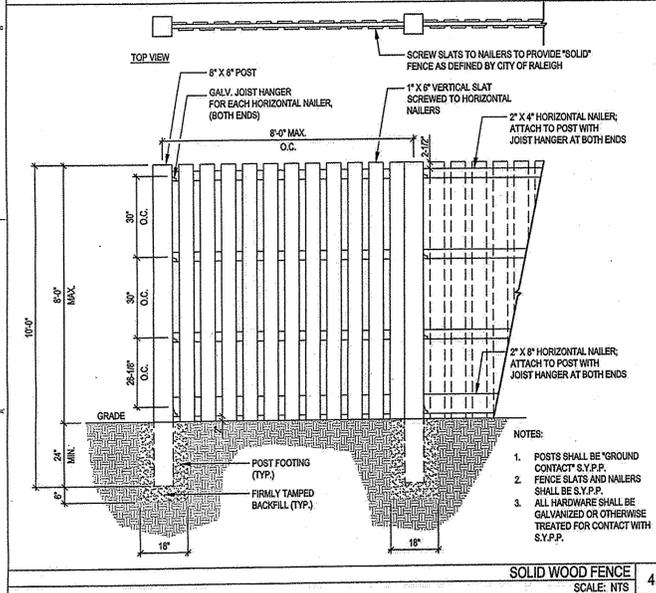
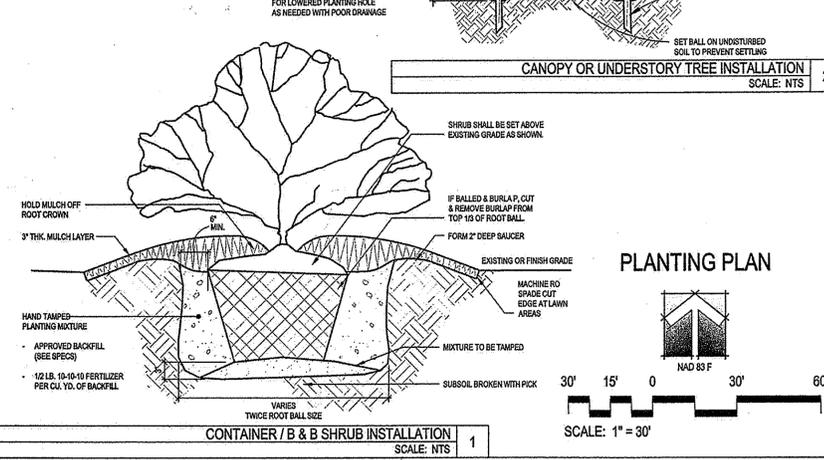
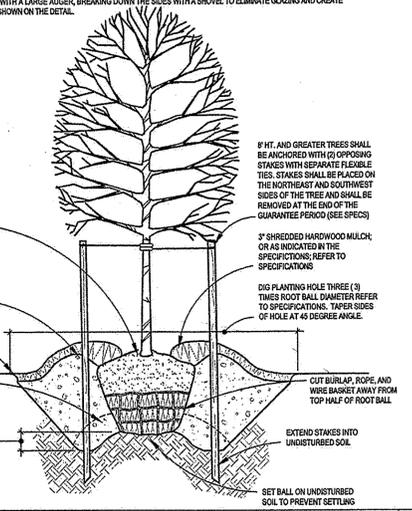
SYM.	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS
<b>T R E E S</b>								
AS	17	ACER SACCHARUM	SUGAR MAPLE	3.5" MIN.	14' MIN.		B & B	Single Leader, specimen, multi-trunk
AR	5	ACER RUBRUM	RED MAPLE	3.5" MIN.	14' MIN.		B & B	
CC	8	CERCIS CANADENSIS	EASTERN RED BUD	2" MIN.	8' MIN.		B & B	
IF	11	ILEX X ATTENUATA 'FOSTERI'	FOSTER HOLLY	2" MIN.	8'		B & B	
INS	10	ILEX X NELLIE R. STEVENS	NELLIE R. STEVENS HOLLY	2" MIN.	8'		B & B	
JVB	13	JUNIPERUS VIRGINIANA 'BRODIE'	BRODIE EASTERN RED CEDAR	2" MIN.	8'		B & B	Single Leader, specimen, multi-trunk
LN	7	LAGERSTROEMIA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	2" MIN.	8'		B & B	
QP	10	QUERCUS PHELLOS 'OPMIT'	WYNSTAR WILLOW OAK	3.5" MIN.	14'		B & B	
TG	6	THUJA STANDISHII X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	2" MIN.	8'		B & B	
UP	5	ULMUS PARVIFOLIA	CHINESE ELM	2" MIN.	14'		B & B	
<b>S H R U B S</b>								
AEG	25	ABELIA X 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	24"			3 GAL.	
ICBN	60	ILEX CORNUTA 'BURFORDIANA'	DWARF BURFORD HOLLY	24"			3 GAL.	
ICN	37	ILEX CORNUTA 'NEEDLEPOINT'	NEEDLEPOINT HOLLY	24"			3 GAL.	
MC	72	MYRICA CERIFERA	WAX MYRTLE	30"			3 GAL.	
TO	18	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	24"			3 GAL.	
VC	30	VIBURNUM ANABUKU 'CHINDO'	CHINDO VIBERNUM	30"			3 GAL.	

- NOTES:**
- THE PLANTING PROCESS IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.
  - FOR SINGLE STEM TREES, DO NOT SUPPLY TREES WITH MULTIPLE LEADERS. ONLY PROVIDE TREES WITH A SINGLE LEADER. DO NOT PRUNE TREES EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS AND TO INSURE COMPLIANCE WITH SITE DISTANCE STANDARDS.
  - MARK THE NORTH SIDE OF THE TREE AT THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.
  - WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL SHARE ROOT SPACE, TIE IN SOIL ANCHORS TO A DEPTH OF 4" TO 6" OVER THE ENTIRE TREE AREA.
  - FOR CONTAINER-GROWN TREES, SET THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
  - THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE REMAINING SEASON.
  - IF PLANTING HOLES ARE DUG WITH A LARGE AUGER, BREAKING DOWN THE SIDES WITH A SHOVEL TO ELIMINATE GLAZING AND CREATE THE SLOPING SIDE PROFILE SHOWN ON THE DETAIL.

**PLANS AUTHORIZED FOR CONSTRUCTION CITY OF RALEIGH, INSPECTIONS DEPARTMENT**

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal Laws. This authorization is not a permit, nor shall it be construed to permit any violation of City, State or Federal Law.

Plans Examiner: *[Signature]* 10.16.14



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Country Club Homes, INC.  
**Ridgewood Shopping Center**  
 Raleigh, North Carolina

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 510 Glenwood Ave., Suite 201 | Raleigh, NC 27603 | Tel: 919.833.1500 | Fax: 919.833.1510  
 TRANSACTION NO: 297694

PROJECT:	CCH-07021	DATE:	03.29.2011
ISSUE:	Plot Plan		03.29.2011
REVISIONS:	Revision 01		01.09.2012
	Revision 02		12.10.2012
	Revision 03		06.13.2014

DRAWN BY: SB  
 CHECKED BY: DB  
 CONTENT: PLANTING PLAN

**LP1.1**