

# 611 WEST SOUTH SR-85-2016



Zoning: **NX-3-UL**  
CAC: **Central**  
Drainage Basin: **Rocky Branch**  
Acreage: **1.76**  
Sq. Ft / units.: **80,300 / 42**

Planner: **Justin Rametta**  
Phone: **(919) 996-2665**  
Applicant: **Lambert Develop.**  
**South Street**  
Phone: **(919) 909-0004**



# 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.

SR35-16

BUILDING TYPE		FOR OFFICE USE ONLY
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number 492004 Assigned Project Coordinator  Assigned Team Leader Pamela
Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction # 464782		
GENERAL INFORMATION		
Development Name <b>611 West South</b>		
Zoning District <b>NX-3-UL</b>	Overlay District (if applicable) <b>n/a</b>	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Use <b>Residential</b>		
Property Address(es) <b>601, 607, 609, 611, 615 &amp; 617 W South St; 712 S Saunders St</b>		Major Street Locator: <b>W South St &amp; S Saunders St</b>
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. <b>1703463116, 1703462102</b>	P.I.N. <b>1703461141, 1703460192</b>	P.I.N. <b>1703460143, 1703369192</b>
P.I.N. <b>1703463009</b>		
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Duplex <input type="checkbox"/> Other: If other, please describe: _____		
<input type="checkbox"/> Elderly Facilities <input type="checkbox"/> School <input type="checkbox"/> Religious Institutions		
<input type="checkbox"/> Hospitals <input type="checkbox"/> Shopping Center <input checked="" type="checkbox"/> Residential Condo		
<input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Banks <input type="checkbox"/> Retail		
<input type="checkbox"/> Office <input type="checkbox"/> Industrial Building <input type="checkbox"/> Cottage Court		
<b>WORK SCOPE</b>	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. Construction of two new residential buildings with associated site demolition, grading and site improvements.	
<b>DESIGN ADJUSTMENT OR ADMIN ALTERNATE</b>	Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE	
<b>CLIENT/DEVELOPER/OWNER</b>	Company <b>Lambert Development South Street LLC</b>	Name (s) <b>Johnny Chappell</b>
	Address <b>5 Hanover Square, Floor 14, New York, NY 10004</b>	
	Phone <b>919.909.0004</b>	Email <b>johnny@chappellres.com</b> Fax
<b>CONSULTANT (Contact Person for Plans)</b>	Company <b>STEWART</b>	Name (s) <b>Mike Tarrant</b>
	Address <b>421 Fayetteville Street, Suite 400, Raleigh, NC 27601</b>	
	Phone <b>919.866.4789</b>	Email <b>mtarrant@stewartinc.com</b> Fax <b>919.380.8752</b>

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

Zoning Information	Building Information
Zoning District(s) <b>NX-3-UL</b>	Proposed building use(s) <b>residential</b>
If more than one district, provide the acreage of each: <b>n/a</b>	Existing Building(s) sq. ft. gross <b>n/a</b>
Overlay District <b>n/a</b>	Proposed Building(s) sq. ft. gross <b>80,300</b>
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>1.74 acres</b>	Total sq. ft. gross (existing & proposed) <b>80,300</b>
Off street parking: Required <b>42-84</b> Provided <b>78</b>	Proposed height of building(s) <b>39'-9"</b>
COA (Certificate of Appropriateness) case #	# of stories <b>3</b>
BOA (Board of Adjustment) case # A-	Ceiling height of 1 <sup>st</sup> Floor <b>10'-0"</b>
CUD (Conditional Use District) case # Z-	

**Stormwater Information**

Existing Impervious Surface <b>36,877 sf</b> acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface <b>54,164 sf</b> acres/square feet	<b>If Yes, please provide:</b>
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils <span style="float:right">Flood Study</span>
	FEMA Map Panel #

**FOR RESIDENTIAL DEVELOPMENTS**

1. Total # Of Apartment, Condominium or Residential Units <b>42</b>	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 <b>7,580 sf</b>
4. Overall Total # Of Dwelling Units (1-6 Above) <b>42</b>	8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 **Mike Tarrant** 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.

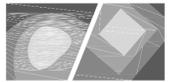
Signed  Date **10/20/16**

Printed Name **JOHNNY CHAPPEL**

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	<input checked="" type="checkbox"/>		✓		
2. Administrative Site Review Application completed and signed by the property owner(s)	<input checked="" type="checkbox"/>		✓		
3. Client must complete and adhere page 1 and 2 of the Administrative Site Review Application to the plan cover sheet	<input checked="" type="checkbox"/>		✓		
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	<input checked="" type="checkbox"/>		✓		
5. Provide the following plan sheets:	<input 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, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation	<input checked="" type="checkbox"/>		✓		
c) Proposed Site Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading Plan	<input checked="" type="checkbox"/>		✓		
e) Proposed Stormwater Plan, including preliminary stormwater quantity and quality summary and calculations package. If not required, provide City Code section on front cover.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>		✓	
h) Proposed Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
i) Building elevations that show existing and/or proposed building height. If demolition, do not include buildings to be demolished.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
j) 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. For re-submittals – include all revision dates	<input checked="" type="checkbox"/>		✓		
7. Minimum plan size 18"x24" not to exceed 36"x42"	<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 plan 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 or flash drive with the plan name, case file number, and indicate the review cycle #.	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input type="checkbox"/>		✓	
12. If applicable, zoning conditions adhered to the plan cover sheet	<input type="checkbox"/>	<input checked="" type="checkbox"/>			



**STEWART**

421 FAYETTEVILLE ST. STE 400 FIRM LICENSE # C-1051  
RALEIGH, NC 27601 www.stewartinc.com  
T: 919.380.8750 PROJECT # C16033

Client:

LAMBERT DEVELOPMENT  
5 HANOVER SQUARE 14TH FLOOR  
NEW YORK, NY 10004  
T: 919-909-0004

Project:

**611 WEST SOUTH**

Vicinity map:



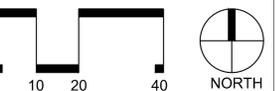
Seal:

PRELIMINARY - DO NOT  
USE FOR CONSTRUCTION

Issued for:  
**ADMINISTRATIVE  
SITE REVIEW**

No. Date Description

No.	Date	Description

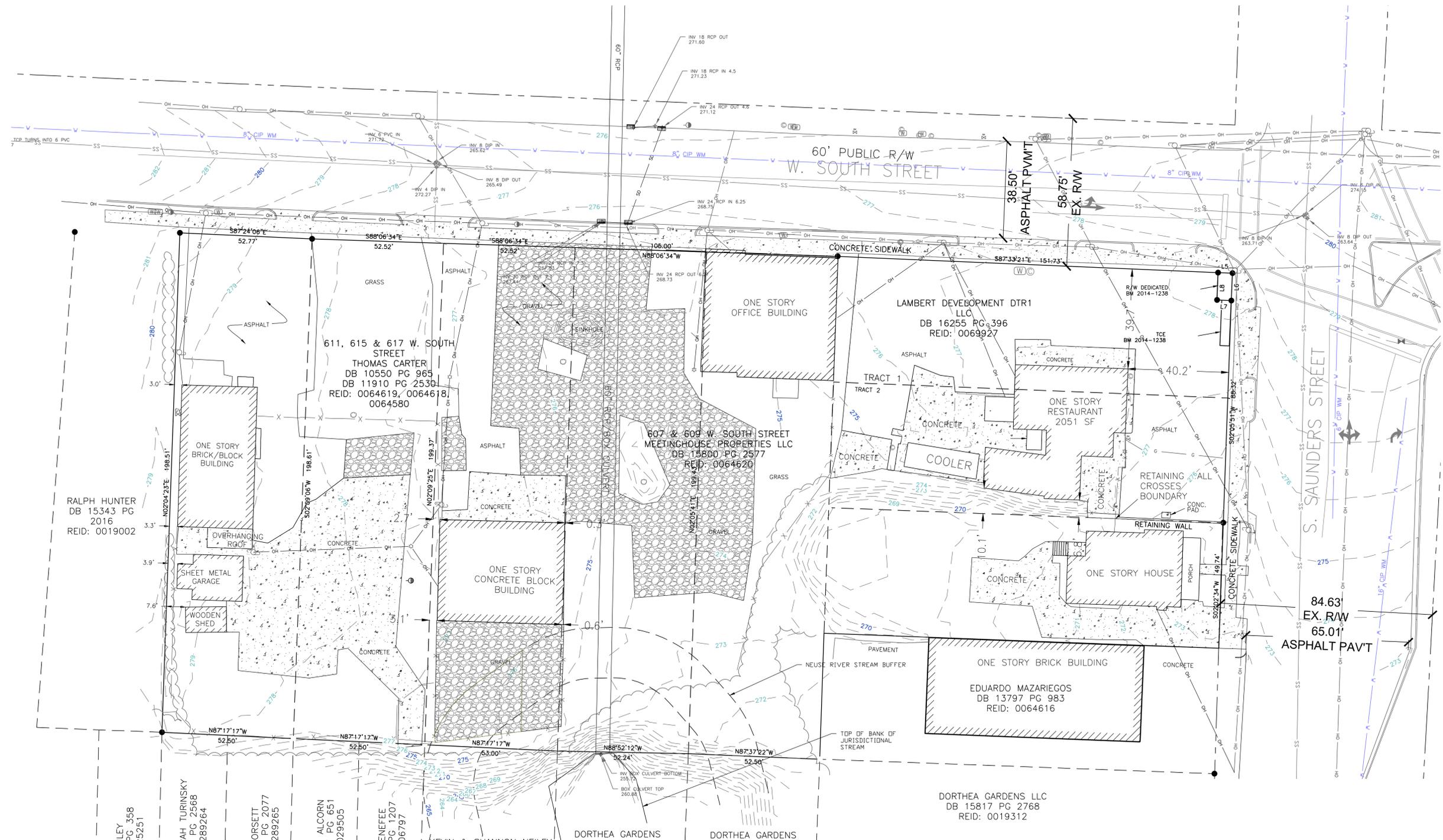


SCALE: 1"=20'

Title:

**EXISTING CONDITIONS  
PLAN**

Project number: C16033 Sheet:  
Date: 05.23.2016  
Drawn by: SP  
Approved by: RAH **C1.00**



**LEGEND OF STANDARD SYMBOLS**

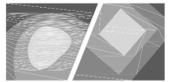
	LIGHT POLE		OVERHEAD UTILITY LINE
	FLOODLIGHT		FENCE LINE
	POLE		UNDERGROUND PIPING
	WATER VALVE		APPROX WOODS LINE (TRUNK)
	GAS ASSEMBLY		GAS LINE MARKINGS
	TEMP. BENCH MARK		UNDERGROUND LINE MARKINGS
	WELL		WATER LINE MARKINGS
	WATER METER		HORIZONTAL CONTROL POINT
	CATCH BASIN		BORE HOLE
	DRAINAGE STRUCTURE		BURIED CABLE MARKER
	SANITARY MANHOLE	IF TREES ARE SHOWN, THE TREE SYMBOL HAS BEEN SCALED BASED ON THE TRUNK DIAMETER TO PROVIDE A QUICK, GRAPHIC IDEA OF THE SIZE OF THE TREE. THE SYMBOLS DO NOT DEPICT DRIP LINE OR CANOPY OF INDIVIDUAL TREES.	
	CLEANOUT	NOTE - ANY UNDERGROUND LINES SHOWN ARE BASED ON SURFACE EVIDENCE. THIS SURVEYOR CANNOT CERTIFY TO LOCATION OF NON-VISIBLE STRUCTURES. IF UNDERGROUND LOCATION IS CRITICAL, THE LINE SHOULD BE EXPOSED AND AND VERIFIED. THIS SURVEYOR CANNOT ACCEPT LIABILITY FOR UNDERGROUND STRUCTURE LOCATION.	
	TELEPHONE PED		
	FIRE HYDRANT		
	SIGN		
	YARD INLET W/ GRATE		
	HANDICAPPED SPACE		
	PINE TREE, SIZE NOTED		
	ELECTRIC APPARATUS		

**GPS SURVEY DATA:**  
CLASS OF SURVEY: A  
POSITIONAL ACCURACY: 0.08'  
TYPE OF GPS FIELD PROCEDURE: NETWORK RTK  
DATES OF SURVEY: DECEMBER 2015  
DATUM/EPOCH: NAD 83 (2011)  
GEOID MODEL: 12A  
COMBINED GRID FACTOR: 0.999905607  
UNITS: US FEET

**TOPOGRAPHIC SURVEY  
601-617 W. SOUTH STREET  
RALEIGH, WAKE COUNTY, NC**

**SITE DATA:**  
ZONING: NX-3-UL  
LAND USE: COMMERCIAL  
RIVER BASIN: NEUSE RIVER BASIN  
GROSS SITE AREA: 75,777.22 sf (1.74 ac)

- ERIN BAILEY  
DB 11074 PG 358  
REID: 0025251
- GRANT & SARAH TURINSKY  
DB 15172 PG 2568  
REID: 0289264
- ELISE DORSETT  
DB 15695 PG 2077  
REID: 0289265
- SAMANTHA ALCORN  
DB 14877 PG 651  
REID: 0029505
- WILLIAM MENEFEE  
DB 15026 PG 1207  
REID: 0006797
- KEVIN & SHANNON NEILEY  
DB 15409 PG 457  
REID: 0054657
- DORTHEA GARDENS LLC  
DB 15817 PG 746  
REID: 0013713
- DORTHEA GARDENS LLC  
DB 15817 PG 2768  
REID: 0019312



**STEWART**

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FIRM LICENSE # C-1051  
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Client:

LAMBERT DEVELOPMENT  
5 HANOVER SQUARE 14TH FLOOR  
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T: 919-909-0004

Project:

**611 WEST SOUTH**

Vicinity map:



Seal:



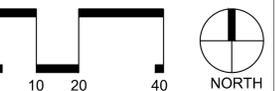
PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Issued for:

**ADMINISTRATIVE SITE REVIEW**

No. Date Description

No.	Date	Description

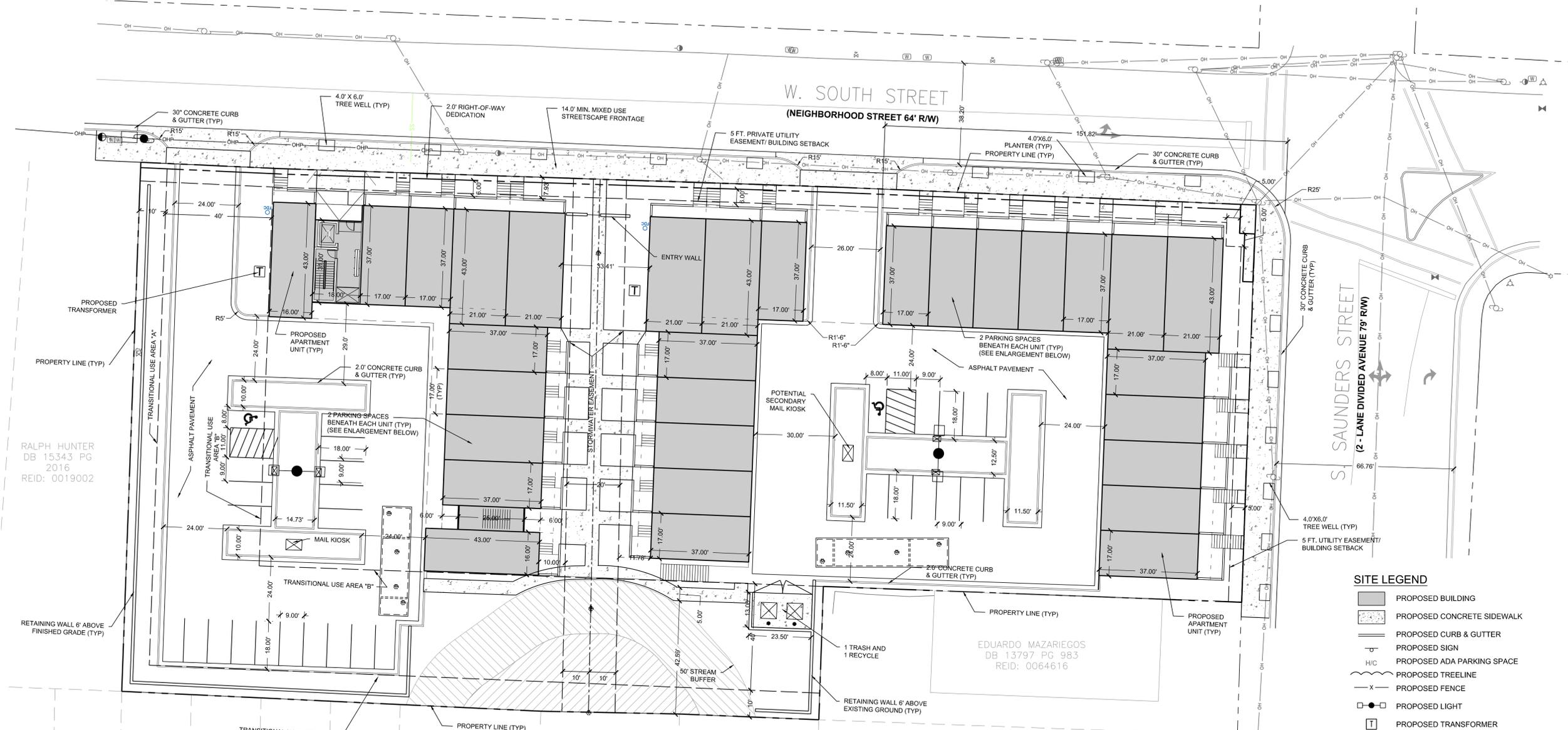


SCALE: 1"=20'

Title:

**SITE PLAN**

Project number: C16033 Sheet:  
Date: 10.21.2016  
Drawn by: SP  
Approved by: MPT **C3.00**



- SITE LEGEND**
- PROPOSED BUILDING
  - PROPOSED CONCRETE SIDEWALK
  - PROPOSED CURB & GUTTER
  - PROPOSED SIGN
  - PROPOSED ADA PARKING SPACE
  - PROPOSED TREELINE
  - PROPOSED FENCE
  - PROPOSED LIGHT
  - PROPOSED TRANSFORMER
  - PROPOSED BOLLARD
  - LIMITS OF DISTURBANCE / PROJECT AREA

**SITE DATA TABLE**

Zoning:	NX - 3 - UL
Cross Acreage:	1.74
Area Right of way Dedication:	846 SF / 0.01
Net Site Area:	1.72
<b>BUILD Setbacks (min.)</b>	
Primary Street :	10'
Site Street:	10'
Side Property Line:	0' or 6'
Rear Property Line:	20'
Alley:	4' or 20'
<b>Build-to (Urban Frontage)</b>	
Primary Street (min./max.):	0' - 20'
BUILD width in build-to:	50%
Side Street (min./max.):	0' - 20'
BUILD width in build-to:	25%
<b>Parking Setbacks (min.)</b>	
Primary Street :	20'
Site Street:	10'
Side Property Line:	0' or 3'
Rear Property Line:	3'
Alley:	4'
<b>Vehicle Parking Required</b>	
MIN. (1 Per Unit)	42
MAX. (2 Per Units)	84
<b>Parking Provided</b>	78
<b>Bicycle Parking Required</b>	
Short Term: 1 space / 20 units (min. 4 spaces)	4
Long Term:	N/A
<b>Tree Conservation Area:</b>	N/A
<b>Outdoor Amenity Area: 10%</b>	8,090 sf (0.18 ac)

ERIN BAILEY  
DB 11074 PG 358  
REID: 0025251

GRANT & SARAH TURINSKY  
DB 15172 PG 2568  
REID: 0289264

ELISE DORSETT  
DB 15695 PG 2077  
REID: 0289265

SAMANTHA ALCORN  
DB 14877 PG 651  
REID: 0029505

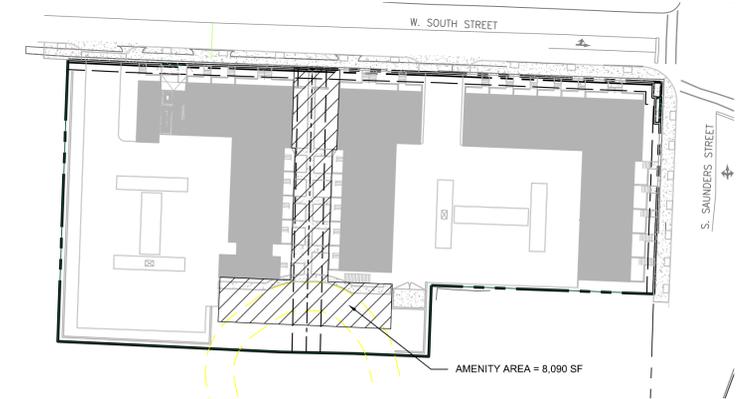
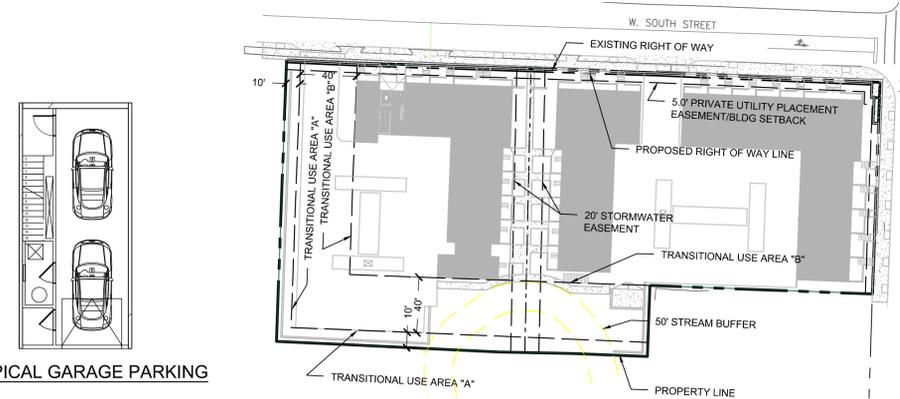
WILLIAM MENEFFEE  
DB 15026 PG 1207  
REID: 0006797

KEVIN & SHANNON NEILEY  
DB 15409 PG 457  
REID: 0054657

DORTHEA GARDENS LLC  
DB 15817 PG 746  
REID: 0013713

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DB 15817 PG 2768  
REID: 0019312

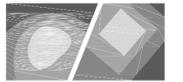
DORTHEA GARDENS LLC  
DB 13797 PG 983  
REID: 0064616



TYPICAL GARAGE PARKING

SCALE: 1"=60'

SCALE: 1"=60'



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FIRM LICENSE # C-1051  
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PROJECT # C16033

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LAMBERT DEVELOPMENT  
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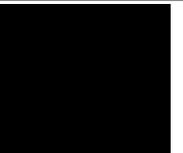
Project:

**611 WEST SOUTH**

Vicinity map:



Seal:



PRELIMINARY - DO NOT  
USE FOR CONSTRUCTION

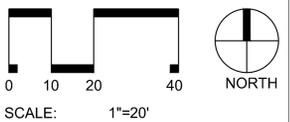
Issued for:

**ADMINISTRATIVE  
SITE REVIEW**

No.	Date	Description

**UTILITY LEGEND**

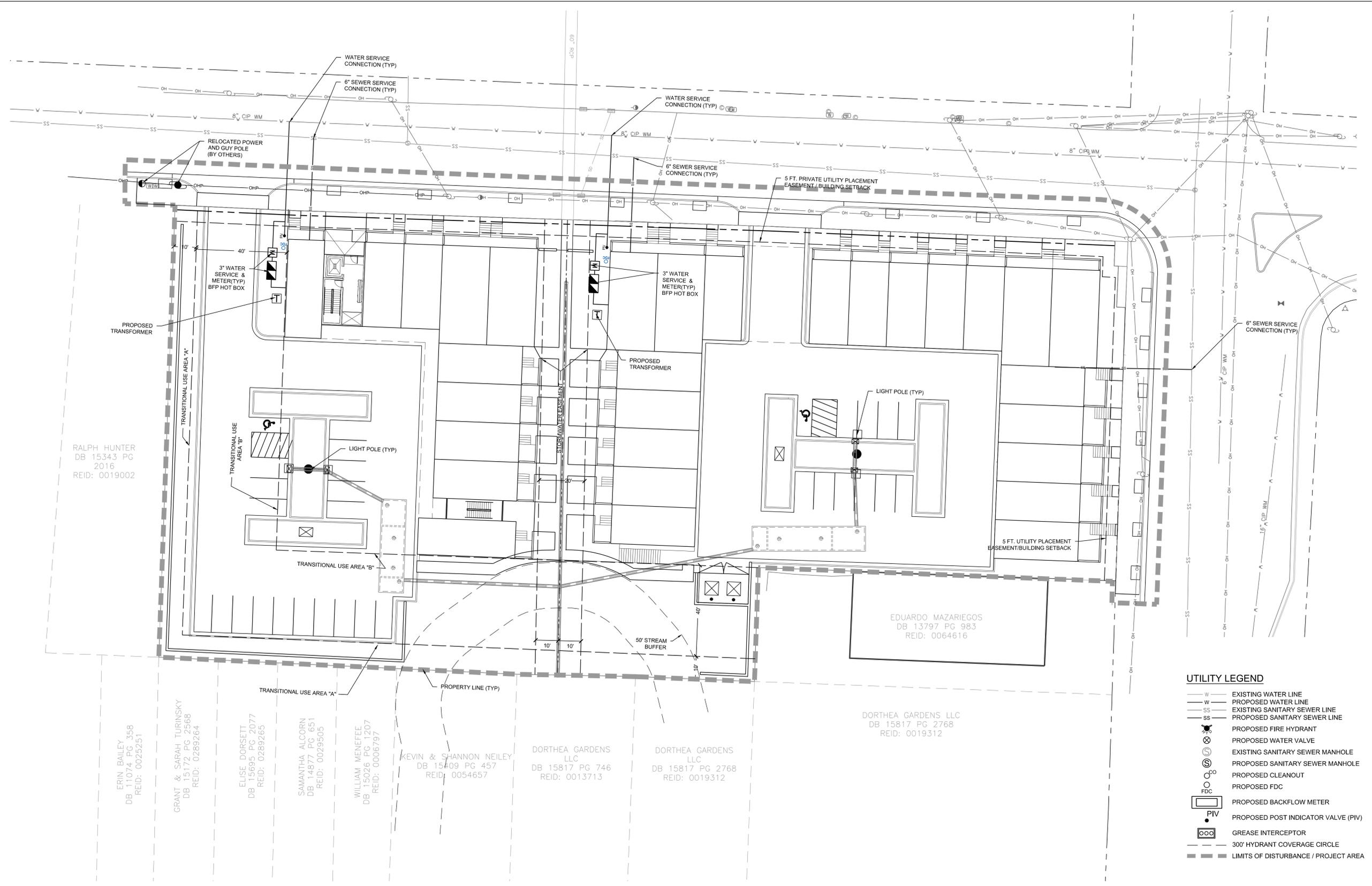
- W — EXISTING WATER LINE
- - - W — PROPOSED WATER LINE
- - - SS — EXISTING SANITARY SEWER LINE
- - - SS — PROPOSED SANITARY SEWER LINE
- ⊗ — PROPOSED FIRE HYDRANT
- ⊗ — PROPOSED WATER VALVE
- ⊗ — EXISTING SANITARY SEWER MANHOLE
- ⊗ — PROPOSED SANITARY SEWER MANHOLE
- ⊗ — PROPOSED CLEANOUT
- ⊗ — PROPOSED FDC
- ⊗ — PROPOSED BACKFLOW METER
- ⊗ — PROPOSED POST INDICATOR VALVE (PIV)
- ⊗ — GREASE INTERCEPTOR
- ⊗ — 300' HYDRANT COVERAGE CIRCLE
- — — — — LIMITS OF DISTURBANCE / PROJECT AREA



Title:

**UTILITY PLAN**

Project number: C16033 Sheet:  
Date: 10.21.2016  
Drawn by: SP  
Approved by: RAH **C6.00**



RALPH HUNTER  
DB 15343 PG 2016  
REID: 0019002

ERIN BAILEY  
DB 11074 PG 358  
REID: 0025251

GRANT & SARAH TURINSKY  
DB 15172 PG 2568  
REID: 0289264

ELISE DORSETT  
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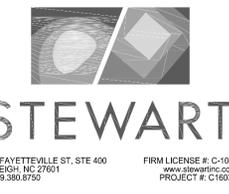
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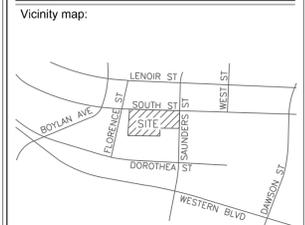
DORTHEA GARDENS LLC  
DB 15817 PG 2768  
REID: 0019312

Eduardo MAZARIEGOS  
DB 13797 PG 983  
REID: 0064616



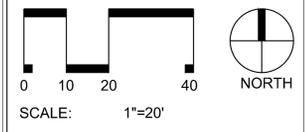
Client:  
**LAMBERT DEVELOPMENT**  
 5 HANOVER SQUARE 14TH FLOOR  
 NEW YORK, NY 10004  
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# 611 WEST SOUTH



## ADMINISTRATIVE SITE REVIEW

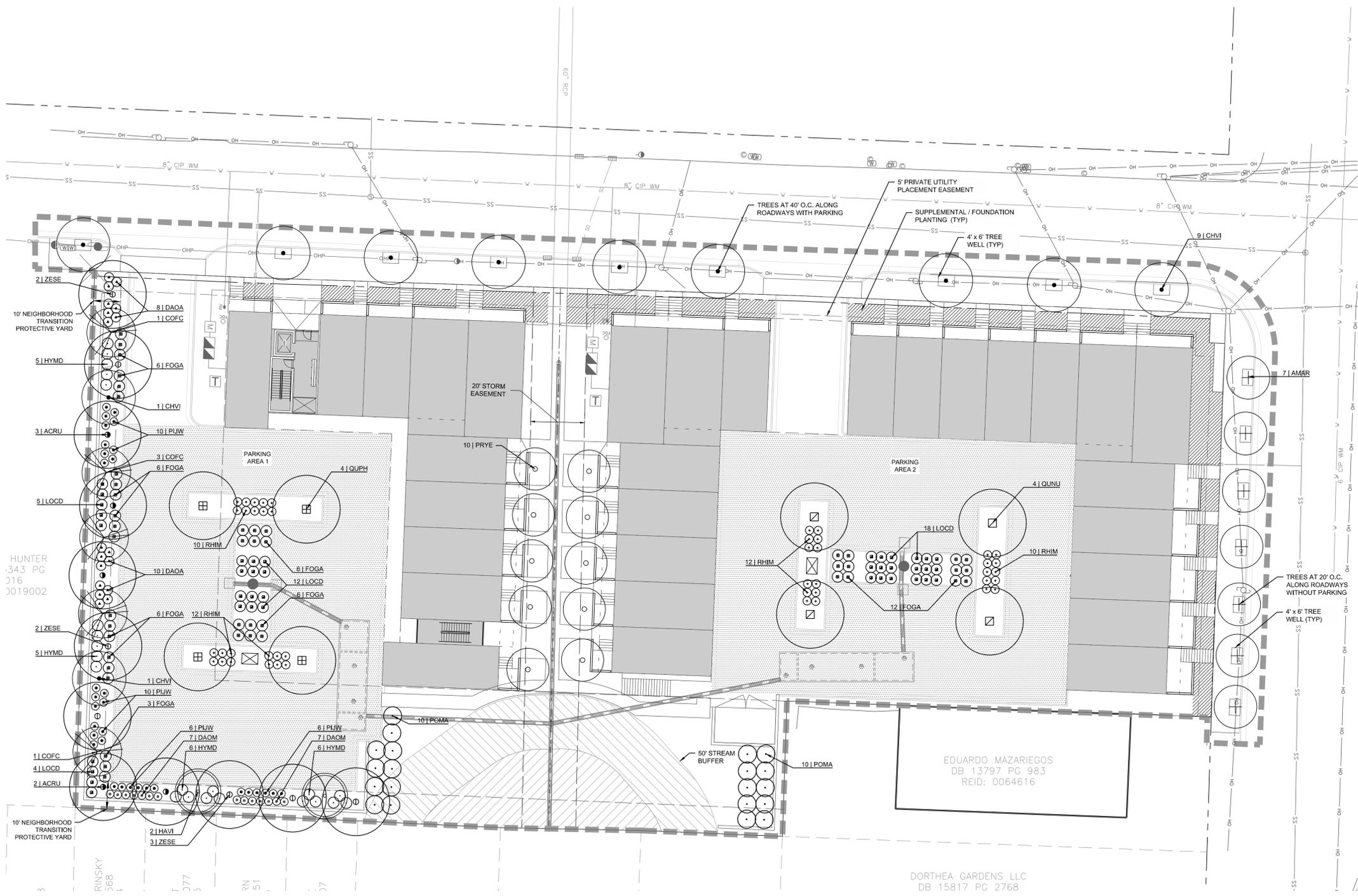
No.	Date	Description



Title:

## PLANTING PLAN

Project number: C16033 Sheet:  
 Date: 10.21.2016  
 Drawn by: KS  
 Approved by: MPT **L1.00**



- ### LANDSCAPING NOTES:
- ALL TREES TO BE A MINIMUM OF 2" IN CALIPER AND MUST MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
  - 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."
  - 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.
  - 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.
  - SEED BED PREPARATION: ALL AREAS TO BE SEEDED ARE TO BE 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.
  - ALL PLANT BED AREAS ARE TO RECEIVE A MINIMUM OF 6" OF APPROVED TOPSOIL.
  - SOIL SHOULD BE TESTED AND AMENDED WITH LIME AND FERTILIZER FOR HARDWOOD TREES ACCORDING TO MDA PROCEDURES. SCARIFY PLANT PIT WALLS. CONSULT LANDSCAPE ARCHITECT FOR ALTERNATE COMPLIANCE.
  - 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.
  - TOP OF ROOTBALL TO BE RAISED 2-3 INCHES ABOVE EXISTING GRADE.
  - FOR BAB 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.
  - 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.
  - 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.
  - USE "BIO-BARRIER" OR EQUIVALENT ACCORDING TO MANUFACTURER'S RECOMMENDATION FOR TREES THAT WILL BE PLANTED WITHIN 10' OF PAVEMENT.
  - LANDSCAPING/O. STANDARDS NOTE: ALL LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF COMPLIANCE.

TREES	QTY.	BOTANICAL NAME	COMMON NAME	CONT	CAL	HGT	REMARKS
ACRU	5	ACER RUBRUM	RED MAPLE	B & B	3" CAL	10' MIN.	
AMAR	7	AMELANCHIER ARBOREA	SERVICEBERRY	B & B	1-1/2" CAL	6' MIN.	SINGLE-STEM
CHVI	11	CHIONANTHUS VIRGINICUS	FRINGE TREE	B & B	1-1/2" CAL	6' MIN.	SINGLE-STEM
COFC	5	CORNUS FLORIDA 'CHEROKEE CHIEF'	FLOWERING DOGWOOD	B & B	1-1/2" CAL	6' MIN.	
HAVI	2	HAMAMELIS VIRGINIANA	COMMON WITCH HAZEL	B & B	1-1/2" CAL	6' MIN.	
PRYE	10	PRUNUS X YEDOENSIS	YOSHINO CHERRY	B & B	1-1/2" CAL	6' MIN.	
QUNU	4	QUERCUS NUTTALLII	NUTTALL OAK	B & B	3" CAL	10' MIN.	
QUPH	4	QUERCUS PHELLOS	WILLOW OAK	B & B	3" CAL	10' MIN.	
ZESE	7	ZELKOVA SERRATA	ZELKOVA	B & B	3" CAL	10' MIN.	

SHRUBS	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	HGT	REMARKS
DAOA	18	DAPHNE ODORA 'AUREO-MARGINATA'	VARIEGATED WINTER DAPHNE	5 GAL		
DAOM	14	DAPHNE ODORA 'MONSTRIK'	MOONLIGHT PARFAIT WINTER DAPHNE	5 GAL		
FOGA	45	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	5 GAL	18" MIN.	
HYMD	22	HYDRANGEA MACROPHYLLA 'DOOLEY'	BIG LEAF HYDRANGEA	7 GAL		
LOCD	39	LOROPETALUM CHINENSE VAR. RUBRUM 'DARUMA'	DARUMA LOROPETALUM	7 GAL	18" MIN.	
PIJW	42	PIERIS JAPONICA 'WHITE PEARL'	WHITE PEARL LILY OF THE VALLEY	5 GAL		
POMA	20	PODOCARPUS MACROPHYLLUS	BIG LEAF PODOCARPUS	7 GAL		
RHIM	44	RHAPHIOLEPIS INDICA 'MONTO'	INDIAN PRINCESS INDIAN HAWTHORN	5 GAL	18" MIN.	

### LANDSCAPE CALCULATIONS

STREET TREES	REMARKS	QTY	LF
W. SOUTH STREET	TREES REQUIRED	9	370 LF (420 - 50 LF OF DRIVEWAY)
	TREES PROVIDED	9	9 (40' O.C.)
	* UNDERSTORY TREES PROPOSED UNDER OVERHEAD POWER LINES		
S. SAUNDERS ST.	TREES REQUIRED	7	147 LF
	TREES PROVIDED	7	7 (20' O.C.)
	* UNDERSTORY TREES PROPOSED UNDER OVERHEAD POWER LINES		

LANDSCAPING FOR PARKING	REMARKS	QTY	SF
PARKING AREA 1	SURFACE PARKING PROPOSED	19	11,210 SF
	SHADE TREES REQUIRED	3	19 SPACES; MIN. 1/4,000 SF
	SHADE TREES PROVIDED	4	N/A (URBAN FRONTAGE)
	SHRUBS REQUIRED	46	
	SHRUBS PROVIDED	46	
PARKING AREA 2	SURFACE PARKING PROPOSED	11	10,885 SF
	SHADE TREES REQUIRED	3	11 SPACES; MIN. 1/4,000 SF
	SHADE TREES PROVIDED	4	N/A (URBAN FRONTAGE)
	SHRUBS REQUIRED	52	
	SHRUBS PROVIDED	52	

NEIGHBORHOOD TRANSITION ZONE A	REMARKS	QTY	LF
10' WIDE PROTECTIVE YARD		289	289 LF
	SHADE TREES REQUIRED (4 / 100 LF)	12	
	SHADE TREES PROVIDED	12	
	UNDERSTORY TREES REQUIRED (3 / 100 LF)	9	
	UNDERSTORY TREES PROVIDED	9	
	SHRUBS REQUIRED (40 / 100 LF)	116	
	SHRUBS PROVIDED	116	

