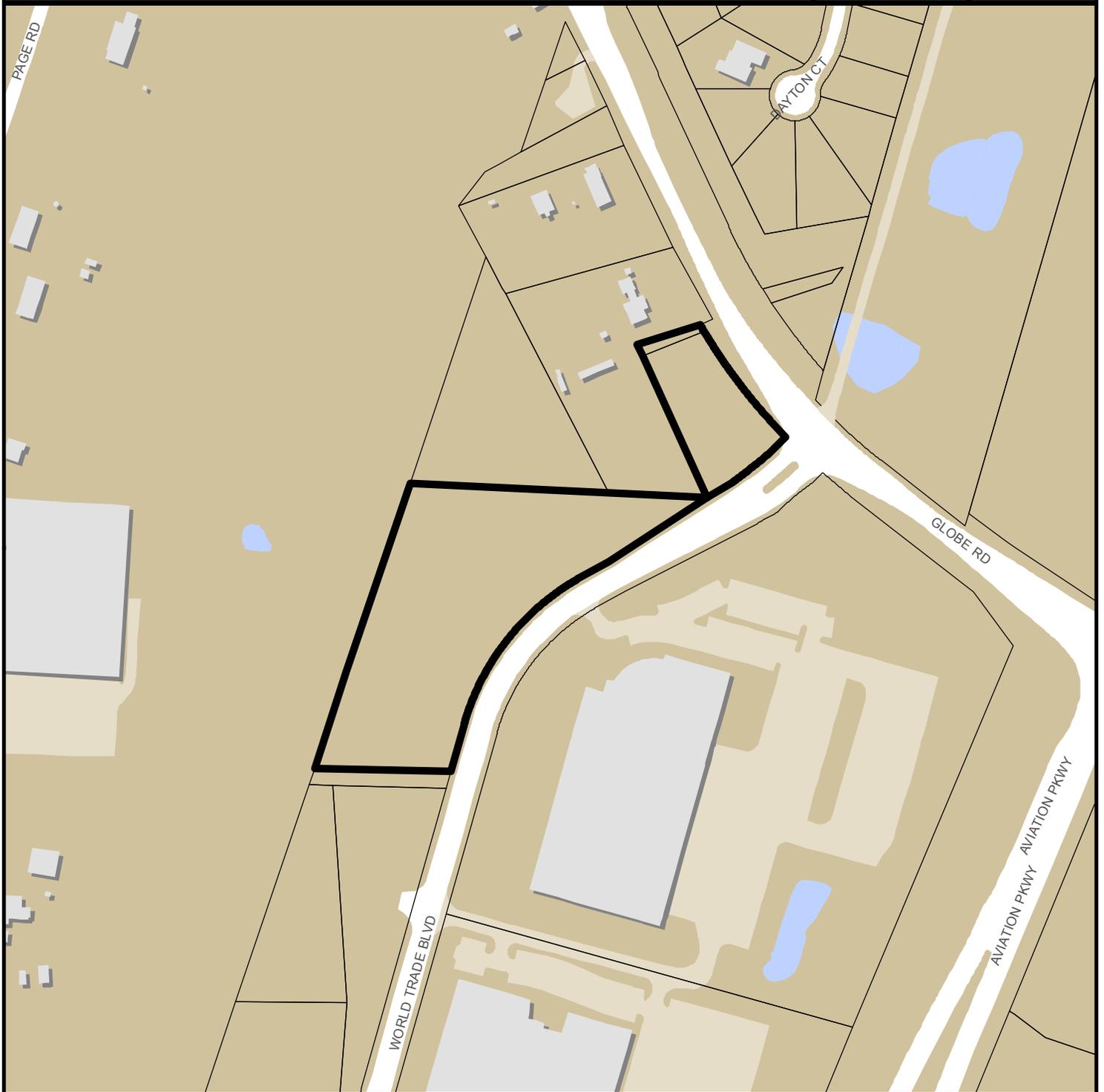


# TRIANGLE SPRINGS SP-66-2015



0 300 600 Feet

Zoning: **TD CUD, R-4**  
CAC: **Northwest**  
Drainage Basin: **Little Briar**  
Acreage: **8.77**  
Square Feet: **53,314**

Planner: **Michael Walters**  
Phone: **(919) 996-2696**  
Applicant: **Propstone, LLC**  
Phone: **(502) 253-1200**





# 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

*SP-660-15*

## 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 checked="" 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 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>445316</i> Assigned Project Coordinator  Assigned Team Leader <i>Waters</i>
<small>** May require Planning Commission or City Council Approval      ** Legacy Districts Only</small>		

Has your project previously been through the Due Diligence process? If yes, provide the transaction # 432168

### GENERAL INFORMATION

Development Name : TRIANGLE SPRINGS

Proposed Use : INSTITUTIONAL/HOSPITAL

Property Address(es) : 10901 WORLD TRADE BLVD, RALEIGH, NC 27617

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 0758.04-53-0579

P.I.N. Recorded Deed  
 BM 2002, PG 648  
*0758530579*

P.I.N. Recorded Deed  
 DB 8219, PG 1823

P.I.N. Recorded Deed

P.I.N. Recorded Deed

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. Institutional use over 25,000 sf within 400' of residential property.

CLIENT (Owner or Developer)

Company PROPSTONE, LLC      Name (s) Greg Oakley  
 Address PO Box 7368, LOUISVILLE, KY 40257  
 Phone 502-253-1200      Email greg@hollenbach-oakley.com      Fax 502-253-1227

CONSULTANT (Contact Person for Plans)

Company JOHN A. EDWARDS & COMPANY      Name (s) JON CALLAHAN  
 Address 333 WADE AVE, RALEIGH, NC 27605  
 Phone 919-828-4428      Email JON\_CALLAHAN@JAECO.COM      Fax 919-828-4711

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

Zoning Information	Building Information
Zoning District(s) CUD TD	Proposed building use(s) INSTITUTIONAL
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross
Overlay District	Proposed Building(s) sq. ft. gross 53,314 SF
Total Site Acres 8.77 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 53,314 SF
Off street parking Required 36 Provided 170	Proposed height of building(s) 21'
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) 14%
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage 14% (site plans only)
CUD (Conditional Use District) case # Z-76-98	

**Stormwater Information**

Existing Impervious Surface 0 acres/square feet	Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface 3.4 ac acres/square feet	<b>If Yes, please provide</b>
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Alluvial Soils yes      Flood Study      FEMA Map Panel #</b>

**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. Property is Zoned TD and shown as Office/Research & Development on the Comprehensive Plan which generally designates area not suited for residential development. A hospital is an allowable use in TD zoning and consistent with the non-residential use of the comprehensive plan.

**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		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)		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 John A. Edwards and Company 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 \_\_\_\_\_  
 Signed John A. Edwards EVP Properties, LLC Date 8/25/15

TO BE COMPLETED BY APPLICANT	PLANS 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)	<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 checked="" type="checkbox"/>	<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"/>	<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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		



**JOHN A. EDWARDS & COMPANY**  
Consulting Engineers  
and Land Surveyors

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Fax: (919) 828-4711  
E-mail: info@jaeco.com

www.jaeco.com

Seals

Project

**TRIANGLE SPRINGS**  
10901 WORLD TRADE BLVD  
RALEIGH, NC 27617

Client

**PROPSTONE, LLC**  
PO BOX 7368  
LOUISVILLE, KY 40257

Approvals

Drawing

Title

**EXISTING CONDITIONS**

Revisions

Number	Description	Date

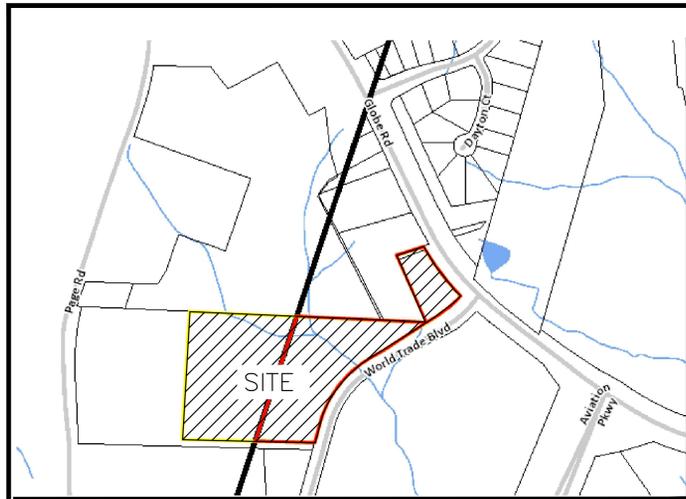
Drawing Scale 1"=50'

Drawn By JRC

Checked By JRC

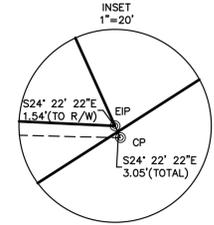
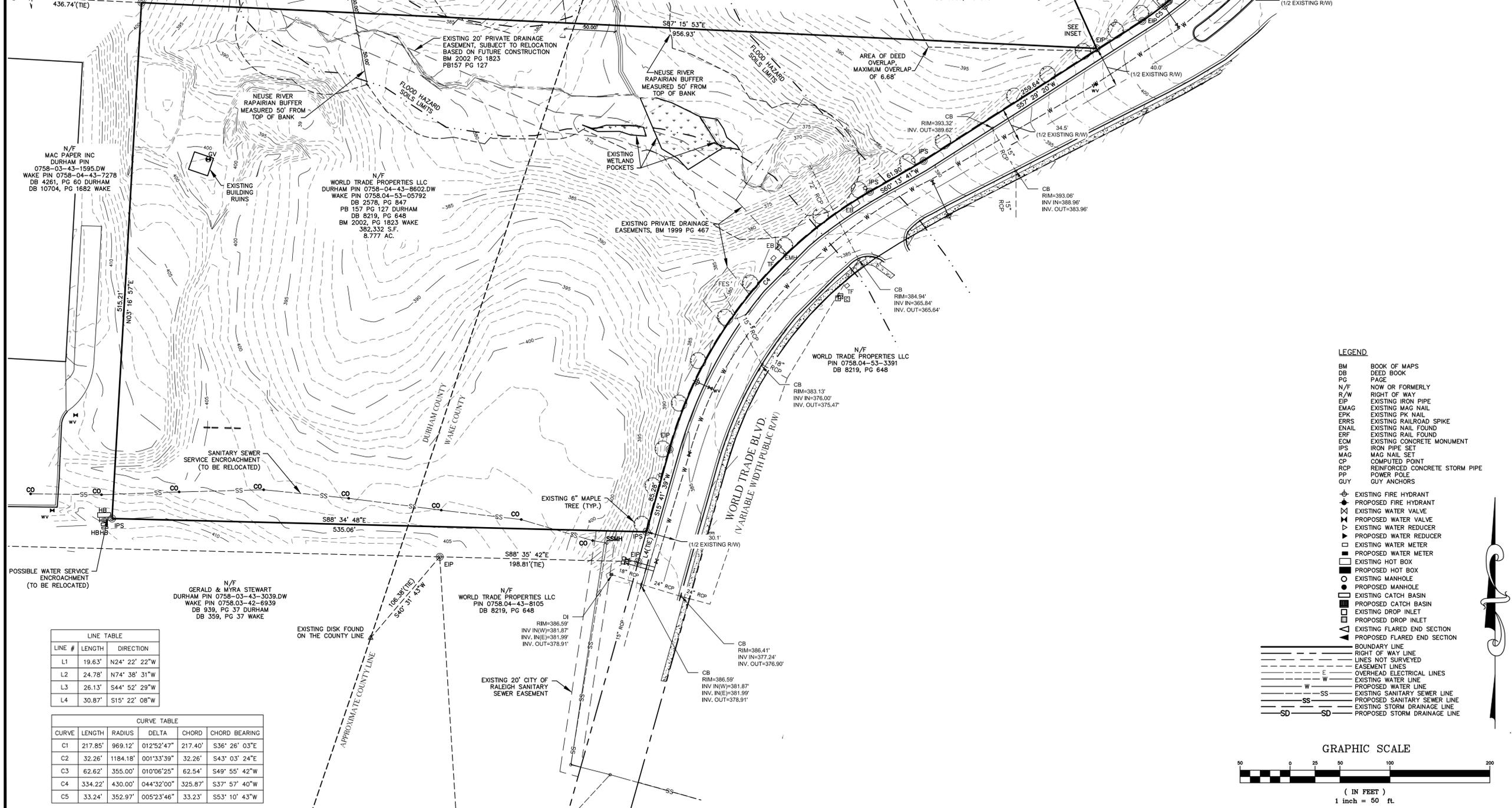
Date Issued 9/1/15

CE-1



VICINITY MAP  
(NOT TO SCALE)

N87° 17' 38"W  
436.74'(TIE)



INSET  
1"=20'

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	19.63'	N24° 22' 22"W
L2	24.78'	N74° 38' 31"W
L3	26.13'	S44° 52' 29"W
L4	30.87'	S15° 22' 08"W

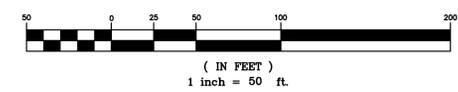
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	217.85'	969.12'	012°52'47"	217.40'	S36° 26' 03"E
C2	32.26'	1184.18'	001°33'39"	32.26'	S43° 03' 24"E
C3	62.62'	355.00'	010°06'25"	62.54'	S49° 55' 42"W
C4	334.22'	430.00'	044°32'00"	325.87'	S37° 57' 40"W
C5	33.24'	352.97'	005°23'46"	33.23'	S53° 10' 43"W

LEGEND

- BM BOOK OF MAPS
- DB DEED BOOK
- PC PAGE
- N/F NOW OR FORMERLY
- R/W RIGHT OF WAY
- EIP EXISTING IRON PIPE
- EMAG EXISTING MAG NAIL
- EPK EXISTING PK NAIL
- ERRS EXISTING RAILROAD SPIKE
- ENAIL EXISTING NAIL FOUND
- ERF EXISTING RAIL FOUND
- ECM EXISTING CONCRETE MONUMENT
- IPS IRON PIPE SET
- MAG MAG NAIL SET
- CP COMPUTED POINT
- RCP REINFORCED CONCRETE STORM PIPE
- PP POWER POLE
- GLY GUY ANCHORS
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER VALVE
- ⊕ PROPOSED WATER VALVE
- ⊕ EXISTING WATER REDUCER
- ⊕ PROPOSED WATER REDUCER
- ⊕ EXISTING WATER METER
- ⊕ PROPOSED WATER METER
- ⊕ EXISTING HOT BOX
- ⊕ PROPOSED HOT BOX
- ⊕ EXISTING MANHOLE
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- ⊕ EXISTING CATCH BASIN
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- EASEMENT LINES
- OVERHEAD ELECTRICAL LINES
- EXISTING WATER LINE
- W --- PROPOSED WATER LINE
- SS --- EXISTING SANITARY SEWER LINE
- SS --- PROPOSED SANITARY SEWER LINE
- SD --- EXISTING STORM DRAINAGE LINE
- SD --- PROPOSED STORM DRAINAGE LINE

GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.



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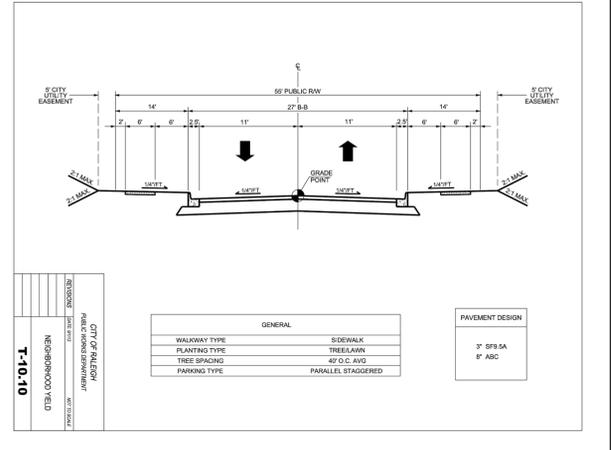
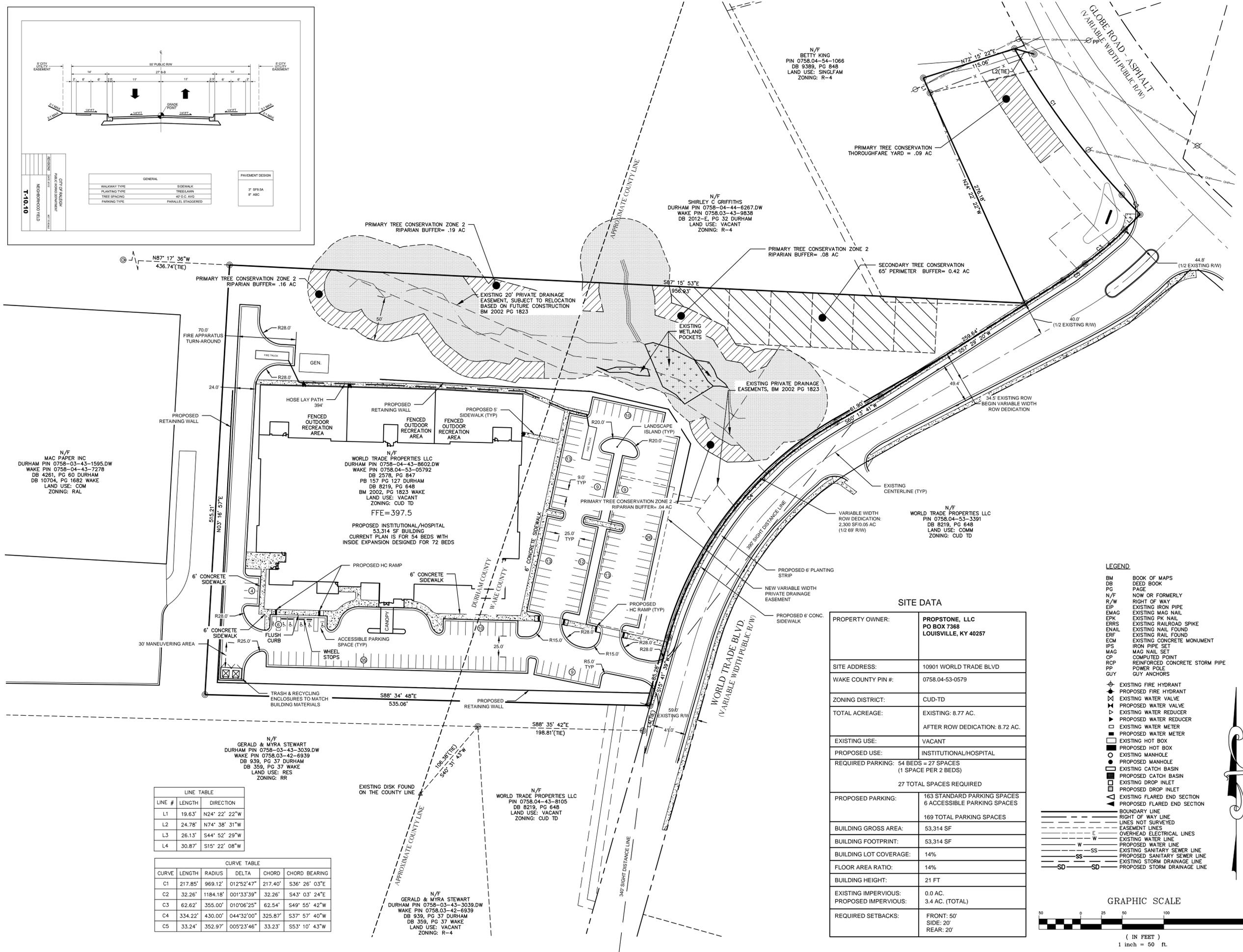
Approvals

**SITE PLAN**

Number	Description	Date

Drawing Scale 1"=50'  
Drawn By JRC  
Checked By JRC  
Date Issued 9/1/15

CE-2



N/F  
MAC PAPER INC  
DURHAM PIN 0758-03-43-1595.DW  
WAKE PIN 0758-04-43-7278  
DB 4261, PG 60 DURHAM  
DB 10704, PG 1682 WAKE  
LAND USE: COM  
ZONING: RAL

N/F  
WORLD TRADE PROPERTIES LLC  
DURHAM PIN 0758-04-43-8602.DW  
WAKE PIN 0758-04-53-05792  
DB 2378, PG 847  
PB 157 PG 127 DURHAM  
DB 8219, PG 648  
BM 2002, PG 1823 WAKE  
LAND USE: VACANT  
ZONING: CUD TD  
FFE=397.5

PROPOSED INSTITUTIONAL/HOSPITAL  
53,314 SF BUILDING  
CURRENT PLAN IS FOR 54 BEDS WITH  
INSIDE EXPANSION DESIGNED FOR 72 BEDS

N/F  
BETTY KING  
PIN 0758-04-54-1066  
DB 9389, PG 848  
LAND USE: SINGLFAM  
ZONING: R-4

N/F  
SHIRLEY C GRIFFITHS  
DURHAM PIN 0758-04-44-6267.DW  
WAKE PIN 0758-03-43-9838  
DB 2012-E, PG 32 DURHAM  
LAND USE: VACANT  
ZONING: R-4

N/F  
WORLD TRADE PROPERTIES LLC  
PIN 0758-04-53-3391  
DB 8219, PG 648  
LAND USE: COMM  
ZONING: CUD TD

N/F  
GERALD & MYRA STEWART  
DURHAM PIN 0758-03-43-3039.DW  
WAKE PIN 0758-03-42-6939  
DB 939, PG 37 DURHAM  
DB 359, PG 37 WAKE  
LAND USE: RES  
ZONING: RR

N/F  
WORLD TRADE PROPERTIES LLC  
PIN 0758-04-43-8105  
DB 8219, PG 648  
LAND USE: VACANT  
ZONING: CUD TD

N/F  
GERALD & MYRA STEWART  
DURHAM PIN 0758-03-43-3039.DW  
WAKE PIN 0758-03-42-6939  
DB 939, PG 37 DURHAM  
DB 359, PG 37 WAKE  
LAND USE: VACANT  
ZONING: R-4

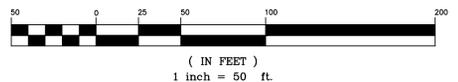
**SITE DATA**

PROPERTY OWNER:	<b>PROPSTONE, LLC</b> PO BOX 7368 LOUISVILLE, KY 40257
SITE ADDRESS:	10901 WORLD TRADE BLVD
WAKE COUNTY PIN #:	0758.04-53-0579
ZONING DISTRICT:	CUD-TD
TOTAL ACREAGE:	EXISTING: 8.77 AC. AFTER ROW DEDICATION: 8.72 AC.
EXISTING USE:	VACANT
PROPOSED USE:	INSTITUTIONAL/HOSPITAL
REQUIRED PARKING:	54 BEDS = 27 SPACES (1 SPACE PER 2 BEDS)
	27 TOTAL SPACES REQUIRED
PROPOSED PARKING:	163 STANDARD PARKING SPACES 6 ACCESSIBLE PARKING SPACES
	169 TOTAL PARKING SPACES
BUILDING GROSS AREA:	53,314 SF
BUILDING FOOTPRINT:	53,314 SF
BUILDING LOT COVERAGE:	14%
FLOOR AREA RATIO:	14%
BUILDING HEIGHT:	21 FT
EXISTING IMPERVIOUS:	0.0 AC.
PROPOSED IMPERVIOUS:	3.4 AC. (TOTAL)
REQUIRED SETBACKS:	FRONT: 50' SIDE: 20' REAR: 20'

**LEGEND**

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- DB DEED BOOK
- PG PAGE
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- R/W RIGHT OF WAY
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**GRAPHIC SCALE**

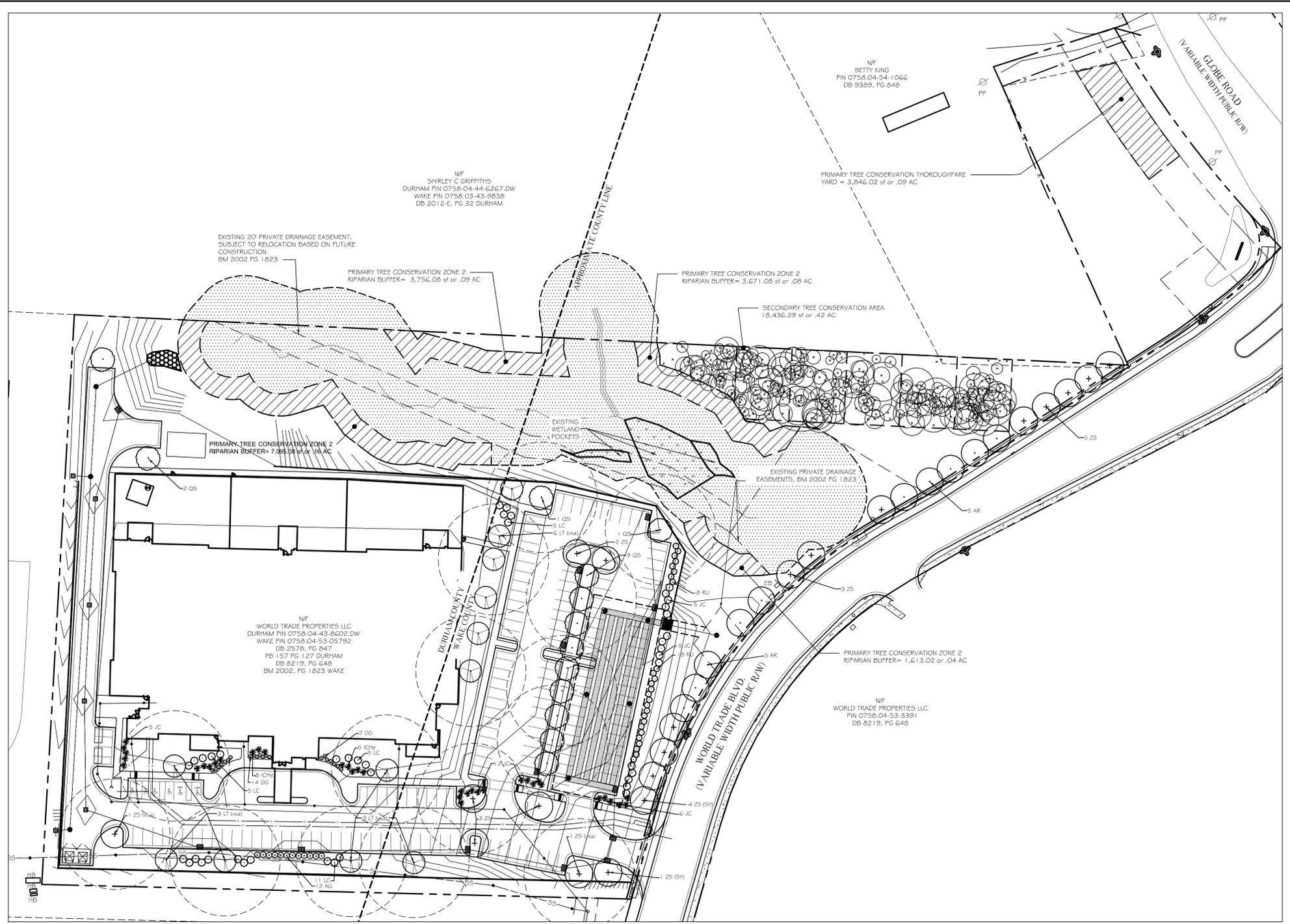


**LINE TABLE**

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**CURVE TABLE**

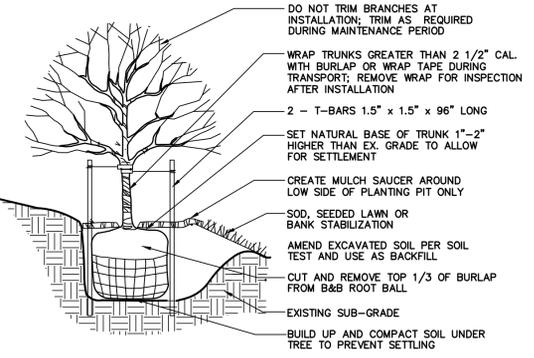
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
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C5	33.24'	352.97'	005°23'46"	33.23'	S53° 10' 43"W



- PLANTING NOTES:**
- All plant materials to comply with American Standard for Nursery Stock ANSI Z60.
  - Plant locations to be approved in field prior to installation.
  - Substitutions of plant materials specified can only occur with prior approval by Landscape Architect.
  - Establish plant bed configurations. Landscape Architect to approve bed layout in field.
  - Install plants and mulch beds with 3" of pine straw.
  - Establish mulch beds around existing trees to remain.
  - Lawn areas disturbed by landscape contractor and construction to be seeded.
  - Landscape Contractor to guarantee plant materials for a one year period following substantial completion.
  - Plants to be located at least 2' from back of curb or edge of sidewalk.

City of Raleigh Planting Requirements:

- VEHICLE SURFACE AREA:**  
PROPOSED VSA=62,260 SF  
Required: At least 1 TREE / 2000 SF and 1/ SHRUB / 500 SF  
Provided: 31 TREES  
Provided: 131 SHRUBS  
All parking spaces are located within 50' of a shade tree and terminal landscape islands provided.
- STREET YARD:**  
WORLD TRADE BOULEVARD: 687 lf of road frontage - driveway = 663 lf / 50 = 13.26 x 6 = 79.5" Caliper required  
Provided: 23, 3.5" caliper Zelkova and Maple
- TRANSITIONAL PROTECTIVE YARD:**  
No transitional protective yard required
- SCREENING OF MECHANICAL UNITS:**  
The proposed HVAC units are screened from public view.

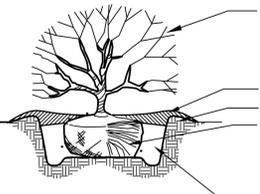


- NOTES:**
- PERFORM SOIL TEST AND INCORPORATE AMENDMENTS
  - DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES
  - WATER TWICE PER WEEK AFTER INSTALLATION
  - REMOVE TREE GUYING AND STAKES ONE YEAR AFTER INSTALLATION
  - VERIFY NEED AND LOCATION OF BELOW GRADE DRAINAGE WITH LANDSCAPE ARCHITECT BEFORE PLANTING
  - CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED BY PLANTING ACTIVITIES

**PLANT SCHEDULE**

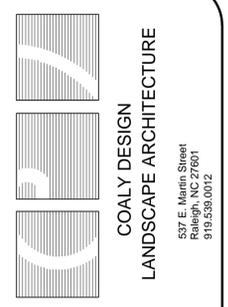
KEY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING
AG	<i>Abelia x grandiflora</i> 'Edward Goucher' / Glossy Abelia	18" HT.	CONT.	4' O.C.
ZS	<i>Zelkova serrata</i> 'Green Vase' / Japanese Zelkova	3.5" Cal. / 11' O' HT.	CONT / B & B	25' O.C.
Q5	<i>Quercus shumardi</i> / Red Oak	3" Cal. / 11' O' HT.	CONT / B & B	as indicated
LC	<i>Loropetalum chinensis</i> 'Ruby' / Chinese Fringe Flower	18" HT.	CONT.	4' O.C.
AR	<i>Acer rubrum</i> 'Redpointe' / Red Maple	3.5" Cal. / 11' O' HT.	CONT / B & B	25' O.C.
JC	<i>Juniperus chinensis</i> var <i>sargentii</i> / Juniper	12" HT.	CONT.	4' O.C.
LT	<i>Lagerstroemia</i> 'Tuscarora' / Crape Myrtle	2" Cal. / 8' HT.	CONT.	as indicated
ICHe	<i>Ilex crenata</i> 'Soft Touch' / Japanese Holly	12" HT.	CONT.	4' O.C.
DG	<i>Deutzia gracilis</i> 'Nikko' / Slender Deutzia	12" HT.	CONT.	4' O.C.
RU	<i>Rhapholepis umbellata</i> 'Minor' / Indian Hawthorn	12" HT.	CONT.	4' O.C.

- SOIL MIX-1/3 ORGANIC MATTER, 2/3 EXIST SOIL
- WIDTH OF PLANT PIT -SANDY SOIL, 24" WIDER THAN PLANT BALL -CLAY SOIL, 12" WIDER THAN PLANT BALL
- FOR PLANTING AREAS WHERE SOIL HAS BEEN COMPACTED BY EQUIP. CONTACT LA PRIOR TO PLANTING.
- FOR CAMELLIAS, RHODOS, AZALEAS, AND LAURELS: SOIL MIX, 2/3 ORGANIC AND 1/3 EXISTING SOIL
- SHRUB SHALL BEAR SAME RELATIONSHIP TO GRADE AS IT DID PRIOR TO DIGGING.



1 SHRUB PLANTING NTS

2 TREE PLANTING ON STEEP SLOPE NTS



**TRIANGLE SPRINGS**  
10901 WORLD TRADE BLVD  
RALEIGH, NC 27617

PLANTING PLAN

Consultants

Professional Seals

Date Issued: 8.31.15  
Scale: 1"=50'  
Drawn by: RBS  
Checked by: KJW

Revisions

LA-3