

# STONE'S WAREHOUSE SR-23-2015



0 245 490 Feet

Zoning: **IX-3-UL-CU, NX-3-UL-CU**

CAC: **South Central**

Drainage Basin: **Walnut Creek**

Acreage: **2.02**

Lots sq. ft.: **15,900**

Planner: **Justin Rametta**

Phone: **(919) 996-2665**

Applicant: **Transfer**

**Development**

Phone: **(919) 606-2905**





# Planning & Development

Development Services  
 Customer Service Center  
 One Exchange Plaza, Suite 400  
 Raleigh, NC 27601  
 Phone 919-996-2495  
 Fax 919-516-2685

## Administrative Site Review Application For UDO Districts Only

When submitting plans, please check appropriate building type and include the Plan Checklist document.

Building Type		FOR OFFICE USE ONLY	
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input checked="" type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> General <input checked="" type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number <i>457350</i> Assigned Project Coordinator  Assigned Team Leader <i>Rometta</i>	<i>SR-23-15</i>
Has your project previously been through the Due Diligence process? If yes, provide the transaction #			
GENERAL INFORMATION			
Development Name <b>Stone's Warehouse (Transfer Company)</b>			
Zoning District <b>IX-3-UL-CU / NX-3-UL-CU</b>			
Proposed Use <b>Mixed Use - Retail, Food Production, Restaurant, and Townhouses</b>			
Property Address(es) <b>500 East Davie Street, 419 South East Street, 400 Chavis Way</b>			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
P.I.N. Recorded Deed <b>1703971116, DB9881/PG1321</b>	P.I.N. Recorded Deed <b>1703971002, DB5574/PG321</b>	P.I.N. Recorded Deed <b>1703972131, DB6114/PG257</b>	P.I.N. Recorded Deed
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input checked="" type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Cottage Court <input type="checkbox"/> Other: If other, please describe:			
<b>WORK SCOPE</b>	Per City Code Section 10.2.8.D.1, summarize the project work scope. Subdivision (no rezoning) of (2) existing parcels into (2) commercial (1 renovation / 1 new construction) and (15) town house parcels (new construction)		
<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 (4) Design Adjustments as outlined in attached application + (1) Variance Request (in progress)		
<b>CLIENT/DEVELOPER/OWNER</b>	Company <b>Transfer Development Company o/b/o City of Raleigh</b>		Name (s) <b>Jason Queen</b>
	Address <b>207 Fayetteville Street, Suite 200, Raleigh NC 27601</b>		
	Phone <b>919.606.2905</b>	Email <b>jqueenone@gmail.com</b>	Fax <b>N/A</b>
<b>CONSULTANT (Contact Person for Plans)</b>	Company <b>Mulkey Engineers &amp; Consultants</b>		Name (s) <b>Michael Allen</b>
	Address <b>6750 Tryon Road, Cary NC 27513</b>		
	Phone <b>919.858.1888</b>	Email <b>mallen@mulkeyinc.com</b>	Fax <b>919.851.1918</b>

*Walnut Drainage  
 2.02 acres*

*South Central CAC  
 IX3ULCU NX3ULCU Zoning  
 No Overlay*

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	Building Information
Zoning District(s) IX-3-UL-CU / NX-3-UL-CU	Proposed building use(s) Mixed Use
If more than one district, provide the acreage of each IX: 1.10 acres, NX: 0.92 acres	Existing Building(s) sq. ft. gross 26,902 com
Overlay District N/A	Proposed Building(s) sq. ft. gross 15,900 com / 34,620 res
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 2.02 acres	Total sq. ft. gross (existing & proposed) 77,422 Total GSF
Off street parking Required Provided (Required 63 / Provided 63)	Proposed height of building(s) <40-0 Stories 3
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) N/A
BOA (Board of Adjustment) case # A- TBD	Building Lot Coverage percentage 50.8% (site plans only)
CUD (Conditional Use District) case # Z-25-14	Height of 1 <sup>st</sup> Floor <14-0 (exg) / 11-0 (new) / N/A (res)
Stormwater Information	
Existing Impervious Surface acres/square feet 1.24 acres / 54,014 sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet 1.80 acres / 78,408 sf	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

FOR RESIDENTIAL DEVELOPMENTS	
1. Total # Of Apartment, Condominium or Residential Units 15	7. Open Space (only) or Amenity 8,132gsf Plaza + 1,470gsf Court
2. Total # Of Congregate Care Or Life Care Dwelling Units N/A	8. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total Number of Hotel Units N/A	
4. Overall Total # Of Dwelling Units (1-6 Above) 15	
5. Bedroom Units 1br 0 2br 6 3br 9 4br or more 0	
6. Infill Development 2.2.7 N/A - Site is zoned IX / NX	

**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 Michael Allen 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 [Signature] Date 12/21/15

Signed \_\_\_\_\_ Date \_\_\_\_\_

TO BE COMPLETED BY APPLICANT				
	YES	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"/>		✓	
2. <u>Site Review</u> completed and signed by the property owner	<input checked="" type="checkbox"/>		✓	
3. Client must complete and print page 1 and 2 of the <u>Site Review</u> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓	
4. I have referenced the <u>Site Review</u> 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan; Approach to Stormwater	<input checked="" type="checkbox"/>		✓		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
g) Proposed Landscaping Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
h) Building elevations that show maximum height of buildings to be removed	<input type="checkbox"/>	<input type="checkbox"/>	✓		
i) Transportation Plan	<input type="checkbox"/>	<input 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 – include all revision dates</u>	<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 with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input 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"/>			✓

NOT FOR CONSTRUCTION

SITE PLAN SUBMITTAL  
2015/12/18

PROJECT  
**STONE'S WAREHOUSE**

REVISIONS

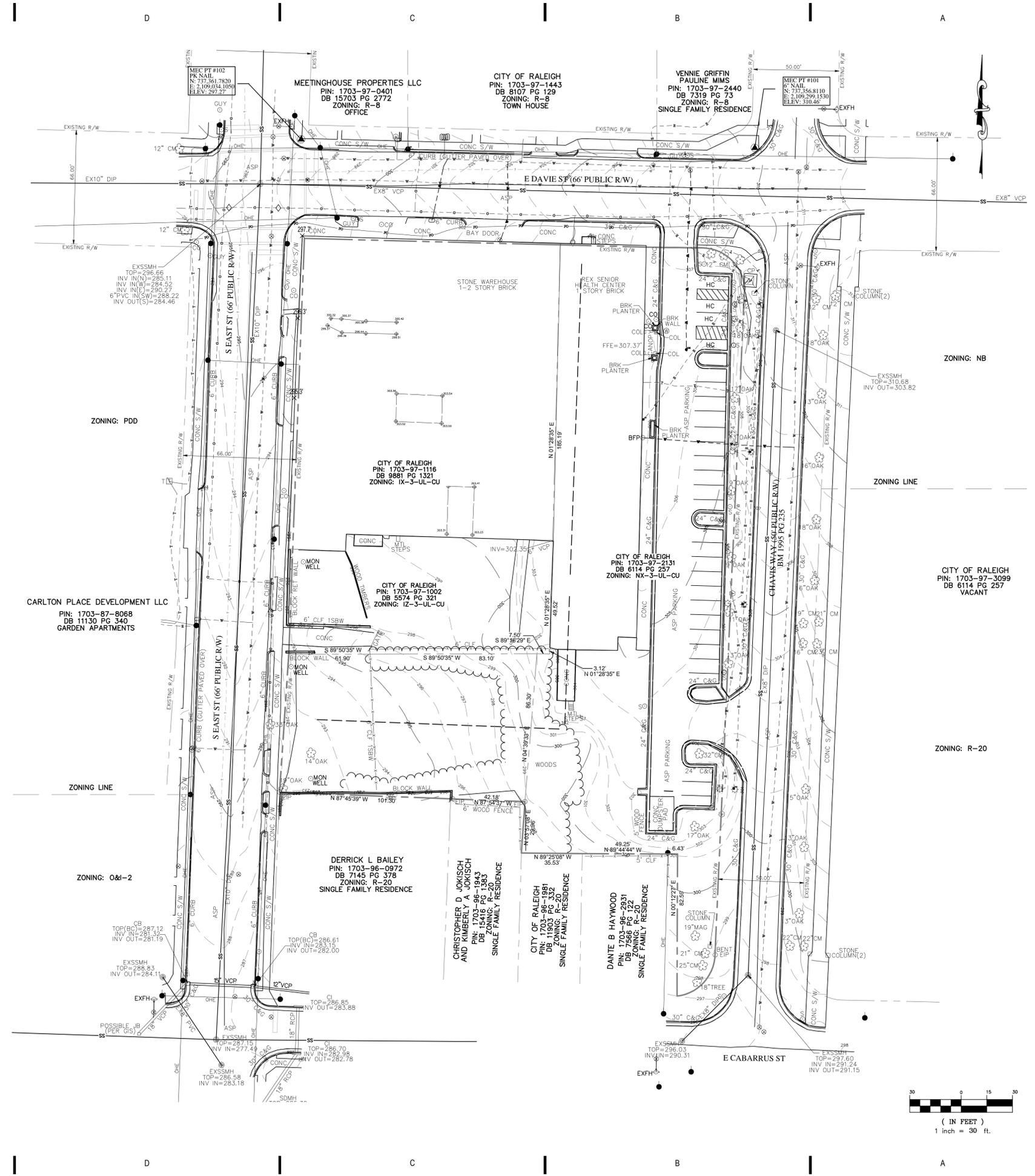
NO.	DATE OF REVISION

PROJECT DATA  
DATE: 2015/12/18  
DRAWN: PIM  
CHECKED: MDA  
FILENAME: Prelim Site  
PROJECT NO: 2015124  
PRINTING:

SHEET DATA

EXISTING CONDITIONS

SHEET NO.  
**C-100**

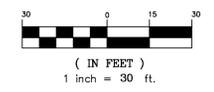


**CITY OF RALEIGH**  
ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS.  
TRANSPORTATION SERVICES \_\_\_\_\_  
PUBLIC UTILITIES \_\_\_\_\_  
STORMWATER \_\_\_\_\_  
PLANNING \_\_\_\_\_  
FIRE \_\_\_\_\_  
URBAN FORESTRY \_\_\_\_\_

**ATTENTION CONTRACTORS**  
The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2403 and the Public Utilities Department at (919) 996-4540 at least twenty four hours prior to beginning any of their construction.  
Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.  
Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

LEGEND

⊙	WATER MANHOLE	CO	UTILITY CLEAN OUT
⊕	FIRE HYDRANT	T	TELEPHONE/FIBER OPTIC HAND HOLE
⊖	WATER VALVE	⊕	TELEPHONE/FIBER OPTIC PEDESTAL
⊙	WATER METER	⊕	TELEPHONE MAHOLE
EIP	EXISTING IRON PIPE	⊙SSMH	SANITARY SEWER MANHOLE
EPK	EXISTING PK NAIL	⊙BFP	BACK FLOW PREVENTER
CM	CRAPE MYRTLE	⊕	GAS VALVE
MAG	MAGNOLIA	FFE	FINISHED FLOOR ELEVATION
R/W	RIGHT OF WAY	⊕	SPOT ELEVATION
L/A	LANDSCAPE AREA		
SO	SIGN		
CONC S/W	CONCRETE SIDE WALK	---	UNDERGROUND WATERLINE
DIP	DUCTILE IRON PIPE	---	UNDERGROUND GAS LINE
PVC	POLYVINYL CHLORIDE PIPE	---	UNDERGROUND ELECTRIC LINE
C&G	CURB AND GUTTER	---	UNDERGROUND TELEPHONE LINE
ASP	ASPHALT	---	UNDERGROUND UNKNOWN UTILITY LINE (BY RECORD)
1SBW	1 STRAND BARBED WIRE	---	UNDERGROUND FIBER OPTIC LINE (BY RECORD)
CLF	CHAIN LINK FENCE	EOI	END OF INFORMATION
PH	POWER HAND HOLE	DR	DROP
⊙	POWER MANHOLE		
●	POWER POLE		
OHE	OVER HEAD ELECTRIC		



F

E

D

C

B

A

5

4

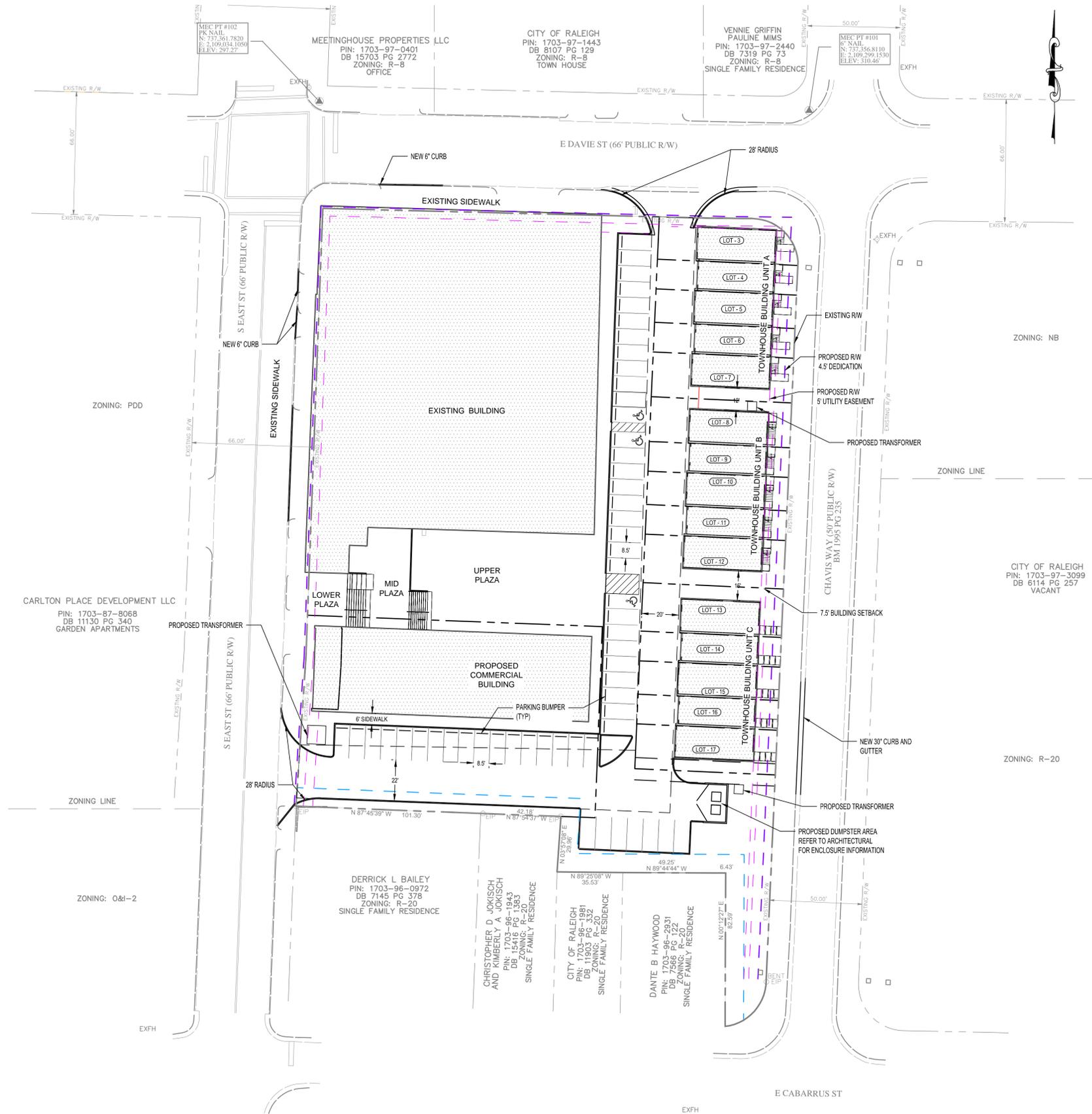
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2

1

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 TRANSPORTATION SERVICES \_\_\_\_\_  
 PUBLIC UTILITIES \_\_\_\_\_  
 STORMWATER \_\_\_\_\_  
 PLANNING \_\_\_\_\_  
 FIRE \_\_\_\_\_  
 URBAN FORESTRY \_\_\_\_\_

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**CLEARSCAPES**  
 ARCHITECTURE  
 311-200 W. Martin Street  
 Raleigh, NC 27601  
 919.821.2775  
 919.821.0804 fax  
 artarc@clearscapes.com

**CONSULTANTS**  
 Civil Engineer:  
 Mulkey Engineers  
 6750 Tryon Road  
 Cary, NC 27518  
 919.836.4800  
 MEP Engineer:  
 Sigma Engineered Solutions  
 2100 Gateway Center Blvd.  
 Morrisville, NC 27650  
 919.840.9300  
 Landscape Architect:  
 Coaly Design  
 537 East Martin Street  
 Raleigh, NC 27601  
 919.539.0012

**NOT FOR CONSTRUCTION**

**SITE PLAN SUBMITTAL**  
 2015/12/18

**STONE'S WAREHOUSE**

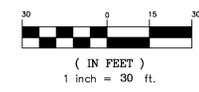
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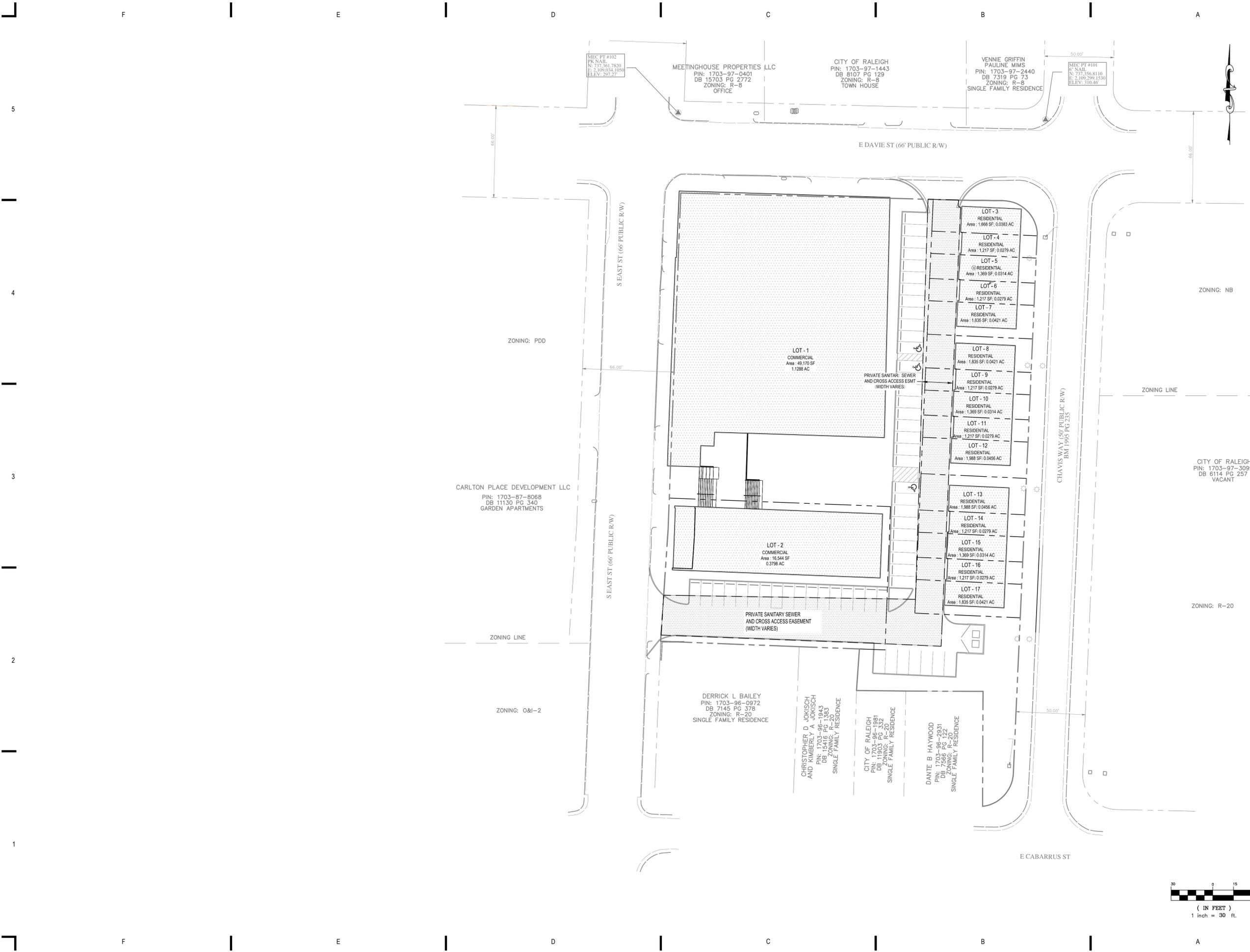
NO.	DATE OF REVISION

**PROJECT DATA**  
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 CHECKED: MDA  
 FILENAME: Prelim Site  
 PROJECT NO: 2015124  
 PRINTING:

**CIVIL PRELIMINARY SITE PLAN**

**SHEET NO. C-200**





**CLEARSCAPES**  
ARCHITECTURE + ART  
311-200 W. Martin Street  
Raleigh, NC 27601  
919.821.2775  
919.821.0804 fax  
artarc@clearscapes.com

CONSULTANTS  
Civil Engineer:  
Mulkey Engineers  
6750 Tryon Road  
Cary, NC 27518  
919.836.4800  
MEP Engineer:  
Sigma Engineered Solutions  
2100 Gateway Center Blvd.  
Morrisville, NC 27650  
919.840.9300

Landscape Architect:  
Coaly Design  
537 East Martin Street  
Raleigh, NC 27601  
919.539.0012

NOT FOR CONSTRUCTION

SITE PLAN SUBMITTAL  
2015/12/18

**STONE'S  
WAREHOUSE**

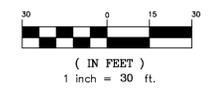
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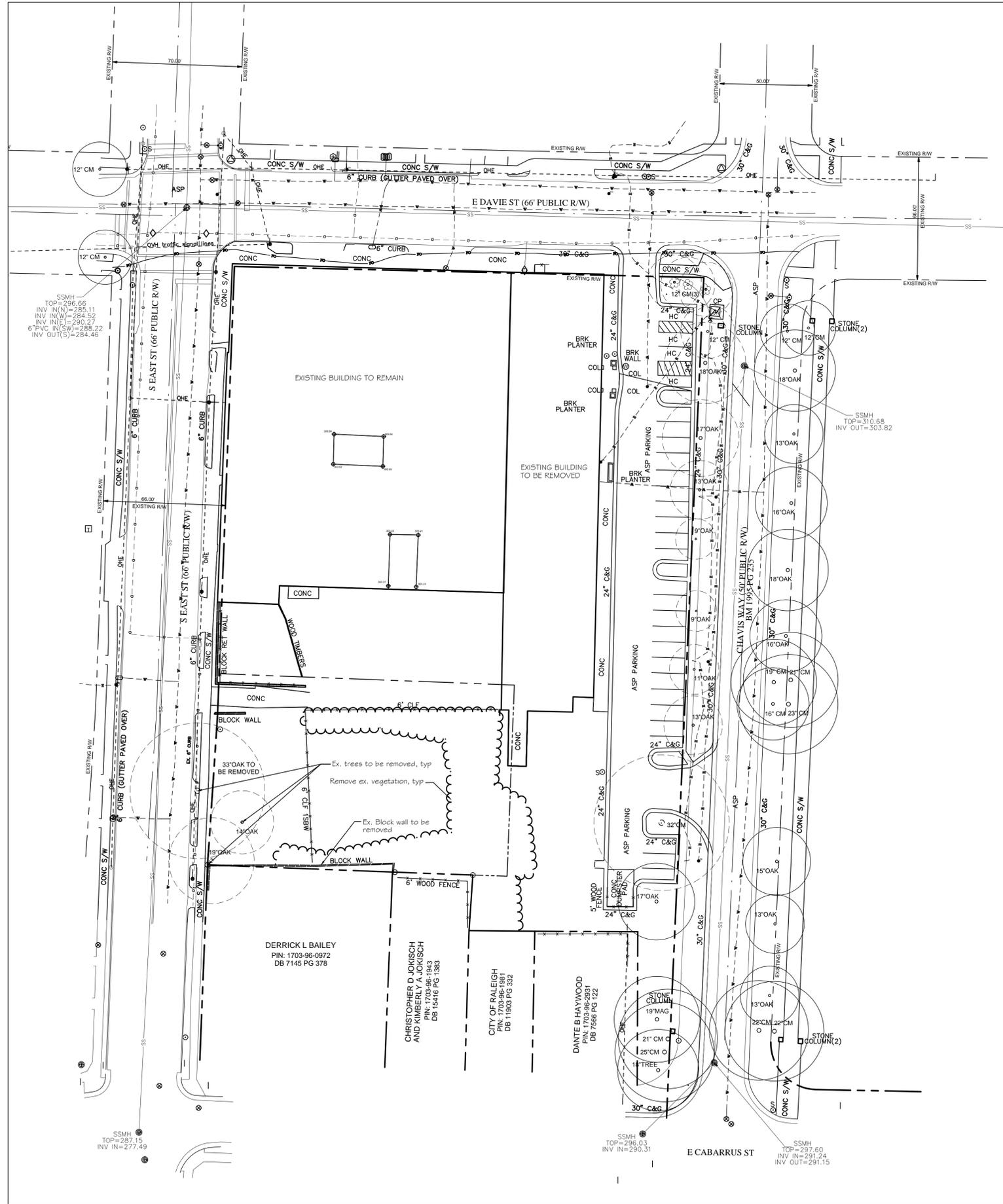
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PRELIMINARY  
LOT LAYOUT

SHEET NO.  
**C-201**



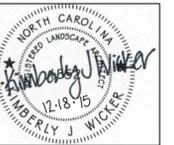




**Landscape and General Demolition Notes**

1. Contractor shall be responsible to immediately fix any active utilities damaged during construction at contractor's expense. The owner will pay to move or repair any utilities encountered during construction which are not identified on construction documents or site survey.
2. All material generated by the demolition will be hauled from the site and disposed of per local ordinances.
3. Saw-cut concrete and asphalt pavement, sidewalk or curb and gutter before excavation where construction plans show tie-ins.
4. E. Davie Street, East Street, and Chavis Way shall remain open and unobstructed to traffic at all times.
5. Contractor is responsible for traffic control during construction, as needed.
6. Repair or replace any adjacent concrete curbing and/or sidewalk damaged as part of demolition process.
7. Survey by Mulkey Engineers.
8. Existing trees along Chavis Way to be removed as indicated. Existing 17" Oak to remain at existing dumpster pad.
9. Refer to engineering drawings for items for demolition.
10. 33" Oak along East Street to be removed. Landscape Architect and the Urban Forester (Zach Manor) evaluated the tree and the placement of the improvements of sidewalk, drive isle, and transformer and decided it was best to remove the tree.

Existing Trees to be Removed



**NOT FOR CONSTRUCTION**

**SITE PLAN SUBMITTAL**  
2015/12/18

PROJECT

**STONE'S WAREHOUSE**

REVISIONS

NO. DATE OF REVISION

PROJECT DATA

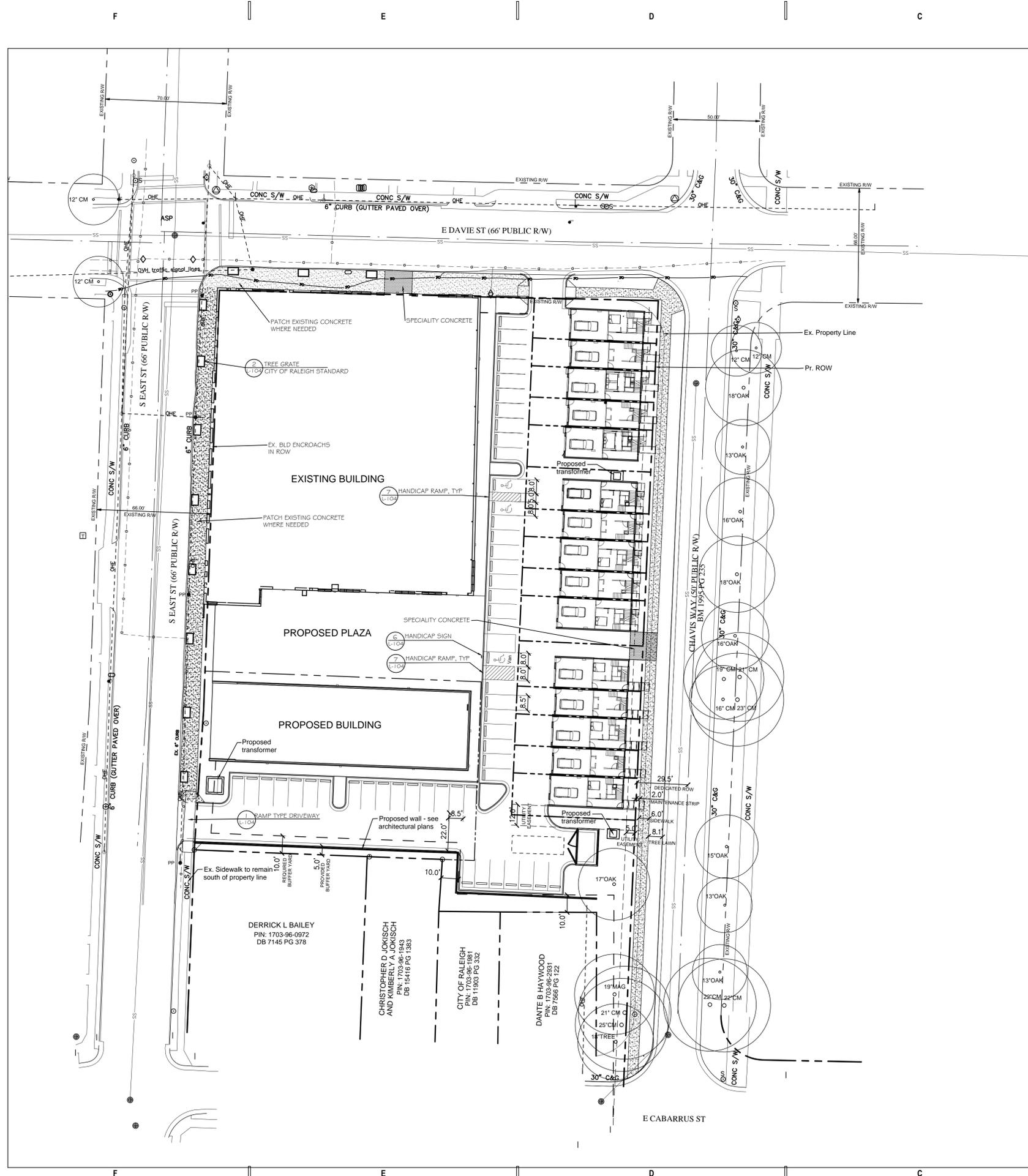
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CHECKED: KJW  
FILENAME: Stone's Base  
PROJECT NO.: 202015\_0020  
PRINTING:

SHEET DATA

**LANDSCAPE DEMOLITION PLAN**

SHEET NO.

**L-101**



Development name: Stone's Warehouse  
 Street address: 500, 512 E. Davie Street, 419 S. East Street  
 Wake County Property Identification number: 1703971116, 1703972131, 1703971002

Zoning District(s): IX and NX Total Site Acres: 2.02 acres  
 Existing Use: Vacant  
 Proposed Use: Mixed Use - Light Industrial and Residential  
 Proposed Off-street parking: Based on Urban Limited modifications per UDO Sec 7.1.3 C for Urban Frontage  
 Residential: 15 Townhomes - 1/ dwelling unit = 15 spaces (internal garage)  
 Existing Warehouse: 26,902 sf - 10,000 sf EXEMPT - 1/500sf required = 33,8 or 34 spaces (1 HC, 1 HC Van)  
 New Commercial: 15,900 sf - 6,900 sf EXEMPT = 9,000sf @ 1/500sf required = 18 spaces (1 HC)  
 Required off site parking: 67 spaces, including 3 handicap spaces  
 Provided off site parking: 69 spaces, including 3 handicap spaces

Owner/Developer:  
 Name(s): Transfer Company  
 Address: 207 Fayetteville Street, Suite 200  
 Raleigh, NC 27601

Person to contact regarding staff comments or questions about the plans:  
 Name: Kimberly Wicker, RLA Coaly Design  
 Address: 537 E. Martin Street Raleigh, NC 27601  
 Telephone: (919) 539-0012  
 E-mail address: kimberly@coalydesign.com

**Layout Plan Notes**

1. This site was approved for a rezoning on October 7, 2015, Z-25-14. Parcels are now zoned NX-3-UL-CU and IX-3-UL-CU. The current use of the site and building(s) is vacant.
2. This site is a Variance by the Board of Adjustment for the Protective Yard along the south property line. See architectural drawings for showings related to the variance.
3. All dimensions are to edge of pavement, property line, or parking strip, unless otherwise noted.
4. All details shall be constructed in strict compliance with these drawings.
5. No sight triangle obstruction or partial obstruction such as a wall, fence, foliage, berming, parked vehicles or sign, between the heights of twenty-four (24) inches and eight (8) feet above the curb line elevation, or the nearest traveled way if no curbing exists, shall be placed within a sight triangle of a public street, private street, or driveway contained either on the property or on an adjoining property.
6. Please contact Landscape Architect with any field changes or deviations in plans prior to construction.
7. All proposed asphalt/concrete to meet existing flush.
8. Ramp type driveway detail proposed for the installation of a curb cut / driveway access to the parking area off East Street.
9. All existing power poles to remain along East Street.
10. Long term bicycle parking will be provided in new commercial building. Short term bike parking will be provided in the plaza area.
11. Protective yard wall details and trash enclosure details provided on architectural sheets.
12. Handicap signs will be placed on the facade of the existing building in front of the two handicap spaces.

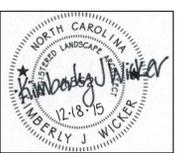


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CONSULTANTS  
 Civil Engineer  
 Mulkey Engineers  
 6750 Tryon Road  
 Cary, NC 27518  
 919.836.4800

MEP Engineer  
 Sigma Engineered Solutions  
 2100 Gateway Center Blvd.  
 Morrisville, NC 27650  
 919.840.9300

LANDSCAPE ARCHITECT  
 Coaly Design, PC  
 537 E. Martin Street  
 Raleigh, NC 27601  
 919.539.0012



SEALS

NOT FOR CONSTRUCTION

SITE PLAN SUBMITTAL  
 2015/12/18

PROJECT

**STONE'S WAREHOUSE**

REVISIONS

NO.	DATE OF REVISION

PROJECT DATA

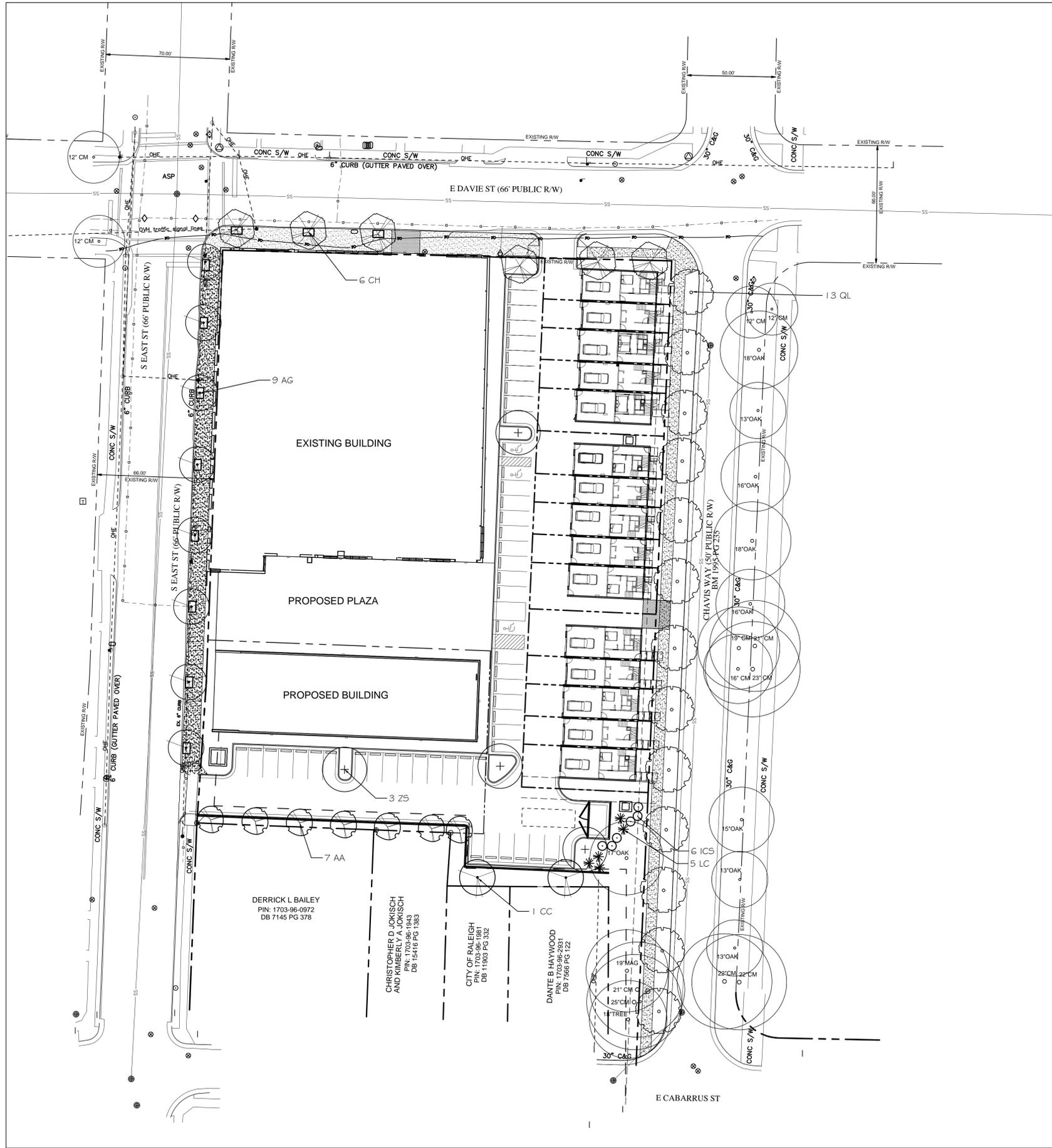
DATE: 2015/12/18  
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 FILENAME: Stone's Base  
 PROJECT NO: 202015\_0020  
 PRINTING:

SHEET DATA

**LANDSCAPE SITE PLAN**

SHEET NO.

**L-102**



**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 4\"/>

**City of Raleigh Planting Requirements:**

- VEHICLE SURFACE AREA:**  
Required: 1 TREE / 10 parking spaces
- STREET TREES:**  
S. EAST STREET: Required 40.0' O.C.  
Provided: 7, 3\"/>

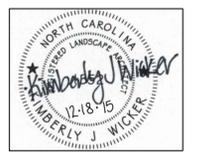
**PLANT SCHEDULE**

KEY	BOTANICAL / COMMON NAME	SIZE	ROOT
QL	Quercus lyrata 'Highbeam' / Highbeam Overcup Oak	3\"/>	

**CLEARSCAPES**  
ARCHITECTURE + ART  
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artarc@clearscapes.com

CONSULTANTS  
Civil Engineer  
Mulkey Engineers  
6750 Tryon Road  
Cary, NC 27518  
919.836.4800

Landscape Architect  
Coaly Design, PC  
537 E. Martin Street  
Raleigh, NC 27601  
919.539.0012



**NOT FOR CONSTRUCTION**

**SITE PLAN SUBMITTAL**  
2015/12/18

**STONE'S WAREHOUSE**

REVISIONS

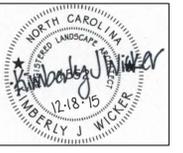
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PROJECT DATA

DATE: 2015/12/18  
DRAWN: KJW  
CHECKED: KJW  
FILENAME: Stones Base  
PROJECT NO: 202015\_0020  
PRINTING:

**LANDSCAPE PLAN**

SHEET NO.  
**L-103**



**NOT FOR CONSTRUCTION**

**SITE PLAN SUBMITTAL**  
2015/12/18

PROJECT

**STONE'S WAREHOUSE**

REVISIONS

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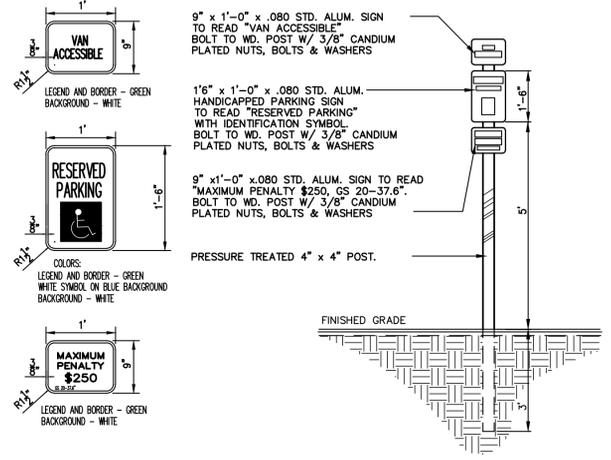
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PROJECT NO: 202015\_0020  
PRINTING:

SHEET DATA

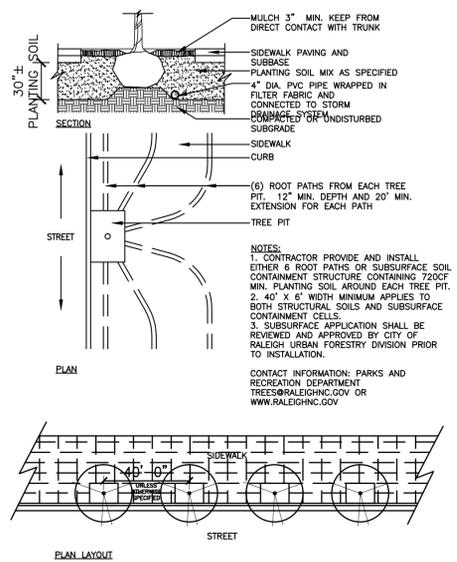
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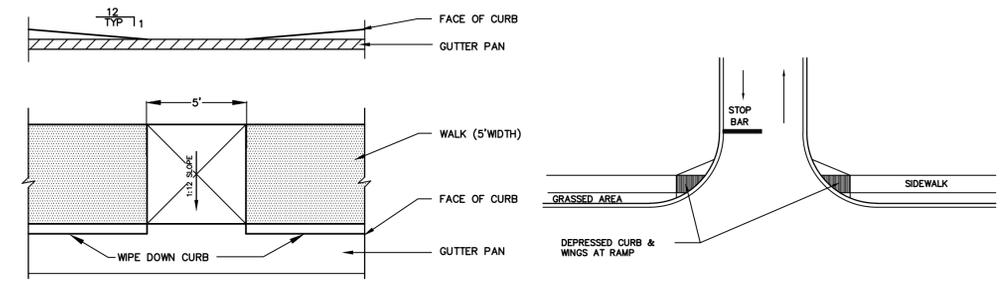
**L-104**



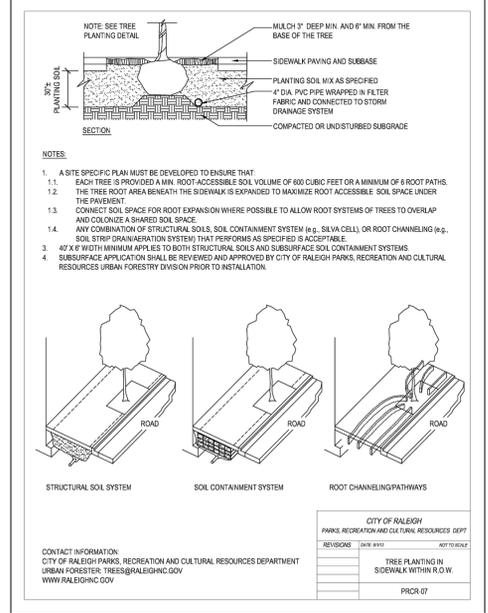
**6 HANDICAP SIGN**  
L-104 CITY OF RALEIGH TREE SPECIFICATIONS NTS



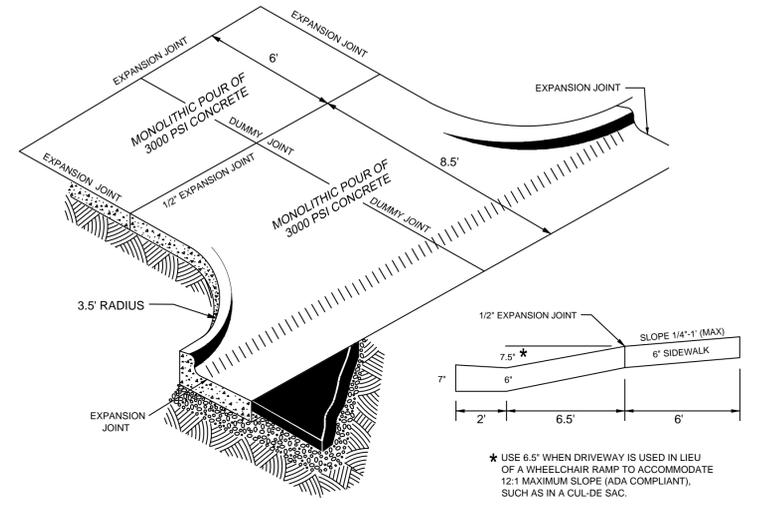
**4 TREE PLANTING IN SIDEWALK WITHIN ROW**  
L-104 CITY OF RALEIGH TREE SPECIFICATIONS NTS



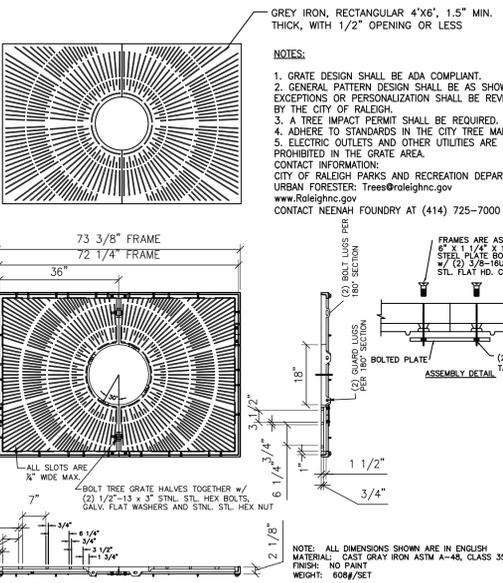
**7 HANDICAP RAMP**  
L-104 CITY OF RALEIGH TREE SPECIFICATIONS NTS



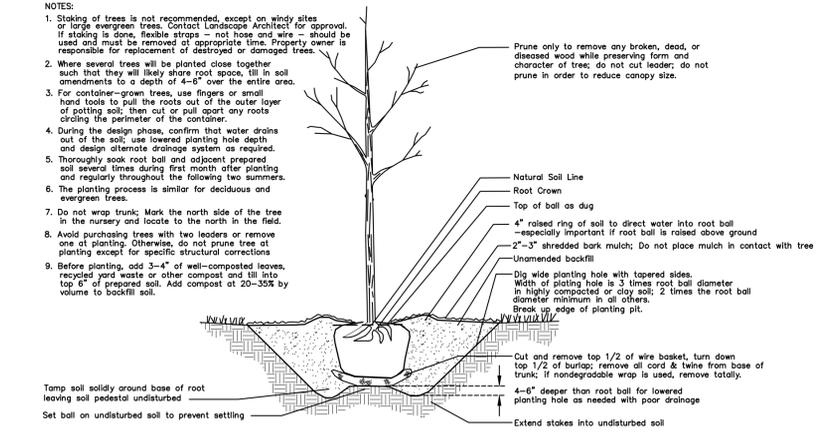
**5 TREE PLANTING IN SIDEWALK SOIL SYSTEM OPTIONS**  
L-104 CITY OF RALEIGH TREE SPECIFICATIONS NTS



**1 RAMP TYPE DRIVEWAY**  
L-104 CITY DETAIL T.10.01.01 NTS



**2 TREE GRATE IN SIDEWALK**  
L-104 CITY OF RALEIGH TREE SPECIFICATIONS NTS



**3 TREE PLANTING**  
L-104 CITY OF RALEIGH TREE SPECIFICATIONS NTS