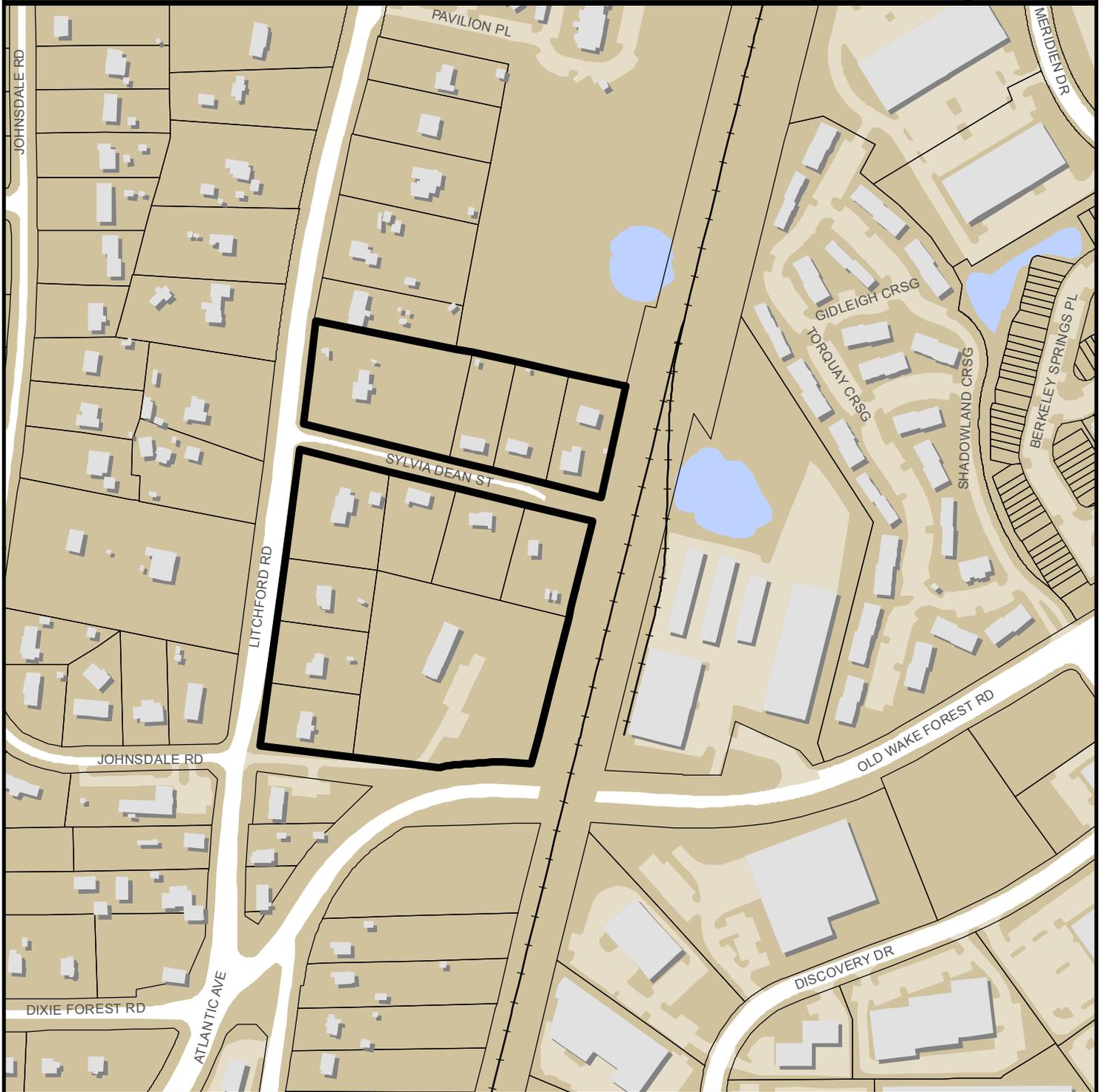


LITCHFORD ROAD APARTMENTS SR-4-2016



0 300 600 Feet

Zoning: **RX-3-CU**
CAC: **North**
Drainage Basin: **Perry Creek**
Acreage: **14.05**
Square Feet: **137,571**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **Dewitt Carolinas**
Phone: **(919) 863-1000**





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 checked="" type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number 459403 Assigned Project Coordinator Assigned Team Leader

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

GENERAL INFORMATION

Development Name **Litchford Road Apartments**

Zoning District **Residential Mixed Use - 3 Stories - Conditional Use (RX-3-CU)**

Proposed Use **Residential Mixed Use - 3 Stories - Conditional Use (RX-3-CU)**

Property Address(es) **2504, 2505, 2506, 2509, 2510 & 2513 Sylvia Dean Street; 6132 Johnsdale Road; 6314, 6316, 6318, 6320 & 6420 Litchford Road.**

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
1717902004, 1717902127, 1717902331	1717902560, 1717903759, 1717904437	1717905110, 1717905483, 1717905793	1717907430, 1717907701, & 1717908638

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 Cottage Court Other: If other, please describe:

WORK SCOPE
 Per City Code Section 10.2.8.D.1, summarize the project work scope.
 Proposed improvements consist of 10 apartment buildings, a clubhouse and the necessary on site parking. Containing 240 units.

DESIGN ADJUSTMENT OR ADMIN ALTERNATE
 Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE
N/A

CLIENT/DEVELOPER/OWNER

Company Dewitt Carolinas, Inc.	Name (s) Everett Daniels
Address 3301 Benson Drive, Ste. 103, Raleigh, NC 27609	
Phone 919 - 863 -1000	Email Everett.Daniels@DeWittCarolinas.com Fax N/A

CONSULTANT (Contact Person for Plans)

Company Advanced Civil Design	Name (s) Steven Beattie
Address 51 Kilmayne Drive, Ste. 105, Cary, NC 27511	
Phone 919 - 481 - 6290	Email sbeattie@advancedcivildesign.com Fax N/A

*Drainage Perry, 14.05 ac., North EAC,
 RX-3-CU no overlay*

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

Zoning Information		Building Information	
Zoning District(s) Residential Mixed Use - 3 Stories - Conditional Use (RX-3-CU)		Proposed building use(s) Dwelling	
If more than one district, provide the acreage of each N/A		Existing Building(s) sq. ft. gross 22,860	
Overlay District None		Proposed Building(s) sq. ft. gross 114,711	
Total Site Acres	Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 14.05	Total sq. ft. gross (existing & proposed) 137,571	
Off street parking Required	Provided 481	Proposed height of building(s) 45' 8" Stories 3	
COA (Certificate of Appropriateness) case # N/A		FAR (floor area ratio percentage) 18.7%	
BOA (Board of Adjustment) case # A- N/A		Building Lot Coverage percentage 18.7% (site plans only)	
CUD (Conditional Use District) case # Z-7-15		Height of 1 st Floor 9' 1.5"	
Stormwater Information			
Existing Impervious Surface		Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
acres/square feet 76,550			
Proposed Impervious Surface		If Yes, please provide	
acres/square feet 311,147		Alluvial Soils	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Flood Study	FEMA Map Panel #
		None	3720171700J

FOR RESIDENTIAL DEVELOPMENTS

1. Total # Of Apartment, Condominium or Residential Units 240	7. Open Space (only) or Amenity Clubhouse, Pool,
2. Total # Of Congregate Care Or Life Care Dwelling Units None	8. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total Number of Hotel Units None	
4. Overall Total # Of Dwelling Units (1-6 Above) 240	
5. Bedroom Units 1br 72 2br 120 3br 48 4br or more 0	
6. Infill Development 2.2.7 N/A	

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 Advanced Civil Design, Inc. 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 J. David Davis Date 1-12-16
 Signed _____ Date _____

TO BE COMPLETED BY APPLICANT

TO BE COMPLETED BY CITY STAFF

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
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. Site Review completed and signed by the property owner	<input checked="" type="checkbox"/>		✓		
3. Client must complete and print page 1 and 2 of the Site Review to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
4. I have referenced the Site Review 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 checked="" type="checkbox"/>				

\$ 881.
Multi Unit

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
i) Transportation Plan	<input checked="" type="checkbox"/>	<input 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 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 <i>all called on plans</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

0: 15-0001-742NC Production Drawings DEVELOPMENT PLAN ADMIN. SITE REVIEW 15-0001-742-SPO1-EX.COND.dwg Jan 12, 2016 - 8:35:39pm sberette



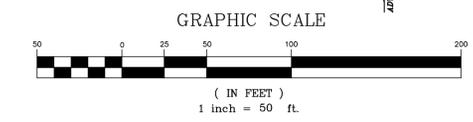
LEGEND

● Iron Pipe Found	—x—x— Ex. Fence Line
● Calculated Point	—WA— Ex. Water Line
▲ Railroad Spike	—SA— Ex. Sanitary Sewer Line
⚡ Electric Power Pole	—ST— Ex. Storm Line
⊕ Fire Hydrant	—GAS— Ex. Gas Line
⊙ Existing Tree	—OHE— Ex. Overhead Electric Line
⊖ Existing Tree Line	—...— Ex. Property Line
	— --- --- Right of Way

- GENERAL NOTES**
- EXISTING ZONING OF PROPERTY IS RX-3-CU.
 - BOUNDARY INFORMATION PROVIDED BY ADVANCED CIVIL DESIGN, INC.
 - TOPOGRAPHIC SURVEY PROVIDED BY ADVANCED CIVIL DESIGN, INC.
 - THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORDED DRAWINGS. LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM LOCATION HEREON.
 - EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITIES PRIOR TO ANY CONSTRUCTION.
 - EXISTING VEGETATION AND NATURAL AREAS WILL BE PROTECTED TO THE GREATEST EXTENT POSSIBLE AND MINIMUM CLEARING OF LAND SHALL BE UNDERTAKEN DURING DEVELOPMENT.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD ZONE BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 3720171700J WITH AN EFFECTIVE DATE OF MAY 2, 2006, IN WAKE COUNTY NORTH CAROLINA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.



PLAN PREPARED BY: **ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS**
51 Kilmorye Drive, Suite 105
Cary, North Carolina 27511
PH 919.481.6290
FAX 919.336.5127

PLAN PREPARED FOR: **carolinas dewitt**
ENGINEERS SURVEYORS

Litchford Road, Raleigh, NC 27615 - Wake County
LITCHFORD ROAD APARTMENTS
SITE PLAN FOR
DEWITT REAL ESTATE SERVICES
EXISTING CONDITIONS PLAN

Issue Dates:
01/14/2016 - Initial Submittal

Date: 01/14/2016
Scale: 1" = 50'

Drawn By: STB
Checked By: JDW

Project Number:
15-0001-742

Drawing Number:
C.1.0

01/14/2016

G:\15-0001-742NC\DWG\Production Drawings\DEVELOPMENT PLAN\ADMIN SITE REVIEW\15-0001-742-SP02-SITEPLAN.dwg layout1 Jan 12, 2016 - 8:36:05pm sbsentle



LEGEND

- STANDARD DUTY PAVEMENT SECTION
- HEAVY DUTY PAVEMENT SECTION
- JOHNSDALE TYPICAL SECTION
- CART PATH PAVEMENT SECTION
- SIDEWALK CONCRETE SECTION
- HEAVY DUTY CONCRETE SECTION
- PRIMARY TREE CONSERVATION AREA
- SECONDARY TREE CONSERVATION AREA

SITE DATA TABLE

ZONED: RX-3-CU (RESIDENTIAL MIXED USE - 3 STORIES - CONDITIONAL USE)

SITE ACREAGE	14.05 AC. (611,993 S.F.)
RIGHT-OF-WAY DEDICATION	0.31 AC. (13,594 S.F.)
IMPERVIOUS AREA (BUILDING, SIDEWALK, & PARKING)	7.14 AC. (311,147 S.F.)
IMPERVIOUS PERCENTAGE	50.8%
TOTAL PARKING SPACES REQUIRED	481
TOTAL PARKING SPACES PROVIDED	490
TOTAL HANDICAP SPACES PROVIDED	11

(B) = PARKING SPACE COUNT

SITE PLAN NOTES

ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.

ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

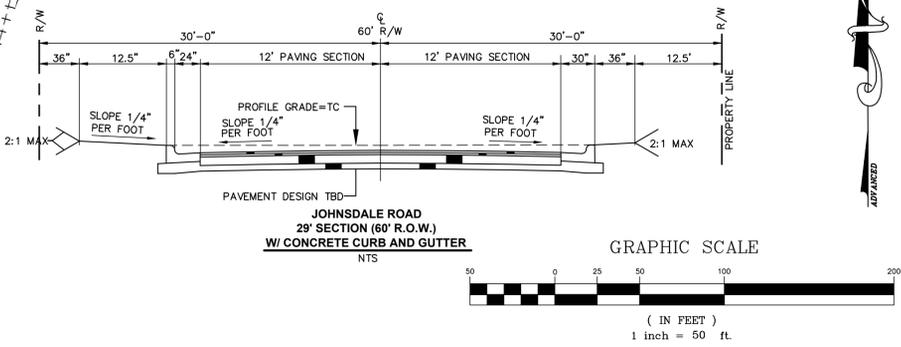
CURB RADII AND PAVEMENT RADII NOT LABELED ARE 5' OR ONE-HALF THE WIDTH OF ISLAND.

EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

ALL PRIVATE PAVEMENT MARKING SHALL BE WHITE UNLESS OTHERWISE NOTED.

- CODED NOTES**
- (A) 18" STRAIGHT CURB
 - (B) CONCRETE STEP (12-INCH TREAD, RISER PER SPOT GRADES)
 - (C) DUMPSTER ENCLOSURE W/ CONCRETE PAD, TO MATCH BUILDING ELEVATIONS.
 - (D) HANDICAP RAMP IN SIDEWALK WITH DETECTABLE WARNING INDICATORS.
 - (E) COMBINED CURB AND WALK
 - (F) ACCESSIBLE PARKING SPACE. ("VAN" - INDICATES VAN ACCESSIBLE SPACE)
 - (G) STOP SIGN
 - (H) CHANNELIZATION LINE, 10" WHITE
 - (I) STOP LINE, 24" WHITE
 - (J) LANE ARROW, WHITE
 - (K) WHEEL STOP
 - (L) MAIL KIOSK
 - (M) LANDSCAPE TIMBER RETAINING WALL
 - (N) FLAG POLE
 - (O) 30" STANDARD CURB AND GUTTER
 - (P) METER & BACKFLOW PREVENTOR PIT
 - (Q) AMENITY AREA
 - (R) DECORATIVE ALUMINUM FENCE (SEE LANDSCAPE PLANS)
 - (S) RELOCATED STREET SIGN
 - (T) (2)BIKE RACKS



PLAN PREPARED BY: 51 Kilmorye Drive, Suite 105
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127
ENGINEERS SURVEYORS

PLAN PREPARED FOR: carolinas
dewitt
ENGINEERS SURVEYORS

Litchford Road, Raleigh, NC 27615 - Wake County
LITCHFORD ROAD APARTMENTS
FOR
SITE PLAN
DEWITT REAL ESTATE SERVICES
SITE PLAN & TRANSPORTATION PLAN

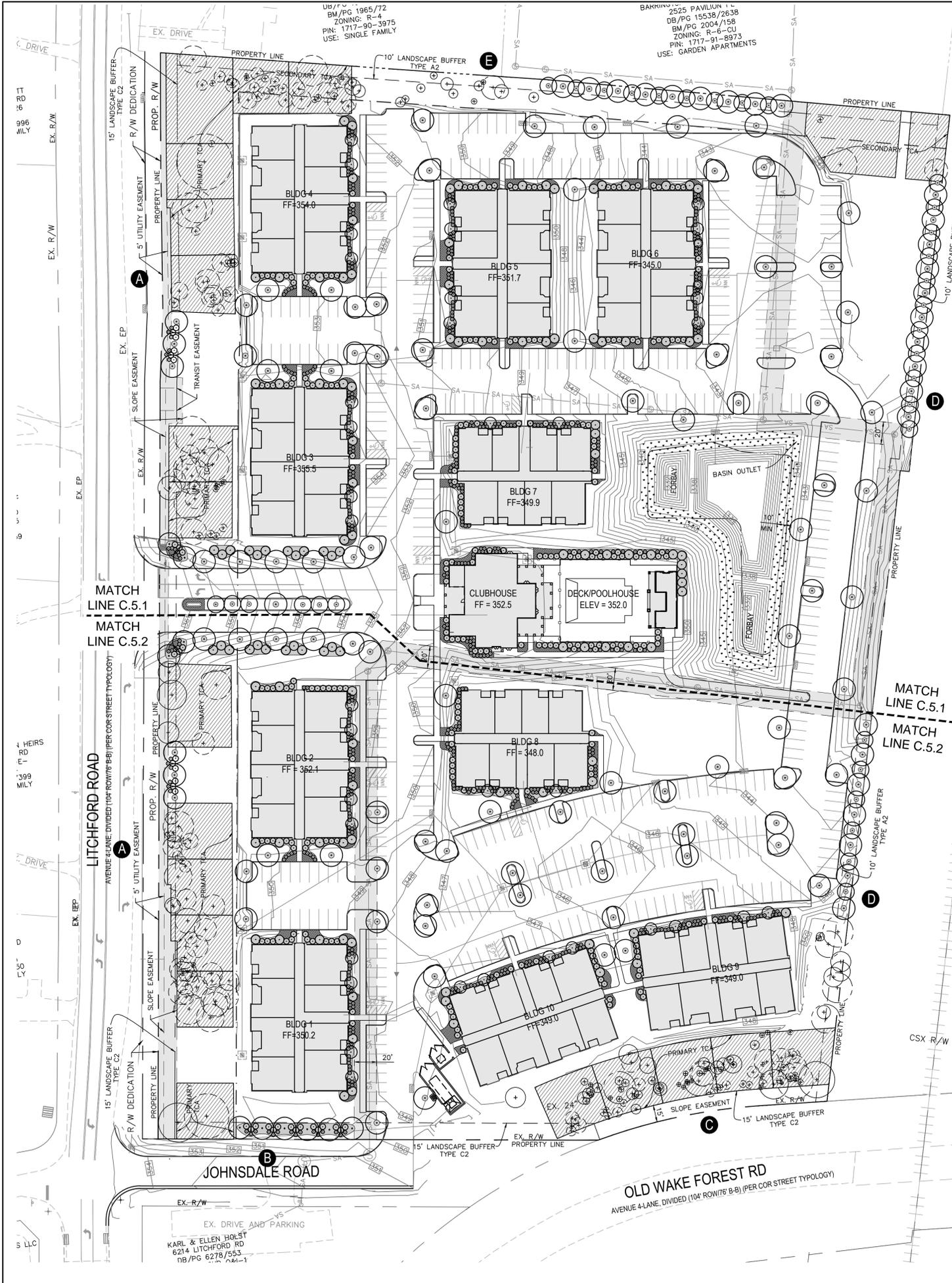
Issue Dates:
01/14/2016 - Initial Submittal

Date: 01/14/2016
Scale: 1" = 50'

Drawn By: STB
Checked By: JDW

Project Number:
15-0001-742

Drawing Number:
C.2.0



LITCHFORD APARTMENTS - Raleigh, NC Master Plant List

TYPE	SYMBOL	NUMBER	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS					
					CALIPER	HEIGHT	SPREAD	ROOT	OTHER	
LARGE DECIDUOUS TREES	AR	8	<i>Acer rubrum</i> 'October Glory'	October Glory Maple	2-1/2"	12'	6'	B&B		
	BN	10	<i>Betula nigra</i>	River Birch	2-1/2"	12'	6'	B&B	Multi-Stem, 3 Canes	
	MR	5	<i>Ginkgo biloba</i>	Maidenhair	2-1/2"	12'	6'	B&B	Male Only	
	LR	9	<i>Liquidambar styraciflua</i> 'Rotundiloba'	Fruitless Sweetgum	2-1/2"	12'	6'	B&B		
	QS	10	<i>Quercus shumardii</i>	Shumard Oak	2-1/2"	12'	6'	B&B		
	QP	20	<i>Quercus phellos</i> 'HighTower'	HighTower Willow Oak	2-1/2"	12'	6'	B&B		
	QL	19	<i>Quercus lyrata</i> 'Highbeam'	Overcup Oak	2-1/2"	12'	6'	B&B		
	ZS	7	<i>Zelkova serrata</i>	Green Vase Zelkova	2-1/2"	12'	6'	B&B		
	UP	6	<i>Ulmus parviflorus</i> 'Alee'	Alee Elm Tree	2-1/2"	12'	6'	B&B		
	LARGE EVERGREEN TREES	CD	4	<i>Cedrus deodara</i>	Deodore Cedar	2-1/2"	12'	6'	B&B	Full To Ground
PP		27	<i>Pinus palustris</i>	Long Leaf Pine	2-1/2"	12'	6'	B&B		
SMALL DECIDUOUS TREES	AP	8	<i>Acer palmatum</i>	Japanese Maple	1 1/2"	8'	4'	B&B	Single Trunk	
	CC	8	<i>Cercis canadensis</i>	Eastern Redbud	1 1/2"	8'	4'	B&B	Single Trunk	
	CF	14	<i>Cornus florida</i>	Flowering Dogwood	1 1/2"	8'	4'	B&B	Single Trunk	
	LT	6	<i>Lagerstroemia indica</i> x <i>fauveii</i> 'Tuscarora'	Tuscarora Crape Myrtle	1 1/2"	8'	4'	B&B	Multi-Stem, 3 Canes	
	CR	10	<i>Cornus florida</i> f. <i>rubra</i>	Flowering Pink Dogwood	1 1/2"	8'	4'	B&B	Single Trunk	
	GB	9	<i>Ginkgo biloba</i> 'Goldspire'	Goldspire Ginkgo	1 1/2"	8'	3'	B&B	Male only	
SMALL EVERGREEN TREES	LS	9	<i>Liquidambar styraciflua</i> 'Slender Silhouette'	Slender Silhouette Sweetgum	1 1/2"	8'	3'	B&B	Full To Ground	
	ICO	56	<i>Ilex 'Conat'</i> oakleaf	Oakleaf Holly	n/a	6'	3'	B&B	Pyramidal, Full To Ground	
	INS	48	<i>Ilex x 'Nelle R. Stevens'</i>	Nelle Stevens Holly	n/a	6'	3'	B&B	Pyramidal, Full To Ground	
DECIDUOUS SHRUBS	RHB	67	<i>Euonymus alatus</i> 'Rudy Haag'	Rudy Haag Burning Bush	n/a	24"	24"	CONT.	Full To Ground	
	HYA	79	<i>Hydrangea arborescens</i>	Smooth Hydrangea	n/a	24"	24"	CONT.	5 cane minimum	
	SJG	39	<i>Spiraea japonica</i> 'Goldflame'	Goldflame Spirea	n/a	24"	24"	CONT.	Full To Ground	
EVERGREEN SHRUBS	AGD	28	<i>Acuba japonica</i>	Spotted Laurel	n/a	36"	36"	CONT.	Full To Ground	
	GJA	138	<i>Gardenia jasminoides</i> 'August Beauty'	August Beauty Gardenia	n/a	24"	24"	CONT.	Full To Ground	
	GJF	26	<i>Gardenia jasminoides</i> 'Frost proof'	Frost proof Gardenia	n/a	24"	24"	CONT.	Full To Ground	
	NDG	112	<i>Nandina domestica</i> 'Gulfstream'	Gulfstream Nandina	n/a	24"	24"	CONT.	Full To Ground	
	NDO	23	<i>Nandina domestica</i>	Heavenly Bamboo	n/a	24"	24"	CONT.	Full To Ground	
	PTB	68	<i>Pittosporum tobira</i>	Japanese Mock Orange	n/a	36"	36"	CONT.	Full To Ground	
	VPT	31	<i>Pittosporum tobira</i> 'Variegatum'	Variegated Japanese Mock Orange	n/a	36"	36"	CONT.	Full To Ground	
	PLO	27	<i>Prunus laurocerasus</i> 'Otto Luyken'	Otto Luyken	n/a	24"	24"	CONT.	Full To Ground	
	RAM	27	<i>Rhododendron</i> 'Autumn Monarch'	Autumn Monarch Encore Azalea	n/a	24"	24"	CONT.	Full To Ground	
	RAR	24	<i>Rhododendron</i> 'Autumn Royalty'	Autumn Royalty Encore Azalea	n/a	24"	24"	CONT.	Full To Ground	
	RAL	89	<i>Rhododendron</i> 'Autumn Lilac'	Autumn Royalty Encore Azalea	n/a	24"	24"	CONT.	Full To Ground	
	RAS	82	<i>Rhododendron</i> 'Autumn Sunset'	Autumn Ruby Azalea	n/a	24"	24"	CONT.	Full To Ground	
	EVERGREEN GROUNDCOVER	JCS		<i>Juniperus chinensis</i> 'Sargentii'	Sargent's Juniper	n/a	12"	36"	CONT.	4' O.C., 5 Cane Min.
		JCB		<i>Juniperus conferta</i> 'Blue Pacific'	Blue Pacific Shore Juniper	n/a	6"	3"	CONT.	4' O.C., 5 Cane Min.
JHW			<i>Juniperus horizontalis</i> 'Wiltoni'	Blue Rug Juniper	n/a	6"	3"	CONT.	4' O.C., 5 Cane Min.	
LBB			<i>Liriope muscari</i> 'Big Blue'	Big Blue Liriope	n/a	8"	8"	CONT.	18" O.C.	
LMV			<i>Liriope muscari</i> 'Variegata'	Variegated Liriope	n/a	8"	8"	CONT.	18" O.C.	
VMB			<i>Vinca minor</i> 'Bowles'	Bowles Periwinkle	n/a	6"	6"	CONT.	12" O.C.	
TURF	SOD	n/a	<i>Cynodon dactylon</i> - Sod	Bermuda Sod	n/a					
DECIDUOUS GROUNDCOVER	VAF	n/a	Varying Species	Annual Flowers	n/a	6"	6"	CONT.	Seasonal Annual Flowers	

- NOTES:**
- All plant material shall comply with the sizing and grading standards as set forth in the most current ANSI Z60.180 - American Standard for Nursery Stock.
 - No substitutions shall be made without the written authorization of the Project Landscape Architect.
 - Verification of total quantities of plants on the Master Landscape Plan shall be the responsibility of the landscape contractor.
 - Contractor shall locate all utilities prior to plant installation. Contractor shall be responsible for all damages incurred by his work.
 - All plant and bed line locations shall be staked in the field for approval by the Project Landscape Architect or Owner's Representative PRIOR to installation.
 - For plant sizing - the caliper, height, and width must all be provided to be accepted by the Owner.
 - For each individual plant type specified, if more than one plant is proposed, each of those plants must match in form, size, shape, etc.
 - See Details, Notes, and Specifications for additional requirements.

LITCHFORD APARTMENTS - PERIMETER BUFFERS

Buffer Label:	A	B	C	D	E
Buffer Type:	Type C2	Type C2	Type C2	Type A2	Type A2
Street Protective:	Street Protective	Street Protective	Street Protective	Transitional Protective Yard	Transitional Protective Yard
Buffer Description:	Yard	Yard	Yard	Protective Yard	Protective Yard
Buffer Width:	15'	15'	15'	10'	10'
Total Length:	969'	378'	202'	890'	685'
Less Easements:	221'	22'	202'	282'	25'
Less R.O.W.:	n/a	n/a	n/a	n/a	n/a
Less Existing Vegetation:	n/a	70'	n/a	96'	176'
Less T.C.A.:	528'	89'	n/a	110'	270'
Less Driveways:	57'	28'	n/a	n/a	n/a
Applicable Length:	163'	169'	0'	402'	215'
Fence Required?	No	No	Yes	Yes	Yes
Required Vegetation:					
Shade Trees required per 100LF:	4	4	4	4	4
Understory Trees required per 100LF:	0	0	4	4	4
Shrubs required per 100LF:	15	15	0	0	0
Number of 100LF Segments:	1.63	1.69	0	4.02	2.15
Shade Trees Required:	6.52	6.76	0	16.08	8.6
Shade Trees Proposed:	8	7	0	17	9
Understory Trees Required:	0	0	0	16.08	8.6
Understory Trees Proposed:	0	0	0	17	9
Shrubs Required:	24.45	25.35	0	0	0
Shrubs Proposed:	32	30	0	0	0

Parking Lot Perimeter Shrub Requirement

Section 7.1.7.A.1 (Vehicle Parking Lot Landscaping - Intent) of the Raleigh UDO states that "the intent of the vehicle parking lot landscaping requirements is to minimize the visual impact of large areas of vehicular parking as viewed from the public right-of-way (i.e. shrubs) and dissipate the effects of the urban heat island (i.e. trees).

The proposed site layout of the Litchford Apartments is such that the public right-of-way is bordered by a 50' wide Tree Conservation Area (TCA) for nearly the entire frontage. Where there is not a TCA, a standard Type C2 Street Protective Yard has been proposed, which screens the property from view. Beyond the TCA and Buffers, and before the parking lots, are several of the proposed apartment buildings for the project. It is our interpretation that the TCA Buffers, and Apartment Buildings qualify as "minimizing the visual impact of large areas of vehicular parking as viewed from the public right-of-way; therefore, we have not proposed parking lot shrubs around the perimeter of the parking lots.

Parking Lot Island Tree Requirement

Total Islands in Parking Lot: 30
Requirement: 1 Shade Tree per Island

Required: 30 Trees in Islands
Proposed: 37 Trees in Islands

Note: Many of the proposed islands contain Easements or Sidewalks; these islands are not able to be planted with Shade Trees, and have not been counted towards these calculations. All islands suitable for planting Shade Trees have been planted, as required.

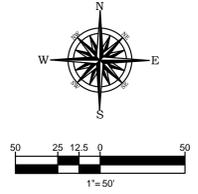
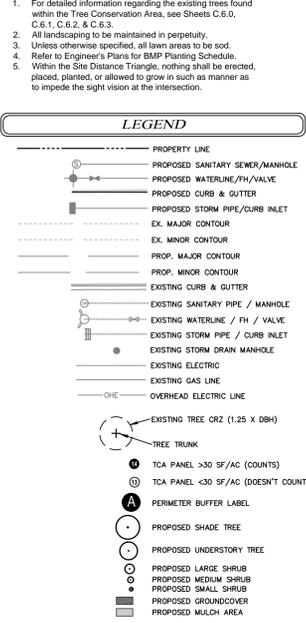
Parking Lot Area Tree Requirement

Total Area of Vehicular Use Area: 172,636 SF
Requirement: 1 Shade Tree per 2,000 SF
Calculations: 172,636 / 2,000 = 86.318 ≈ 87

Required: 87 Trees
Proposed: 87 Trees

Notes:

- For detailed information regarding the existing trees found within the Tree Conservation Area, see Sheets C.6.0, C.6.1, C.6.2, & C.6.3.
- All landscaping to be maintained in perpetuity.
- Unless otherwise specified, all lawn areas to be sod.
- Refer to Engineer's Plans for BMP Planting Schedule.
- Within the Site Distance Triangle, nothing shall be erected, placed, planted, or allowed to grow in such a manner as to impede the sight vision at the intersection.



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 _____

LITCHFORD ROAD APARTMENTS
Litchford Road, Raleigh, NC 27615 - Wake County

IMPROVEMENT PLANS
FOR
DEWITT REAL ESTATE SERVICES
LANDSCAPE PLANTING PLAN - OVERALL SITE

Issue Date: 07/14/2016 - Initial Submittal

Date: 01/14/2016
Scale: 1" = 50'

Drawn By: TAW
Checked By: MDG

Project Number: MDG 00167

Drawing Number: **C.5.0**