BA SU 2097-08

WAKE COUNTY
NORTH CAROLINA

SPECIAL USE PERMIT

File #
Fee
Amt Paid
Check #
Rec'd Date
Rec'd By

APPLICATION

Submit required documentation to:

Wake County Planning Department/Current Planning Section
PO Box 550 Wake County Office Building
Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh
Contact Current Planning at (919) 856-6335 for additional information.

Complete with required information (write "n/a" if information is not applicable to proposal).

Type of Special Use (be as specific as possible and cite code section listing use as permitted special use)

Per 4-11 Use Table; Neighborhood/convenience-oriented retail (without gasoline sales).

Modification of previously issued Special Use Permit? ( )Yes (X)No

If Yes, provide relevant Special Use Permit Number: _____

Property

Parcel Identification Number: 1718-75-9504 -002

Address: 9701 Falls of the Neuse Road

Location: West (north, east, south, west) side of Falls of the Neuse Road (street), at/between

Durant Road (street) and N/A (street)

Total site area in square feet and acres: 232,174.8 square feet 5.33 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-40: 2.58 Acres; R-40W: 2.59 Acres.

List Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Vacant.

How is this proposed use a public necessity?

This facility will provide convenience to the surrounding community for a pharmacy and various household items, with Wake Med's campus at this intersection, it is important to have a pharmacy as close as possible. Other users can utilize the store for quick stops on their way home.

What is impact on surrounding neighborhood and adjacent properties?

The impact to the surrounding neighborhood and adjacent properties is minimal. Our proposed use is low impact with a floor area ratio of just .06. Furthermore, site development will include an eight to fourteen (8-14) foot tall wall to shield adjacent neighbors. As the Traffic Impact Analysis shows, excess traffic generated is not significant.

Land Owner

Land Owner Name: LRC Durant / Falls Investors LLC

Business Operator Name (if different from Land Owner):LRC Durant Investors, LLC

Address: 1585 Frederick Blvd.

City: Akron State: OH Zip Code:44320

E-mail Address: midroz@leveycompany.com Fax: 330-253-5242

Telephone Number: 330-253-6958

Applicant (person to whom all correspondence will be sent)

Name: Amanda Hodierne

Address: 2880 Slater Road, Suite 200

City: Morrisville State: NC Zip Code: 27560

E-mail Address: ahodierne@etdpa.com Fax: 919-481-2733

Telephone Number: 919-481-2021 Relationship to Owner: consultant

Proposal

Max. allowable floor area ratio (see applicable zoning district/use regulation):Gross Floor Area Maximum is 15,000 square feet.

Proposed total floor area: 14,487 (w/ possible 200 sf utility building)Proposed floor area ratio (floor area/site area): .06

Max. allowable impervious surface coverage (see applicable zoning district/use regulation) :30 %

Proposed impervious surfaces area: 1.37 acres sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100):26.81 %

Required transitional bufferyard types and depths (see Article 16):

Front (East) 10 F ft Left (South) 40 C ft Right (North) 10 F ft Rear (West) 40 C ft

Proposed transitional bufferyard types and depths (see Article 16):

Front (East)10 F ft Left (South)30(with wall) ft Right (North)10 F ft

Rear (West) 65, variable and with wall)

Min. yard depths (see applicable district/use regulation):

Front 50 ft Corner side 30 ft Side 25 ft Rear 30 ft

Proposed yard depths: Front 50 ft Corner side 30 ft Side 65 ft Rear 30 ft

Max. building height (see applicable district/use regulation): 35 ft

Proposed building height: 35 ft

Min. parking space standard (see Article 15): 1 spaces per 200 square feet

Min. no. of parking spaces: 72 Proposed no. of parking spaces 72

Number of employees: 6-7 Hours of operation: 8 AM- 10PM

Vehicular Access:

Names of access street(s) and number of access points along each: Falls of the Neuse – 1; Durant: 1.

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity [1]	Traffic volume (ADT)[2]	Est. traffic generated (ADT)[3]
Falls of the Neuse Road	85	65	5	Y	Major Thoroughfare	40,000	661*
Durant Road	75	65	2	Y	Community Street	6,500	661*
							* For both together 55% from Falls of the Neuse Road and 45% from Durant Road.

[1] See NCDOT Highway Capacity Manual or most recent Wake County Thoroughfare Plan Appendix

[2] See CAMPO web site (www.raleigh-nc.org/campo) or NCDOT Traffic Survey Unit

[3] Base on Institute of Transportation Engineers ratios - ratio used for estimate (e.g., x trips per y sf)

Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: Delivery truck ADT: 1

Type of vehicle: ADT:

Utilities and Services:

Water supply provided by: ( ) municipal system :

( ) community system – specify type: (X) individual well(s)

Est. total water demand: 1400 gpd

Wastewater collection/treatment provided by: ( ) municipal system:

( ) community system – specify type:

(X) individual on-site system

Est. total wastewater discharge: 1400 gpd

Solid waste collection provided by: contract

Electrical service provided by: Progress Energy Underground ( ) yes (X) no

Natural gas service provided by: PSNC Energy

Telephone service provided by: Bellsouth Underground (X) yes ( ) no

Cable television service provided by: N/A Underground ( ) yes ( ) no

Fire protection provided by: Wake County

Miscellaneous:

Generalized slope of site Slight ridgeline runs through middle of property.

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: NONE

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: NONE

Land Use Plan Classifications

General Classification (note associated municipality and/or watershed):

( ) Short-Range Urban Services Area/Water Supply Watershed

( ) Short-Range Urban Services Area

( ) Long-Range Urban Services Area/Water Supply Watershed

( ) Long-Range Urban Services Area

(X) Non-Urban Area/Water Supply Watershed Falls Lake

( ) Non-Urban Area

Land Use Classification(s) (Note Area Land Use Plan, if applicable):

This parcel is a Neighborhood Activity Center.

Applicant's statement of compliance with county, municipal and joint Land Use Plans (How is proposal consistent with Land Use Plan objectives for planning area, Land Use classification, activity centers, locational standards and transitional urban development standards?)

The proposed use is consistent with all county plans and standards. The Land Use Plan classifies this parcel as a Neighborhood Activity Center appropriate for neighborhood convenience oriented retail. That is exactly what we are proposing. Furthermore, the U.D.O. states that the maximum size of such a facility is 15,000 square feet. The size proposed here is less than 15,000. The access to this building will be from two thoroughfares. This parcel has no connectivity with the adjoining neighborhood. Sidewalks are not proposed as is in keeping with the Wake County Thoroughfare Plan. The building is supported with private, on-site well and septic facilities.

Other information (additional relevant information about the site or proposal you wish to note or cite)

This proposal is the result of numerous meetings with the Muirfield Community. We strongly believe this submittal represents the best integration of a pharmacy on this site. Furthermore, LRC Durant / Falls Investors LLC has reached a singed agreement approving this plan with all the details submitted in this application.

All property owners must sign this application unless one or more individuals are specifically authorized to act as an agent on behalf of the collective interest of some or all of the owners (provide a copy of such authorization).

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature: _____ Date: 3/24/08

Signature: _____ Date: _____

Signature: _____ Date: _____

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: _____ Date: 3/25/08

Notes: All documents and maps submitted as required become the property of Wake County.
The Wake County Unified Development Ordinance is on the web at www.wakegov.com.

Project Tracking Form
Board of Adjustment
Special Use Permit/Variance/Appeal

Project Name & Request: Request for Special Use Approval of a proposed Neighborhood/convenience-oriented retail without gasoline sales

Initial Submittal Date: 03/25/08

DRS Meeting Date: 05/08/08

DRS Comments Finalized & Distributed: 05/23/08

Revised Application Submittal Date: 06/06/08

Board of Adjustment Meeting Date(s): 08/12/08

LRC FALLS/DURANT INVESTORS LLC

9701 FALLS OF NEUSE RD
WAKE COUNTY, NC

SPECIAL USE PERMIT
SUBMITTED: MARCH 25, 2008

SITE SUMMARY	
PROPERTY OWNER:	SMITH, ALTON
PIN NUMBER:	1718759504
TOTAL ACRES:	5.33 AC
CURRENT ZONING:	R-40 & R-40W
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	NON-RESIDENTIAL

OVERALL PLAN SUMMARY	
A. TOTAL BUILDING SQUARE FOOTAGE	14,487 SF
B. REQUIRED PARKING	72 SPACES
C. PROVIDED PARKING	72 SPACES
D. REQUIRED HANDICAP PARKING	3 SPACES
E. PROVIDED HANDICAP PARKING	4 SPACES

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B. IMPERVIOUS AREA	1.37 AC
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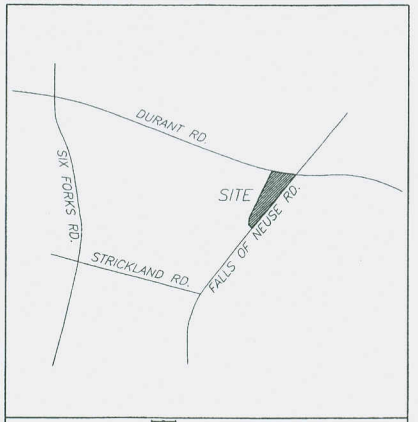
PRELIMINARY NOT FOR CONSTRUCTION



VICINITY MAP N.T.S.

Sheet List Table	
RC-01	EXISTING CONDITIONS
C-01	OVERALL SITE PLAN
C-02	SITE PLAN
C-03	SITE PLAN
C-04	GRADING AND DRAINAGE PLAN
C-05	GRADING AND DRAINAGE PLAN
C-06	UTILITY PLAN
L-01	LANDSCAPE PLAN

GENERAL NOTES:
1. EXISTING UNDERGROUND UTILITIES SHOWN ON PLAN WERE LOCATED USING THE BEST AVAILABLE EVIDENCE (STRUCTURES, SURFACE MARKINGS, EXISTING CONSTRUCTION DOCUMENTS). LOCATIONS ARE APPROXIMATE AND IN SOME INSTANCES INCOMPLETE.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS REQUIRED BY LAW TO CALL NC ONE CALL AT 1-800-632-4949 TO FIELD LOCATE ALL APPLICABLE UTILITIES PRIOR TO THE START OF ANY EXCAVATION.
3. ANY DISCREPANCIES FOUND ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT / ENGINEER AND CORRECTED PER THE ARCHITECT / ENGINEER'S RECOMMENDATION PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT ALL WORK IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS AND TO OBTAIN ALL APPROPRIATE PERMITS AND APPROVALS REQUIRED TO FACILITATE CONSTRUCTION.
5. ALL UTILITIES, STREETS, SIDEWALKS & GREENWAYS SHALL BE INSTALLED IN CONFORMANCE WITH THE APPROPRIATE GOVERNING AUTHORITY'S STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT / ENGINEER TO INSTALL SIDEWALKS, GREENWAYS, ETC. IN CONFORMANCE WITH LOCAL STATE AND FEDERAL ADA ACCESSIBILITY REQUIREMENTS.
6. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN IN GOOD WORKING ORDER ALL EROSION AND SEDIMENT CONTROL DEVICES AT ALL TIMES DURING CONSTRUCTION. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE KEPT IN PLACE UNTIL IT HAS BEEN DEEMED BY THE LOCAL AUTHORITY THAT THE AREA IN QUESTION IS SUFFICIENTLY STABILIZED. EXISTING VEGETATION SHALL NOT BE REMOVED UNLESS SPECIFICALLY DIRECTED ON THE APPROVED PLAN AND IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS.
7. THE CONTRACTOR SHALL NOTIFY THE PROJECT ARCHITECT / ENGINEER AND DEVELOPER OF ANY CONSTRUCTION AND OR EROSION CONTROL VIOLATIONS ISSUED BY THE GOVERNING AUTHORITY.
8. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE PROJECT ARCHITECT / ENGINEER TO COMPILE AS-BUILT INFORMATION DURING THE VARIOUS PHASES OF CONSTRUCTION PRIOR TO BACKFILLING UTILITIES.
9. THE CONTRACTOR SHALL PROVIDE "NOTIFICATION OF CHANGE" TO THE PROJECT ARCHITECT / ENGINEER WHEN FIELD MODIFICATIONS OCCUR. SUCH MODIFICATIONS INCLUDE, BUT ARE NOT LIMITED TO CHANGES IN ELEVATION, BUILDING FOOTPRINTS, ACCESS POINTS, UTILITY INVERTS, RETAINING WALL, ETC.

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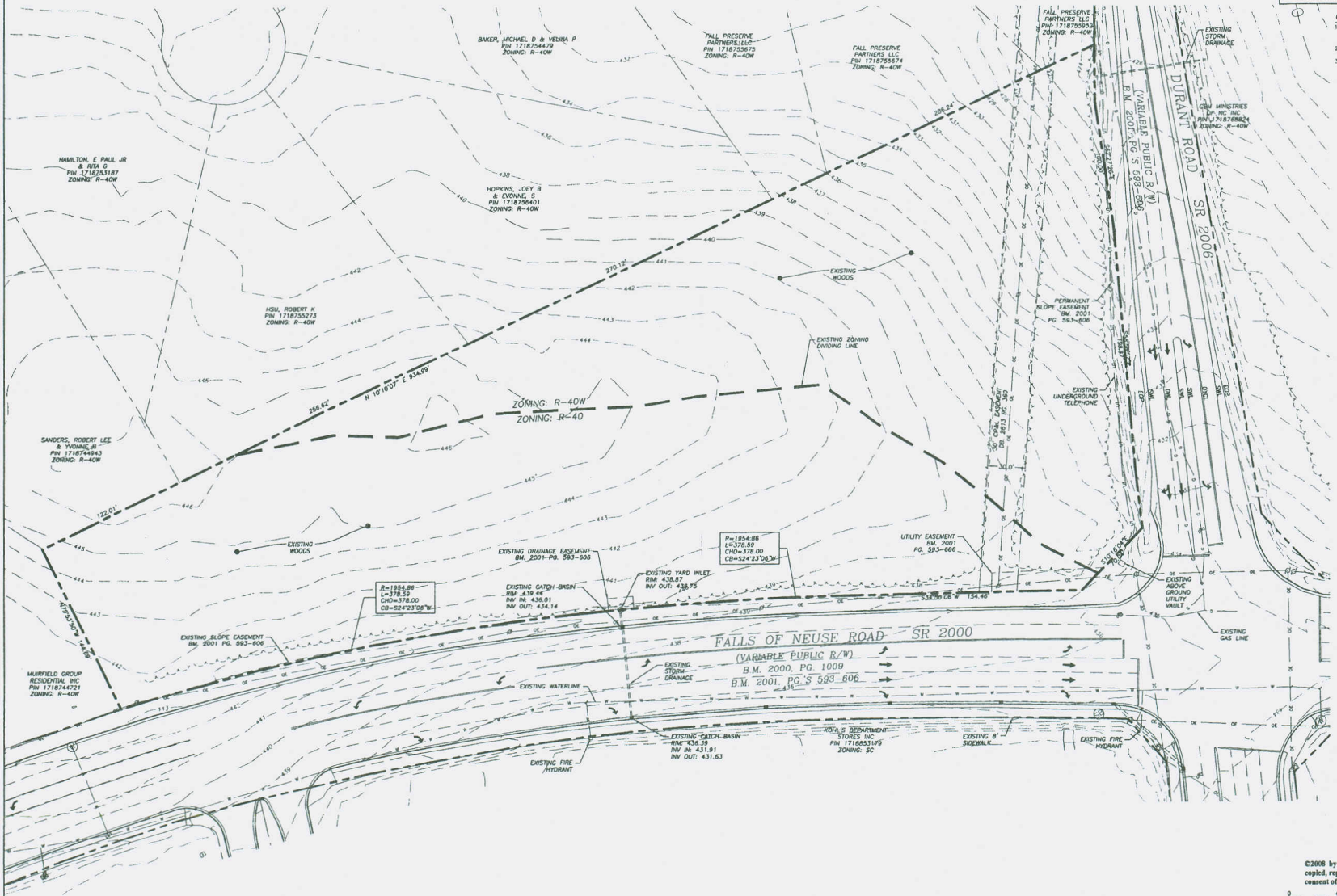
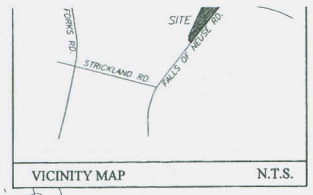
PHONE: 919-851-2344
FAX: 919-257-5201

QC REVIEW DATE:

LRC FALLS/DURANT INVESTORS
ETD PROJECT # 280





VICINITY MAP N.T.S.

GENERAL NOTES:

1. SURVEY INFORMATION WAS PROVIDED BY BASS, NIXON AND KENNEDY FROM A SURVEY TITLED "ALTON SMITH PROPERTY" DATED 12-7-2007.
2. ADJACENT PROPERTY TOPOGRAPHIC SURVEY INFORMATION WAS TAKEN FROM WAKE COUNTY GIS.
3. NO WETLANDS OR FLOODPLAINS LOCATED ON SITE.

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING TREE LINE
- UTILITY EASEMENTS
- OE — OVERHEAD ELECTRIC LINE
- UT — UNDERGROUND TELEPHONE LINE
- G — GAS LINE
- W — WATER LINE

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SCALE: HORIZONTAL 1" = 40'

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GOLF COURSE DESIGN • MAST CONSTRUCTION MANA
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PRELIMINA SPECIAL U PERMIT SI PLAN

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Drawn By: BMH
Checked By: BN
Date: 3-16-08
Proj#: 2801003

Revisions

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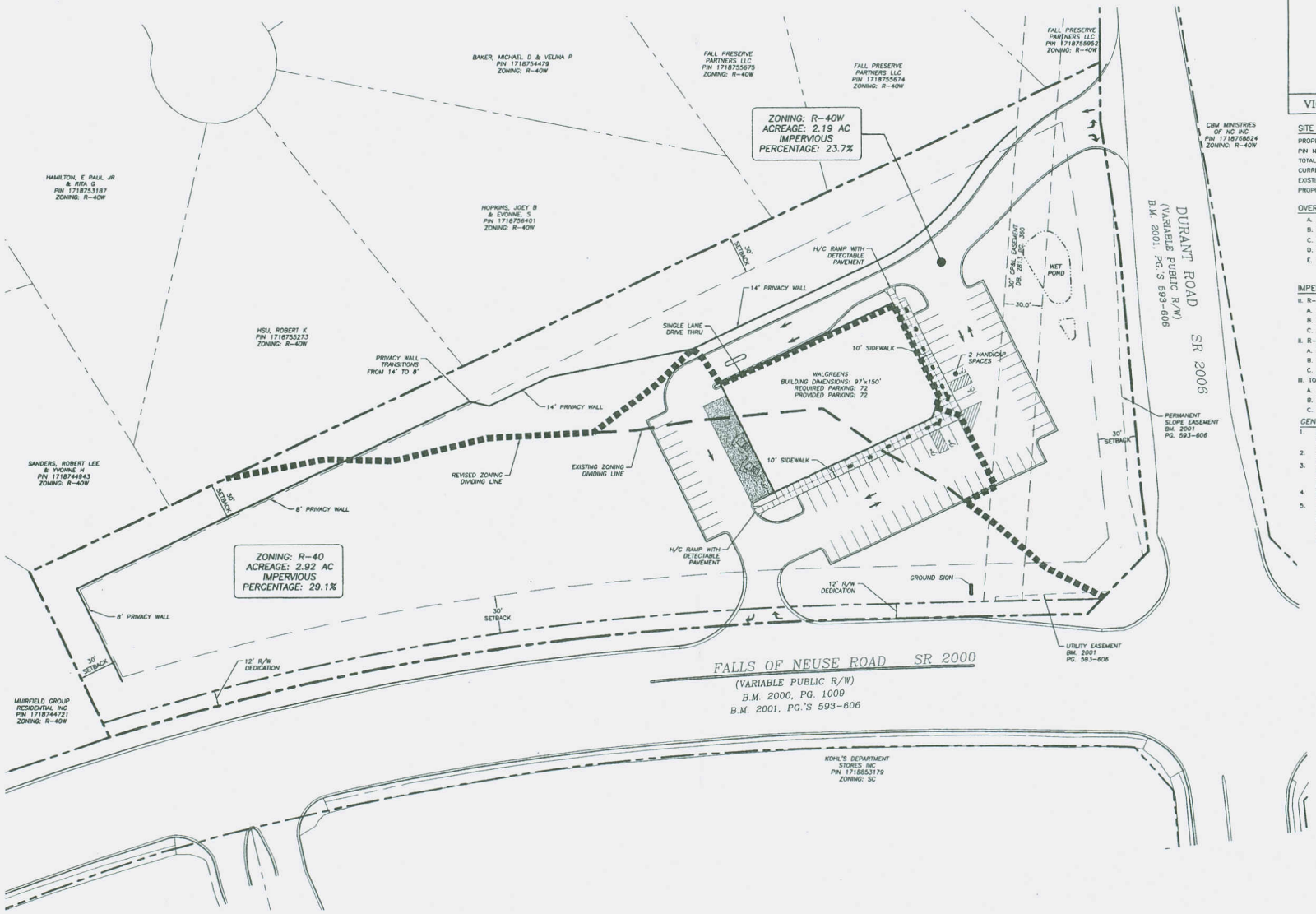
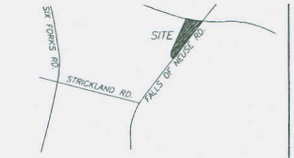
RC-01





VICINITY MAP N.T.S.

SITE SUMMARY

PROPERTY OWNER:	SMITH, ALTON
PIN NUMBER:	1718759504
TOTAL ACRES:	5.33 AC
CURRENT ZONING:	R-40 & R-40W
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	NON-RESIDENTIAL

OVERALL PLAN SUMMARY

A. TOTAL BUILDING SQUARE FOOTAGE	14,487 SF
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2. ADJACENT PROPERTY TOPOGRAPHIC SURVEY INFORMATION WAS TAKEN FROM WAKE COUNTY GIS.
3. A FINAL ZONING AND SITE IMPROVEMENT INSPECTION SHALL BE REQUIRED TO VERIFY SITE PLAN COMPLIANCE BE DONE BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED BY WAKE COUNTY IDPP STAFF.
4. NO PERMANENT CONSTRUCTION CAN OCCUR WITHIN BUFFER YARDS.
5. SEPTIC TANKS, SEPTIC TANK DRAIN LINE ARE PROHIBITED IN BUFFERYARDS. STORMWATER RETENTION AND DETENTION FACILITIES, STORAGE TANKS FOR ANY PURPOSE, UTILITY SUBSTANCES, AND BUILDING HOUSING UTILITY SUBSTATIONS AND BUILDING HOUSING UTILITY COMMODITIES OR EQUIPMENT ARE ALSO PROHIBITED IN REQUIRED BUFFERYARDS.

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING ZONING LINE
- REVISED ZONING LINE
- UTILITY EASEMENTS

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0 40 80 120

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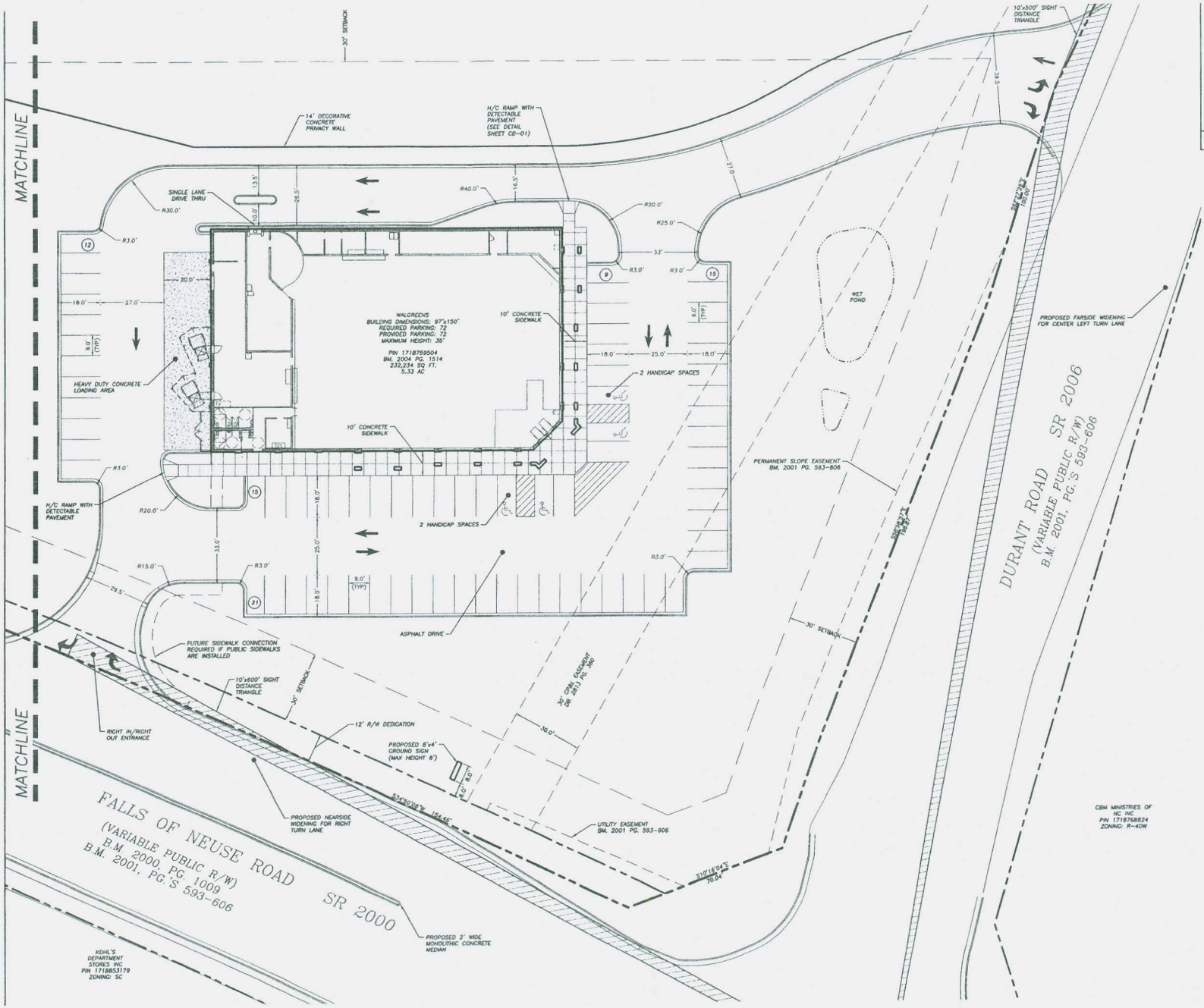

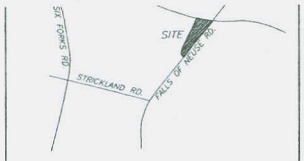

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ADJACENT PROPERTY LINE

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0 20 40 60

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PRELIMINA SPECIAL U PERMIT SI PLAN

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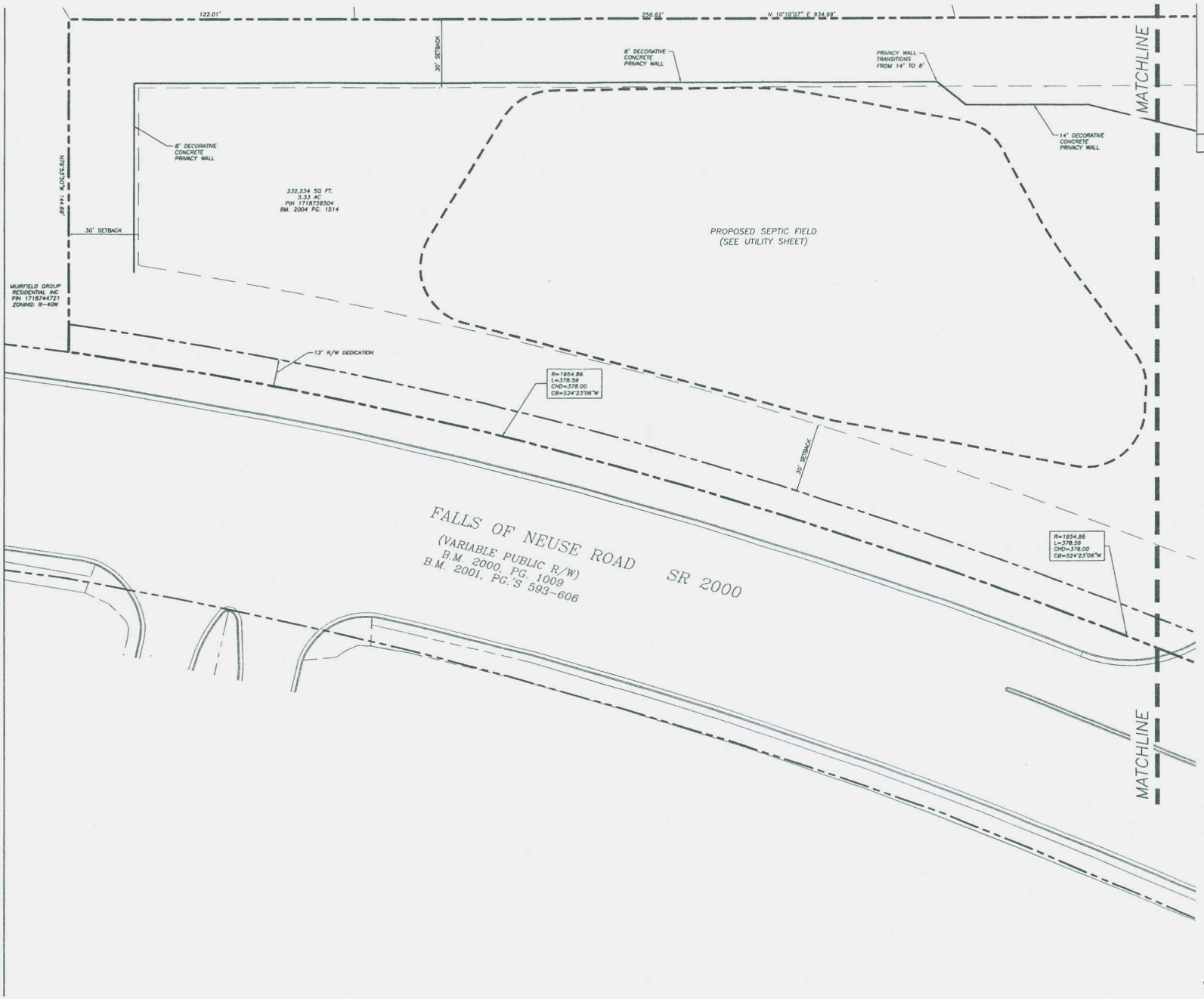

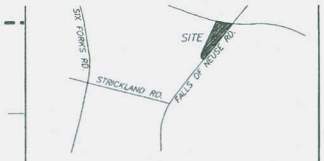

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C. IMPERVIOUS PERCENTAGE	29.11%
II. R-40W SECTION	
A. GROSS AREA	2.19 AC
B. IMPERVIOUS AREA	0.52 AC
C. IMPERVIOUS PERCENTAGE	23.74%
III. TOTAL SITE AREA	
A. GROSS AREA	5.11 AC
B. IMPERVIOUS AREA	1.37 AC
C. IMPERVIOUS PERCENTAGE	26.81%

GENERAL NOTES:

1. SURVEY INFORMATION WAS PROVIDED BY BASS, NIXON AND KENNEDY FROM A SURVEY TITLED "ALTON SMITH PROPERTY" DATED 12-7-2007.
2. ADJACENT PROPERTY TOPOGRAPHIC SURVEY INFORMATION WAS TAKEN FROM WAKE COUNTY GIS.

LEGEND

EXISTING PROPERTY LINE

ADJACENT PROPERTY LINE

UTILITY EASEMENTS

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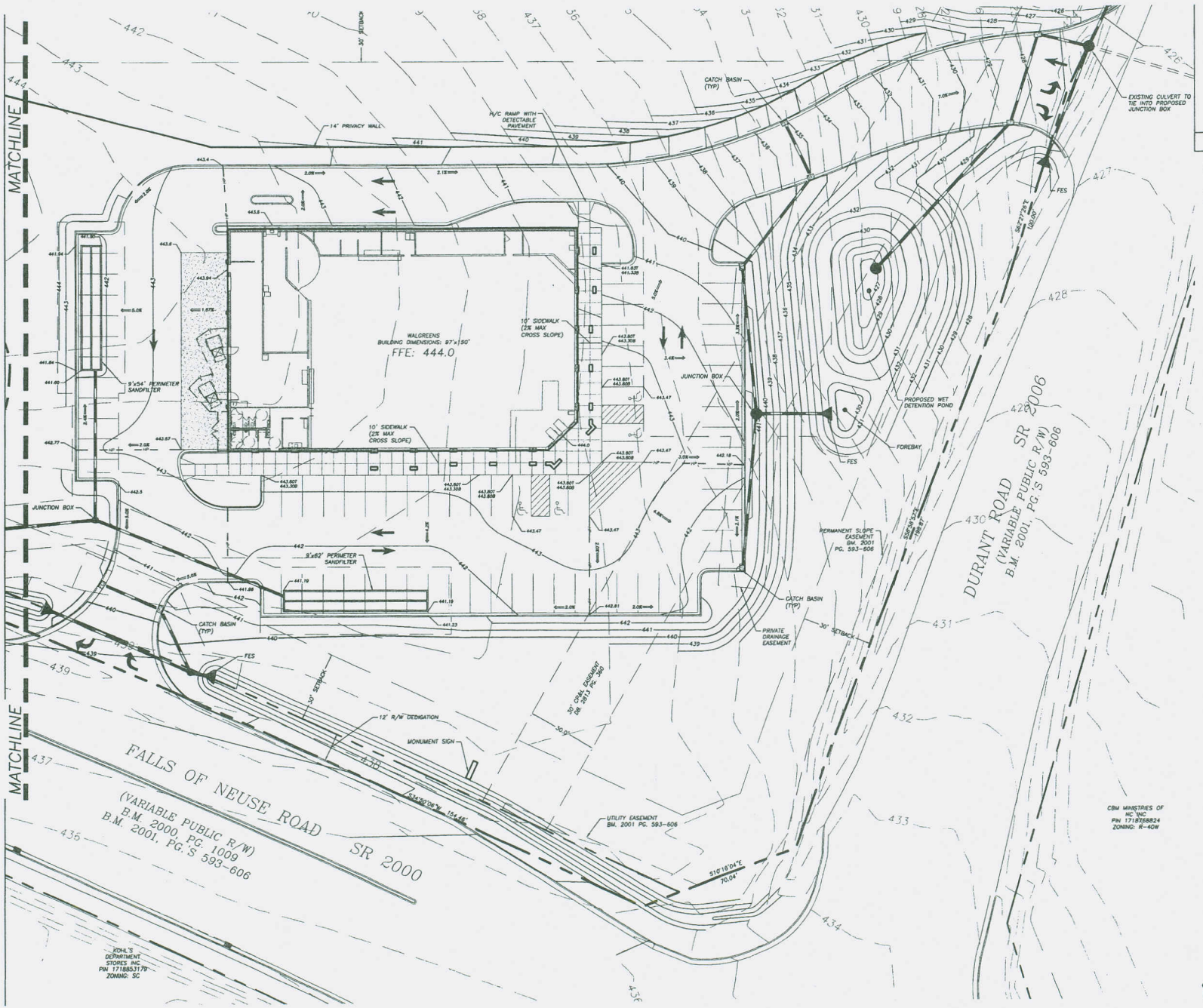

VICINITY MAP N.T.S.

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3. MINIMUM SLOPE OF THE PAVEMENT TO BE 2%. MAXIMUM SLOPE OF THE PAVEMENT TO BE 5% EXCEPT FOR THE ENTRY WAY OFF OF DURANT ROAD AT 7%.

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- UTILITY EASEMENTS
- DRAINAGE LINE
- CATCH BASIN
- YARD INLET
- JUNCTION BOX
- FLARED END SECTION

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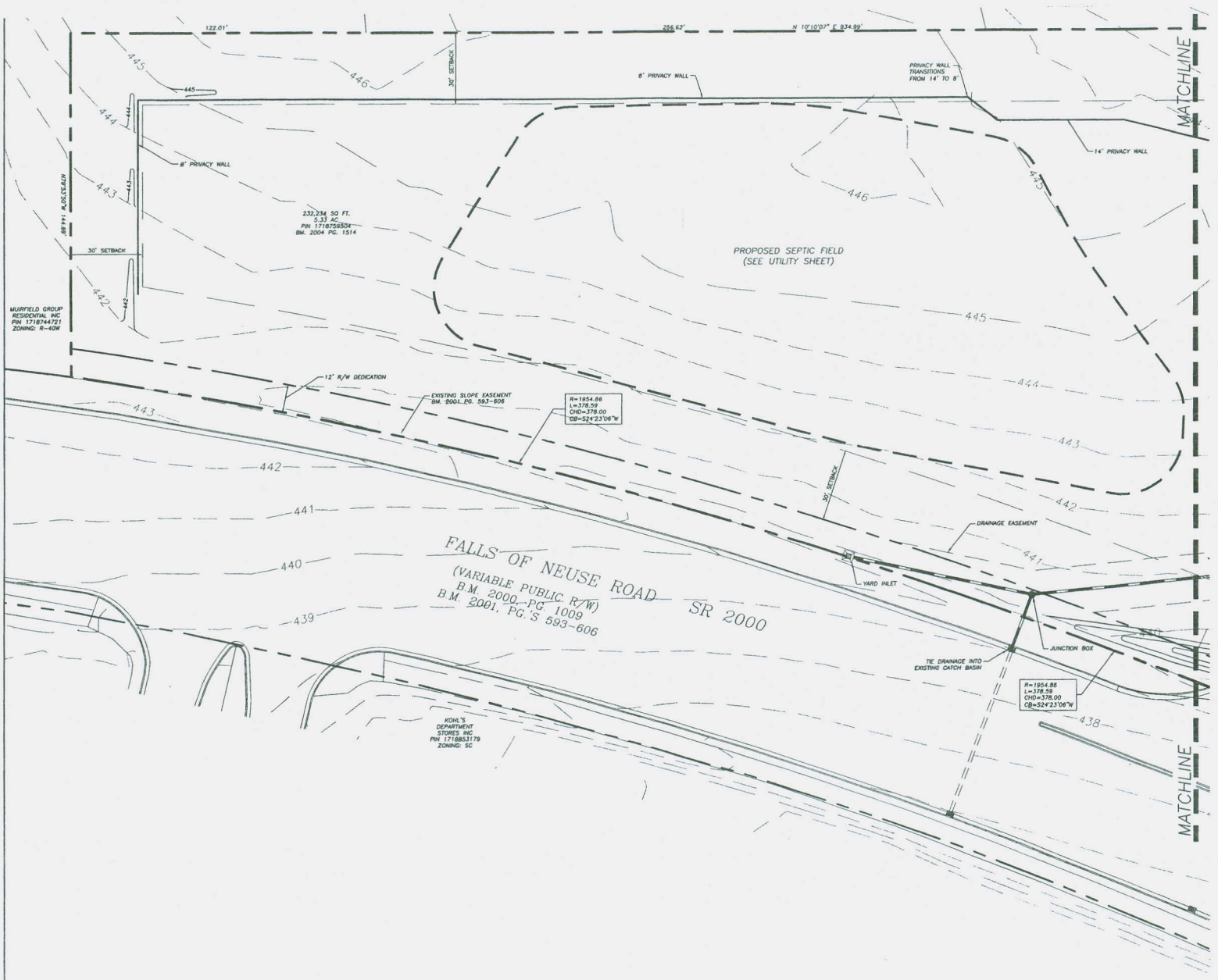

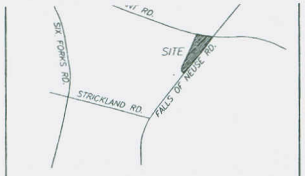

VICINITY MAP N.T.S.

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LEGEND

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- ADJACENT PROPERTY LINE
- UTILITY EASEMENTS
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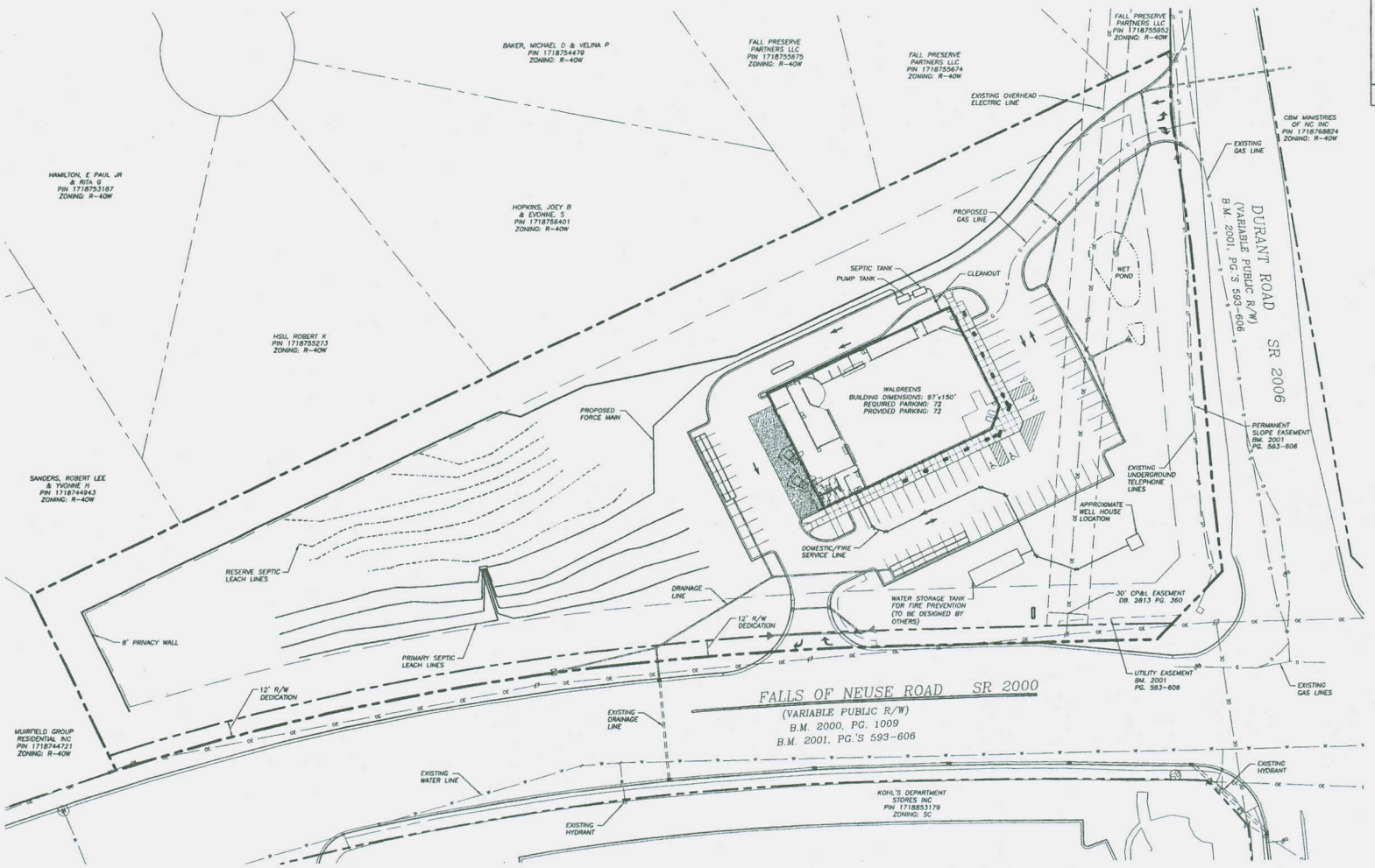

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LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- OE — OVERHEAD ELECTRIC LINE
- UT — UNDERGROUND TELEPHONE LINE
- G — GAS LINE
- PRIMARY SEPTIC LINE
- RESERVE SEPTIC LINE
- UTILITY EASEMENTS

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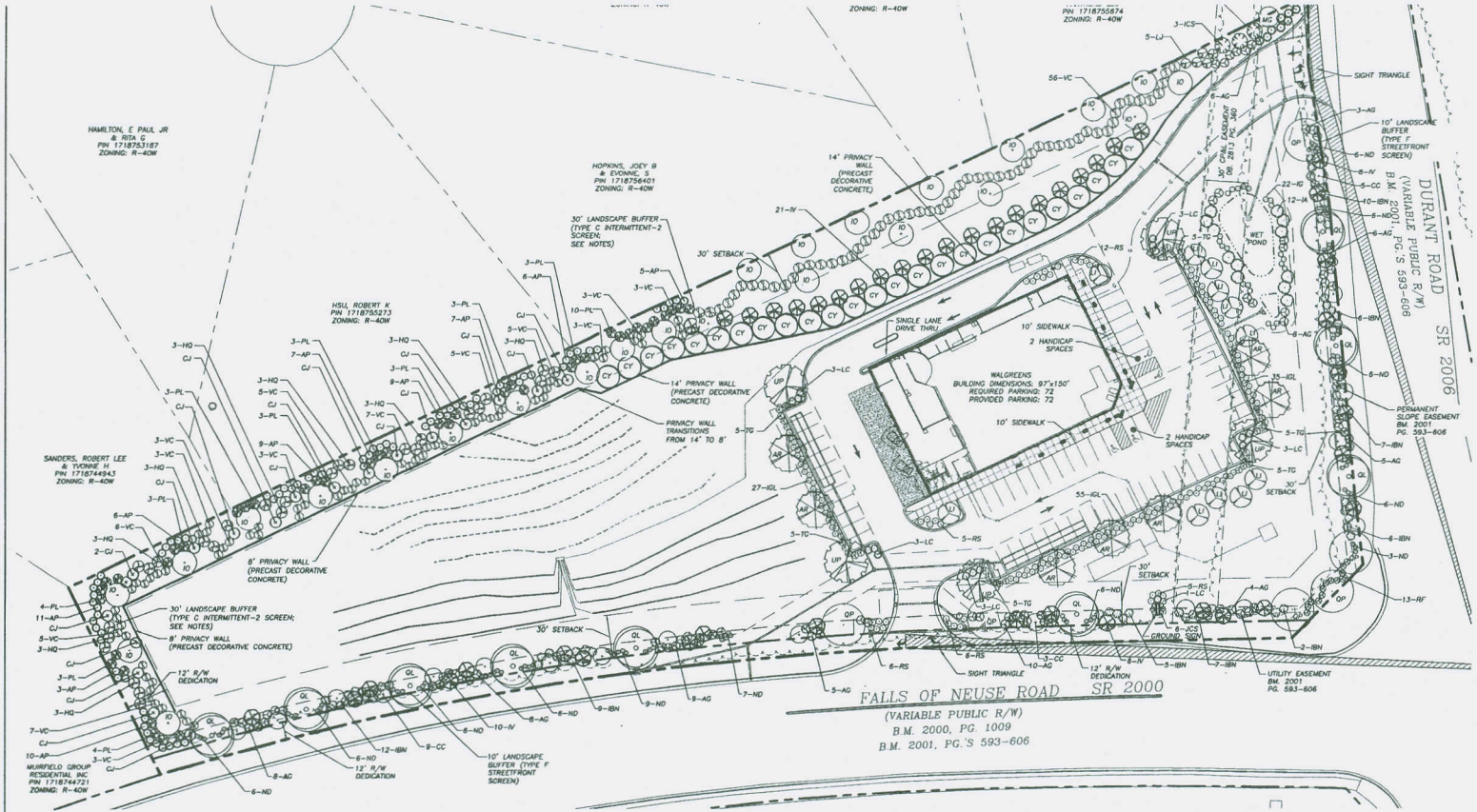

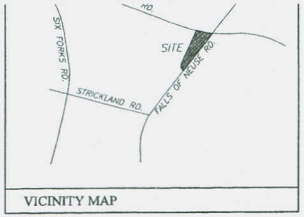

VICINITY MAP

PLANTING NOTES:

1. KEY REFERS TO PLANT LIST. WHERE THERE IS ONLY A KEY, THE QUANTITY IS ONE. WHERE THE KEY IS PRECEDED BY A NUMBER, THE NUMBER IS THE QUANTITY REQUIRED FOR THE INDICATED PLANT BED.
2. LOCATE PLANTS AND PLANTING BEDS BY USING SCALED DIMENSIONS FROM STREET, PROPERTY LINES, ETC. DIMENSIONS ON STREET TREES, BUFFERS AND LANDSCAPE AREAS ARE A MINIMUM WIDTH AND SHALL NOT BE REDUCED.
3. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. STANDARD FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C.
4. MULCH ALL TREES AND PLANTING BEDS AS NOTED ON DRAWING. ALL PLANT GROUPINGS ARE CONSIDERED PLANTING BEDS.
5. NO TREE (CANOPY OR UNDERSTORY) OR LARGE SHRUB SHALL BE LOCATED WITHIN A ROADWAY RIGHT-OF-WAY OR WITHIN 5' OF A SIDEWALK.
6. LANDSCAPE CONTRACTOR SHALL VERIFY UTILITY AND STORM DRAINAGE LOCATIONS IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. ANY CONFLICTS WITH UTILITIES SHALL BE MOVED.
7. APPLY PRE-EMERGENT HERBICIDE TO ALL PLANTING BEDS PER MANUFACTURER'S SPECIFICATIONS.
8. LANDSCAPE CONTRACTOR SHALL SEED AREAS DESIGNATED ON PLAN WITH STATESMAN BLEND FESCUE BY SOUTHERN STATES SEED, OR APPROVED EQUAL.
9. THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
10. THE SIZE OF THE PLANTING AREA AND SIZE OF PLANT MATERIAL AT MATURITY SHALL ALLOW FOR A 2.5' BUMPER OVERHANG FROM THE BACK OF CURB.
11. ALL TREE PROTECTION FENCING SHALL BE MAINTAINED UNTIL ALL SITE WORK IS COMPLETED. THE FENCING SHALL BE REMOVED PRIOR TO THE FINAL SITE INSPECTION FOR THE CERTIFICATE OF OCCUPANCY (CO). TREE PROTECTION FENCING SHOULD FULLY ENCLOSE THE SAVE AREAS. NO OPEN SIDES, EVEN ON PROPERTY/TRACT BOUNDARIES.
12. REQUIRED STREET TREES THAT ARE LOCATED WITHIN A SIGHT DISTANCE TRIANGLE SHALL BE LIMBED UP TO 8' TO PREVENT THE OBSTRUCTION OF VISION.
13. REQUIRED STREETSCAPE TREES SHALL BE INSTALLED BY BUILDERS PRIOR TO RECEIVING C.O.

LANDSCAPE MAINTENANCE PLAN:

THE OWNERS OF THE PROPERTY AND THEIR AGENTS, HEIRS OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTINGS AND PHYSICAL FEATURES SHOWN ON THIS PLAN. THE OWNERS SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE OF THE VEGETATION TO INCLUDE BUT NOT LIMITED TO:

A. FERTILIZATION: LAWN: FERTILIZE LAWNS TWICE PER YEAR (FEBRUARY 15-MARCH 15 AND AGAIN SEPT. 1-OCTOBER 31) ACCORDING TO SOIL TEST. FERTILIZE WARM SEASON GRASSES ONCE DURING GROWING SEASON PER SOIL TEST.
B. PRUNING: PRUNING SHALL BE LIMITED TO REMOVAL OF DEAD WOOD OR BRANCHES FOR TREES OR FOR SIGHT DISTANCES/SAFETY REASONS. THE SHIGO STANDARDS SHOULD BE ADHERED TO. THE PRUNING OF SHRUBS SHALL BE LIMITED TO THE PRUNING NECESSARY TO MAINTAIN THE NATURAL SHAPE OF THE PLANT EXCEPT FOR SHEARED HEDGES.
C. PEST CONTROL: PRE-EMERGENT WEED CONTROL FOR LAWNS AND SHRUB BEDS MAY BE APPLIED IN FEBRUARY. CHEMICAL TREATMENT FOR INSECT INFESTATION AND DISEASE MAY BE APPLIED AND SHALL BE SPECIFIC TO THE PROBLEM.
D. MULCHING: MULCHING SHALL BE MAINTAINED AT A DEPTH OF 2-3" IN PLANT BEDS. MULCH SHALL BE REAPPLIED EVERY TWO YEARS OR AS NECESSARY TO MAINTAIN THE AVERAGE DEPTH OF THE PLANT BED.
E. MOWING: PRIMARY FESCUE LAWNS SHALL BE MAINTAINED AT AN AVERAGE HEIGHT OF 3" AND SHALL BE ROUTINELY MOWED TO ACHIEVE THIS HEIGHT. SECONDARY TURF AREAS MAY BE MAINTAINED HIGHER AND LESS FREQUENTLY. WARM SEASON GRASSES SHALL BE MOWED AS NEEDED DURING THE GROWING SEASON TO MAINTAIN THE RECOMMENDED HEIGHT OF THE SPECIES OF TURF GRASS.
F. PLANT PROTECTION: AVOID EXCESS INTRUSION INTO THE ROOT ZONE AREA OF ESTABLISHED PLANTINGS.
G. WATERING: IF ANY IRRIGATION SYSTEM IS UTILIZED, THE SYSTEM SHALL BE REGULATED TO PROVIDE APPROXIMATELY 1" OF RAINFALL PER WEEK DURING THE GROWING SEASON. (PENDING WATER/IRRIGATION SUPPLIES.)
H. REMOVAL OF DISEASE INFESTED MATERIAL SHALL BE ALLOWED SO LONG AS REQUIRED TREES AND SHRUBS ARE REPLACED AT THE REQUIRED RATES AND SIZES.
I. SOD: SOIL AT SOD AREAS SHOULD BE TESTED AND TREATED PRIOR TO SOD INSTALLATION. SOD IS TO BE A FESCUE VARIETY COORDINATED WITH THAT USED FOR SEEDING AND STABILIZATION OF ERODABLE AREAS. SOD SHOULD NOT BE INSTALLED BETWEEN MAY 15 - SEPT. 18 AND SHOULD BE WATERED TWICE DAILY (OR AS NEEDED) DURING THE FIRST TWO MONTHS AFTER INSTALLATION.
J. DETERIORATED OR DEAD SCREENING SHALL BE REPAIRED OR REPLACED WITHIN SIX MONTHS.

GENERAL NOTES:

1. IN AREA SURROUNDING PARKING LOT, UNDERSTORY TREES HAVE BEEN SUBSTITUTED FOR CANOPY TREES WHERE OVERHEAD POWERLINES ARE PRESENT.
2. TYPE C INTERMITTENT-2 SCREEN WIDTH REDUCED FROM 40' TO 30' BECAUSE OF PRIVACY WALL.

PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE	ROOT	REMARKS
LARGE TREES							
AR	7	ACER RUBRUM 'AUTUMN BLAZE'	AUTUMN BLAZE RED MAPLE	12-14'	2-2.5" CAL.	B&B	MATCHED
CY	25	CRYPTOMERIA JAPONICA 'YOSHINO'	YOSHINO CRYPTOMERIA	8' HT. MIN.	N/A	CONT.	MATCHED
IO	25	ILEX OPACA 'CROONENBURG'	CROONENBURG AMERICAN HOLLY	8' HT. MIN.	N/A	CONT.	MATCHED
QL	9	QUERCUS LYRATA	OVERCUP OAK	9-11'	2-2.5" CAL.	B&B	MATCHED
QP	6	QUERCUS PHELLOS	WILLOW OAK	9-11'	2-2.5" CAL.	B&B	MATCHED
UP	5	ULMUS PARVIFOLIA 'DYNASTY'	DYNASTY LACEBARK ELM	11-13'	2-2.5" CAL.	B&B	MATCHED
UNDER STORY TREES							
CC	17	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	8' HT. MIN.	N/A	CONT.	MATCHED
IV	45	ILEX VOMITORIA (SEE NOTE BELOW)	YAUPON HOLLY	8' HT. MIN.	N/A	CONT.	MATCHED
LID	11	LAGERSTROEMIA INDICA 'DYNAMITE'	DYNAMITE CREPE MYRTLE	6' HT. MIN.	N/A	CONT.	MATCHED
MG	1	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	8' HT. MIN.	N/A	CONT.	MATCHED
SHRUBS							
AG	54	ABELIA X GRANDIFLORA	GLOSSY ABELIA	24" HT. MIN.	3 GAL.	CONT.	MATCHED
AP	73	AGARISTA POPULIFOLIA 'TAYLOR'S TREASURE'	TAYLORS TREASURE LEUCOTHOE	18" HT. MIN.	3 GAL.	CONT.	MATCHED
CJ	18	CAMELLIA JAPONICA 'GREENSBORO RED'	GREENSBORO RED CAMELLIA	4' HT. MIN.	7 GAL.	CONT.	MATCHED
HQ	27	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'	SNOW QUEEN OAKLEAF HYDRANGEA	24" HT. MIN.	3 GAL.	CONT.	MATCHED
IA	12	ILLICIUM ANISATUM	STAR ANISE	24" HT. MIN.	3 GAL.	CONT.	MATCHED
IBN	58	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	24" HT. MIN.	3 GAL.	CONT.	MATCHED
ICS	3	ILEX CORNUTA 'CAROLINA SENTINNEL'	CAROLINA SENTINNEL HOLLY	6' HT. MIN.	15 GAL.	CONT.	MATCHED
IG	22	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKEBERRY HOLLY	24" HT. MIN.	3 GAL.	CONT.	MATCHED
ICL	115	ILEX CRENATA 'GREEN LUSTER'	GREEN LUSTER JAPANESE HOLLY	24" HT. MIN.	3 GAL.	CONT.	MATCHED
JC	8	JUNIPERUS CHINENSIS 'ANGELICA BLUE'	ANGELICA BLUE JUNIPER	24" HT. MIN.	3 GAL.	CONT.	MATCHED
JCS	6	JUNIPERUS CHINENSIS 'SARGENTII VIRDIS'	SARGENTS JUNIPER	12" HT. MIN.	3 GAL.	CONT.	MATCHED
LJ	5	LIGUSTRUM JAPONICUM	WAXLEAF LIGUSTRUM	4' HT. MIN.	7 GAL.	CONT.	MATCHED
LC	16	LOROPETALUM CHINENSIS 'RUBY'	RUBY LOROPETALUM	24" HT. MIN.	3 GAL.	CONT.	MATCHED
ND	67	NANDINA DOMESTICA 'HARBOR DWARF'	HARBOR DWARF NANDINA	12" HT. MIN.	3 GAL.	CONT.	MATCHED
PL	42	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	3' HT. MIN.	7 GAL.	CONT.	MATCHED
RF	13	RHODODENDRON INDICA 'FORMOSA'	FORMOSA AZALEA	3' HT. MIN.	3 GAL.	CONT.	MATCHED
RS	29	RHAPHIOLEPIS 'SNOW WHITE'	SNOW WHITE INDIAN HAWTHORNE	24" HT. MIN.	3 GAL.	CONT.	MATCHED
TG	130	TERNSTROEMIA GYMNANTHRA	JAPANESE CLEYERA	3' HT. MIN.	3 GAL.	CONT.	MATCHED

PLANT CALCULATIONS:

REQUIRED 10' TYPE F STREETFRONT SCREEN (FALLS OF NEUSE RD.)

ROADWAY (LENGTH)	(-) EASEMENTS & DRIVE WIDTHS	ROADWAY FRONTAGE	WIDTH OF STREETSCAPE	PLANT MATERIAL	PLANTED SIZE	PLANTED RATE	PLANTS REQUIRED	PLANTS PROVIDED
793'	37'	756'	10'	CANOPY TREES	2" CAL.	1 TREE/100LF	8	9
				UNDERSTORY TREES-EVERGREEN	2" CAL.	2 TREE/100LF	16	18
				UNDERSTORY TREES-DECIDUOUS	2" CAL.	1 TREE/100LF	8	13
				SHRUBS	24"	15 SHRUBS/100LF	114	141

REQUIRED 10' TYPE F STREETFRONT SCREEN (DURANT RD.)

ROADWAY (LENGTH)	(-) EASEMENTS & DRIVE WIDTHS	ROADWAY FRONTAGE	WIDTH OF STREETSCAPE	PLANT MATERIAL	PLANTED SIZE	PLANTED RATE	PLANTS REQUIRED	PLANTS PROVIDED
448'	55'	393'	10'	CANOPY TREES	2" CAL.	1 TREE/100LF	4	5
				UNDERSTORY TREES-EVERGREEN	2" CAL.	2 TREE/100LF	8	8
				UNDERSTORY TREES-DECIDUOUS	2" CAL.	1 TREE/100LF	4	5
				SHRUBS	24"	15 SHRUBS/100LF	59	83

REQUIRED 30' TYPE C INTERMITTENT-2 SCREEN

BUFFERYARD LENGTH	(-) EASEMENTS & DRIVE WIDTHS	ROADWAY FRONTAGE	WIDTH OF SCREEN	PLANT MATERIAL	PLANTED SIZE	PLANTED RATE	PLANTS REQUIRED	PLANTS PROVIDED
1065'	0	0	30' (SEE NOTE)	EVERGREEN TREES	2" CAL.	5 TREE/100LF	53	50
				UNDERSTORY TREES-EVERGREEN	2" CAL.	12 TREE/100LF	128	21
				SHRUBS	24"	72 SHRUBS/100LF	383	302

NOTES: WIDTH OF BUFFERYARD REDUCED FROM 40' TO 30' DUE TO PRESENCE OF PRIVACY WALL.
EXISTING TREES USED TO PARTIALLY MEET BUFFER TREE REQUIREMENTS.

LEGEND

EXISTING PROPERTY LINE

ADJACENT PROPERTY LINE

UTILITY EASEMENTS

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