





# Administrative Approval Action

AA #3801 / SR-4-18, Trinity Woods Apartments  
Transaction# 541656

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2495  
DS.help@raleighnc.gov  
www.raleighnc.gov

**LOCATION:** This site is located on the north side of Trinity Road, west of the intersection of Trinity Road and Corporate Center Drive at 5731, 5700, and 5628 Trinity Road.

**REQUEST:** Development of an 8.54 acre tract zoned OX-4-PL CU (Z-22-17) into a three building 154 unit apartment complex with associated parking and accessory structures. This tract is currently comprised of three parcels to be recombined.

## DESIGN

### ADJUSTMENT(S)/

**ALTERNATES, ETC:** A design adjustment has been submitted to the requirements for block perimeter compliance of Article 8.3 of the Raleigh Unified Development Ordinance (UDO.) In addition, a design adjustment has been submitted to article 8.4 of the UDO for a section of alternative streetscape.

An Administrative Alternate (AAD-5-18) has been approved for an alternative parking ratio. The Administrative Alternate allows for a 10% reduction in the required number of spaces (24 space reduction).

The City of Raleigh Solid Waste Services has allowed the use of 3 dumpsters, with a minimum collection of twice a week.

**FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan submitted by Stewart, Inc.

## **CONDITIONS OF APPROVAL and NEXT STEPS:**

**Note:** *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

### **PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:**

#### **ENGINEERING**

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
2. Required approvals from Duke Energy for site work within the Duke Energy easements prior to concurrent approval shall be provided.
3. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

#### **PUBLIC UTILITIES**

4. The Developer shall provide a letter or e-mail from any Private Utility Company authorizing new water and sewer main encroachments across existing Transmission Easements prior to concurrent approval.

#### **STORMWATER**

5. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of a mass grading permit or other site permit, whichever comes first. A FEMA CLOMR or No-Rise study will be required.



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6. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of a mass grading permit or other site permit, whichever comes first.
7. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.
8. A nitrogen offset payment must be made to a qualifying mitigation bank;
9. In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

## URBAN FORESTRY

10. Obtain required stub and tree impact permits from the City of Raleigh.
11. Next Step: Prior to the issuance of a mass grading permit or other site permit, whichever comes first, submit a final tree conservation plan with a permit approved by Urban Forestry staff that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required.
12. Next Step: Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

## PRIOR TO ISSUANCE OF BUILDING PERMITS:

### GENERAL

1. Comply with all conditions of Z-22-17.
2. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Recombinations, Right of Way and/or Easement Dedications, and Tree Conservation Areas.
3. Provide fire flow analysis.

### ENGINEERING

4. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.
5. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.
6. A sidewalk deed of easement for any public sidewalk on Private Property shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.
7. A 15'x20' transit easement located on the site shall be approved by the Transit Planner in the Transportation Department, and shall be shown on all maps for recording, and a transit easement deed approved by the City of Raleigh shall be recorded with the local County Register of Deeds. The



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recorded copy of this transit easement shall be provided to the Development Services Department prior to building permit approval.

8. A cross access agreement between this property (current PIN 07748882230 - 5700 Trinity Road) and the adjacent parcel to the west (PIN 0774789312 - 5734 Trinity Road) shall be approved by the Development Services Department for recording with the Wake County Register of Deeds, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one (1) day of lot recordation. A recorded copy of these documents must be provided to the Development Services Department.
9. Next Step: A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.
10. In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.

## PUBLIC UTILITIES

11. A Final Plat must be recorded at the Wake County Register of Deeds office for all necessary Subdivisions / Recombinations, Right-of-Way, Utility / Stormwater Easement Dedications and/or Tree Save Areas
19. Initiation of the easement exchange process is required (via dedication of new easement on Record Plat, ending with abandonment of old easement on subsequent Deed)

## STORMWATER

19. A Final Plat showing the flood prone areas, as approved by the City Stormwater Engineer; and all required Drainage Easements shall be recorded prior to any building permit approvals.
20. That riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with a note stating "The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in their natural or mitigated condition, No person or entity shall fill, grad, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from NC Division of Water Quality in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259)."
20. The developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans.
21. In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department.

## URBAN FORESTRY

22. The plat of tree conservation areas must be recorded.
23. A fee in lieu will be required for five street trees [based on 40' spacing from the last] along the southeastern end of the right of way along Trinity that cannot be planted due to the Duke Energy transmission easement.



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24. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

**Prior to issuance of building occupancy permit:**

1. Transit improvements as specified by zoning condition #2 of case Z-22-17 shall be completed.
2. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
3. Next Step: Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
4. Next Step: Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.
5. Next Step: All street lights and street signs required as part of the development approval are installed.
6. Next Step: Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
7. Next Step: As-built drawings and associated forms for all Stormwater devices and survey of impervious areas are accepted by the Engineering Services Department
8. Next Step: Final inspection of all required Tree Conservation area and new street trees planted in the right of way by Urban Forestry Staff.

**EXPIRATION DATES:** The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

**3-Year Expiration Date:** 6-4-2021

Obtain a valid building permit for the total area of the project, or a phase of the project.

**4-Year Completion Date:**

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee)

Date: 6/4/2018

Staff Coordinator: Michael Walters


# Design Adjustment Staff Response



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

<b>PROJECT</b>	Project Name	Trinity Woods Apartments	
	Development Case Number	SR-4-18	
	Transaction Number	541656	
	Design Adjustment Number	DA - 30 - 2018	
<b>STAFF RESPONSE</b>	<b>Staff recommendation based upon the findings in the applicable code(s):</b>		
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	
	<input checked="" type="checkbox"/> UDO Art. 8.4 New Streets	<input type="checkbox"/> Raleigh Street Design Manual	
	Staff <input checked="" type="checkbox"/> SUPPORTS <input type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.		
	<b>DEPARTMENTS</b>		
	<input type="checkbox"/> Dev. Services Planner	<input type="checkbox"/> City Planning	
	<input checked="" type="checkbox"/> Development Engineering <i>K. L. L.</i>	<input type="checkbox"/> Transportation	
	<input type="checkbox"/> Engineering Services	<input type="checkbox"/> Parks & Recreation and Cult. Res.	
	<input type="checkbox"/> Public Utilities		
	<b>CONDITIONS:</b>		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			


**KENNETH W. RITCHIE, PE, MPA**
**6/4/2018**  
*ENGINEERING AND INFRASTRUCTURE MANAGER*
Date

\*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).



VICINITY MAP  
SCALE: 1" = 500'



# TRINITY WOODS APARTMENTS

5732, 5700 & 5628 TRINITY ROAD  
RALEIGH, NC  
CITY OF RALEIGH  
ADMINISTRATIVE SITE REVIEW  
SR 4-18  
TRANSACTION # 541656

1ST SUBMITTAL  
2ND SUBMITTAL  
3RD SUBMITTAL  
4TH SUBMITTAL

JANUARY 11, 2018  
FEBRUARY 27, 2018  
MARCH 27, 2018  
APRIL 19, 2018

SITE DATA	
PROJECT NAME:	TRINITY WOODS APARTMENTS
SITE ADDRESS:	5732, 5700 & 5628 TRINITY ROAD
COUNTY:	WAKE
PARCEL PIN #:	0774-88-2230, 0774-88-0116, 0774-88-4073
PARCEL OWNER:	TRINITY WOODS, LLC
PARCEL AREA:	8.54 AC / 372,002.4 SF
TOTAL : LIMITS OF DISTURBED/ LIMITS OF CONSTRUCTION:	5.58 AC / 6.44 AC.
CURRENT ZONING:	OX - 4 - PL - CU
EXISTING LAND USE:	VACANT
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
RIVER BASIN:	NEUSE
CONSTRUCTION TYPE:	NEW
MAX BUILDING HEIGHT:	62'
PROPOSED BUILDING HEIGHT:	59'-11" max. (BUILDING A)
EXISTING IMPERVIOUS AREA:	0 SF
PROPOSED IMPERVIOUS AREA:	3.80 AC / 165,528 SF
DENSITY (MAX ALLOWED 30 UNITS/AC):	18.03 UNITS / AC

OVERALL PARKING SUMMARY		
PROVIDED PARKING	SURFACE	GARAGE FLOOR BUILDING A
REGULAR 9'X18' SPACES	176	32
REGULAR ACCESSIBLE SPACES	7	2
TOTAL SPACES	183	34
PROVIDED VEHICLE PARKING		217
BIKE PARKING	8	0
PARKING RATIO (SEC 7.1.2): MULTI-UNIT LIVING 0-1 BEDROOM: 1 SPACE PER UNIT + 1 SPACE PER 10 UNITS FOR VISITORS AREA, MULTI-UNIT LIVING 2 BEDROOM: 2 SPACES PER UNIT + 1 SPACE PER 10 UNITS FOR VISITORS AREA, RECREATION(OUTDOOR): 1 SPACE PER 500 SF OF GFA + 1 SPACE PER 1,000 SF OF OUTDOOR AREA		
TOTAL REQUIRED: 83 1-BEDROOM (83 SPACES) + 71 2-BEDROOMS (142 SPACES) + VISITOR (15 SPACES) + 7,000 SF RECREATION (0 SPACES)** + 4,500 SF OUTDOOR AREA (0 SPACES)** = 240 SPACES PARKING REDUCTION AS APPROVED DURING ADMINISTRATIVE SITE REVIEW = 217 BIKE PARKING 1 SPACE PER 20 UNITS = 8 SPACES		

\* 10% PARKING REDUCTION PER UDO CODE SEC. 7.1.4.A- VEHICLE PARKING REDUCTIONS, PROXIMITY TO TRANSIT  
\*\* PER SEC 6.7.3 G-7 PARKING FOR RECREATION USE CAN BE REDUCED BY A RATIO OF TOTAL RESIDENTIAL PARKING WITHIN 400 FEET OF RECREATION AREA TO TOTAL RESIDENTIAL PARKING. ALL PARKING IS WITHIN 400 FEET OF THE RECREATION AREA. THEREFORE NO ADDITIONAL PARKING WILL BE PROVIDED FOR RECREATION USE.

## Z-22-17 - NARRATIVE OF ZONING CONDITIONS

- THE MAXIMUM RESIDENTIAL DENSITY ON THE PROPERTY SHALL BE THIRTY (30) DWELLING UNITS PER ACRE OF THE GROSS SITE AREA.
- IF REQUESTED IN WRITING BY THE CITY OF RALEIGH PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR NEW DEVELOPMENT OR RECORDING A SUBDIVISION PLAT, WHICHEVER OCCURS FIRST, A TRANSIT EASEMENT SHALL BE DEEDED TO THE CITY AND RECORDED IN THE WAKE COUNTY REGISTRY. PRIOR TO RECORDATION OF THE TRANSIT EASEMENT, THE DIMENSIONS (NOT TO EXCEED 15 FEET IN DEPTH AND 20 FEET IN WIDTH) AND LOCATION OF THE EASEMENT SHALL BE ESTABLISHED DURING SITE PLAN OR SUBDIVISION REVIEW, AND THE EASEMENT DEED APPROVED AS TO FORM BY THE CITY ATTORNEY'S OFFICE. IF REQUESTED BY THE CITY OF RALEIGH IN WRITING AT THE TIME OF BUILDING PERMIT REVIEW, THE ABOVE REFERENCED TRANSIT EASEMENT SHALL BE IMPROVED WITH THE FOLLOWING PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY ON THE PROPERTY:  
(A) A 15'X20' CEMENT PAD;  
(B) A CEMENT LANDING ZONE BETWEEN THE BACK OF CURB AND SIDEWALK;  
(C) AN ADA-ACCESSIBLE TRANSIT WAITING SHELTER WITH BENCH; AND  
(D) A LITTER CONTAINER.
- FACILITIES FOR DEPOSITING CUSTOMARILY RECYCLABLE MATERIALS FOR USE BY THE OCCUPANTS OF THE PROPERTY SHALL BE PROVIDED. THE LOCATION OF SUCH FACILITIES WILL BE DETERMINED DURING SITE PLAN OR SUBDIVISION REVIEW.
- ALL OUTDOOR LIGHTING SHALL BE FULL CUTOFF.
- NO EXTERIOR LIGHTING MAY CAUSE ILLUMINATION IN EXCESS OF 4/10 MAINTAINED FOOTCANDLES ON ANY ADJACENT LOT CONTAINING A DWELLING, CONGREGATE CARE FACILITY, LIFE CARE COMMUNITY OR RESIDENTIAL ZONING DISTRICT.
- THE PRIMARY STREET BUILD-TO WILL BE A MINIMUM OF 0' WITH A MAXIMUM OF FIFTY FEET (50'). NO PARKING SHALL BE LOCATED WITHIN FIFTY FEET (50') OF THE TRINITY ROAD RIGHT-OF-WAY.
- A VEHICULAR CONNECTION MEETING UDO STANDARDS SHALL BE MADE TO THE EXISTING PARKING LOT STUB TO THE WEST OF THE SUBJECT PROPERTY.
- EIFS SHALL BE PROHIBITED AS A BUILDING MATERIAL, AND ITS USE LIMITED TO ACCENT MATERIALS FOR CORNICES ONLY.
- BUILDINGS SHALL BE DESIGNED TO PRESENT A FINISHED FACE, MEANING A FAÇADE FINISHED WITH THE SAME MATERIALS AS THE FAÇADE FACING TRINITY ROAD, TO MEDLIN CREEK, WHICH RUNS ALONG THE EASTERN BOUNDARY OF THE PROPERTY.
- PARKING STRUCTURES, IF ANY, SHALL BE DESIGNED SUCH THAT AT LEAST SEVENTY PERCENT (70%) OF THE EXTERIOR WALLS ARE FINISHED WITH THE SAME MATERIALS AS THE PRIMARY BUILDING; OR (II) THE PARKING STRUCTURE IS LOCATED SUCH THAT IT IS NOT VISIBLE FROM TRINITY ROAD; OR (III) AN OPAQUE LANDSCAPE SCREEN OBSTRUCTS VIEW OF THE PARKING STRUCTURE FROM TRINITY ROAD.
- AREAS THAT ARE WITHIN THE 100-YR FLOODPLAIN AND THAT HAVE SLOPES STEEPER THAN 15% ALONG MEDLIN CREEK (THE CREEK RUNNING ALONG EASTERN BOUNDARY OF SUBJECT PROPERTY) SHALL REMAIN UNDISTURBED EXCEPT AS REQUIRED TO MAKE CONNECTIONS TO PUBLIC INFRASTRUCTURE AND STORMWATER OUTFALLS.
- NO ADDITIONAL STREAM CROSSINGS OF MEDLIN CREEK ARE ALLOWED.
- FAÇADES FACING THE TRINITY ROAD RIGHT-OF-WAY SHALL INCORPORATE VARIATION IN THE FAÇADE, SUCH AS RECESSES AND PROJECTIONS, DOOR AND WINDOW RHYTHM, OTHER ARCHITECTURAL DETAILING, CHANGES OF MATERIALS AND/OR COLOR AT LEAST EVERY 40' HORIZONTALLY AND EVERY TWO STORIES VERTICALLY.
- THE ROOF SHALL BE FLAT OR LOW PITCHED SUCH THAT IT APPEARS FLAT FROM THE GROUND SURFACE WITH VARIATIONS HORIZONTALLY CREATED WITH EAVES OR CORNICE ARTICULATIONS THAT MATCH THE FAÇADE.
- AT LEAST 1/3 OF THE NON-GLAZED SURFACE AREA OF BUILDING FAÇADES FACING PUBLIC RIGHTS-OF-WAY SHALL BE MASONRY.
- ENTRIES SHALL BE CLEARLY IDENTIFIED AND CONSTRUCTED TO PROTECT PEDESTRIANS FROM THE ELEMENTS, WITH RECESSES, ROOF OVERHANGS, CANOPIES, OR METAL OVERHANGS.

ARCHITECTURAL SHEET INDEX		
SHEET NUMBER	SHEET NAME	
A2.01	BUILDING PLANS	●
A2.02	BUILDING PLANS	●
A2.03	BUILDING PLANS	●
A2.04	BUILDING PLANS	●
A2.04A	BUILDING PLANS	●
A2.04B	BUILDING PLANS	●
A2.05	BUILDING PLANS	●
A2.06	BUILDING PLANS	●
A2.06A	BUILDING PLANS	●
A2.07	BUILDING PLANS	●
A2.08	BUILDING PLANS	●
A2.08A	BUILDING PLANS	●
A3.01	BUILDING ELEVATIONS	●
A3.02	BUILDING ELEVATIONS	●

## GENERAL NOTES

- SCOPE OF WORK INVOLVES CONSTRUCTING THREE (3) MULTI-FAMILY APARTMENT BUILDINGS WITH A TOTAL OF 154 UNITS, PROVIDING SURFACE PARKING AND GARAGE PARKING, STORMWATER CONTROL, SITE AMENITIES AND LANDSCAPING.
- PARCELS WILL RECOMBINED, A CROSS ACCESS TO PARCEL TO WEST OF SITE WILL BE PROVIDED.
- WE ACKNOWLEDGE THAT WE HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. TRASH AND RECYCLE WILL BE PROVIDED ON SITE AND COLLECTED BY A PRIVATE WASTE MANAGEMENT SERVICE PROVIDER TWICE WEEKLY. REFER TO SHEET C3.31 FOR DETAILS.
- A REQUEST FOR DESIGN ADJUSTMENT WILL BE SUBMITTED AT CONCURRENT REVIEW TO REQUEST WAIVER TO SECTION 8.3.2 PERTAINING TO BLOCKS AND CONNECTIVITY.
- A PARKING VEHICLE REDUCTION WILL BE APPLIED PER UDO SEC 7.1.4 A. THE MAIN ENTRANCE IS/WILL BE WITHIN A WALKING DISTANCE OF 1,320 FEET OF AN OPERATING TRANSIT STOP. THIS PROJECT IS NOT IN A DX-DISTRICT, -TOD OR URBAN FRONTAGE.
- A PARKING STUDY WAS CONDUCTED BY RAMEY KEMP & ASSOCIATES ON FEBRUARY 15, 2018 AND WILL BE PROVIDED FOR REVIEW AND APPROVAL.
- ALL PROPOSED OUTDOOR LIGHTING WILL MEET THE STANDARDS OF UDO SEC 7.4 AND ZONING CONDITIONS Z-22-17 #4 AND #5.
- ALL MECHANICAL EQUIPMENT WILL MEET THE SCREENING STANDARDS OF UDO SEC 7.2.5.

CIVIL SHEET INDEX		
SHEET NUMBER	CURRENT SHEET NAME	
C0.00	COVER	●
C1.00	EXISTING CONDITIONS PLAN	●
C1.10	EASEMENTS AND SETBACKS	●
C3.00	SITE PLAN	●
C3.30	FIRE ACCESS PLAN	●
C3.31	SOLID WASTE PLAN	●
C3.32	SIGHT TRIANGLE DIAGRAM	●
C3.40	AMENITY AREA DIAGRAM	●
C3.41	TRANSIT PLAN	●
C5.00	GRADING PLAN	●
C5.01	STORM TABLES	●
C5.10	SCM DETAILS	●
C6.00	UTILITY PLAN	●
C7.00	ROADWAY PLAN	●
C7.10	ROADWAY MARKING PLAN	●
C7.11	ROADWAY SECTIONS	●
C7.20	ROADWAY PLAN & PROFILE	●
C7.21	ROADWAY PLAN & PROFILE	●
C9.00	SITE DETAILS	●
C9.01	SITE DETAILS	●
C9.02	SITE DETAILS	●
C9.03	SITE DETAILS	●
C9.04	SITE DETAILS	●
C9.05	DUMPSTER ENCLOSURE DETAILS	●
C9.20	STORM DRAINAGE DETAILS	●
C9.30	UTILITY DETAILS	●
C9.31	UTILITY DETAILS	●
C9.32	UTILITY DETAILS	●
L1.00	TREE CONSERVATION AREA PLAN	●
L2.00	PLANTING PLAN	●
L3.00	PLANTING DETAILS	●

APPLICATION

**Administrative Site Review Application  
(for UDO Districts only)**

**DEVELOPMENT SERVICES DEPARTMENT**

Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | ext. 919-996-1831  
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

BUILDING TYPE		FOR OFFICE USE ONLY
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Transaction Number
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed Use	Assigned Project Coordinator
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Open Lot	Assigned Team Leader
<input type="checkbox"/> Townhouse		

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

GENERAL INFORMATION

Development Name: **TRINITY WOODS APARTMENTS**

Zoning District: **OX-4-PL-CU** Overlay District (if applicable) \_\_\_\_\_ Inside City Limits?  Yes  No

Proposed Use: **MULTI-LIVING 1 AND 2 BEDROOMS RESIDENTIAL UNITS**

Property Address(es): **5732, 5700 & 5628 TRINITY ROAD** Major Street Locator: \_\_\_\_\_

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

P.I.N. **0774882230** P.I.N. **0774880116** P.I.N. **0774884073** P.I.N. \_\_\_\_\_

What is your project type?  Apartment  Elderly Facilities  Hospitals  Hotels/Motels  Office  
 Mixed Residential  Non-Residential Condo  School  Shopping Center  Banks  Industrial Building  
 Duplex  Telecommunication Tower  Religious Institutions  Residential Condo  Retail  Cottage Court  
 Other: If other, please describe: \_\_\_\_\_

**WORK SCOPE** Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements.  
**CONSTRUCT THREE (3) MULTI-UNIT RESIDENTIAL APARTMENT BUILDINGS WITH A TOTAL OF 154 UNITS, SURFACE PARKING AND GARAGE PARKING, STORMWATER CONTROL, PLANTING AND AMENITIES**

**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  
 DESIGN ADJUSTMENT WILL BE SUBMITTED TO REQUEST WAIVER TO SECTION 8.3.2 PUBLIC STREET BLOCK PERMETER DUE TO SITE CONSTRAINTS

**CLIENT/DEVELOPER/OWNER** Company **KOTARIDES DEVELOPERS** Name (s) **RYAN HAMBLETON**  
 Address **5601 VIRGINIA BLVD VIRGINIA BEACH, VA 23462**  
 Phone **757.461.1000** Email **RYANH@KOTARIDES.COM** Fax \_\_\_\_\_

**CONSULTANT (Contact Person for Plans)** Company **STEWART INC** Name (s) **C. ROSS MASSEY, PE**  
 Address **421 FAYETTEVILLE STREET SUITE 400 RALEIGH, NC 27601**  
 Phone **919.866.4781** Email **RMASSEY@STEWARTINC.COM** Fax **919.380.8752**

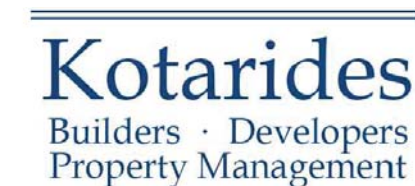
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DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	Building Information
Zoning District(s) <b>OX-4-PL-CU</b>	Proposed building use(s) <b>APARTMENTS</b>
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross <b>0</b>
Overlay District <b>n/a</b>	Proposed Building(s) sq. ft. gross <b>201,065</b>
Total Site Acres <input checked="" type="checkbox"/> Inside City Limits <input type="checkbox"/> <b>8.54 AC</b>	Total sq. ft. gross (existing & proposed) <b>201,065</b>
Off street parking: Required <b>217</b> Provided <b>217</b>	Proposed height of building(s) <b>62' max.</b>
COA (Certificate of Appropriateness) case # _____	# of stories <b>BLDG A: 4 ; BLDG B &amp; C: 3</b>
BOA (Board of Adjustment) case # <b>A-</b>	Ceiling height of 1 <sup>st</sup> Floor _____
CUD (Conditional Use District) case # <b>Z-22-17</b>	
Stormwater Information	
Existing Impervious Surface <b>0</b> acres/square feet	Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface <b>3.80 ac</b> acres/square feet	If Yes, please provide: Alluvial Soils _____ Flood Study FEMA Map Panel # <b>3720077400J</b>
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
FOR RESIDENTIAL DEVELOPMENTS	
1. Total # Of Apartment, Condominium or Residential Units <b>154</b>	5. Bedroom Units: 1br <b>83</b> 2br <b>71</b> 3br <b>0</b> 4br or more <b>0</b>
2. Total # Of Congregate Care Or Life Care Dwelling Units <b>0</b>	6. Infill Development 2.2.7 <b>0</b>
3. Total Number of Hotel Units <b>0</b>	7. Open Space (only) or Amenity <b>AMENITY - 10%</b>
4. Overall Total # Of Dwelling Units (1-6 Above) <b>154</b>	8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
SIGNATURE BLOCK (Applicable to all developments)	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.	
I hereby designate <b>C. ROSS MASSEY, PE</b> 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 <b>1/5/18</b>

APPLICANT/OWNER

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE - GEOMATICS - GEOTECHNICAL

ARCHITECTS



KOTARIDES  
5601 VIRGINIA BEACH BLVD  
VIRGINIA BEACH, VA 23462  
CONTACT: RYAN HAMBLETON  
919.824.2219 (T)  
RYANH@KOTARIDES.COM



**STEWART**

421 FAYETTEVILLE ST., SUITE 400 FIRM LICENSE # C-1051  
RALEIGH, NC 27601 www.stewartinc.com  
T 919.380.8750 PROJECT # C17074

STEWART INC. - CIVIL  
CONTACT: C. ROSS MASSEY, PE  
PROJECT MANAGER  
919.866.4781 (T)  
919.380.8752 (F)  
RMASSEY@STEWARTINC.COM

STEWART INC. - LANDSCAPE ARCHITECTURE  
CONTACT: MIKE TARRANT, P.L.A.  
LANDSCAPE ARCHITECT  
919.866.4789 (T)  
919.380.8752 (F)  
MTARRANT@STEWARTINC.COM

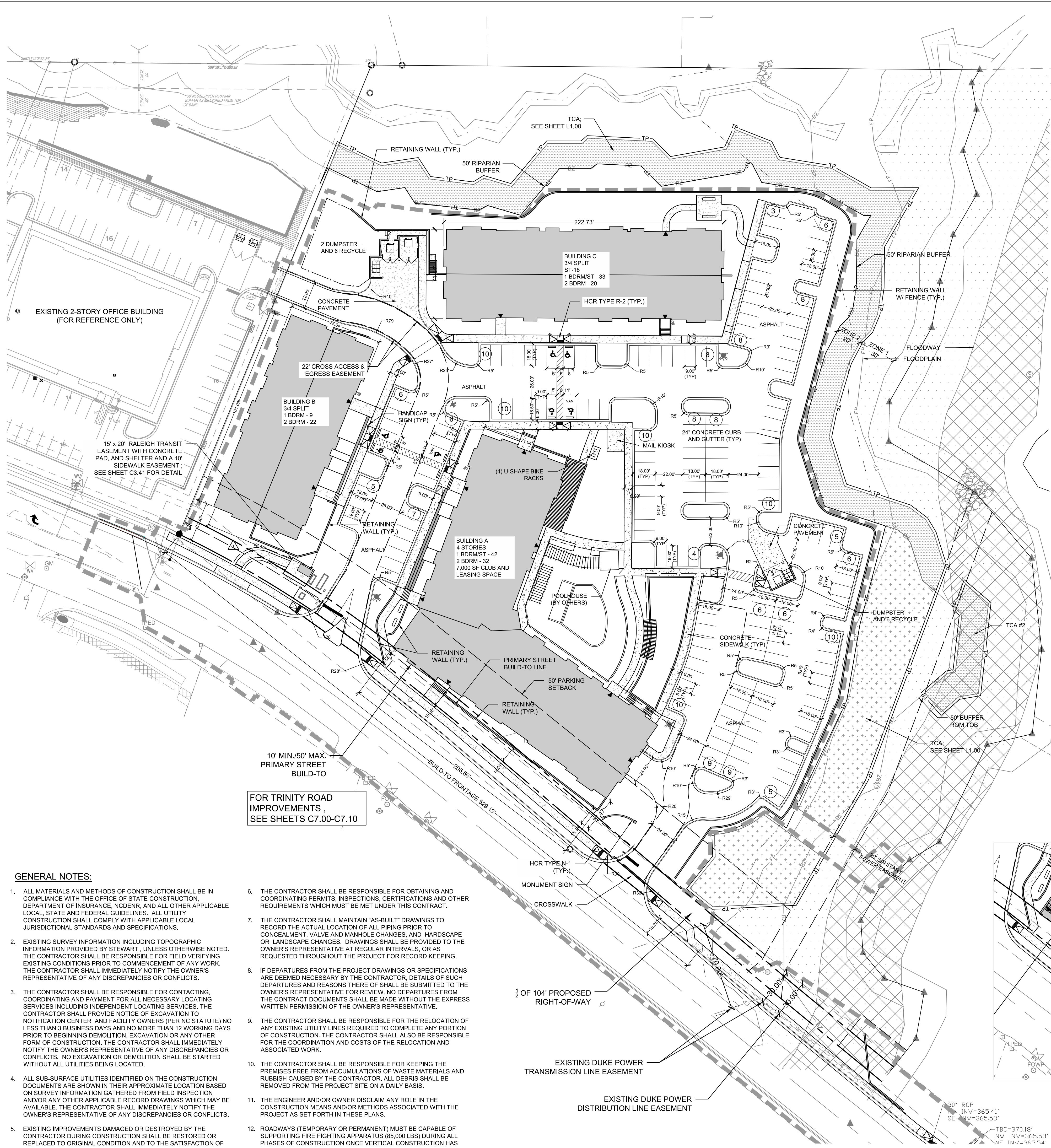
STEWART INC. - GEOMATICS  
CONTACT: C. RYAN DAVENPORT, PLS  
MANAGER OF SURVEY  
919.866.4822 (T)  
919.380.8752 (F)  
RDavenport@STEWARTINC.COM



JDAVIS  
510 SOUTH WILMINGTON STREET  
RALEIGH, NC 27601  
CONTACT: JEFF DAVIS, AIA  
919.835.1500 (T)  
919.835.1510 (F)  
JEFFD@JDAVISARCHITECTS.COM







**SITE DATA TABLE**

ZONING: OX - 4 - PL-CU  
 TOTAL ACREAGE: ±8.54 AC  
 R/W DEDICATION: 0.82 AC  
 NET SITE ACREAGE: 7.72 AC  
**BUILDING/STRUCTURE SETBACKS (MIN.)**  
 FROM PRIMARY STREET (MIN.): 5'  
 FROM SIDE STREET (MIN.): 5'  
 SIDE LOT LINE (MIN.): 0' OR 6'  
 REAR LOT LINE (MIN.): 0' OR 6'  
 ALLEY 4' or 20' MIN.  
**BUILD-TO (URBAN FRONTAGE)**  
 PRIMARY STREET: 10' MIN./50' MAX.  
 BUILDING WIDTH IN BUILD-TO (50% MIN.): 55%  
 SIDE STREET (0' MIN./100' MAX.): N/A  
 BUILDING WIDTH IN SIDE BUILD-TO (25% MIN.): N/A  
**PARKING SETBACKS (MIN.)**  
 PRIMARY STREET (TRINITY ROAD): 50'  
 SIDE STREET: 10'  
 SIDE PROPERTY LINE: 0' OR 3'  
 REAR PROPERTY LINE: 0' OR 3'  
 ALLEY: 4'

**VEHICULAR PARKING REQUIRED**

**RESIDENTIAL:**  
 1 SPACE / D.U. X UNITS (0-1 BEDROOM) + 1 SPACE PER 10 UNITS FOR VISITORS  
 2 SPACE / D.U. X UNITS (2 BEDROOM) + 1 SPACE PER 10 UNITS FOR VISITORS  
**TOTAL UNITS**  
 1 BDRM - 83  
 2 BDRM - 71  
 TOTAL 154  
**PARKING REQUIRED = 216**  
 240 LESS 10% REDUCTION (240 X 0.10=24)  
**PARKING PROVIDED**

SURFACE	STANDARD	HC
GARAGE	176	7
	32	2
	208	9

TOTAL PROVIDED = 217  
**BICYCLE PARKING REQUIRED**  
 SHORT TERM: 1 SPACE / 20 UNITS = 8 SPACES (MIN. 4 SPACES)  
 LONG TERM: N/A --  
 BICYCLE PARKING PROVIDED = 8 SPACES

**TREE CONSERVATION SUMMARY**

TREE CONSERVATION AREA: 10%  
 TREE CONSERVATION PROVIDED = 0.78AC (10.10%)  
 OUTDOOR AMENITY AREA REQUIRED = 33,628 SF (10%)  
 OUTDOOR AMENITY PROVIDED = 34,926 SF (0.80 AC)  
**STREET TYPOLOGY:**  
 TRINITY ROAD - AVENUE 4-LANE DIVIDED (104' R/W)  
**DENSITY:**  
 ALLOWED (MAX): 30 UNITS PER ACRE  
 PROPOSED: 18.62 UNITS PER ACRE

Client:

KOTARIDES DEVELOPERS  
 5601 VIRGINIA BEACH BLVD  
 VIRGINIA BEACH, VA 23462  
 T: (757) 461.1000

Project:

**TRINITY WOODS APARTMENTS**

Vicinity map:

SITE

**SITE NOTES:**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE CONSTRUCTION LAYDOWN AREA, PERIMETER FENCE, AND ASSOCIATED GATES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE REMOVAL OF THE CONSTRUCTION LAYDOWN AREA PERIMETER FENCE AND ASSOCIATED GATES AT THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL REFERENCE THE DESIGN PLANS FOR DIMENSIONS, JOINT LOCATIONS, AND INLAY SPECIFICATIONS NEAR BUILDINGS AND IN COURTYARDS. CONTRACTOR SHALL PROVIDE JOINTS IN WALKWAYS AND HARDSCAPE PER DETAILS OR AS INDICATED ON LANDSCAPE/HARDSCAPE PLAN SHEETS.
- ALL CONSTRUCTION TRAFFIC SHALL ENTER SITE FROM TRINITY ROAD UNLESS OTHERWISE APPROVED IN WRITING FROM THE OWNER'S REPRESENTATIVE FOR AN ALTERNATE POINT OF ACCESS.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
- ALL DIMENSIONS ARE IN DECIMAL FEET TO OUTSIDE FACE OF BUILDINGS, TO CENTERLINES, AND/OR FACE OF CURB UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION.
- ALL WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE FROM DRAWINGS.
- ALL UTILITIES WITH SURFACE ACCESS SHALL BE LOCATED WITHIN THE PAVING PATTERN AND SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. REFER TO LAYOUT DRAWINGS.
- ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- ALIGN ALL JOINTS, CORNERS, AND EDGES AS SHOWN
- CONTRACTOR SHALL REFER TO AND COORDINATE WITH ARCHITECTURAL, STRUCTURAL, AND MEP DRAWINGS AT ALL TIMES PRIOR TO AND DURING CONSTRUCTION.
- ALL CURB TAPERS ARE SIX (6) FEET LONG UNLESS OTHERWISE SHOWN ON PLAN.
- WHERE NEW SIDEWALK ADJOINS EXISTING WALK, PROVIDE EXPANSION JOINT BY DRILLING INTO THE FACE OF THE EXISTING WALK FOR PLACEMENT OF DOWELS. THE NEW SIDEWALKS INTO NEAREST EXISTING PAVEMENT JOINT; MATCH WIDTH OF EXISTING WALKWAY.
- WHERE SIDEWALK OR WALKWAYS ARE ADJACENT TO PARKING SPACES THE WALKWAY SHALL BE A MINIMUM 6.5' WIDE AS MEASURED FROM THE FACE OF CURB.
- MAXIMUM RUNNING SLOPE FOR WALKING SURFACES CANNOT BE GREATER THAN 1:20 AND CROSS SLOPES CANNOT BE GREATER THAN 1:48. HANDICAP SPACES SURFACE SLOPES SHALL NOT EXCEED 1:48 IN ALL DIRECTIONS.
- SIGHT TRIANGLES - NOTHING OVER 30" HIGH SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLES.
- THE SITE SHALL BE FULLY STABILIZED (90% COVERAGE) PRIOR TO ISSUANCE OF A BUILDING CERTIFICATE OF OCCUPANCY OR PROJECT APPROVAL
- HANDICAP RAMPS SHALL BE INSTALLED PER LATEST EDITION OF THE NC BUILDING CODE AND ANSI 117.11 WITH DETECTABLE WARNING DOMES WITH A COLOR CONTRAST OF 70% MINIMUM. SEE DETAILS AND GRADING SPOT ELEVATIONS. IF THE EXISTING CONDITIONS PRECLUDE THE ABILITY TO PROVIDE A MAXIMUM SLOPE 1/12 FOR 6-FEET OR A MAXIMUM CROSS SLOPE OF 1:48 AND A 36" MINIMUM LANDING, THE CONTRACTOR SHALL NOTIFY ENGINEER OR OWNER REPRESENTATIVE PRIOR TO INSTALLATION.
- THE TESTING AGENCY SHALL BE RESPONSIBLE FOR PROVIDING THE ASPHALT AND CONTRACTOR CERTIFICATION MEMO TO NCDOT FOR ALL ROADWAY IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY.
- ALL PROPOSED OUTDOOR LIGHTING WILL MEET THE STANDARDS OF UDO SEC 7.4 AND ZONING CONDITIONS 2-22-17 #4 AND #5.
- ALL MECHANICAL EQUIPMENT WILL MEET THE SCREENING STANDARDS OF UDO SEC 7.2.5.

**USE FOR CONSTRUCTION**

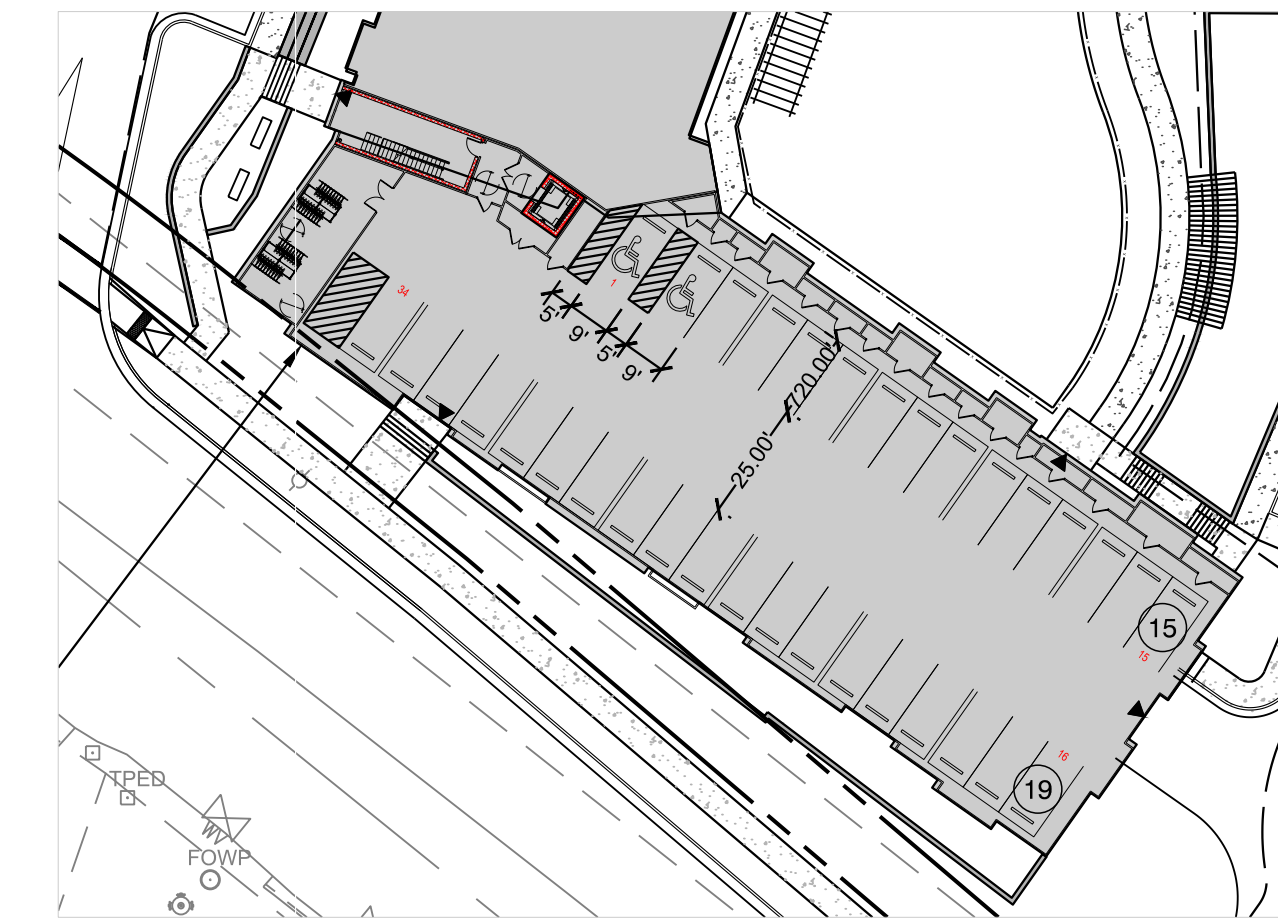
Issued for:

**ADMINISTRATIVE SITE REVIEW**

No.	Date	Description
1	02.27.2018	REVISIONS TO CITY 1ST REVIEW
2	03.27.2018	REVISIONS TO CITY 2ND REVIEW
3	04.19.2018	REVISIONS TO CITY 3RD REVIEW

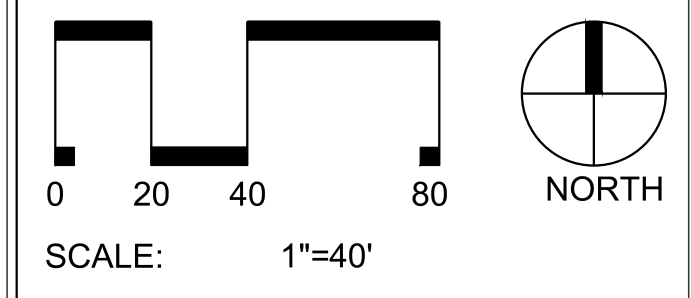
**GENERAL NOTES:**

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION, DEPARTMENT OF INSURANCE, NCDENR, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
- EXISTING SURVEY INFORMATION INCLUDING TOPOGRAPHIC INFORMATION PROVIDED BY STEWART, UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND FACILITY OWNERS (PER NC STATUTE) NO LESS THAN 3 BUSINESS DAYS AND NO MORE THAN 12 WORKING DAYS PRIOR TO BEGINNING DEMOLITION, EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. NO EXCAVATION OR DEMOLITION SHALL BE STARTED WITHOUT ALL UTILITIES BEING LOCATED.
- ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT, VALVE AND MANHOLE CHANGES, AND HARDSCAPE OR LANDSCAPE CHANGES. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
- IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (85,000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.



**SITE LEGEND**

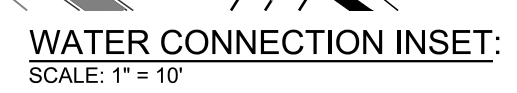
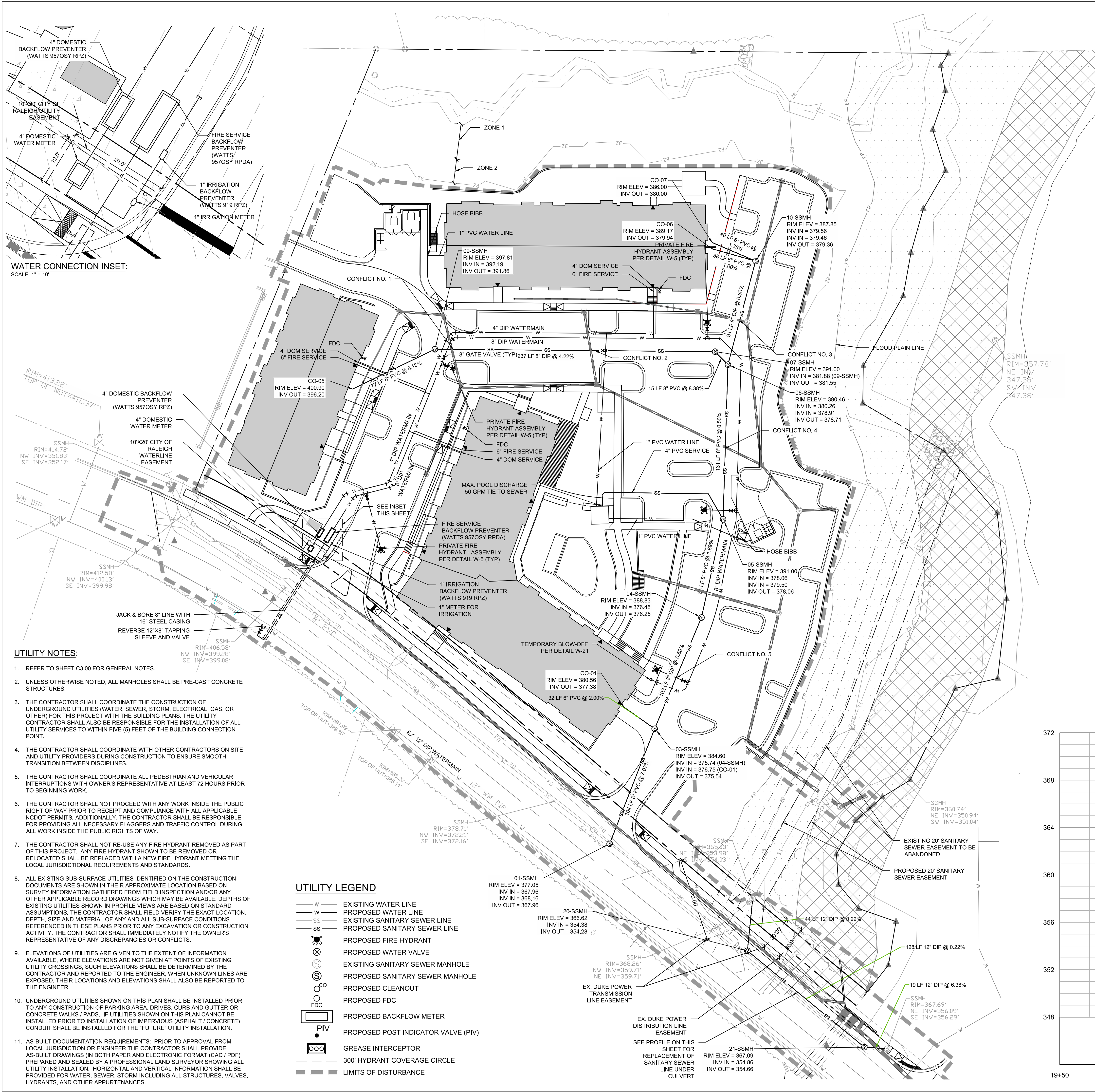
- PROPOSED BUILDING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CURB & GUTTER
- PROPOSED STOP BAR
- PROPOSED CROSSWALK
- PROPOSED SIGN
- H/C PROPOSED ADA PARKING SPACE
- PROPOSED CIP WALL
- PROPOSED WHEEL STOP
- PROPOSED GRAVEL TRAIL
- PROPOSED TREELINE
- PROPOSED BIKE RACK
- PROPOSED BENCH
- LIMITS OF DISTURBANCE
- ACCESSIBILITY ROUTE
- BUILDING ENTRY



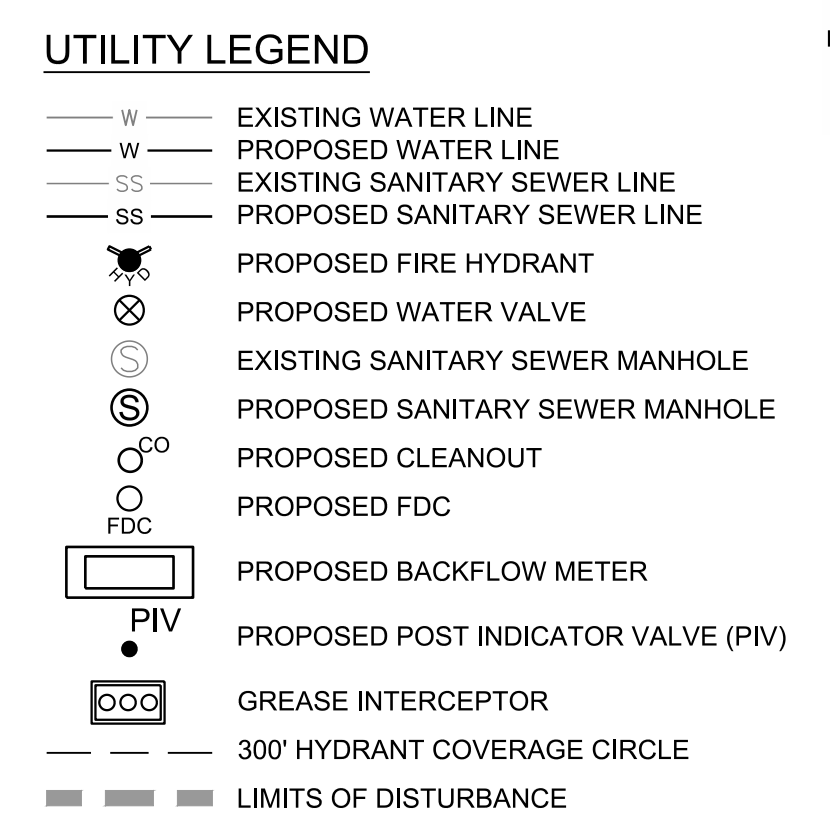
Title:

**SITE PLAN**

Project number: C17074 Sheet:  
 Date: 01.11.2018  
 Drawn by: SP  
 Approved by: CRM **C3.00**



- UTILITY NOTES:**
- REFER TO SHEET C3.00 FOR GENERAL NOTES.
  - UNLESS OTHERWISE NOTED, ALL MANHOLES SHALL BE PRE-CAST CONCRETE STRUCTURES.
  - THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF UNDERGROUND UTILITIES (WATER, SEWER, STORM, ELECTRICAL, GAS, OR OTHER) FOR THIS PROJECT WITH THE BUILDING PLANS. THE UTILITY CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY SERVICES TO WITHIN FIVE (5) FEET OF THE BUILDING CONNECTION POINT.
  - THE CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS ON SITE AND UTILITY PROVIDERS DURING CONSTRUCTION TO ENSURE SMOOTH TRANSITION BETWEEN DISCIPLINES.
  - THE CONTRACTOR SHALL COORDINATE ALL PEDESTRIAN AND VEHICULAR INTERRUPTIONS WITH OWNER'S REPRESENTATIVE AT LEAST 72 HOURS PRIOR TO BEGINNING WORK.
  - THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK INSIDE THE PUBLIC RIGHT OF WAY PRIOR TO RECEIPT AND COMPLIANCE WITH ALL APPLICABLE NCDOT PERMITS. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY FLAGGERS AND TRAFFIC CONTROL DURING ALL WORK INSIDE THE PUBLIC RIGHTS OF WAY.
  - THE CONTRACTOR SHALL NOT RE-USE ANY FIRE HYDRANT REMOVED AS PART OF THIS PROJECT. ANY FIRE HYDRANT SHOWN TO BE REMOVED OR RELOCATED SHALL BE REPLACED WITH A NEW FIRE HYDRANT MEETING THE LOCAL JURISDICTIONAL REQUIREMENTS AND STANDARDS.
  - ALL EXISTING SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. DEPTHS OF EXISTING UTILITIES SHOWN IN PROFILE VIEWS ARE BASED ON STANDARD ASSUMPTIONS. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION, DEPTH, SIZE AND MATERIAL OF ANY AND ALL SUB-SURFACE CONDITIONS REFERENCED IN THESE PLANS PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
  - ELEVATIONS OF UTILITIES ARE GIVEN TO THE EXTENT OF INFORMATION AVAILABLE, WHERE ELEVATIONS ARE NOT GIVEN AT POINTS OF EXISTING UTILITY CROSSINGS, SUCH ELEVATIONS SHALL BE DETERMINED BY THE CONTRACTOR AND REPORTED TO THE ENGINEER, WHEN UNKNOWN LINES ARE EXPOSED, THEIR LOCATIONS AND ELEVATIONS SHALL ALSO BE REPORTED TO THE ENGINEER.
  - UNDERGROUND UTILITIES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION OF PARKING AREA, DRIVES, CURBS AND GUTTER OR CONCRETE WALKS / PADS. IF UTILITIES SHOWN ON THIS PLAN CANNOT BE INSTALLED PRIOR TO INSTALLATION OF IMPERVIOUS (ASPHALT / CONCRETE) CONDUIT SHALL BE INSTALLED FOR THE "FUTURE" UTILITY INSTALLATION.
  - AS-BUILT DOCUMENTATION REQUIREMENTS: PRIOR TO APPROVAL FROM LOCAL JURISDICTION OR ENGINEER THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS (IN BOTH PAPER AND ELECTRONIC FORMAT (CAD / PDF) PREPARED AND SEALED BY A PROFESSIONAL LAND SURVEYOR SHOWING ALL UTILITY INSTALLATION, HORIZONTAL AND VERTICAL INFORMATION SHALL BE PROVIDED FOR WATER, SEWER, STORM INCLUDING ALL STRUCTURES, VALVES, HYDRANTS, AND OTHER APPURTENANCES.



**PROPOSED UTILITY SEPARATION:**

- WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM EXISTING OR PROPOSED SEWERS, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 10-FOOT HORIZONTAL SEPARATION IN WHICH CASE:
  - THE WATER MAIN IS LAID IN A SEPARATE TRENCH, WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, OR
  - THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER WITH THE WATER MAIN LOCATED AT ONE SIDE OF A BENCH OF UNDISTURBED EARTH, AND WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
- CROSSING A WATER MAIN OVER A SEWER, WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS OVER A SEWER, THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN 18 INCH VERTICAL SEPARATION, IN WHICH CASE BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING.
- CROSSING A WATER MAIN UNDER A SEWER, WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER, BOTH THE WATER MAIN AND THE SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING. A SECTION OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING.

**SEPARATION OF SANITARY SEWERS AND STORM SEWERS:**

- A 24" VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN STORM SEWER AND SANITARY SEWER LINES OR BOTH THE SANITARY AND THE STORM LINES SHALL BE CONSTRUCTED OF FERROUS MATERIALS.

**SEWER NOTES:**

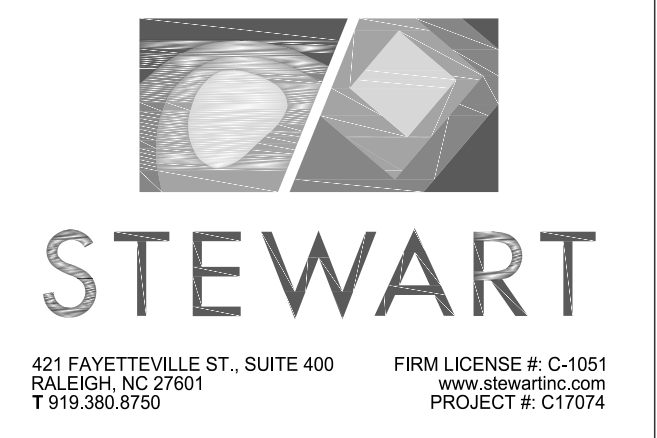
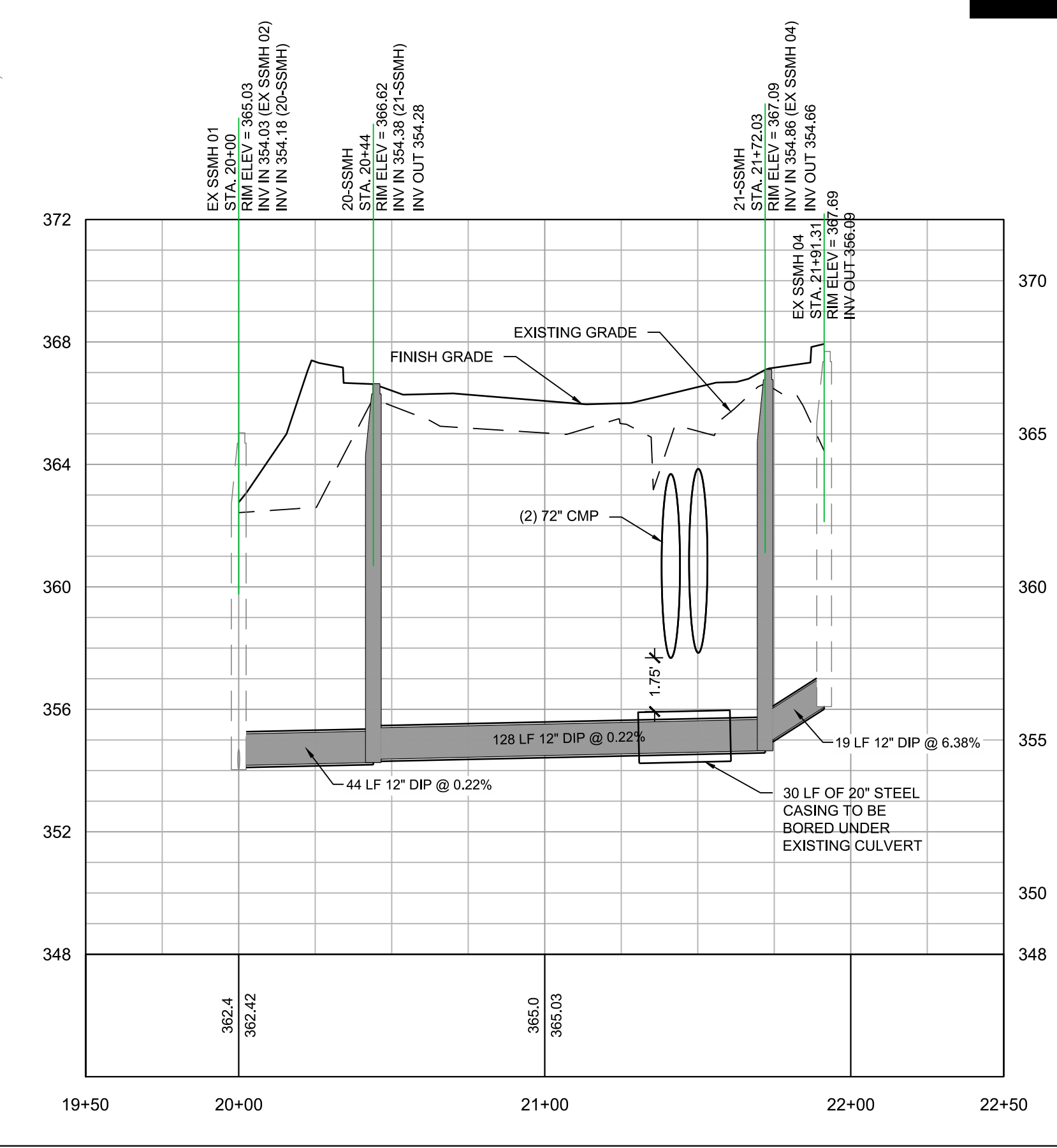
- SANITARY SEWER CLEANOUTS LOCATED IN PAVEMENT AREAS SHALL BE HEAVY DUTY TRAFFIC BEARING CASTINGS.
- UNLESS OTHERWISE NOTED, ALL SANITARY SEWER MANHOLES ARE 4' DIA.
- MANHOLES LOCATED IN PAVEMENT, CONCRETE OR OTHER TRAFFIC AREAS SHALL BE SET AT GRADE. MANHOLES LOCATED IN OTHER AREAS (I.E. GRASS OR WOODED AREAS) SHALL HAVE THEIR RIMS RAISED SIX INCHES ABOVE THE SURROUNDING GRADE. MANHOLES SUBJECT TO POSSIBLE WATER INFILTRATION SHALL HAVE WATERTIGHT, BOLTED LIDS.
- MINIMUM REQUIRED SLOPES FOR SEWER SERVICES:
  - 4" SEWER SERVICE - 2.00% SLOPE
  - 6" SEWER SERVICE - 1.00% SLOPE
  - 8" SEWER SERVICE - 0.50% SLOPE
- UNLESS OTHERWISE NOTED, LOCATE SANITARY SERVICE CLEANOUTS AT ALL HORIZONTAL OR VERTICAL CHANGES IN DIRECTION, MAXIMUM SPACING BETWEEN CLEANOUTS SHALL BE 75 FEET.
- SEWER LINES LESS THAN 3 FEET OF COVER SHALL BE CLASS 50 DUCTILE IRON PIPE. SEWER LINES WITH GREATER THAN 3 FEET OF COVER SHALL BE AS NOTED BELOW:
  - 4" SEWER SERVICE - SCH 80
  - 6" SEWER SERVICE - SCH 80
  - 8" SEWER SERVICE - SDR-35
- SEWER LINES UNDER CONSTRUCTION SHALL BE PROTECTED FROM DIRT, DEBRIS OR OTHER CONTAMINANTS ENTERING THE NEW SYSTEM. A MECHANICAL PLUG SHALL BE UTILIZED BOTH IMMEDIATELY UPSTREAM OF THE NEW CONSTRUCTION AND AT THE FIRST MANHOLE DOWNSTREAM IN THE EXISTING SYSTEM. EXISTING STRUCTURES, PIPING AND APPURTENANCES SHALL BE PROTECTED FROM ANY INFLOW OF WATER, DIRT OR DEBRIS DUE TO NEW CONSTRUCTION CONNECTING TO OR IN THE VICINITY OF THE EXISTING SYSTEM. CONTRACTOR TO REMOVE DEBRIS AND PLUG PRIOR TO OCCUPANCY.
- ALL MANHOLES COVERS SHALL BE PAINTED TO LOCAL JURISDICTIONAL REQUIREMENTS.

**WATER NOTES:**

- AS INDICATED, ALL WATERLINES SHALL BE DUCTILE IRON PIPE MEETING THE REQUIREMENTS OF ANSI/AWWA C151 PRESSURE CLASS 350 OR SOFT COPPER TYPE K PIPE PER ASTM B88. IF PVC WATERLINE IS INDICATED ON THE PLANS IT SHALL MEET THE REQUIREMENTS OF AWWA C-900, CLASS 200.
- ALL WATERLINES SHALL HAVE A MINIMUM OF 3.5 FEET OF COVER.
- TESTING NOTES:
  - PRESSURE: LEAKAGE SHALL NOT EXCEED THE MAXIMUM ALLOWABLE LEAKAGE SPECIFIED IN AWWA C 600. MINIMUM TEST PRESSURE SHALL BE 150 PSI FOR DOMESTIC AND 200 PSI FOR FIRE PROTECTION.
  - BACTERIOLOGICAL: TWO SAMPLES FOR BACTERIOLOGICAL SAMPLING SHALL BE COLLECTED AT LEAST 24 HOURS APART. IF CONTAMINATION IS INDICATED, THEN THE DISINFECTION PROCEDURE AND TESTING SHALL BE REPEATED UNTIL SATISFACTORY RESULTS ARE OBTAINED.
- THE CHLORINE IN HEAVILY CHLORINATED WATER FLUSHED FROM MAINS NEEDS TO BE NEUTRALIZED BEFORE DISCHARGE. CONTRACTORS SHALL NEUTRALIZE HEAVILY CHLORINATED WATER FLUSHED FROM MAINS PRIOR TO DISCHARGE OR TRANSPORT ALL HEAVILY CHLORINATED WATER OFFSITE FOR PROPER DISPOSAL.
- PAINT VALVE COVERS, FIRE HYDRANTS AND OTHER WATER APPARATUS TO MEET THE LOCAL JURISDICTIONAL REQUIREMENTS.

**CONFLICT LIST:**

- SEWER TOP ELEV. = 392.00 STORM BOTTOM ELEV. = 393.83
- SEWER TOP ELEV. = 386.90 STORM BOTTOM ELEV. = 386.01
- SEWER TOP ELEV. = 380.00 STORM BOTTOM ELEV. = 386.63
- SEWER TOP ELEV. = 379.00 STORM BOTTOM ELEV. = 381.51
- SEWER TOP ELEV. = 376.66 STORM BOTTOM ELEV. = 378.60



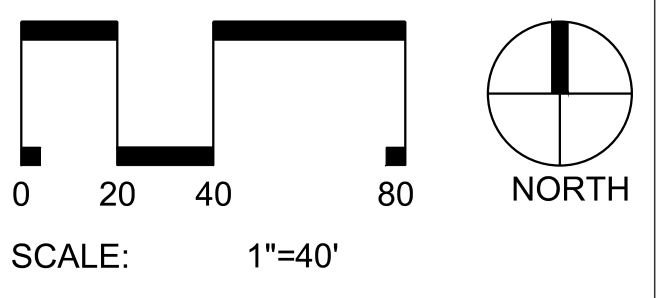
Client: KOTARIDES DEVELOPERS  
5601 VIRGINIA BEACH BLVD  
VIRGINIA BEACH, VA 23462  
T: (757) 461.1000

Project: **TRINITY WOODS APARTMENTS**

Vicinity map: SITE

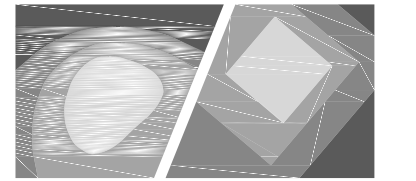
USE FOR CONSTRUCTION  
Issued for: **ADMINISTRATIVE SITE REVIEW**

No.	Date	Description
1	02.27.2018	REVISIONS TO CITY 1ST REVIEW
2	03.27.2018	REVISIONS TO CITY 2ND REVIEW
3	04.19.2018	REVISIONS TO CITY 3RD REVIEW



**UTILITY PLAN**

Project number: C17074 Sheet:  
Date: 01.11.2018  
Drawn by: SP  
Approved by: CRM **C6.00**



STEWART

421 FAYETTEVILLE ST., SUITE 400 FIRM LICENSE # C-1051  
RALEIGH, NC 27601 www.stewartinc.com  
T 919.380.8750 PROJECT # C17074

Client:

KOTARIDES DEVELOPERS  
5601 VIRGINIA BEACH BLVD  
VIRGINIA BEACH, VA 23462  
T: (757) 461.1000

Project:

# TRINITY WOODS APARTMENTS

Vicinity map:

SITE

### LANDSCAPING NOTES:

- VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES OR INACCURACIES IN THE PLANS TO THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- LANDSCAPE WORK SHALL INCLUDE THE FURNISHING, INSTALLATION, AND WARRANTY OF ALL PLANTING MATERIALS WITHIN THE PROJECT AREA.
- THE LANDSCAPE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL EXISTING AND NEW UNDERGROUND UTILITIES PRIOR TO EXCAVATION FOR PLANTING. DAMAGES TO UTILITIES CAUSED BY THE LANDSCAPE OPERATION SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
- LANDSCAPING SHALL REMAIN CLEAR FROM ANY FIRE HYDRANTS ON THE SITE.
- ALL TREES TO BE A MINIMUM OF 2" IN CALIPER AND MUST MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
- TREE PROTECTION NOTE: TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY DEMOLITION, LAND DISTURBANCE OR ISSUANCE OF A GRADING PERMIT AND SHALL INCLUDE WARNING SIGNS POSTED IN BOTH ENGLISH AND SPANISH, AS FOLLOWS: "NO TRESPASSING/TREE PROTECTION AREA/PROHIBIDO ENTRAR / ZONA PROTECTORA PARA LOS ARBOLES."
- PROTECTION OF EXISTING VEGETATION: AT THE START OF GRADING INVOLVING THE LOWERING OF EXISTING GRADE AROUND A TREE OR STRIPPING OF TOPSOIL, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTHEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE. NO STORAGE OF MATERIALS, FILL, OR EQUIPMENT AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA.
- ROOT ZONE PROTECTION AREA: VARIES BASED ON LOCAL JURISDICTION HAVING AUTHORITY. CONTRACTOR SHALL COMPLY WITH LOCAL JURISDICTIONAL REQUIREMENTS. NO DISTURBANCE ALLOWED WITHIN THIS AREA. AREA MUST BE PROTECTED WITH BOTH TREE PROTECTION FENCING AND WARNING SIGNS.
- SEED BED PREPARATION: ALL AREAS TO BE SEEDED ARE TO RECEIVE A MINIMUM OF 2" OF APPROVED TOPSOIL. ALL DEBRIS, ROCKS, ETC. LARGER THAN 5" ARE TO BE REMOVED. ALL LARGE CONCENTRATIONS OF GRAVEL & DEBRIS REGARDLESS OF SIZE ARE TO BE REMOVED PRIOR TO SEEDING OR PLANTING.
- ALL PLANT BED AREAS ARE TO RECEIVE A MINIMUM OF 6" OF APPROVED TOPSOIL.
- SOIL SHOULD BE TESTED AND AMENDED WITH LIME AND FERTILIZER FOR HARDWOOD TREES ACCORDING TO NCDA PROCEDURES. SCARIFY PLANT PIT WALLS. CONSULT LANDSCAPE ARCHITECT FOR ALTERNATE COMPLIANCE.
- SHREDDED HARDWOOD MULCH 3" DEEP EXCEPT AT CROWN OF PLANT UNLESS OTHERWISE NOTED. FLARE AT CROWN SHOULD BE REVEALED. BACKFILL CONSISTS OF THOROUGHLY BROKEN UP NATIVE SOIL. TOTAL VOLUME OF BACKFILL SHOULD BE AMENDED WITH UP TO ONE THIRD PINE BARK MULCH. PIECES SHOULD BE NO LARGER THAN WHAT PASSES THROUGH A ONE INCH SCREEN. IF ADDITIONAL SOIL IS REQUIRED FOR BACKFILL DUE TO DETRIMENTAL SUBSOIL DRAINAGE CONDITIONS, USE SOIL SIMILAR TO EXISTING NATIVE SOIL. ADDITIONAL SOIL TO BE APPROVED BY LANDSCAPE ARCHITECT. MAXIMUM SAUCER HEIGHT IS 6 INCHES.
- TOP OF ROOTBALL TO BE RAISED 2-3 INCHES ABOVE EXISTING GRADE.
- FOR B&B PLANTS, NATURAL FIBER BURLAP SHOULD BE TURNED DOWN BY 1/3 TOTAL HEIGHT OF ROOT BALL. PLASTIC FIBER BURLAP AND WIRE BASKETS SHOULD BE REMOVED TO 2/3'S OF TOTAL HEIGHT OF ROOT BALL.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING THE TREE UPRIGHT AND PLUMB THROUGHOUT THE WARRANTY PERIOD. IF STABILIZATION IS NECESSARY SEE STAKING IN TREE DETAIL. ORANGE FLAGGING TAPE SHOULD BE ATTACHED TO SUPPORT WIRE. STAKING SHOULD BE REMOVED BY CONTRACTOR AT END OF ONE YEAR WARRANTY PERIOD OR AS DIRECTED BY GROUNDS MANAGEMENT.
- USE STANDARD "GATOR" BAGS FOR WATERING TREES IN AREAS NOT UNDER IRRIGATION. INCORPORATE TERRAZO-SORB (OR EQUAL) AS PER MANUFACTURERS RECOMMENDATIONS. FOR AREAS NOT UNDER IRRIGATION.
- USE "BIO-BARRIER" OR EQUIVALENT ACCORDING TO MANUFACTURER'S RECOMMENDATION FOR TREES THAT WILL BE PLANTED WITHIN 10' OF PAVEMENT
- LANDSCAPING/C.O. STANDARDS NOTE: ALL LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF COMPLIANCE.

### LANDSCAPE CALCULATIONS - VEHICLE PARKING AREAS:

VEHICLE PARKING AREA:	59,535 sf
PARKING AREA 1 - 7,902 sf	
PARKING AREA 2 - 51,633 sf	
TREES REQUIRED (1 TREE / 2,000 sf PARKING AREA):	30 TREES
PARKING AREA 1 - 4 TREES	
PARKING AREA 2 - 26 TREES	

PLANTING AREA LESS THAN 300 SF - STRUCTURAL SOIL TO BE PROVIDED

### LANDSCAPE CALCULATIONS - STREET TREES:

LINEAR FEET OF RIGHT-OF-WAY: (LESS DRIVEWAYS, 30' TRANSPORTATION LANDING, & DUKE TRANSMISSION LINE EASEMENT)	413
STREET TREES REQUIRED (1 TREE / 20 LF):	21
STREET TREES PROVIDED:	21
STREET TREES ARE WITHIN A POWER EASEMENT - UNDERSTORY TREES PROVIDED	

### TREE CONSERVATION LEGEND:

- PRIMARY TREE CONSERVATION
- SECONDARY TREE CONSERVATION

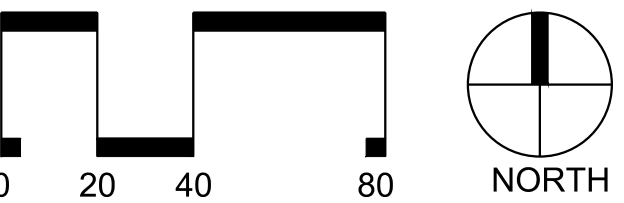
### UDO PLANNING AND SCREENING COMPLIANCE

- THE STORMWATER CONTROL DEVICE IS INTENDED TO BE PART OF THE AMENITY AREA AND WILL BE INTEGRATED INTO THE OVERALL SITE AND LANDSCAPE DESIGN. THE STORMWATER AREA WILL MEET ALL REQUIRED BASIC AND SUPPLEMENTAL AMENITY FEATURES OF 7.2.6-B-1 AND 7.2.6-B-2-B.
- PER UDO SECTION 7.2.6.B.1.a THE STORMWATER CONTROL FACILITY WILL BE INTEGRATED INTO THE OVERALL DESIGN BY:
    - PROXIMATE PLACEMENT OF THE STORMWATER FACILITY TO THE PRINCIPAL STRUCTURE (SEE PLANS)
    - PROVISION OF PEDESTRIAN ACCESS TO THE FACILITY THROUGH INSTALLATION OF A DELINEATED WALK OR TRAIL FROM THE PRINCIPAL STRUCTURE (SEE PLANS - WALKWAYS ARE PROVIDED AROUND THE FACILITY AS WELL AS AN OVERLOOK TERRACE).
  - PER UDO SECTION 7.2.6.B.1.b IT IS NOT THE INTENT TO FENCE OFF THE STORMWATER FACILITY. HOWEVER, DECORATIVE GUARDRAIL WILL BE PROVIDED ALONG THE UPPER TERRACE (SEE SHEET C3.00 FOR GUARDRAIL LOCATION).
  - PER UDO SECTION 7.2.6.B.1.c RIPRAP OR OTHER "HARD ARMORING" WILL NOT EXCEED 10% OF THE ENTIRE SURFACE AREA OF THE STORMWATER CONTROL FACILITY ABOVE THE LOW POOL LINE.
  - PER UDO SECTION 7.2.6.B.1.d - BASED ON THE CYCLICAL WET/DRY NATURE OF THE BIORETENTION AREA (MOSTLY DRY), LARVAL GROWTH WILL BE INHIBITED, THEREBY REDUCING MOSQUITO POPULATIONS.
  - PER UDO SECTION 7.2.6.B.2.b
    - THE STORMWATER CONTROL FACILITY WILL NOT CONTAIN WATER ON A PERMANENT BASIS.
    - 100% VEGETATIVE COVER CAPABLE OF WITHSTANDING EXTENDED PERIODS OF INUNDATION WILL BE PROVIDED (SHEET L2.00).
    - RETAINING WALLS HAVE BEEN INCORPORATED INTO THE DESIGN OF THE FACILITY. WALLS WILL BE COMPATIBLE WITH THE PRINCIPAL BUILDING TEXTURE, QUALITY, MATERIAL AND COLOR (SEE PLANS).
    - THE FOLLOWING 2 FEATURES WILL BE PROVIDED:
      - PEDESTRIAN ACCESS TO THE STORMWATER CONTROL FACILITY IS PROVIDED FROM THE PROPOSED PEDESTRIAN NETWORK. ACCESS WILL BE CONSTRUCTED OF A LEVEL, STABLE SURFACE MATERIAL.
      - PERMANENT PEDESTRIAN-ORIENTED FEATURES (SEE SHEET C3.00). THE PROPOSED OVERLOOK TERRACE WILL FEATURE TABLES / CHAIRS.

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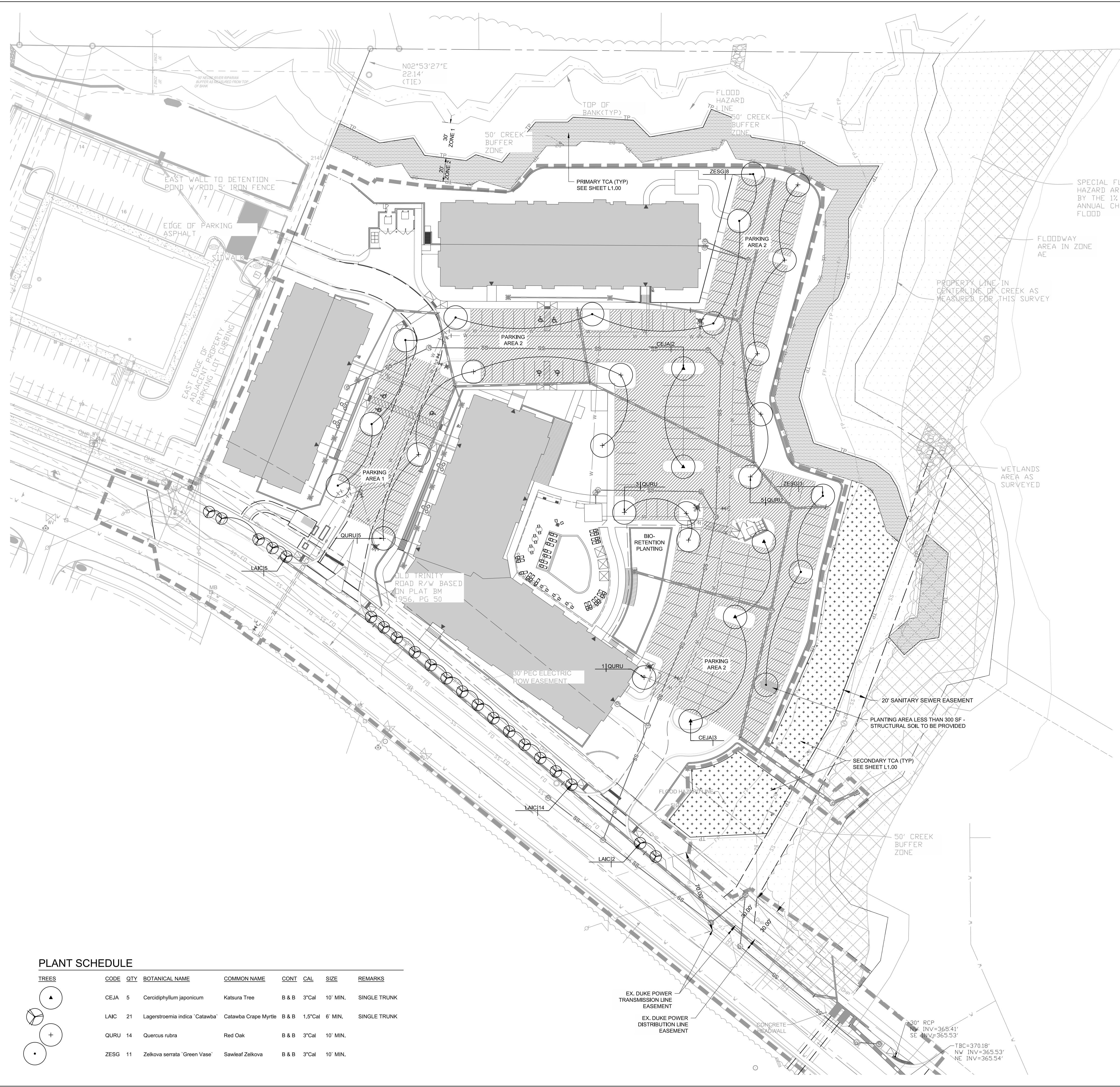


SCALE: 1"=40'

Title:

## PLANTING PLAN

Project number: C17074 Sheet:  
Date: 01.11.2018  
Drawn by: SP  
Approved by: CRM **L2.00**



### PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
	CEJA	5	Cercidiphyllum japonicum	Katsura Tree	B & B	3"Cal	10' MIN.	SINGLE TRUNK
	LAIC	21	Lagerstroemia indica 'Catawba'	Catawba Crape Myrtle	B & B	1.5"Cal	6' MIN.	SINGLE TRUNK
	QURU	14	Quercus rubra	Red Oak	B & B	3"Cal	10' MIN.	
	ZESG	11	Zelkova serrata 'Green Vase'	Sawleaf Zelkova	B & B	3"Cal	10' MIN.	