# SITEWORK CONSTRUCTION PLANS

To Serve

# BANK OF AMERICA

807 US 70 HWY E IN THE CITY OF GARNER, WAKE COUNTY, NORTH CAROLINA SP-25-006

#### CONDITION OF APPROVAL:

PRIOR TO ISSUANCE OF BUILDING PERMIT, A PRE-BUILD MEETING MUST BE SCHEDULED WITH BUILDING INSPECTIONS AND PLANNING. PLEASE CONTACT DSS@GARNERNC.GOV TO SCHEDULE.

PLEASE INSTALL ALL REQUIRED TREE PROTECTION FENCING AND PROVIDE SURVEYED STAKING MAP. THIS IS A REQUIRED ELEMENT OF THE BUILDING PERMIT APPROVAL PROCESS. CONTACT JOSEPH LINSKY AT 919.773.4447 OR JLINSKY@GARNERNC.GOV, TO SCHEDULE AN INSPECTION ONCE IT HAS BEEN INSTALLED PER THE

INFRASTRUCTURE INSPECTION TABLE	
SARNER ENGINEERING	
LINEAR FOOTAGE OF PUBLIC STREETS	0
LINEAR FOOTAGE OF PUBLIC SIDEWALKS	0
NUMBER OF STORMWATER CONTROL MEASURES (SCM'S)	
ITY OF RALEIGH PUBLIC UTILITIES	
LINEAR FOOTAGE OF PUBLIC WATERMAIN (BY SIZE)	0
LINEAR FOOTAGE OF PUBLIC SEWERMAIN (BY SIZE)	0
LINEAR FOOTAGE OF PRIVATE WATERMAIN (BY SIZE)	± 215
LINEAR FOOTAGE OF PRIVATE SEWERMAIN (BY SIZE)	± 187
NUMBER OF WATER STUBS/TIES (INCLUDES ALL NEW TAPS, NEW WATER SERVICE STUBS, AND HYDRANT STUBS ON EXISTING WATERMAINS	1
NUMBER OF WATER METER(S) FOR DOMESTIC (BY SIZE)	1
NUMBER OF WATER METER(S) FOR IRRIGATION (BY SIZE)	0
NUMBER OF SEWER SERVICES (BY SIZE)	1

#### SITE DATA 807 US 70 HWY E, GARNER, NC 27529 1720385860 OTAL DISTURBED AREA EXISTING IMPERVIOUS AREA PROPOSED IMPERVIOUS AREA 0.78 AC COMMERCIAL MIXED USE DISTRICT - CONDITIONAL ZONING (CMX-CZ) COMMERCIAL HIGHWAY OVERLAY (CHO) ZONING OVERLAY DISTRICT EXISTING LAND USE FINANCIAL INSTITUTION W/ DRIVE-UP ATM PROPOSED LAND USE 2,393 SF (5% OF TOTAL ACREAGE) REQUIRED OPEN SPACE PROPOSED OPEN SPACE 9,104 SF (19% OF TOTAL ACREAGE PROVIDED) 25 FT BUILDING SETBACKS SIDE (CORNER) SIDE (INTERIOR): 10 FT PERIMETER BUFFERS 4,622 SF PROPOSED BUILDING AREA 40' - 2" PROPOSED BUILDING HEIGHT PARKING REQUIREMENTS 1 SPACE PER 500 SF GFA 32 SPACES PARKING PROVIDED ADA PARKING STALLS REQUIRED

2 (1 VAN ACCESSIBLE)

ADA PARKING STALLS PROVIDED

## CLIENT REPRESENTATIVE

CONTACT: ROBERT LOUDERMILK
PHONE: (704) 564-0285
EMAIL: ROBERTLOUDERMILK@JLL.COM

#### **ARCHITECT**

NELCO ARCHITECTURE, INC. CONTACT: ANDREW WEHLER PHONE: (216) 830-1554 EMAIL: AWEHLER@NELSONWW.COM

#### CIVIL ENGINEERING

LANGAN CONTACT: SHAWN HILL PHONE: (903) 324-8400 EMAIL: SHILL@LANGAN.COM

## LANDSCAPE ARCHITECTURE

LANGAN CONTACT: BEN HENRY PHONE: (817) 328-3200 EMAIL: BHENRY@LANGAN.COM

### **SURVEYOR**

LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, LLC 1818 MARKET STREET, SUITE 3300 PHILADELPHIA, PA 19103 CONTACT: SHAUN HIGGINS PHONE: (215) 845-8917 EMAIL: SHIGGINS@LANGAN.COM

## OWNER

G-8, LLC 831 E MOREHEAD ST, STE 445 CHARLOTTE, NC 28202 CONTACT: RICH BARTA PHONE: (704) 342-0410 EMAIL: MAIL@COREPROPERTIES.COM





OCTOBER 2025

LANGAN PROJECT NO. 532050901

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ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF GARNER, CITY OF RALEIGH, AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE

PLEASE CONTACT TOWN OF GARNER ENGINEERING INSPECTOR AT ENG-INSPECTIONS@GARNERNC.GOV TO SCHEDULE A PRE-CONSTRUCTION MEETING PRIOR TO OBTAINING BUILDING PERMITS FOR THIS PLAN

CONTACT THE NORTH CAROLINA ONE CALL CENTER PRIOR TO DOING ANY DIGGING. 1-800-632-4949

ATTENTION CONTRACTORS

The Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Utilities Inspector at 919-996-3245 or https://cityworks.raleighnc.gov/pucontractors/New and schedule a Pre-construction meeting prior to beginning an construction.

Raleigh Water must be contacted at (919) 996-4540 at leas

twenty-four hours prior to beginning any work activity around critical water and sewer infrastructure.

Failure to notify the Divisions in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for Inspection, install a downstream plug, have permitted plans on the jobsite, or any other violation of City of Raleigh Standards will result in a fine and possible exclusion from future work in the City of Raleigh.

ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Utilities Department at (919) 996–4540 at least twenty four hours prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

Date		Description		No
	R	evisions		
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF G. ROBERT ADAMS, P.E. REGISTRATION No. 044933, ON 10/17/25 THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES				
L		ingineering and stal Services,	nd	<b>/</b>
		e Street, Suite te, NC 28202	320	
T: 980.27	0.3900	V	vww.langan.	com

05/23/2025

IF CITY COMMENT RESPONSE #1

IF SITE PLAN SUBMITTAL

**COVER SHEET** 

**BANK OF AMERICA** 

807 US 70 HWY E

WAKE COUNTY

hecked By

Project No.

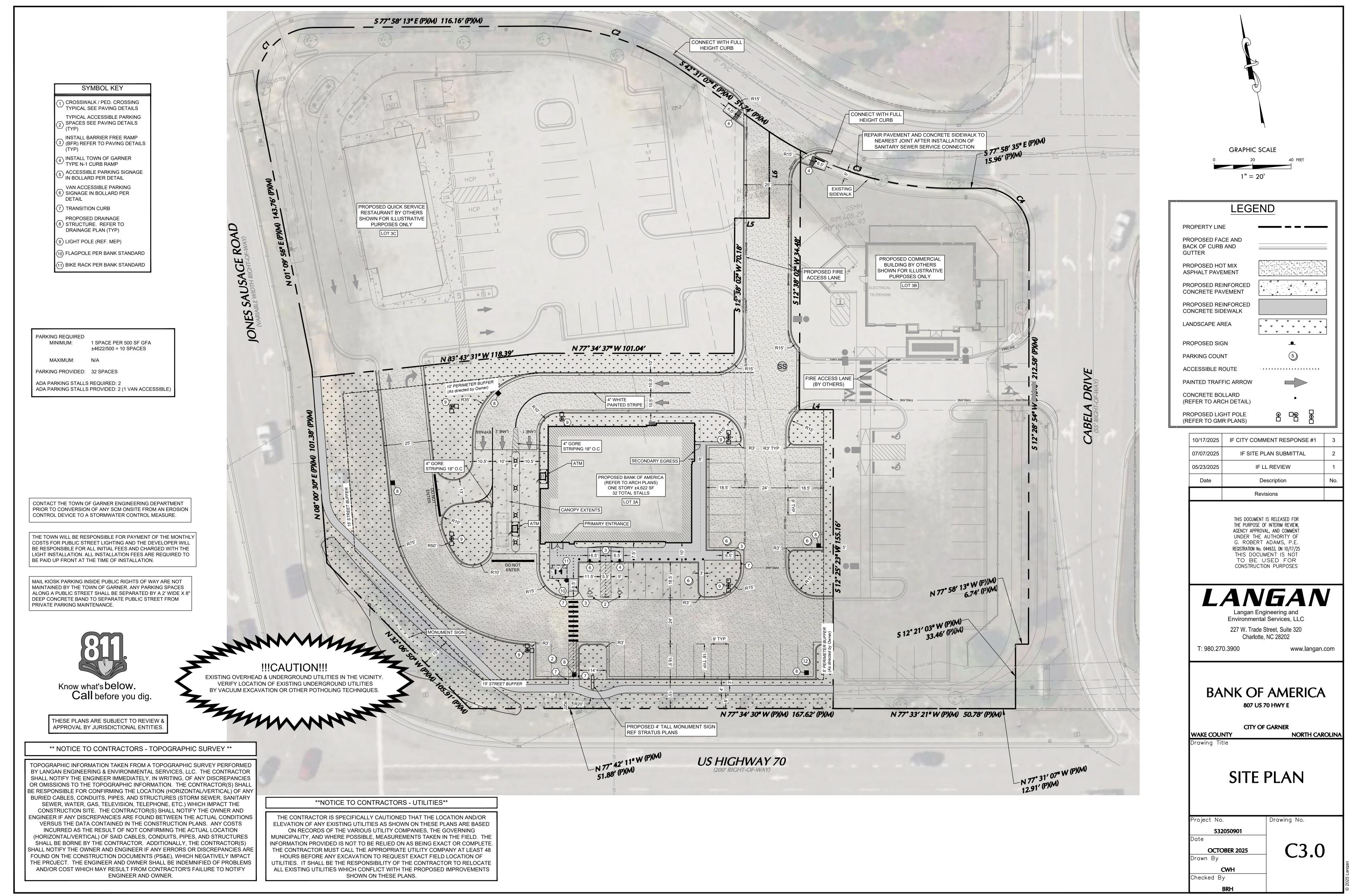
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Date

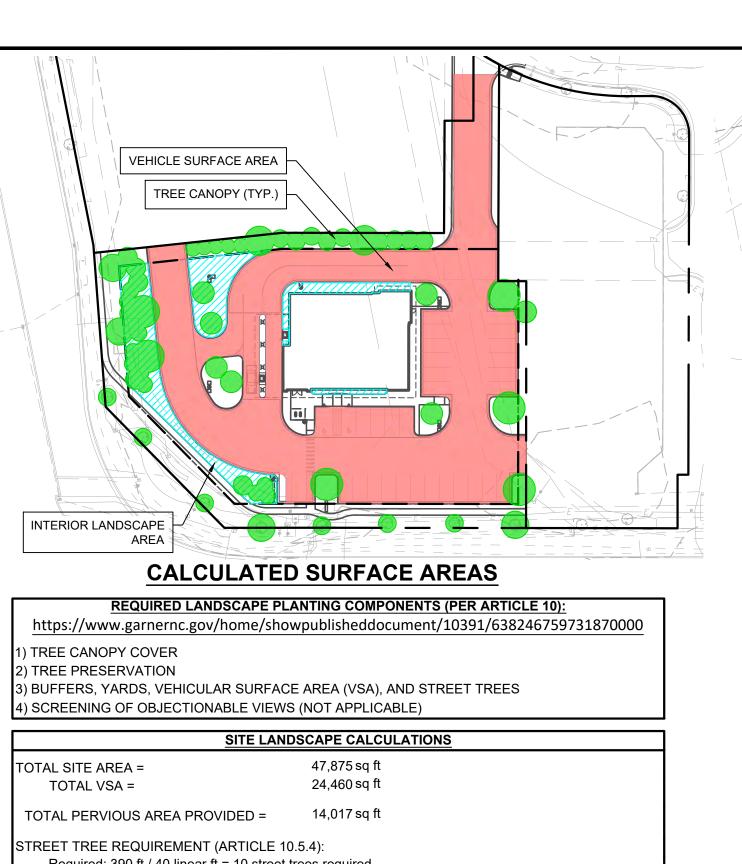
OCTOBER 2025
Drawn By

CWH

025 Landan

NORTH CAROLINA





Required: 390 ft / 40 linear ft = 10 street trees required Proposed: 6 existing trees to remain + 4 installed trees = 10 street trees provided PERIMETER PLANTING BUFFER (ARTICLE 10.6): BUFFERS PROVIDED AT 50% (SHARED) 219.43' (North) / 100 linear ft = 2.19 Required:  $2.19 \times 2$  canopy trees = 4 / 2 = 2 canopy trees required 2 canopy trees provided 2.19 x 2 understory trees = 4 / 2 = 2 understory trees required 2 understory trees provided 2 / 2 = 1 large evergreen shrub required 1 large evergreen shrub provided  $2.19 \times 5$  shrubs = 11 / 2 = 5 small shrubs required 5 small shrubs required 5 small shrubs required x 0.4 = 2 small evergreen shrubs required 2 small evergreen shrubs provided 155.14' (East) / 100 linear ft = 1.55 Required: 1.55 x 2 canopy trees = 3 / 2 = 1 canopy tree required 1 canopy tree provided 1.55 x 2 understory trees = 3 / 2 = 1 understory tree required 1 understory tree provided 2 / 2 = 1 large evergreen shrub required 1 large evergreen shrub provided  $1.55 \times 5$  shrubs = 8/2 = 4 small shrubs required 4 small shrubs required 1 small shrubs required x 0.4 = 1 small evergreen shrub required 1 small evergreen shrub provided INTERIOR LANDSCAPE AREA (ARTICLE 10.8) Total Interior Landscape Area = Required: 5,230 sq ft / 1,000 = 5 canopy trees required 5,230 sq ft / 1,000 = 5.2 x 2 understory trees = 10 understory trees required 5,230 sq ft / 1,000 = 5 large shrubs required 5,230 sq ft / 1,000 = 5.2 x 4 shrubs = 21 small shrubs required Proposed: 5 canopy trees proposed 10 understory trees proposed 5 large shrubs proposed 21 small shrubs proposed Minimum Tree Cover Area Required (Article 11.3.4): 47,875 sq ft Total Site Area x 0.14 = 6,703 sq ft of tree canopy coverage Proposed Tree Cover Area: 1,260 + 576 + 1,618 + 144 + 144 + 144 + 314 + 144 + 144 + 314 + 144 + 144 + 314 + 303 + 227 +

227 + 314 + 95 + 95 + 95 + 95 + 95 + 95 = 7,045 sq ft = 14%Frees and shrubs proposed elsewhere throughout the site due to site limitations. Required number of trees and shrubs is still met. PLANT SCHEDULE MATURE | MATURE SYMBOL KEY OTY BOTANICAL / COMMON NAME ROOT SPACING HEIGHT SPREAD FRAXINUS PENNSYLVANICA 'URBANITE' / URBANITE GREEN ASH 35'-50' ILEX OPACA 'SATYR HILL' / SATYR HILL AMERICAN HOLLY 2.5" CAL. 20'-30' JUNIPERUS VIRGINIANA 'BRODIE' / BRODIE EASTERN REDCEDAR 8'-10' HT. QUERCUS BICOLOR / SWAMP WHITE OAK UNDERSTORY TREES CERCIS CANADENSIS / EASTERN REDBUD STYRAX JAPONICUS / JAPANESE SNOWBELL VIBURNUM RHYTIDOPHYLLUM 'CREE' / LEATHERLEAF VIBURNUM HYDRANGEA QUERCIFOLIA 'SIKE'S DWARF' / SIKE'S DWARF OAKLEAF HYDRANGEA 18"-24" HT. 3 GAL. 36" o.c. ILEX CRENATA 'COMPACTA' / DWARF JAPANESE HOLLY 18"-24" HT. 3 GAL. JUNIPERUS HORIZONTALIS 'BAR HARBOR' / BAR HARBOR CREEPING JUNIPER 18"-24" HT. 3 GAL. 36" o.c. LOROPETALUM CHINENSE VAR. RUBRUM 'DARUMA' / DARUMA FRINGE FLOWER

1. IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE . ALL PLANT MATERIALS INSTALLED MUST MEET STANDARDS SET BY THE CURRENT EDITION OF THE AMERICAN ASSOCIATION OF NURSEYMEN, INC. "STANDARDS FOR NURSERY STOCK."

CONSERVATION ROAD S 77° 58′ 13" E (P)(M) 116.16′ (P)(N REESTABLISHMENT OF VEGETATION ALONG CONSERVATION ROAD TO BE RESPONSIBILITY OF RESPECTIVE PARCEL TREE TO BE REMOVED; REESTABLISHMENT OF VEGETATION TO BE RESPONSIBILITY OF RESPECTIVE PARCEL ROAD JF-WAY) 20' WIDE UTILITY EASEMENT (TYP.) LANDSCAPE ALONG ACCESS DRIVEWAY SUBJECT TO FUTURE DRIVE CONNECTIONS AND THEREBY IS THE RESPONSIBILITY OF THE ADJOINING LOT LOT 3C SHARED BUFFER (50%) WITH ADJACENT PROPERTY. EACH TENANT REQUIRED TO PLANT (2) CANOPY TREES, (2) UNDERSTORY TREES, (1) 0' PERIMETER BUFFER LARGE EVERGREEN SHRUB, (5) SMALL SHRUBS AND (2) SMALL EVERGREEN SHRUBS GRASS SOD (TYP.) MULCHED BED (TYP.) GRASS SOD (TYP.) 3 SJ MULCHED BED WITH SHARED ACCESS NATURAL EDGE (TYF EASEMENT MULCHED TREE RING (TYP.) 6 ICC 5 JVB GRASS SOD (TYP.) PROPOSED STREET TREES TO RETAIN CONSISTENT SPACING BLACK STEEL EDGE | BLACK STEEL EDGE | WITH EXISTING TREES (TYP.) MULCHED BED WITH MULCHED BED (TYP.) EXISTING TRANSFORMER NATURAL EDGE (TYP.) BLACK STEEL EDGE (TYP.) PROPOSED BANK OF AMERICA 4 HQSD 15' STREET TREE BUFFER ONE STORY +/- 4,622 SF 2 CC 32 TOTAL PARKING STALLS 3 ісс 2 CC 310 2.5' WIDE MAINTENANCE LOT 3A BUFFER EASEMENT 1 CC 4 VC LOT 3B 5 VC GRASS SOD (TYP.) 16 JHBH EXISTING STREET TREE TO REMAIN (TYP.) BLACK STEEL EDGE (TYP.) BLACK STEEL EXISTING LANDSCAPING 7 HQSD EDGE (TYP.) AROUND MONUMENT SIGN TO REMAIN (TYP.) PROPOSED BIKE GRASS SOD (TYP.) GRASS PROPOSED 4' SOD (TYP.) PROPOSED PERIMETER WALK **FLAGPOLE** BOLLARD (TYP.) 11 JHBH ⊢ 11 HQSD PROPOSED 7.5' WIDE LANDSCAPE BUFFER --|1 QB| 17 JHBH (TYP.) MULCHED TREE RING (TYP.) 3 JVB GRASS SOD (TYP. GRASS SOD (TYP.) 5 ICC 1 QB 8 JHBH CURB GUTTER (TYP.) 10 LR -BLACK STEEL EDGE (TYP.) 5 ICC MONUMENT SIGN EXISTING LANDSCAPING AROUND MONUMENT EXISTING FIRE SIGN TO REMAIN (TYP.) HYDRANT C2000000000  $\infty$ 

DEAD TREE TO BE REPLACED

DUE TO SITE CONSTRAINTS,

23 September 2025 and will be the responsibility of that development to install.

LOCATED HERE

Proposed landscape information for Lot 3B was obtained electronically from TMTLA Associates on

4' WIDE PERIMETER WALK LOCATED

TO AVOID CONFLICTS WITH EXISTING

**OFF-SITE PLANTING NOTE** 

SURFACE UTILITY COMPONENTS.

SCREENING SHRUBS CANNOT BE

EXISTING STREET TREE

TO REMAIN (TYP.)

EXISTING FIRE HYDRANT

TREE PROTECTION FENCING (TYP.)

1 FP

DEAD TREE TO

**US HIGHWAY 70** 

(200' RIGHT-OF-WAY)

BE REPLACED

LANDSCAPE PROJECT NOTES

Notify Landscape Architect or designated representative of any layout discrepancies or any condition which may prohibit the installation as shown.

Verify and locate all utilities and site lighting conduits before landscape construction begins. Protection of all utilities is the responsibility of the Contractor.

All landscape planting areas illustrated shall be graded smooth with three inches (3") of topsoil and four inches (4") of compost applied and consistently blended (tilled) to a depth of nine inches (9"). Incorporate lime and a balanced fertilizer within the top 2" -4" of soil per Article 7.1 J, 3 (b). If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approved by the Owner. To obtain final grade, excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch. All beds shall be crowned to anticipate settlement and ensure drainage without disrupting surrounding planned drainage paths. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the

All landscaped areas will be irrigated with a temporary system (2-year maximum) until

All trees and shrubs shall be installed per planting details.

Trees shall be planted at least five feet (5') from any utility line or sidewalk, to the outside of utility easements with a clear ten feet (10') around fire hydrants and twenty feet (20') min. from all irrigation control zone meter boxes, etc. Furthermore, planting within areas of turf shall give priority of location to irrigation. Trees, shall not be planted within five feet (5') of a spray head or ten feet (10') of a rotor. Remaining rrigation components shall respect the location of the illustrated landscape design. Shrubs, regardless of type, shall not be planted within thirty inches (30") of bed

All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant material is preferred.

All planting beds as designated shall be bordered by Owner approved four inch (4") black steel edging w/ 3/6" min. thickness unless bed is bordered by concrete. Steel edging adjacent to decorative rock beds shall have a ¾" min. thickness. Terminate edging flush with paved surface with no sharp corners exposed.

A four inch (4") dressing of Shredded hardwood mulch over a 4.1 oz, woven polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant beds and around all trees and within all beds with plants spaced 18" o.c. or greater. Single trees or shrubs shall be mulched to the outside edge of the saucer or landscape island (See planting details).

Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.

All areas of surface rock as designated shall be locally available and of an average diameter of one and one-half inches (1 1/2") minimum to three inches (3") maximum. Contractor shall install to a depth of three inches (3"). Rock should be compacted and stable under foot when applied in a pedestrian area.

#### SOD PROJECT NOTES

hroughout the project and the maintenance period for turfgrass, it is the Contractor's responsibility to maintain the topsoil in place at specified grades. Topsoil and turfgrass losses due to erosion or any disturbance from construction activity will be replaced by the Contractor until ESTABLISHMENT and ACCEPTANCE is

All slopes and areas disturbed by construction, except those occupied by buildings,

structures, or paving shall be graded smooth and four (4") inches of topsoil applied. If adequate topsoil is not available onsite, the Contractor shall provide topsoil as approved by the Owner. The area shall be dressed to typical sections and plowed to a depth of five (5") inches. Soil shall be further prepared by the removal of debris, weeds and stones larger than 3/4 inch in diameter. After tillage and cleaning, all areas to receive turf shall be leveled, fine graded, and drug with a weighted spike harrow or

urfgrass sod shall match that used by the surrounding development. Sod shall consist of leaf blades, and rhizomes with a healthy, virile system of dense, thickly matted roots throughout the soil of the sod for a thickness not less than three-quarters (3/4") inch. Sod shall be alive, healthy, vigorous, free of insects, disease, stones, and undesirable foreign materials and grasses. The grass shall have been mowed prior to sod cutting so that the height of grass shall not exceed two (2") inches. Sod shall have been produced on growing beds of clay-loam topsoil. Sod shall not be harvested or planted when its moisture condition is so excessively wet or dry that its survival will be affected. All sod is to be harvested, delivered, and planted within a thirty-six (36) hour period of time. Sod shall be protected from exposure to wind, sun, and freezing.

IRRIGATION:
In the absence of an irrigation system or areas beyond the coverage limits of a permanent irrigation system, Contractor shall water sod temporarily to develop adequate growth and establishment before regular maintenance begins. Turf shall be

Water shall be furnished by the Contractor with means and methods available to achieve acceptable turf. The water source shall be clean and free of industrial wastes or other substances harmful to the growth of the turf.

watered until firmly established.

MAINTENANCE REQUIREMENTS:
Vegetation should be inspected regularly to ensure that plant material is established properly and remains healthy. Mowing, trimming and supervision of water applications shall be the responsibility of the Contractor until the Owner or Owner's Representative accepts and assumes regular maintenance.

**ESTABLISHMENT AND ACCEPTANCE:** 

All disturbed areas recieving sod shall receive topsoil as specified and be adequately established with turf such that any absence of water will not kill the turf, but promote a state of turf dormancy, until the next rainfall event.

#### CITY NOTES:

The pruning of VSA screening shrubs shall allow for lateral growth of branches so as to form a hedge.

All landscape islands shall be graded for positive drainage with no low spots allowing water to be trapped.

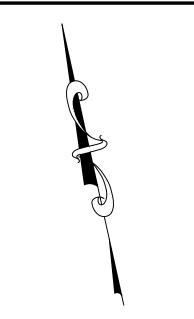
All exposed ground surfaces that are not paved and not covered by landscape planting or sod as specified shall be covered by a shredded hardwood bark or approved equal mulch that will prevent soil erosion immediately after planting.

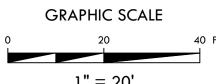
All utility devices and mechanical equipment outside of but visible from public rights-of-way or private streets shall be installed underground or screened with low branching evergreen shrubs at least 30" tall at

No trees may be planted within 5' of sidewalks or visible utility units per Section 10.2.5.a.4.

#### \*\*\* IMPORTANT IRRIGATION NOTE \*\*\*

It is not known by Langan, the integrity of the existing irrigation system. Therefore, prior to any demolition, the irrigation Contractor shall meet with property management to locate limits of coverage and identify any existing system failures. With an understanding of proposed improvements, the property management and Contractor shall determine where to preserve the existing irrigation system to quantify proposed installation limits. The Contractor shall then cap and/or terminate the existing mainline, control wires, and laterals within appropriate irrigation boxes. Any component of the existing system to be salvaged shall be determined by the property management. Adjustments may be necessary to the existing system's limits of coverage to provide a seamless transition with the existing limits and proposed new project's limits of coverage.







THESE PLANS ARE SUBJECT TO REVIEW &

APPROVAL BY JURISDICTIONAL ENTITIES

SECTIONS OF CODE (ARTICLE 10) OF INTEREST TO OWNER:

See Plan Sheet L1.1 COMPLETION OF WORK AND PERFORMANCE GUARANTEES

MAINTENANCE REQUIREMENTS (ARTICLE 10.3.7)

10/17/2025	IF CITY COMMENT RESPONSE #1	
07/07/2025	IF SITE PLAN SUBMITTAL	
05/23/2025	IF LL REVIEW	
Date	Description	No.
	Revisions	

## NOT FOR CONSTRUCTION

## LANGAN

Langan Engineering and Environmental Services, LLC 227 W. Trade Street, Suite 320

Charlotte, NC 28202

T: 980.270.3900

Drawing Title

**BANK OF AMERICA** 

www.langan.com

NORTH CAROLINA

**CITY OF GARNER** 

807 US 70 HWY E

WAKE COUNTY

LANDSCAPE PLAN

ect No.	Drawing No.
532050901	
)	
OCTOBER 2025	11 <i>(</i>
vn By	
KS	

hecked By