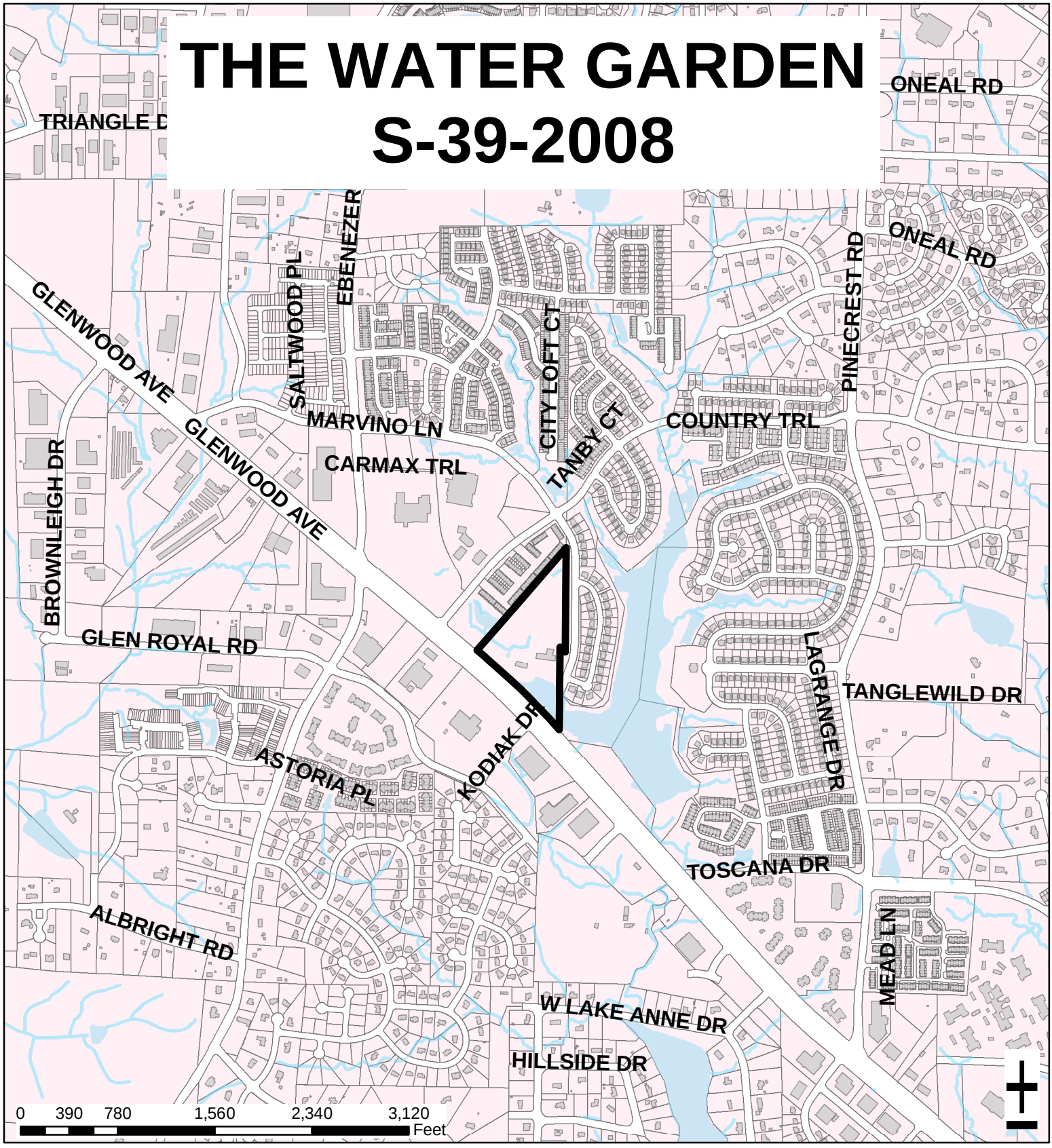
# THE WATER GARDEN
# S-39-2008




| | | | |
|---|---|---|---|
| Zoning: | **TD** | Acres: | **11.13** |
| Planning | | Number of Lots: | **2** |
| District: | **Northwest** | Planner: | **Jacque Baker** |
| CAC: | **Northwest** | Phone: | **(919) 516-2630** |
| Drainage | | Applicant Contact: | **JDavis Architects** |
| Basin: | **Turkey Creek** | Phone: | **(919) 835-1500** |

Adobe Photoshop CS.lnk

## TREE CONSERVATION NOTES (ATTN: FORESTRY SPECIALISTS!)

1. **THE PRIMARY TREE CONSERVATION AREAS LOCATED ON THIS SITE WILL BE IMPACTED BY THE EXTENSION OF MARVINO LANE, AS THE CURRENT DAM MUST BE REMOVED IN ORDER TO CONSTRUCT THE ROAD. THE REMOVAL OF THE DAM WILL RESULT IN EITHER THE PERMANENT REMOVAL OF THE POND OR THE CREATION OF A MUCH SMALLER POND; THE NEUSE RIVER RIPARIAN BUFFER (NRRB) AROUND THE POND WILL CHANGE - THIS PLAN IS BASED UPON EXISTING CONDITIONS, WHICH IS WHAT THE CODE DIRECTS AT THIS TIME. IT IS ACKNOWLEDGED THAT THE TREE CONSERVATION AREAS WILL LIKELY CHANGE AT THE SECOND REVIEW.**

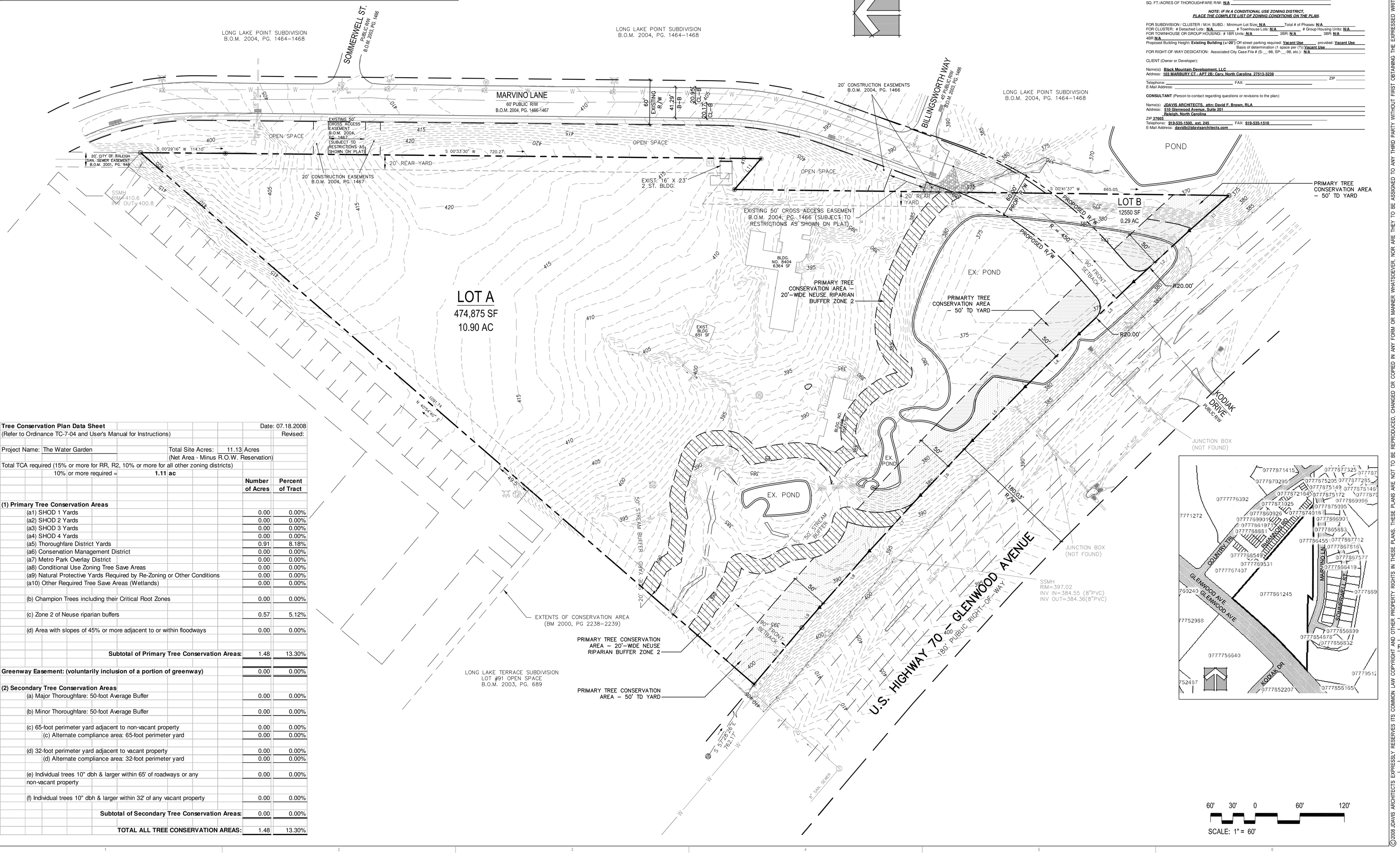
2. **THERE IS AN EXISTING BUILDING AND PAVING WITHIN THE CURRENT NRRB STREAM BUFFER, WHICH IS PRIMARY TCA. DEPENDING UPON THE FINAL CONFIGURATION OF THE NRRB AFTER THE DAM IS EITHER REMOVED OR REPLACED, THE NRRB WILL LIKELY CHANGE. THIS PLAN SHOWS THE BUILDING WITHIN THE TCA, BUT IT IS ACKNOWLEDGED THAT THE BUILDING MAY BECOME CONFORMING TO NCDENR-DWQ BUFFER RULES DEPENDING UPON FINAL CONFIGURATION OF THE POND AND DAM. IF THE BUILDING DOES REMAIN IN THE NRRB, IT WOULD NOT QUALIFY FOR INCLUSION AS TCA DUE TO LAND IMPACT AND DISTURBANCE.**

## TREE CONSERVATION AREAS

PRIMARY TREE CONSERVATION AREA - 20'-WIDE NEUSE RIPARIAN BUFFER ZONE 2 = 24,999.27 SF

PRIMARY TREE CONSERVATION AREA - 50' TD YARD = 25,815.07 SF

PRIMARY TREE CONSERVATION AREA - 50' TD YARD (NO EXISTING TREES) = 13,799.20 SF







| Tree Conservation Plan Data Sheet | | | Date: 07.18.2008 |
|---|---|---|---|
| (Refer to Ordinance TC-7-04 and User's Manual for Instructions) | | | Revised: |
| Project Name: The Water Garden | Total Site Acres: 11.13 Acres (Net Area - Minus R.O.W. Reservation) | | |
| Total TCA required (15% or more for RR, R2, 10% or more for all other zoning districts) 10% or more required = **1.11 ac** | | | |
| | | **Number of Acres** | **Percent of Tract** |
| **(1) Primary Tree Conservation Areas** | | | |
| (a1) SHOD 1 Yards | | 0.00 | 0.00% |
| (a2) SHOD 2 Yards | | 0.00 | 0.00% |
| (a3) SHOD 3 Yards | | 0.00 | 0.00% |
| (a4) SHOD 4 Yards | | 0.00 | 0.00% |
| (a5) Thoroughfare District Yards | | 0.91 | 8.18% |
| (a6) Conservation Management District | | 0.00 | 0.00% |
| (a7) Metro Park Overlay District | | 0.00 | 0.00% |
| (a8) Conditional Use Zoning Tree Save Areas | | 0.00 | 0.00% |
| (a9) Natural Protective Yards Required by Re-Zoning or Other Conditions | | 0.00 | 0.00% |
| (a10) Other Required Tree Save Areas (Wetlands) | | 0.00 | 0.00% |
| (b) Champion Trees including their Critical Root Zones | | 0.00 | 0.00% |
| (c) Zone 2 of Neuse riparian buffers | | 0.57 | 5.12% |
| (d) Area with slopes of 45% or more adjacent to or within floodways | | 0.00 | 0.00% |
| | **Subtotal of Primary Tree Conservation Areas:** | 1.48 | 13.30% |
| **Greenway Easement: (voluntarily inclusion of a portion of greenway)** | | 0.00 | 0.00% |
| **(2) Secondary Tree Conservation Areas** | | | |
| (a) Major Thoroughfare: 50-foot Average Buffer | | 0.00 | 0.00% |
| (b) Minor Thoroughfare: 50-foot Average Buffer | | 0.00 | 0.00% |
| (c) 65-foot perimeter yard adjacent to non-vacant property | | 0.00 | 0.00% |
| (c) Alternate compliance area: 65-foot perimeter yard | | 0.00 | 0.00% |
| (d) 32-foot perimeter yard adjacent to vacant property | | 0.00 | 0.00% |
| (d) Alternate compliance area: 32-foot perimeter yard | | 0.00 | 0.00% |
| (e) Individual trees 10" dbh & larger within 65' of roadways or any non-vacant property | | 0.00 | 0.00% |
| (f) Individual trees 10" dbh & larger within 32' of any vacant property | | 0.00 | 0.00% |
| | **Subtotal of Secondary Tree Conservation Areas:** | 0.00 | 0.00% |
| | **TOTAL ALL TREE CONSERVATION AREAS:** | 1.48 | 13.30% |

# SUBDIVISION

**Pls. check appropriate box, if applicable:**
Cluster Unit Development ☐
Infill Subdivision ☐
Also Expedited ☐

City of Raleigh, NC
Development Plans Review Center
P. O. Box 590, Raleigh, N. C. 27602
One Exchange Plaza 3rd Floor
Telephone: (919) 516-2626 FAX: (919) 516-2684
Visit us at our web site:
www.raleighnc.gov/planning/dev

## Section A. *SUMMARY INFORMATION*

**ALL PLANS REQUIRE THE FOLLOWING INFORMATION ON THE FRONT COVER OF DRAWING SETS:**

DEVELOPMENT NAME: **The Water Garden**
PROPERTY ADDRESS: **6500 Glenwood Avenue**
WAKE CO. PROP. IDENTIFICATION #: **0777861245**

ZONING DISTRICT: **TD** TOTAL ACRES: **11.13** TOTAL # OF LOTS/UNITS: **2**
TOTAL # OF OPEN SPACE LOTS: **N/A**
INSIDE CITY LIMITS? **NO** LINEAR FT. IN PUBLIC STREETS: **202 LF**
SQ. FT./ACRES OF RESIDENTIAL STREET R/W: **12,422 SF (0.285 AC)**
SQ. FT./ACRES OF THOROUGHFARE R/W: **N/A**

***NOTE: IF IN A CONDITIONAL USE ZONING DISTRICT, PLACE THE COMPLETE LIST OF ZONING CONDITIONS ON THE PLAN.***

FOR SUBDIVISION / CLUSTER / M.H. SUBD.: Minimum Lot Size: **N/A** Total # of Phases: **N/A**
FOR CLUSTER: # Detached Lots: **N/A** # Townhouse Lots: **N/A** # Group Housing Units: **N/A**
FOR TOWNHOUSE OR GROUP HOUSING: # 1BR Units: **N/A** 2BR: **N/A** 3BR: **N/A** 4BR **N/A**
Proposed Building Height: **Existing Building (+/-20')** Off-street parking required: **Vacant Use** provided: **Vacant Use**
Basis of determination (1 space per (?)): **Vacant Use**
FOR RIGHT-OF-WAY DEDICATION: Associated City Case File # (S:__-98, SP:__-98, etc.): **N/A**

CLIENT (Owner or Developer):

Name(s): **Black Mountain Development, LLC**
Address: **103 MARBURY CT - APT 2B; Cary, North Carolina 27513-3239**
ZIP
Telephone: FAX:
E-Mail Address:

**CONSULTANT** (Person to contact regarding questions or revisions to the plan):

Name(s): **JDAVIS ARCHITECTS, attn: David F. Brown, RLA**
Address: **510 Glenwood Avenue, Suite 201**
**Raleigh, North Carolina**
ZIP **27603**
Telephone: **919-535-1500, ext. 245** FAX: **919-535-1510**
E-Mail Address: **davidb@jdavisarchitects.com**

JDAVIS ARCHITECTS
510 Glenwood Ave, Suite 201 | Raleigh, NC 27603 | tel 919.835.1500 | fax 919.835.1510

JLB Partners, LP
# The Water Garden
Raleigh, North Carolina

PRELIMINARY

| | | DATE |
|---|---|---|
| PROJECT: | 08092 | 07.18.2008 |
| ISSUE: | Preliminary Subdivision Plan | 07.18.2008 |
| REVISIONS: | . | . |
| | . | . |
| | . | . |
| | . | . |
| | . | . |
| | . | . |
| | . | . |
| | . | . |
| | . | . |
| | . | . |
| | . | . |
| DRAWN BY: | SB | |
| CHECKED BY: | DB | |
| CONTENT: | SUBDIVISION PLAN | |
| | . | |
| | . | |
| | . | |

©2008 JDAVIS ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF JDAVIS ARCHITECTS, PLLC

L1.0

P:\Land\08\08092-BMD-WaterGarden\dwg\08092-SUBD01.dwg, 24x36, 7/18/2008 4:00:28 PM, 1:1