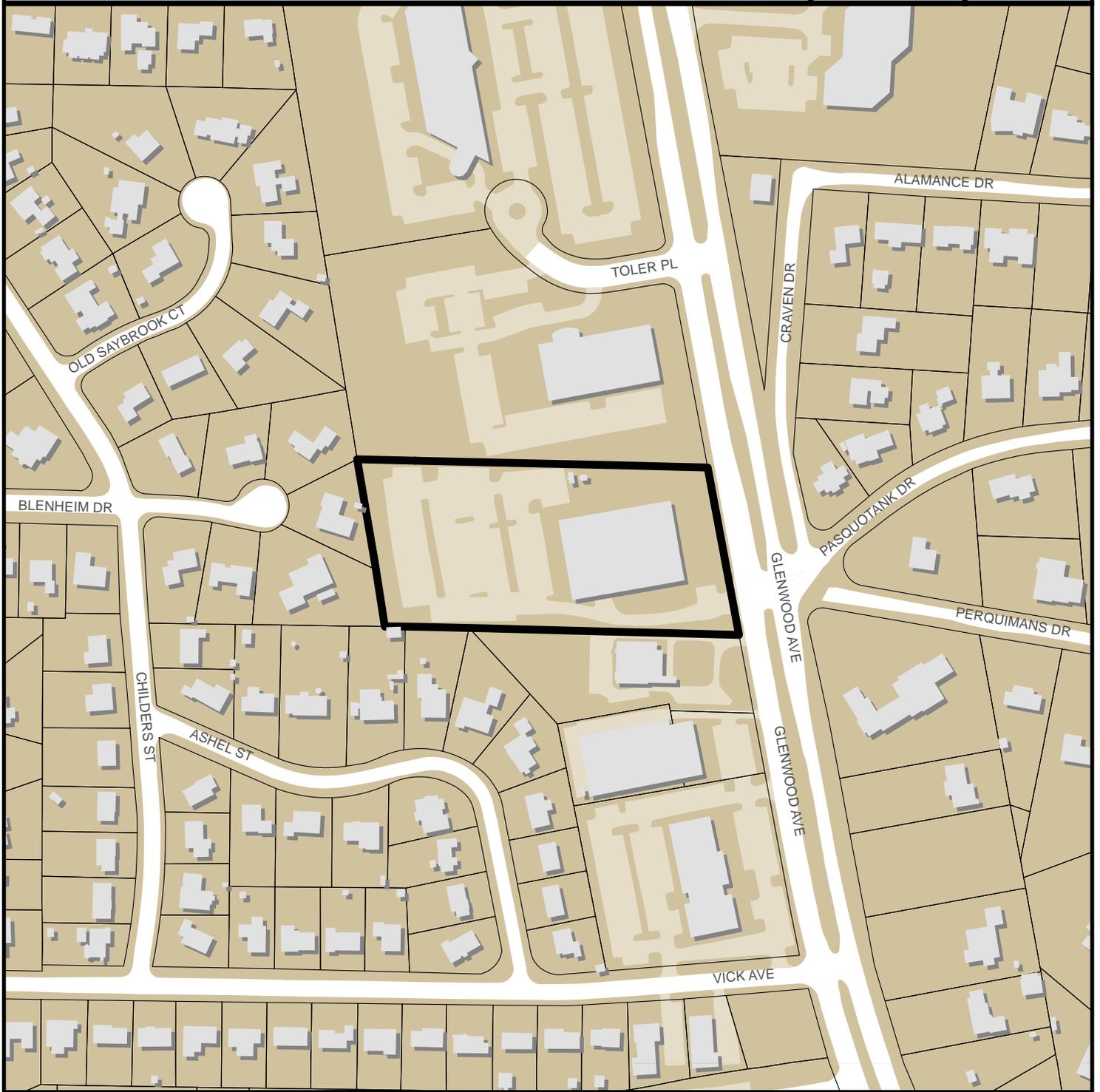


3515 GLENWOOD OFFICE SP-55-2014



0 300 600 Feet

Zoning: **O&I-1, CM**
CAC: **Wade**
Drainage Basin: **Crabtree Basin**
Acreage: **4.2**
Square Feet: **72,963**

Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**
Applicant: **Triple Crown Properties**
Phone: **(919) 740-0077**





Planning & Development

Development Services
 Customer Service Center
 One Exchange Plaza
 1 Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-996-2495
 Fax 919-516-2685

Preliminary Development Plan Application

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

Preliminary Approvals		FOR OFFICE USE ONLY
<input checked="" type="checkbox"/> Site Plans for Planning Commission <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number 409898 Assigned Project Coordinator Assigned Team Leader
* May require Planning Commission or City Council Approval		** Legacy Districts Only

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

GENERAL INFORMATION

Development Name **3515 Glenwood Office**

Proposed Use **Office**

Property Address(es) **3515 Glenwood Avenue**

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: **0795-85-5982**

P.I.N. Recorded Deed

P.I.N. Recorded Deed

P.I.N. Recorded Deed

P.I.N. Recorded Deed

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

PRELIMINARY ADMINISTRATIVE REVIEW

Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively not requiring Planning Commission or City Council approval.

PLANNING COMMISSION

Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. **PROPOSED OFFICE BUILDING GREATER THAN 25,000 SF AND WITHIN 400 FEET OF A RESIDENTIAL PROPERTY**

CLIENT (Owner or Developer)

Company **Triple Crown Properties**

Name (s) **John D. Lyon, Jr.**

Address **P.O. Box 17293; Raleigh, NC 27619**

Phone **919-740-0077**

Email **jdlyonjr@gmail.com**

Fax

CONSULTANT (Contact Person for Plans)

Company **Piedmont Land Design, LLP**

Name (s) **David Lasley**

Address **8522 Six Forks Road; Suite 204; Raleigh, NC 27615**

Phone **919-845-7600**

Email **david@piedmontlanddesign.com**

Fax **919-845-7703**

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

Zoning Information	Building Information
Zoning District(s) O&I-1 and CM	Proposed building use(s) Office
If more than one district, provide the acreage of each O&I-1 (4.16)/CM (0.04)	Existing Building(s) sq. ft. gross 33,884 (to be removed)
Overlay District	Proposed Building(s) sq. ft. gross 72,963
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 72,963
Off street parking Required 244 Provided 297	Proposed height of building(s) 43'-6"
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) 0.40
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage 0.13 (site plans only)
CUD (Conditional Use District) case # Z-	

Stormwater Information

Existing Impervious Surface acres/square feet 2.74	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet 2.68	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030.

The site is located in future land use category Office & Residential Mixed Use. A professional office along a major street is a conforming use in this category. The proposed building height is less than the maximum allowed adjacent to residential neighborhoods. Additionally, the applicant proposes increased parking lot setbacks with landscaped and forested strips to buffer the proposed use from adjacent properties.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots
2. Total # Of Single Family Lots	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots	b) Total number of Single Family Lots
6. Total Number of Hotel Units	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above)	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	f) Total Number of Phases
10. Total number of Open Space (only) lots	g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No
	h) Must provide open space quotient per City Code 10-3071 (5)

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 subdivision plan as approved by the City.

I hereby designate DAVID LASLEY, PIEMONTE LAND DESIGN, LLC 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 [Signature] Date 9/24/14

Signed _____ Date _____

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
3. Client must complete and print page 1 and 2 of the Preliminary Development Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. I have referenced the Preliminary Development Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>				
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>

REVISIONS:

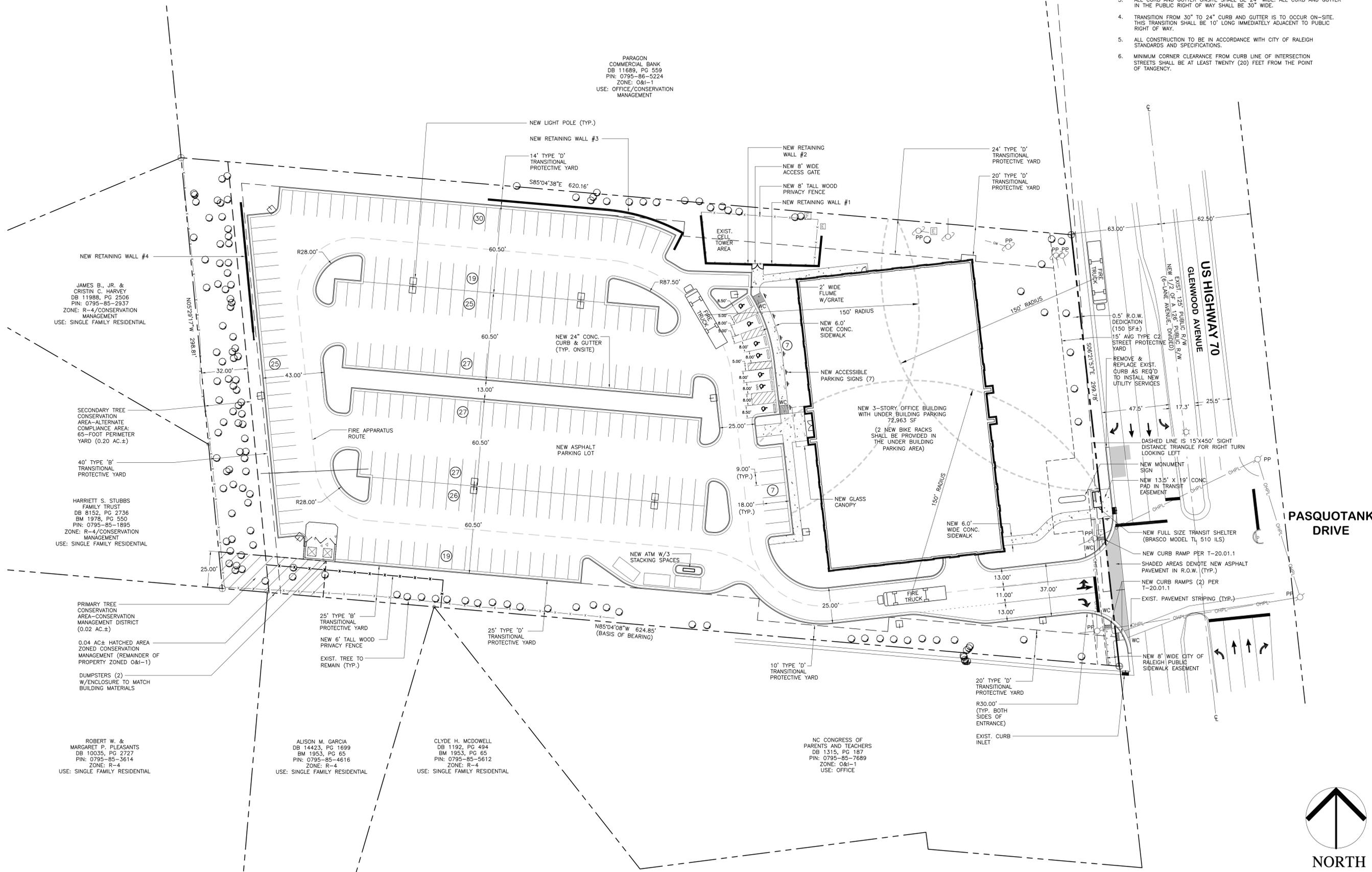
29 MAY 2014	REV. PER CITY COMMENTS
31 JUL 2014	REV. PER CITY COMMENTS
24 SEP 2014	REV. PER PLANNING COMMISSION COMMENTS

DRAWN BY: MGD
CHECKED BY: JDL
PROJECT: GAOB

PRELIMINARY
STAKING
PLAN

STAKING NOTES

- ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF TURNED DOWN WALK, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE.
- PARKING SPACES ARE 9.0' WIDE MINIMUM EXCEPT HANDICAP SPACES WHICH ARE 8.0' WIDE MINIMUM WITH 5.0' AISLES (8.0' AISLES - VAN).
- ALL CURB AND GUTTER ON-SITE SHALL BE 24" WIDE. ALL CURB AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE.
- TRANSITION FROM 30" TO 24" CURB AND GUTTER IS TO OCCUR ON-SITE. THIS TRANSITION SHALL BE 10' LONG IMMEDIATELY ADJACENT TO PUBLIC RIGHT OF WAY.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- MINIMUM CORNER CLEARANCE FROM CURB LINE OF INTERSECTION STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY.



PARAGON
COMMERCIAL BANK
DB 11689, PG 559
PIN: 0795-86-5224
ZONE: O&I-1
USE: OFFICE/CONSERVATION
MANAGEMENT

JAMES B., JR. &
CRISTIN C. HARVEY
DB 11986, PG 2506
PIN: 0795-85-2837
ZONE: R-4/CONSERVATION
MANAGEMENT
USE: SINGLE FAMILY RESIDENTIAL

SECONDARY TREE
CONSERVATION
AREA-ALTERNATE
COMPLIANCE AREA:
65-FOOT PERIMETER
YARD (0.20 AC.±)

HARRIETT S. STUBBS
FAMILY TRUST
DB 8152, PG 2736
BM 1978, PG 550
PIN: 0795-85-1895
ZONE: R-4/CONSERVATION
MANAGEMENT
USE: SINGLE FAMILY RESIDENTIAL

PRIMARY TREE
CONSERVATION
AREA-CONSERVATION
MANAGEMENT DISTRICT
(0.02 AC.±)
0.04 AC± HATCHED AREA
ZONED CONSERVATION
MANAGEMENT (REMAINDER OF
PROPERTY ZONED O&I-1)
DUMPSTERS (2)
W/ENCLOSURE TO MATCH
BUILDING MATERIALS

ROBERT W. &
MARGARET P. PLEASANTS
DB 10035, PG 2727
PIN: 0795-85-3614
ZONE: R-4
USE: SINGLE FAMILY RESIDENTIAL

ALISON M. GARCIA
DB 14423, PG 1699
BM 1953, PG 65
PIN: 0795-85-4616
ZONE: R-4
USE: SINGLE FAMILY RESIDENTIAL

CLYDE H. MCDOWELL
DB 1192, PG 494
BM 1953, PG 65
PIN: 0795-85-5612
ZONE: R-4
USE: SINGLE FAMILY RESIDENTIAL

NC CONGRESS OF
PARENTS AND TEACHERS
DB 1315, PG 187
PIN: 0795-85-7689
ZONE: O&I-1
USE: OFFICE

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PRELIMINARY STORMWATER SUMMARY

STORMWATER RUNOFF SUMMARY

THIS PROJECT IS EXEMPT FROM THE STORMWATER REQUIREMENTS SINCE PROPOSED IMPERVIOUS SURFACE AREA IS LESS THAN THE EXISTING IMPERVIOUS SURFACE AREA.

PLD

PIEDMONT LAND DESIGN, LLP

8522-204 SIX FORKS ROAD
RALEIGH, NORTH CAROLINA 27615
919.845.7600 PHONE
919.845.7703 FAX

**PRELIMINARY
NOT FOR CONSTRUCTION**

3515 GLENWOOD OFFICE
3515 GLENWOOD AVENUE
RALEIGH, NORTH CAROLINA

ISSUED: 01 APR 2014

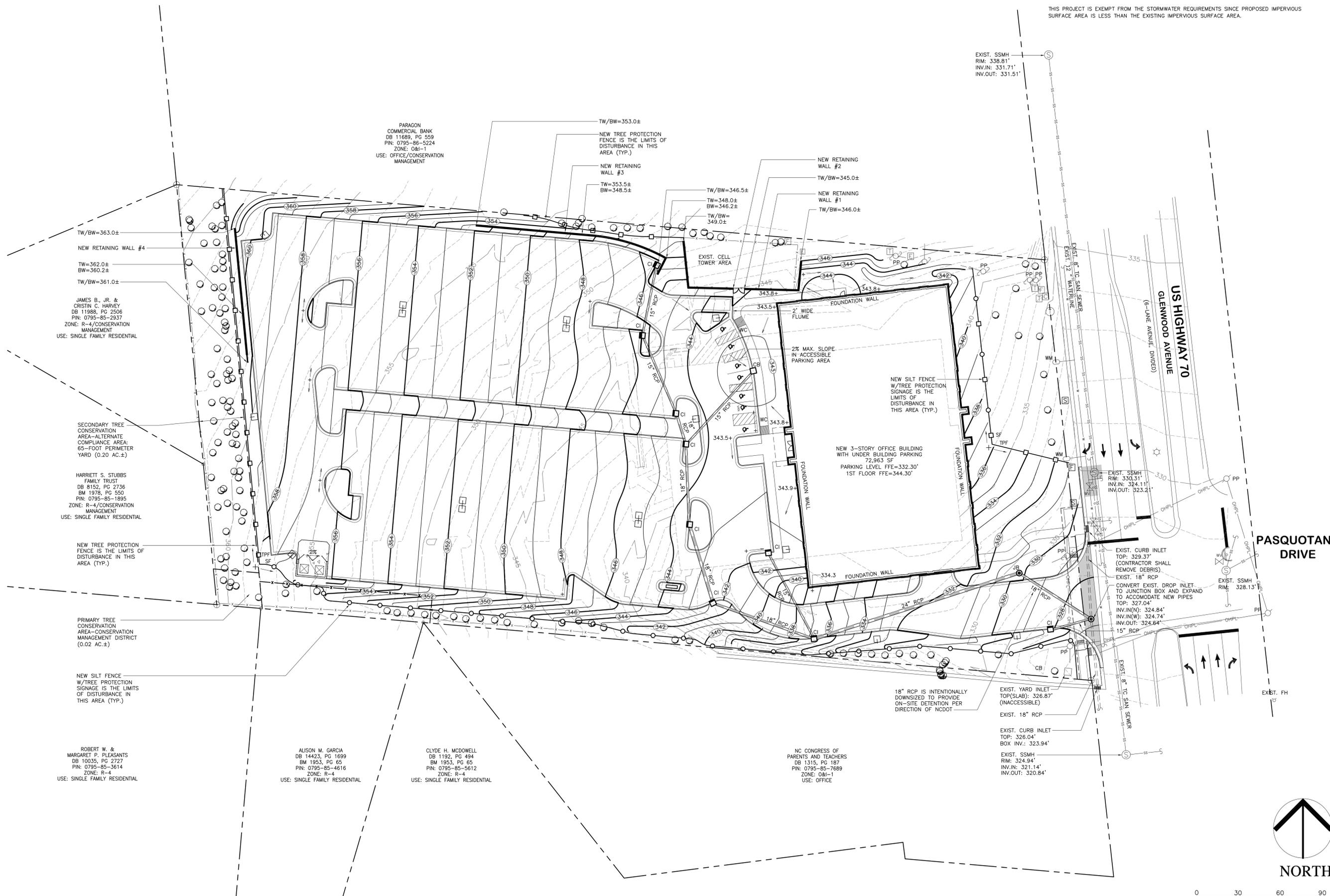
REVISIONS:

29 MAY 2014	REV. PER CITY COMMENTS
31 JUL 2014	REV. PER CITY COMMENTS
24 SEP 2014	REV. PER PLANNING COMMISSION COMMENTS

DRAWN BY: MGD
CHECKED BY: JDL
PROJECT: GAOB

**PRELIMINARY
GRADING
PLAN**

DWG. NO. **PA.4**



REFER TO DWG. NO. PA.1 FOR GENERAL NOTES

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REVISIONS:

- ▲ 29 MAY 2014
REV. PER CITY COMMENTS
- ▲ 31 JUL 2014
REV. PER CITY COMMENTS
- ▲ 24 SEP 2014
REV. PER PLANNING
COMMISSION COMMENTS

DRAWN BY: MGD
 CHECKED BY: JDL
 PROJECT: GAOB

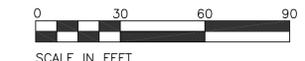
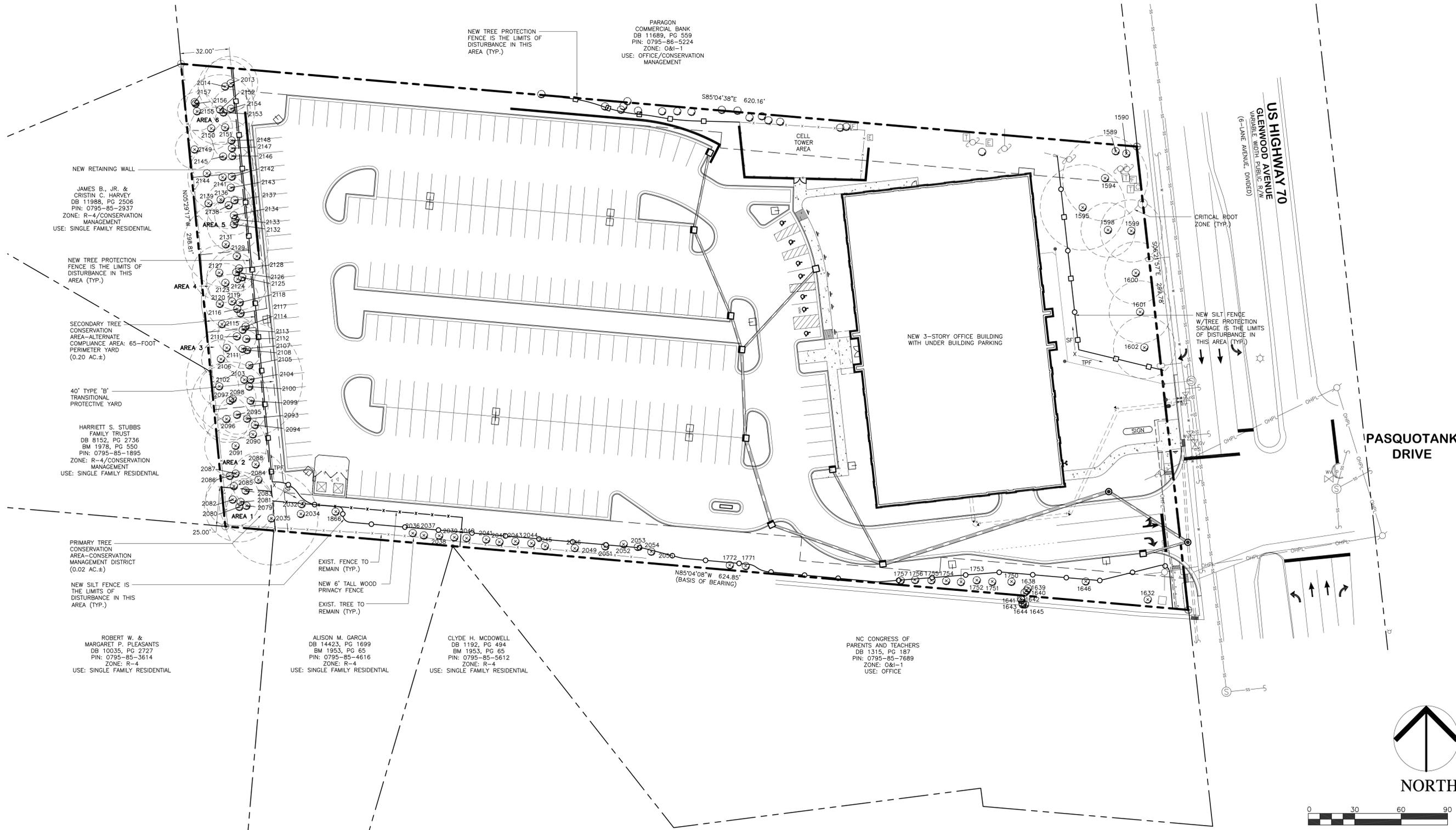
TREE
 CONSERVATION
 PLAN

TREE CONSERVATION DATA

TOTAL SITE ACRES:	4.20 AC.±
PRIMARY TREE CONSERVATION AREA:	0.02 AC.±/0.47%
SECONDARY TREE CONSERVATION AREA:	0.20 AC.±/4.76%
TOTAL TREE CONSERVATION AREA:	0.22 AC.±/5.23%

TREE PROTECTION FENCE LEGEND

SILT FENCE	—○—○—○—○—○—○—
SILT FENCE W/TREE PROTECTION SIGNAGE	—○—○—○—○—○—○—
TREE PROTECTION FENCE W/SIGNAGE	—○—○—○—○—○—○—



REFER TO DWG. NO. PA.1 FOR GENERAL NOTES
 REFER TO DWG. NO. TCP.2 FOR EXISTING TREE TABLE

TREE TABLE											
#	DESCRIPTION	#	DESCRIPTION	#	DESCRIPTION	#	DESCRIPTION	#	DESCRIPTION	#	DESCRIPTION
1585	7"DOUBLE MAGNOLIA	1761	6"MAGNOLIA QUAD	1960	4"MAGNOLIA	2006	8"PIKE	2049	4"MAGNOLIA	2102	10"PIKE
1589	6"MAGNOLIA	1762	6"MAGNOLIA QUAD	1961	8"MAGNOLIA	2007	4"LIVE OAK	2050	6"MAGNOLIA	2103	30"PIKE
1590	3"MAGNOLIA	1763	10"MAGNOLIA QUAD	1962	8"MAGNOLIA	2008	16"PIKE	2051	8"MAGNOLIA CLUSTER	2151	4"MAGNOLIA CLUSTER
1594	22"PIKE	1764	4"MAGNOLIA	1963	8"MAGNOLIA	2010	14"PIKE	2052	10"DOUBLE MAGNOLIA	2105	4"MAGNOLIA CLUSTER
1595	22"PIKE	1765	6"OAK	1964	16"PIKE	2011	10"PIKE	2053	12"MAGNOLIA	2106	10"PIKE
1596	17"PIKE	1768	12"DOUBLE MAGNOLIA	1966	5"MAGNOLIA	2013	14"PIKE	2054	5"MAGNOLIA	2107	10"PIKE
1597	24"PIKE	1769	8"DOUBLE MAGNOLIA	1967	7"MAGNOLIA	2014	14"PIKE	2056	9"DOUBLE MAGNOLIA	2108	4"MAGNOLIA CLUSTER
1598	14"OAK	1770	20"SPRUCE	1968	7"OAK	2015	5"PIKE	2057	30"OAK	2110	10"OAK
1599	16"OAK	1771	4"DOUBLE MAGNOLIA	1969	8"OAK	2016	4"OAK CLUSTER	2058	10"MAGNOLIA	2111	4"OAK
1600	16"OAK	1772	8"DOUBLE MAGNOLIA	1970	8"MAGNOLIA	2017	16"OAK	2067	8"ORNAMENTAL	2112	4"MAGNOLIA CLUSTER
1601	16"OAK	1806	24"OAK	1971	10"MAGNOLIA	2018	12"PIKE	2068	8"ORNAMENTAL	2113	8"PIKE
1602	16"OAK	1807	4"PIKE	1973	10"DOUBLE OAK	2019	12"PIKE	2069	8"ORNAMENTAL	2114	8"MAGNOLIA CLUSTER
1603	21"OAK	1858	18"OAK	1974	10"MAGNOLIA	2020	10"MAGNOLIA CLUSTER	2076	8"ORNAMENTAL	2115	4"PIKE
1604	18"PIKE	1866	8"DECODAR CEDAR	1975	8"MAGNOLIA	2021	4"MAGNOLIA CLUSTER	2077	4"ORNAMENTAL CLUSTER	2116	8"OAK
1605	20"PIKE	1897	5"CEDAR	1976	12"MAGNOLIA	2022	20"PIKE	2072	8"ORNAMENTAL	2117	4"MAGNOLIA CLUSTER
1606	24"OAK	1898	5"OAK	1977	7"DOUBLE MAGNOLIA	2023	4"MAGNOLIA CLUSTER	2073	8"ORNAMENTAL	2118	8"MAGNOLIA CLUSTER
1607	4"CREPE MYRTLE CLUSTER	1903	6"MAGNOLIA	1978	7"DOUBLE MAGNOLIA	2024	4"DOGGTRIP	2074	8"ORNAMENTAL	2119	14"PIKE
1608	4"CREPE MYRTLE CLUSTER	1904	4"MAGNOLIA	1979	12"OAK	2025	4"MAGNOLIA CLUSTER	2075	8"TRIPLE DOGWOOD	2120	8"PIKE
1609	28"OAK	1905	8"MAGNOLIA TRIP	1980	10"MAGNOLIA	2026	4"MAGNOLIA CLUSTER	2076	12"PIKE	2123	10"PIKE
1631	28"PIKE	1906	8"OAK	1981	4"MAGNOLIA CLUSTER	2027	4"MAGNOLIA CLUSTER	2077	12"PIKE	2124	16"PIKE
1632	20"PIKE	1915	4"DOUBLE MAGNOLIA	1982	14"PIKE	2028	10"PIKE	2078	10"PIKE	2125	4"MAGNOLIA CLUSTER
1638	4"MAGNOLIA	1916	22"PIKE	1984	14"PIKE	2029	4"ORNAMENTAL CLUSTER	2079	14"PIKE	2126	10"PIKE
1639	3"MAGNOLIA	1917	10"MAGNOLIA	1985	16"PIKE	2030	4"PIKE CLUSTER	2080	18"PIKE	2127	14"PIKE
1640	6"MAGNOLIA	1918	10"MAGNOLIA	1986	4"MAGNOLIA CLUSTER	2031	12"PIKE	2081	8"PIKE	2128	4"MAGNOLIA CLUSTER
1641	6"MAGNOLIA	1919	14"OAK	1987	4"MAGNOLIA CLUSTER	2032	16"PIKE	2082	14"PIKE	2129	8"MAGNOLIA CLUSTER
1642	3"MAGNOLIA	1927	20"SPRUCE	1988	5"SPRUCE	2033	8"PIKE	2083	8"PIKE	2131	22"PIKE
1643	3"MAGNOLIA	1928	20"SPRUCE	1989	8"OAK	2034	6"DOUBLE MAGNOLIA	2084	14"PIKE	2132	14"OAK
1644	8"MAGNOLIA	1929	24"OAK	1990	4"MAGNOLIA CLUSTER	2035	24"DOUBLE OAK	2085	6"SPRUCE	2133	4"MAGNOLIA CLUSTER
1645	6"MAGNOLIA	1930	24"OAK	1991	4"MAGNOLIA CLUSTER	2036	12"MAGNOLIA	2086	6"PIKE	2134	10"PIKE
1646	16"DOUBLE OAK	1931	4"DOUBLE MAGNOLIA	1992	12"PIKE	2037	12"MAGNOLIA	2087	3"MAGNOLIA	2136	14"PIKE
1750	15"OAK	1932	4"DOUBLE MAGNOLIA	1993	4"MAGNOLIA CLUSTER	2038	12"MAGNOLIA	2088	4"MAGNOLIA CLUSTER	2137	4"MAGNOLIA CLUSTER
1751	10"MAGNOLIA	1933	14"PIKE	1994	4"MAGNOLIA CLUSTER	2039	8"MAGNOLIA	2090	4"MAGNOLIA CLUSTER	2138	12"PIKE
1752	14"DOUBLE MAGNOLIA	1934	6"MAGNOLIA	1997	20"PIKE	2040	6"MAGNOLIA	2091	16"OAK	2139	8"PIKE
1753	10"MAGNOLIA	1935	5"SPRUCE	1998	6"OAK	2041	12"MAGNOLIA	2093	4"MAGNOLIA QUAD	2141	18"OAK
1754	8"MAGNOLIA	1936	5"SPRUCE	1999	8"OAK	2042	12"MAGNOLIA	2094	4"MAGNOLIA CLUSTER	2142	4"MAGNOLIA CLUSTER
1755	8"TRIPLE MAGNOLIA	1937	6"OAK QUAD	2000	4"MAGNOLIA	2043	12"MAGNOLIA	2095	10"PIKE	2143	8"PIKE
1756	10"DOUBLE MAGNOLIA	1954	5"SPRUCE	2001	4"MAGNOLIA	2044	8"MAGNOLIA	2096	12"OAK	2144	8"PIKE
1757	8"MAGNOLIA QUAD	1956	8"SPRUCE	2002	4"PIKE CLUSTER	2045	8"MAGNOLIA	2097	20"PIKE	2145	8"OAK
1758	8"MAGNOLIA	1957	5"SPRUCE	2003	4"PIKE CLUSTER	2046	4"PIKE CLUSTER	2098	12"PIKE	2146	4"MAGNOLIA CLUSTER
1759	6"MAGNOLIA	1958	6"DOUBLE MAGNOLIA	2004	14"DOUBLE OAK	2047	3"MAGNOLIA	2099	8"MAGNOLIA CLUSTER	2147	4"MAGNOLIA CLUSTER
1760	5"MAGNOLIA	1959	4"MAGNOLIA	2005	12"PIKE	2048	12"MAGNOLIA	2100	4"MAGNOLIA CLUSTER	2148	10"PIKE

TREE CONSERVATION DATA

TOTAL SITE ACRES:	4.20 AC.±
PRIMARY TREE CONSERVATION AREA:	0.02 AC.±/0.47%
SECONDARY TREE CONSERVATION AREA:	0.20 AC.±/4.76%
TOTAL TREE CONSERVATION AREA:	0.22 AC.±/5.23%

TREE PROTECTION FENCE LEGEND



PLD
 PIEDMONT LAND DESIGN, LLP
 8522-204 SIX FORKS ROAD
 RALEIGH, NORTH CAROLINA 27615
 919.845.7600 PHONE
 919.845.7703 FAX

PRELIMINARY
 NOT FOR CONSTRUCTION

3515 GLENWOOD OFFICE
 3515 GLENWOOD AVENUE
 RALEIGH, NORTH CAROLINA

ISSUED: 01 APR 2014

- REVISIONS:
- 29 MAY 2014
 - 31 JUL 2014
 - 24 SEP 2014

DRAWN BY: MGD
 CHECKED BY: JDL
 PROJECT: GAOB

TREE CONSERVATION PLAN

DWG. NO. TCP.2

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REFER TO DWG. NO. PA.1 FOR GENERAL NOTES