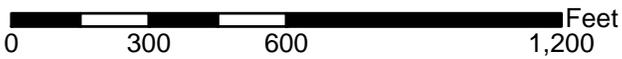
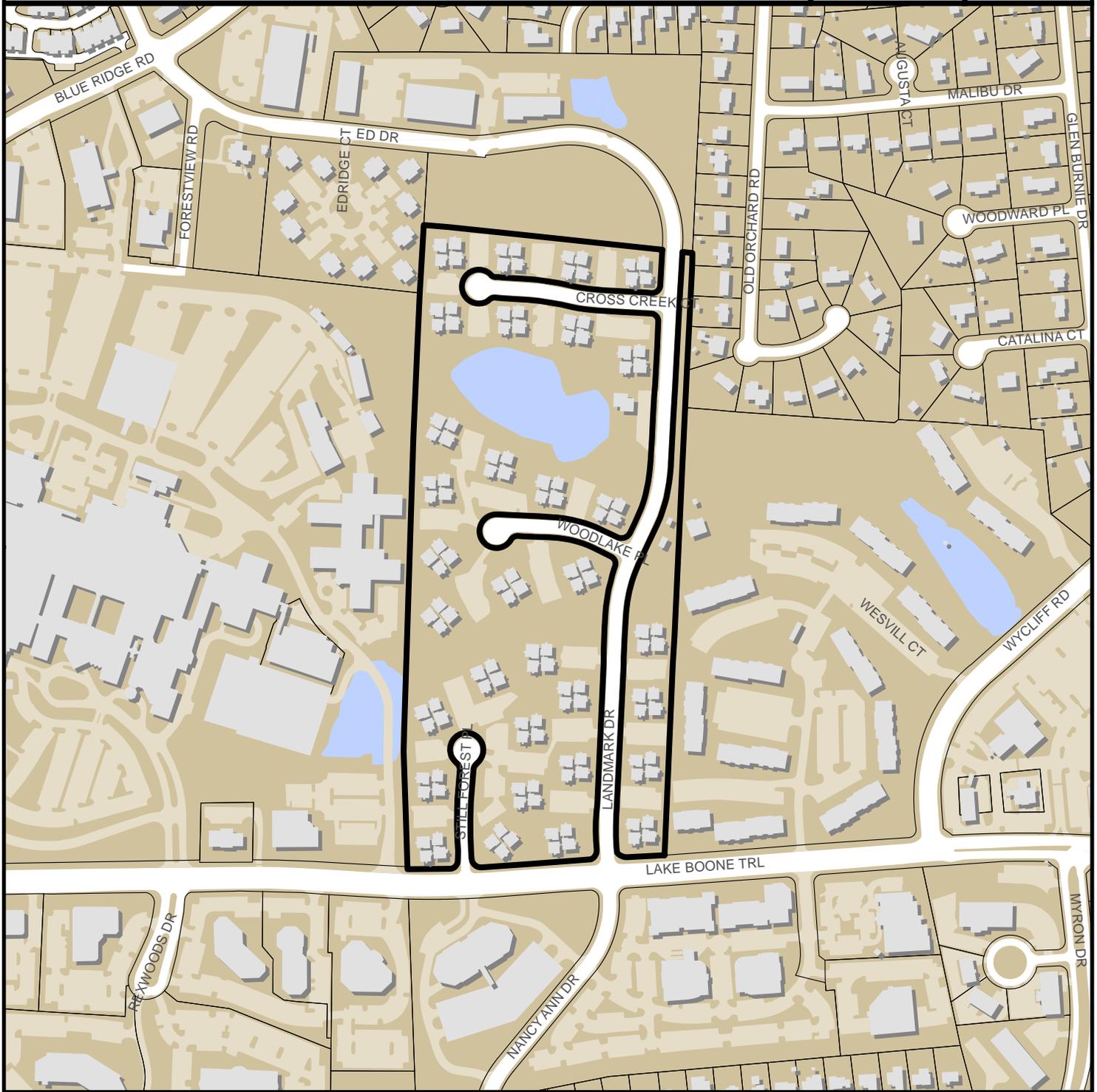


THE VILLAGES OF LAKE BOONE TRAIL S-50-2014



Zoning: **OX4, OX3, NX4,
CX5PL, CX**

CAC: **Northwest**

Drainage Basin: **House**

Acreage: **34.29**

Number of Lots: **11**

Planner: **Stan Wingo**
Phone: **(919) 996-2642**

Applicant: **Tribridge
Residential, LLC**
Phone: **(404) 367-6546**





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.

5-30-14

Preliminary Approvals		FOR OFFICE USE ONLY
<input 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 checked="" 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 <i>412776</i> Assigned Project Coordinator <i>Chip</i> Assigned Team Leader <i>Area Stan</i>
* 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 **The Villages of Lake Boone Trail**

Proposed Use **Retail and Residential**

Property Address(es) **2412 Landmark Drive**

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

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
<i>✓</i> 0785932086			

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 <u>not</u> requiring Planning Commission or City Council approval. The preliminary subdivision plan complies with all requirements of existing zoning.		
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. N/A		
CLIENT (Owner or Developer)	Company Tribridge Residential, LLC	Name (s) Stephen Bates	
	Address 1575 Northside Drive NW, Bldg 100, Suite 200, Atlanta, GA 30318		
	Phone 404-367-6546	Email stephen@tribridgeresidential.com	Fax
CONSULTANT (Contact Person for Plans)	Company McAdams Company	Name (s) Andy Padiak	
	Address 2905 Meridian Parkway, Durham, North Carolina 27713		
	Phone (919) 361-5000	Email padiak@mcadamsc.com	Fax

34.29 acreage Northwest PRELIMINARY DEVELOPMENT PLAN APPLICATION | 10.01.13 1
CAC. ~~OX-4-CU~~ & ~~EX-5-CU C~~ *House*
2401 Still Forest Pl. *Drainage*
OX4 NX4
OX3 CX5 EL CX4 PL

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

Zoning Information		Building Information	
Zoning District(s) CX-5-PL-CU, CX-5-CU, CX-4-PL-CU, CX-4-CU, NX-4-CU, OX-4-CU, OX-3-CU		Proposed building use(s) N/A	
If more than one district, provide the acreage of each 2.57, 6.47, 0.94, 4.04, 10.0, 8.21, 1.32		Existing Building(s) sq. ft. gross N/A	
Overlay District Special Residential Parking Overlay District (SRPOD)		Proposed Building(s) sq. ft. gross N/A	
Total Site Acres 29.14 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Total sq. ft. gross (existing & proposed) N/A	
Off street parking Required N/A Provided N/A		Proposed height of building(s) N/A	
COA (Certificate of Appropriateness) case # N/A		FAR (floor area ratio percentage) N/A	
BOA (Board of Adjustment) case # A- N/A		Building Lot Coverage percentage N/A (site plans only)	
CUD (Conditional Use District) case # Z- N/A			
Stormwater Information			
Existing Impervious Surface acres/square feet AC		Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Impervious Surface acres/square feet		If Yes, please provide	
Neuse River Buffer <input checked="" 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.			

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached n/a Attached n/a	11. Total number of all lots 11
2. Total # Of Single Family Lots n/a	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units n/a	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units n/a	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots n/a	b) Total number of Single Family Lots
6. Total Number of Hotel Units n/a	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) n/a	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) n/a	f) Total Number of Phases
10. Total number of Open Space (only) lots n/a	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 Andrew Padiak 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 *Stephen Carter* Date 9-23-14
 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 checked="" type="checkbox"/>		✓		
2. Preliminary Development Plan Application completed and signed by the property owner	<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"/>	✓		
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"/>				
5. Provide the following plan sheets:	<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"/>		✓		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input 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"/>	✓		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
i) Transportation Plan	<input 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"/>		✓		
7. Plan size 18"x24" or 24"x36"	<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"/>		✓		
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"/>		✓		
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"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	✓		

SITE PLAN NOTES:

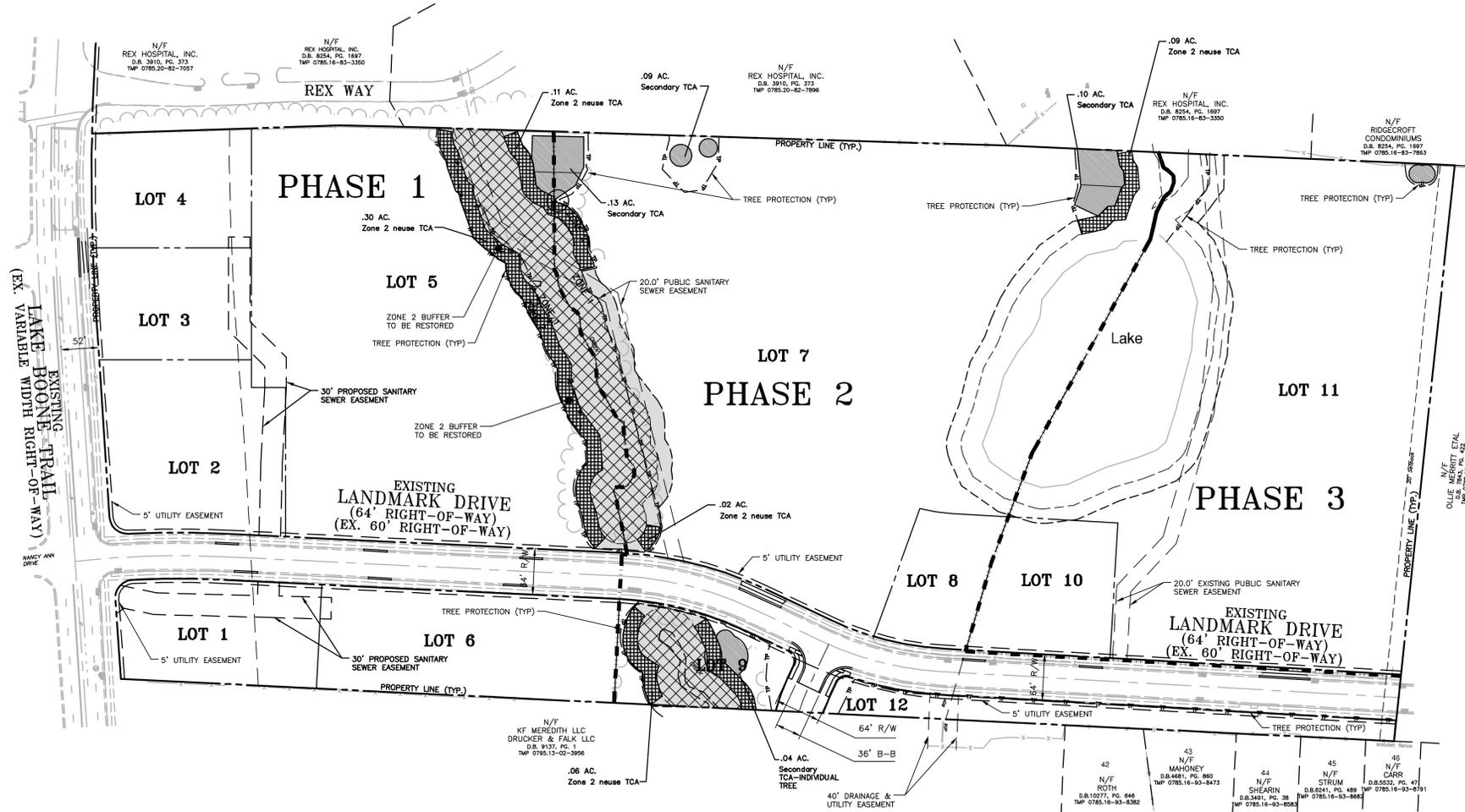
- MINIMUM CORNER CLEARANCES FROM THE CURBLINE OF INTERSECTING STREETS SHALL BE AT LEAST 20' FROM THE POINT OF TANGENCY. NO DRIVEWAYS OR PARKING SPACES SHALL ENCRUCH ON THIS MINIMUM CORNER CLEARANCE. REFER TO SECTION 3.8 OF THE RALEIGH STREETS, SIDEWALKS, AND DRIVEWAY ACCESS HANDBOOK FOR ADDITIONAL DETAILS.
- WITHIN THE SIGHT DISTANCE TRIANGLES SHOWN, NO OBSTRUCTION BETWEEN 2' AND 8' IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR IN PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE. REFER TO SECTION 10-2086 OF THE RALEIGH CITY CODE FOR ADDITIONAL DETAILS.
- MULTIWAY STOP CONTROL WILL NOT BE USED AT ANY PUBLIC STREET INTERSECTION WITHOUT THE EXPRESS, WRITTEN CONSENT OF THE CITY TRAFFIC ENGINEER.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONS SHOWN ON SITE PLAN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
- EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO THE SUBSTITUTION OF ALTERNATE EQUIPMENT.
- CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.
- EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION OR TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
- SOIL UNDER BUILDINGS AND PAVED AREAS SHALL BE COMPACTED TO STANDARD PROCTOR MAXIMUM DRY DENSITY OR AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
- THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
- CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (1-800-832-4949) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NORTH CAROLINA ONE CALL". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
- EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION CONFERENCE.
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

GRADING NOTES:

- ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHT-OF-WAYS TO BE OWNED, OPERATED, AND MAINTAINED BY THE CITY OF RALEIGH.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL CALL "NORTH CAROLINA ONE CALL" (1-800-832-4949) AT LEAST 48 HOURS PRIOR TO MOBILIZATION TO HAVE EXISTING UTILITIES LOCATED. REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ALL EXISTING UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS. ACTUAL LOCATION AND DEPTH TO BE CONFIRMED IN FIELD BEFORE CONSTRUCTION.
- BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS WITHIN ANY PUBLIC RIGHT-OF-WAY, THE FOLLOWING PROCEDURES SHALL BE UNDERTAKEN:
CITY RIGHT-OF-WAY: CONTACT ENGINEERING DEPT. FOR INFORMATION AND INSTRUCTIONS FOR DETOURS, OPEN CUTTING OF STREETS, OR FOR ANY CONSTRUCTION WITHIN RIGHT-OF-WAY.
NCDOT RIGHT-OF-WAY: CONTACT PROJECT ENGINEERS AND OBTAIN ALL PERMITS AND ENCROACHMENTS (KEEP COPIES ON-SITE, ALSO CONTACT NCDOT DISTRICT OFFICE 24 HOURS IN ADVANCE OF PLACING CURB AND GUTTER).
- ALL DIMENSIONS SHOWN ON SITE PLAN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

UTILITY NOTES:

- DIP WATER MAINS SHALL BE INSTALLED AT A MINIMUM DEPTH WITH A MINIMUM COVER OF 36 INCHES.
- ALL WATER MAINS AND FIRE SERVICES ARE TO BE DUCTILE IRON PIPE. DOMESTIC SERVICES MUST BE TYPE K SOFT COPPER (WITHOUT FITTINGS) TO THE WATER METER.
- WATER MAINS SHALL BE LAID AT LEAST 10 FEET LATERALLY FROM FROM EXISTING OR PROPOSED SEWERS.
- WHEN A WATER MAIN CROSSES OVER A SEWER, A MINIMUM OF 24" VERTICAL SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDES OF THE PIPE.
- WHEN IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER MAIN, A MINIMUM OF 24" VERTICAL SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDES OF THE PIPE AND BOTH MAINS SHALL BE CONSTRUCTED OF DUCTILE IRON INSTALLED TO WATER MAIN STANDARDS FOR AT LEAST 10 FEET ON EACH SIDE OF THE POINT OF CROSSING.
- 18" VERTICAL SEPARATION IS REQUIRED AT ALL WATER MAIN & STORM DRAINAGE CROSSINGS, AND 24" VERTICAL SEPARATION IS REQUIRED AT ALL SEWER MAIN & STORM DRAINAGE CROSSINGS. DIP MATERIALS & A CONCRETE CRADLE CAN BE SPECIFIED AT UTILITY & STORM CROSSINGS WHERE STANDARD SEPARATIONS CANNOT BE ACHIEVED, PROVIDED THAT A 6" MINIMUM SEPARATION IS MAINTAINED.
- PRESSURE REDUCING VALVE SHALL BE PROVIDED IF PRESSURE IS IN EXCESS OF 80 PSI.
- ALL FIRE HYDRANTS ALONG PUBLIC R/W LINES SHALL HAVE A 2'x2' PUBLIC UTILITY EASEMENT ONTO ADJACENT PROPERTY.
- ALL EXISTING UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS. ACTUAL LOCATION AND DEPTH TO BE CONFIRMED IN FIELD BEFORE CONSTRUCTION.
- UTILITY SLEEVES SHALL BE PVC (SCH. 40), INSTALL WITH 2' MINIMUM COVER. CAP AND MARK BOTH ENDS.

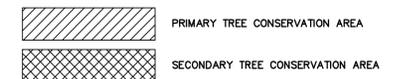


SITE DATA TABLE

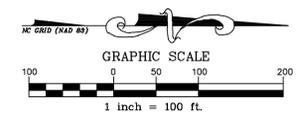
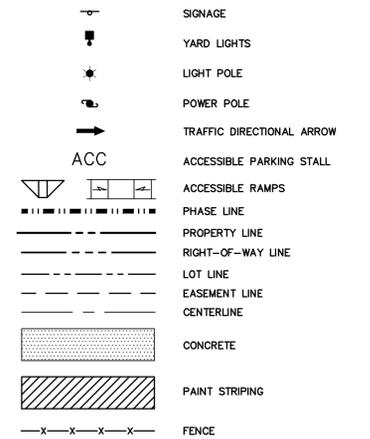
NET SITE AREA =	29.05 AC.
RIGHT OF WAY DEDICATED =	0.38 AC.
RIGHT OF WAY ABANDONED =	1.97 AC.
NET SITE AREA =	30.65 AC.

LOT 1	0.92 AC.
LOT 2	1.35 AC.
LOT 3	0.78 AC.
LOT 4	0.83 AC.
LOT 5	5.97 AC.
LOT 6	1.38 AC.
LOT 7	9.43 AC.
LOT 8	0.54 AC.
LOT 9	0.67 AC.
LOT 10	0.77 AC.
LOT 11	7.41 AC.
LOT 12	0.60 AC.
TOTAL =	30.65 AC.

TREE CONSERVATION LEGEND



SITE LEGEND



MEREDITH WOODS SUBDIVISION, SECTION 6, BLOCK A
RECORDED IN BOOK 1972, VOL. 3, PAGE 328

THE JOHN R. MCADAMS
COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
Tel: C-0288
Fax: C-0288
(800) 733-5646 • mcadamsco.com



REVISIONS:

OWNER:
Tribridge Residential, LLC
1575 Northside Drive NW
Building 100, Suite 200
Atlanta, Georgia 30318

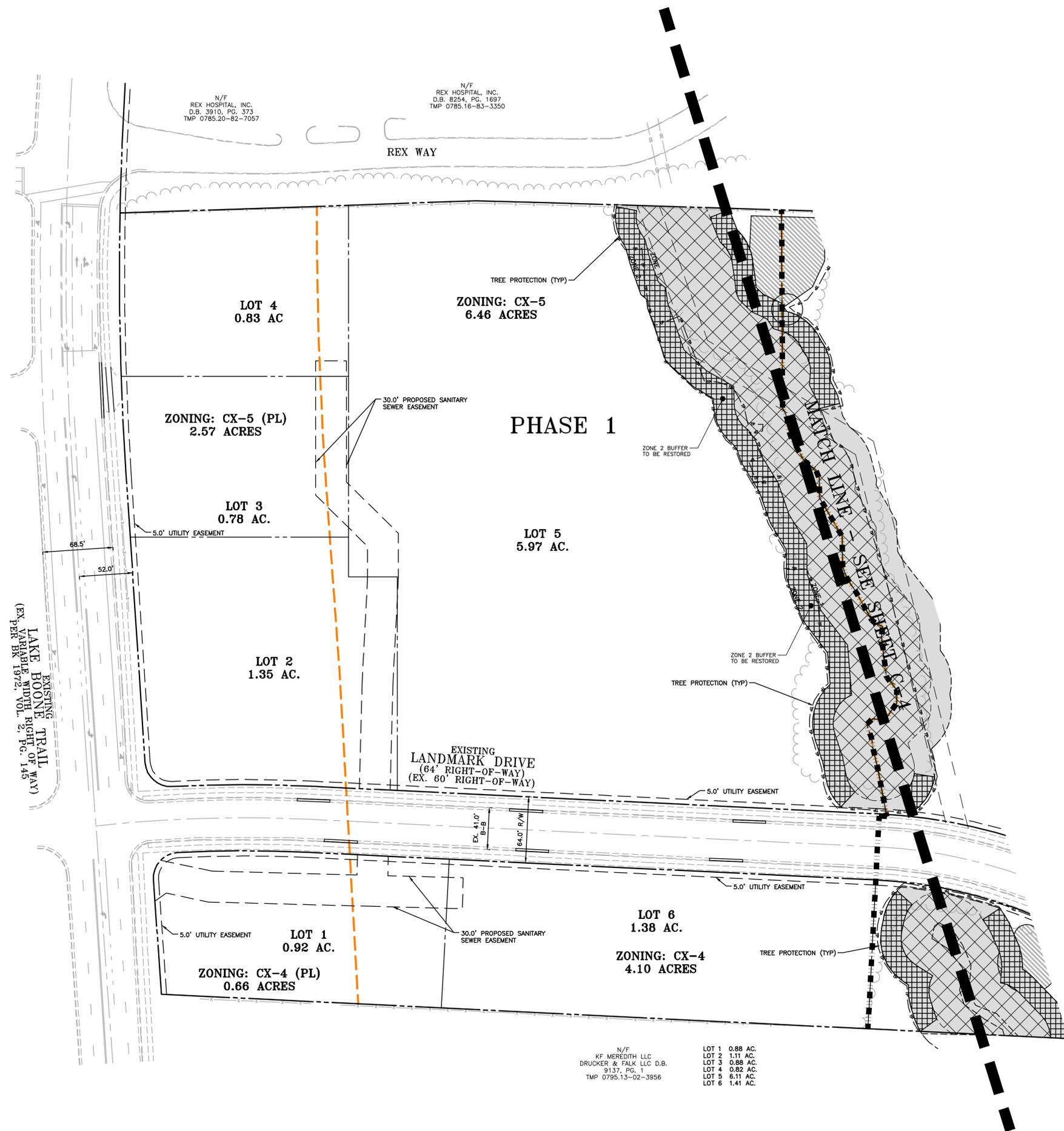
VILLAGES OF LAKE BOONE TRAIL
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
OVERALL SUBDIVISION PLAN

PROJECT NO.	TBR-14000
FILENAME:	TBR14000-OAS
DESIGNED BY:	-
DRAWN BY:	-
SCALE:	1"=100'
DATE:	09-02-2014
SHEET NO.	C-4



X:\Projects\TBR\TBR-14000\Land\Construction Drawings\Current Drawings\TBR14000-SubdivisionPlan-OAS.dwg, 10/22/2014, 2:08:38 PM, Penton, Sergio

X:\Projects\TBR\TBR-14000\Land\Construction Drawings\Current Drawings\TBR14000-SubdivisionPlan-S1.dwg, 10/22/2014 2:18:31 PM, Penton, Seigo



SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACC
	ACCESSIBLE PARKING STALL
	ACCESSIBLE RAMPS
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	CONCRETE
	PAINT STRIPING
	FENCE

TREE LEGEND
(SIZE IN INCHES)

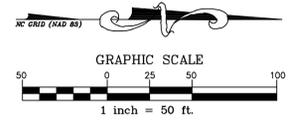
BE	BEECH
B	BIRCH
C	CEDAR
DW	DOGWOOD
G	SWEET GUM
H	HICKORY
HY	HOLLY
JM	JAPANESE MAPLE
MG	MAGNOLIA
M	MAPLE
MM	MIMOSA
O	OAK
PR	PEAR
P	PINE
RB	REDBUD
S	SYCAMORE

NOTES:

1. LANDMARK DRIVE IS AN EXISTING 60' PUBLIC RIGHT-OF-WAY WITH 41' BACK TO BACK STREET SECTION. THE AVENUE 2 LANE UNDIVIDED SECTION IS APPLIED WITH 64' RIGHT-OF-WAY AND 36' BACK TO BACK STREET SECTION.
2. LAKE BOONE TRAIL IS AN EXISTING VARIABLE WIDTH RIGHT-OF-WAY WITH 68.5' BACK TO BACK STREET SECTION. THE AVENUE 4 LANE DIVIDED SECTION IS APPLIED WITH 104' RIGHT-OF-WAY AND 76' BACK TO BACK STREET SECTION.

TREE CONSERVATION LEGEND

	PRIMARY TREE CONSERVATION AREA
	SECONDARY TREE CONSERVATION AREA



N/F
KF MEREDITH LLC
DRUCKER & FALK LLC D.B.
9137, PG. 1
TMP 0795.13-02-3956

LOT 1 0.88 AC.
LOT 2 1.11 AC.
LOT 3 0.88 AC.
LOT 4 0.82 AC.
LOT 5 6.11 AC.
LOT 6 1.41 AC.

THE JOHN R. MCADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27711
(800) 733-5646 • McAdamsCo.



REVISIONS:

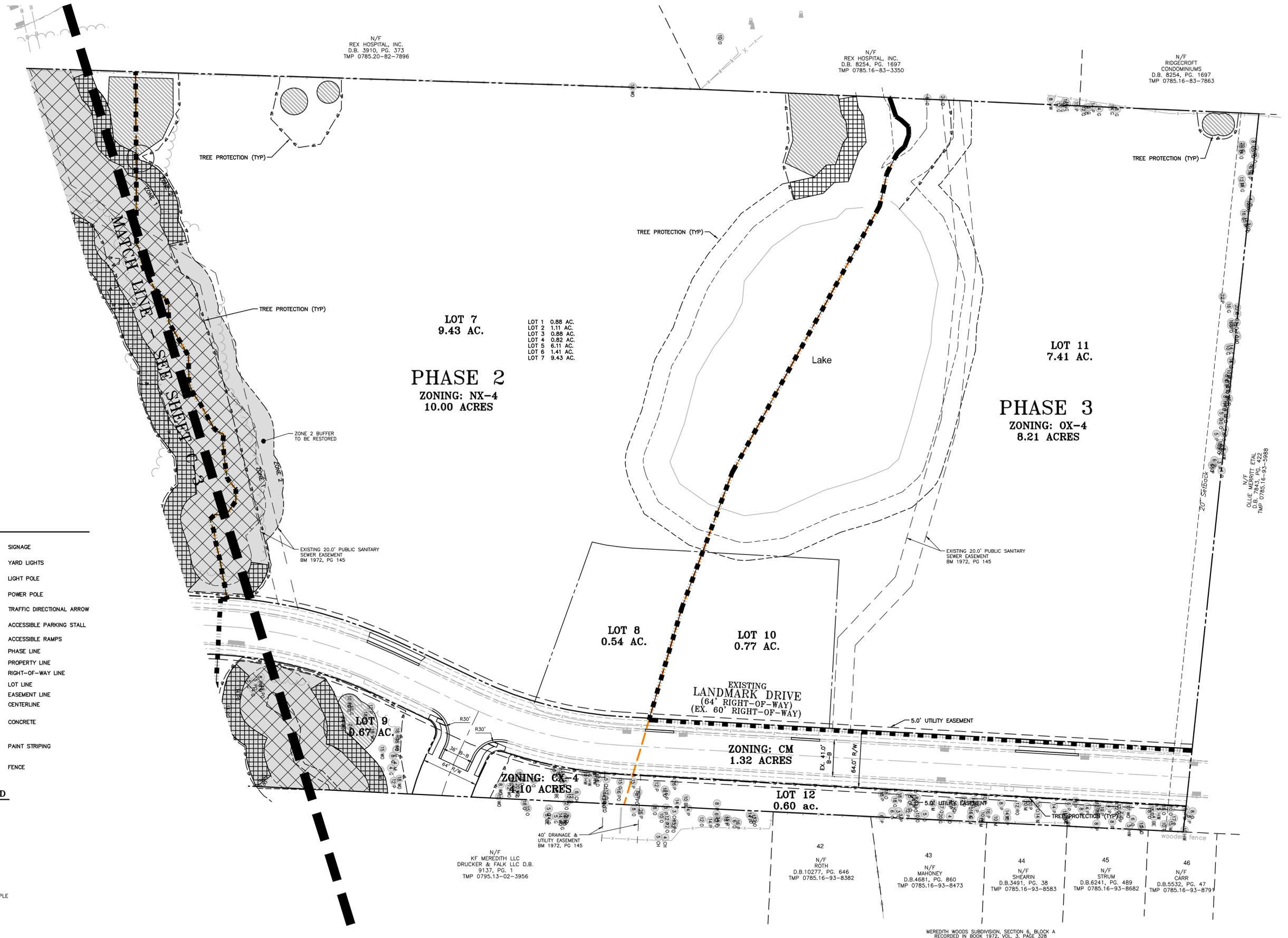
OWNER:
Tribridge Residential, LLC
1575 Northside Drive NW
Building 100, Suite 200
Atlanta, Georgia 30318

VILLAGES OF LAKE BOONE TRAIL
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
SITE PLAN (SOUTH)

PROJECT NO. TBR-14000
FILENAME: TBR14000-S1
DESIGNED BY: -
DRAWN BY: -
SCALE: 1"=50'
DATE: 09-02-2014
SHEET NO. C-5



X:\Projects\TBR-14000\Land\Construction Drawings\Current Drawings\TBR14000-SubdivisionPlan-S1.dwg, 10/22/2014 2:20:35 PM, Penion, Sergio



SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- ACCESSIBLE RAMP
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- CONCRETE
- PAINT STRIPING
- FENCE

TREE LEGEND

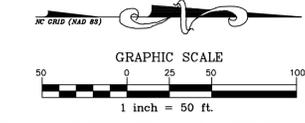
- (SIZE IN INCHES)
- BE BEECH
 - B BIRCH
 - C CEDAR
 - DW DOGWOOD
 - G SWEET GUM
 - H HICKORY
 - HY HOLLY
 - JM JAPANESE MAPLE
 - MG MAGNOLIA
 - M MAPLE
 - MM MIMOSA
 - O OAK
 - PR PEAR
 - P PINE
 - RB REDBUD
 - S SYCAMORE

NOTES:

- LANDMARK DRIVE IS AN EXISTING 60' PUBLIC RIGHT-OF-WAY WITH 41' BACK TO BACK STREET SECTION. THE AVENUE 2 LANE UNDIVIDED SECTION IS APPLIED WITH 64' RIGHT-OF-WAY AND 36' BACK TO BACK STREET SECTION.
- LAKE BOONE TRAIL IS AN EXISTING VARIABLE WIDTH RIGHT-OF-WAY WITH 68.5' BACK TO BACK STREET SECTION. THE AVENUE 4 LANE DIVIDED SECTION IS APPLIED WITH 104' RIGHT-OF-WAY AND 76' BACK TO BACK STREET SECTION.

TREE CONSERVATION LEGEND

- PRIMARY TREE CONSERVATION AREA
- SECONDARY TREE CONSERVATION AREA



THE JOHN R. MCADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
Tel: C-0288
(800) 733-5646 • mcadamsco.com



REVISIONS:

OWNER:
Tribridge Residential, LLC
1575 Northside Drive NW
Building 100, Suite 200
Atlanta, Georgia 30318

**VILLAGES OF LAKE BOONE TRAIL
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA**

SITE PLAN (NORTH)

PROJECT NO. TBR-14000
FILENAME: TBR14000-S1
DESIGNED BY: -
DRAWN BY: -
SCALE: 1"=50'
DATE: 09-02-2014
SHEET NO. C-6



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

TREE CONSERVATION AREA CALCULATIONS

SITE AREA: 29.05 AC
 TOTAL ROW DEDICATION: .38 AC
 TOTAL ROW ABANDONED: 1.97 AC
 NET SITE AREA: 30.65 AC
 REQUIRED TCA: 10% (3.06 AC)
 PROVIDED TCA: 3.3% (1.00 AC)

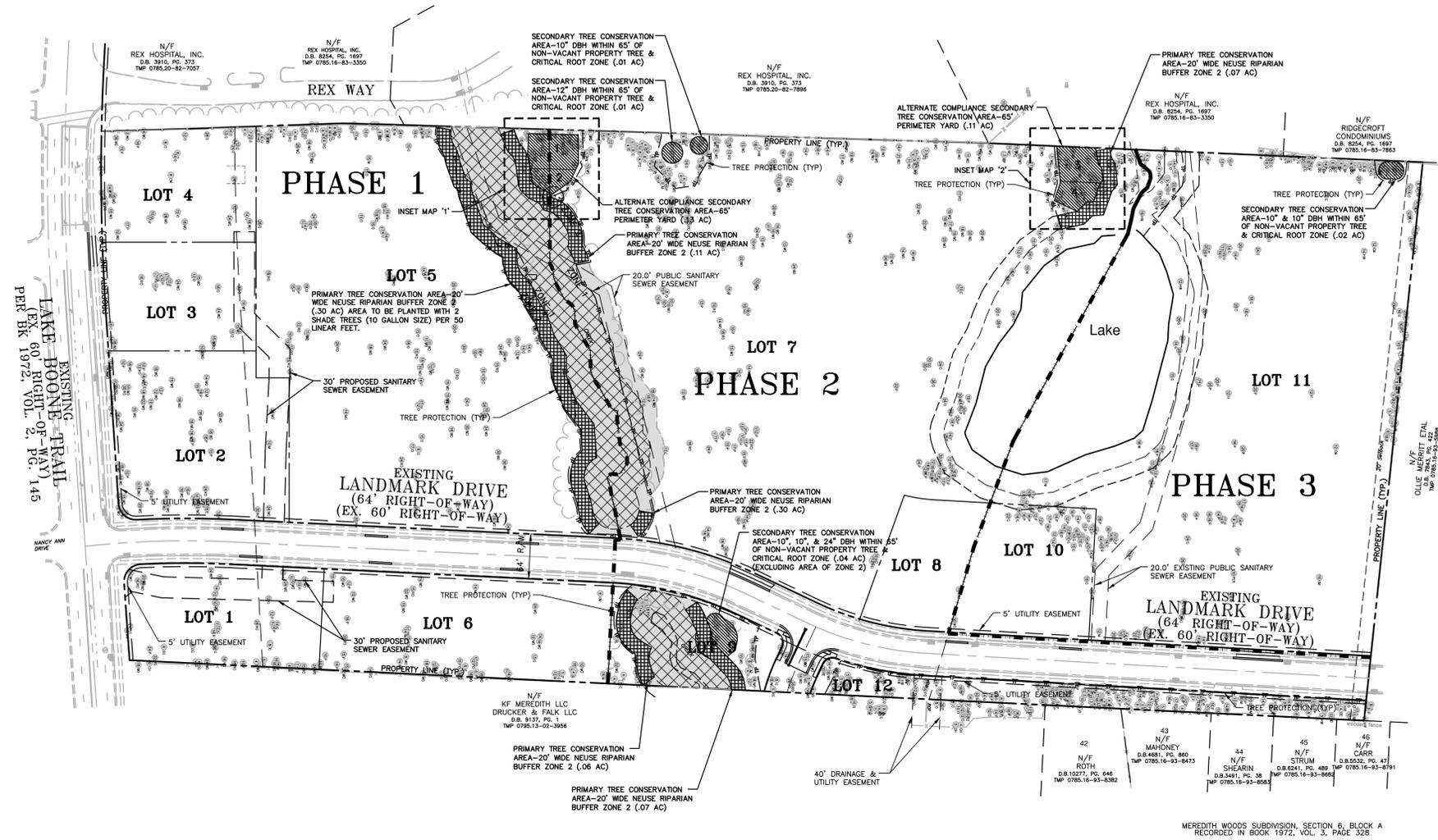
- PRIMARY TREE CONSERVATION AREA: 0.68 AC
- SECONDARY TREE CONSERVATION AREA: 0.32 AC

BASAL AREA TOTALS (SQ.FT./AC)
 (SEE TCA REPORT FOR CALCULATIONS—THIS SHEET)

- 1) 49
- 2) 63
- 3) 88
- 4) 119

THOROUGHFARE CALCULATIONS

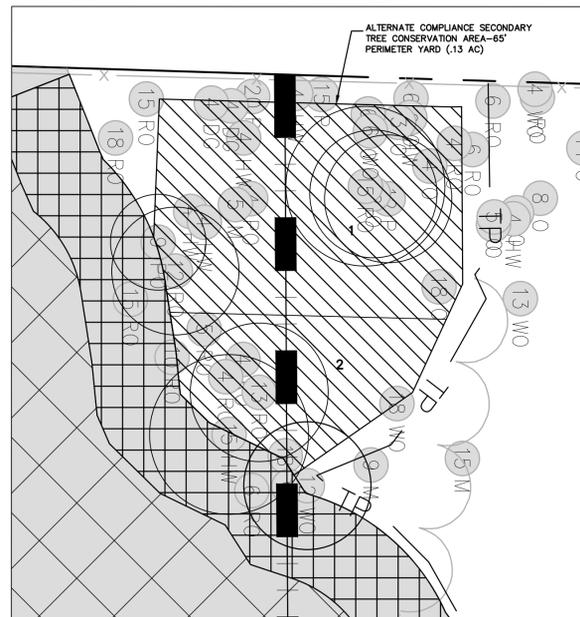
LAKE BOONE TRAIL
 NOT APPLICABLE DUE TO PARKING LIMITED FRONTAGE TYPE APPLIED TO ZONING



VILLAGES OF LAKE BOONE TRAIL TREE CONSERVATION REPORT

October 17, 2014
 VILLAGES OF LAKE BOONE TRAIL TBR-14000
 TREBRIDGE RESIDENTIAL, LLC

AREA	TREES (DN)	RADIUS (FT)	SPECIES	BASAL AREA (SQ FT)	TOTAL BASAL AREA	AREA (AC)	BASAL AREA (SQ FT/AC)	PHOTO
1	15	0.625	RED OAK	1,271,484.58	4,025,048.75	3558	0,0816804	49
1	12	0.5	OAK	0,783,375				
1	12	0.5	PINE	0,783,375				
1	9	0.375	POPLAR	0,441,774.18				
1	12	0.5	RED OAK	0,783,375				
1	0	0		0				
1	0	0		0				
2	13	0.51666667	RED OAK	0,921,748.26	2,933,401.042	1619	0,0971671	63
2	4	0.16666667	RED OAK	0,087,248.89				
2	4	0.16666667	RED OAK	0,087,248.89				
2	15	0.625	HARDWOOD	1,271,484.58				
2	0	0		0				
2	0	0		0				
2	0	0		0				
3	12	0.625	PINE	1,271,484.58	5,983,030.82	2953	0,0677916	88
3	9	0.375	WHITE OAK	0,441,774.18				
3	9	0.375	POPLAR	0,441,774.18				
3	13	0.51666667	WHITE OAK	0,921,748.26				
3	21	0.875	WHITE OAK	2,481,109.18				
3	10	0.41666667	WHITE OAK	0,543,999.06				
3	0	0		0				
3	0	0		0				
3	0	0		0				
4	19	0.79166667	WHITE OAK	1,968,891.893	5,181,293.653	1895	0,0433032	119
4	13	0.51666667	PINE	0,921,748.26				
4	17	0.70833333	RED OAK	1,578,209.993				
4	5	0.20833333	WHITE OAK	0,138,849.26				
4	5	0.20833333	WHITE OAK	0,138,849.26				
4	9	0.375	WHITE OAK	0,441,774.18				
4	0	0		0				
4	0	0		0				
4	0	0		0				



INSET MAP 1



INSET MAP 2



AREA 1



AREA 2



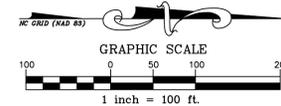
AREA 3



AREA 4

TREE LEGEND

- 10c CEDAR
- 10e ELM
- 12g SWEET GUM
- 9hw MISC. HARDWOOD
- 4ho HOLLY
- 10mg MAGNOLIA
- 15m MAPLE
- 3io OAK
- 18p PINE
- 14pd POPLAR
- 14sy SYCAMORE
- DOUBLE AND TRIPLE TRUNKS
- 20d-o DOUBLE OAK
- 20t-o TRIPLE OAK
- ← CALIPER INCH SIZE OF TREE
- ← TYPE OF TREE
- D FOR DOUBLE, T FOR TRIPLE



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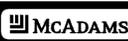


REVISIONS:

OWNER:
 Tribridge Residential, LLC
 1575 Northside Drive NW
 Building 100, Suite 200
 Atlanta, Georgia 30318

VILLAGES OF LAKE BOONE TRAIL
 PRELIMINARY SUBDIVISION PLAN
 RALEIGH, NORTH CAROLINA
 TREE CONSERVATION PLAN

PROJECT NO: TBR-14000
 FILENAME: TBR14000-TCA
 DESIGNED BY: -
 DRAWN BY: -
 SCALE: 1"=100'
 DATE: 09-02-2014
 SHEET NO: TC-1



X:\Projects\TBR-14000\Land\Construction Drawings\Current Drawings\TBR14000-SubdivisionPlan-TCA.dwg, 10/22/2014, 2:46:44 PM, Don, Stephen