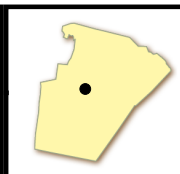
# PACES FOREST SUBDIVISION
# S-5-2015



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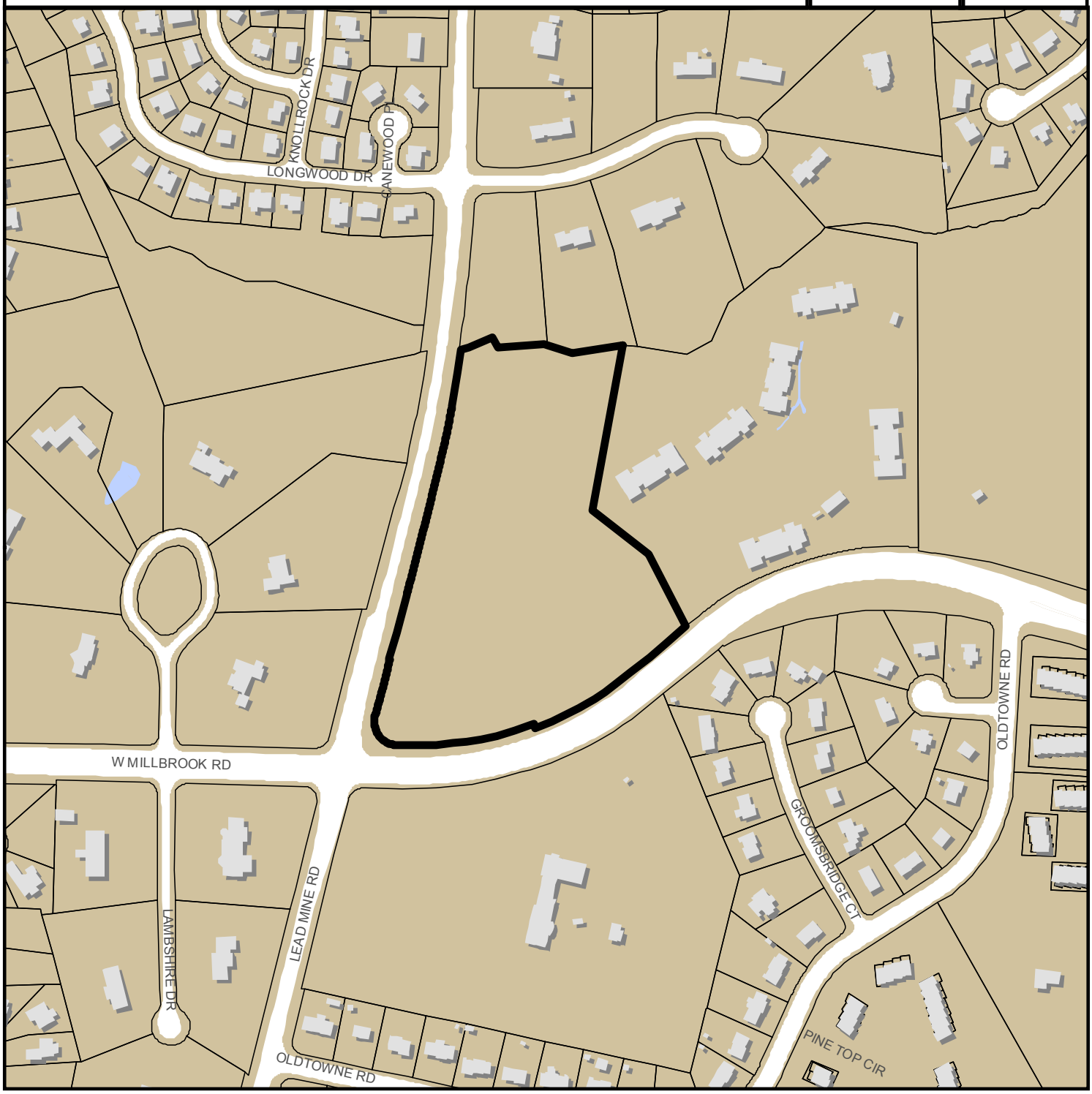



0 300 600 Feet

Zoning: **R-6 ,CM**
CAC: **North**
Drainage Basin: **Mine**
Acreage: **10.11**
Number of Lots: **13**

Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**

Applicant: **Fuller Land Develop.**
Phone: **(919) 417-0057**

# 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 |
|---|---|---|
| ☐ Site Plans for Planning Commission<br>☐ Preliminary Administrative Site Plans<br>☐ Group Housing **<br>☐ Multifamily (Infill)** | ☐ Subdivision*<br>☒ Cluster Subdivision**<br>☐ Infill Subdivision**<br>☐ Expedited Subdivision Review<br>☐ Conventional Subdivision<br>☐ Compact Development<br>☐ Conservation Subdivision | Transaction Number<br>417824<br>Assigned Project Coordinator<br>Hodges<br>Assigned Team Leader<br>Bradshaw |
| * 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 Paces Forest

Proposed Use Single Family Residential

Property Address(es) 1600 W. Millbrook Road

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 |
|---|---|---|---|
| 0796-77-7343 | | | |

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. Project is not located in either the Metro Park or Historic overlay district. Project is single unit living and not a designated Historic landmark. |
| 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 Fuller Land & Development, LLC | Name (s) Jim Anderson & Alex Capps | |
| | Address 8601 Fast Park Drive, Suite 301, Raleigh, NC | | |
| | Phone 919-417-0057 | Email acapps@fullerlanddev.com | Fax -- |
| CONSULTANT (Contact Person for Plans) | Company The Curry Engineering Group, PLLC | Name (s) Andrew Petty, PE | |
| | Address 205 S. Fuquay Avenue, Fuquay-Varina, NC 27526 | | |
| | Phone 919-552-0849 | Email andy@curryeng.com | Fax 919-552-2043 |

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

| Zoning Information | Building Information |
|---|---|
| Zoning District(s) **R-6** | Proposed building use(s) **Single Family** |
| If more than one district, provide the acreage of each | Existing Building(s) sq. ft. gross **N/A** |
| Overlay District **None** | Proposed Building(s) sq. ft. gross **N/A** |
| Total Site Acres Inside City Limits **X** Yes ☐ No | Total sq. ft. gross (existing & proposed) **N/A** |
| Off street parking Required **2/unit** Provided **2/unit** | Proposed height of building(s) **N/A** |
| COA (Certificate of Appropriateness) case # | FAR (floor area ratio percentage) **N/A** |
| BOA (Board of Adjustment) case # A- | Building Lot Coverage percentage **N/A** (site plans only) |
| CUD (Conditional Use District) case # Z- | |
| **Stormwater Information** | |
| Existing Impervious Surface **0** acres | Flood Hazard Area ☒ Yes ☐ No |
| Proposed Impervious Surface **2.41 acres** | **If Yes, please provide** |
| Neuse River Buffer ☒ Yes ☐ No Wetlands ☐ Yes ☒ No | Alluvial Soils Flood Study FEMA Map Panel # **0796** |

## 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.

**Land Use Plan: Proposed use is residential with a max allowable density of 1.5 du/acre. This is consistent with the low density land use plan designation. Right of way dedications were provided and platted as part of case file 5-40-13 to adhere to thoroughfare plan.**

## FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

| | |
|---|---|
| 1. Total # Of Townhouse Lots Detached **N/A** Attached **N/A** | 11. Total number of all lots **13** |
| 2. Total # Of Single Family Lots **13** | 12. Is your project a cluster unit development? ☒ Yes ☐ 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 **13** |
| 6. Total Number of Hotel Units **N/A** | **c)** Total number of Group Housing Units |
| 7. Overall Total # Of Dwelling Units (1-6 Above) **13** | **d)** Total number of Open Space Lots |
| 8. Bedroom Units 1br 2br 3br 4br or more **X** | **e)** Minimum Lot Size |
| 9. Overall Unit(s)/Acre Densities Per Zoning District(s) **1.3 du/ac** | **f)** Total Number of Phases |
| 10. Total number of Open Space (only) lots **N/A** | **g)** Perimeter Protective Yard Provided ☐ Yes ☒ 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.

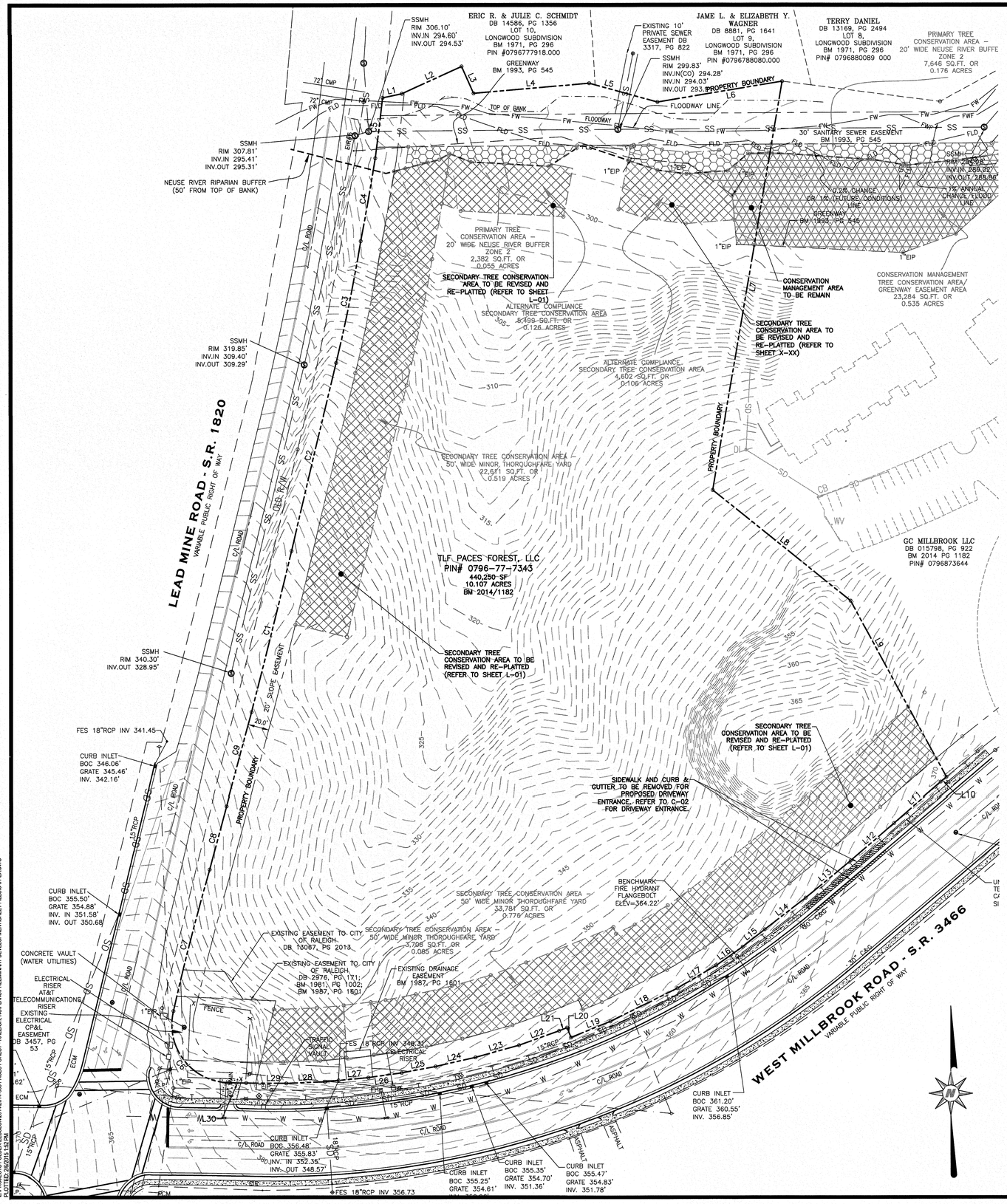
I hereby designate **The Curry Engineering Group, PLLC** to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed _____ TLF - PACES FORREST, LLC Date 2/5/15

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) | ☒ | | | | |
| 2. **Preliminary Development Plan Application** completed and signed by the property owner | ☒ | | | | |
| 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) | ☒ | ☐ | | | |
| 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 | ☒ | | | | |
| 5. Provide the following plan sheets: | ☒ | | | | |
| a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address | ☒ | | | | |
| b) Existing Conditions Sheet | ☒ | ☐ | | | |
| c) Proposed Site or Subdivision Plan | ☒ | | | | |
| d) Proposed Grading and Stormwater Plan | ☒ | ☐ | | | |
| e) Proposed Utility Plan, including Fire | ☒ | ☐ | | | |
| f) Proposed Tree Conservation Plan | ☒ | ☐ | | | |
| g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions) | ☒ | ☐ | | | |
| h) Building elevations that show maximum height from natural and finished grade, buildings to be removed | ☐ | ☒ | | | |
| i) Transportation Plan | ☐ | ☒ | | | |
| 6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. For re-submittals only – include all revision dates | ☒ | | | | |
| 7. Plan size 18"x24" or 24"x36" | ☒ | | | | |
| 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 | ☒ | | | | |
| 9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map | ☒ | | | | |
| 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 | ☒ | | | | |
| 11. Wake County School Form, if dwelling units are proposed | ☒ | ☐ | | | |
| 12. Preliminary stormwater quantity and quality summary and calculations package | ☒ | ☐ | | | |
| 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 | ☐ | ☒ | | | |




## LEGEND:

| | | | |
|---|---|---|---|
| | PUBLISHED CONTROL MONUMENT | DIP | DUCTILE IRON PIPE |
| | #5 REBAR FOUND | PVC | POLY VINYL CHLORIDE PIPE |
| | CALCULATED POINT | POB | POINT OF BEGINNING |
| | #5 REBAR SET | DB | DEED BOOK |
| | NAIL SET | BM | BOOK OF MAPS |
| | NAIL FOUND | RCP | REINFORCED CONCRETE PIPE |
| | CONCRETE MONUMENT | EM | ELECTRICAL METER |
| | SANITARY SEWER MANHOLE | HVAC | HEATING, VENTILATION & A/C UTILITIES |
| | POLE MOUNTED AREA LIGHT | EOP | EDGE OF PAVEMENT |
| | POWER/UTILITY POLE | (T) | TOTAL DISTANCE |
| | TELEPHONE RISER | U/G | UNDERGROUND |
| | BOLLARD | EOG | EDGE OF GRAVEL |
| | U/G FIBER OPTIC WITNESS POST | SSMH | SANITARY SEWER MANHOLE |
| | GAS VALVE | SDMH | STORM DRAIN MANHOLE |
| | WATER METER | LPT | LIQUID PETROLEUM TANK |
| | WATER VALVE | | UNDERGROUND STORM DRAIN PIPE |
| | WATER VALVE MANHOLE | FDC | FIRE DEPARTMENT CONNECTION |
| | TELECOMMUNICATIONS VAULT | CMP | CORRUGATED METAL PIPE |
| | SIGN | DI | STORM DRAINAGE DROP INLET |
| | GAS METER | GW | GUY WIRE |
| | CURB INLET | ICV | IRRIGATION CONTROL VALVE |
| | AREA INLET | | |
| | SANITARY SEWER CLEAN OUT | | |
| | ELECTRICAL RISER | | |
| (R) | RECORD MEASUREMENT | | |
| | FIRE HYDRANT ASSEMBLY | | |
| | PROPERTY LINE | | |
| | ADJACENT PROPERTY LINE | | |
| | POWER | | |
| | SS EASEMENT | | |
| T | TELEPHONE | | |
| SD | STORM DRAIN | | |
| SS | SANITARY SEWER | | |
| X | FENCE | | |
| 405 | MAJOR CONTOUR | | |
| | MINOR CONTOUR | | |
| | STREAM BUFFER | | |
| | STREAM TOP OF BANK | | |
| FW | FLOODWAY LINE | | |
| FWF | FLOODWAY FRINGE (ZONE AE) | | |
| FLD | FLOOD PLAIN (ZONE X) | | |

PRIMARY TREE CONSERVATION AREA

SECONDARY TREE CONSERVATION AREA

CONSERVATION MANAGEMENT TREE CONSERVATION AREA

## NOTES:

1. THIS PLAN IS NOT INTENDED FOR PLATING OR RECORDATION. THE INTENT OF THIS PLAN IS TO ILLUSTRATE THE EXISTING FEATURES, STRUCTURES AND TOPOGRAPHY OF THE PROPERTY.
2. THE INFORMATION SHOWN ON THIS PLAN WAS PROVIDED AND DEVELOPED BY OTHERS. CURRY ENGINEERING DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION, THUS IT HAS NOT BEEN SEALED. PROPERTY BOUNDARY, EASEMENTS, FLOOD PLAINS, BUFFERS, TREE CONSERVATION AREAS, AND OTHER PLATTED INFORMATION TAKEN FROM SURVEY CONDUCTED BY JAMES MAUNEY & ASSOCIATES. PLAT OF SURVEY RECORDED SEPTEMBER 3, 2014 IN BOOK OF MAPS 2014, PAGE 1181. TOPOGRAPHY, UTILITY, AND PLANIMETRIC INFORMATION INFORMATION SHOWN PER SURVEY CONDUCTED BY S.D. PUCKETT & ASSOCIATES. SURVEY FIELD WORK CONDUCTED DECEMBER 2014.
3. EXISTING CONDITIONS SHOWN DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON SITE. CONTRACTOR TO FIELD VERIFY AND LOCATE ALL UNDERGROUND UTILITIES PRIOR TO START OF EXCAVATION.
4. TOPOGRAPHIC INFORMATION SURVEYED BY S.D. PUCKETT & ASSOCIATES. ALL ELEVATIONS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

BOUNDARY LINE TABLE

| LINE # | LENGTH | DIRECTION |
|---|---|---|
| L1 | 18.78 | N77° 55' 09.46"E |
| L2 | 62.27 | N65° 30' 08.46"E |
| L3 | 27.95 | S23° 52' 45.54"E |
| L4 | 110.06 | N84° 58' 37.46"E |
| L5 | 67.09 | S74° 37' 14.54"E |
| L6 | 119.91 | N80° 37' 18.46"E |
| L7 | 392.90 | S09° 43' 52.66"W |
| L8 | 167.01 | S51° 28' 30.68"E |
| L9 | 190.04 | S28° 31' 26.38"E |
| L10 | 7.17 | S50° 26' 35.82"W |
| L11 | 58.41 | S49° 10' 22.34"W |
| L12 | 54.46 | S49° 16' 33.24"W |
| L13 | 55.44 | S50° 27' 53.88"W |
| L14 | 49.09 | S52° 07' 51.01"W |
| L15 | 26.79 | S51° 42' 48.60"W |
| L16 | 30.77 | S54° 42' 08.76"W |
| L17 | 42.66 | S59° 44' 36.12"W |
| L18 | 70.77 | S63° 46' 03.86"W |
| L19 | 40.47 | S67° 48' 24.27"W |
| L20 | 10.00 | N22° 11' 35.73"W |
| L21 | 8.17 | S67° 48' 24.27"W |
| L22 | 40.33 | S70° 11' 59.05"W |
| L23 | 42.85 | S74° 20' 32.48"W |
| L24 | 38.76 | S77° 06' 26.28"W |
| L25 | 32.80 | S79° 21' 26.30"W |
| L26 | 32.04 | S81° 56' 07.44"W |
| L27 | 41.34 | S84° 35' 50.11"W |
| L28 | 36.75 | S87° 37' 46.43"W |
| L29 | 38.13 | N89° 33' 47.99"W |
| L30 | 16.45 | N88° 56' 40.75"W |

BOUNDARY CURVE TABLE

| CURVE # | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|---|---|---|---|---|
| C1 | 11187.80 | 156.66 | 156.66 | N14° 02' 20.75"E |
| C2 | 30779.59 | 182.97 | 182.97 | N13° 30' 22.09"E |
| C3 | 1644.12 | 117.68 | 117.65 | N11° 31' 03.06"E |
| C4 | 2409.54 | 79.52 | 79.51 | N10° 04' 30.14"E |
| C5 | 2193.41 | 57.69 | 57.69 | N07° 03' 46.51"E |
| C6 | 55.00 | 98.25 | 85.70 | N37° 46' 03.42"W |
| C7 | 2498.24 | 139.04 | 139.02 | N14° 22' 06.06"E |
| C8 | 218257.34 | 61.99 | 61.99 | N15° 02' 51.87"E |
| C9 | 203489.00 | 92.05 | 92.05 | N15° 02' 51.58"E |

SCALE: 1 IN = 50 FT

50' 25' 0 50' 100'

SCALE IN FEET HORIZONTAL


**Topography and Utility Surveyor:**

S.D. Puckett & Associates, Inc.
1555 Route 56
Creedmoor, NC 27522
919.528.8900 (v)
pls3991@gmail.com
Contact: Steve Puckett, PLS

**Boundary Surveyor:**

James Mauney & Associates, PA
6405 Wilkinson BLVD.
Belmont, NC 28201
704.829.9623 (o)
704.829.9625 (f)
Contact: James Cameron, PLS


NOT FOR CONSTRUCTION

SEAL

PROFESSIONAL ENGINEER SEAL NOT AFFIXED TO SHEET AS ENGINEER DOES NOT CERTIFY INFORMATION PROVIDED BY OTHERS

REVISIONS

DATE: FEBRUARY 6, 2015 | HORZ. SCALE: 1"=50'
FILE NO. 2014-063 | ORIG. SHEET SIZE: 24 x 36

# PACES FOREST SUBDIVISION - RALEIGH, NC

## EXISTING CONDITIONS


T (919) 552-0849
F (919) 552-2643
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

Curry ENGINEERING


C-01

Z:\PROJECTS FOLDER\ZEBULON\2014\2014-063 PACES FOREST - RALEIGH, NC\PLANS\PRELIMINARY DEVELOPMENT\SHEET FILES\C-01-EX.DWG
PLOTTED: 2/6/2015 1:52 PM

## AASHTO SIGHT DISTANCE SUMMARY

| MINOR STREET | MAJOR STREET | DESIGN SPEED OF MAJOR STREET (MPH) | APPROACH GRADE OF MINOR STREET (%) | LEFT TURN TIME GAP (SEC) | RIGHT TURN TIME GAP (SEC) | LEFT TURN SIGHT DISTANCE (FT) | RIGHT TURN SIGHT DISTANCE (FT) |
|---|---|---|---|---|---|---|---|
| STREET A | MILLBROOK ROAD | 50 | 3.0 | 7.5 | 6.5 | 552 | 448 |

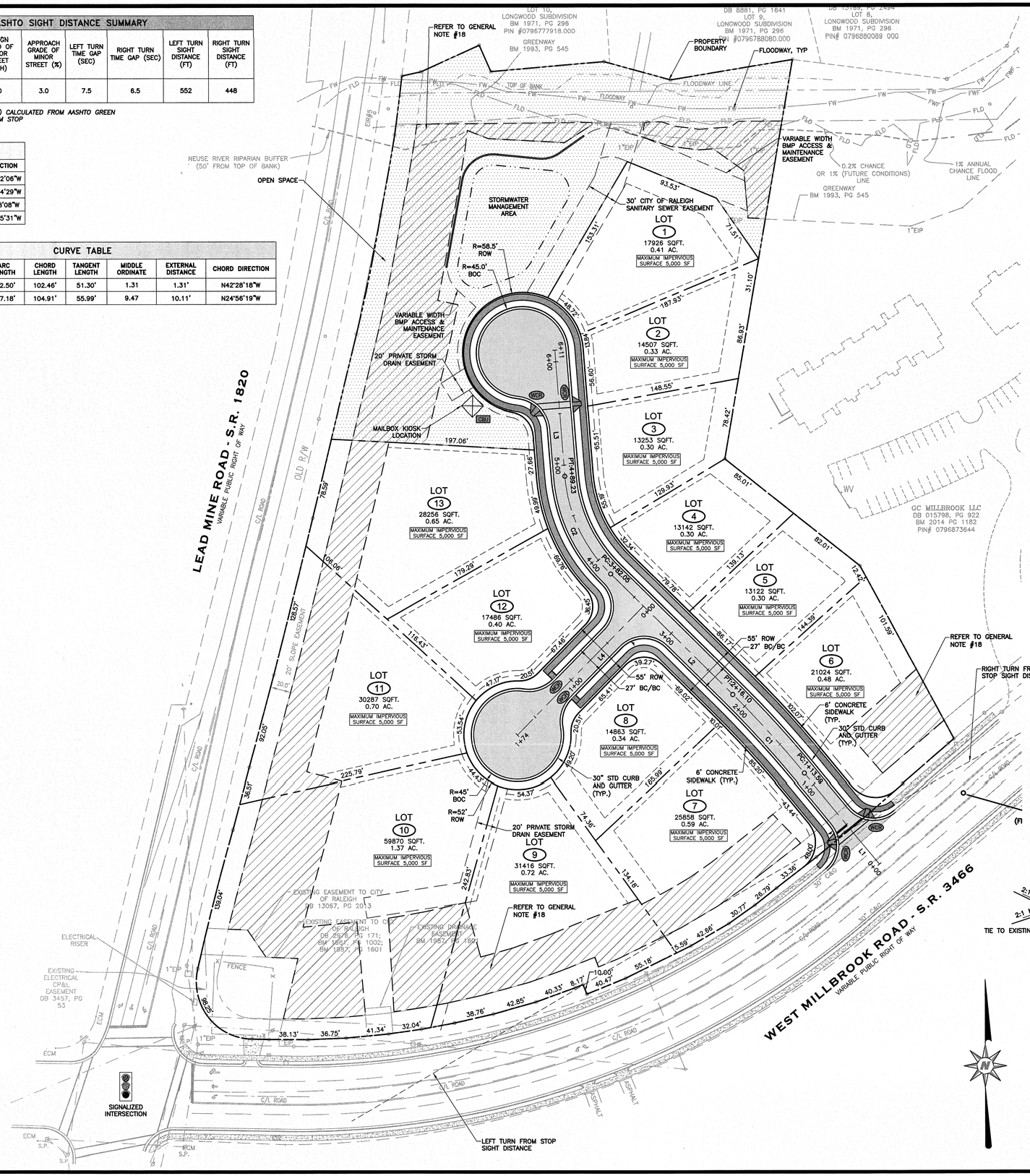
*INTERSECTION SIGHT DISTANCE (ISD) CALCULATED FROM AASHTO GREEN BOOK FIGURE 9-1 FOR TURN FROM STOP*
*ISD = 1.47 Vmajor x tg*

## LINE TABLE

| NAME | ROADWAY | LENGTH | DIRECTION |
|---|---|---|---|
| L1 | STREET A | 113.59' | N39°32'06"W |
| L2 | STREET A | 165.95' | N45°24'29"W |
| L3 | STREET A | 122.11' | N4°28'08"W |
| L4 | STREET B | 174.24' | S44°35'31"W |

## CURVE TABLE

| NAME | ROADWAY | RADIUS | ARC LENGTH | CHORD LENGTH | TANGENT LENGTH | MIDDLE ORDINATE | EXTERNAL DISTANCE | CHORD DIRECTION |
|---|---|---|---|---|---|---|---|---|
| C1 | STREET A | 1000.00' | 102.50' | 102.46' | 51.30' | 1.31 | 1.31' | N42°28'18"W |
| C2 | STREET A | 150.00' | 107.18' | 104.91' | 55.99' | 9.47 | 10.11' | N24°56'19"W |

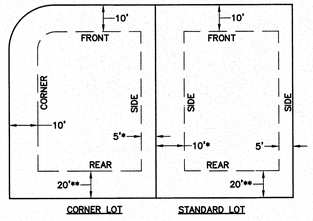



## LEGEND:

- STREET LIGHT
- SIGN
- WHEELCHAIR RAMP
- MAILBOX KIOSK
- ROADWAY CENTER LINE
- LOT LINE
- RIGHT OF WAY LINE
- SETBACK LINE
- BMP LIMITS
- VALLEY CURB & GUTTER
- STANDARD CURB & GUTTER
- SPILL CURB & GUTTER
- TREE CONSERVATION AREA
- OPEN SPACE AREA
- ASPHALT
- CONCRETE SIDEWALK

## GENERAL NOTES:

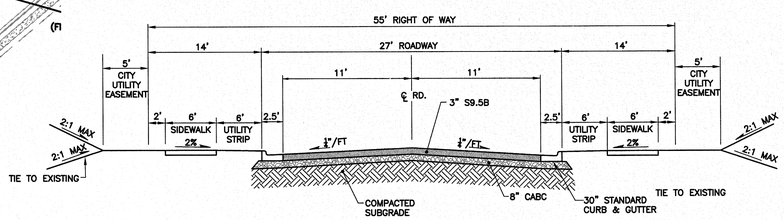
1. BEFORE YOU DIG, STOP, CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. IT'S THE LAW. EXISTING UTILITIES ARE SHOWN FROM THE BEST AVAILABLE INFORMATION AND ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE AND OTHER UTILITIES BEFORE STARTING CONSTRUCTION. NOTIFY UTILITY LOCATING COMPANY (ONE CALL @ 1-800-632-4949) OR INDIVIDUAL UTILITY OWNERS FOR UNDERGROUND LOCATIONS AT LEAST 48 HOURS IN ADVANCE.
2. ALL CONSTRUCTION SHALL BE PER CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
3. ALL DIMENSIONS ARE IN FEET AND TO BACK OF CURB UNLESS OTHERWISE NOTED.
4. ALL SITE ELEMENTS ARE PERPENDICULAR TO EACH OTHER UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, RIGHT-OF-WAYS AND UTILITIES, PUBLIC OR PRIVATE, BEFORE WORKING IN THESE AREAS.
6. PROTECT ALL PROPERTY MONUMENTS AND PINS. MONUMENTS AND PINS THAT WILL BE DISTURBED DURING CONSTRUCTION SHALL BE REFERENCED AND REPLACED BY A LICENSED LAND SURVEYOR AT THE COST OF THE CONTRACTOR.
7. CONTRACTOR SHALL MAINTAIN THE SITE IN SUCH A MANNER THAT WORKMEN AND THE PUBLIC WILL BE PROTECTED FROM INJURY AND ADJOINING PROPERTY PROTECTED FROM DAMAGE
8. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
9. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL DUE TO CONSTRUCTION OPERATIONS. ALL STREET SURFACES, UTILITY POLES, CULVERTS, DITCHES, CURB AND GUTTER OR OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR IN ACCORDANCE WITH THE APPROPRIATE SPECIFICATIONS.
10. IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE SUBMITTED IN WRITING TO THE FACILITY DESIGNER FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS WILL BE ALLOWED WITHOUT APPROVAL BY THE FACILITY DESIGNER.
11. ANY AND ALL QUANTITIES SHOWN OR IMPLIED ON THE PLANS ARE FOR ESTIMATION PURPOSES ONLY.
12. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
13. ENTRY SIGNS SHALL BE LOCATED IN A DEDICATED EASEMENT. SIGN MUST REMAIN OUT OF SIGHT TRIANGLES AS SHOWN ON PLANS.
14. ALL ASPHALT EDGES SHALL BE SAW CUT TO PROVIDE A GOOD LONGITUDINAL JOINT. MILL 1.5 FEET @ 1.5 INCHES DEEP MINIMUM TO PROVIDE A LONGITUDINAL LAP JOIN FOR FINAL SURFACE LAYER. NO MILLING SHALL BE LEFT FOR A PERIOD OF TIME GREATER THAN 48 HOURS BEFORE A STREET IS TO BE PAVED OR RESURFACED.
15. COMMON OPEN SPACE SHALL BE OWNED & MAINTAINED BY HOMEOWNERS ASSOCIATION.
16. ANY SPECIALITY STREET SIGNS INCLUDING POSTS SHALL BE SUBMITTED TO THE TOWN OF CARY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
17. ALL PUBLIC AND PRIVATE EASEMENTS SHALL BE RECORDED AS PART OF THE FINAL PLAT OF THE SUBDIVISION. EASEMENTS BASED OF CENTER OF UTILITY OR PIPE SHALL BE PER AS-BUILT LOCATIONS.
18. TREE CONSERVATION AREAS SHALL BE RECORDED AS PART OF THE FINAL PLAT OF THE SUBDIVISION. REFER TO TREE CONSERVATION PLAN FOR MORE INFORMATION ON TREE CONSERVATION AREAS.




* SIDE SETBACKS SHALL EQUAL 15' AGGREGATE.

** WHERE LOTS ABUT TREE CONSERVATION AREA, TCA LINE SHALL ACT AS BUILDING SETBACK.

1 / C-02 TYPICAL BUILDING SETBACK LAYOUT
SCALE: NTS




GENERAL NOTES:
1. CONTRACTOR TO COORDINATE WITH PRIVATE UTILITY COMPANIES FOR SERVICES. LOCATIONS OF PRIVATE UTILITIES SHALL BE PLACED WITHIN 6' UTILITY STRIP OF ROADWAY. NATURAL GAS SHALL BE LOCATED ON THE SOUTH OR WEST SIDE OF THE STREET.

2 / C-02 NEIGHBORHOOD YIELD TYPICAL STREET SECTION
SCALE: NTS

SCALE: 1 IN = 50 FT
50' 25' 0 50' 100'
SCALE IN FEET HORIZONTAL

NOT FOR CONSTRUCTION

| REVISIONS | |
|---|---|
| DATE: | FEBRUARY 6, 2015 |
| FILE NO. | 2014-063 |
| HORZ. SCALE: | 1"=50' |
| ORIG. SHEET SIZE: | 24 x 36 |

# PACES FOREST SUBDIVISION - RALEIGH, NC
## SITE & SUBDIVISION LAYOUT


T (919) 556-5840
F (919) 556-2843
205 S. Fayetteville Avenue
Southern Pines, NC 28388
Curry ENGINEERING


C-02

Z:\PROJECTS FOLDER-ZEBULON\2014\2014-063 PACES FOREST - RALEIGH, NC\PLANS\PRELIMINARY DEVELOPMENT\SHEET FILES\C-02 S.DWG
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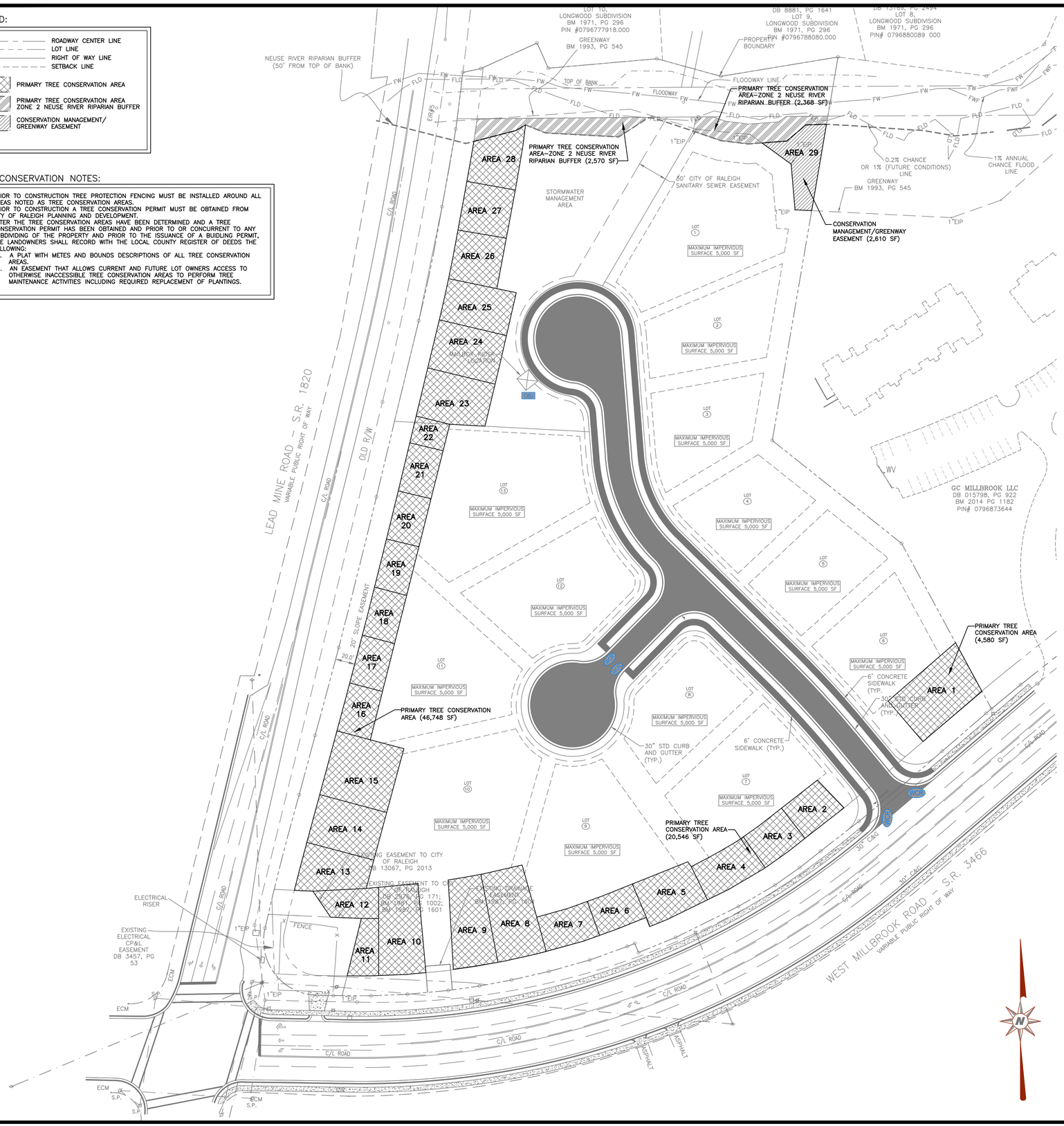
LEGEND:

- ROADWAY CENTER LINE
- LOT LINE
- RIGHT OF WAY LINE
- SETBACK LINE
- PRIMARY TREE CONSERVATION AREA
- PRIMARY TREE CONSERVATION AREA ZONE 2 NEUSE RIVER RIPARIAN BUFFER
- CONSERVATION MANAGEMENT/ GREENWAY EASEMENT

TREE CONSERVATION NOTES:

1. PRIOR TO CONSTRUCTION TREE PROTECTION FENCING MUST BE INSTALLED AROUND ALL AREAS NOTED AS TREE CONSERVATION AREAS.
2. PRIOR TO CONSTRUCTION A TREE CONSERVATION PERMIT MUST BE OBTAINED FROM CITY OF RALEIGH PLANNING AND DEVELOPMENT.
3. AFTER THE TREE CONSERVATION AREAS HAVE BEEN DETERMINED AND A TREE CONSERVATION PERMIT HAS BEEN OBTAINED AND PRIOR TO OR CONCURRENT TO ANY SUBDIVIDING OF THE PROPERTY AND PRIOR TO THE ISSUANCE OF A BUIDLING PERMIT, THE LANDOWNERS SHALL RECORD WITH THE LOCAL COUNTY REGISTER OF DEEDS THE FOLLOWING:
   A. A PLAT WITH METES AND BOUNDS DESCRIPTIONS OF ALL TREE CONSERVATION AREAS.
   B. AN EASEMENT THAT ALLOWS CURRENT AND FUTURE LOT OWNERS ACCESS TO OTHERWISE INACCESSIBLE TREE CONSERVATION AREAS TO PERFORM TREE MAINTENANCE ACTIVITIES INCLUDING REQUIRED REPLACEMENT OF PLANTINGS.




| AREA 1 | | | | |
|---|---|---|---|---|
| Area (SF) | | | Acres (AC) | |
| 4,580 | | | 0.11 | |
| Tree Count | Species | Overall Health | DBH | Basal Area (BA) |
| 1 | Pine | Good | 20 | 2.182 |
| 1 | Pine | Good | 17 | 1.5760 |
| 1 | Maple | Good | 13 | 0.9217 |
| | | | | |
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| | | | | |
| | | | | |
| | | | Total Basal Area: | 4.6797 |
| | | | Basal Area / Acre: | 42.54 |

| AREA 2 | | | | |
|---|---|---|---|---|
| Area (SF) | | | Acres (AC) | |
| 1,857 | | | 0.043 | |
| Tree Count | Species | Overall Health | DBH | Basal Area (BA) |
| 1 | Maple | Good | 9 | 0.4418 |
| 1 | Maple | Good | 21 | 2.4050 |
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| | | | | |
| | | | Total Basal Area: | 2.8468 |
| | | | Basal Area / Acre: | 66.20 |

| AREA 3 | | | | |
|---|---|---|---|---|
| Area (SF) | | | Acres (AC) | |
| 1,899 | | | 0.043 | |
| Tree Count | Species | Overall Health | DBH | Basal Area (BA) |
| 1 | Maple | Good | 14 | 1.069 |
| 1 | Maple | Good | 19 | 1.9690 |
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| | | | | |
| | | | Total Basal Area: | 3.038 |
| | | | Basal Area / Acre: | 70.65 |

| AREA 4 | | | | |
|---|---|---|---|---|
| Area (SF) | | | Acres (AC) | |
| 2,412 | | | 0.055 | |
| Tree Count | Species | Overall Health | DBH | Basal Area (BA) |
| 1 | Pine | Good | 20 | 2.182 |
| 1 | Maple | Good | 8 | 0.3491 |
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| | | | | |
| | | | Total Basal Area: | 2.5311 |
| | | | Basal Area / Acre: | 46.02 |

| AREA 5 | | | | |
|---|---|---|---|---|
| Area (SF) | | | Acres (AC) | |
| 2,852 | | | 0.065 | |
| Tree Count | Species | Overall Health | DBH | Basal Area (BA) |
| 1 | Pine | Good | 22 | 2.639 |
| 1 | Oak | Good | 13 | 0.9217 |
| 1 | Maple | Good | 7 | 0.2672 |
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| | | | | |
| | | | Total Basal Area: | 3.8279 |
| | | | Basal Area / Acre: | 58.89 |

| AREA 6 | | | | |
|---|---|---|---|---|
| Area (SF) | | | Acres (AC) | |
| 1,800 | | | 0.041 | |
| Tree Count | Species | Overall Health | DBH | Basal Area (BA) |
| 1 | Pine | Good | 19 | 1.969 |
| 1 | Maple | Good | 7 | 0.2672 |
| 1 | Maple | Good | 8 | 0.3491 |
| | | | | |
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| | | | | |
| | | | Total Basal Area: | 2.5853 |
| | | | Basal Area / Acre: | 63.06 |

| AREA 7 | | | | |
|---|---|---|---|---|
| Area (SF) | | | Acres (AC) | |
| 1,992 | | | 0.046 | |
| Tree Count | Species | Overall Health | DBH | Basal Area (BA) |
| 2 | Oak | Good | 5 | 0.2728 |
| 1 | Pine | Good | 21 | 2.4050 |
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| | | | | |
| | | | Total Basal Area: | 2.6778 |
| | | | Basal Area / Acre: | 58.21 |

| AREA 8 | | | | |
|---|---|---|---|---|
| Area (SF) | | | Acres (AC) | |
| 4,202 | | | 0.096 | |
| Tree Count | Species | Overall Health | DBH | Basal Area (BA) |
| 1 | Maple | Good | 13 | 0.9217 |
| 1 | Maple | Good | 6 | 0.1963 |
| 1 | Oak | Good | 30 | 4.9 |
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| | | | | |
| | | | Total Basal Area: | 6.018 |
| | | | Basal Area / Acre: | 62.69 |

| AREA 9 | | | | |
|---|---|---|---|---|
| Area (SF) | | | Acres (AC) | |
| 3,573 | | | 0.082 | |
| Tree Count | Species | Overall Health | DBH | Basal Area (BA) |
| 1 | Maple | Good | 17 | 1.576 |
| 1 | Maple | Good | 7 | 0.2672 |
| 1 | Maple | Good | 8 | 0.3491 |
| 1 | Maple | Good | 10 | 0.5454 |
| 1 | Pine | Good | 19 | 1.969 |
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| | | | Total Basal Area: | 4.7067 |
| | | | Basal Area / Acre: | 57.40 |

| AREA 10 | | | | |
|---|---|---|---|---|
| Area (SF) | | | Acres (AC) | |
| 3,945 | | | 0.091 | |
| Tree Count | Species | Overall Health | DBH | Basal Area (BA) |
| 1 | Oak | Good | 17 | 1.576 |
| 1 | Oak | Good | 24 | 3.1420 |
| 1 | Maple | Good | 17 | 1.5760 |
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| | | | Total Basal Area: | 6.294 |
| | | | Basal Area / Acre: | 69.16 |

| AREA 11 | | | | |
|---|---|---|---|---|
| Area (SF) | | | Acres (AC) | |
| 1,424 | | | 0.033 | |
| Tree Count | Species | Overall Health | DBH | Basal Area (BA) |
| 1 | Sycamore | Good | 22 | 2.639 |
| 1 | Sweetgum | Good | 21 | 2.4050 |
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| | | | Total Basal Area: | 5.044 |
| | | | Basal Area / Acre: | 152.85 |

| AREA 12 | | | | |
|---|---|---|---|---|
| Area (SF) | | | Acres (AC) | |
| 1,668 | | | 0.038 | |
| Tree Count | Species | Overall Health | DBH | Basal Area (BA) |
| 1 | Oak | Good | 22 | 2.639 |
| 1 | Maple | Good | 8 | 0.3491 |
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| | | | | |
| | | | Total Basal Area: | 2.9881 |
| | | | Basal Area / Acre: | 78.63 |

| AREA 13 | | | | |
|---|---|---|---|---|
| Area (SF) | | | Acres (AC) | |
| 2,835 | | | 0.065 | |
| Tree Count | Species | Overall Health | DBH | Basal Area (BA) |
| 1 | Maple | Good | 12 | 0.7854 |
| 2 | Maple | Good | 8 | 0.6982 |
| 1 | Maple | Good | 9 | 0.4418 |
| 2 | Oak | Good | 6 | 0.3926 |
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| | | | Total Basal Area: | 2.318 |
| | | | Basal Area / Acre: | 35.66 |

| AREA 14 | | | | |
|---|---|---|---|---|
| Area (SF) | | | Acres (AC) | |
| 3,491 | | | 0.08 | |
| Tree Count | Species | Overall Health | DBH | Basal Area (BA) |
| 1 | Maple | Good | 7 | 0.2672 |
| 1 | Maple | Good | 11 | 0.6599 |
| 1 | Oake | Good | 22 | 2.639 |
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| | | | Total Basal Area: | 3.5661 |
| | | | Basal Area / Acre: | 44.58 |

| AREA 15 | | | | |
|---|---|---|---|---|
| Area (SF) | | | Acres (AC) | |
| 4,671 | | | 0.11 | |
| Tree Count | Species | Overall Health | DBH | Basal Area (BA) |
| 1 | Oak | Good | 6 | 0.1963 |
| 1 | Maple | Good | 9 | 0.4418 |
| 1 | Maple | Good | 10 | 0.5454 |
| 1 | Maple | Good | 6 | 0.1963 |
| 1 | Maple | Good | 12 | 0.7854 |
| 1 | Pine | Good | 22 | 3.3 |
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| | | | | |
| | | | | |
| | | | Total Basal Area: | 5.4652 |
| | | | Basal Area / Acre: | 49.68 |

| AREA 16 | | | | |
|---|---|---|---|---|
| Area (SF) | | | Acres (AC) | |
| 1,748 | | | 0.04 | |
| Tree Count | Species | Overall Health | DBH | Basal Area (BA) |
| 1 | Maple | Good | 10 | 0.5454 |
| 1 | Maple | Good | 11 | 0.6599 |
| 1 | Maple | Good | 7 | 0.2672 |
| 1 | Oak | Good | 6 | 0.1963 |
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| | | | Total Basal Area: | 1.6688 |
| | | | Basal Area / Acre: | 41.72 |

| AREA 17 | | | | |
|---|---|---|---|---|
| Area (SF) | | | Acres (AC) | |
| 1,748 | | | 0.04 | |
| Tree Count | Species | Overall Health | DBH | Basal Area (BA) |
| 1 | Oak | Good | 14 | 1.069 |
| 1 | Oak | Good | 9 | 0.4418 |
| 1 | Maple | Good | 5 | 0.1364 |
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| | | | | |
| | | | Total Basal Area: | 1.6472 |
| | | | Basal Area / Acre: | 41.18 |

| AREA 18 | | | | |
|---|---|---|---|---|
| Area (SF) | | | Acres (AC) | |
| 1,748 | | | 0.04 | |
| Tree Count | Species | Overall Health | DBH | Basal Area (BA) |
| 1 | Oak | Good | 7 | 0.2672 |
| 1 | Oak | Good | 22 | 2.6390 |
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| | | | | |
| | | | Total Basal Area: | 2.9062 |
| | | | Basal Area / Acre: | 72.66 |

| AREA 19 | | | | |
|---|---|---|---|---|
| Area (SF) | | | Acres (AC) | |
| 1,748 | | | 0.04 | |
| Tree Count | Species | Overall Health | DBH | Basal Area (BA) |
| 1 | Oak | Good | 6 | 0.1963 |
| 1 | Oak | Good | 10 | 0.5454 |
| 1 | Pine | Good | 16 | 1.396 |
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| | | | Total Basal Area: | 2.1377 |
| | | | Basal Area / Acre: | 53.44 |

| AREA 20 | | | | |
|---|---|---|---|---|
| Area (SF) | | | Acres (AC) | |
| 1,748 | | | 0.04 | |
| Tree Count | Species | Overall Health | DBH | Basal Area (BA) |
| 1 | Pine | Good | 15 | 1.227 |
| 1 | Oak | Good | 7 | 0.2672 |
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| | | | | |
| | | | Total Basal Area: | 1.4942 |
| | | | Basal Area / Acre: | 37.36 |

| AREA 21 | | | | |
|---|---|---|---|---|
| Area (SF) | | | Acres (AC) | |
| 1,748 | | | 0.04 | |
| Tree Count | Species | Overall Health | DBH | Basal Area (BA) |
| 1 | Pine | Good | 13 | 0.9217 |
| 1 | Pine | Good | 14 | 1.0690 |
| 1 | Oak | Good | 8 | 0.3491 |
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| | | | | |
| | | | Total Basal Area: | 2.3398 |
| | | | Basal Area / Acre: | 58.50 |

| AREA 22 | | | | |
|---|---|---|---|---|
| Area (SF) | | | Acres (AC) | |
| 971 | | | 0.022 | |
| Tree Count | Species | Overall Health | DBH | Basal Area (BA) |
| 1 | Maple | Good | 8 | 0.3491 |
| 1 | Pine | Good | 12 | 0.7854 |
| | | | | |
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| | | | | |
| | | | Total Basal Area: | 1.1345 |
| | | | Basal Area / Acre: | 51.57 |

| AREA 23 | | | | |
|---|---|---|---|---|
| Area (SF) | | | Acres (AC) | |
| 3,386 | | | 0.078 | |
| Tree Count | Species | Overall Health | DBH | Basal Area (BA) |
| 1 | Oak | Good | 22 | 2.639 |
| 1 | Oak | Good | 15 | 1.2270 |
| | | | | |
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| | | | | |
| | | | | |
| | | | | |
| | | | Total Basal Area: | 3.866 |
| | | | Basal Area / Acre: | 49.56 |

| AREA 24 | | | | |
|---|---|---|---|---|
| Area (SF) | | | Acres (AC) | |
| 3,512 | | | 0.081 | |
| Tree Count | Species | Overall Health | DBH | Basal Area (BA) |
| 1 | Oak | Good | 22 | 2.639 |
| 1 | Oak | Good | 7 | 0.2672 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | Total Basal Area: | 2.9062 |
| | | | Basal Area / Acre: | 35.88 |

| AREA 25 | | | | |
|---|---|---|---|---|
| Area (SF) | | | Acres (AC) | |
| 3,043 | | | 0.07 | |
| Tree Count | Species | Overall Health | DBH | Basal Area (BA) |
| 2 | Pine | Good | 15 | 2.454 |
| 1 | Oak | Good | 10 | 0.5454 |
| | | | | |
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| | | | | |
| | | | | |
| | | | Total Basal Area: | 2.9994 |
| | | | Basal Area / Acre: | 42.85 |

| AREA 26 | | | | |
|---|---|---|---|---|
| Area (SF) | | | Acres (AC) | |
| 2,532 | | | 0.058 | |
| Tree Count | Species | Overall Health | DBH | Basal Area (BA) |
| 1 | Oak | Good | 9 | 0.4418 |
| 1 | Oak | Good | 22 | 2.6390 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | Total Basal Area: | 3.0808 |
| | | | Basal Area / Acre: | 53.12 |

| AREA 27 | | | | |
|---|---|---|---|---|
| Area (SF) | | | Acres (AC) | |
| 2,532 | | | 0.058 | |
| Tree Count | Species | Overall Health | DBH | Basal Area (BA) |
| 1 | Oak | Good | 13 | 0.9217 |
| 1 | Oak | Good | 19 | 1.9690 |
| | | | | |
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| | | | | |
| | | | | |
| | | | Total Basal Area: | 2.8907 |
| | | | Basal Area / Acre: | 49.84 |

| AREA 28 | | | | |
|---|---|---|---|---|
| Area (SF) | | | Acres (AC) | |
| 2,582 | | | 0.059 | |
| Tree Count | Species | Overall Health | DBH | Basal Area (BA) |
| 2 | Oak | Good | 20 | 4.364 |
| 1 | Pine | Good | 12 | 0.7854 |
| | | | | |
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| | | | | |
| | | | | |
| | | | Total Basal Area: | 5.1494 |
| | | | Basal Area / Acre: | 87.28 |

| AREA 29 | | | | |
|---|---|---|---|---|
| Area (SF) | | | Acres (AC) | |
| 2,610 | | | 0.06 | |
| Tree Count | Species | Overall Health | DBH | Basal Area (BA) |
| 1 | Oak | Good | 11 | 0.6599 |
| 2 | Pine | Good | 8 | 0.6982 |
| 1 | Maple | Good | 10 | 0.5454 |
| 1 | Maple | Good | 9 | 0.4418 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | Total Basal Area: | 2.3453 |
| | | | Basal Area / Acre: | 39.09 |

NOT FOR CONSTRUCTION

REVISIONS

DATE: FEBRUARY 6, 2015 HORZ. SCALE: 1"=50'
FILE NO. 2014-063 ORIG. SHEET SIZE: 24 x 36

# PACES FOREST SUBDIVISION - RALEIGH, NC
## TREE CONSERVATION PLAN


Curry ENGINEERING
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526
T (919) 552-0849
F (919) 552-2043


L-02

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