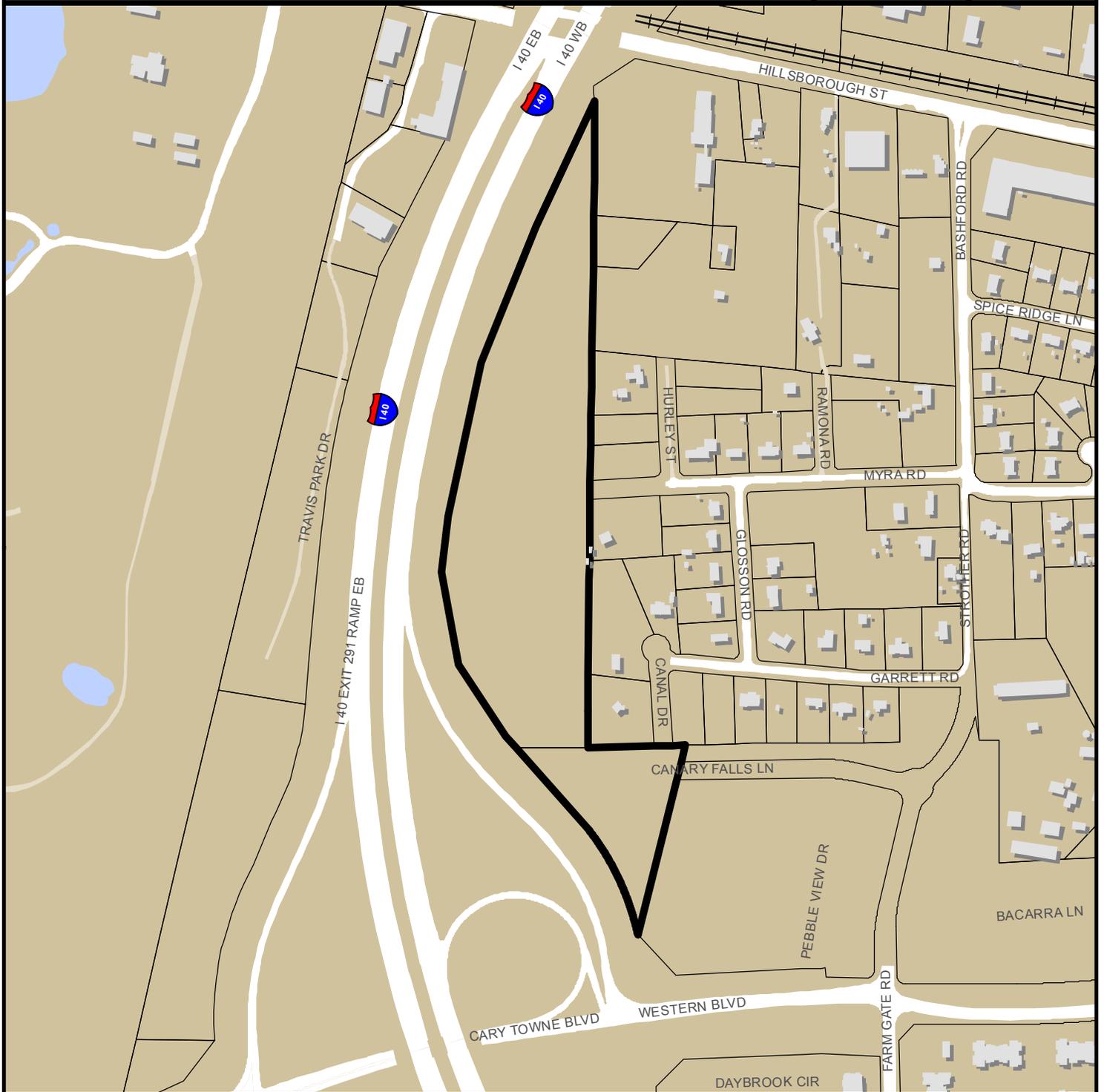


BACARRA II SUBDIVISION S-41-2015



0 300 600 1,200 Feet

Zoning: **RX-4-CU, CM-CU, TD-CU SHOD-1**

CAC: **West**

Drainage Basin: **Richland Creek**

Acreage: **18.63**

Number of Lots: **2**

Planner: **Justin Rametta**

Phone: **(919) 996-2665**

Applicant: **Bradley Bowling**

Phone: **(919) 781-0300**





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 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 438065 Assigned Project Coordinator Assigned Team Leader S-41-15 Rametta	
* 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 # 403415			
GENERAL INFORMATION			
Development Name Bacarra II			
Proposed Use Multi-Family Apartments			
Property Address(es) 6300 Canary Falls Lane Raleigh, NC			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
P.I.N. Recorded Deed 0774-41-7095	P.I.N. Recorded Deed 0773-59-1832	P.I.N. Recorded Deed	P.I.N. Recorded Deed
What is your project type? <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> 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. <small>"(e) Administrative Approval of Site Plans. The City administration shall approve a final site plan following the approval of a preliminary site plan by the City Council or Planning Commission. All other site plans which do not require preliminary approval shall receive final site plan approval by the City administration. Site plans not otherwise reviewed by the Planning Commission or City Council for the following developments in any zoning district shall require the approval by City administration of both a preliminary and final site plan. (2) Group housing developments:"</small>		
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.		
CLIENT (Owner or Developer)	Company Carroll Fund 1, LLC	Name (s) Roy E. Carroll, II	
	Address 201 North Elm Street, Suite 201 Greensboro, NC 27401		
	Phone (336)275-6198	Email dburton@cipconst.com	Fax
CONSULTANT (Contact Person for Plans)	Company Priest, Craven and Associates, Inc.	Name (s) Bradley Bowling, PE	
	Address 3803-B Computer Drive Suite 104		
	Phone (919)781-0300	Email bbowling@priestcraven.com	Fax (919)782-1288

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

Zoning Information	Building Information
Zoning District(s) RX-4-CU, CU CM, CUD TD	Proposed building use(s)
If more than one district, provide the acreage of each <small>RX-4-CU 15.36, CUCM 2.87, CUDTD 0.40</small>	Existing Building(s) sq. ft. gross
Overlay District SHOD-1	Proposed Building(s) sq. ft. gross
Total Site Acres 18.63 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed)
Off street parking Required 436 Provided 446	Proposed height of building(s)
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z- 4-14	
Stormwater Information	
Existing Impervious Surface 0.10 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 6.81 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 type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel # 0774J 0773J

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.

Proposed subdivision plan conforms with existing zoning and zoning conditions set forth in Z-4-14. Public infrastructure is planned to be extended through the property in conformance with City of Raleigh regulations.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

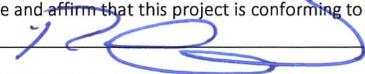
1. Total # Of Townhouse Lots Detached 0 Attached 0	11. Total number of all lots 2
2. Total # Of Single Family Lots 0	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units 192	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units 0	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots 0	b) Total number of Single Family Lots
6. Total Number of Hotel Units 0	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) 192	d) Total number of Open Space Lots
8. Bedroom Units 1br <input checked="" type="checkbox"/> 2br <input checked="" type="checkbox"/> 3br <input checked="" type="checkbox"/> 4br or more	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) <small>RX-4-CU 12.5 UNAC, CU CM - 0, CUD TD - 0</small>	f) Total Number of Phases
10. Total number of Open Space (only) lots Outdoor Amenity	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 Bradley Bowling, PE (Priest, Craven & Associates, Inc.) 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  Date 6/22/15
 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)	<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 checked="" type="checkbox"/>	<input 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"/>			
i) Transportation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
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	<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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>			

VERTICAL DATUM - NAVD88
HORIZONTAL DATUM - NAD83

BACARRA

T#-
S-14-14
GH-7-12

SUBDIVISION PLANS FOR AN APARTMENT DEVELOPMENT

S-14-14
GH-7-12 RALEIGH, NORTH CAROLINA

PROJECT STATISTICS

PROPERTY OWNER CARROLL FUND I, LLC
201 NORTH ELM STREET, SUITE 201
GREENSBORO, NC 27401
DEVELOPER CIP CONSTRUCTION COMPANY, INC.
201 NORTH ELM STREET, SUITE 201
GREENSBORO, NC 27401
MAKE COUNTY PINS) OT14-41-1045, OT13-54-1832
ZONING RX-4-CU, CM CU, CUD TD (Z-4-14)

SUBDIVISION INFORMATION

OVERALL PROJECT AREA (EXISTING LOT 104 - BM2014 P61444) 10.63 AC
PROPOSED LOT 104 3.92 AC
PROPOSED LOT 105 13.31 AC
PROPOSED RIGHT-OF-WAY 1.35 AC
TOTAL NUMBER OF UNITS ALLOWED (PER Z-4-14) 200
TOTAL NUMBER OF UNITS PROPOSED 192
DENSITY (192/10.63) 10.3 UNITS / AC

PARKING CALCULATIONS

VEHICLE PARKING CALCS:
APARTMENT PARKING CALCS:
EACH BUILDING CONTAINS 24 UNITS WITH 6 3-BEDROOM, 12 2-BEDROOM, AND 6 1-BEDROOM
PARKING REQUIRED FOR 8 BLDGS 423
PARKING CALCULATION: 8 X (6 X 1) + (12 X 2) + (6 X 3) + (304/10) 423
RECREATION PARKING CALCS:
POOL HOUSE @ 1 SPACE/400 SF (1000 SF) 3
OUTSIDE RECREATION @ 1 SPACE/1000 SF (10000 SF) 10
TOTAL REQUIRED 436
TOTAL PROVIDED 446
BICYCLE PARKING CALCS:
APARTMENT PARKING CALCS:
TOTAL NUMBER OF UNITS 192
PARKING CALCULATION (1 SPACE PER 20 UNITS) (192/20) ROUNDED UP
TOTAL REQUIRED 10
TOTAL PROVIDED 14
RECREATION PARKING CALCS:
POOL HOUSE @ 1 SPACE/1000 SF (1000/10000, ROUNDED UP) 1
OUTSIDE RECREATION @ 1 SPACE/5000 SF (10000/5000) 2
TOTAL REQUIRED 3, 4 MIN.
TOTAL PROVIDED 4

OUTDOOR AMENITY AREA CALCULATIONS

OVERALL PROJECT AREA 10.63 AC
TOTAL AMENITY AREA REQUIRED (10%) 1.06 AC
TOTAL AMENITY AREA PROVIDED (12.1%) 2.25 AC

IMPERVIOUS CALCULATIONS

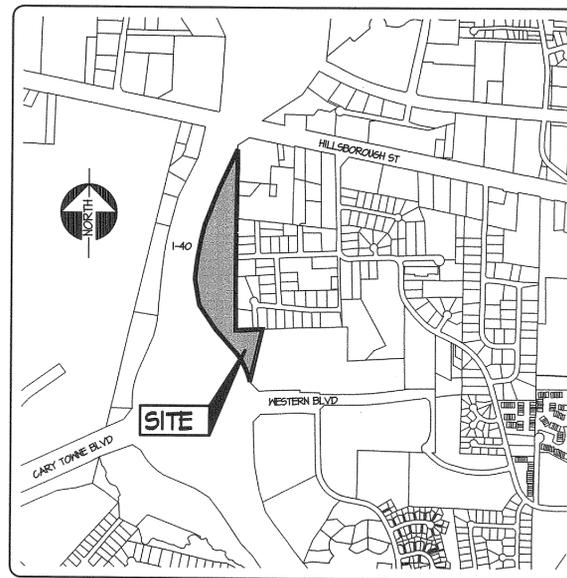
RECREATION/POOL/MAIL AREA 0.22 AC
BUILDINGS/AC PADS (APARTMENTS) 2.11 AC
STREETS AND PARKING 3.82 AC
SIDEWALKS 0.66 AC
TOTAL IMPERVIOUS SURFACE 6.81 AC
TRACT SIZE 10.63 AC

BUILDING HEIGHTS

APARTMENT BUILDINGS 42'
CLUBHOUSE 25'

SITE IMPROVEMENT QUANTITIES

LINEAR FOOTAGE OF PUBLIC STREET 2002 LF
LINEAR FOOTAGE OF PRIVATE STREET 2320 LF
LINEAR FOOTAGE OF PUBLIC SIDEWALK 552 LF
LINEAR FOOTAGE OF PRIVATE 6' SIDEWALK 4150 LF
LINEAR FOOTAGE OF PRIVATE 5' SIDEWALK 600 LF
LINEAR FOOTAGE OF 12" DIP PUBLIC WATER 2000 LF
LINEAR FOOTAGE OF 12" DIP PRIVATE WATER 0 LF
LINEAR FOOTAGE OF 8" DIP PRIVATE WATER 0 LF
LINEAR FOOTAGE OF 8" PUBLIC SEWER 1125 LF
LINEAR FOOTAGE OF 8" PRIVATE SEWER 0 LF
LINEAR FOOTAGE OF PRIVATE 6" SEWER 540 LF



VICINITY MAP
SHEET INDEX:
1" = 1000'



BEFORE YOU DIG!
CONTACT ONE-CALL CENTER
1-800-632-4949

CONSULTANT:

PRIEST, CRAVEN & ASSOCIATES, INC.
PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B COMPUTER DRIVE, SUITE 104, RALEIGH, N.C. 27609
PHONE 919 / 781-0300 FAX 919 / 782-1288
Email PCA@PriestCraven.com / Firm #: C-0488

DEVELOPER AND APPLICANT:

CARROLL FUND, LLC
201 North Elm Street, Suite 201, Greensboro, NC 27401
Phone (336) 275-6198

PUBLIC IMPROVEMENT QUANTITIES

PHASE	PHASE I
NUMBER OF LOTS	1
LOT NUMBERS BY PHASE	1
OPEN SPACE	YES (PRVT)
NUMBER OF OPEN SPACE LOTS	1
LINEAR FOOTAGE OF PUBLIC WATERLINE	2000 LF
LINEAR FOOTAGE OF PUBLIC SANITARY SEWER	1125 LF
LINEAR FOOTAGE OF PUBLIC SIDEWALK	552 LF
LINEAR FOOTAGE OF PUBLIC STREETS	2002 LF



Planning & Development

Development Services
Customer Service Center
One Exchange Plaza
Raleigh, NC 27601
Phone 919 996-2955
Fax 919 996-3685

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 type="checkbox"/> Site Plans for Planning Commission	<input type="checkbox"/> Subdivision*	Transaction Number
<input type="checkbox"/> Preliminary Administrative Site Plans	<input type="checkbox"/> Public Subdivision**	Assigned Project Coordinator
<input type="checkbox"/> Grand Housing**	<input type="checkbox"/> Expedited Subdivision Review	Assigned Team Leader
<input type="checkbox"/> Multi-family Int'l**	<input type="checkbox"/> Conventional Subdivision	
	<input type="checkbox"/> Concept Development	
	<input type="checkbox"/> Construction Development	

* May require Planning Commission or City Council Approval ** Legacy Status Only

Development Name: Bacarra II
GENERAL INFORMATION
Proposed Use: Multi-Family Apartments
Property Address: 6300 Canary Falls Lane Raleigh, NC
Wake County Property Identification Number(s) to which this application will apply:
#14 Recorded Deed: 0774-41-7095 #15 Recorded Deed: 0773-59-1832 #16 Recorded Deed:
When is your project type? Assisted Basic Energy Efficient Habitat Multi-Family Subdivision Review
 Mixed Use New Residential Other Other Other Other Other Other Other
PRELIMINARY ADMINISTRATIVE REVIEW: Planning Commission of City Council approval
PLANNING COMMISSION: Planning Commission of City Council approval
CLIENT: Carroll Fund I, LLC 1909 Roy E. Carroll, II
201 North Elm Street, Suite 201 Greensboro, NC 27401
Phone (336) 275-6198 Email dcarron@cpconet.com
CONSULTANT: Priest, Craven and Associates, Inc. 1909 Bradley Bowling, PE
3803-B Computer Drive Suite 104
Phone (919) 781-0300 Email bpriest@priestcraven.com (919) 782-1288

GENERAL NOTES:

- BOUNDARY INFORMATION IS TAKEN FROM A FIELD SURVEY PREPARED BY THIS OFFICE.
- SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM A FIELD SURVEY BY THIS OFFICE.
- PLANIMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM MAKE COUNTY GIS INFORMATION.
- ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF RALEIGH, NCDOT, AND MCDENR STANDARDS AND SPECIFICATIONS.
- THERE ARE NO FEMA DESIGNATED FLOOD ZONES ON THIS PROPERTY PER FLOOD PANELS OT14 AND OT11.
- NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE CITY OF RALEIGH ENGINEERING DEPARTMENT.
- CHANNEL BANK AND SUBSEQUENT NEUSE RIVER BUFFER LOCATIONS BASED ON AN APPROVED DETERMINATION DATED MAY 11, 2012 ON FILE WITH THE DCR.
- LOCATIONS AND SIZES SHOWN FOR STORM WATER DEVICES ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND DESIGN.
- STRUCTURAL DESIGN OF ALL RETAINING WALLS TO BE PERFORMED BY OTHERS. RETAINING WALLS SHOWN ON THESE PLANS ARE FOR APPROXIMATE LOCATION PURPOSES ONLY.
- THIS MAP IS FOR PRELIMINARY PURPOSES AND IS NOT INTENDED AS A FINAL DESIGN.
- NO VEHICULAR IMPACTS SHALL OCCUR PRIOR TO APPROVAL FROM NCDENR.
- PROPOSED GRADES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND FINAL DESIGN.
- THESE PLANS AND ALL CALCULATIONS HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL CONSTRUCTION PLAN DESIGN.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITIES FIELD LOCATION PRIOR TO ANY CONSTRUCTION.
- HANDICAP ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD #F-2011.
- ALL STREET DIMENSIONS SHOWN ON PLANS ARE FROM THE BACK OF CURB (BOC) UNLESS OTHERWISE NOTED.

SOLID WASTE INSPECTION NOTE:

- THE DEVELOPER ACKNOWLEDGES THE PLAN MUST BE IN COMPLIANCE WITH AND DESIGNED IN ACCORDANCE TO THE CITY OF RALEIGH'S SOLID WASTE DESIGN MANUAL.
- THIS SITE WILL RECEIVE CENTRALLY LOCATED PRIVATE WASTE COLLECTION THAT WAS PREVIOUSLY APPROVED WITH BACARRA LOTS 1 & 2 - GH-7-12, 11362514.

PRIVATE STREET INSPECTION STATEMENT:

THE CONSTRUCTION INSPECTION OF PRIVATE STREETS WITHIN CLUSTER UNITS, CONDOMINIUMS, TOWNHOUSE DEVELOPMENTS AND MOBILE HOME PARKS SUBMITTED FOR CITY APPROVAL IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER. COPIES OF CERTIFIED INSPECTION REPORTS INVOLVING SUBGRADE/AGGREGATE BASE PROOF ROLLS, AGGREGATE BASE AND ASPHALT DENSITIES AND THICKNESS, AND OTHER PERTINENT INFORMATION MUST BE SUBMITTED TO THE CITY'S ENGINEERING INSPECTIONS SUPERVISOR AT P.O. BOX 590, RALEIGH, NC 27602. CONTACT KENNETH RITCHEE AT (919) 966-2404 TO OBTAIN DETAILS OF THE ABOVE REQUIREMENTS.

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

Category	Information
General Information	Zone: RX-4-CU, CM CU, CUD TD (Proposed Building Use)
Site Information	Area: 10.63 Ac (Total Site Area)
Development Information	Units: 192 (Total Units)
Other Information	Other: 0 (Other Units)

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

Item	Value
1. Total of Townhouse Units	0
2. Total of Single-Family Units	0
3. Total of Apartment Units	192
4. Total of Condominium Units	0
5. Total of Other Units	0
6. Total of Other Units	0
7. Total of Other Units	0
8. Total of Other Units	0
9. Total of Other Units	0
10. Total of Other Units	0

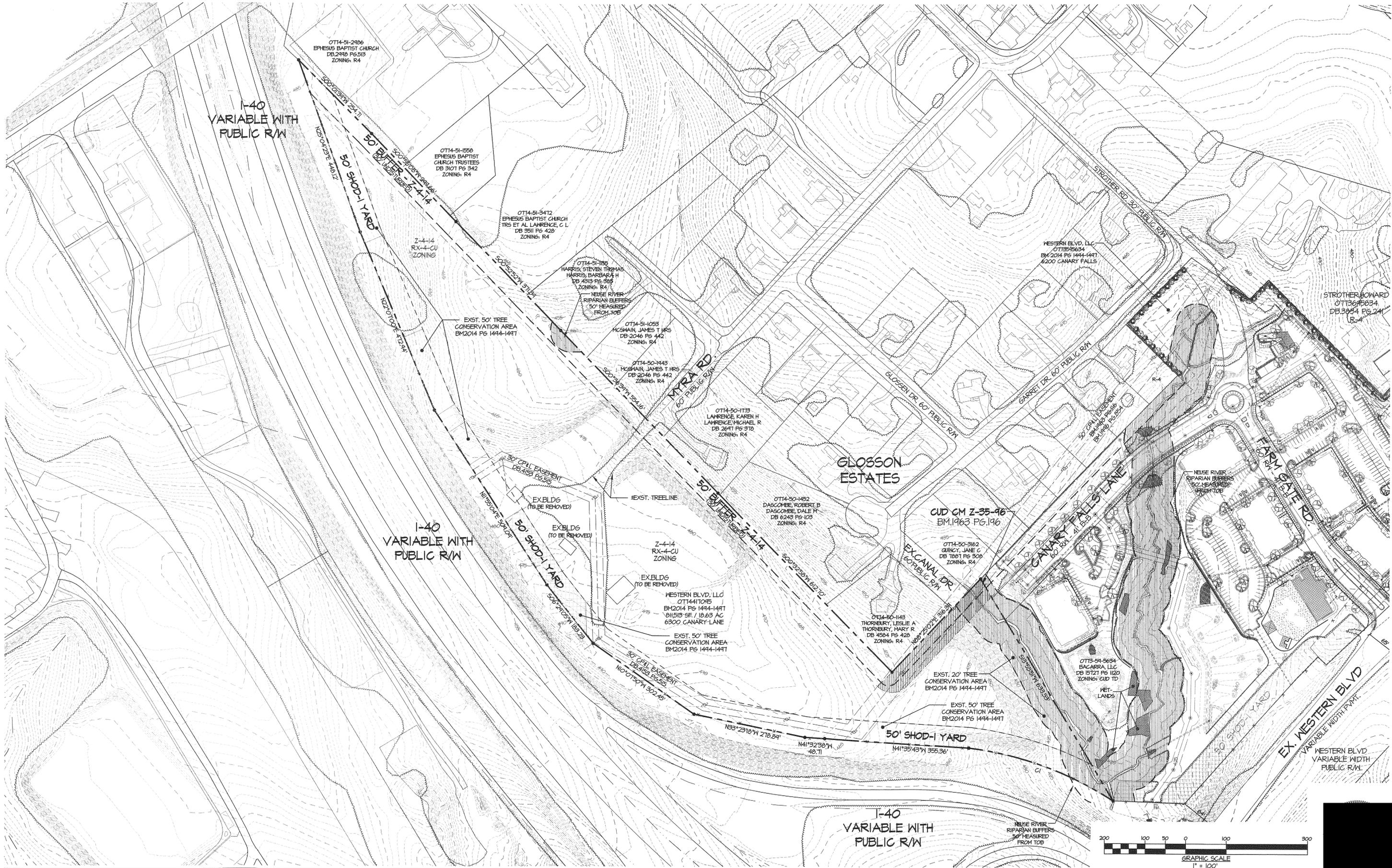
CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF ANY EXCAVATION. EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND ALL ARE NOT SHOWN.

NOTE:
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

REVISIONS:

NO.	DESCRIPTION

ORIGINAL DATE: JUNE 26, 2015



A MULTIFAMILY RESIDENTIAL APARTMENT DEVELOPMENT

BACARRA II

SPONSORED BY: CIP CONSTRUCTION COMPANY RALEIGH, NORTH CAROLINA

SCALE:	1"=100'
DATE:	JUNE 26, 2015
PROJECT:	2012-003.002

EXISTING CONDITIONS SHEET

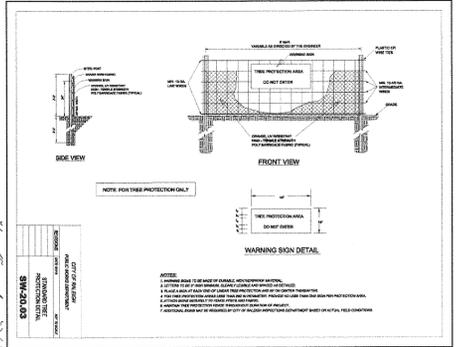
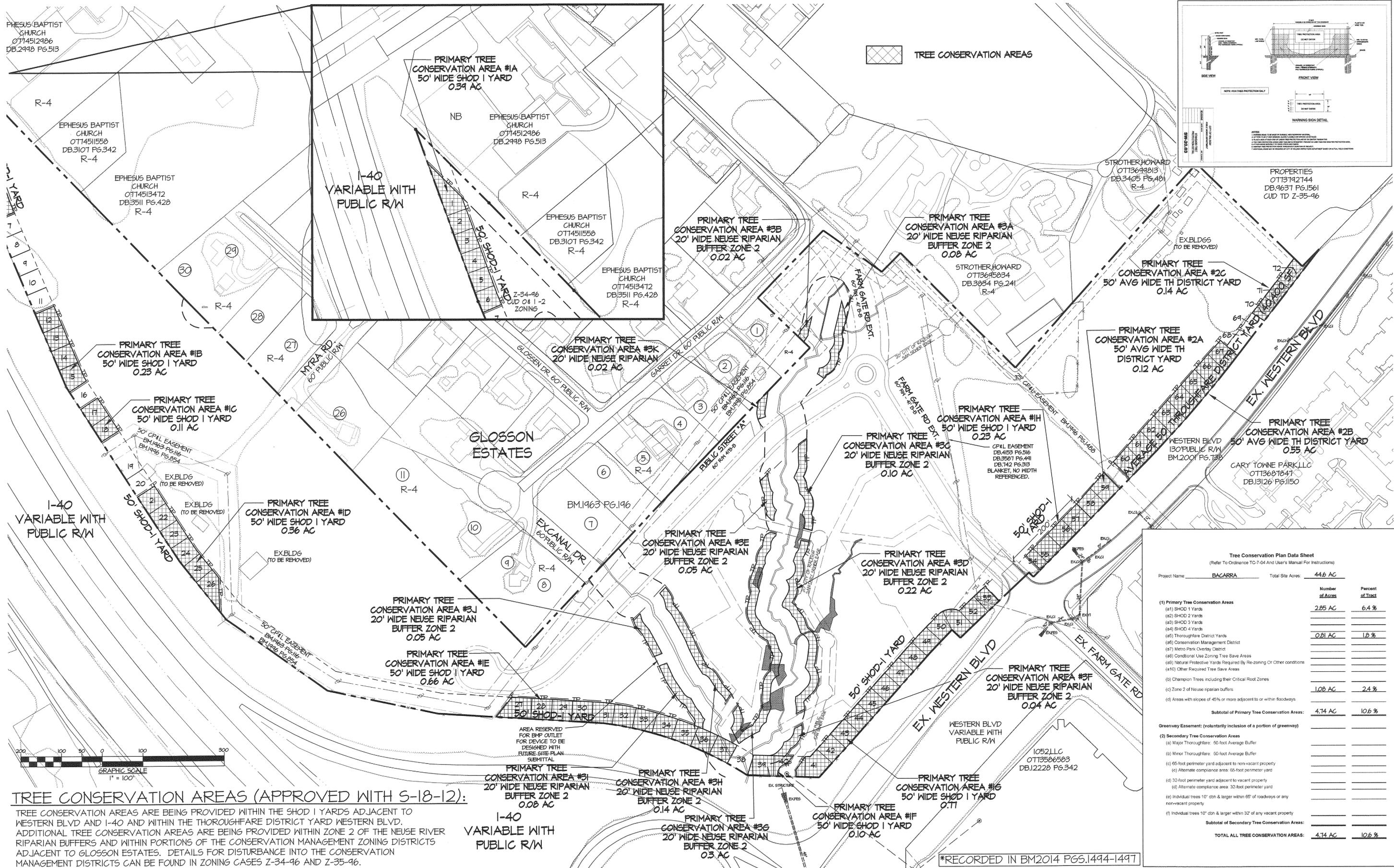
REVISION:	DATE:

PRIEST, CRAVEN & ASSOCIATES, INC.

LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS

3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 - Phone 919 / 781-0300 - Fax 919 / 782-1288 - Email PCA@PriestCraven.com / Firm #: C-0488

C02



TREE CONSERVATION AREAS (APPROVED WITH 5-18-12):
 TREE CONSERVATION AREAS ARE BEING PROVIDED WITHIN THE SHOD 1 YARDS ADJACENT TO WESTERN BLVD AND I-40 AND WITHIN THE THOROUGHFARE DISTRICT YARD WESTERN BLVD. ADDITIONAL TREE CONSERVATION AREAS ARE BEING PROVIDED WITHIN ZONE 2 OF THE NEUSE RIVER RIPARIAN BUFFERS AND WITHIN PORTIONS OF THE CONSERVATION MANAGEMENT ZONING DISTRICTS ADJACENT TO GLOSSON ESTATES. DETAILS FOR DISTURBANCE INTO THE CONSERVATION MANAGEMENT DISTRICTS CAN BE FOUND IN ZONING CASES Z-34-96 AND Z-35-96.

Tree Conservation Plan Data Sheet		
(Refer To Ordinance TC-7-04 And Users Manual For Instructions)		
Project Name	BACARRA	Total Site Acres: 44.6 AC
(1) Primary Tree Conservation Areas		
(a1) SHOD 1 Yards	2.85 AC	6.4 %
(a2) SHOD 2 Yards		
(a3) SHOD 3 Yards		
(a4) SHOD 4 Yards		
(a5) Thoroughfare District Yards	0.21 AC	1.8 %
(a6) Conservation Management District		
(a7) Metro Park Overlay District		
(a8) Conditional Use Zoning Tree Save Areas		
(a9) Natural Protective Yards Required By Re-zoning Or Other conditions		
(a10) Other Required Tree Save Areas		
(b) Champion Trees including their Critical Root Zones		
(c) Zone 2 of Neuse riparian buffers	1.08 AC	2.4 %
(d) Areas with slope of 45% or more adjacent to or within floodways		
Subtotal of Primary Tree Conservation Areas:	4.14 AC	10.6 %
Greenway Easement: (voluntarily inclusion of a portion of greenway)		
(2) Secondary Tree Conservation Areas		
(a) Major Thoroughfare: 50-foot Average Buffer		
(b) Minor Thoroughfare: 50-foot Average Buffer		
(c) 65-foot perimeter yard adjacent to non-vacant property		
(d) Alternate compliance area: 65-foot perimeter yard		
(e) 32-foot perimeter yard adjacent to vacant property		
(f) Alternate compliance area: 32-foot perimeter yard		
(g) Individual trees 10" dbh & larger within 65' of roadways or any non-vacant property		
(h) Individual trees 10" dbh & larger within 32' of any vacant property		
Subtotal of Secondary Tree Conservation Areas:		
TOTAL ALL TREE CONSERVATION AREAS:	4.14 AC	10.6 %

A MULTIFAMILY RESIDENTIAL APARTMENT DEVELOPMENT
BACARRA II
 SPONSORED BY: CIP CONSTRUCTION COMPANY
 RALEIGH, NORTH CAROLINA

SCALE: 1"=100'
 DATE: JUNE 26, 2015
 PROJECT: 2012-003.002

TREE CONSERVATION PLAN
 PREVIOUSLY APPROVED - FOR REFERENCE ONLY*

REVISION: _____ DATE: _____

PRIEST, CRAVEN & ASSOCIATES, INC.
 LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
 3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 - Phone 919 / 781-0300 - Fax 919 / 782-1288 - Email PCA@PriestCraven.com / Firm #: C-0488
COT
 PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

F:\LAND PROJECTS\010705\2012-003.002.OP - BACARRA 2 - RALEIGH\DWG\PRELIMINARY\2012-003-002-TREE-CONSERVATION.DWG, JUN 24, 2015 - 3:14 PM, 66230