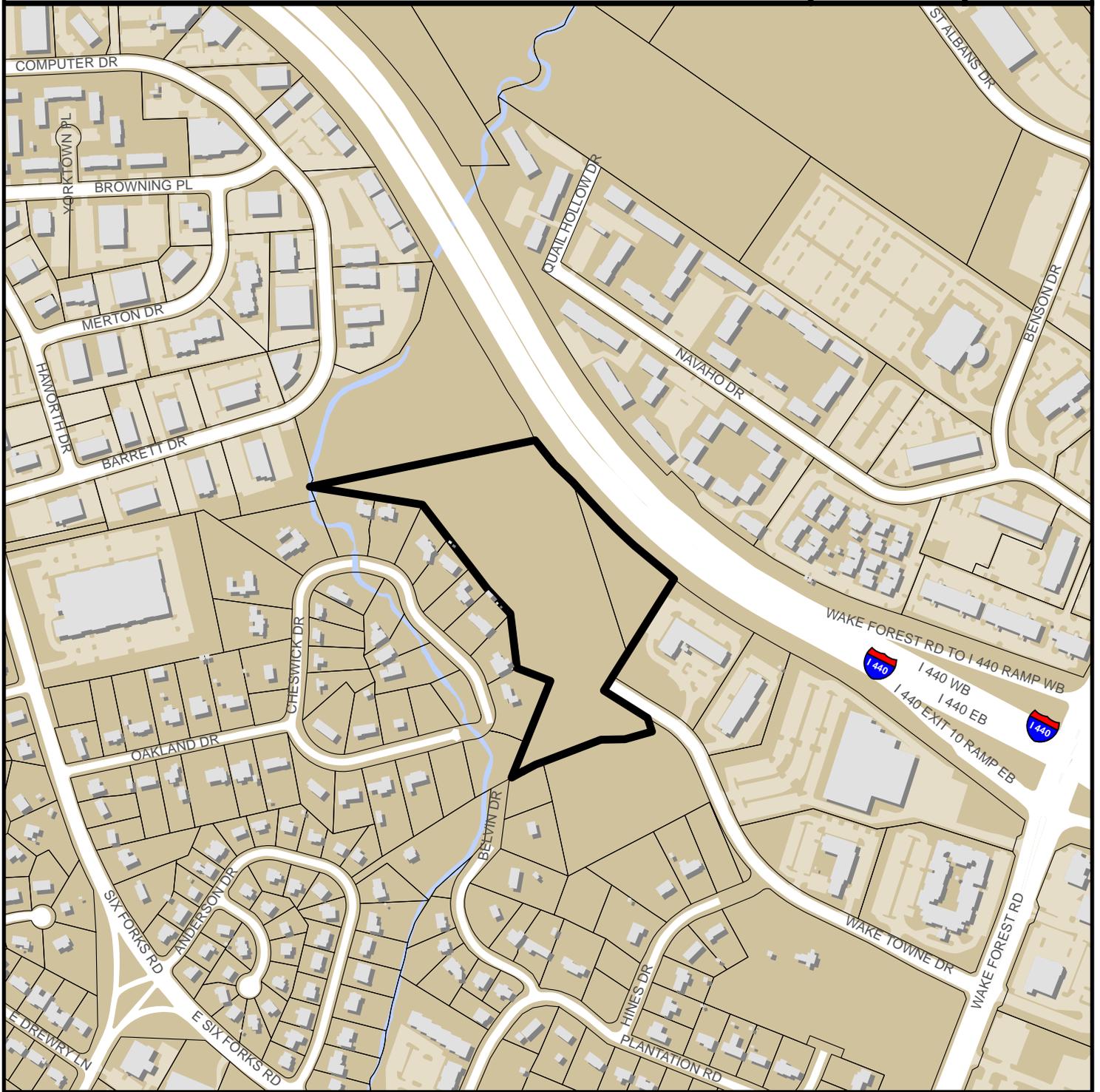


# TOWNES AT CHESWICK S-48-2014



0 300 600 1,200 Feet

Zoning: **R-4 CUD, O&I-2**  
CAC: **Midtown**

Drainage Basin: **Big Branch**  
Acreage: **12.53**  
Number of Lots: **89**

Planner: **Justin Rametta**  
Phone: **(919) 996-2665**

Applicant: **Ashton Woods**  
Phone: **(919) 232-3695**





# 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 checked="" 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>412607</i> Assigned Project Coordinator <i>Newsome</i> Assigned Team Leader <i>R. J. Metz</i>  <i>S-48-14</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 # 393180

### GENERAL INFORMATION

Development Name <b>Townes at Cheswick</b>			
Proposed Use <b>Single Family Attached Housing</b>			
Property Address(es) <b>901 Wake Towne Drive</b>			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: <b>1715064029, 1715066198</b>			
P.I.N. Recorded Deed <b>DB 13820 Pg 407</b>	P.I.N. Recorded Deed <b>DB 15443 Pg 1586</b>	P.I.N. Recorded Deed	P.I.N. Recorded Deed
What is your project type? <input 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 checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Other: If other, please describe:			
<b>PRELIMINARY ADMINISTRATIVE REVIEW</b>	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. Sec. 10-3013. - Procedure for Preliminary Subdivision Review, (b) Approval Procedure		
<b>PLANNING COMMISSION</b>	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. We are not aware of any reason why Planning Commissioners would need to review this subdivision plan.		
<b>CLIENT (Owner or Developer)</b>	Company <b>Ashton Woods</b>		Name (s) <b>Bob Mishler (Land Coordinator)</b>
	Address <b>5711 Six Forks Road, Suite 300, Raleigh NC 27609</b>		
	Phone <b>919-232-3695</b>	Email <b>bob.mishler@ashtonwoods.com</b>	Fax <b>919-232-5105</b>
<b>CONSULTANT (Contact Person for Plans)</b>	Company <b>Priest, Craven &amp; Associates, Inc.</b>		Name (s) <b>Ben Williams</b>
	Address <b>3803b Computer Drive Suite 104, Raleigh, NC 27609</b>		
	Phone <b>919-781-0300</b>	Email <b>bwilliams@priestcraven.com</b>	Fax <b>919-782-1288</b>

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

Zoning Information	Building Information
Zoning District(s) <b>R-4, CUD O&amp;I-2</b>	Proposed building use(s) <b>Residential</b>
If more than one district, provide the acreage of each <b>3.44 (r4) 9.09 (o&amp;i)</b>	Existing Building(s) sq. ft. gross <b>0</b>
Overlay District <b>SHOD 1 and SHOD 2</b>	Proposed Building(s) sq. ft. gross +/- <b>2500 SF</b>
Total Site Acres <b>12.53</b> Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) <b>+/- 222,500</b>
Off street parking Required <b>Yes</b> Provided <b>Yes</b>	Proposed height of building(s) +/- <b>47'</b>
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) <b>n/a</b>
BOA (Board of Adjustment) case # <b>A-73-96</b>	Building Lot Coverage percentage <b>n/a</b> (site plans only)
CUD (Conditional Use District) case # <b>Z-73-96</b>	
Stormwater Information	
Existing Impervious Surface acres/square feet <b>0</b>	Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface acres/square feet <b>243,936 SF, 5.6 Ac</b>	<b>If Yes, please provide</b>
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No	Alluvial Soils <b>Yes</b> Flood Study FEMA Map Panel # <b>1715 and 1705</b>

**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 proposed subdivision plan conforms to the conditions and exhibits shown for Z-73-96 with the extension of Wake Towne Drive through the property and stubbing to the adjacent parcel. The plan proposes a use permitted within the O&I-2 zoning district. Sidewalks are shown throughout. Public Infrastructure is planned in conformance with City of Raleigh regulations.

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

1. Total # Of Townhouse Lots Detached Attached <b>89</b>	11. Total number of all lots <b>89</b>
2. Total # Of Single Family Lots	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units	<b>If Yes, please answer the questions below:</b>
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) <b>89</b>	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 <input checked="" type="checkbox"/> <b>3 &amp; 4</b>	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) <b>7.1</b>	f) Total Number of Phases
10. Total number of Open Space (only) lots <b>3</b>	g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input checked="" 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 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 [Signature] MANAGER GARDY REAL PROPERTY LLC Date 10/20/14

Signed \_\_\_\_\_ Date \_\_\_\_\_

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<b>General Requirements</b>					
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. <b>Preliminary Development Plan Application</b> completed and signed by the property owner	<input checked="" type="checkbox"/>		✓		
3. Client must complete and print page 1 and 2 of the <b>Preliminary Development Plan Application</b> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
4. I have referenced the <b>Preliminary Development Plan Checklist</b> 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 <span style="margin-left: 20px;">? <del>40</del> 47 ft max</span>	<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. <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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	✓		

**GENERAL NOTES:**

- BOUNDARY INFORMATION IS TAKEN FROM A FIELD SURVEY PREPARED BY THIS OFFICE.
- SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM GIS DATA AVAILABLE ONLINE WITH WAKE COUNTY.
- PLANEOMETRIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM WAKE COUNTY GIS INFORMATION.
- ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF RALEIGH, NCDOT, AND NCDENR STANDARDS AND SPECIFICATIONS.
- FEMA DESIGNATED FLOOD ZONES ARE LOCATED ON THIS PROPERTY PER FLOOD PANELS 1705 & 1715.
- NO NEW BUFFER IMPACTS SHALL OCCUR PRIOR TO APPROVAL FROM NCDENR.
- ALL ROADWAY DIMENSIONS SHOWN ARE FROM THE BACK OF CURB.
- NO SIGHT OBSTRUCTING, OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECT BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN A SIGHT TRIANGLE. ALL STREET TREES FALLING WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN SHALL BE LIMBED-UP BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION.

**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 ROLL-OUT CURB SIDE TRASH AND RECYCLING PICK UP FOR ALLEY ACCESSIBLE GARAGE UNITS AND PRIVATE COLLECTION FOR NON-GARAGE UNITS.

**BUILDING SEPARATION NOTE:**

ALL THREE STORY BUILDINGS WILL BE LESS THAN 45' AND WILL BE SEPARATED BY A MINIMUM OF FIFTEEN FEET.

**SITE DISTANCE TRIANGLE NOTE:**

WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.

**CORNER CLEARANCE NOTE:**

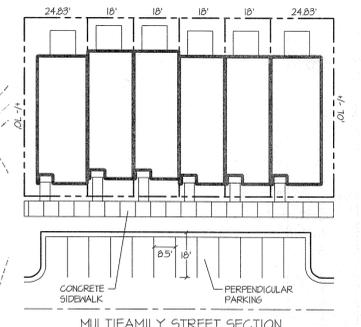
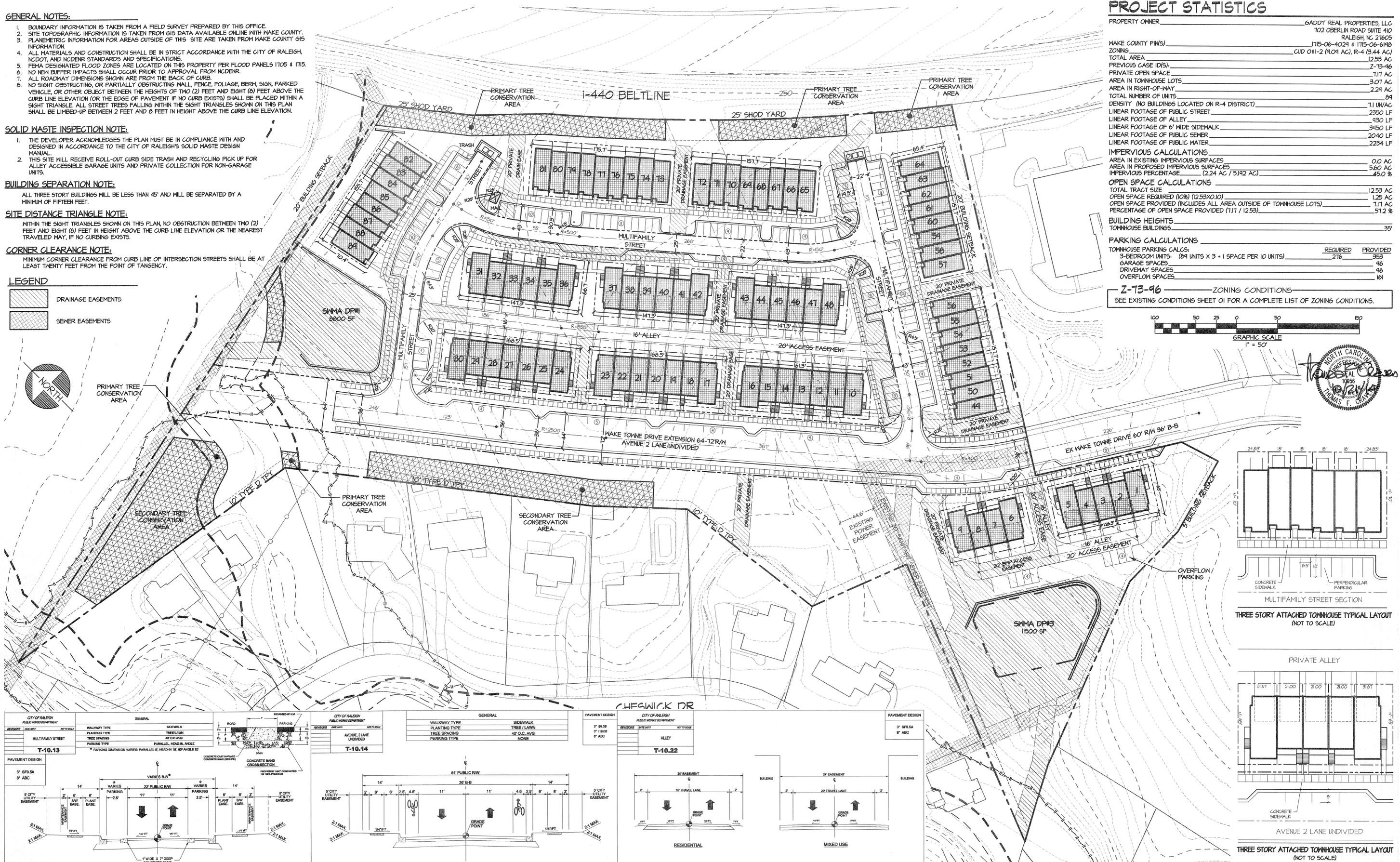
MINIMUM CORNER CLEARANCE FROM CURB LINE OF INTERSECTION STREETS SHALL BE AT LEAST TWENTY FEET FROM THE POINT OF TANGENCY.

**LEGEND**

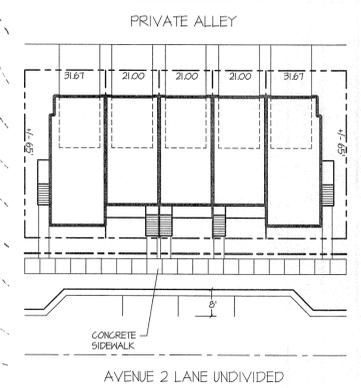
- DRAINAGE EASEMENTS
- SEWER EASEMENTS

**PROJECT STATISTICS**

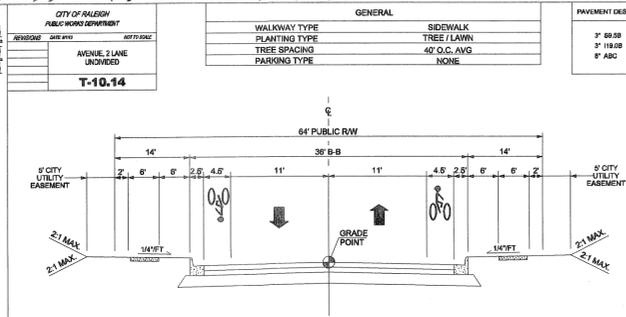
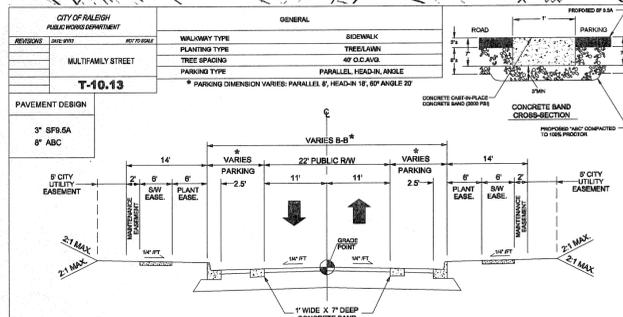
PROPERTY OWNER	GADDY REAL PROPERTIES, LLC 702 OBERLIN ROAD SUITE 410 RALEIGH, NC 27605	
WAKE COUNTY PINS	1715-06-4024 & 1715-06-6198	
ZONING	CUD 041-2 (4.04 AC), R-4 (3.44 AC)	
TOTAL AREA	12.53 AC	
PREVIOUS CASE ID(S)	2-73-96	
PRIVATE OPEN SPACE	2.29 AC	
AREA IN TOWNHOUSE LOTS	3.01 AC	
AREA IN RIGHT-OF-WAY	2.29 AC	
TOTAL NUMBER OF UNITS	84	
DENSITY (NO BUILDINGS LOCATED ON R-4 DISTRICT)	71 UNITS/AC	
LINEAR FOOTAGE OF PUBLIC STREET	2350 LF	
LINEAR FOOTAGE OF ALLEY	430 LF	
LINEAR FOOTAGE OF 6' WIDE SIDEWALK	3450 LF	
LINEAR FOOTAGE OF PUBLIC SEWER	2040 LF	
LINEAR FOOTAGE OF PUBLIC WATER	2234 LF	
<b>IMPERVIOUS CALCULATIONS</b>		
AREA IN EXISTING IMPERVIOUS SURFACES	0.0 AC	
AREA IN PROPOSED IMPERVIOUS SURFACES	5.60 AC	
IMPERVIOUS PERCENTAGE (2.24 AC / 5.192 AC)	45.0 %	
<b>OPEN SPACE CALCULATIONS</b>		
TOTAL TRACT SIZE	12.53 AC	
OPEN SPACE REQUIRED (10%) (12.53X0.10)	1.25 AC	
OPEN SPACE PROVIDED (INCLUDES ALL AREA OUTSIDE OF TOWNHOUSE LOTS)	7.11 AC	
PERCENTAGE OF OPEN SPACE PROVIDED (7.11 / 12.53)	51.2 %	
<b>BUILDING HEIGHTS</b>		
TOWNHOUSE BUILDINGS	35'	
<b>PARKING CALCULATIONS</b>		
TOWNHOUSE PARKING CALCS:	REQUIRED	PROVIDED
3-BEDROOM UNITS: (84 UNITS X 3 + 1 SPACE PER 10 UNITS)	276	353
GARAGE SPACES	96	96
DRIVENAY SPACES	96	96
OVERFLOW SPACES	161	161
<b>Z-73-96</b> ZONING CONDITIONS		
SEE EXISTING CONDITIONS SHEET 01 FOR A COMPLETE LIST OF ZONING CONDITIONS.		



MULTIFAMILY STREET SECTION  
THREE STORY ATTACHED TOWNHOUSE TYPICAL LAYOUT (NOT TO SCALE)



PRIVATE ALLEY  
THREE STORY ATTACHED TOWNHOUSE TYPICAL LAYOUT (NOT TO SCALE)



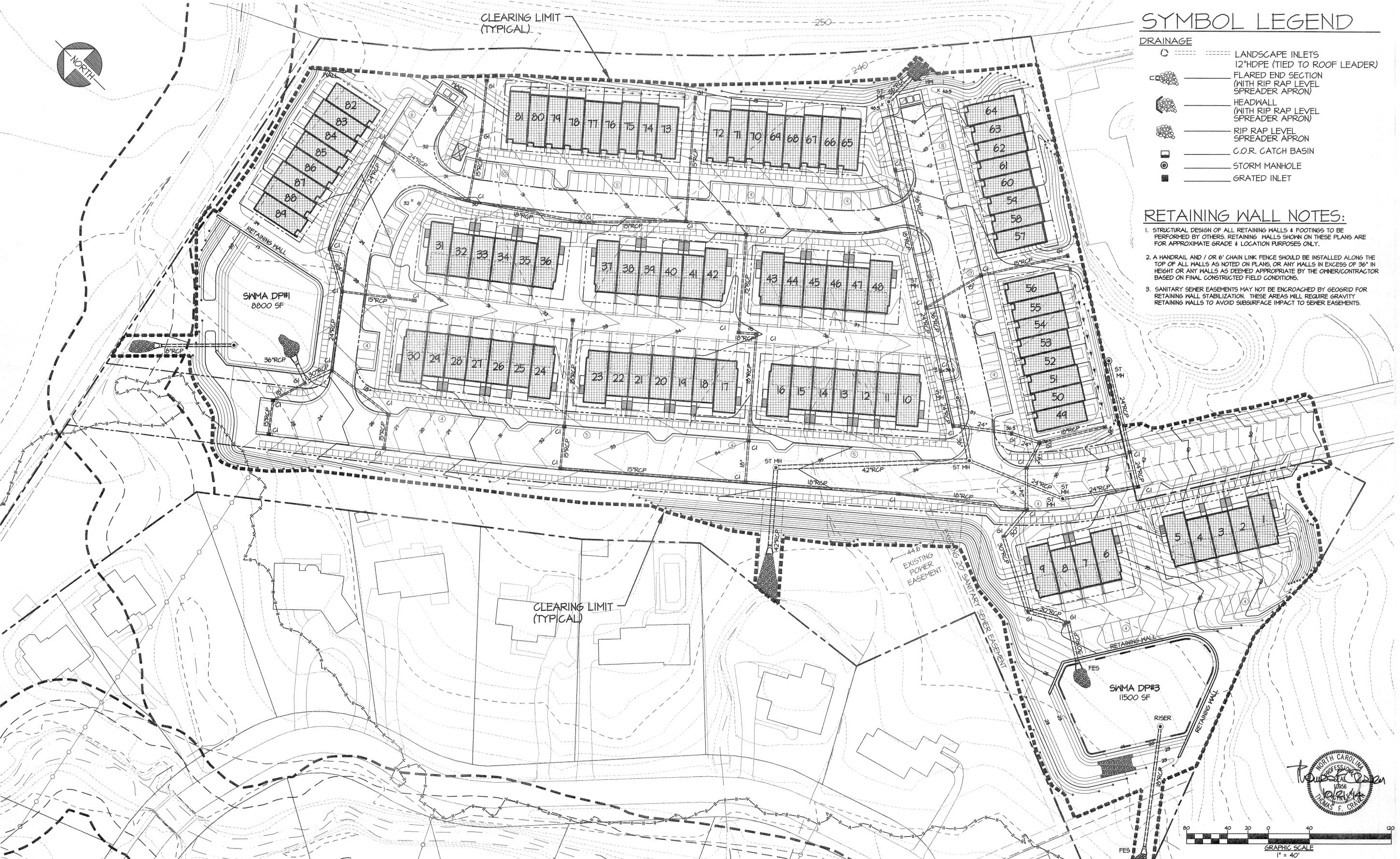
PRELIMINARY SUBDIVISION PLAN  
**TOWNES AT CHESWICK**  
 SPONSORED BY: ASHTON WOODS RALEIGH, NORTH CAROLINA

SCALE: 1"=50'  
 DATE: OCTOBER 21, 2014  
 PROJECT: 2014-007.001

**PRELIMINARY SUBDIVISION PLAN**

**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

02

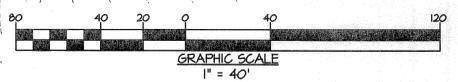


### SYMBOL LEGEND

- DRAINAGE**
- LANDSCAPE INLETS (12" HDPE (TIED TO ROOF LEADER))
  - FLARED END SECTION (WITH RIP RAP LEVEL SPREADER APRON)
  - HEADWALL (WITH RIP RAP LEVEL SPREADER APRON)
  - RIP RAP LEVEL SPREADER APRON
  - C.O.R. CATCH BASIN
  - STORM MANHOLE
  - GRATED INLET

### RETAINING WALL NOTES:

1. STRUCTURAL DESIGN OF ALL RETAINING WALLS & FOOTINGS TO BE PERFORMED BY OTHERS. RETAINING WALLS SHOWN ON THESE PLANS ARE FOR APPROXIMATE GRADE & LOCATION PURPOSES ONLY.
2. A HANDRAIL AND / OR 6' CHAIN LINK FENCE SHOULD BE INSTALLED ALONG THE TOP OF ALL WALLS AS NOTED ON PLANS, OR ANY WALLS IN EXCESS OF 36" IN HEIGHT OR ANY WALLS AS DEEMED APPROPRIATE BY THE OWNER/CONTRACTOR BASED ON FINAL CONSTRUCTED FIELD CONDITIONS.
3. SANITARY SEWER EASEMENTS MAY NOT BE ENCROACHED BY GEOGRID FOR RETAINING WALL STABILIZATION. THESE AREAS WILL REQUIRE GRAVITY RETAINING WALLS TO AVOID SUBSURFACE IMPACT TO SEWER EASEMENTS.



<p>PRELIMINARY SUBDIVISION PLAN <b>TOWNES AT CHESWICK</b> SPONSORED BY: ASHTON WOODS      RALEIGH, NORTH CAROLINA</p>	<p>SCALE: 1"=40' DATE: OCTOBER 21, 2014 PROJECT: 2014-007.001</p>	<p><b>PRELIMINARY SITE GRADING PLAN</b></p>	<p><b>PRIEST, CRAVEN &amp; ASSOCIATES, INC.</b> 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</p>
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06

FILED: PROJ.EGTS\W07853014-001.001 ASHTON WOODS - MAKE TOWNES@PRELIMINARY\ST SUBMITTAL 06-2014\001-GRADING.dwg, 01/21/2014 4:47 PM, BEN

PRELIMINARY NOT-RELEASED FOR CONSTRUCTION

**Tree Conservation Plan Data Sheet**  
(Refer To Ordinance TC-7-04 And User's Manual For Instructions)

Project Name: WAKE TOWNE TOWNHOMES Total Site Acres: 12.53  
 AREA IN PROPOSED R/W: 2.24 NET PROJECT AREA: 10.24

	Number of Acres	Percent of Tract
(1) Primary Tree Conservation Areas		
(a1) SHOD 1 Yards		
(a2) SHOD 2 Yards	0.35	3.43
(a3) SHOD 3 Yards		
(a4) SHOD 4 Yards		
(a5) Thoroughfare District Yards		
(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	0.47	0.45
(d) Areas with slopes of 45% or more adjacent to or within floodways		
<b>Subtotal of Primary Tree Conservation Areas:</b>	<b>0.45</b>	<b>4.36</b>
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		
(c) Alternate compliance area: 65-foot perimeter yard	0.582	5.68
(d) 32-foot perimeter yard adjacent to vacant property		
(d) Alternate compliance area: 32-foot perimeter yard		
(e) Individual trees 10" dbh & larger within 65' of roadways or any non-vacant property		
(f) Individual trees 10" dbh & larger within 32' of any vacant property		
<b>Subtotal of Secondary Tree Conservation Areas:</b>	<b>0.582</b>	<b>5.68</b>
<b>TOTAL ALL TREE CONSERVATION AREAS:</b>	<b>1.03</b>	<b>10.06</b>

FORESTER'S REPORT PROVIDED BY:  
 MEYER-COX FORESTRY CONSULTANTS, LLC  
 NC REGISTERED FORESTER #1449  
 119 COURT JESTER WAY MORRISVILLE, NC 27560

**PRIMARY TREE CONSERVATION AREA**  
**ZONE 2 NRB**  
 0.036 Ac

**PRIMARY TREE CONSERVATION AREA**  
**25' WIDE SHOD 2**  
 0.20 Ac

**PRIMARY TREE CONSERVATION AREA**  
**25' WIDE SHOD 2**  
 0.095 Ac

**PRIMARY TREE CONSERVATION AREA**  
**25' WIDE SHOD 2**  
 0.056 Ac

**PRIMARY TREE CONSERVATION AREA**  
**ZONE 2 NRB**  
 0.01 Ac

**PRIMARY TREE CONSERVATION AREA**  
**ZONE 2 NRB**  
 0.051 Ac

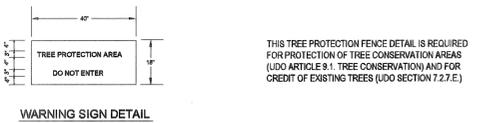
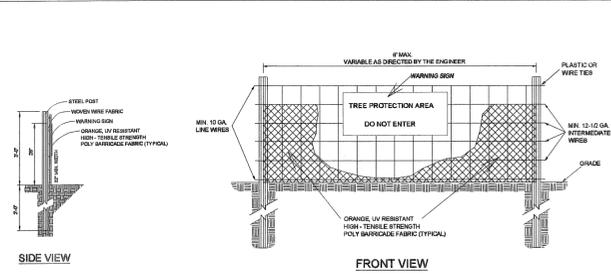
**ALTERNATE COMPLIANCE SECONDARY TREE CONSERVATION AREA**  
**65'-PERIMETER YARD**  
 0.324 Ac

**ALTERNATE COMPLIANCE SECONDARY TREE CONSERVATION AREA**  
**65'-PERIMETER YARD**  
 0.258 Ac

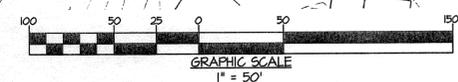
THESE AREAS HAVE BEEN REMOVED FOR THE FUTURE CONSTRUCTION OF A STREAM CROSSING

**NEUSE RIVER BUFFER ZONE 2 NOTE**  
**CITY OF RALEIGH UDO 9.1.4.E.8**

AREAS THAT DO NOT CONTAIN TREES IN NEUSE ZONE 2, GREENWAYS OR - MPOD WATERCOURSE BUFFERS MAY BE ESTABLISHED AS PERMANENTLY UNDISTURBED PRIMARY TREE CONSERVATION AREAS TO ALLOW NATURAL REGENERATION OF TREES, PROVIDED SUCH AREAS ARE NOT LOCATED ON INDIVIDUAL LOTS DEVELOPED FOR SINGLE UNIT LIVING. PERMANENTLY UNDISTURBED PRIMARY TREE CONSERVATION AREAS SHALL NOT BE CLEARED OF ANY VEGETATION OR SUBJECTED TO ANY TREE DISTURBING ACTIVITY AND SHALL BE DELINEATED WITH SIGNS AS SPECIFIED BY THE CITY. REQUIRED SIGNS MUST REMAIN IN PLACE FOR A PERIOD OF 7 YEARS. UNLAWFUL DISTURBANCE OF ANY PERMANENTLY UNDISTURBED PRIMARY TREE CONSERVATION AREA SHALL SUBJECT THE VIOLATOR TO A CIVIL PENALTY OF A MINIMUM OF \$1,000 PLUS 35 CENTS FOR EVERY SQUARE FOOT OF DISTURBED AREA AND UNLAWFULLY DISTURBED AREAS SHALL BE PLANTED WITH TWICE THE NUMBER OF 10 GALLON CONTAINER SHADE TREES AS DESCRIBED ABOVE. UNLAWFUL REMOVAL OF ANY REQUIRED SIGNS SHALL SUBJECT THE VIOLATOR TO A CIVIL PENALTY OF \$100 FOR EACH REMOVED SIGN AND EACH REMOVED SIGN SHALL BE REPLACED. CIVIL PENALTIES SHALL BE PROCESSED AS SET FORTH INSEC. 10.4.2.



- NOTES:**
- WARNING SIGNS TO BE MADE OF DURABLE, WEATHER-PROOF MATERIAL.
  - LETTERS TO BE 2" HIGH MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAIL.
  - PLACE A SIGN AT EACH END OF EACH TREE PROTECTION AREA AND AT EACH CORNER THEREAFTER.
  - FOR TREE PROTECTION AREAS LESS THAN 50' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTION AREA.
  - ATTACH SIGNS SECURELY TO TREE TRUNKS AND FENCE.
  - MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.
  - ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF RALEIGH BASED ON ACTUAL FIELD CONDITIONS.



STANDARD TREE CONSERVATION AREA FENCE DETAIL  
 TC-02