

# BLUESTONE APARTMENTS SR-18-2015



0 300 600 Feet

Zoning: **CX-5-PL-CU**  
CAC: **Northeast**  
Drainage Basin: **Perry Creek**  
Acreage: **3.54**  
Square Feet: **92,904**

Planner: **Justin Rametta**  
Phone: **(919) 996-2665**  
Applicant: **Sambrick**  
**Commercial Realty**  
Phone: **(919) 602-0678**





# Planning & Development

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

## Administrative Site Review Application For UDO Districts Only

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

Building Type		FOR OFFICE USE ONLY
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number <b>447080</b> Assigned Project Coordinator  Assigned Team Leader 

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

### GENERAL INFORMATION

Development Name **BlueStone Apartments**

Zoning District

Proposed Use **Residential Apartments**

Property Address(es) **Fox Road, Raleigh NC**

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
1727-80-5111	1727-80-6335		

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  Cottage Court  Other: If other, please describe:

**WORK SCOPE**  
 Per City Code Section 10.2.8.D.1, summarize the project work scope. **Development of 78 apartment units with 3 buildings and on-site parking and stormwater detention.**

**DESIGN ADJUSTMENT OR ADMIN ALTERNATE**  
 Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE

CLIENT/DEVELOPER/ OWNER	Company <b>Sambrick Companies</b>	Name (s) <b>Dane Sambrick</b>
	Address <b>4944 Windy Hill Drive Raleigh, NC 27609</b>	
	Phone <b>919-602-0678</b>	Email <b>dsambrick@sambrickconstruction.com</b> Fax <b>919-872-9584</b>

CONSULTANT (Contact Person for Plans)	Company <b>Triangle Site Design</b>	Name (s) <b>Matt Lowder, PE</b>
	Address <b>4006 Barrett Drive Suite 203 Raleigh, NC 27609</b>	

Phone 919-553-65

Email mlowder@trianglesitedesign.com

Fax

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

Zoning District(s) CX-5-PL-CU

Proposed building use(s) Apartments

If more than one district, provide the acreage of each

Existing Building(s) sq. ft. gross N/A

Overlay District

Proposed Building(s) sq. ft. gross 92,904

Total Site Acres 3.542 Inside City Limits  Yes  No

Total sq. ft. gross (existing &amp; proposed) 92,904

Off street parking Required 149 Provided 149

Proposed height of building(s) 30 Stories 3

COA (Certificate of Appropriateness) case #

FAR (floor area ratio percentage)

BOA (Board of Adjustment) case # A-

Building Lot Coverage percentage 19.8% (site plans only)

CUD (Conditional Use District) case # Z-

Height of 1<sup>st</sup> Floor**Stormwater Information**

Existing Impervious Surface 3,485 acres/square feet

Flood Hazard Area  Yes  No

Proposed Impervious Surface 2.05 / 89,346 acres/square feet

If Yes, please provide

Neuse River Buffer  Yes  NoWetlands  Yes  No

Alluvial Soils

Flood Study

FEMA Map Panel #

**FOR RESIDENTIAL DEVELOPMENTS**

1. Total # Of Apartment, Condominium or Residential Units 78

7. Open Space (only) or Amenity

2. Total # Of Congregate Care Or Life Care Dwelling Units

8. Is your project a cluster unit development?  Yes  No

3. Total Number of Hotel Units

4. Overall Total # Of Dwelling Units (1-6 Above)

5. Bedroom Units 1br 27 2br 39 3br 12 4br or more

6. Infill Development 2.2.7

**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 development plan as approved by the City.

I hereby designate Matt Lowder 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



DAVE S. JAMBRICK

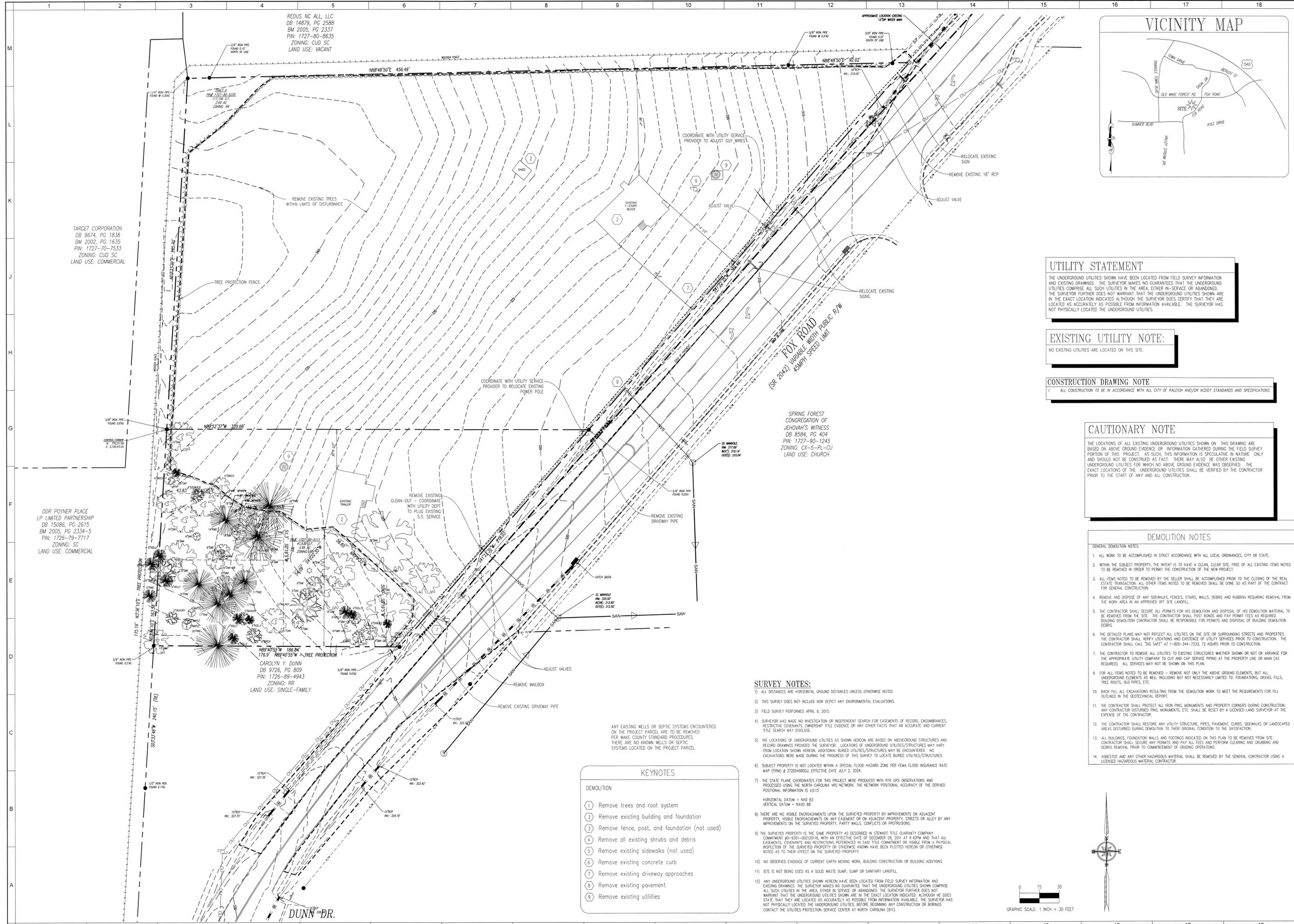
Date

9/18/15

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>Site Review</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>Site Review</b> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
4. I have referenced the <b>Site Review</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 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 Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan; Approach to Stormwater	<input checked="" 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
h) Building elevations that show maximum height of buildings to be removed	<input checked="" type="checkbox"/>	<input 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 – include all revision dates</u>	<input checked="" type="checkbox"/>		✓		
7. Minimum plan size 18"x24" not to exceed 36"x42"	<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 plan 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	91-	<input type="checkbox"/>	✓		



**UTILITY STATEMENT**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

**EXISTING UTILITY NOTE:**

NO EXISTING UTILITIES ARE LOCATED ON THIS SITE.

**CONSTRUCTION DRAWING NOTE**

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NC DOT STANDARDS AND SPECIFICATIONS.

**CAUTIONARY NOTE**

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE BASED ON ABOVE GROUND EVIDENCE OR INFORMATION GATHERED DURING THE FIELD SURVEY PORTION OF THIS PROJECT. AS SUCH, THIS INFORMATION IS SPECULATIVE IN NATURE, ONLY AND SHOULD NOT BE CONSTRUED AS FACT. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF THE UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF ANY AND ALL CONSTRUCTION.

**DEMOLITION NOTES**

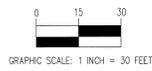
GENERAL DEMOLITION NOTES

- ALL WORK TO BE ACCOMPLISHED IN STRICT ACCORDANCE WITH ALL LOCAL ORDINANCES, CITY OR STATE.
- WITHIN THE SUBJECT PROPERTY, THE INTENT IS TO HAVE A CLEAN, CLEAR SITE, FREE OF ALL EXISTING ITEMS NOTED TO BE REMOVED IN ORDER TO PERMIT THE CONSTRUCTION OF THE NEW PROJECT.
- ALL ITEMS NOTED TO BE REMOVED BY THE SELLER SHALL BE ACCOMPLISHED PRIOR TO THE CLOSING OF THE REAL ESTATE TRANSACTION. ALL OTHER ITEMS NOTED TO BE REMOVED SHALL BE DONE SO AS PART OF THE CONTRACT FOR GENERAL CONSTRUCTION.
- REMOVE AND DISPOSE OF ANY SIDEWALKS, FENCES, STAIRS, WALLS, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL.
- THE CONTRACTOR SHALL SECURE ALL PERMITS FOR HIS DEMOLITION AND DISPOSAL OF HIS DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY FRONT FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF BUILDING DEMOLITION DEBRIS.
- THE DETAILED PLANS MAY NOT REFLECT ALL UTILITIES ON THE SITE OR SURROUNDING STREETS AND PROPERTIES. THE CONTRACTOR SHALL VERIFY LOCATIONS AND EXISTENCE OF UTILITY SERVICES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL "GOC SAFE" AT 1-800-344-7233, 72 HOURS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR TO REMOVE ALL UTILITIES TO EXISTING STRUCTURES WHETHER SHOWN OR NOT OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND CAP SERVICE PIPES AT THE PROPERTY LINE OR MAIN (AS REQUIRED). ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN.
- FOR ALL ITEMS NOTED TO BE REMOVED - REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL INCLUDING BUT NOT NECESSARILY LIMITED TO: FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, OLD PIPES, ETC.
- BACK FILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK TO MEET THE REQUIREMENTS FOR FILL OUTLINED IN THE GEOTECHNICAL REPORT.
- THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING CONSTRUCTION. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPES, PAVEMENT, CURBS, SIDEWALKS OR LANDSCAPED AREAS DISTURBED DURING DEMOLITION TO THEIR ORIGINAL CONDITION TO THE SATISFACTION.
- ALL BUILDINGS, FOUNDATION WALLS AND FOOTINGS INDICATED ON THIS PLAN TO BE REMOVED FROM SITE. CONTRACTOR SHALL SECURE ANY PERMITS AND PAY ALL FEES AND PERFORM CLEARING AND GRUBBING AND DEBRIS REMOVAL PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
- ASBESTOS AND ANY OTHER HAZARDOUS MATERIAL SHALL BE REMOVED BY THE GENERAL CONTRACTOR USING A LICENSED HAZARDOUS MATERIAL CONTRACTOR.

**SURVEY NOTES:**

- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- THIS SURVEY DOES NOT INCLUDE NOR DEPICT ANY ENVIRONMENTAL EVALUATIONS.
- FIELD SURVEY PERFORMED APRIL 9, 2015.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATION SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP (FIRM) # 370249804L EFFECTIVE DATE: JULY 2, 2004.
- THE STATE PLANE COORDINATES FOR THIS PROJECT WERE PRODUCED WITH RTK GPS OBSERVATIONS AND PROCESSED USING THE NORTH CAROLINA IRS NETWORK. THE NETWORK POSITIONAL ACCURACY OF THE DERIVED POSITIONAL INFORMATION IS ±0.15'.  
HORIZONTAL DATUM = NAD 83  
VERTICAL DATUM = NAVD 80
- THERE ARE NO VISIBLE ENCROACHMENTS UPON THE SURVEYED PROPERTY BY IMPROVEMENTS ON ADJACENT PROPERTY, VISIBLE ENCROACHMENTS ON ANY EASEMENT OR ON ADJACENT PROPERTY, STREETS OR ALLEY BY ANY IMPROVEMENTS ON THE SURVEYED PROPERTY, PARTY WALLS, COMPLETS OR PROTRUSIONS.
- THE SURVEYED PROPERTY IS THE SAME PROPERTY AS DESCRIBED IN STEWART TITLE GUARANTY COMPANY COMMITMENT #0-901-00010116, WITH AN EFFECTIVE DATE OF DECEMBER 28, 2011 AT 4:49PM AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR VISIBLE FROM A PHYSICAL INSPECTION OF THE SURVEYED PROPERTY OR OTHERWISE KNOWN HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SURVEYED PROPERTY.
- NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- SITE IS NOT BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- ANY UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. BEFORE BEGINNING ANY CONSTRUCTION OR BORING, CONTACT THE UTILITIES PROTECTION SERVICE CENTER AT NORTH CAROLINA (811).

- KEYNOTES**
- DEMOLITION**
- Remove trees and root system
  - Remove existing building and foundation
  - Remove fence, post, and foundation (not used)
  - Remove all existing shrubs and debris
  - Remove existing sidewalks (not used)
  - Remove existing concrete curb
  - Remove existing driveway approaches
  - Remove existing pavement
  - Remove existing utilities



**TRIANGLE SITE DESIGN**

CONSULTANT:  
TRIANGLE SITE DESIGN, PLLC  
4006 BARRETT DR, STE 203  
RALEIGH, NC 27609  
(919) 553-6570  
LICENSE # 0619

OWNER/DEVELOPER:  
SAMBROCK COMPANIES  
ATTN: DANE SAMBRICK  
4944 WINDY HILL DRIVE  
RALEIGH, NC 27609  
PHONE: (919) 602-0678  
FAX: (919) 872-9584  
dsambrock@sambrockconstruction.com

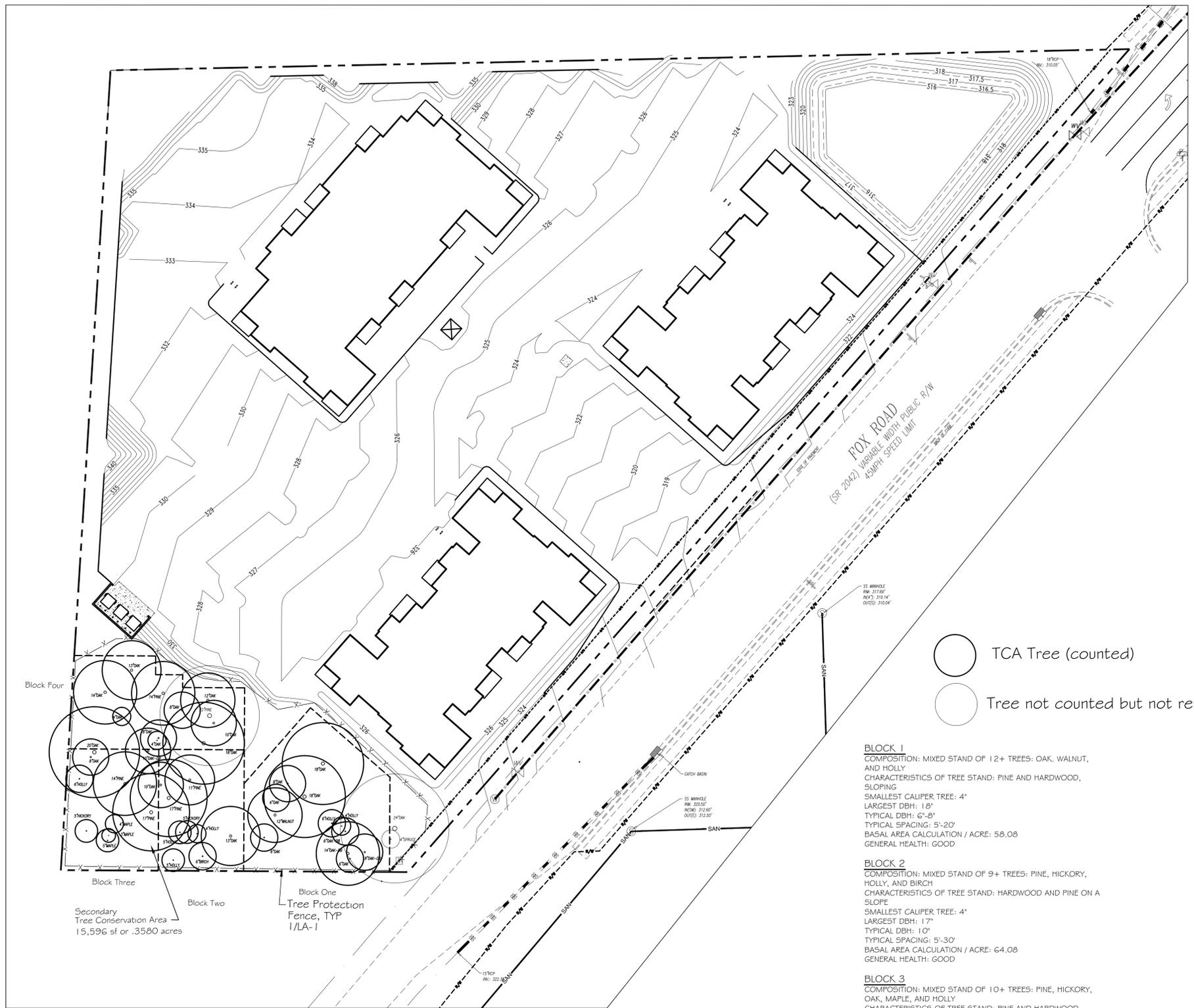
**Bluestone Apartments**  
Fox Road  
Raleigh, NC  
Wake County

REVISIONS	No.	Date	Desc.

Project No. 018004  
Date: September 15, 2015  
Title

**EXISTING CONDITIONS PLAN**

Sheet No. **D1.0**



### Tree Conservation Plan Data Sheet

UDO Article 9.1 Tree Conservation  
(Include applicable information on the plan sheet)

Project Name: Fox Road Apartments

Gross Site Acres:	3.64	ac
Right-of-way to be dedicated with this project:	.1011	ac
Net Site Acres:	3.54	ac

	Number of Acres	Percent of Tract
<b>UDO 9.1.4.A. Primary Tree Conservation Areas</b>		
1. Primary Tree Conservation Area - SHOD 1	_____	_____ %
1. Primary Tree Conservation Area - SHOD 2	_____	_____ %
2. Primary Tree Conservation Area - Parkway Frontage	_____	_____ %
3. Primary Tree Conservation Area - CM	_____	_____ %
4. Primary Tree Conservation Area - MPOD	_____	_____ %
5. Primary Tree Conservation Area - Champion Tree XX" dbh species	_____	_____ %
6. Primary Tree Conservation Area - Neuse Buffer Zone 2	_____	_____ %
7. Primary Tree Conservation Area - 45% Slopes	_____	_____ %
8. Primary Tree Conservation Area - Thoroughfare	_____	_____ %
<b>Subtotal of Primary Tree Conservation Areas:</b>	_____	_____ %
<b>UDO 9.1.4.D.2 Tree Conservation Area - Greenway</b>		
_____	_____	_____ %
<b>UDO 9.1.4.B.1.a. &amp; b. Secondary Tree Conservation Areas</b>		
(Include perimeter buffers and their alternate compliance areas)	.3580	ac 10.1 %
<b>UDO 9.1.4.B.1.c. &amp; d. Individual Tree Secondary Tree Conservation Areas</b>		
(Include individual trees and their alternate compliance areas)	_____	_____ %
<b>Subtotal of Secondary Tree Conservation Areas:</b>	_____	_____ %
<b>TOTAL ALL TREE CONSERVATION AREA PROVIDED:</b>	<b>.3580</b>	<b>ac 10.1 %</b>
<b>UDO 9.1.9. Watershed Protection Overlay Districts</b>		
UWPOD - Wooded Area (preserved)	_____	_____ %
UWPOD - Wooded Area (planted)	_____	_____ %
FWPOD - Wooded Area (preserved)	_____	_____ %
FWPOD - Wooded Area (planted)	_____	_____ %
SWPOD - Wooded Area (preserved)	_____	_____ %
SWPOD - Wooded Area (planted)	_____	_____ %

○ TCA Tree (counted)

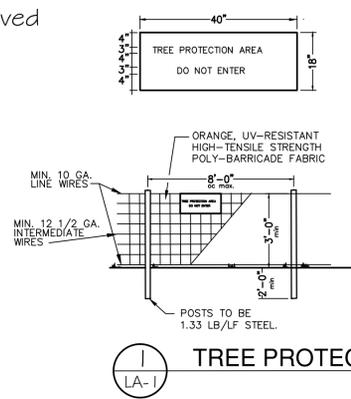
○ Tree not counted but not removed

**BLOCK 1**  
COMPOSITION: MIXED STAND OF 12+ TREES: OAK, WALNUT, AND HOLLY  
CHARACTERISTICS OF TREE STAND: PINE AND HARDWOOD, SLOPING  
SMALLEST CALIPER TREE: 4"  
LARGEST DBH: 18"  
TYPICAL DBH: 6"-8"  
TYPICAL SPACING: 5'-20"  
BASAL AREA CALCULATION / ACRE: 58.08  
GENERAL HEALTH: GOOD

**BLOCK 2**  
COMPOSITION: MIXED STAND OF 9+ TREES: PINE, HICKORY, HOLLY, AND BIRCH  
CHARACTERISTICS OF TREE STAND: HARDWOOD AND PINE ON A SLOPE  
SMALLEST CALIPER TREE: 4"  
LARGEST DBH: 17"  
TYPICAL DBH: 10"  
TYPICAL SPACING: 5'-30"  
BASAL AREA CALCULATION / ACRE: 64.08  
GENERAL HEALTH: GOOD

**BLOCK 3**  
COMPOSITION: MIXED STAND OF 10+ TREES: PINE, HICKORY, OAK, MAPLE, AND HOLLY  
CHARACTERISTICS OF TREE STAND: PINE AND HARDWOOD, SLOPING  
SMALLEST CALIPER TREE: 3"  
LARGEST DBH: 24"  
TYPICAL DBH: 6"-8"  
TYPICAL SPACING: 5'-30"  
BASAL AREA CALCULATION / ACRE: 96.64  
GENERAL HEALTH: GOOD

**BLOCK 4**  
COMPOSITION: MIXED STAND OF 10+ TREES: OAK AND PINE  
CHARACTERISTICS OF TREE STAND: PINE AND HARDWOOD, SLOPING  
SMALLEST CALIPER TREE: 4"  
LARGEST DBH: 18"  
TYPICAL DBH: 8"  
TYPICAL SPACING: 5'-35"  
BASAL AREA CALCULATION / ACRE: 77.42  
GENERAL HEALTH: GOOD



**NOTES:**

- Warning signs to be made of durable weatherproof material.
- Letters are to be 3" high min. clearly legible and spaced as detailed.
- Signs are to be placed at 50' max. intervals.
- Place sign at each end of linear tree protection areas and 50' or thereafter.
- For tree protection areas less than 200' in perimeter, provide no less than one sign per protection area.
- Attach signs securely to fence posts and fabric.
- Maintain tree protection fence throughout duration of project.
- Additional signs may be required by the City of Raleigh Inspections Department based on actual field conditions.
- Install fencing and signage prior to calling for the initial on-site inspection by the City of Raleigh Urban Forestry Specialist.
- Place a sign at each end of linear tree protection and 50' O.C. thereafter.

Secondary Tree Conservation Area  
65' perimeter yard  
23,324 sf or .5354 acres

Total Site Acres: 3.54 Acres or 154,290 SF  
x 10% = 15,429 SF of required Tree Conservation Area  
TOTAL Tree Conservation Area provided: 15,596 sf or .3580 acres

## TREE CONSERVATION PLAN

CITY OF RALEIGH

All Construction must be in accordance with all Local, State, and Federal Rules and Regulations.

TRANSPORTATION SERVICES: \_\_\_\_\_

PUBLIC UTILITIES: \_\_\_\_\_

STORMWATER: \_\_\_\_\_

PLANNING: \_\_\_\_\_

FIRE: \_\_\_\_\_

URBAN FORESTRY: \_\_\_\_\_

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.



**BLUESTONE APARTMENTS**  
FOX ROAD  
RALEIGH, NC

### TREE CONSERVATION PLAN

Consultants

Professional Seals

Date Issued: 9.11.15

Scale: 1"=30'

Drawn by: RBS

Checked by: KJW

Revisions

No.

Description

LA-1