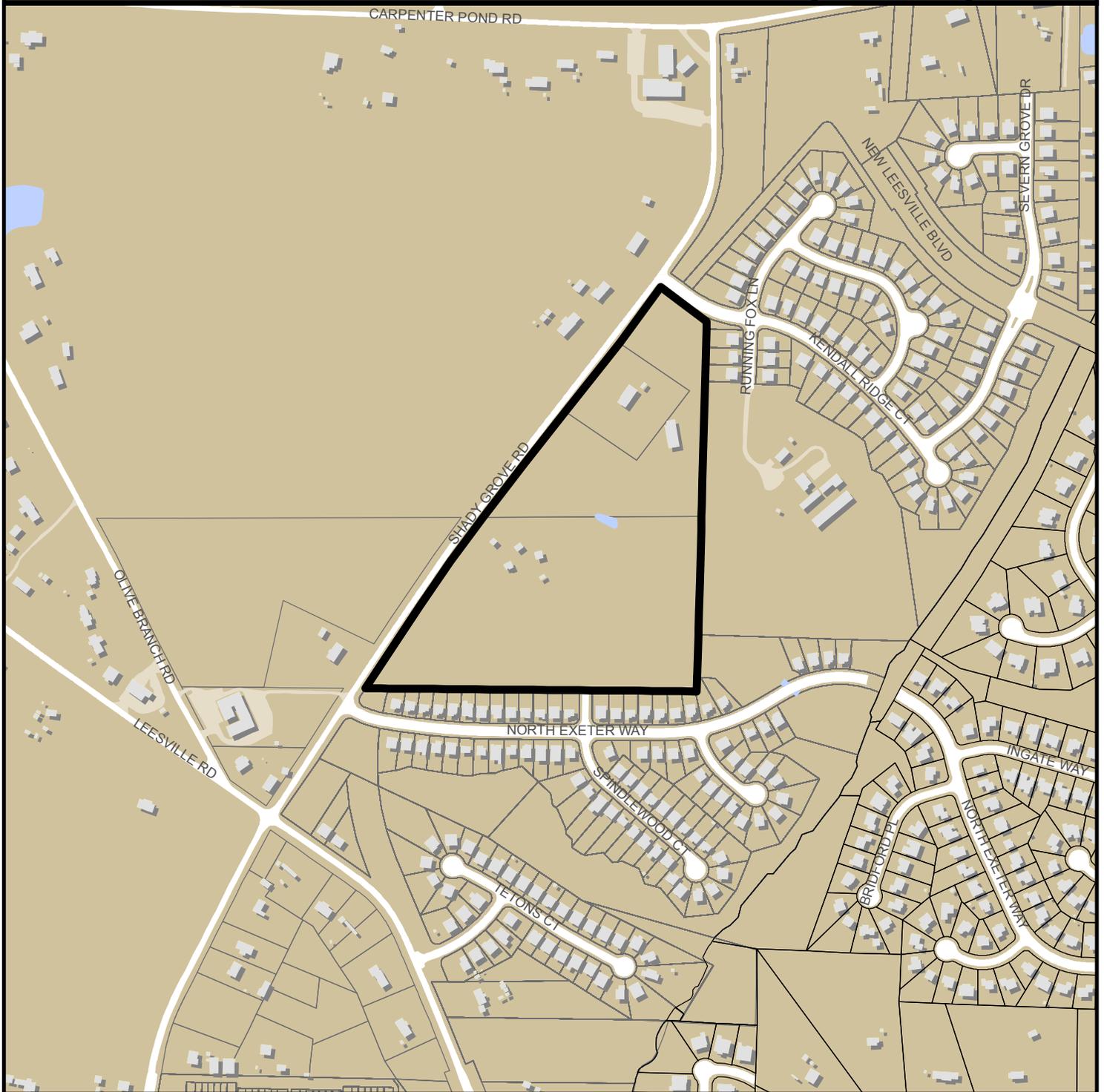


# HUNTLEY SUBDIVISION S-45-2016



Zoning: **R-6 CUD**  
CAC: **Northwest**  
Drainage Basin: **Sycamore**  
Acreage: **22.1**  
Number of Lots: **57**

Planner: **Michael Walters**  
Phone: **(919) 996-2636**  
Applicant: **Site Investments, INC.**  
Phone: **919-625-9760**





# 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 checked="" type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number <i>480166</i> Assigned Project Coordinator  Assigned Team Leader  <i>S-45-16</i> <i>Walter</i>
* May require Planning Commission or City Council Approval      ** Legacy Districts Only		

Has your project previously been through the Due Dillgence process? If yes, provide the transaction # **407517 9/25@3:40pm**

### GENERAL INFORMATION

Development Name <b>Huntley</b>			
Proposed Use <b>Single Family Detached Housing</b>			
Property Address(es) <b>2617,2707,2901(Portion) Shady Grove Road</b>			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: (Durham County) 0779-03-13-9314, 0779-03-13-9314, 0779-03-12-2728 (portion)			
P.I.N. Recorded Deed (Durham County)DB 1070 Pg 846 <i>0719 13 9314</i>	P.I.N. Recorded Deed (Durham County)DB 943Pg 672 <i>0719 13 9427</i>	P.I.N. Recorded Deed (Durham County)DB 1070 Pg 846 <i>0719 12 2728</i>	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 checked="" type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input 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>Site Investments, LLC</b>	Name (s) <b>Charles R. Walker III - Contractor</b>	
	Address <b>8398 Six Forks Road Suite 201 Raleigh, NC 27615</b>		
	Phone <b>919-625-9760</b>	Email <b>cwalker@epgrouponline.com</b>	Fax <b>n/a</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-6 CU</b>		Proposed building use(s) <b>Residential</b>	
If more than one district, provide the acreage of each <b>ALL R-6 (22.1 AC)</b>		Existing Building(s) sq. ft. gross <b>none to remain</b>	
Overlay District <b>N/A</b>		Proposed Building(s) sq. ft. gross +/- <b>2500 SF x 57</b>	
Total Site Acres	Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>22.1</b>	Total sq. ft. gross (existing & proposed) +/- <b>142,500</b>	
Off street parking Required <b>No</b> Provided <b>No</b>		Proposed height of building(s) +/- <b>40'</b>	
COA (Certificate of Appropriateness) case #		FAR (floor area ratio percentage) <b>n/a</b>	
BOA (Board of Adjustment) case # <b>A-38-15</b>		Building Lot Coverage percentage <b>n/a</b> (site plans only)	
CUD (Conditional Use District) case # <b>Z-38-15</b>			
Stormwater Information			
Existing Impervious Surface	acres/square feet <b>0.35 AC, 15,230 SF</b>	Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Proposed Impervious Surface	<b>5.86</b> acres/square feet <b>255,265 SF</b>	<b>If Yes, please provide</b>	
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Alluvial Soils <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Flood Study FEMA Map Panel # <b>1748J</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 for Z-38-15 and the R-6 zoning district and meets the requirements of a Article 2.2 Conventional Development Option. With an overall density less than 3.0 Un/Ac, the plan conforms to the Future Land Use map designation of LDR. Streets and sidewalks area being extended in conformance with Raleigh's Street Typology Plan. Public Infrastructure is planned in conformance with City of Raleigh regulations.

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

1. Total # Of Townhouse Lots	Detached <b>57</b> Attached	11. Total number of all lots <b>63 (includes OS lots)</b>
2. Total # Of Single Family Lots <b>57</b>		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>0</b>		<b>If Yes, please answer the questions below:</b>
4. Total # Of Congregate Care Or Life Care Dwelling Units <b>0</b>		a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots <b>0</b>		b) Total number of Single Family Lots
6. Total Number of Hotel Units <b>0</b>		c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) <b>57</b>		d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br <input checked="" type="checkbox"/> 4br or more <input type="checkbox"/>		e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) <b>2.58</b>		f) Total Number of Phases
10. Total number of Open Space (only) lots <b>6</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)**

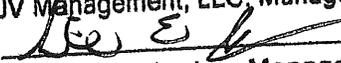
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

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 \_\_\_\_\_ Date 7/15/2016

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

Site Investments, LLC  
 By: JV Management, LLC, Manager  
 By:   
 Michael E. Jordan, Manager

TO BE COMPLETED BY APPLICANT

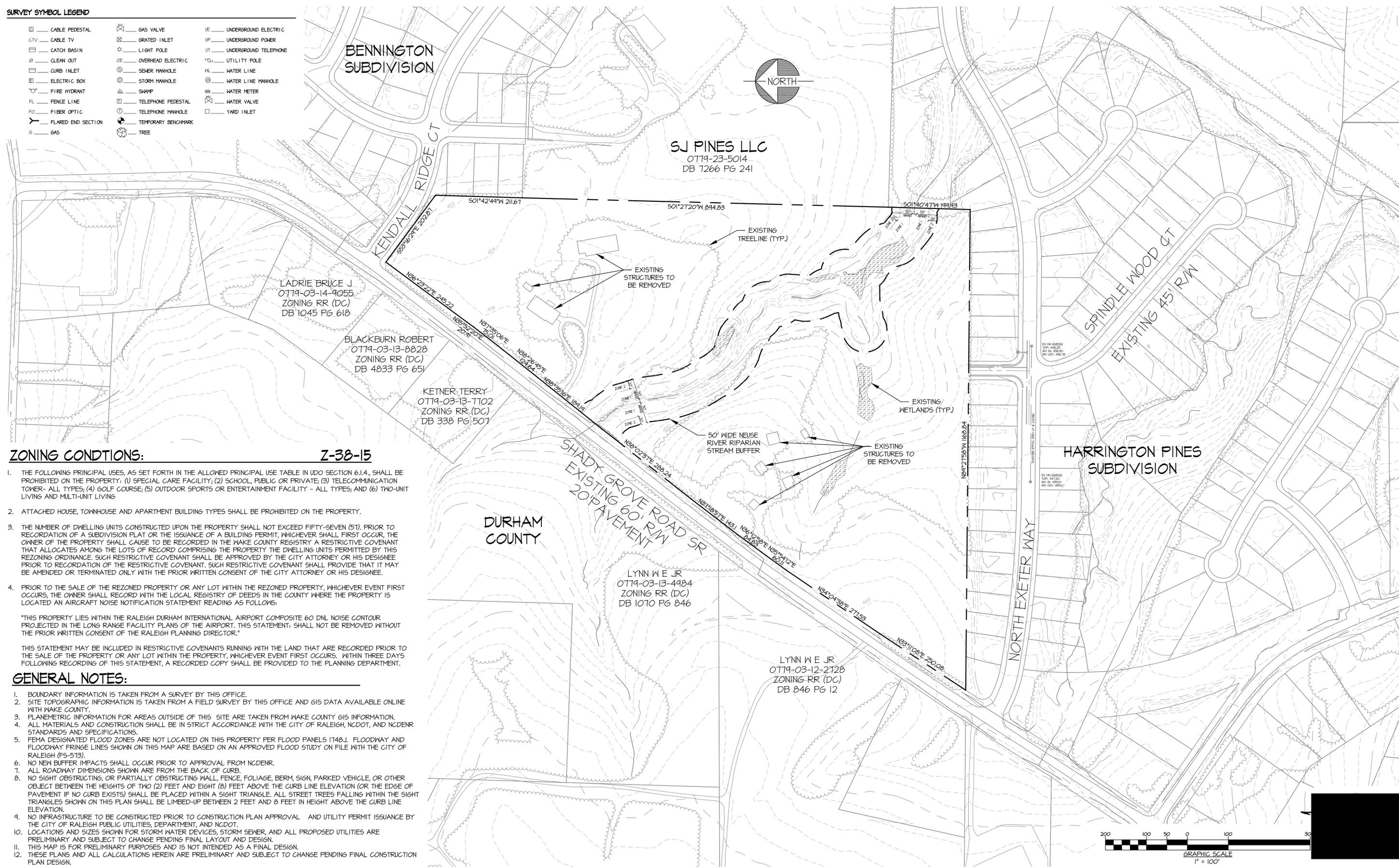
YES N/A

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"/>	<input checked="" type="checkbox"/>	<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"/>	<input checked="" 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"/>		<input checked="" type="checkbox"/>		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
i) Transportation Plan	<input checked="" type="checkbox"/>	<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. <b>For re-submittals only – include all revision dates</b>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		<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"/>		<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"/>		<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"/>		<input checked="" type="checkbox"/>		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>		

**SURVEY SYMBOL LEGEND**

- |                    |                       |                          |
|--------------------|-----------------------|--------------------------|
| ☐ CABLE PEDESTAL   | ⊗ GAS VALVE           | UE UNDERGROUND ELECTRIC  |
| ⊗ CABLE TV         | ⊗ GRATED INLET        | UP UNDERGROUND POWER     |
| ☐ CATCH BASIN      | ⊗ LIGHT POLE          | UT UNDERGROUND TELEPHONE |
| ⊗ CLEAN OUT        | ⊗ OVERHEAD ELECTRIC   | ⊗ UTILITY POLE           |
| ☐ CURB INLET       | ⊗ SEWER MANHOLE       | ⊗ WATER LINE             |
| ☐ ELECTRIC BOX     | ⊗ STORM MANHOLE       | ⊗ WATER LINE MANHOLE     |
| ⊗ FIRE HYDRANT     | ⊗ SWAMP               | ⊗ WATER METER            |
| FL FENCE LINE      | ⊗ TELEPHONE PEDESTAL  | ⊗ WATER VALVE            |
| FO FIBER OPTIC     | ⊗ TELEPHONE MANHOLE   | ☐ YARD INLET             |
| FLARED END SECTION | ⊗ TEMPORARY BENCHMARK |                          |
| G GAS              | ⊗ TREE                |                          |



**ZONING CONDCTIONS:**

**Z-38-15**

1. THE FOLLOWING PRINCIPAL USES, AS SET FORTH IN THE ALLOWED PRINCIPAL USE TABLE IN UDO SECTION 6J.4., SHALL BE PROHIBITED ON THE PROPERTY: (1) SPECIAL CARE FACILITY; (2) SCHOOL, PUBLIC OR PRIVATE; (3) TELECOMMUNICATION TOWER- ALL TYPES; (4) GOLF COURSE; (5) OUTDOOR SPORTS OR ENTERTAINMENT FACILITY - ALL TYPES; AND (6) TWO-UNIT LIVING AND MULTI-UNIT LIVING
2. ATTACHED HOUSE, TOWNHOUSE AND APARTMENT BUILDING TYPES SHALL BE PROHIBITED ON THE PROPERTY.
3. THE NUMBER OF DWELLING UNITS CONSTRUCTED UPON THE PROPERTY SHALL NOT EXCEED FIFTY-SEVEN (57). PRIOR TO RECORDATION OF A SUBDIVISION PLAT OR THE ISSUANCE OF A BUILDING PERMIT, WHICHEVER SHALL FIRST OCCUR, THE OWNER OF THE PROPERTY SHALL CAUSE TO BE RECORDED IN THE WAKE COUNTY REGISTRY A RESTRICTIVE COVENANT THAT ALLOCATES AMONG THE LOTS OF RECORD COMPRISING THE PROPERTY THE DWELLING UNITS PERMITTED BY THIS REZONING ORDINANCE. SUCH RESTRICTIVE COVENANT SHALL BE APPROVED BY THE CITY ATTORNEY OR HIS DESIGNEE PRIOR TO RECORDATION OF THE RESTRICTIVE COVENANT. SUCH RESTRICTIVE COVENANT SHALL PROVIDE THAT IT MAY BE AMENDED OR TERMINATED ONLY WITH THE PRIOR WRITTEN CONSENT OF THE CITY ATTORNEY OR HIS DESIGNEE.
4. PRIOR TO THE SALE OF THE REZONED PROPERTY OR ANY LOT WITHIN THE REZONED PROPERTY, WHICHEVER EVENT FIRST OCCURS, THE OWNER SHALL RECORD WITH THE LOCAL REGISTRY OF DEEDS IN THE COUNTY WHERE THE PROPERTY IS LOCATED AN AIRCRAFT NOISE NOTIFICATION STATEMENT READING AS FOLLOWS:

"THIS PROPERTY LIES WITHIN THE RALEIGH DURHAM INTERNATIONAL AIRPORT COMPOSITE 60 DNL NOISE CONTOUR PROJECTED IN THE LONG RANGE FACILITY PLANS OF THE AIRPORT. THIS STATEMENT. SHALL NOT BE REMOVED WITHOUT THE PRIOR WRITTEN CONSENT OF THE RALEIGH PLANNING DIRECTOR."

THIS STATEMENT MAY BE INCLUDED IN RESTRICTIVE COVENANTS RUNNING WITH THE LAND THAT ARE RECORDED PRIOR TO THE SALE OF THE PROPERTY OR ANY LOT WITHIN THE PROPERTY, WHICHEVER EVENT FIRST OCCURS. WITHIN THREE DAYS FOLLOWING RECORDING OF THIS STATEMENT, A RECORDED COPY SHALL BE PROVIDED TO THE PLANNING DEPARTMENT.

**GENERAL NOTES:**

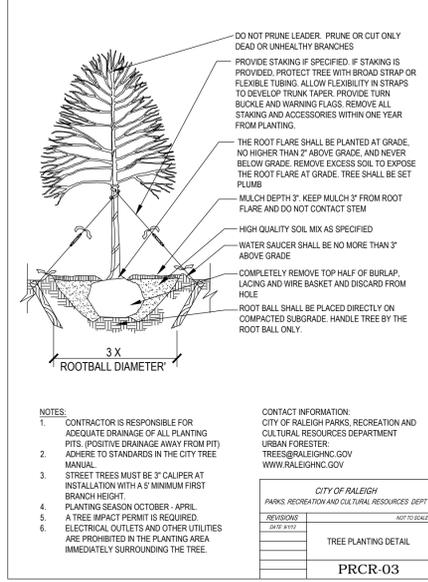
1. BOUNDARY INFORMATION IS TAKEN FROM A SURVEY BY THIS OFFICE.
2. SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM A FIELD SURVEY BY THIS OFFICE AND GIS DATA AVAILABLE ONLINE WITH WAKE COUNTY.
3. PLANIMETRIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM WAKE COUNTY GIS INFORMATION.
4. ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF RALEIGH, NCDOT, AND NCDENR STANDARDS AND SPECIFICATIONS.
5. FEMA DESIGNATED FLOOD ZONES ARE NOT LOCATED ON THIS PROPERTY PER FLOOD PANELS (748J). FLOODWAY AND FLOODWAY FRINGE LINES SHOWN ON THIS MAP ARE BASED ON AN APPROVED FLOOD STUDY ON FILE WITH THE CITY OF RALEIGH (F5-573).
6. NO NEW BUFFER IMPACTS SHALL OCCUR PRIOR TO APPROVAL FROM NCDENR.
7. ALL ROADWAY DIMENSIONS SHOWN ARE FROM THE BACK OF CURB.
8. 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.
9. NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE CITY OF RALEIGH PUBLIC UTILITIES, DEPARTMENT, AND NCDOT.
10. LOCATIONS AND SIZES SHOWN FOR STORM WATER DEVICES, STORM SEWER, AND ALL PROPOSED UTILITIES ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND DESIGN.
11. THIS MAP IS FOR PRELIMINARY PURPOSES AND IS NOT INTENDED AS A FINAL DESIGN.
12. THESE PLANS AND ALL CALCULATIONS HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL CONSTRUCTION PLAN DESIGN.

<p>PRELIMINARY SUBDIVISION PLAN</p> <p><b>HUNTLEY</b></p> <p>SPONSORED BY: SITE INVESTMENTS, LLC      RALEIGH, NORTH CAROLINA</p>	<p>SCALE: 1"=100'</p> <p>DATE: JULY 15, 2016</p> <p>PROJECT: 2016-004.001</p>	<p><b>EXISTING CONDITIONS SHEET</b></p>	<p><b>PRIEST, CRAVEN &amp; ASSOCIATES, INC.</b></p> <p>LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS</p> <p>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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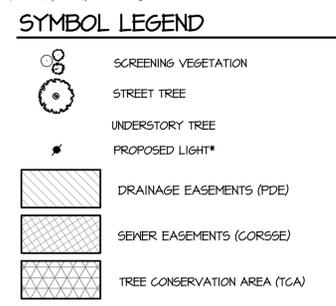
FILED PROJECTS\W01893206-004.001 WALKER - HUNTLEY\06\PRELIMINARY\5151\5151.DWG 10-2016\04-XCND16 - 3/14/2016 - 11:54 AM - 6823

PRELIMINARY NOT-RELEASED FOR CONSTRUCTION





- LANDSCAPING NOTES:**
- PLANT MATERIALS MUST BE HARDY TO ZONE 7 IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE'S PLANT HARDINESS ZONE MAP.
  - PLANT MATERIALS MUST BE ABLE TO SURVIVE ON NATURAL RAINFALL ONCE ESTABLISHED WITH NO LOSS OF HEALTH.
  - TREE HEIGHT IS MEASURED FROM THE TOP OF THE ROOT BALL TO THE TIP OF THE MAIN STEM.
  - TREES CANNOT BE PLANTED WITHIN A TREE CONSERVATION AREA OR THE CRITICAL ROOT ZONE OF AN EXISTING TREE AND MUST BE PLANTED AT LEAST 15 FEET FROM ANY OTHER TREE AND NO FURTHER THAN 50 FEET FROM ANY OTHER TREE, MEASURED FROM TREE TRUNK TO TREE TRUNK.
  - SHADE TREES
    - REQUIREMENTS MUST BE A LOCALLY ADAPTED SPECIES WITH AN EXPECTED MATURE HEIGHT OF 35 FEET OR GREATER AND AN EXPECTED MATURE CROWN SPREAD OF AT LEAST 30 FEET OR GREATER UNLESS SUBJECT TO AN OVERHEAD POWER LINE IN WHICH CASE THE MATURE HEIGHT MAY BE LESS.
    - ALL SHADE TREES PLANTED TO MEET THE LANDSCAPING REQUIREMENTS MUST HAVE A MINIMUM CALIPER OF 3 INCHES AND BE AT LEAST 10 FEET TALL AT TIME OF PLANTING.
  - UNDERSTORY TREES
    - UNDERSTORY TREES PLANTED TO MEET THE LANDSCAPING REQUIREMENTS MUST BE A LOCALLY-ADAPTED SPECIES WITH AN EXPECTED MATURE HEIGHT OF AT LEAST 15 FEET AND AN EXPECTED MATURE CROWN SPREAD OF AT LEAST 15 FEET.
    - SINGLE-STEM UNDERSTORY TREES PLANTED TO MEET THE LANDSCAPING REQUIREMENTS MUST HAVE A MINIMUM CALIPER OF 1 1/2 INCHES AND BE AT LEAST 6 FEET TALL AT TIME OF PLANTING.
    - MULTI-STEM UNDERSTORY TREES PLANTED TO MEET THE LANDSCAPING REQUIREMENTS MUST BE AT LEAST 6 FEET TALL AT TIME OF PLANTING.
  - SHRUBS
    - ALL SHRUBS MUST BE LOCALLY-ADAPTED SPECIES, AND WHEN PLANTED MUST BE A MINIMUM HEIGHT OF 24 INCHES, THE EXPECTED MAINTAINED MINIMUM HEIGHT OF THE SHRUBS MUST BE 5 FEET WITHIN 3 YEARS OF PLANTING.
    - SHRUB PLANTING MUST FORM AT LEAST 1 CONTINUOUS ROW OF SHRUBS SPACED 5 FEET ON CENTER ACROSS THE ENTIRE PROTECTIVE YARD EXCEPT FOR DRIVENAYS. SHRUBS MUST BE PLANTED OUTSIDE OF AND ADJACENT TO ANY TREE CONSERVATION AREA. SHRUBS CANNOT BE PLANTED WITHIN THE CRITICAL ROOT ZONE OF ANY TREE IN PROTECTIVE YARDS THAT ARE NOT TREE CONSERVATION AREAS.
  - LANDSCAPING SHALL NOT OBSTRUCT THE VIEWS OF MOTORISTS USING ANY STREET, DRIVENAY, PARKING AISLES OR THE APPROACH TO ANY STREET INTERSECTION WITHIN SIGHT DISTANCE TRIANGLES SHOWN ON THIS PLAN.
  - ALL LANDSCAPING INSTALLATIONS MUST COMPLY WITH THE SIGHT TRIANGLE REQUIREMENTS OF THE RALEIGH STREET DESIGN MANUAL.
  - ANY SHADE TREES PLANTED THAT DO NOT COMPLY WITH NOTE #8 MUST BE LIMBED TO MIN. 8 FT TO MEET THE SIGHT TRIANGLE REQUIREMENTS OF THE RALEIGH STREET DESIGN MANUAL.
  - SEE SECTION 6.18.1 & 6.18.2 OF THE CITY OF RALEIGH STREET DESIGN MANUAL FOR ALL STREET TREE INSTALLATION AND MAINTENANCE REQUIREMENTS.
  - CONTRACTOR TO CUT A 1:1 SLOPE FROM THE BACK OF CURB AND BACK OF SIDEWALK AND FILL THE TRENCH WITH TOPSOIL MATERIAL FOR TREE ROOTS TO GROW IN. TREES TO BE INSTALLED PER SECTION 6.18.2 OF THE CITY OF RALEIGH STREET DESIGN MANUAL. CONTRACTOR TO WORK WITH CITY OF RALEIGH INSPECTORS REGARDING TREE INSTALLATION COMPLIANCE WITH CITY REQUIREMENTS.
  - A TREE IMPACT PERMIT WILL BE REQUIRED PRIOR TO FINAL SITE APPROVAL.
  - STREET TREES MUST BE INSTALLED AND MAINTAINED PER THE REQUIREMENTS FOUND IN CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.



\*PROPOSED LIGHT LOCATIONS ARE PRELIMINARY IN NATURE. FINAL PLANNING AND LOCATION TO BE COORDINATED WITH THE CITY OF RALEIGH TRANSPORTATION OPERATIONS DIVISION AND THE PERTINENT ENERGY PROVIDER (PROGRESS ENERGY, DUKE ENERGY, AND/OR THE WAKE ELECTRIC MEMBERSHIP CORP).

**LANDSCAPE CALCULATIONS:**

**STREET TREES**

TOTAL LENGTH OF PUBLIC RIGHT-OF-WAY (MEASURED BOTH SIDES)	4,190 LF
STREET TREES REQUIRED (8'40" OC):	4,190 / 40 = 104
STREET TREES PROVIDED:	120

**STREET TREE PLANT LIST (SEE PLANT SUMMARY)**

ZELKOVA SERRATA "VILLAGE GREEN"	JAPANESE ZELKOVA	ZEL	36
ILYX PARVIFOLIA "EMER II"	ALLEE ELM	ELM	36
ACER SACCHARUM	SUGAR MAPLE	SUG	36
QUERCUS PHellos	WILLOW OAK	PHE	36

**SCREENING**

STORMWATER MANAGEMENT AREA #1	SHRUBS REQUIRED:	N/A		
	SHRUBS PROVIDED:	104		
POND SCREENING SHRUB LIST (SEE PLANT SUMMARY)	LIGUSTRUM JAPONICUM	VAR WAX LEAF LIGUSTRUM	LIG	35
	THUJA OCCIDENTALIS 'EMERALD'	EMERALD ARBORVITAE	EME	35
	MYRTICA CERIFERA	WAX MYRTLE	WAX	34
STORMWATER MANAGEMENT AREA #2	SHRUBS REQUIRED:	N/A		
	SHRUBS PROVIDED:	115		
POND SCREENING SHRUB LIST (SEE PLANT SUMMARY)	LIGUSTRUM JAPONICUM	VAR WAX LEAF LIGUSTRUM	LIG	34
	THUJA OCCIDENTALIS 'EMERALD'	EMERALD ARBORVITAE	EME	36
	MYRTICA CERIFERA	WAX MYRTLE	WAX	36

PRELIMINARY SUBDIVISION PLAN <b>HUNTLEY</b> SPONSORED BY: SITE INVESTMENTS, LLC RALEIGH, NORTH CAROLINA		SCALE: 1"=60' DATE: JULY 15, 2016 PROJECT: 2016-004.001	<b>PRELIMINARY LANDSCAPE PLAN</b>	<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	08 PRELIMINARY NOT-RELEASED FOR CONSTRUCTION
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