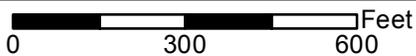


LONGLEAF ESTATES PHASES 7 & 8

S-66-2015



Zoning: **R-10 CU**
CAC: **Forestville**
Drainage Basin: **Tom's Creek**
Acreage: **21.71**
Number of Lots: **82**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **JEN North Carolina**
5, LLC
Phone: **(704) 995-4981**





Planning & Development

5-6-15

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 449061 Assigned Project Coordinator Chris Assigned Team Leader Justin 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 # 407517 9/25@3:40pm

GENERAL INFORMATION

Development Name Longleaf Estates Phases 7 and 8			
Proposed Use Single Family Detached Housing			
Property Address(es) 2628 Forestville Road / 0 Canyon Drive			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 1748248836			
P.I.N. Recorded Deed DB 16073 Pg 915	P.I.N. Recorded Deed	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 checked="" 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. Sec. 10-3013. - Procedure for Preliminary Subdivision Review, (b) Approval Procedure		
PLANNING COMMISSION	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.		
CLIENT (Owner or Developer)	Company JEN North Carolina 5, LLC		Name (s) William G Daleure, II
	Address 680 5th Avenue, 25th Floor, New York, NY 10019		
	Phone 704-995-4981	Email bdaleure@avantgarderec.com	Fax n/a
CONSULTANT (Contact Person for Plans)	Company Priest, Craven & Associates, Inc.		Name (s) Ben Williams
	Address 3803b Computer Drive Suite 104, Raleigh, NC 27609		
	Phone 919-781-0300	Email bwilliams@priestcraven.com	Fax 919-782-1288

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

Zoning Information	Building Information
Zoning District(s) R-10 CUD	Proposed building use(s) Residential
If more than one district, provide the acreage of each ALL R-10 (21.71 AC)	Existing Building(s) sq. ft. gross none to remain
Overlay District N/A	Proposed Building(s) sq. ft. gross +/- 2500 SF x 80
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 21.71	Total sq. ft. gross (existing & proposed) +/- 200,000
Off street parking Required No Provided No	Proposed height of building(s) +/- 40'
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) n/a
BOA (Board of Adjustment) case # A-41-14	Building Lot Coverage percentage n/a (site plans only)
CUD (Conditional Use District) case # Z-41-14	
Stormwater Information	
Existing Impervious Surface acres/square feet 0.54 AC, 27,600 SF	Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface 25.76 acres/square feet 1,122,105	If Yes, please provide
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Yes Flood Study FEMA Map Panel # 1748J

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-41-14 and the R-10 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 80 Attached	11. Total number of all lots 82(includes OS lots)
2. Total # Of Single Family Lots 80	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units 0	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) 80	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) 2.99	f) Total Number of Phases
10. Total number of Open Space (only) lots 2	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.

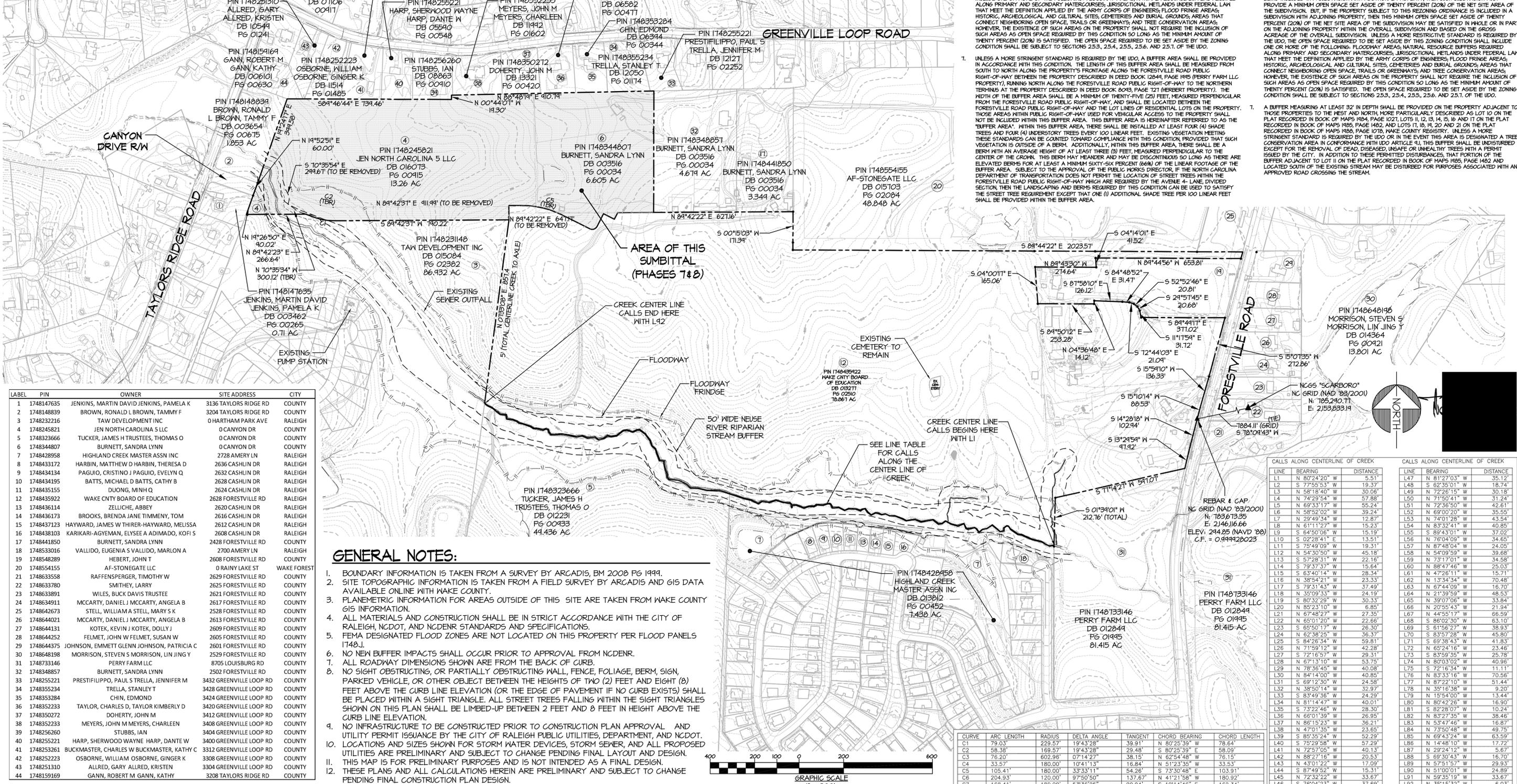
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed William N. Johnson, MANAGER 9/30/2015 Date
 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 type="checkbox"/>	<input checked="" 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"/>	✓		

SURVEY SYMBOL LEGEND

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



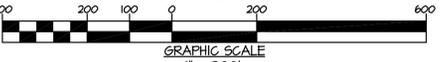
LABEL	PIN	OWNER	SITE ADDRESS	CITY		
1	1748147635	JENKINS, MARTIN DAVID	JENKINS, PAMELA K	3136 TAYLORS RIDGE RD	COUNTY	
2	1748148839	BROWN, RONALD L	BROWN, TAMMY F	3204 TAYLORS RIDGE RD	COUNTY	
3	1748232216	TAW DEVELOPMENT INC	0 HARTHAM PARK AVE	RALEIGH	COUNTY	
4	1748245821	JEN NORTH CAROLINA 5 LLC	0 CANYON DR	COUNTY	COUNTY	
5	1748323666	TUCKER, JAMES H TRUSTEES	THOMAS O	0 CANYON DR	COUNTY	COUNTY
6	1748344807	BURNETT, SANDRA LYNN	2728 AMERY LN	RALEIGH	COUNTY	COUNTY
7	1748428958	HIGHLAND CREEK MASTER ASSN INC	2636 CASHLN DR	RALEIGH	COUNTY	COUNTY
8	1748433172	HARBIN, MATTHEW D	HARBIN, THERESA D	2632 CASHLN DR	RALEIGH	COUNTY
9	1748434134	PAGUIO, CRISTINO J	PAGUIO, EVELYN Q	2628 CASHLN DR	RALEIGH	COUNTY
10	1748434195	BATTS, MICHAEL D	BATTS, CATHY B	2624 CASHLN DR	RALEIGH	COUNTY
11	1748435155	DUONG, MINH Q	2624 CASHLN DR	RALEIGH	COUNTY	COUNTY
12	1748435922	WAKE CNTY BOARD OF EDUCATION	2628 FORESTVILLE RD	RALEIGH	COUNTY	COUNTY
13	1748436114	ZELICHE, ABBEY	2620 CASHLN DR	RALEIGH	COUNTY	COUNTY
14	1748436173	BROOKS, BRENDA JANE	TIMMENVY, TOM	2616 CASHLN DR	RALEIGH	COUNTY
15	1748437123	HAYWARD, JAMES W	THIRER-HAYWARD, MELISSA	2612 CASHLN DR	RALEIGH	COUNTY
16	1748438103	KARIKARI-AGYEMAN, ELYSEE A	ADIMADO, KOFI S	2608 CASHLN DR	RALEIGH	COUNTY
17	1748441850	BURNETT, SANDRA LYNN	2428 FORESTVILLE RD	COUNTY	COUNTY	COUNTY
18	1748533016	VALLIDO, EUGENIA S	VALLIDO, MARLON A	2700 AMERY LN	RALEIGH	COUNTY
19	1748548289	HEBERT, JOHN T	2608 FORESTVILLE RD	COUNTY	COUNTY	COUNTY
20	1748554155	AF-STONEGATE LLC	0 RAINY LAKE ST	WAKE FOREST	COUNTY	COUNTY
21	1748633558	RAFFENSPERGER, TIMOTHY W	2629 FORESTVILLE RD	COUNTY	COUNTY	COUNTY
22	1748633780	SMITHEY, LARRY	2625 FORESTVILLE RD	COUNTY	COUNTY	COUNTY
23	1748633891	WILES, BUCK DAVIS TRUSTEE	2621 FORESTVILLE RD	COUNTY	COUNTY	COUNTY
24	1748634911	MCCARTY, DANIEL J	MCCARTY, ANGELA B	2617 FORESTVILLE RD	COUNTY	COUNTY
25	1748642673	STELL, WILLIAM A	STELL, MARY S K	2528 FORESTVILLE RD	COUNTY	COUNTY
26	1748644021	MCCARTY, DANIEL J	MCCARTY, ANGELA B	2613 FORESTVILLE RD	COUNTY	COUNTY
27	1748644131	KOTEC, KEVIN J	KOTEC, DOLLY J	2609 FORESTVILLE RD	COUNTY	COUNTY
28	1748644252	FELMET, JOHN W	FELMET, SUSAN W	2605 FORESTVILLE RD	COUNTY	COUNTY
29	1748644375	JOHNSON, EMMETT GLENN	JOHNSON, PATRICIA C	2601 FORESTVILLE RD	COUNTY	COUNTY
30	1748648198	MORRISON, STEVEN S	MORRISON, LIN JING Y	2529 FORESTVILLE RD	COUNTY	COUNTY
31	1748733146	PERRY FARM LLC	8705 LOUISBURG RD	COUNTY	COUNTY	COUNTY
32	1748348857	BURNETT, SANDRA LYNN	2502 FORESTVILLE RD	COUNTY	COUNTY	COUNTY
33	1748255221	PRESTIFILIPPO, PAUL S	TRELLA, JENNIFER M	3432 GREENVILLE LOOP RD	COUNTY	COUNTY
34	1748355234	TRELLA, STANLEY T	CHIN, EDMOND	3428 GREENVILLE LOOP RD	COUNTY	COUNTY
35	1748353284	CHIN, EDMOND	TRELLA, STANLEY T	3424 GREENVILLE LOOP RD	COUNTY	COUNTY
36	1748352233	TAYLOR, CHARLES D	TAYLOR, KIMBERLY D	3400 GREENVILLE LOOP RD	COUNTY	COUNTY
37	1748350272	DOHERTY, JOHN M	3412 GREENVILLE LOOP RD	COUNTY	COUNTY	COUNTY
38	1748352233	MEYERS, JOHN M	MEYERS, CHARLEEN	3408 GREENVILLE LOOP RD	COUNTY	COUNTY
39	1748256260	STUBBS, IAN	3404 GREENVILLE LOOP RD	COUNTY	COUNTY	COUNTY
40	1748255221	HARP, SHERWOOD WAYNE	HARP, DANTE W	3400 GREENVILLE LOOP RD	COUNTY	COUNTY
41	1748253261	BUCKMASTER, CHARLES W	BUCKMASTER, KATHY C	3312 GREENVILLE LOOP RD	COUNTY	COUNTY
42	1748252223	OSBORNE, WILLIAM	OSBORNE, GINGER K	3308 GREENVILLE LOOP RD	COUNTY	COUNTY
43	1748251310	ALLRED, GARY	ALLRED, KRISTEN	3304 GREENVILLE LOOP RD	COUNTY	COUNTY
44	1748159169	GANN, ROBERT M	GANN, KATHY	3208 TAYLORS RIDGE RD	COUNTY	COUNTY

GENERAL NOTES:

- BOUNDARY INFORMATION IS TAKEN FROM A SURVEY BY ARCADIS, BM 2008 PG 1494.
- SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM A FIELD SURVEY BY ARCADIS AND GIS DATA AVAILABLE ONLINE WITH WAKE COUNTY.
- PLANIMETRIC 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, NC DOT, AND NCDENR STANDARDS AND SPECIFICATIONS.
- FEMA DESIGNATED FLOOD ZONES ARE NOT LOCATED ON THIS PROPERTY PER FLOOD PANELS 1748J.
- NO NEW BUFFER IMPACTS SHALL OCCUR PRIOR TO APPROVAL FROM NCDENR.
- ALL ROADWAY DIMENSIONS SHOWN ARE FROM THE BACK OF CURB.
- NO SIGN OBSTRUCTING, OR PARTIALLY OBSTRUCTING MALL, 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.
- NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE CITY OF RALEIGH PUBLIC UTILITIES, DEPARTMENT, AND NCDOT.
- 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.
- THIS MAP IS FOR PRELIMINARY PURPOSES AND IS NOT INTENDED AS A FINAL DESIGN.
- THESE PLANS AND ALL CALCULATIONS HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL CONSTRUCTION PLAN DESIGN.

ZONING CONDITIONS:

- ### Z-21-14 - PHASES 1 THROUGH 6
- THE MAXIMUM RESIDENTIAL DENSITY SHALL BE THREE (3) UNITS PER ACRE.
 - ATTACHED HOUSE, TOWNHOUSE AND APARTMENT BUILDING TYPES AND TWO-UNIT LIVING AND MULTI-UNIT LIVING USES SHALL BE PROHIBITED ON THE PROPERTY.
 - THE MINIMUM LOT SIZE SHALL BE 5500 SQUARE FEET.
 - THE MINIMUM LOT WIDTH FOR AN INTERIOR LOT SHALL BE FIFTY (50) FEET. HOWEVER, THIS CONDITION SHALL NOT PREVENT ANY LOT ABUTTING A CUL-DE-SAC FROM TAKING ADVANTAGE OF UDO SECTION 15.2.E.
 - THE MINIMUM LOT DEPTH SHALL BE NINETY (90) FEET. HOWEVER, THIS CONDITION SHALL NOT APPLY TO A LOT ABUTTING A CUL-DE-SAC, IN WHICH CASE SUCH LOT ABUTTING A CUL-DE-SAC SHALL HAVE A MINIMUM LOT DEPTH OF SIXTY (60) FEET, AS MEASURED IN ACCORDANCE WITH UDO SECTION 15.2.E.
 - IN THE EVENT THE PROPERTY IS DEVELOPED WITH A CONVENTIONAL SUBDIVISION, THE FOLLOWING CONDITION SHALL APPLY. A MINIMUM OF TWENTY PERCENT (20%) OF THE NET SITE AREA SHALL BE SET ASIDE AS OPEN SPACE. THE OPEN SPACE REQUIRED TO BE SET ASIDE BY THIS ZONING CONDITION SHALL INCLUDE ONE OR MORE OF THE FOLLOWING: FLOODWAY AREAS; NATURAL RESOURCE BUFFERS REQUIRED ALONG PRIMARY AND SECONDARY WATERCOURSES; JURISDICTIONAL WETLANDS UNDER FEDERAL LAW THAT MEET THE DEFINITION APPLIED BY THE ARMY CORPS OF ENGINEERS; FLOOD FRINGE AREAS; HISTORIC, ARCHEOLOGICAL AND CULTURAL SITES, CEMETERIES AND BURIAL GROUNDS; AREAS THAT CONNECT NEIGHBORING OPEN SPACE, TRAILS OR GREENWAYS AND TREE CONSERVATION AREAS; HOWEVER, THE EXISTENCE OF SUCH AREAS ON THE PROPERTY SHALL NOT REQUIRE THE INCLUSION OF SUCH AREAS AS OPEN SPACE REQUIRED BY THIS CONDITION SO LONG AS THE MINIMUM AMOUNT OF TWENTY PERCENT (20%) IS SATISFIED. THE OPEN SPACE REQUIRED TO BE SET ASIDE BY THE ZONING CONDITION SHALL BE SUBJECT TO SECTIONS 2.5.3, 2.5.4, 2.5.5, 2.5.6, AND 2.5.1 OF THE UDO.
 - UNLESS A MORE STRINGENT STANDARD IS REQUIRED BY THE UDO, A BUFFER AREA SHALL BE PROVIDED IN ACCORDANCE WITH THIS CONDITION. THE LENGTH OF THIS BUFFER AREA SHALL BE MEASURED FROM SOUTH TO NORTH ALONG THE PROPERTY'S FRONTAGE ALONG THE FORESTVILLE ROAD PUBLIC RIGHT-OF-WAY BETWEEN THE PROPERTY DESCRIBED IN DEED BOOK 1284, PAGE 1495 (PERRY FARM LLC PROPERTY), RUNNING NORTH ALONG THE FORESTVILLE ROAD PUBLIC RIGHT-OF-WAY TO THE NORTHERN TERMINUS AT THE PROPERTY DESCRIBED IN DEED BOOK 8049, PAGE 1271 (HERBERT PROPERTY). THE WIDTH OF THE BUFFER AREA SHALL BE A MINIMUM OF TWENTY-FIVE (25) FEET, MEASURED PERPENDICULAR FROM THE FORESTVILLE ROAD PUBLIC RIGHT-OF-WAY, AND SHALL BE LOCATED BETWEEN THE FORESTVILLE ROAD PUBLIC RIGHT-OF-WAY AND THE LOT LINES OF RESIDENTIAL LOTS ON THE PROPERTY. THOSE AREAS WITHIN PUBLIC RIGHT-OF-WAY USED FOR VEHICULAR ACCESS TO THE PROPERTY SHALL NOT BE INCLUDED WITHIN THIS BUFFER AREA. THIS BUFFER AREA IS HEREAFTER REFERRED TO AS THE "BUFFER AREA". WITHIN THIS BUFFER AREA, THERE SHALL BE INSTALLED AT LEAST FOUR (4) SHADE TREES AND FOUR (4) UNDERSTORY TREES EVERY 100 LINEAR FEET. EXISTING VEGETATION MEETING THESE STANDARDS CAN BE MAINTAINED IN COMPLIANCE WITH THIS CONDITION PROVIDED THAT SUCH VEGETATION IS OUTSIDE OF A BERM. ADDITIONALLY, WITHIN THIS BUFFER AREA, THERE SHALL BE A BERM WITH AN AVERAGE HEIGHT OF AT LEAST THREE (3) FEET, MEASURED PERPENDICULAR TO THE CENTER OF THE CROWN. THIS BERM MAY BEADDED AND MAY BE DISCONTINUOUS SO LONG AS THERE ARE ELEVATED BERMS FOR AT LEAST A MINIMUM SIXTY-TWO (62%) OF THE LINEAR FOOTAGE OF THE BUFFER AREA. SUBJECT TO THE APPROVAL OF THE PUBLIC WORKS DIRECTOR, IF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION DOES NOT PERMIT THE LOCATION OF STREET TREES WITHIN THE FORESTVILLE ROAD PUBLIC RIGHT-OF-WAY WHICH ARE REQUIRED BY THE AVENUE A- LANE DIVIDED SECTION, THEN THE LANDSCAPE AND BERMS REQUIRED BY THIS CONDITION CAN BE USED TO SATISFY THE STREET TREE REQUIREMENT EXCEPT THAT ONE (1) ADDITIONAL SHADE TREE PER 100 LINEAR FEET SHALL BE PROVIDED WITHIN THE BUFFER AREA.
- ### Z-41-14 - PHASES 7 AND 8 (THIS SUBMITTAL)
- THE MAXIMUM RESIDENTIAL DENSITY ON THE PROPERTY SHALL BE FOUR (4) UNITS PER ACRE; HOWEVER, THE PROPERTY SHALL BE INCLUDED AS PART OF A SUBDIVISION WITH ADDITIONAL PROPERTY WITH AN OVERALL MAXIMUM RESIDENTIAL DENSITY OF THREE (3) UNITS PER ACRE.
 - ATTACHED HOUSE, TOWNHOUSE AND APARTMENT BUILDING TYPES AND TWO-UNIT LIVING AND MULTI-UNIT LIVING USES SHALL BE PROHIBITED ON THE PROPERTY.
 - THE MINIMUM LOT SIZE SHALL BE 5500 SQUARE FEET.
 - THE MINIMUM LOT WIDTH FOR AN INTERIOR LOT SHALL BE FIFTY (50) FEET. HOWEVER, THIS CONDITION SHALL NOT PREVENT ANY LOT ABUTTING A CUL-DE-SAC FROM TAKING ADVANTAGE OF UDO SECTION 15.2.E.
 - THE MINIMUM LOT DEPTH SHALL BE NINETY (90) FEET. HOWEVER, THIS CONDITION SHALL NOT APPLY TO A LOT ABUTTING A CUL-DE-SAC, IN WHICH CASE SUCH LOT ABUTTING A CUL-DE-SAC SHALL HAVE A MINIMUM LOT DEPTH OF SIXTY (60) FEET, AS MEASURED IN ACCORDANCE WITH UDO SECTION 15.2.E.
 - IF THE PROPERTY SUBJECT TO THIS ZONING ORDINANCE IS DEVELOPED INDEPENDENTLY WITHOUT BEING INCLUDED IN A SUBDIVISION WITH ADDITIONAL PROPERTY, THEN SUCH SUBDIVISION MUST PROVIDE A MINIMUM OPEN SPACE SET ASIDE OF TWENTY PERCENT (20%) OF THE NET SITE AREA OF THE SUBDIVISION. BUT, IF THE PROPERTY SUBJECT TO THIS ZONING ORDINANCE IS INCLUDED IN A SUBDIVISION WITH ADJOINING PROPERTY, THEN THIS MINIMUM OPEN SPACE SET ASIDE OF TWENTY PERCENT (20%) OF THE NET SITE AREA OF THE SUBDIVISION MAY BE SATISFIED IN WHOLE OR IN PART ON THE ADJOINING PROPERTY WITHIN THE OVERALL SUBDIVISION AND BASED ON THE GROSS ACREAGE OF THE OVERALL SUBDIVISION. UNLESS A MORE RESTRICTIVE STANDARD IS REQUIRED BY THE UDO, THE OPEN SPACE REQUIRED TO BE SET ASIDE BY THIS ZONING CONDITION SHALL INCLUDE ONE OR MORE OF THE FOLLOWING: FLOODWAY AREAS; NATURAL RESOURCE BUFFERS REQUIRED ALONG PRIMARY AND SECONDARY WATERCOURSES; JURISDICTIONAL WETLANDS UNDER FEDERAL LAW THAT MEET THE DEFINITION APPLIED BY THE ARMY CORPS OF ENGINEERS; FLOOD FRINGE AREAS; HISTORIC, ARCHEOLOGICAL AND CULTURAL SITES, CEMETERIES AND BURIAL GROUNDS; AREAS THAT CONNECT NEIGHBORING OPEN SPACE, TRAILS OR GREENWAYS AND TREE CONSERVATION AREAS; HOWEVER, THE EXISTENCE OF SUCH AREAS ON THE PROPERTY SHALL NOT REQUIRE THE INCLUSION OF SUCH AREAS AS OPEN SPACE REQUIRED BY THIS CONDITION SO LONG AS THE MINIMUM AMOUNT OF TWENTY PERCENT (20%) IS SATISFIED. THE OPEN SPACE REQUIRED TO BE SET ASIDE BY THE ZONING CONDITION SHALL BE SUBJECT TO SECTIONS 2.5.3, 2.5.4, 2.5.5, 2.5.6, AND 2.5.1 OF THE UDO.
 - A BUFFER MEASURING AT LEAST 32' IN DEPTH SHALL BE PROVIDED ON THE PROPERTY ADJACENT TO THOSE AREAS DESCRIBED TO THE WEST AND NORTH, MORE PARTICULARLY AS LOT 10 ON THE PLAT RECORDED IN BOOK OF MAPS 1484, PAGE 1021, LOTS 11, 12, 13, 14, 15, 16 AND 17 ON THE PLAT RECORDED IN BOOK OF MAPS 1485, PAGE 1482, AND LOTS 11, 15, 16, 20 AND 21 ON THE PLAT RECORDED IN BOOK OF MAPS 1486, PAGE 1078, WAKE COUNTY REGISTRY. UNLESS A MORE STRINGENT STANDARD IS REQUIRED BY THE UDO OR, IN THE EVENT THIS AREA IS DESIGNATED A TREE CONSERVATION AREA IN CONFORMANCE WITH UDO ARTICLE 91, THIS BUFFER SHALL BE UNDISTURBED EXCEPT FOR THE REMOVAL OF DEAD, DISEASED, UNSAFE OR UNHEALTHY TREES WITH A PERMIT ISSUED BY THE CITY. IN ADDITION TO THESE PERMITTED REMOVALS, THAT PORTION OF THE BUFFER ADJACENT TO LOT 11 ON THE PLAT RECORDED IN BOOK OF MAPS 1485, PAGE 1482 AND LOCATED SOUTH OF THE EXISTING STREAM MAY BE DISTURBED FOR PURPOSES ASSOCIATED WITH AN APPROVED ROAD CROSSING THE STREAM.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	79.03'	229.57'	19°43'28"	39.91'	N 80°25'39" W	78.64'
C2	58.38'	169.57'	19°43'28"	29.48'	S 80°25'39" E	58.09'
C3	76.20'	60.96'	07°14'22"	38.15'	N 62°54'48" W	78.15'
C4	33.57'	180.00'	10°41'13"	16.84'	N 51°23'35" W	33.53'
C5	105.41'	180.00'	33°33'11"	54.26'	S 73°30'48" E	103.91'
C6	204.93'	120.00'	97°50'50"	137.67'	N 41°21'58" W	180.92'
C7	168.41'	180.00'	53°36'25"	90.94'	S 19°14'46" E	162.34'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 80°24'20" W	5.51'	L47	N 81°27'03" W	35.12'
L2	S 77°55'53" W	19.37'	L48	S 62°35'01" W	18.74'
L3	N 58°18'40" W	30.06'	L49	N 72°26'15" W	30.18'
L4	N 74°28'54" W	57.88'	L50	N 71°50'41" W	31.24'
L5	N 69°33'17" W	55.24'	L51	N 72°36'50" W	42.61'
L6	N 58°52'02" W	39.24'	L52	N 69°00'20" W	35.55'
L7	N 29°49'34" W	12.87'	L53	N 74°01'28" W	43.54'
L8	N 61°11'27" W	15.23'	L54	N 83°32'41" W	40.85'
L9	S 64°50'06" W	15.19'	L55	S 89°43'01" W	37.02'
L10	S 02°28'41" E	13.51'	L56	N 75°04'09" W	34.65'
L11	S 75°49'09" W	19.31'	L57	N 87°48'04" W	24.05'
L12	N 54°30'50" W	45.18'	L58	N 54°09'59" W	39.68'
L13	S 57°28'31" W	22.16'	L59	N 73°17'01" W	34.58'
L14	S 23°40'14" W	15.64'	L60	N 88°47'46" W	25.03'
L15	N 38°54'21" W	28.34'	L61	N 47°26'11" W	15.71'
L16	N 38°54'21" W	23.33'	L62	N 13°34'34" W	70.48'
L17	S 79°31'43" W	37.49'	L63	N 67°44'09" W	16.70'
L18	N 35°09'33" W	24.19'	L64	N 21°39'59" W	48.53'
L19	S 80°32'29" W	30.33'	L65	N 39°07'06" W	33.84'
L20	N 85°23'10" W	6.85'	L66	N 20°55'43" W	21.94'
L21	N 67°48'27" W	27.35'	L67	N 44°55'17" W	66.59'
L22	N 65°01'20" W	22.66'	L68	S 86°02'30" W	63.10'
L23	S 65°50'17" W	26.30'	L69	S 61°56'27" W	38.93'
L24	N 62°38'25" W	36.37'	L70	S 83°57'28" W	45.80'
L25	S 84°26'34" W	59.81'	L71	S 69°38'43" W	41.83'
L26	N 71°59'12" W	42.28'	L72	N 65°24'16" W	23.48'
L27	S 72°16'57" W	29.31'	L73	S 83°59'35" W	25.78'
L28	N 67°13'10" W	53.75'	L74	N 80°03'02" W	40.96'
L29	N 78°36'45" W	40.08'	L75	S 72°16'34" W	11.11'
L30	N 84°14'00" W	40.85'	L76	N 83°33'16" W	70.58'
L31	S 69°12'50" W	24.58'	L77	N 87°22'10" W	51.44'
L32	N 38°50'14" W	32.97'	L78	N 35°16'38" W	9.20'
L33	S 83°49'36" W	24.29'	L79	N 15°54'00" W	13.44'
L34	N 81°14'47" W	40.01'	L80	N 80°42'26" W	16.90'
L35	S 73°22'46" W	28.30'	L81	S 82°28'07" W	10.24'
L36	N 68°01'59" W	28.65'	L82	N 83°27'35" W	38.46'
L37	N 86°15'23" W	36.21'	L83	N 53°47'46" W	16.87'
L38	N 47°01'35" W	23.65'	L84	N 73°50'48" W	49.75'
L39	S 85°35'24" W	52.29'	L85	N 69°43'24" W	63.59'
L40	S 75°29'58" W	57.29'	L86	N 14°48'10" W	17.72'
L41	N 72°7'05" W	40.13'	L87	N 28°24'12" W	5.67'
L42	N 88°27'16" W	20.53'	L88	N 69°30'43" W	16.70'
L43	N 43°01'22" W	17.09'	L89	N 57°51'57" W	29.93'
L44	S 87°49'52" W	15.31'	L90	N 51°00'01" W	24.89'
L45	N 72°32'22" W	33.67'	L91	N 59°35'19" W	33.67'
L46	S 78°04'23" W	37.69'	L92	N 35°15'32" W	6.03'

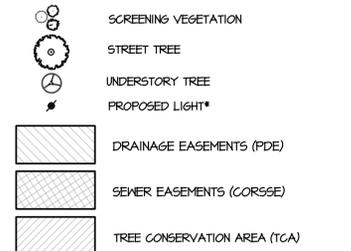
A PRELIMINARY SUBDIVISION PLAN
"CONVENTIONAL DEVELOPMENT OPTION"
LONGLEAF ESTATES PHASES 7 & 8
SPONSORED BY: JEN NORTH CAROLINA 5, LLC
RALEIGH, NORTH CAROLINA

SCALE: 1" = 200'
DATE: SEPTEMBER 29, 2015
PROJECT: 2014-006.001

EXISTING CONDITIONS SHEET

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 PC@PriestCraven.com / Firm #: C-0488

SYMBOL LEGEND



* 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 MAKE ELECTRIC MEMBERSHIP CORP).

LANDSCAPING NOTES:

- PLANT MATERIALS MUST BE HARDY TO ZONE 1 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.
- LANDSCAPING SHALL NOT OBSTRUCT THE VIEWS OF MOTORISTS USING ANY STREET, DRIVEWAY, PARKING AISLES OR THE APPROACH TO ANY STREET INTERSECTION WITHIN SIGHT TRIANGLE 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 #5 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.

**Z-41-14 ZONING CONDITION
32' "BUFFER AREA" ALONG WEST/NORTH PROPERTIES**

- A BUFFER MEASURING AT LEAST 32' IN DEPTH SHALL BE PROVIDED ON THE PROPERTY ADJACENT TO THOSE PROPERTIES TO THE WEST AND NORTH, MORE PARTICULARLY DESCRIBED AS LOT 10 ON THE PLAT RECORDED IN BOOK OF MAPS 1984, PAGE 1027, LOTS 11, 12, 13, 14, 15, 16 AND 17 ON THE PLAT RECORDED IN BOOK OF MAPS 1985, PAGE 1402, AND LOTS 17, 18, 19, 20 AND 21 ON THE PLAT RECORDED IN BOOK OF MAPS 1988, PAGE 1078, MAKE COUNTY REGISTRY. UNLESS A MORE STRINGENT STANDARD IS REQUIRED BY THE UDO OR IN THE EVENT THIS AREA IS DESIGNATED A TREE CONSERVATION AREA IN CONFORMANCE WITH UDO ARTICLE 9.1, THIS BUFFER SHALL BE UNDISTURBED EXCEPT FOR THE REMOVAL OF DEAD, DISEASED, UNSAFE OR UNHEALTHY TREES WITH A PERMIT ISSUED BY THE CITY. IN ADDITION TO THESE PERMITTED DISTURBANCES, THAT PORTION OF THE BUFFER ADJACENT TO LOT 11 ON THE PLAT RECORDED IN BOOK OF MAPS 1985, PAGE 1402 AND LOCATED SOUTH OF THE EXISTING STREAM MAY BE DISTURBED FOR PURPOSES ASSOCIATED WITH AN APPROVED ROAD CROSSING THE STREAM.

LANDSCAPE CALCULATIONS:

STREET TREES

TOTAL LENGTH OF PUBLIC RIGHT-OF-WAY (MEASURED BOTH SIDES)	5580 LF
STREET TREES REQUIRED (40' OC):	5580 / 40 = 140
STREET TREES PROVIDED:	140

STREET TREE PLANT LIST (SEE PLANT SUMMARY)

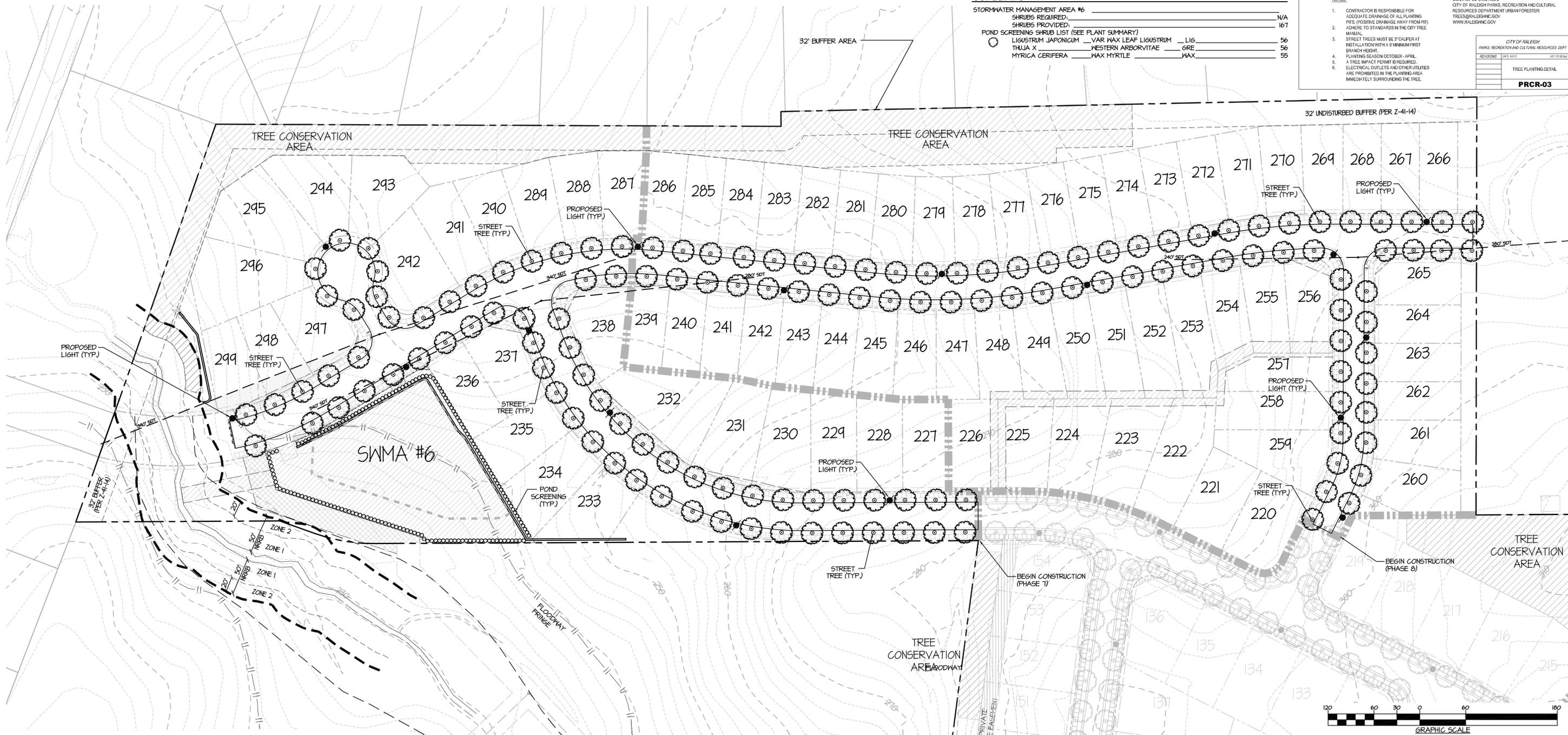
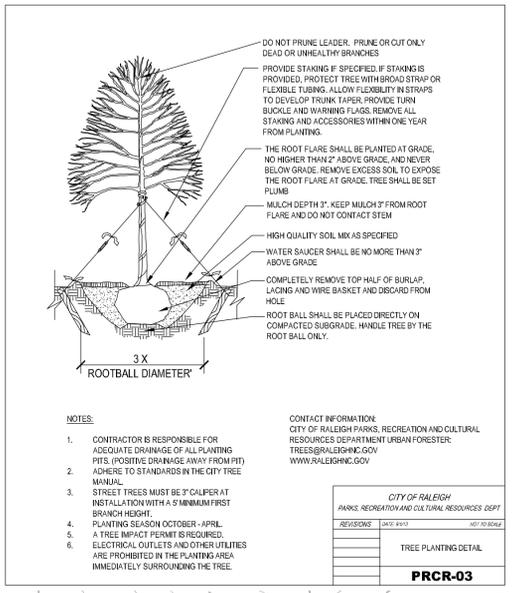
ZELKOVA SERRATA	JAPANESE ZELKOVA	ZEL	35
ULMUS PARVIFOLIA	CHINESE ELM	ELM	35
ACER FLORIDANUM	SOUTHERN SUGAR MAPLE	SUG	35
QUERCUS PHELLOS	MILLOW OAK	PHE	35

SCREENING

STORMWATER MANAGEMENT AREA #6	N/A
SHRUBS REQUIRED:	167
SHRUBS PROVIDED:	167

SHRUB PLANT LIST (SEE PLANT SUMMARY)

LIGUSTRUM JAPONICUM	VAR MAX LEAF LIGUSTRUM	LIG	56
THUJA X	WESTERN ARBORVITAE	GRE	56
MYRTIA CERIFERA	MAX MYRTLE	MAX	55



A PRELIMINARY SUBDIVISION PLAN
"CONVENTIONAL DEVELOPMENT OPTION"
LONGLEAF ESTATES PHASES 7 & 8
SPONSORED BY: JEN NORTH CAROLINA 5, LLC RALEIGH, NORTH CAROLINA

SCALE: 1"=60'
DATE: SEPTEMBER 29, 2015
PROJECT: 2014-006.001

**PRELIMINARY
LANDSCAPE 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

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