



Administrative Approval Action

S-14-14, Darton Way Subdivision
Transaction # 396617, AA # 3719

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the north side of Louisburg Road, southeast side of Darton Way, and west side of Leland Drive. The address of the site is 8402 Darton Way, which is inside City limits.

REQUEST: Subdivision of a 2.8-acre tract zoned OX-3-PK-CU (subject to zoning conditions of case Z-43-16) into two lots for non-residential development. Lot 1 will be 71,474 SF/1.65 acres and Lot 2 will be 48,978 SF/1.08 acres.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan submitted by Peak Engineering & Design, dated 1/16/18 (reference sheet L104).

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

Stormwater This subdivision will utilize a dry pond and a TN offset payment in order to meet stormwater regulations. Approximate allocate of impervious surface areas are 0.80 ac impervious for lot 1 and 0.60 ac impervious for lot 2.

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
2. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

PUBLIC UTILITIES

3. A Deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewerline construction.

STORMWATER

Next Step: A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.



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Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

URBAN FORESTRY

4. Obtain required stub and tree impact permits from the City of Raleigh.
5. Next Step: Prior to the issuance of a mass grading permit or other site permit, whichever comes first, submit a final tree conservation plan with a permit approved by Urban Forestry staff that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required.
6. Next Step: Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

7. The City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City.
8. Concurrent Review Plans for public infrastructure and site grading shall be approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan, if applicable.

ENGINEERING

9. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1' sidewalk on Darton Way is to be paid to the City of Raleigh.
10. A cross access / shared driveway agreement between the proposed lots #1 and #2 of the Darton Way Subdivision, S-14-14, owned by Rainbow Rascals Louisburg LLC, PIN # 1748402756 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within 1 day of lot recordation. A recorded copy of these documents shall be provided to the Development Services Department within 14 days from authorization of lot recording. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld.
11. In accordance with Part 10A Section 8.1.3, a surety and agreement for incomplete public improvements is to be paid to the City of Raleigh in the amount of 100% of construction costs on Louisburg Road and 125% of construction costs on Darton Way.



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12. The required ½-64' right-of-way for Darton Way shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
13. A sight easement shown and approved by the City of Raleigh based on metes and bounds per the preliminary plans along Darton Way and the associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld.
14. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld.
15. Next Step: A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

PUBLIC UTILITIES

16. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions

STORMWATER

17. Next Step: A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund.
18. Next Step: The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office.
19. Next Step: All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements.
20. Next Step: In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department



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URBAN FORESTRY

21. A tree impact permit is obtained and a fee-in-lieu is paid for one street tree along Darton Way.

Next Step: A tree conservation map in compliance with Chapter 9 of the Unified Development Ordinance shall be recorded with metes and bounds showing the designated Tree Conservation Areas.

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: 2-14-2021
Record the subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee)

Date: 2/14/2018

Staff Coordinator: Ryan Boivin



EXISTING CONDITIONS NOTES:

1. BOUNDARY, TOPOGRAPHIC AND EXISTING CONDITIONS INFORMATION TAKEN FROM A SURVEY BY KETCHEM-CROWDER & ASSOCIATES, PLLC. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEY AND SUBMIT IT TO THE OWNER FOR REVIEW.
2. BASED UPON F.E.M.A. FIRM COMMUNITY PANEL 3720174800J DATED MAY 2, 2006, THIS PROPERTY IS NOT LOCATED WITHIN AN ESTABLISHED FLOOD HAZARD ZONE (AE-100 YEAR FLOODPLAIN).
3. NO NATURAL OR HISTORIC SITES HAVE BEEN IDENTIFIED ON OR ADJACENT TO THIS PROPERTY.
4. OPEN SPACE AND TRAILS DO NOT SHOW ANY PROPOSED LONG RANGE TRAILS ON THE PROPERTY.
5. THERE ARE NO STEEP SLOPES ON THE SITE.

SURVEY NOTES:

ONLY UTILITIES WITH VISIBLE EVIDENCE LOCATED. UNDERGROUND UTILITY LINES SHOWN ARE APPROXIMATE AND EXTENT IS ESTIMATED & MAY BE INCOMPLETE. EXCAVATION MAY BE REQUIRED TO VERIFY LOCATIONS. OTHER UNDERGROUND UTILITIES MAY EXIST. CALL ONE CALL CENTER AT 1-800-632-4949 BEFORE DIGGING.

THE EXISTING CONDITIONS PLAN IS DRAWN FROM AN ACTUAL FIELD SURVEY CONDUCTED UNDER THE SUPERVISION OF KETCHEM-CROWDER & ASSOCIATES, PLLC, BASED ON INFORMATION FOUND IN THE PREVIOUSLY REFERENCED RECORD DOCUMENT(S) TO BEST OF THE SURVEYORS KNOWLEDGE PER GS 47-30. SAID SURVEY IS NOT TO BE RECORDED OR USED IN CONVEYANCE WITHOUT WRITTEN PERMISSION FROM THE SURVEYOR AND APPROPRIATE TOWN OFFICIALS.

AREAS ARE BY COORDINATE COMPUTATION AND ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.

NORTH ARROW IS REFERENCED TO RECORDED DOCUMENT SHOWN ABOVE UNLESS OTHERWISE NOTED.

BEARINGS AND DISTANCES OF TITLE LINES SHOWN ARE FROM RECORDED PLAT(S) AND/OR DEED(S).

FIELD MEASUREMENTS ARE SHOWN IN PARENTHESES WHERE SIGNIFICANT DIFFERENCES EXIST FROM RECORD LOT, OR WHERE RECORD LOT DOES NOT CLOSE MATHEMATICALLY.

THE ACCURACY OF THE TOPOGRAPHIC INFORMATION SHOWN ON THIS MAP EXCEEDS AN ACCURACY OF WITHIN HALF OF ONE CONTOUR INTERVAL OVER 90% OF THE SITE.



NC License #P-0673

Project:
RAINBOW DAYCARE
 8402 DARTON WAY
 WAKE FOREST TOWNSHIP
 RALEIGH, NORTH CAROLINA 27616

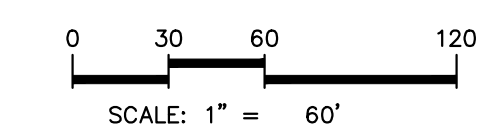
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No.	DATE	REVISION	BY

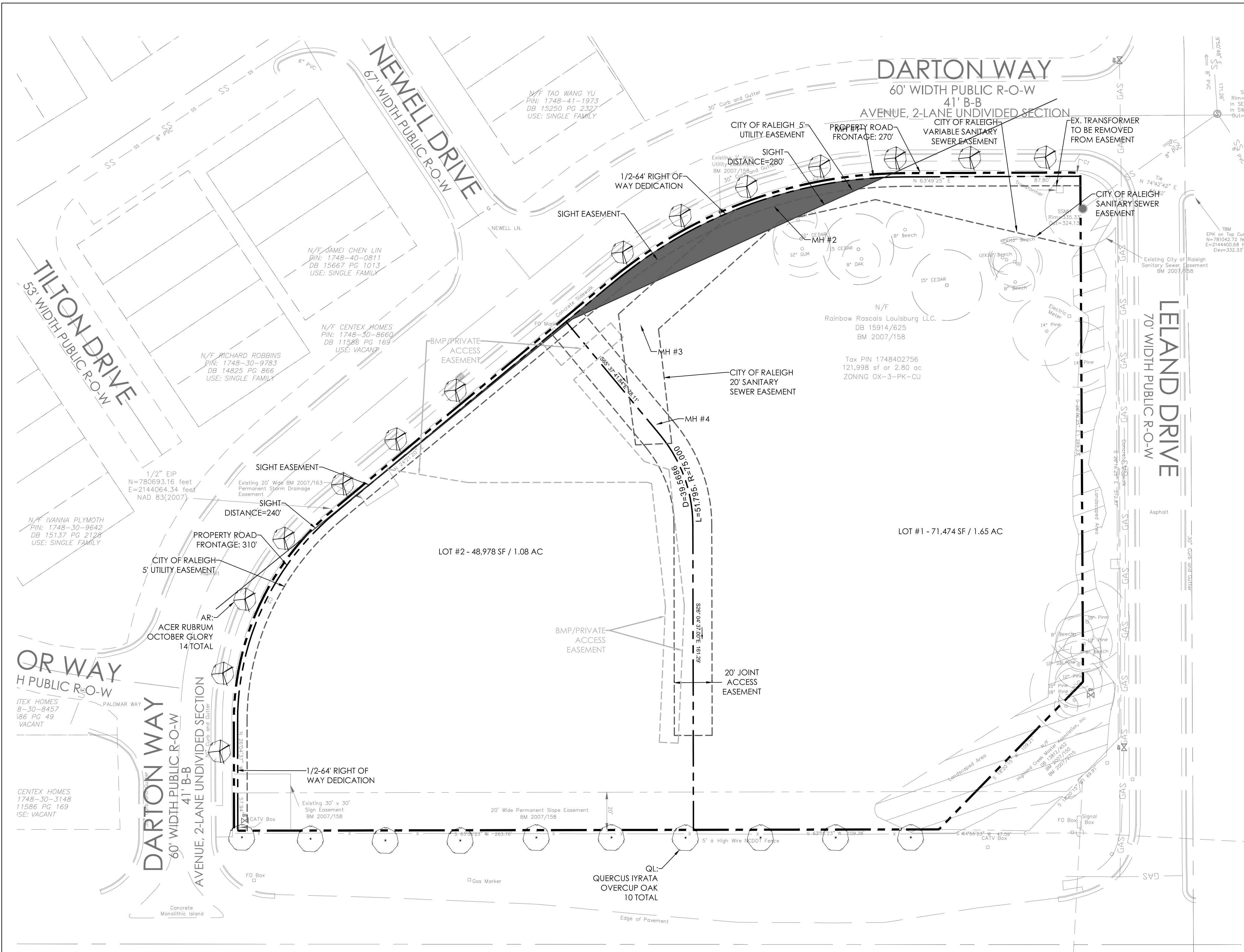
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proj #:
170501
 date:
SEPT. 14, 2017
 dwg by: chkd by:
DW JR
 scale:
1" = 60'

sheet:
C001
 SUBDIVISION PLAN



1
C001 EXISTING CONDITIONS
 SCALE: 1" = 60'



STREET TREE NOTES

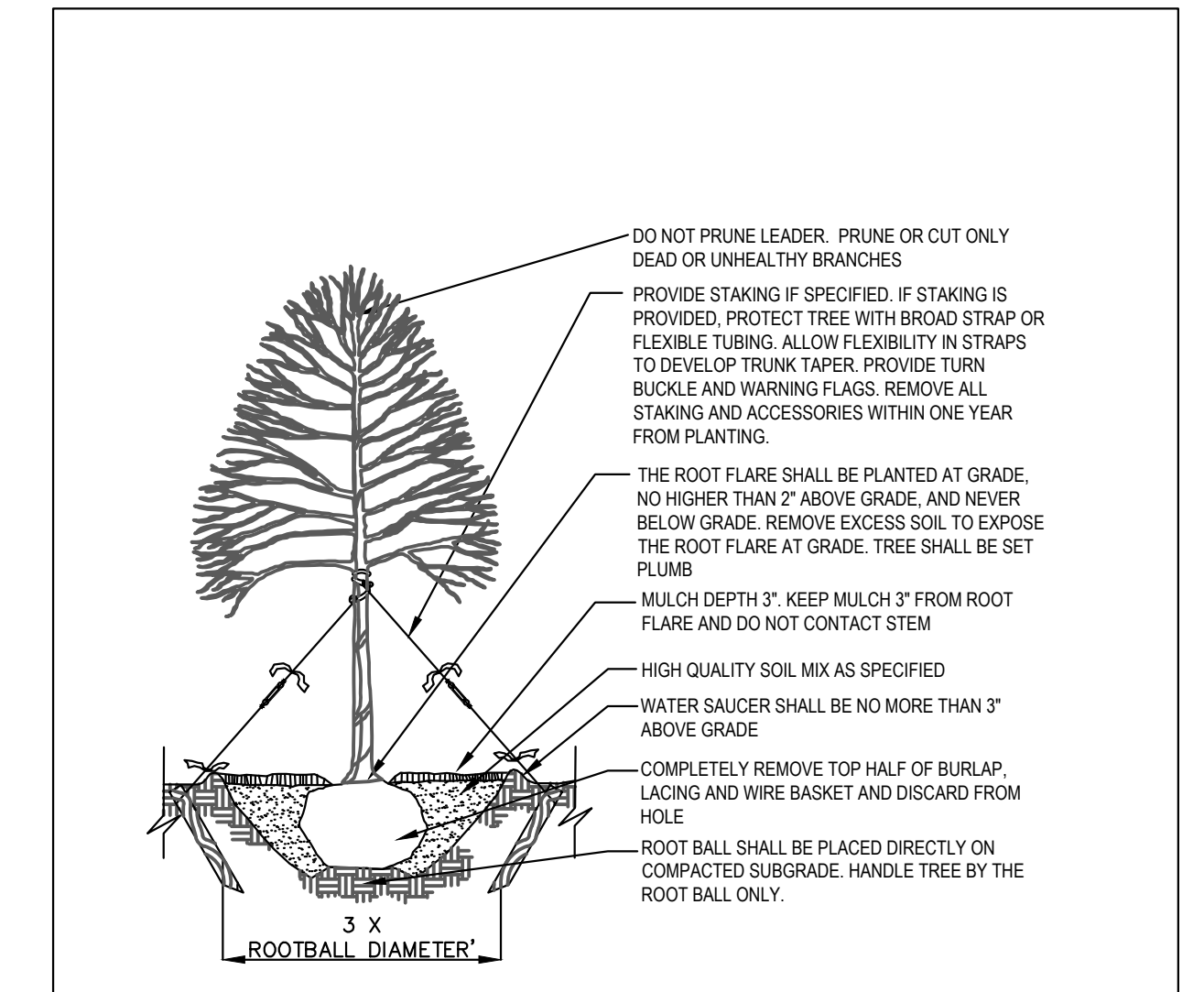
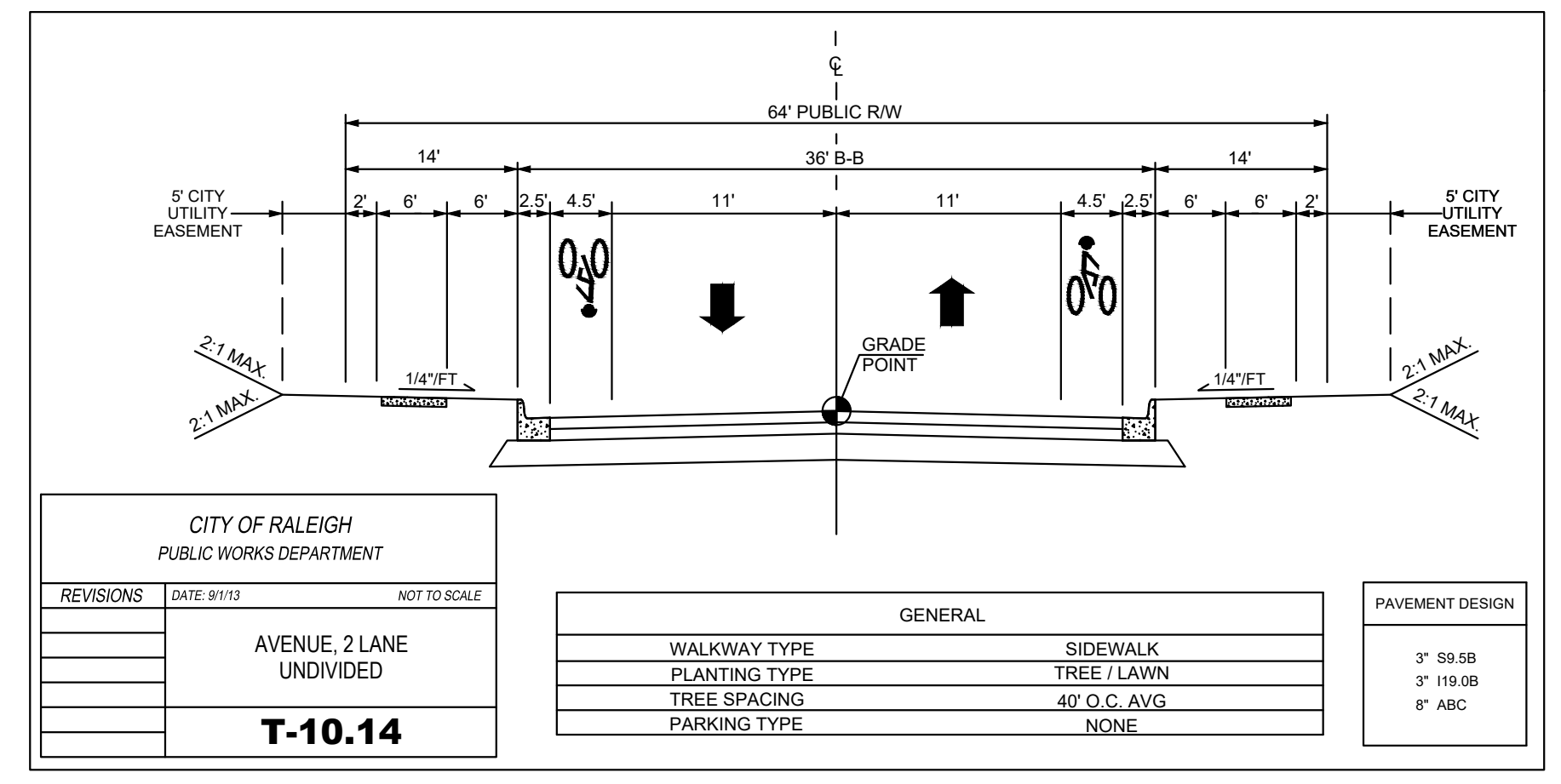
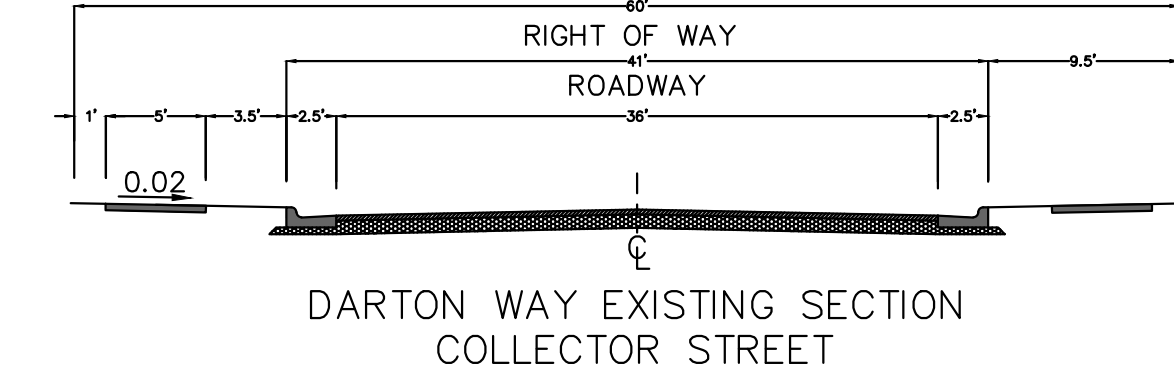
1. THE STREET FRONTAGE ALONG LOUISBURG ROAD IS APPROX. 375', REQUIRING 10 TREES AT 40' OC.
2. THE STREET FRONTAGE ALONG DORTON WAY IS APPROX. 580'. REQUIRING 15 TREES AT 40' OC. IF ONE OR MORE STREET TREES CANNOT BE PLACED, A FEE IN LIEU MAY BE REQUIRED.

SIGHT TRIANGLES NOTES

1. WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHT OF 2' AND 8' ABOVE THE CURB LINE ELEVATION.
2. OBJECTS WHICH MAY BE LOCATED IN THE SIGHT TRIANGLES, ARE ITEMS SUCH AS HYDRANTS, UTILITY POLES, UTILITY JUNCTION BOXES AND TRAFFIC CONTROL DEVICES PROVIDED THESE OBJECTS ARE LOCATED TO MINIMIZE VISUAL OBSTRUCTION.

TREE CONSERVATION (TCA) NOTES:

PROPERTY FOR LOT #1 = 0.200 AC
 PROPERTY FOR LOT #2 = 0.139 AC
 TOTAL PROPERTIES = 2.73 AC
 AT 10% REQUIRED TCA = 0.273 AC (11,892 SF)
 TOTAL TCA AT COMPLETION = 0.20045 AC (8,732 SF)
 TOTAL PERCENTAGE = 7.34 %
 TOTAL BASAL AREA = 45.647

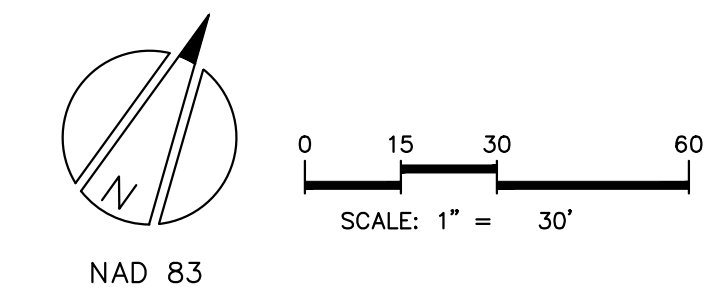


US HIGHWAY 401 - LOUISBURG ROAD
 195' WIDTH PUBLIC R-O-W

Plant Schedule 12.3.17

Symbol	Qty	Scientific Name	Common Name	Cal.	Hgt/Sprnd.	Root	Remarks
AR	14	Acer Rubrum	October Glory	3.5 inch Cal	12'-14' Height	B&B	Full matched specimen tree
QL	10	Quercus lyrata	Overcup Oak	3.5 inch Cal	12'-14' Height	B&B	Full matched specimen tree

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



1 SUBDIVISION PLAN
 SCALE: 1" = 30'

PEAK
 Engineering & Design
 5448 Apex Parkway #368 | Apex, NC 27502
 Phone: 919.435.0100 | Fax: 919.435.0411
 www.PeakEngineeringDesign.com

NC License #P-0673

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RAINBOW DAYCARE
8402 DORTON WAY
WAKE FOREST TOWNSHIP
RALEIGH, NORTH CAROLINA 27616

seal:

NO.	DATE	REVISION BY

title:
SUBDIVISION PLAN

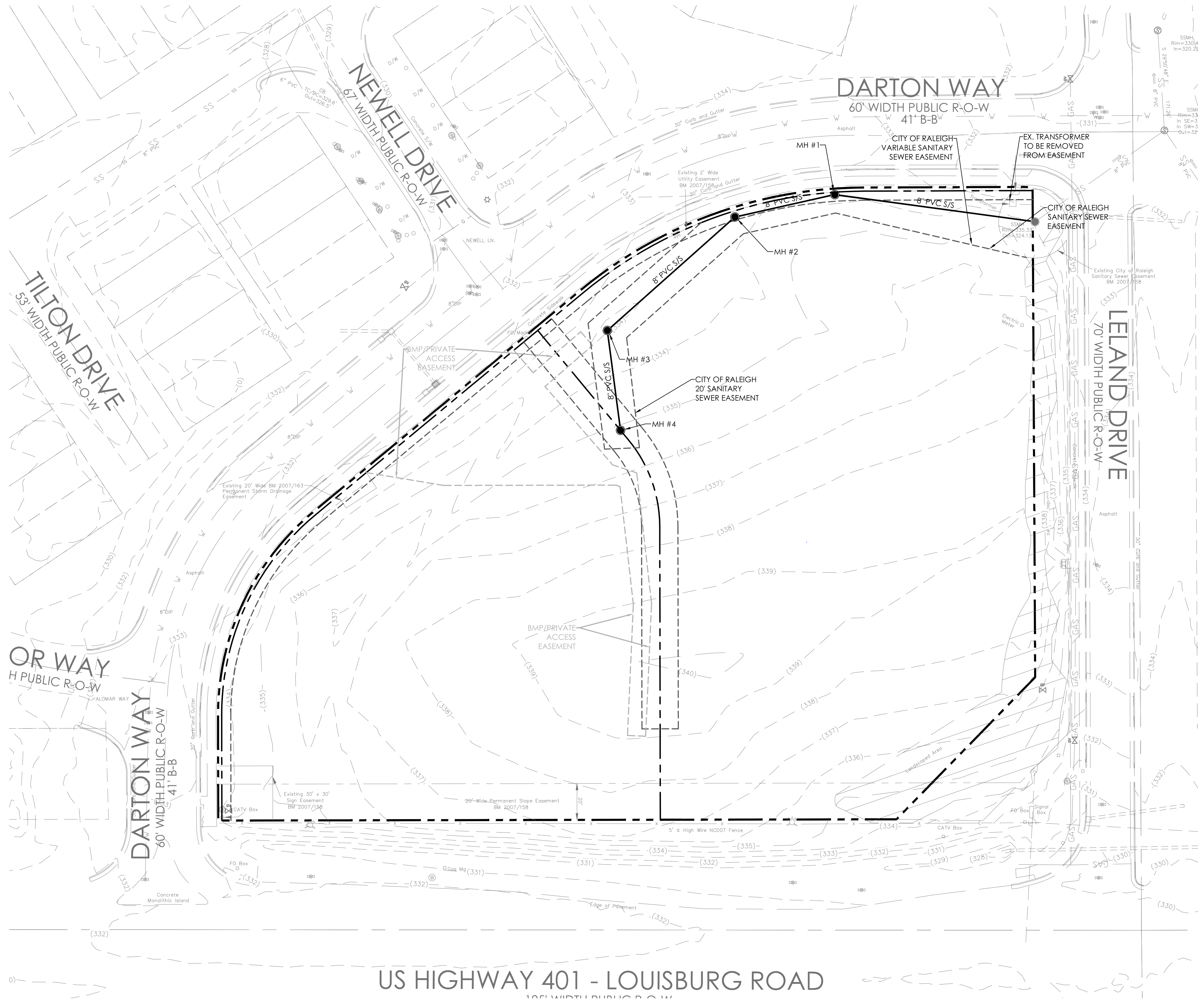
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170501

date:
SEPT. 14, 2017

dwg by: **chkd by:**
DW JR

scale:
1" = 30'

sheet:
C100
 SUBDIVISION PLAN

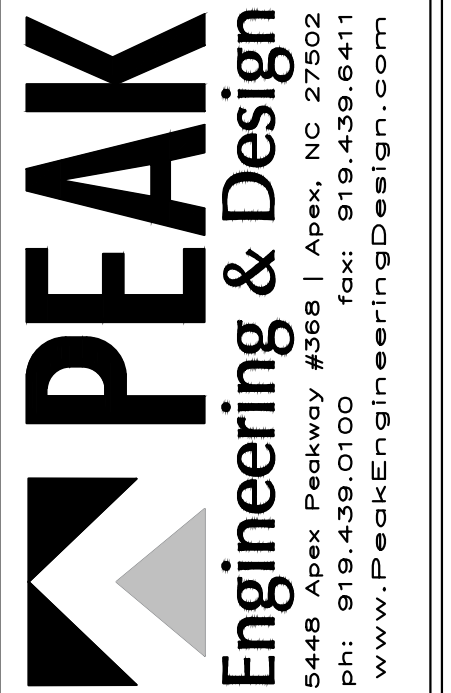


STANDARD UTILITY NOTES (AS APPLICABLE)

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS, HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL
 - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS, 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE
- INSTALL 1" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT.
NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION
- ALL NEW WATER AND SEWER EASEMENTS SHALL BE DEDICATION TO THE CITY OF RALEIGH AND ENTITLED "CITY OF RALEIGH SANITARY/WATER EASEMENT" PER STANDARDS OF THE PUBLIC UTILITIES HANDBOOK.

BACKFLOW PREVENTION NOTES:

- THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPARTMENT CONNECTION POINTS OR OTHER WATER-USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS REQUIRED BACKFLOW PREVENTER.
- EACH REQUIRED BACKFLOW PREVENTER ASSEMBLY IS REQUIRED TO BE TESTED BY AN APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM INTO SERVICE.



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seal:

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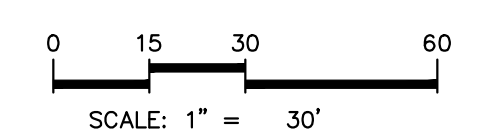
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UTILITY PLAN

proj #:
170501

date:
Sept. 14, 2017
 dwg by: **DW** chkd by: **JR**

scale:
1" = NA

sheet:
C200
 SUBDIVISION PLAN



1
 UTILITY PLAN
 SCALE: 1" = 30'

No.	DATE	REVISION	BY
1	1/4/2016	CITY OF RALEIGH COMMENTS	JP
2	9/20/17	CITY OF RALEIGH COMMENTS	JP
3	12/1/2017	CITY OF RALEIGH COMMENTS	JP
4	1/16/18	City of Raleigh Comments	JP

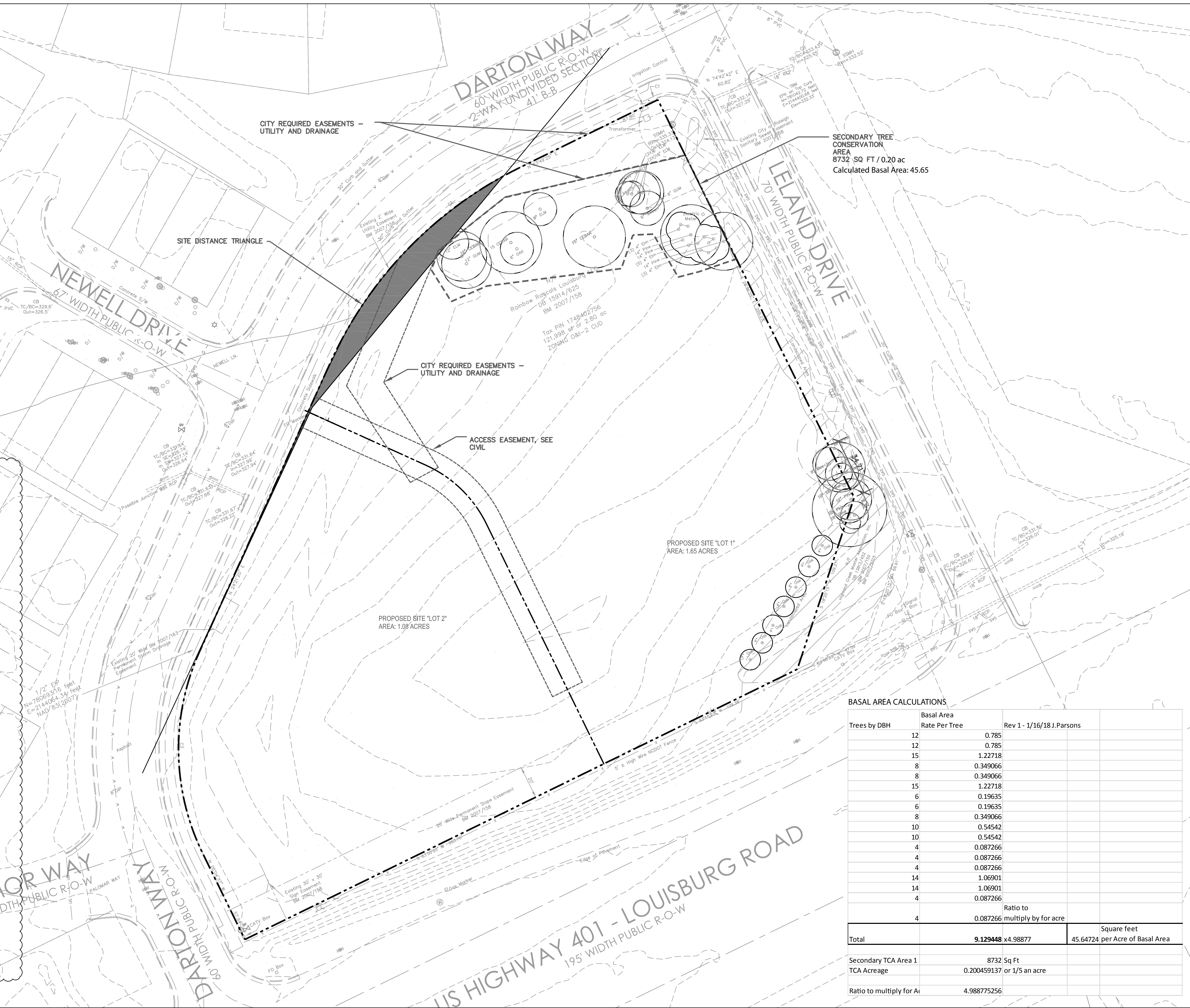
title:
SUBDIVISION PLAN
TCA - Proposed Areas

proj #:
141201
date:
Dec 2, 2017
dwg by: chkd by:
JEP JEP
scale:
1" = 30'

sheet:
L104
SUBDIVISION PLAN

Required Tree Conservation		
Total Tract	Acreage	Sq. Ft.
Site Area	2.730	118,918.80
10% TCA Required	0.273	11,891.88
Subdivision Information		
Future Lot 1	Acreage	Sq. Ft.
Future Lot 1	1.650	71,874.00
Future Lot 2	1.080	47,044.80
Tree Conservation Provided For Lot 1		
Lot Area	Acres	Sq Ft
Lot Area	1.650	72,328.45
10% tree save required to be met by lot	0.165	7,187.40
Secondary TCA based on Existing Trees	0.200	8,732.00
Total TCA Reserved At Final Construction-Lot 1	0.200	
Total TCA Reserved for Lot 2	0.035	1,544.60
Total TCA Lot 1 based on existing trees	0.165	10.00%
Tree Conservation Provided for Lot 2		
Lot Area	Acres	Sq Ft
Lot Area	1.080	47,044.80
10% tree save required to be met by lot-	0.108	4,704.48
TCA based on Existing Trees	0.000	0.00
TCA from Lot 1	0.035	1,544.60
Total TCA Lot 2 based on existing trees	0.035	3.28%
Total TCA - Lots 1 and 2		
Acres	Sq Ft	
0.20	8,732	
Total TCA Percentage	7.33%	

Tree Conservation Plan Data Sheet		
UDO Article 9.1 Tree Conservation		
(Include applicable information on the plan sheet)		
Project Name: Darton Way Subdivision		
Gross Site Acres:	2.730	ac
Right-of-way to be dedicated with this project:		ac
Net Site Acres:	2.730	ac
	Number of Acres	Percent of Tract
UDO 9.1.4.A. Primary Tree Conservation Areas		
1. Primary Tree Conservation Area - SHOD 1	ac	%
1. Primary Tree Conservation Area - SHOD 2	ac	%
2. Primary Tree Conservation Area - Parkway Frontage	ac	%
3. Primary Tree Conservation Area - CM	ac	%
4. Primary Tree Conservation Area - MPOD	ac	%
5. Primary Tree Conservation Area - Champion Tree XX" dbh species	ac	%
6. Primary Tree Conservation Area - Noise Buffer Zone 2	ac	%
7. Primary Tree Conservation Area - 45% Slopes	ac	%
8. Primary Tree Conservation Area - Thoroughfare	ac	%
Subtotal of Primary Tree Conservation Areas:	ac	%
UDO 9.1.4.D.2 Tree Conservation Area - Greenway		
	ac	%
UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas		
(Include perimeter buffers and their alternate compliance areas)	0.200	7.32%
UDO 9.1.4.B.1.c. & d. Individual Tree Secondary Tree Conservation Areas		
(Include individual trees and their alternate compliance areas)	ac	%
Subtotal of Secondary Tree Conservation Areas:	0.200	7.32
TOTAL ALL TREE CONSERVATION AREA PROVIDED:	0.200	7.32
UDO 9.1.9. Watershed Protection Overlay Districts		
UWPOD - Wooded Area (preserved)	ac	%
UWPOD - Wooded Area (planted)	ac	%
FWPOD - Wooded Area (preserved)	ac	%
FWPOD - Wooded Area (planted)	ac	%
SWPOD - Wooded Area (preserved)	ac	%
SWPOD - Wooded Area (planted)	ac	%



BASAL AREA CALCULATIONS			
Trees by DBH	Basal Area Rate Per Tree	Rev 1 - 1/16/18 J. Parsons	
12	0.785		
12	0.785		
15	1.22718		
8	0.349066		
8	0.349066		
15	1.22718		
6	0.19635		
6	0.19635		
8	0.349066		
10	0.54542		
10	0.54542		
4	0.087266		
4	0.087266		
4	0.087266		
14	1.06901		
14	1.06901		
4	0.087266		
		Ratio to	
4	0.087266 multiply by for acre		
		Square feet	
Total	9.129448 x4.98877	45,64724 per Acre of Basal Area	
Secondary TCA Area 1	8732 Sq Ft		
TCA Acreage	0.200459137 or 1/5 an acre		
Ratio to multiply for A	4.988775256		

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



1 TCA - PROPOSED AREAS
SCALE: 1" = 30'

