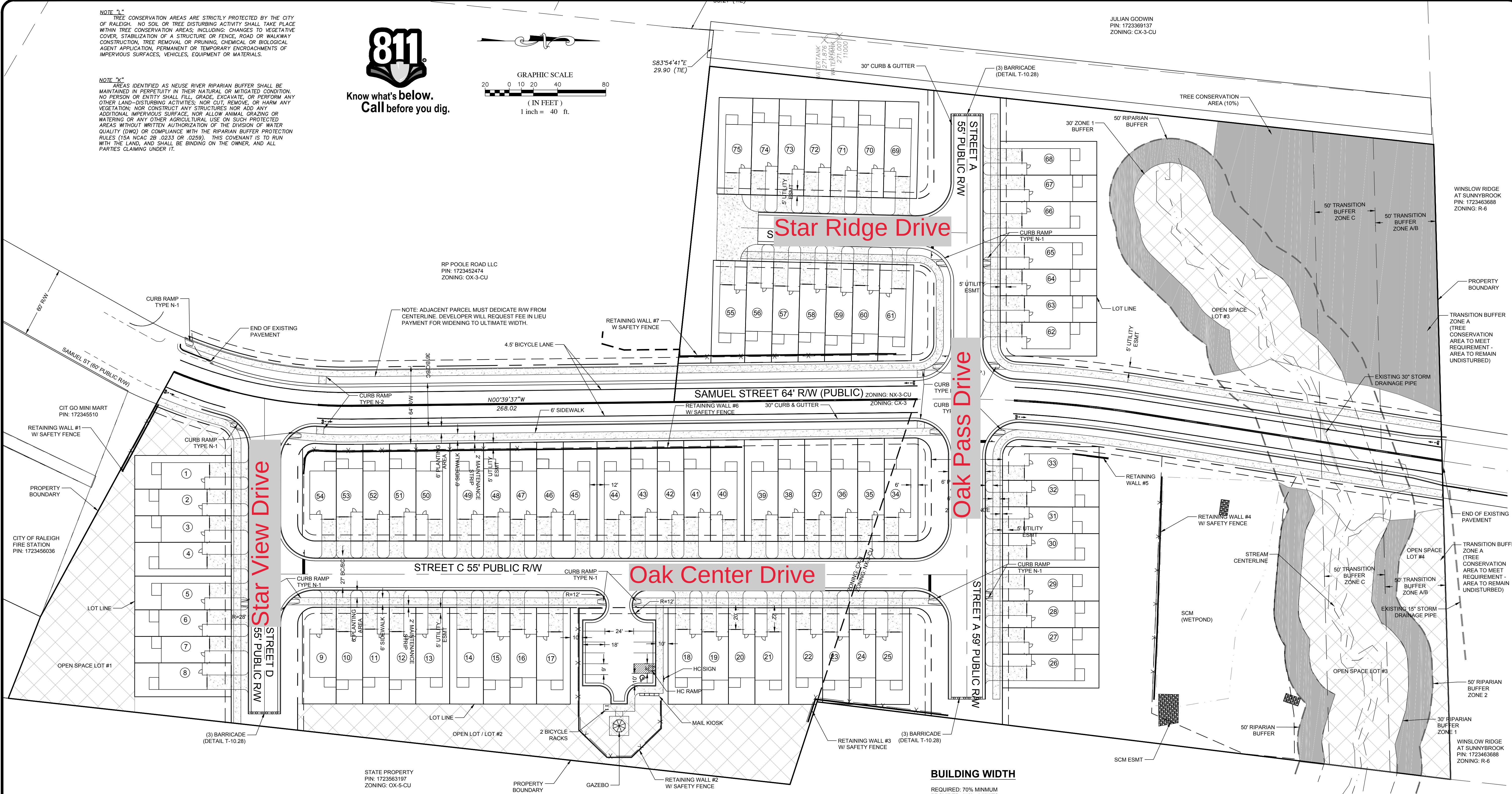
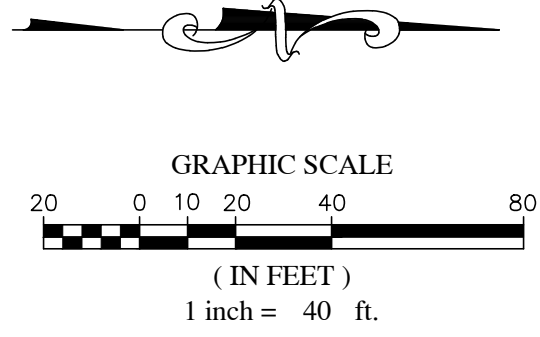


NOTE "A"
TREE CONSERVATION AREAS ARE STRICTLY PROTECTED BY THE CITY OF RALEIGH. NO SOIL OR TREE DISTURBING ACTIVITY SHALL TAKE PLACE WITHIN TREE CONSERVATION AREAS, INCLUDING: CHANGES TO VEGETATIVE COVER, STABILIZATION OF A STRUCTURE, OR FENCE, ROAD OR WALKWAY CONSTRUCTION, TREE REMOVAL OR PRUNING, CHEMICAL OR BIOLOGICAL AGENT APPLICATION, PERMANENT OR TEMPORARY ENCROACHMENTS OF IMPERVIOUS SURFACES, VEHICLES, EQUIPMENT OR MATERIALS.

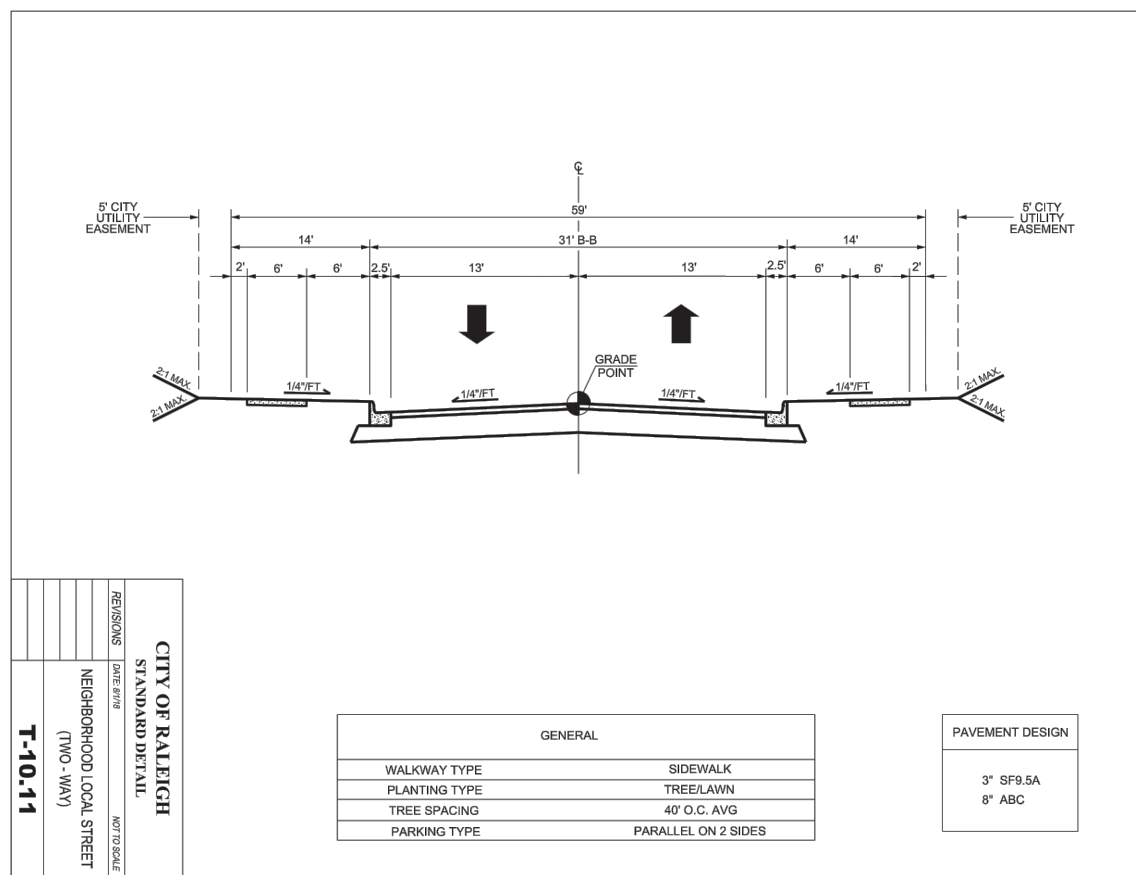
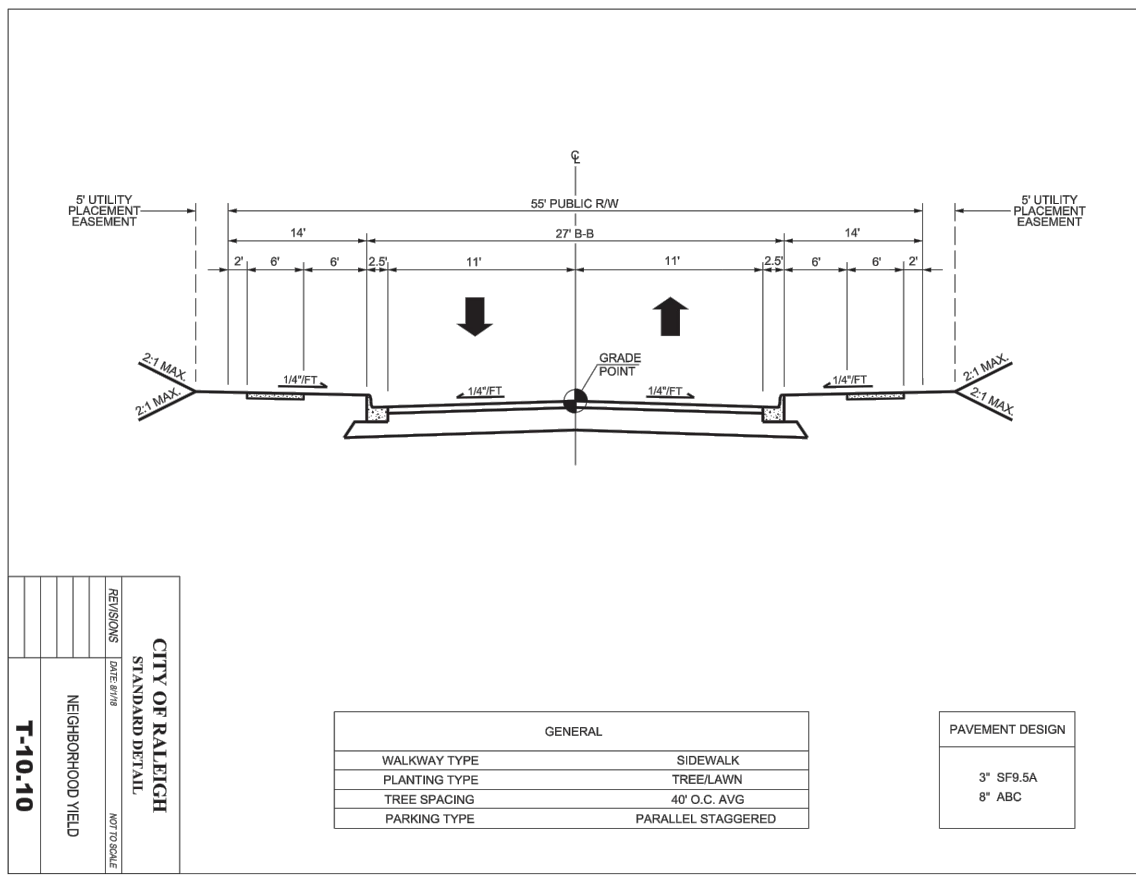
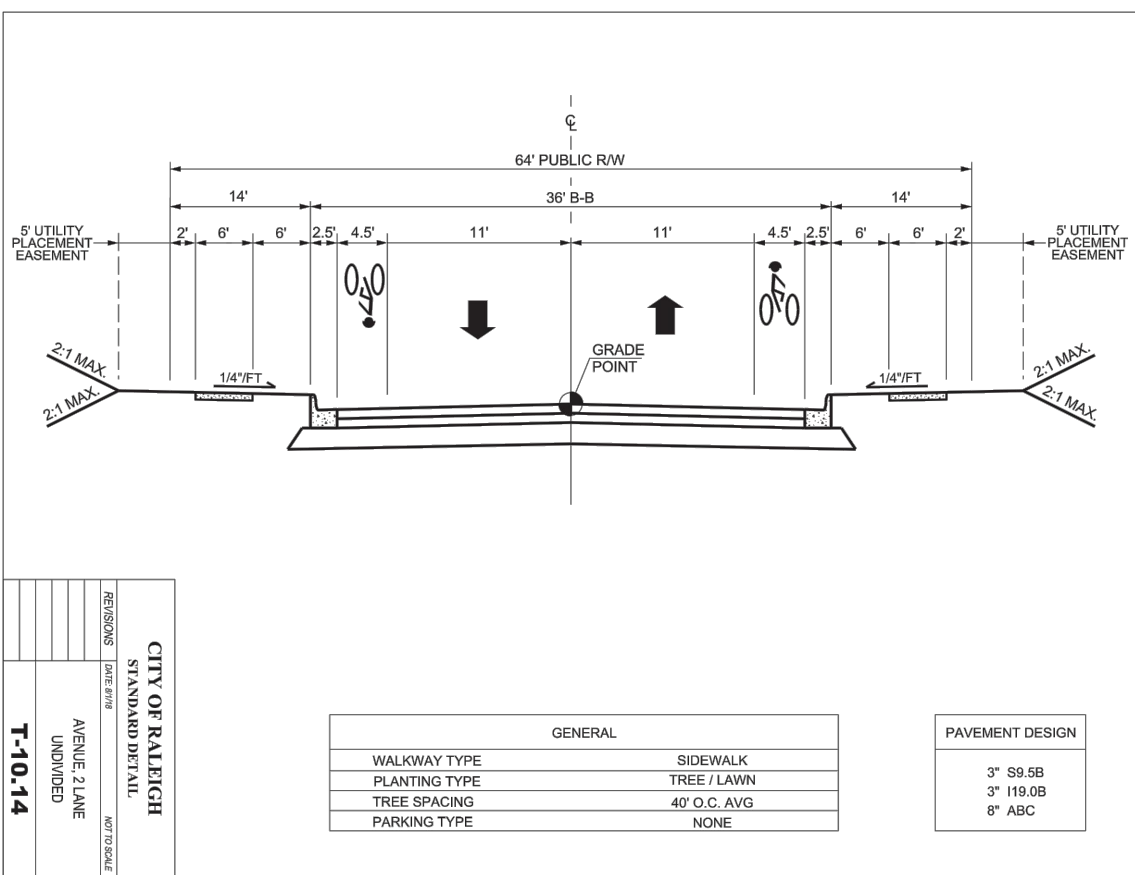
NOTE "B"
AREAS IDENTIFIED AS NEUSE RIVER RIPARIAN BUFFER SHALL BE MAINTAINED IN PERPETUITY IN THEIR NATURAL OR MITIGATED CONDITION. NO PERSON OR ENTITY SHALL FILL, GRADE, EXCAVATE, OR PERFORM ANY OTHER LAND-DISTURBING ACTIVITIES; NOR CUT, REMOVE, OR HARM ANY VEGETATION; NOR CONSTRUCT ANY STRUCTURES NOR ADD ANY ADDITIONAL IMPERVIOUS SURFACE, NOR ALLOW ANIMAL, CRACKING OR WATERING OR ANY OTHER AGRICULTURAL USE ON SUCH PROTECTED AREAS WITHOUT WRITTEN AUTHORIZATION OF THE DIVISION OF WATER QUALITY (DWQ) OR COMPLIANCE WITH THE RIPARIAN BUFFER PROTECTION RULES (15A NCAC 2B .0233 OR .0259). THIS COVENANT IS TO RUN WITH THE LAND, AND SHALL BE BINDING ON THE OWNER, AND ALL PARTIES CLAIMING UNDER IT.



Know what's below.
Call before you dig.

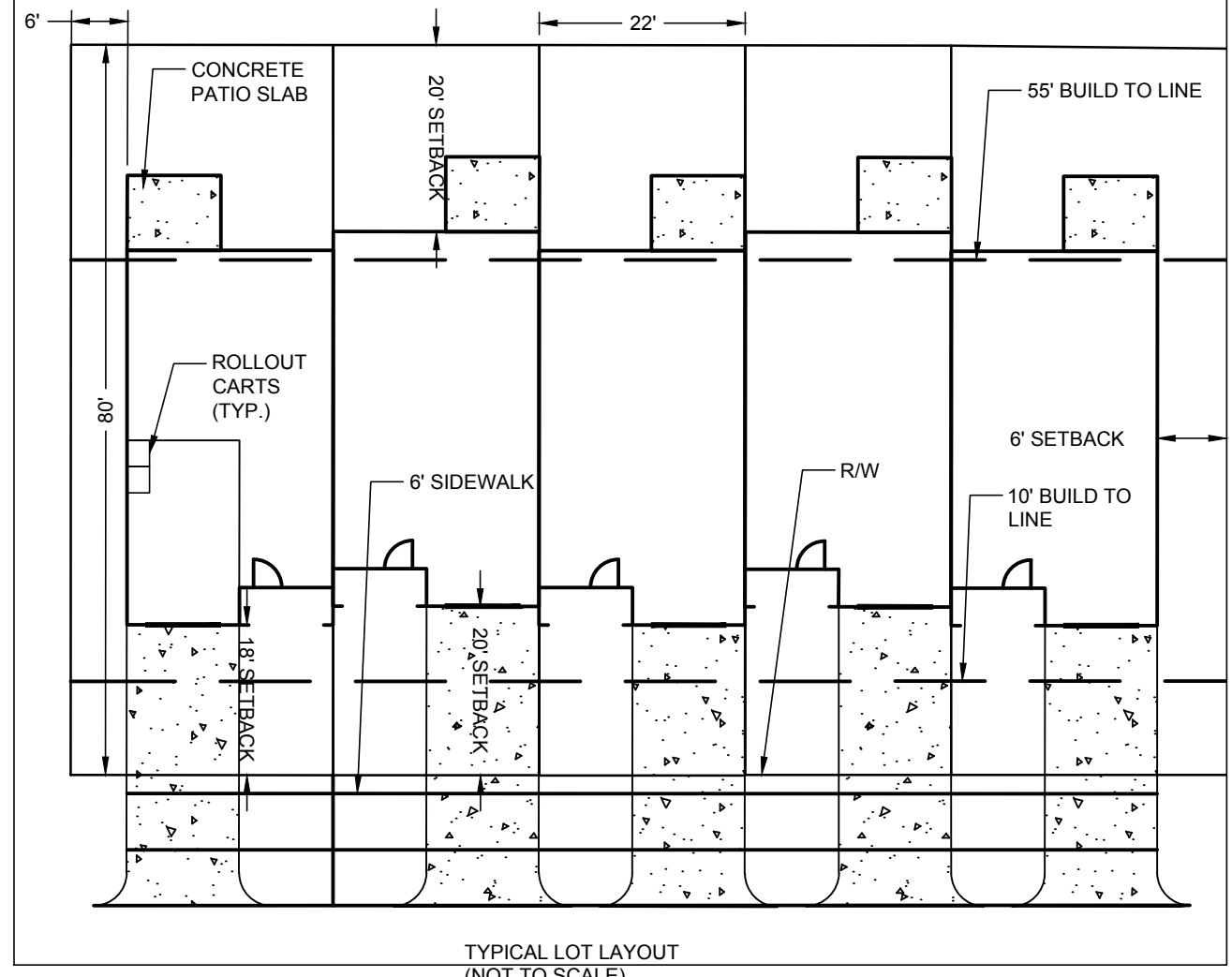


- NOTE:
1. WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
 2. LANDSCAPE WALL OR STEM WALLS SHOWN ARE LESS THAN 6' IN HEIGHT. RETAINING WALLS #1 AND #2 ARE GREATER THAN 5' IN HEIGHT.



BUILDING WIDTH

REQUIRED: 70% MINIMUM
PROVIDED: 85% - 3 UNITS
88% - 4 UNITS
90% - 5 UNITS
92% - 6 UNITS
93% - 7 UNITS

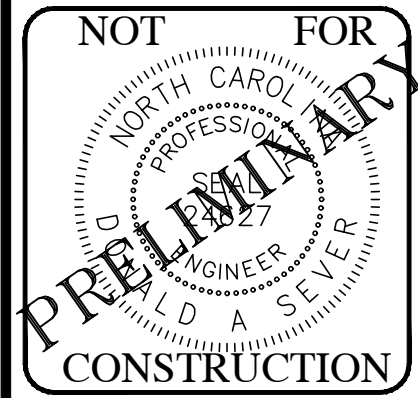


SITE INFORMATION :

PIN: 1723456736
AREA: 10.857 ACRES
SITE TOTAL = 75 UNITS
ZONING: CX-3 (4.25 AC) / NX-3 CU (6.607 AC; CASE #: Z-9-19)
OVERLAY DISTRICT: NONE
IMPERVIOUS AREA: 0 SF EXISTING
218,400 SF PROPOSED
5.0 AC (46%) - 70% ALLOWED
DENSITY: CX-3 = 42 UNITS / 4.25 AC = 9.88 UNITS PER ACRE
NX-3-CU = 33 UNITS / 6.607 AC = 5.0 UNITS PER ACRE
R/W DEDICATION = 3.052 ACRES
NET AREA = 10.857 - 3.052 = 7.805 ACRES
VEHICLE PARKING: REQUIRED: 161 SPACES (SEE PARKING REDUCTION LETTER)
PROVIDED: 75 X 2 + 11 = 161 REGULAR SPACES
1 HANDICAP SPACE
& VAN ACCESSIBLE SPACE
BICYCLE PARKING: REQUIRED: 75 / 20 = 4 SPACES
PROVIDED: 4 SPACES (2 BICYCLE RACKS)
OPEN LOT: REQUIRED: 5,000 SQ.FT.
PROVIDED: 18,700 SQ.FT.
OPEN SPACE: REQUIRED = 10% X 7.805 = 0.781 ACRE
PROVIDED = 1.06 ACRES = 13.56% OF NET AREA
TREE CONSERVATION: REQUIRED = 10% X 7.805 = 0.781 ACRE
PROVIDED = 1.05 ACRE = 13.62% OF NET AREA
BUILDING SETBACK:
FROM PRIMARY STREET: 10 FEET
FROM SIDE STREET: 10 FEET
FROM SIDE LOT LINE: 0 OR 6 FEET
FROM REAR LOT LINE: 20 FEET

NO.	REVISIONS	DATE	BY
7			
6			
5			
4			
3			
2			
1			

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www.summitde.net

CONCEPTUAL SITE PLAN
SAMUEL ST. TOWNHOMES
800 SAMUEL ST
27610, RALEIGH, NC
OVERALL SITE PLAN
PROJECT NO.
18-0405
DRAWING NAME:
18-0405_S
SHEET NO.
C-3