



ZONING HARDSHIP VARIANCE APPLICATION

Submit required documentation to:
Wake County Planning, Development and Inspections
PO Box 550 Wake County Office Building
Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh
Contact (919) 856-6335 for additional information.

File #
Fee
Amt Paid
Check #
Rec'd Date
Rec'd By

Zoning Ordinance Regulation(s) Proposed to be Varied (cite each section(s) and identify requirement from which the variance(s) is (are) being requested; quantify variance – i.e. if this is a variance to allow an encroachment into a setback, give depth of encroachment and total square feet of area proposed to encroach into setback:

ELIMINATE TYPE C INTERMITTENT-Z SCREEN AS REQUIRED PER ARTICLE 16-10-2 OF THE WAKE COUNTY UNIFIED DEVELOPMENT ORDINANCE

Property

Parcel Identification Number: 1719813398, 1719914474
Address: 11408 RAVEN RIDGE RD, RALEIGH, NC 27604
Location: NORTH side of RAVEN RIDGE RD, at/between
(north, east, south, west) (street)
FALLS OF THE NEUSE RD and KOUPALA DR
(street) (street)
Total site area in square feet and acres: 6,477,985.60 square feet 148.76 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: R-80 (W)

List Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): SINGLE FAMILY - VACANT

How is this proposed use a public necessity?

NATURE PRESERVE.

What is impact on surrounding neighborhood and adjacent properties? LOCAL RECREATION ACTIVITY, COMM. EDUC. OPPTS., ADDL TRAFFIC IN OFF-PEAK HOURS., CONSTRUCTION ACTIVITY

Property Owner

Name: CITY OF RALEIGH PARKS & RECREATION DEPT.
Address: 333 FAYETTEVILLE ST, SUITE 300
City: RALEIGH State: NC Zip Code: 27601
E-mail Address: STEPHEN.BENTLEY@RALEIGH.NC.GOV Fax: 919.807.5125
Telephone Number: 919.996.4784

Applicant (person to whom all correspondence will be sent)

Name: CLH DESIGN, ATTN: GLENN MEDLIN
Address: 400 REGENCY FOREST DR, SUITE 120
City: CARY State: NC Zip Code: 27518
E-mail Address: GMEBLING@CLHDESIGNPA.COM Fax: 919.319.7516
Telephone Number: 919.319.6716 Relationship to Owner: CONSULTANT

Extent of Proposed Variance (Describe the extent to which the regulation is proposed to be varied.)

ELIMINATE TYPE C INTERMITTENT-2 SCREEN AS REQUIRED
PER ARTICLE 16-10-2 OF THE WAKE COUNTY U.D.O.

All property owners must sign this application unless one or more individuals are specifically authorized to act as an agent on behalf of the collective interest of some or all of the owners (provide a copy of such authorization).

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature: Stephen C. Beatty Date: 1/17/2011

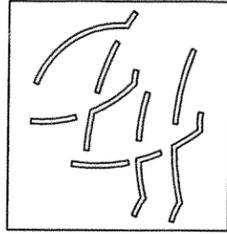
Signature: _____ Date: _____

Signature: _____ Date: _____

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: [Signature] Date: 1/17/10

Notes: All documents and maps submitted as required become the property of Wake County.
The Wake County Unified Development Ordinance is on the web at www.wakegov.com.



CLH design, p.a.

Regency Park, 400 Regency Forest Dr., Suite 120
Cary, North Carolina 27513
Phone: (919) 319-6716 Fax: (919) 319-7516

1-18-10

TO: Board of Adjustment, Wake County, NC
FROM: CLH Design, p.a.
RE: ZONING HARDSHIP VARIANCE
CITY OF RALEIGH PARKS & RECREATION
DR. ANNIE LOUISE WILKERSON, MD NATURE PRESERVE PARK
CC: File (09-121/permit)

The City of Raleigh Parks and Recreation Department received a 157 acre parcel of land from the will of Dr. Annie Louise Wilkerson, MD. The existing land use of the property was a single-family residence and farm. The requirements of the will state that the land be turned into a Nature Preserve Park.

The Annie Louise Wilkerson MD Nature Park Preserve is located in Wake County's Planning and Zoning Jurisdiction, but is adjacent to the North district planning boundary within the Falls Lake Watershed. The property is zoned R-80 (W) Residential 80 Watershed. Land use in the project vicinity is primarily low density residential.

The project has been approved through the Special Use Permit process (# BA SU 2124-10) and the General/Commercial Use Permit process (# 0110243).

STATEMENT OF JUSTIFICATION

1. *Practical difficulties or unnecessary hardships would result from carrying out the strict letter of the regulation.*

1a. Strict compliance with the regulation provides the property owner no reasonable use of the property.

Strict compliance with the regulation does not prevent the Owner from reasonable use of the property; however, it could damage "good neighbor relations" and could affect re-sale values of several adjacent property owners. The Type C Intermittent-2 Screen required per the Zoning Ordinance will block the view of an existing pond on the property. The current view is one of the main reasons the adjacent property owners decided to purchase their property.

The City of Raleigh, or current property owner, has met with the adjacent property owners, reviewed the proposed landscaping screen and all parties agreed that seeking this variance was their first preference.

Ib. The hardship results from application of the regulation to the property.

Yes, the hardship results from the application of the regulation to the property.

Ic. The hardship is one that affects the property directly.

Yes, the hardship affects the property directly. The intended use of the property is a nature preserve park. The design approach is to maximize the opportunity for research and educational opportunities, while minimizing the ecological footprint. Low impact development, sustainable design techniques and adaptive re-use of the buildings, native plant use and pervious surface materials will be utilized to limit the amount of disturbance. Installing a formal screen would not be consistent with these practices and would not be in the spirit of a nature preserve.

There are also costs associated with the buffer. The initial cost to install the required buffer is approximately \$25,000. Once installed, there will be yearly maintenance costs incurred by the property owner to ensure the health and survivability of the plantings. Given the current economic times and that the current property owner is a government agency (City of Raleigh), they feel as though the costs associated with the buffer installation and required maintenance would not be a wise use of public funds. They also feel that since this land was gifted, it would be best to manage the site in line with intent of the donor as a nature preserve contributing to the good of the local community.

Access to the area is very limited because the buffer is at the rear of the property. This would only add to the actual maintenance and associated costs.

The hardship also affects several adjacent properties. The required buffer will block current views of the property. As indicated in Item 1a, this view is one of the main reasons the adjacent property owners decided to purchase their property.

Id. The hardship is not the result of the property owner's own actions – that is, special circumstances or conditions causing the hardship exist through no fault of the property owner.

The hardship is not the result of the property owner's own actions. It is required per Article 16-10-2 of the Wake County Unified Zoning Ordinance.

Ie. The hardship is peculiar to the property.

Yes, the hardship is peculiar to the property. Article 16-10-2 of the Zoning Ordinance requires a landscape screen between adjoining properties in an effort to protect the adjacent properties. Typically, the buffer screenings are intended to protect landowners from commercial or industrial type uses near residential properties. In this case, the adjacent use is a nature preserve that is a desired use and provides a desired viewscape for the adjacent property owners. The adjacent properties do not want the required screen because it will block current views of the property. As indicated in Item 1a, this view is one of the main reasons the adjacent property owners decided to purchase their property.

The required screen will also detract from the actual intent of the property. The intended use of the property is a nature preserve park. Low impact development, sustainable design techniques and adaptive re-use of the buildings, native plant use and pervious surface materials

will be utilized to limit the amount of disturbance. Installing a formal screen would not be consistent with these practices and would not be in the spirit of a nature preserve.

2. *The variance would be in harmony with the general purpose and intent of the Zoning Ordinance and preserve its spirit.*

Article 16-10-2 of the Wake County Unified Zoning Ordinance requires a landscape screen between adjoining properties. The intent is to protect the adjacent property from the new use.

As indicate in Item 1 above, the design approach is to maximize the opportunity for research and educational opportunities, while minimizing the ecological footprint. Low impact development, sustainable design techniques and adaptive re-use of the buildings, native plant use and pervious surface materials will be utilized to limit the amount of disturbance. As a supplement to the Type C Intermittent-2 Screen, the property owner is designating a self-imposed, 150' Conservation Buffer at the front and rear property lines. This area will be left undisturbed in an effort to create an additional buffer to separate the nature preserve from adjacent urban sprawl, as well as enhance the entrance into the Preserve.

We believe that allowing this variance will still maintain the spirit and intent of the Zoning Ordinance.

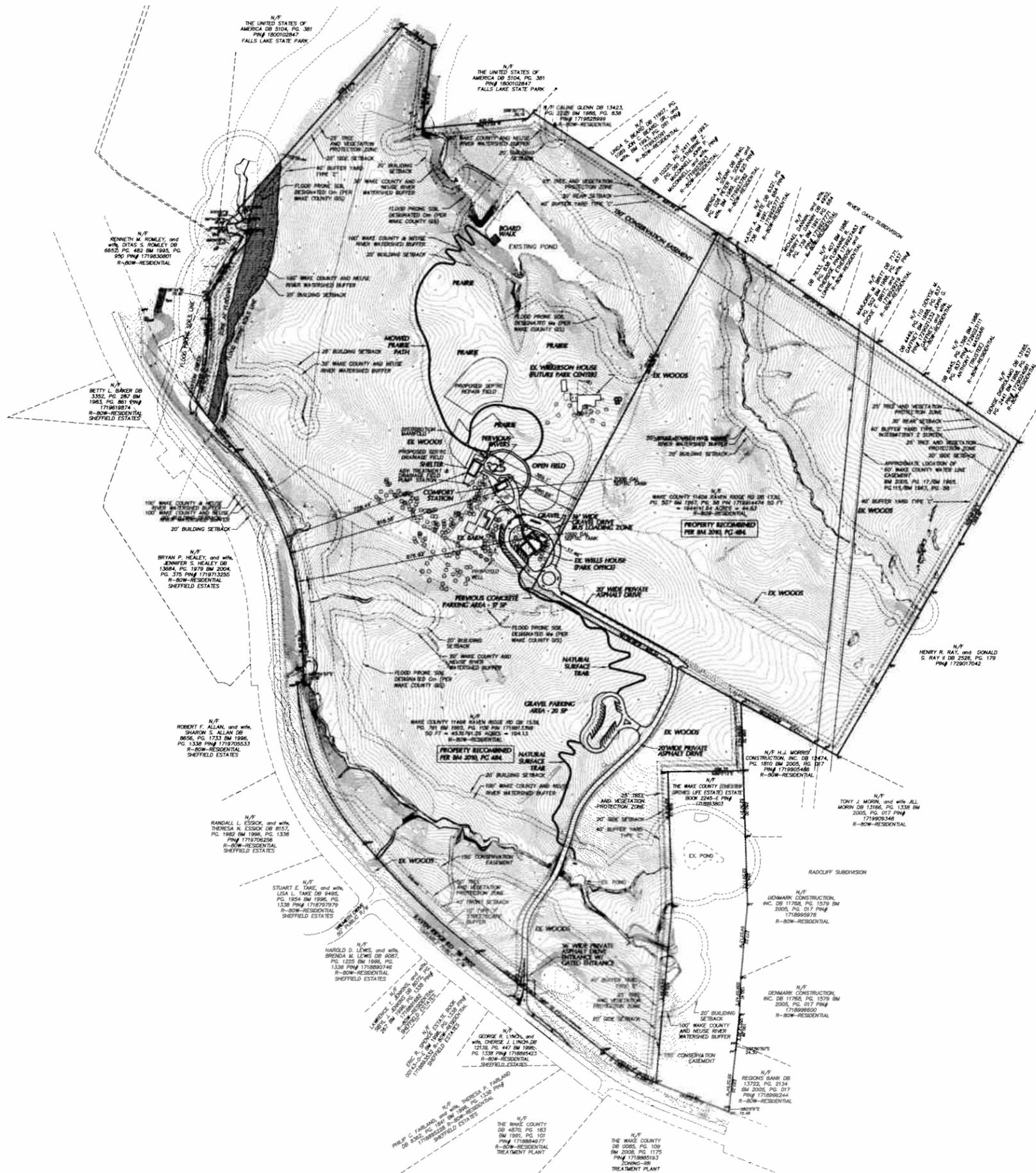
3. *In granting of the variance, the public safety and welfare would be assured and substantial justice done, both for the landowner and the public at large.*

3a. The granting of the variance will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use, and will not be materially detrimental to the public welfare or injurious to property or improvement in such neighborhood.

No. The granting of the variance will not materially affect adversely the health or safety of persons on the property, nor will it be materially detrimental to the public welfare.

3b. The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.

The granting of the variance is not necessary for the preservation and enjoyment of the property, but it is necessary for the adjacent property owners to preserve and enjoy their property. The required screen will block current views of the property. As indicated in Item 1a, this view is one of the main reasons the adjacent property owners decided to purchase their property.

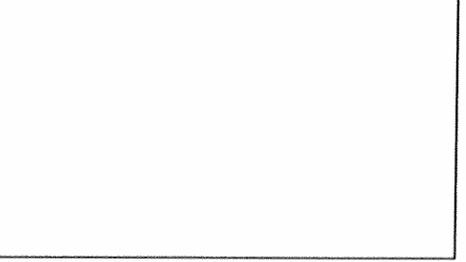
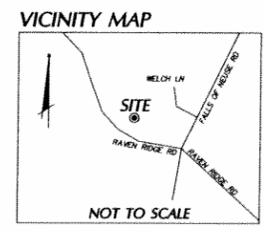


SITE DATA

WAKE COUNTY PROJECT NUMBER: 53400-03-09
PROJECT: ANNE LOUISE WILKERSON, MD NATURE PRESERVE PARK
OWNER: WAKE COUNTY
OWNER CONTACT: STEPHEN BENTLEY, 333 FAYETTEVILLE ST., SUITE 300, RALEIGH, NC 27601, 919-996-4764
DESIGNER: CLH DESIGN, PA
DESIGNER CONTACT: GLENN MEDLIN, 400 REGENCY FOREST DR., SUITE 120, CARY, NC 27518, PHONE: 919-319-6716, FAX: 919-319-7516
PROJECT ADDRESS: 11408 RAVEN RIDGE RD., RALEIGH, NC 27604
PIN: 1719813398, 1719914474
CURRENT ZONING: R-BOW
EXISTING USE: RESIDENCE
PROPOSED USE: NATURE PRESERVE
TRACT AREA: 104.13 AC. + 44.63 AC. = 148.76 AC.
EXISTING BUILDING: 1,523 SF (PARK OFFICE)
PROPOSED ADDITION: 841 SF (PARK OFFICE), 1,339 SF (COMFORT STATION), 1,560 SF (SHELTER)
PROPOSED BUILDING HEIGHT: 20'-7" (PARK OFFICE), 17'-0" (COMFORT STATION), 17'-0" (SHELTER)
PROPOSED VEHICULAR SURFACE AREA: 84,817 (1.95 ACRES)
EXISTING IMPERVIOUS AREA: 52,408 SF (1.20 ACRES)
EXISTING IMPERVIOUS REMOVED: 32,848 SF (0.75 ACRES)
NEW IMPERVIOUS AREA: 126,868 SF (2.9 AC)
TOTAL BUILDOUT IMPERVIOUS AREA: 145,926 SF (3.35 AC)

PARKING REQUIREMENTS:
PARKING CODE: 1 SP / 5 PERSONS UNDER DESIGNED CAPACITY OF STRUCTURE
DESIGNED CAPACITY: 150 PERSONS
TOTAL SPACES REQ'D: 30 SPACES
TOTAL SPACES PROVIDED: 37 SPACES
TOTAL H/C SPACES REQ'D: 2 (WITH 1 BEING VAN ACCESSIBLE)
TOTAL H/C SPACES PROVIDED: 2 (BOTH VAN ACCESSIBLE)

NOTES:
 ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH WAKE COUNTY AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
 NO HAZARDOUS MATERIALS IN REPORTABLE QUANTITIES WILL BE USED OR STORED ON-SITE.



ANNE LOUISE WILKERSON, MD
NATURE PRESERVE PARK
 11408 RAVEN RIDGE ROAD, RALEIGH, NC 27604
CITY OF RALEIGH
DEPARTMENT OF PARKS & RECREATION
 CITY OF RALEIGH PROJECT NO. 53400-03-09

REVISIONS	NO.	DATE	DESCRIPTION

DRAWN BY: CLH
CHECKED BY: CLH
DATE: 1-18-11
CLH PROJ. NO: 09-121
HH PROJ. NO: Job No.

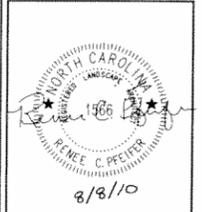
PRELIMINARY BUFFER VARIANCE SITE PLAN
SITE
C-1.0



CLH Design, PA
400 Regency Forest Dr
Suite 120
Cary, NC 27518
Phone: 919.319.6716
Fax: 919.319.7516
E: C-106, PE: C-1588

HH ARCHITECTURE

515-A SAINT MARY'S STREET
RALEIGH, NORTH CAROLINA
PHONE 919.828.2301
FAX 919.828.2303
OFFICE@HH-ARCH.COM



ANNIE LOUISE WILKERSON, MD
NATURE PRESERVE PARK
1746R WAVEY RIDGE ROAD, RALEIGH, NC 27604
CITY OF RALEIGH
DEPARTMENT OF PARKS & RECREATION
CITY OF RALEIGH PROJECT NO. 53400-05-09

NO.	DATE	DESCRIPTION

DRAWN BY: JCM
CHECKED BY: KAL
DATE: 8-8-10
CLH PROJ. NO: 09-121
HH PROJ. NO: 09-010

LANDSCAPING PLAN
AREA 5
BID DOCUMENTS

SITE

C-605

PLANT SCHEDULE - NORTHERN BUFFERYARD

KEY	QTY	PLANT NAME	SIZE	REMARKS
EVERGREEN TREES				
SL	20	SHORTLEAF PINE <i>Pinus echinata</i>	8' MIN. HT. CONT.	LOOSELY STAKED STRAIGHT TRUNK
VP	14	VIRGINIA PINE <i>Pinus virginiana</i>	8' MIN. HT. CONT.	LOOSELY STAKED STRAIGHT TRUNK
EVERGREEN UNDERSTORY TREES				
AH	27	AMERICAN HOLLY <i>Ilex opaca 'Tingo'</i>	6' MIN. HT. CONT./B&B	STRAIGHT TRUNK MATCHED SPECIMENS
RC	28	RED CEDAR <i>Juniperus virginiana</i>	6' MIN. HT. CONT./B&B	STRAIGHT TRUNK MATCHED SPECIMENS
SM	27	SWEETBAY MAGNOLIA <i>Magnolia virginiana</i>	6' MIN. HT. CONT./B&B	3-5 TRUNKS MATCHED SPECIMENS
SHRUBS				
CB	154	RED CHOKEBERRY <i>Aronia arbutifolia 'Brilliantissima'</i>	18"-24" HT. CONT.	FULL PLANTS MATCHING 5' O.C.
GC	129	GREY OWL CEDAR <i>Juniperus virginiana 'Grey Owl'</i>	18"-24" HT. CONT.	FULL PLANTS MATCHING 5' O.C.
WB	172	WINTER RED WINTERBERRY HOLLY <i>Ilex verticillata 'Winter Red'</i>	18"-24" HT. CONT.	FULL PLANTS MATCHING 5' O.C.
WB2	35	SOUTHERN GENTLEMAN WINTERBERRY HOLLY <i>Ilex verticillata 'Southern Gentleman'</i>	18"-24" HT. CONT.	FULL PLANTS MATCHING 5' O.C.

SEE SHEET C703 FOR DETAILS AND ADDITIONAL INFORMATION.

LANDSCAPE NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL WAKE COUNTY STANDARDS AND SPECIFICATIONS.
- LOCATE ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PLANT MATERIAL. NOTIFY OWNER OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THOSE SHOWN ON THE PLAN.
- VERIFICATION OF TOTAL QUANTITIES AS SHOWN ON THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND THE TOTAL QUANTITIES SHALL BE AS SHOWN ON THE PLAN.
- PERMANENT LAWN AREAS SHALL BE SEEDDED WITH TALL FESCUE BLEND. GRASS 95% COVERAGE (BASED ON A PER SQUARE YARD SAMPLE) SHALL BE ATTAINED PRIOR TO FINAL INSPECTION.
- ALL PLANT MATERIAL SHALL CONFORM WITH THE STANDARDS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND THE WRITTEN SPECIFICATIONS.
- PLANTING BEDS TO BE MULCHED WITH A MINIMUM OF 3" OF DOUBLE SHREDDED HARDWOOD MULCH. ALL PLANT GROUPINGS SHALL BE MULCHED AS ONE BED.
- ESTABLISH POSITIVE DRAINAGE IN ALL PLANTING BEDS AND AWAY FROM BUILDINGS.
- APPLY PRE-EMERGENT HERBICIDE TO ALL NEW PLANTING BEDS AT AT MANUFACTURER'S RECOMMENDED RATE PRIOR TO INSTALLATION OF MULCH.
- DO NOT INSTALL PLANT MATERIAL IN IMPERVIOUS SOILS, (I.E. HOLES WHICH, WHEN FILLED WITH WATER, DO NOT COMPLETELY DRAIN WITHIN TWO HOURS.)
- ALL SOODED AREAS SHALL BE TURF-TYPE TALL FESCUE SOG.
- ANY TREE WRAP SHALL BE REMOVED IMMEDIATELY AFTER INSTALLATION.
- SEE SPECIFICATIONS REGARDING WARRANTY/MAINTENANCE REQUIREMENTS FOR ALL PLANTS, SOG, AND LAWN SEEDING.
- DEAD OR DETERIORATING SCREENING WILL BE REPLACED WITHIN SIX MONTHS OR DURING NEXT PLANTING SEASON.

PLANT SCHEDULE - PARK

KEY	QTY	PLANT NAME	SIZE	REMARKS
TREES				
DW	1	CLOUD 9 DOGWOOD <i>Cornus florida 'Cloud 9'</i>	8' MIN. HT. B&B 2" CAL.	STRAIGHT TRUNK MATCHED SPECIMENS
FT	4	WHITE FRINGE TREE <i>Chionodoxa lutea</i>	8' MIN. HT. B&B 2" CAL.	STRAIGHT TRUNK MATCHED SPECIMENS
NO	6	NUTTALL OAK <i>Quercus Nuttallii</i>	3 1/2"-4" CAL. 14-16' HT.	B&B, STRAIGHT TRUNK FULL CROWN
OO	11	OVERCUP OAK <i>Quercus lyrata</i>	2"-2 1/2" CAL. 10'-12' HT.	B&B, STRAIGHT TRUNK FULL CROWN
RB	3	FOREST PANSY REDBUD <i>Cercis canadensis 'Forest Pansy'</i>	7"-8" HT. B&B 1-1/2" CAL.	STRAIGHT TRUNK MATCHED SPECIMENS
RC	16	RED CEDAR <i>Juniperus virginiana</i>	5'-6" MIN. CONT.	STRAIGHT TRUNK MATCHED SPECIMENS
SL	34	SHORTLEAF PINE <i>Pinus echinata</i>	5'-6" MIN. CONT.	LOOSELY STAKED
SM	3	MOONGLOW SWEETBAY MAGNOLIA <i>Magnolia virginiana 'Moon Glow'</i>	7"-8" MIN. HT. B&B	3-5 TRUNKS MATCHED SPECIMENS
WO	2	WHITE OAK <i>Quercus alba</i>	2"-2 1/2" CAL. 10'-12' HT.	B&B STRAIGHT TRUNK FULL CROWN
SHRUBS				
BB	10	BEAUTY BERRY <i>Callicarpa americana</i>	18"-24" HT. CONT.	CONT., FULL PLANTS MATCHING
CA	9	SUMMERSWEET CLETHERA <i>Clethra alnifolia 'Pink Spire'</i>	18"-24" HT. CONT.	FULL PLANTS MATCHING 5' O.C.
CB	5	RED CHOKEBERRY <i>Aronia arbutifolia 'Brilliantissima'</i>	18"-24" HT. CONT.	FULL PLANTS MATCHING 4' O.C.
GC	11	GREY OWL CEDAR <i>Juniperus virginiana 'Grey Owl'</i>	18"-24" HT. CONT.	FULL PLANTS MATCHING 4' O.C.
LS	6	LITTLE HENRY SWEETSPHIRE <i>Itea virginica 'Little Henry'</i>	18"-24" HT./SPR CONT.	FULL PLANTS 4' O.C. MATCHING
RT	4	RED TWIG DOGWOOD <i>Cornus sericea</i>	18"-24" HT. CONT.	FULL PLANTS 8' O.C.
SB	3	SHADBLOW SERVICEBERRY <i>Amelanchier canadensis</i>	18"-24" HT. CONT.	FULL PLANTS 8' O.C.
SS	4	SWEET SHRUB <i>Calyanthes flouida</i>	18"-24" HT. CONT.	FULL PLANTS 8' O.C.
WH	3	WITCH HAZEL <i>Hamamelis virginiana</i>	18"-24" HT. CONT.	FULL PLANTS MATCHING 5' O.C.
ORNAMENTAL GRASSES				
BS	21	BROOM SEDGE <i>Andropogon virginicus</i>	1-GAL. CONT.	FULL PLANTS MATCHING 3' O.C.
LB	48	LITTLE BLUESTEM <i>Schizachyrium scoparium</i>	1-GAL. CONT.	FULL PLANTS MATCHING 3' O.C.
MG	12	PINK MILLY GRASS <i>Muhlenbergia capillaris</i>	1-GAL. CONT.	FULL PLANTS MATCHING 3' O.C.
SG1	90	HEAVY METAL SWITCH GRASS <i>Panicum virgatum 'Heavy Metal'</i>	1-GAL. CONT.	FULL PLANTS MATCHING 3' O.C.
SG2	18	SHENANDOAH SWITCH GRASS <i>Panicum virgatum 'Shenandoah'</i>	1-GAL. CONT.	FULL PLANTS MATCHING 3' O.C.
SO	16	NORTHERN SEA OATS <i>Chasmanthium latifolium</i>	3-GAL. CONT.	FULL PLANTS MATCHING 3' O.C.
PERENNIALS AND WILDFLOWERS				
BE	17	BLACK-EYED SUSAN <i>Rudbeckia hirta 'Goldsturm'</i>	1-QUART CONT.	FULL PLANTS MATCHING 18" O.C.
BW	24	BUTTERFLY WEED <i>Asclepias tuberosa</i>	1-QUART CONT.	FULL PLANTS MATCHING 24" O.C.
FG	21	FOXGLOVE BEARDTONGUE <i>Penstemon digitalis</i>	1-QUART CONT.	FULL PLANTS MATCHING 18" O.C.
MC	9	MOONBEAM COREOPSIS <i>Coreopsis verticillata 'Moonbeam'</i>	1-QUART CONT.	FULL PLANTS MATCHING 18" O.C.
MP	10	SPOTTED BEE BALM <i>Monarda punctata</i>	1-QUART CONT.	FULL PLANTS MATCHING 18" O.C.
NG	28	NEW GOLD LANTANA <i>Lantana 'New Gold'</i>	1-QUART CONT.	FULL PLANTS MATCHING 18" O.C.
OA	9	OCTOBER SKIES ASTER <i>Aster oblongifolius 'October Skies'</i>	1-QUART CONT.	FULL PLANTS MATCHING 18" O.C.
OD	20	OXEYE DAISY <i>Helopsis scaberrima 'Summer Sun'</i>	1-QUART CONT.	FULL PLANTS MATCHING 24" O.C.
PA	28	WOOD'S PINK ASTER <i>Aster dumosus 'Wood's Pink'</i>	1-QUART CONT.	FULL PLANTS MATCHING 18" O.C.
SG	11	SAGE <i>Salvia 'Jergall'</i>	1-QUART CONT.	FULL PLANTS MATCHING 24" O.C.
SJ	22	ALBURY PURPLE ST. JOHN'S WORT <i>Hypericum androsaemum 'Albury Purple'</i>	1-QUART CONT.	FULL PLANTS MATCHING 18" O.C.
WO	10	WILD QUINNE <i>Parthenium integrifolium</i>	1-QUART CONT.	FULL PLANTS MATCHING 18" O.C.
TL	7	THREAD-LEAF BLUE STAR <i>Amaonia hubrichtii</i>	1-QUART CONT.	FULL PLANTS MATCHING 24" O.C.

LANDSCAPE CALCULATIONS

SEE SHEET C703 FOR DETAILS AND ADDITIONAL INFORMATION.

BUFFERYARD PLANTING REQUIREMENTS

LINEAR FEET OF BUFFER YARD = 680 LINEAR FT.

TYPE C INTERMITTENT-2 SCREEN

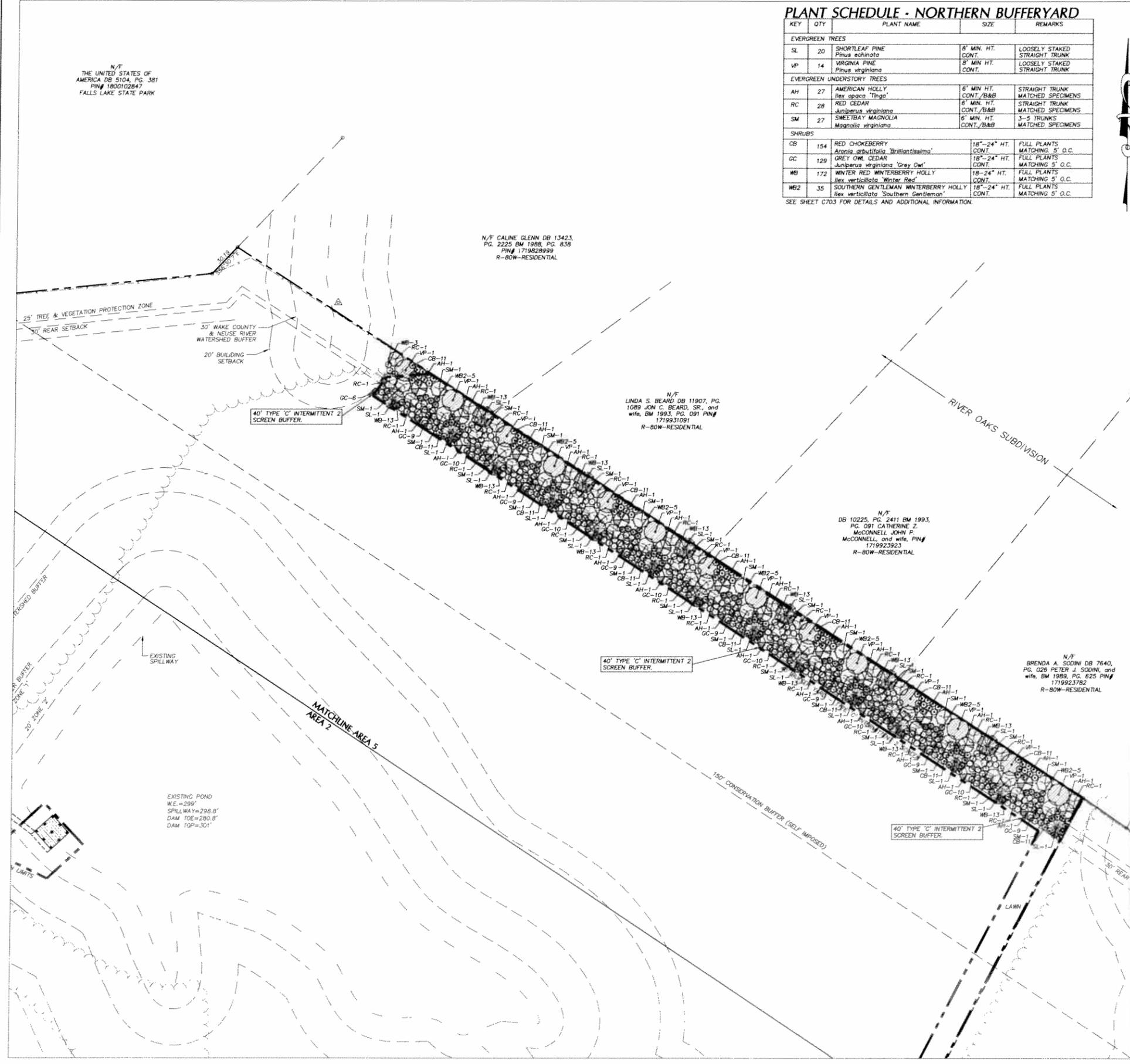
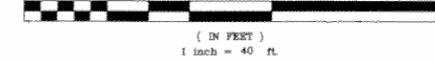
PLANTINGS REQUIRED:

0 DECIDUOUS CANOPY TREES PER 100 LINEAR FT. OF BUFFER	= 0 TREES
5 EVERGREEN TREES PER 100 LINEAR FT. OF BUFFER	= 34 TREES
0 DECIDUOUS UNDERSTORY TREES PER 100 LINEAR FT. OF BUFFER	= 0 TREES
12 EVERGREEN UNDERSTORY TREES PER 100 LINEAR FT. OF BUFFER	= 82 TREES
72 SHRUBS PER 100 LINEAR FT. OF BUFFER	= 490 SHRUBS

PLANTINGS PROVIDED:

0 DECIDUOUS CANOPY TREES PER 100 LINEAR FT. OF BUFFER	= 0 TREES
5 EVERGREEN TREES PER 100 LINEAR FT. OF BUFFER	= 34 TREES
0 DECIDUOUS UNDERSTORY TREES PER 100 LINEAR FT. OF BUFFER	= 0 TREES
12 EVERGREEN UNDERSTORY TREES PER 100 LINEAR FT. OF BUFFER	= 82 TREES
72 SHRUBS PER 100 LINEAR FT. OF BUFFER	= 490 SHRUBS

GRAPHIC SCALE



N/F
THE UNITED STATES OF
AMERICA DB 5104, PG. 381
PIN# 1800102847
FALLS LAKE STATE PARK

N/F CALINE GLENN DB 13423,
PG. 2225 BM 1988, PG. 838
PIN# 1719229999
R-80W-RESIDENTIAL

N/F
LINDA S. BEARD DB 11907, PG.
1089 JON C. BEARD, SR., and
wife, BM 1993, PG. 091 PIN#
1719931091
R-80W-RESIDENTIAL

N/F
DB 10225, PG. 2411 BM 1993,
PG. 091 CATHERINE Z.
MCCONNELL JOHN F.
MCCONNELL, and wife, PIN#
1719923923
R-80W-RESIDENTIAL

N/F
BRENDA A. SODINI DB 7640,
PG. 026 PETER J. SODINI, and
wife, BM 1988, PG. 625 PIN#
1719923782
R-80W-RESIDENTIAL

EXISTING POND
W.E.=299'
SPILLWAY=298.8'
DAM TOE=280.8'
DAM TOP=301'