LOCATION: This site is located at the end of Promise Beacon Circle to the west of the intersection of Promise Beacon Circle and Rock Quarry at 2003 S. State Street (original address).

REQUEST: Development of a 6.05-acre tract zoned CX-5-PL and within the Special Highway Overlay District-1 (SHOD-1) into three apartment buildings (multi-unit living) totaling 149,276 square feet and associated infrastructure. This is an affordable housing development.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: One Design Adjustment has been approved by the Public Works Director for this project, noted below.

1. A design adjustment has been submitted to the block perimeter standards of Article 8.3 of the UDO. Design Adjustment case DA-91-2018.

One hardship variance has been approved by the City of Raleigh Board of Adjustment for this project, noted below. (Case A-86-18)

1. Variance waving the Parking Limited frontage requirements (3.4.5)
2. Relief from Floor height standards (3.2.4 F1)
3. Protective yard, planting and fence requirements (3.5.3)

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 dated 11/1/2018 by JDavis Architects.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ CONCURRENT SITE REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Concurrent Site Review plans:

Engineering

1. 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.
Stormwater

2. The State of North Carolina shall approve any proposed disturbance within the riparian buffer if applicable prior to the issuance of any grading or site permit (UDO 9.2.3.E).

3. A stormwater control plan demonstrating compliance with impervious surface allocation and for all stormwater conveyance and structures shall be provided (UDO 9.2).

4. A surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

Urban Forestry

5. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

6. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☐ LEGAL DOCUMENTS - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

☐ City Code Covenant ☐ Slope Easement
☐ Stormwater Maintenance Covenant ☐ Transit Easement
☒ Utility Placement Easement ☐ Cross Access Easement
☐ Sidewalk Easement ☐ Public Access Easement
☐ Other:

☒ BUILDING PERMITS – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. Street names/building addresses for this development shall be approved by the Raleigh GIS Division and by Wake County.
2. Provide fire flow analysis.

**Engineering**

3. Utility placement easements were not recorded with the subdivision that included this parcel (S-21-17.) As such, a 5’ general utility easement and associated deed of easement shall be approved by the City along Promise Beacon Circle and Rock Quarry Road and the location of the easements shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

4. 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**

5. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

**Stormwater**

6. An encroachment agreement for Stormwater pipes within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.

**The following are required prior to issuance of building occupancy permit:**

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

3. All street lights and street signs required as part of the development approval are installed.

4. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

5. As-built Impervious surface survey is accepted by the Engineering Services Department.

6. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff.
EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: 11-28-2021
Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:
Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee) __________________________ Date: 11/28/18

Staff Coordinator: Michael Walters
Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

**PROJECT**

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Beacon Ridge</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Case Number</td>
<td>SR-68-2018</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>563527</td>
</tr>
<tr>
<td>Design Adjustment Number</td>
<td>DA - 91 - 2018</td>
</tr>
</tbody>
</table>

Staff recommendation based upon the findings in the applicable code(s):

- [✓] UDO Art. 8.3 Blocks, Lots, Access
- [ ] UDO Art. 8.5 Existing Streets
- [ ] UDO Art. 8.4 New Streets
- [ ] Raleigh Street Design Manual

Staff SUPPORTS [✓] DOES NOT SUPPORT [ ] the design adjustment request.

**DEPARTMENTS**

- Dev. Services Planner
- Development Engineering
- Engineering Services
- Public Utilities
- City Planning
- Transportation
- Parks & Recreation and Cult. Res.

**STAFF RESPONSE**

**CONDITIONS:**

Development Services Director or Designee Action: [✓] APPROVE [ ] APPROVE WITH CONDITIONS [ ] DENY

Authorized Signature: [Signature]

Date: 11/28/2018

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).*
The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings.

A. The requested design adjustment meets the intent of this Article;
   YES [ ] NO [ ]

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   YES [ ] NO [ ]

C. The requested design adjustment does not increase congestion or compromise safety;
   YES [ ] NO [ ]

D. The requested design adjustment does not create any lots without direct street frontage;
   YES [ ] NO [ ]

E. The requested design adjustment is deemed reasonable due to one or more of the following:
   1. Topographic changes are too steep;
   2. The presence of existing buildings, stream and other natural features;
   3. Site layout of developed properties;
   4. Adjoining uses or their vehicles are incompatible;
   5. Strict compliance would pose a safety hazard; or
   6. Does not conflict with an approved or built roadway construction project
   7. adjacent to or in the vicinity of the site.
   YES [ ] NO [ ]

STAFF FINDINGS

The subdivision (S-21-17) and adjacent YMCA and school (SR-47-17) associated with Beacon Ridge (SR-68-18) included the approval of the public street and lot associated with the Beacon Ridge development. A design adjustment was not submitted with the subdivision approval.

Block perimeter compliance has not been shown as the surrounding topography, surrounding streams, environmental features inclusive of FEMA floodplain and Neuse Riparian Buffers inhibits additional public street connections. In addition, I-40 is adjacent to the site and prohibits a connection or crossing.
Design Adjustment Application

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

<table>
<thead>
<tr>
<th>PROJECT</th>
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<tbody>
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<td>Transaction Number</td>
<td>563527</td>
<td>Address</td>
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<tr>
<td>City</td>
<td>Raleigh</td>
<td>Zip Code</td>
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<tr>
<td>Phone</td>
<td>919-632-2206</td>
<td></td>
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<tr>
<td>Contact Name</td>
<td>Ken Thompson</td>
<td>Address</td>
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<tr>
<td>City</td>
<td>Raleigh</td>
<td>Zip Code</td>
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<tr>
<td>Phone</td>
<td>919-612-8997</td>
<td></td>
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</tbody>
</table>

I am seeking a Design Adjustment from the requirements set forth in the following:

- [ ] UDO Art. 8.3 Blocks, Lots, Access - See page 2 for findings
- [ ] UDO Art. 8.4 New Streets - See page 3 for findings
- [ ] UDO Art. 8.5 Existing Streets - See page 4 for findings
- [ ] Raleigh Street Design Manual - See page 5 for findings

Provide details about the request; (please attach a memorandum if additional space is needed):

Applicant requests a design adjustment for block perimeter. The site has limited opportunity to provide vehicular or pedestrian access to the adjacent sites as it is bordered to the south by Interstate 40 and on all other sides by buffered streams and Walnut Creek. These water bodies are also within the floodway.

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature

Date /30/18

CHECKLIST

- Signed Design Adjustment Application ✓ Included
- Page(s) addressing required findings ✓ Included
- Plan(s) and support documentation ✓ Included
- Notary page (page 6) filled out; Must be signed by property owner ✓ Included
- First Class stamped and addressed envelopes with completed notification letter ✓ Included

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
Development Services, Development Engineering
One Exchange Plaza, Suite 500
Raleigh NC, 27601

For Office Use Only

RECEIVED DATE: DA -
The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings. Describe how each item is met:

A. The requested design adjustment meets the intent of this Article;
   The requested design adjustment meets the intent of Article 8.3, as noted below

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   The requested design adjustment conforms with the Comprehensive Plan and adopted City plans

C. The requested design adjustment does not increase congestion or compromise safety;
   the lack of additional public streets to meet block perimeter requirements will not affect congestion or compromise safety

D. The requested design adjustment does not create any lots without direct street frontage;
   The requested design adjustment does not create any lots without direct street frontage

E. The requested design adjustment is deemed reasonable due to one or more of the following:
   1. Topographic changes are too steep;
   2. The presence of existing buildings, stream and other natural features;
   3. Site layout of developed property;
   4. Adjoining uses or their vehicles are incompatible;
   5. Strict compliance would pose a safety hazard; or
   6. Does not conflict with an approved or built roadway construction project
   7. adjacent to or in the vicinity of the site.

#2 The site is adjacent to buffered streams and Walnut Creek. These water bodies are also within the floodway
#3 Interstate 40 is to the south of the site
STATE OF NORTH CAROLINA
COUNTY OF Harnett

I, Penny Dupree Hall, a Notary Public do hereby certify that
Kenneth Thompson personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 30 day of August, 2018.

(Seal)
Notary Public
Harnett County
My Commission Expires

My Commission Expires: 07-14-19

Notary Public
Penny Dupree Hall
EXHIBIT A
Beacon's Ridge Site and Streams

Site

School Site

YMCA

Buffered Stream

Private driveway for YMCA school

Approved well

Stormwater detention facility

460 ft

1,000 ft

2,000 ft

225 ft

0
Beacon Ridge

2003 S. State Street, Raleigh, North Carolina 27610

Sheet Index

Notes

Project Team

The Young Mens Christian Association of the Triangle

DHIC, Inc.

JDavis Architects, PLLC

WilhersRavenel

DHIC-18024

18024-Cover01-ASR.dwg, 0.0, 10/31/2018 1:50:08 PM, 1:1

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natalie@dhic.org

lsmith

mdickerson@withersravenel.com

J

919.719.9622

D

919.835.1510 (fax)

919.832.4345

801 Corporate Center Drive, Suite 200

Raleigh, North Carolina 27601

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Project Team

3.70.8244

1911 W. Morgan Street

Raleigh, North Carolina 27607

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EXISTING SITE DATA:

BUS

SITE ADDRESS: 2003 S STATE ST
RALEIGH, NORTH CAROLINA 27610

PIN NUMBER: 1713-31-4042 DEED BOOK: DB 016221 PG 01206

ZONING(S): CX-5-PL

FLOOD HAZARD AREA: YES FEMA MAP: MAP # 3720171300J, PANEL 1713

EFFECTIVE DATE 05/02/2006

ALLUVIAL SOILS: Wo & Cn

EXISTING CONDITIONS AND DEMOLITION NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

2. THE CONTRACTOR SHALL COORDINATE ALL REMOVAL EFFORTS WITH THE OWNER PRIOR TO COMMENCING WORK.

3. SPECIAL CARE SHALL BE TAKEN TO PROTECT AND MAINTAIN ALL EXISTING FEATURES, INCLUDING BELOW GROUND, NOT MARKED FOR REMOVAL. IN THE EVENT OF ANY IMPACT TO CONDITION AS OF START OF WORK.

4. TRAFFIC CONTROL IS CONTRACTOR'S RESPONSIBILITY.

5. SAWCUT EXISTING ASPHALT AT LOCATION SHOWN ON PLANS.

6. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S) AND/OR SIDEWALK FROM THE TRANSPORTATION OPERATION DIVISION/PUBLIC WORKS DEPARTMENT.

7. SITE DEMOLITION SEQUENCE TO BE PROVIDED BY THE CONTRACTOR.

8. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S) AND/OR SIDEWALK FROM THE TRANSPORTATION OPERATION DIVISION/PUBLIC WORKS DEPARTMENT.

9. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

10. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.

11. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING.

12. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO CITY STANDARDS AND SPECIFICATIONS.

14. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO ORGANIZATION OF PROJECT BOUNDARY LINE.

15. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

16. CONTRACTOR IS EXPLICITLY ADVISED TO FIELD LOCATE AND VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON PLANS IS APPROXIMATE BASED ON BEST AVAILABLE INFORMATION AND PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
a) A distance of 100’ 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 materials & a concrete cradle having min. clearance (per Corpud Details W-41 & S-49).

b) When installing water &/or sewer mains, the horizontal separation between utilities shall be 10’. If this separation cannot be maintained due to existing conditions, backwater valves are required on all sanitary sewer services having building drains.

c) Where it is impossible to obtain proper separation, or anytime a sanitary sewer riser room located in 5’ of a water service with 4” meter & side of crossing must be specified & installed to waterline specifications with 18” min. vertical separation required.

d) Maintain 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 min. clearance (per Corpud Details W-41 & S-49).

3. 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.

4. 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.

5. 3.0’ minimum cover is required on all water mains & sewer force mains. 4.0’ minimum cover is required on all reuse mains.

6. All environmental permits applicable to the project must be obtained from NCDWQ, USACE prior to construction.

7. Install Type III grease interceptors / oil water separators sizing calculations & installation based on degree of health hazard control. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of 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 North Carolina.

8. Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains.

9. Cross-connection control protection devices are required based on degree of health hazard control. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of 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 North Carolina.

10. All environmental permits applicable to the project must be obtained from NCDWQ, USACE prior to construction.
WHEREVER THERE IS A STOP SIGN, THE FIRST TREE SHOULD BE 30 FT. BACK, AND 10 FT. FROM DRIVEWAYS & UTILITY POLES.

TREES WITHIN 20 FT. TO POWER LINE(S) SHOULD BE UNDERSTORY TREES.

11. Where trees are to be planted for SHOD-1 (TYP), ARC FOR LEVEL 1 & 3

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TREES WITHIN 20 FT. TO POWER LINE(S) SHOULD BE UNDERSTORY TREES.
NOTE: INITIAL AND SUBMITTED PRIOR TO TC-17-16 EFFECTIVE DATE OF SEPTEMBER 1, 2018.