



Administrative Approval Action

AA# 3856 / S-20-16, Elmwood Subdivision
Transaction# 465316

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 at the south end of Slippery Elm Drive, south of the intersection of Maidenhair Drive and Slippery Elm Drive. The existing address of this parcel is 2820 Rock Quarry Road.

REQUEST: Development of a 12.06-acre tract zoned R-6 into a Compact Subdivision consisting of 52 lots, of which 50 lots are residential lots, and two are community open lots. This compact subdivision is proposing recordation in two phases.

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: One Design Adjustment has been approved by the Public Works Director for this project, noted below.

1. Waiver of block perimeter requirements with the introduction of additional stub streets being provided in this development to connect to future planned streets as shown in the Raleigh Street Plan Map.

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 Penny Engineering Design.

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.*

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

ENGINEERING

1. Next Step: 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 prior to the issuance of a mass grading permit or other site permit, whichever comes first.
3. 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.

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 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.



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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

1. 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.
2. The greenway easement as shown on the preliminary plan shall be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway.
3. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
4. Next Step: 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.
5. That the final subdivision map approved for recording show all of open space lot 51 recorded with phase one lots.

ENGINEERING

6. The required right of way and easements for proposed and/or existing streets shall be dedicated to the City of Raleigh and be shown on the map approved for recordation.
7. A 5' utility placement 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 is not provided within this 14-day period, further recordings and building permit issuance may be withheld.
8. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.

PUBLIC UTILITIES

9. 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

10. 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.



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11. Next Step: The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map.
12. 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.
13. 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.
14. Next Step: The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with a note stating: "The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained 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 grazing or water or any other agricultural use on such protected areas without written authorization from the state of North Carolina in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259)."
15. 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

URBAN FORESTRY

16. Next Step: A tree conservation map in compliance with Chapter 9 of the Unified Development Ordinance shall be recorded with metes and bound showing the designated Tree Conservation Areas.
17. Obtain required tree impact permit from the City of Raleigh.

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: 10-10-2021
Record at least ½ of the land area approved.

5-Year Sunset Date: 10-10-2023
Record entire subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee) *Amy B. [Signature]* Date: 10/10/2018

Staff Coordinator: Michael Walters

Design Adjustment Staff Response



**DEVELOPMENT
SERVICES
DEPARTMENT**

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	Project Name	Elmwood Subdivision	
	Development Case Number	S-20-2016	
	Transaction Number	465316	
	Design Adjustment Number	DA - 93 - 2018	
Staff recommendation based upon the findings in the applicable code(s):			
STAFF RESPONSE	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	<input type="checkbox"/> Raleigh Street Design Manual	
	Staff SUPPORTS <input checked="" type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.		
	DEPARTMENTS		
	<input type="checkbox"/> Dev. Services Planner	<input type="checkbox"/> City Planning	
	<input checked="" type="checkbox"/> Development Engineering <i>K.C. Blair</i>	<input type="checkbox"/> Transportation	
	<input type="checkbox"/> Engineering Services	<input type="checkbox"/> Parks & Recreation and Cult. Res.	
	<input type="checkbox"/> Public Utilities		
	CONDITIONS:		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			

Authorized Signature

KEVIN W. CICHME, PE, MPA
ENGINEERING AND INFRASTRUCTURE MANAGER

10/10/2018
Date

*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).

Staff Response

Article 8.3 Blocks Lots, Access



DEVELOPMENT
SERVICES
DEPARTMENT

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

This design adjustment for Elmwood Subdivision is addressing the block perimeter required for an R-6 zoning which limits the block perimeter to a maximum of 4,500 linear feet. The perimeter measurement of existing public streets is a block perimeter of approximately 32,000 linear feet. This subdivision is providing 2 new stub street connections which will set the alignment for additional future southeast Raleigh infrastructure. In measuring the stub street connection from Slippery Elm Drive and connecting to the proposed future E. Tryon Road, this reduces the block perimeter to approximately 11,000 linear feet.

Design Adjustment Application



**DEVELOPMENT
SERVICES
DEPARTMENT**

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.

PROJECT	Project Name Elmwood Subdivision		
	Case Number S-20-2016		
	Transaction Number 465316		
OWNER	Name Glenwood Homes LLC		
	Address PO Box 90427		City Raleigh
	State NC	Zip Code 27675	Phone 919-846-2668
CONTACT	Name Penny Sekadlo		Firm Penny Engineering Design
	Address 9220 Fairbanks Dr Suite 220		City Raleigh
	State NC	Zip Code 27675	Phone 919-848-1461
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings	
	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings	
	<input type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings	
	Provide details about the request; (please attach a memorandum if additional space is needed):		
Elmwood Subdivision is a proposed subdivision for 52 single family lots with open space and greenway dedication located at the terminus of existing Slippery Elm Drive in Raleigh NC. Due to exiting development patterns in the area, there is only one access point to the property which is Slippery Elm Drive. The proposed subdivision has connected to this stub, and has proposed two additional stubs to the eastern properties. The Elsa Drive stub will allow that adjacent property to provide circulation back to the existing stub near the intersection of Slippery Elm & Maidenhair Dr. The Slippery Elm stub will provide connection to the future Tryon Road extension with additional circulation patterns.			

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

8-31-18
Date

CHECKLIST

Signed Design Adjustment Application	<input type="checkbox"/> Included
Page(s) addressing required findings	<input type="checkbox"/> Included
Plan(s) and support documentation	<input type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input type="checkbox"/> 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 -
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Article 8.3, Blocks, Lots, Access

Administrative Design Adjustment Findings



**DEVELOPMENT
SERVICES
DEPARTMENT**

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 proposed Elmwood Subdivision plan meets the intent of this Article by offering providing additional roadway improvements and proposed stubs in alignment with future development of Tryon Road and adjacent properties where the opportunity for connections exist.

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

The proposed Elmwood Subdivision plan conforms with the Comprehensive Plan and adopted City plans by taking into consideration the future extension of proposed Tryon Road and offering the opportunity for circulation through adjoining property.

- C. The requested design adjustment does not increase congestion or compromise Safety;

The proposed Elmwood Subdivision plan is designed for an improvement to circulation once the City's plans for the future extension of proposed Tryon Road is in place and providing opportunity for circulation through adjoining property.

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

The proposed Elmwood Subdivision plan 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 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.

The proposed Elmwood Subdivision's request for design adjustment is appropriate due the layout of developed properties. The Elmwood subdivision plan will enable an improvement to the circulation in this area once future connections are made.

Individual Acknowledgement



DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF NORTH CAROLINA
COUNTY OF Wake

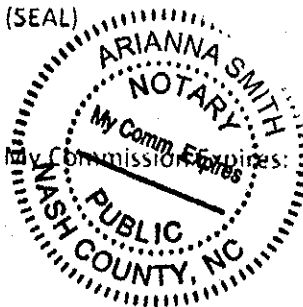
INDIVIDUAL

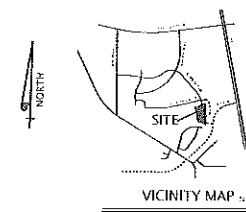
I, Arianna Smith, a Notary Public do hereby certify that
Mitchell T. Murphy personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 3rd day of August, 2018.

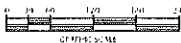
Notary Public

Arianna Smith



[illegible]

P 1102



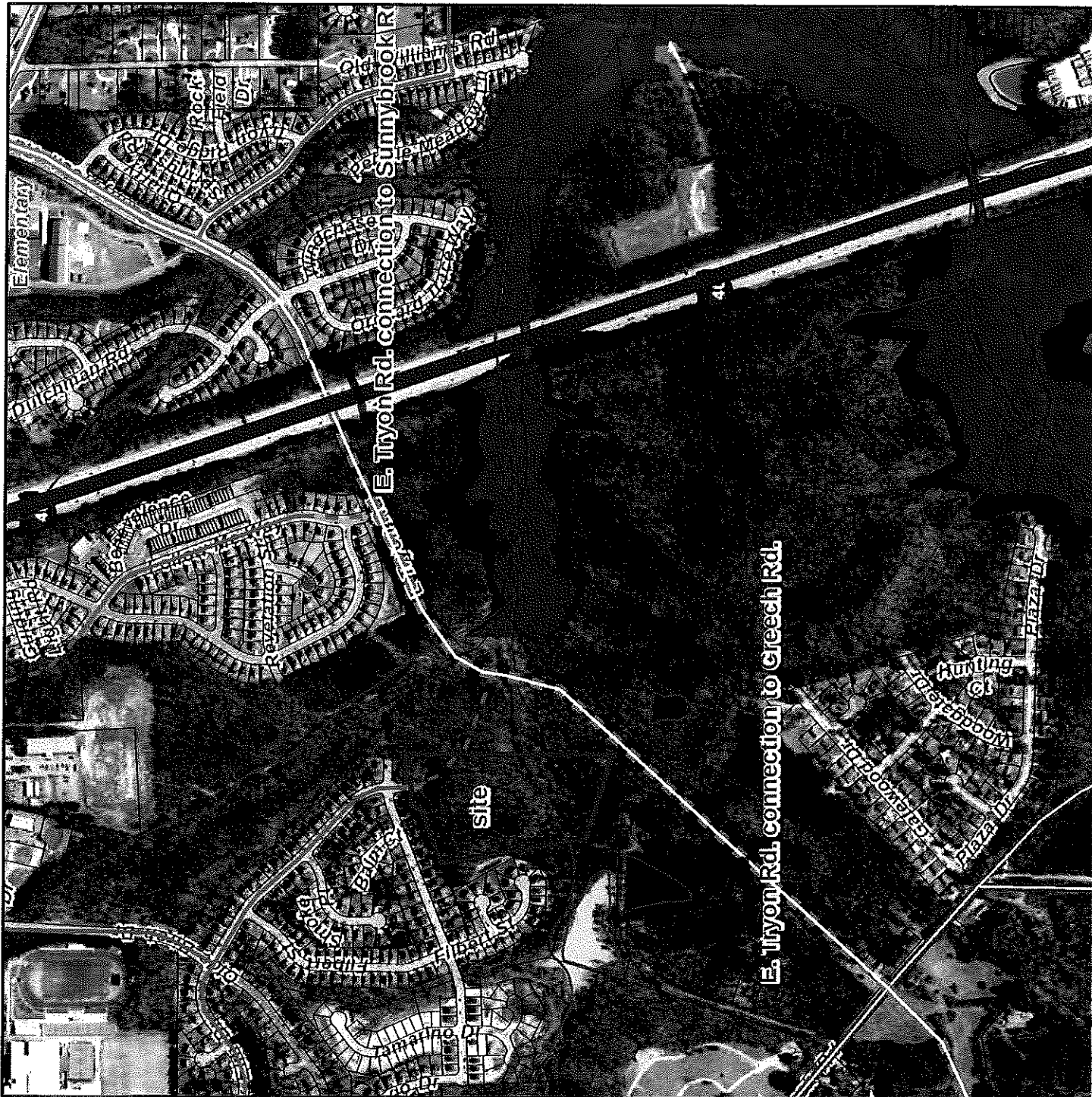
Elmwood Subdivision block perimeter

PIN: 1712932809
 PIN Ext: 000
 Real Estate ID: 0319293
 Map Name: 171216
 Owner: MITEPE, LLC
 Mail Address 1: 2754 LAKEVIEW DR
 Mail Address 2: RALEIGH NC 27609-7635
 Mail Address 3:
 Deed Book: 016408
 Deed Page: 00352
 Deed Date: 06/02/2016
 Deed Acres: 12.06
 Building Value: \$0
 Land Value: \$273,975
 Total Value: \$273,975
 Billing Class: Business
 Description: TR3 WILLIAM E GOODWIN PROP
 BM2003 -02203
 Heat Area: 0
 Site Address: 2820 ROCK QUARRY RD
 City:
 Township: St. Mary's
 Year Built: 0
 Sale Price: \$0
 Sale Date:
 Use Type:
 Design Style:
 Land Class: Vacant
 Old Parcel Number: 607-00000-0000



0 430 860 1,720 ft
 1 inch = 800 feet

Disclaimer
 Maps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919 998 2465
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"/> Multi-family (apartment)	Transaction Number Assigned Project Coordinator Assigned Team Leader
<input type="checkbox"/> Subdivision <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Sublot Subdivision <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	
* 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 #

GENERAL INFORMATION

Development Name	Elmwood Subdivision		
Proposed Use	Residential Homes		
Property Address(es)	Slippery Elm Dr		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:	1712 93 2809		
P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed

What is your project type? ☐ Apartment ☐ Office ☐ Elderly Facilities ☐ Hospitals ☐ Hotels/Motels ☐ Industrial Building ☐ Mixed Residential ☐ Non-Residential Commercial ☐ Office ☐ Religious Institution ☐ Residential Condominium ☐ Retail ☐ School ☐ Shopping Center ☐ Single-Family ☐ Transportation ☐ Townhouse ☐ 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 not requiring Planning Commission or City Council approval.

PLANNING COMMISSION Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.

CLIENT (Owner or Developer)	Company MITEPE LLC Address PO Box 90427 Raleigh NC 27675 Phone 919-848-1461 Email mitchellmurphy@aol.com	Name (s) Mitchell T Murphy Fax
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CONSULTANT (Contact Person for Plans)	Company Penny Engineering Design Address 9220 Fairbanks Dr Suite 220 Raleigh NC 27613 Phone 919-848-1461 Email PennyEngineer@aol.com	Name (s) Penny Sekadlo Fax
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PRELIMINARY DEVELOPMENT PLAN APPLICATION | 10.01.13

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

Zoning Information	Building Information
Zoning District(s) R-6	Proposed building use(s)
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross
Overlay District	Proposed Building(s) sq. ft. gross
Total Site Acres	Total sq. ft. gross (existing & proposed)
Off street parking Required	Proposed height of building(s)
COA (Certificate of Appropriateness) case #	FSR (floor area ratio percentage)
BOA (Board of Adjustment) case # A	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z	

Stormwater Information
Existing Impervious Surface acres/square feet
Proposed Impervious Surface acres/square feet
Neatly River Buffer Yes No Wetlands Yes No
Flood Study FEMA Map Panel #

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.

Matches residential R-6 use

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

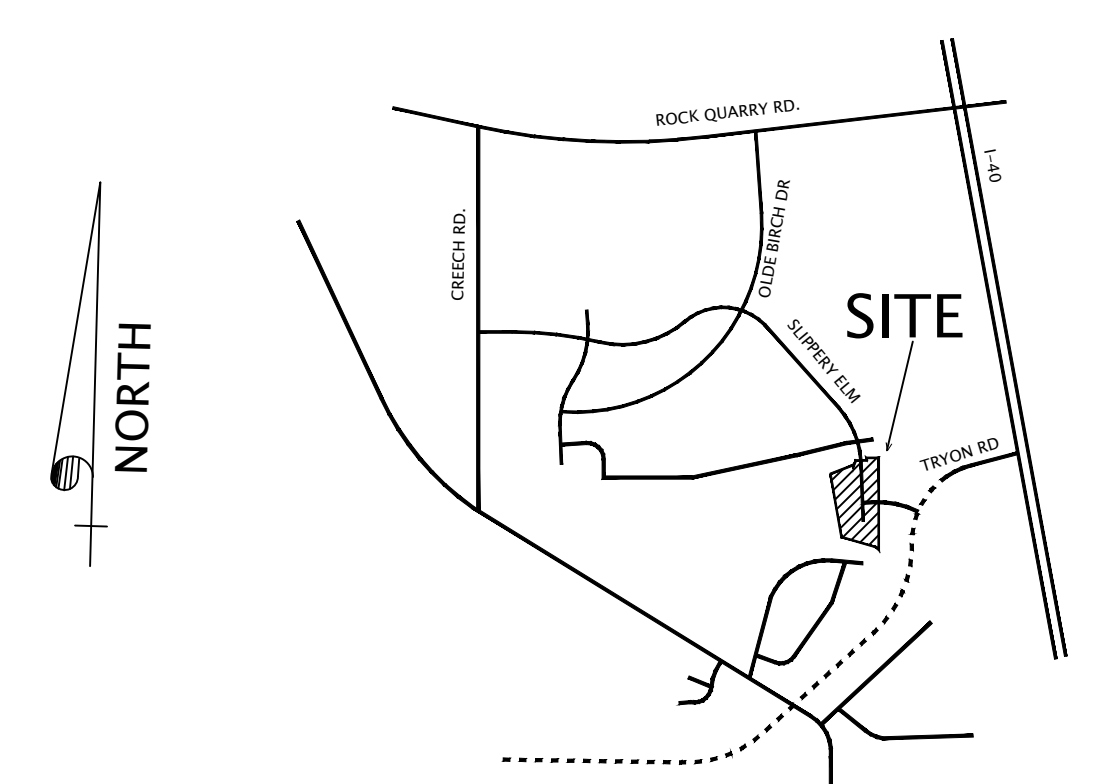
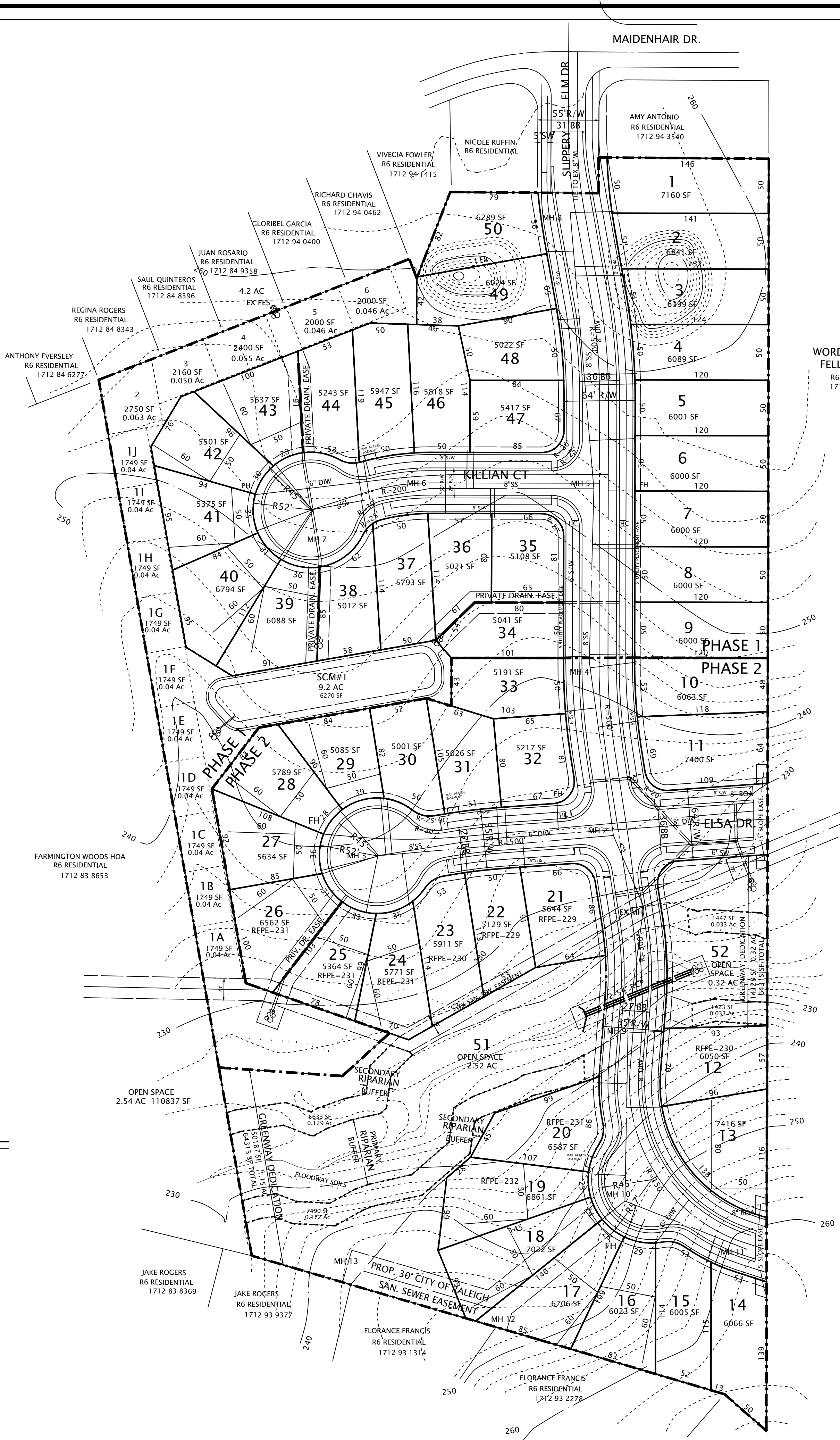
1. Total # of Townhouse Lots	Detached	Attached	11. Total number of all lots	52
2. Total # of Single Family Lots	50		12. Is your project a cluster unit development?	Yes No
3. Total # of Apartment Or Condominium Units			If Yes, please answer the questions below:	
4. Total # of Congregate Care Or Life Care Dwelling Units			a) Total number of Townhouse Lots	
5. Total # of Mobile Home Lots			b) Total number of Single Family Lots	
6. Total number of Hotel Units			c) Total number of Group Housing Units	
7. Overall Total # of Dwelling Units (1 & Above)	50		d) Total number of Open Space Lots	
8. Bedroom Units 1br 2br 3br 4br or more			e) Minimum Lot Size	
9. Overall Units/Acre Densities Per Zoning District(s) 4, 15/ ac			f) Total Number of Phases	
10. Total number of Open Space (only) lots	2		g) Permitted Protective Yield Provided? Yes 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 Penny Sekadlo 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, understood and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed [Signature] Date 7-5-17 Date

2/PRELIMINARY DEVELOPMENT PLAN APPLICATION | 10.01.13



VICINITY MAP NTS

SITE DATA

OWNER	MITEPE LLC PO BOX 90427 RALEIGH, NC 919-848-1461
CONTACT	PENNY SEKADLO 9220 FAIRBANKS DR SUITE 220 RALEIGH, NC 27613 919-848-1461 pennyengineer@aol.com 1712-93-2809
TAX MAP + PARCEL ZONING	12.06 ACRES
TOTAL AREA	1650 LF 2.47 AC (PUBLIC R/W)
STREET DATA	9.59 ACRES
NET AREA (less R/W)	50 SINGLE FAMILY
TOTAL # UNITS	5,000 SQ FT (SF)
MIN LOT SIZE	SF 4,120 (50'X100')
AVG LOT SIZE	1.92 AC (20%*9.59 AC REQ'D) 2.84 AC (PROVIDED)
OPEN SPACE	0.96 AC (10%*9.59 AC REQ'D) 1.02 AC (PROVIDED)
TREE SAVE AREA	40' OC = 82 TREES
LANDSCAPE (STREET)	

PHASE DATA

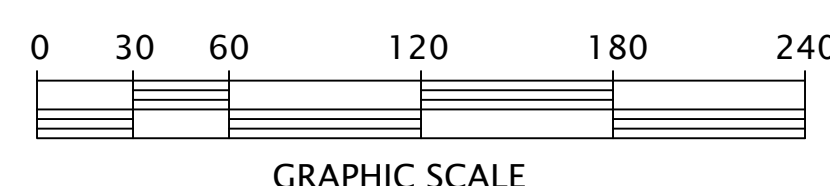
PHASE NUMBER(S)	1	2	TOTAL
NUMBER OF LOTS	27	25	52
LOT NUMBER(S) BY PHASE	1-9, 34-51	10-33, 52	1-52
NUMBER OF UNITS	26	24	50
AREA	5.78 AC	6.27 AC	12.06 AC
NET AREA	4.74 AC	4.85 AC	9.59 AC
DENSITY	4.5	3.8	4.2
LIVABLE BUILDINGS	26	24	50
OPEN SPACE	2.52 AC	0.32 AC	2.84 AC
NUMBER OF OPEN SPACE LOTS	1	1	2
WATER SERVICE CONNECTIONS	26	24	50
SEWER SERVICE CONNECTIONS	730	1050	1780
PUBLIC WATER (LF)	570	600	1170
PUBLIC SEWER (LF)	680	950	1630
PUBLIC STREET (LF)	1260	1700	2960
PUBLIC SIDEWALK (LF)	680	950	1630
STREET SIGNS (LF)			

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- E1 EXISTING CONDITIONS
- S1 SUBDIVISION PLAN
- S2 OPEN SPACE PLAN
- G1 GRADING & STORMWATER
- U1 UTILITY PLAN
- D1 DETAILS - UTILITIES
- D2 DETAILS - STORMWATER
- TC1 TREE CONSERVATION PLAN
- LS1 LANDSCAPE PLAN

NOTES

- TOPO FROM CITY OF RALEIGH DATA.
- BOUNDARY FROM BM2003 PG 1491.
- CUL-DE-SAC RADII = 30', RW RADII = 25'.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS, DETAILS, & SPECIFICATIONS.
- MIN. CORNER CLEARANCE FOR A DRIVEWAY SHALL BE 20' FROM POINT OF TANGENCY OF THE CURB.
- SIDEWALK RAMPS SHALL MEET CITY PUBLIC WORKS STANDARD DETAILS T-20.01.0-20.04.4.



PENNY ENGINEERING DESIGN
CONSULTING ENGINEERS & LAND DESIGNERS
9220 FAIRBANKS DRIVE, SUITE 220 RALEIGH NC 27613
OFFICE 919/848-1461 PENNYENGINEER@aol.com

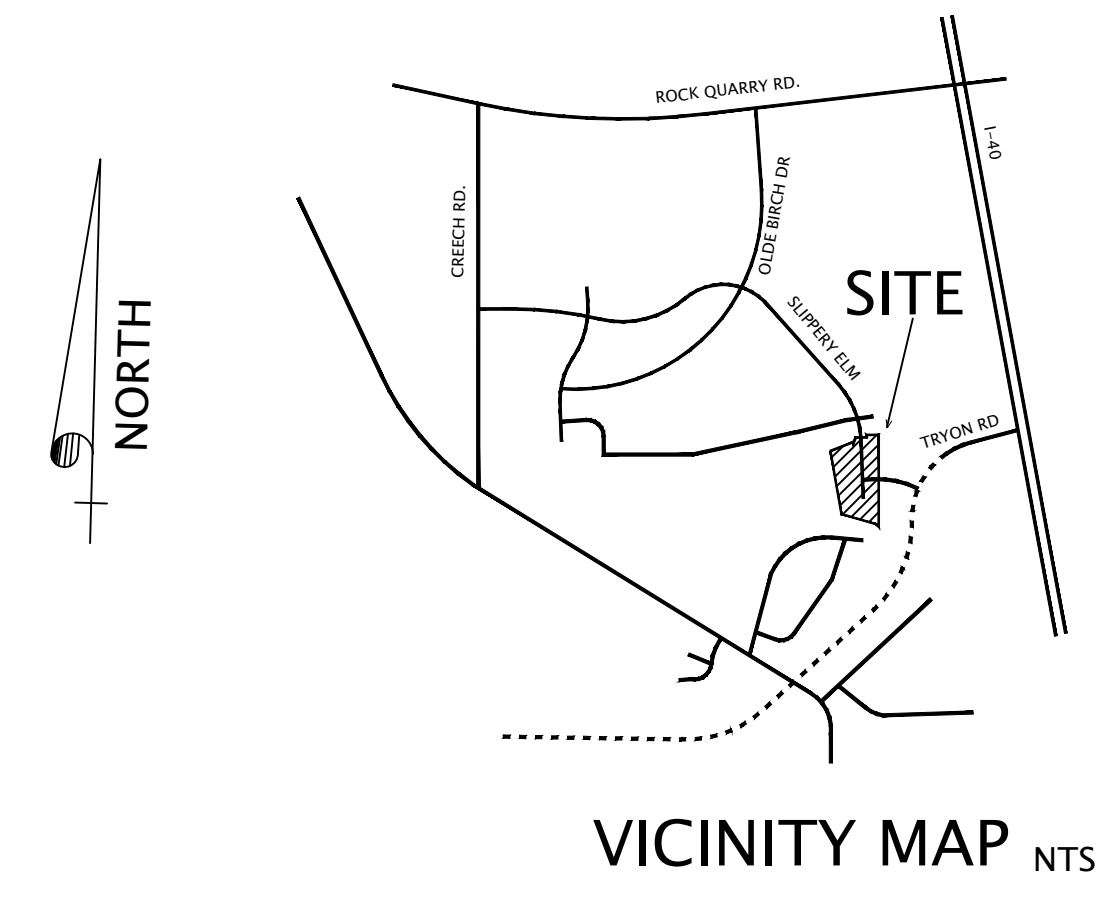
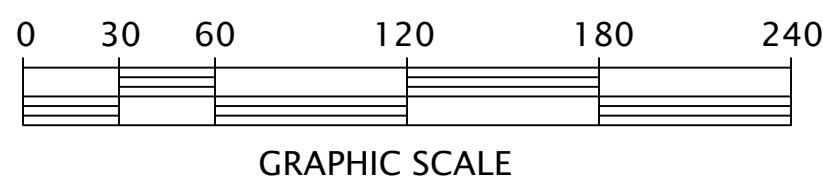
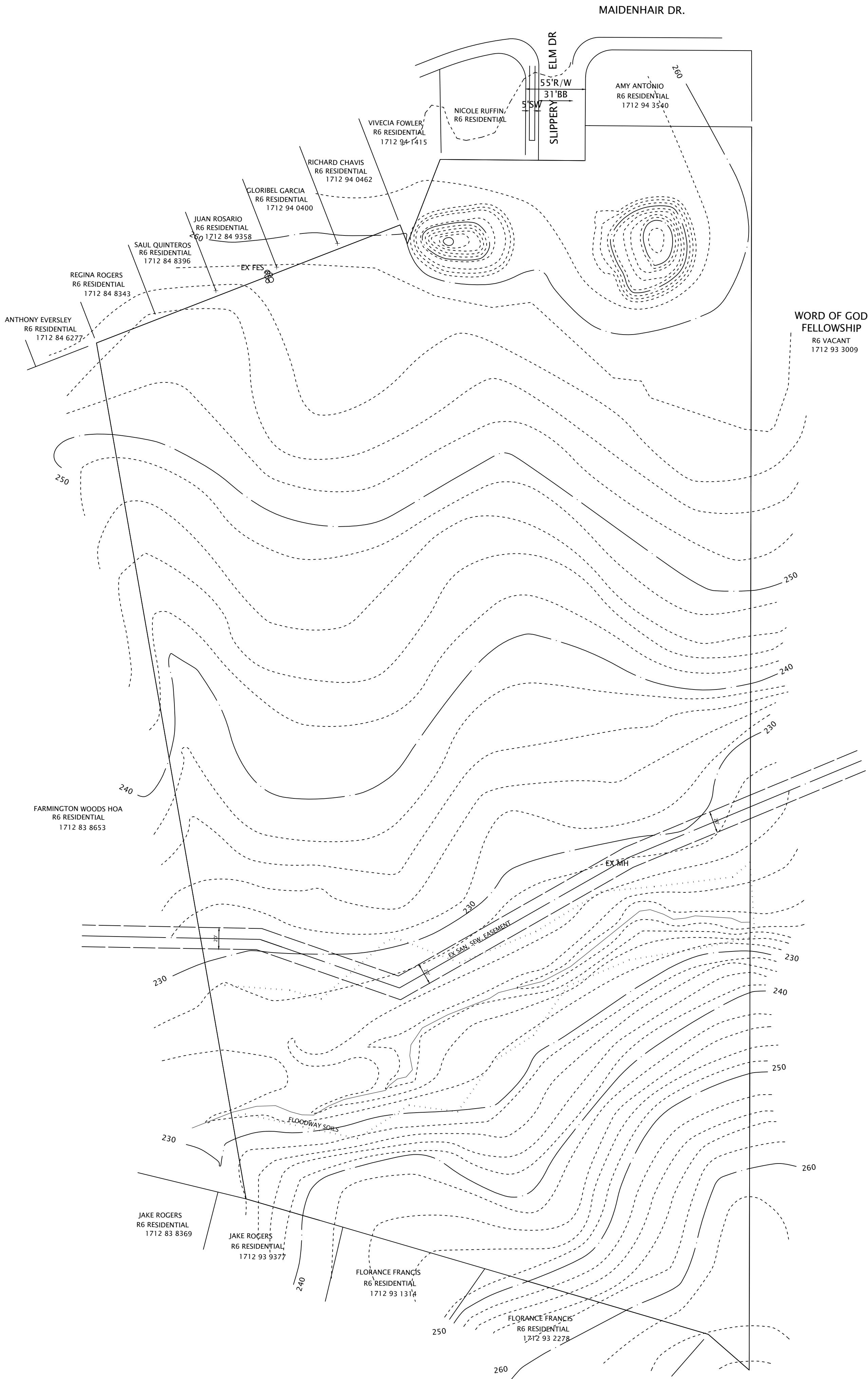
COMPACT TRANSACTION# 465316

S-20-2016

ELMWOOD SUBDIVISION
RALEIGH NORTH CAROLINA
PRELIMINARY LAYOUT

SCALE:	DRAWN:
1"=60'	PLS
DATE:	CHK'D:
3-4-16	MRC
REV'D	TH STREET
3-21-16	
4-11-17	CITY COMMENTS
7-5-17	CITY COMMENTS
2-5-18	CITY COMMENTS
4-20-18	COMPACT PLAN
8-09-18	CITY COMMENTS

SHEET
C1 OF 10
PROJ. #
P 1102



SITE DATA

OWNER	MITEPE LLC PO BOX 90427 RALEIGH, NC 919 -848-1461
TAX MAP+PARCEL	1712 93 2809
ZONING	R-6
TOTAL AREA	12.06 ACRES

PHASE DATA

PHASE NUMBER(S)	1	2	TOTAL
NUMBER OF LOTS	27	25	52
LOT NUMBER(S) BY PHASE	1-9, 34-51	10-33, 52	1-52
NUMBER OF UNITS	26	24	50
AREA	5.78 AC	6.27 AC	12.06 AC
NET AREA	4.74 AC	4.85 AC	9.59 AC
DENSITY	4.5	3.8	4.2
LIVABLE BUILDINGS	26	24	50
OPEN SPACE	2.52 AC	0.32 AC	2.84 AC
NUMBER OF OPEN SPACE LOTS	1	1	2
WATER SERVICE CONNECTIONS	26	24	50
SEWER SERVICE CONNECTIONS	26	24	50
PUBLIC WATER (LF)	730	1050	1780
PUBLIC SEWER (LF)	570	600	1170
PUBLIC STREET (LF)	680	950	1630
PUBLIC SIDEWALK (LF)	1260	1700	2960
STREET SIGNS (LF)	680	950	1630

PENNY ENGINEERING DESIGN

CONSULTING ENGINEERS & LAND DESIGNERS

9220 FAIRBANKS DRIVE, SUITE 220 RALEIGH NC 27613

OFFICE 919/848-1461 PENNYENGINEER@aol.com

COMPACT TRANSACTION# 465316

S-20-2016

ELMWOOD SUBDIVISION

RALEIGH NORTH CAROLINA

EXISTING CONDITIONS

SCALE: 1"=60'

DATE: 3-4-16

REV'D 3-21-16

4-11-17

7-5-17

2-5-18

4-20-18

8-09-18

SHEET E1 OF 10

PROJ. # P 1102

DRAWN: PLS

CHK'D: MRC

TH STREET

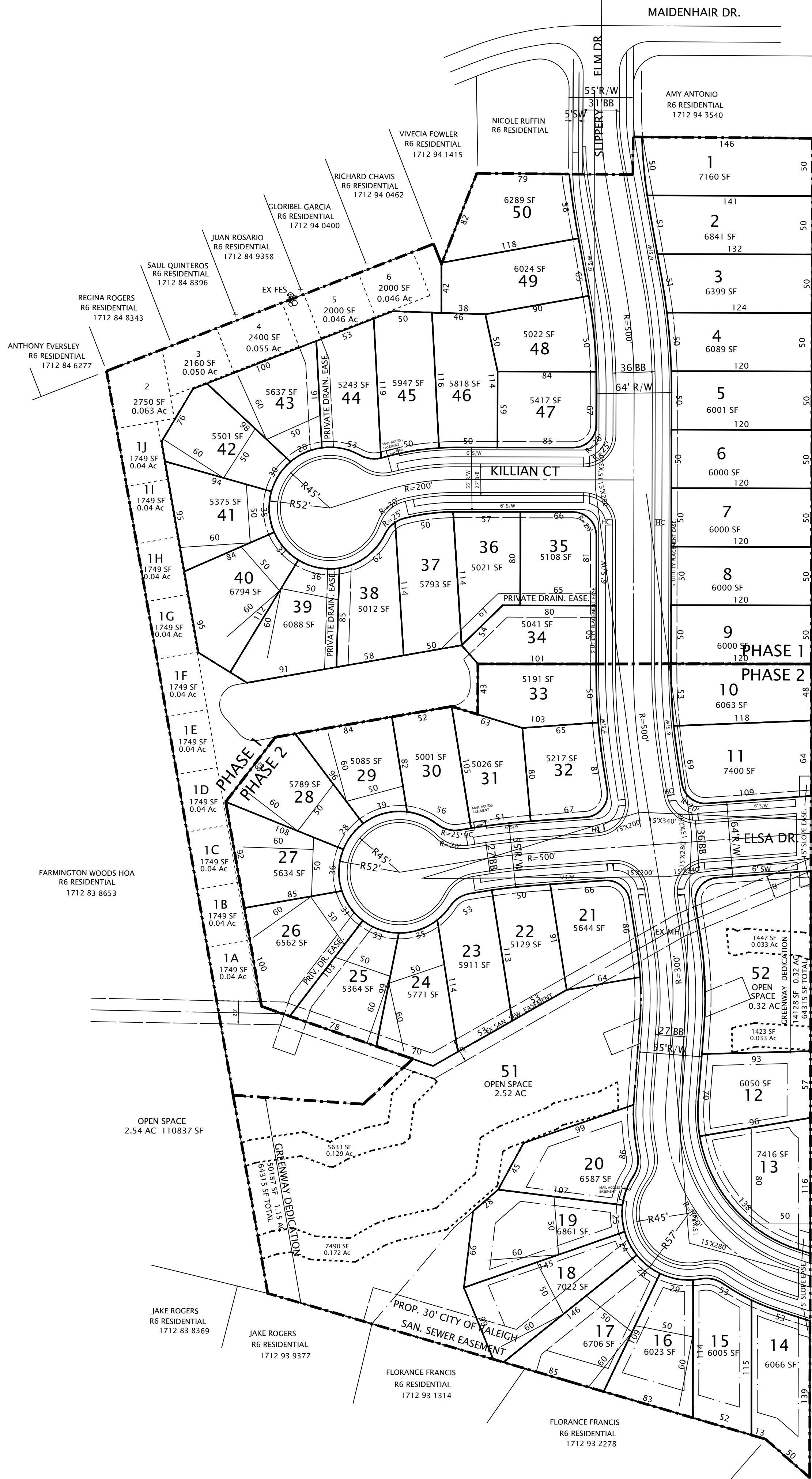
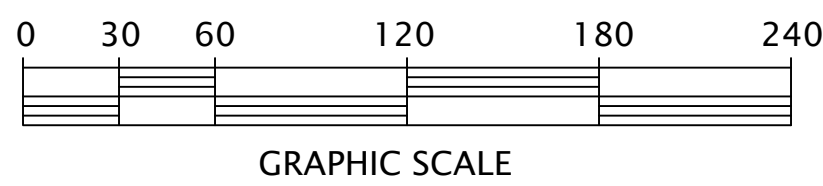
CITY COMMENTS

CITY COMMENTS

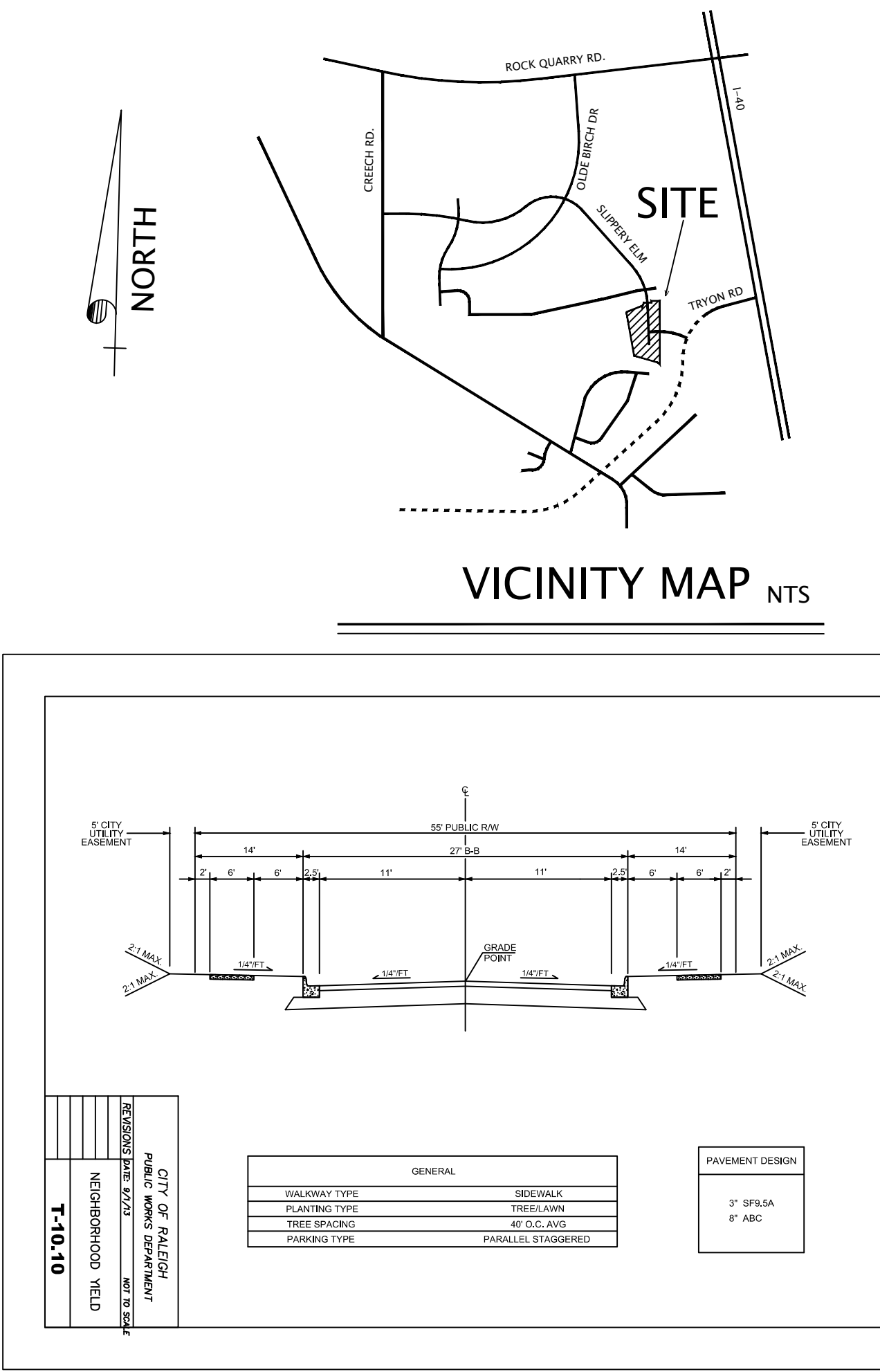
CITY COMMENTS

COMPACT PLAN

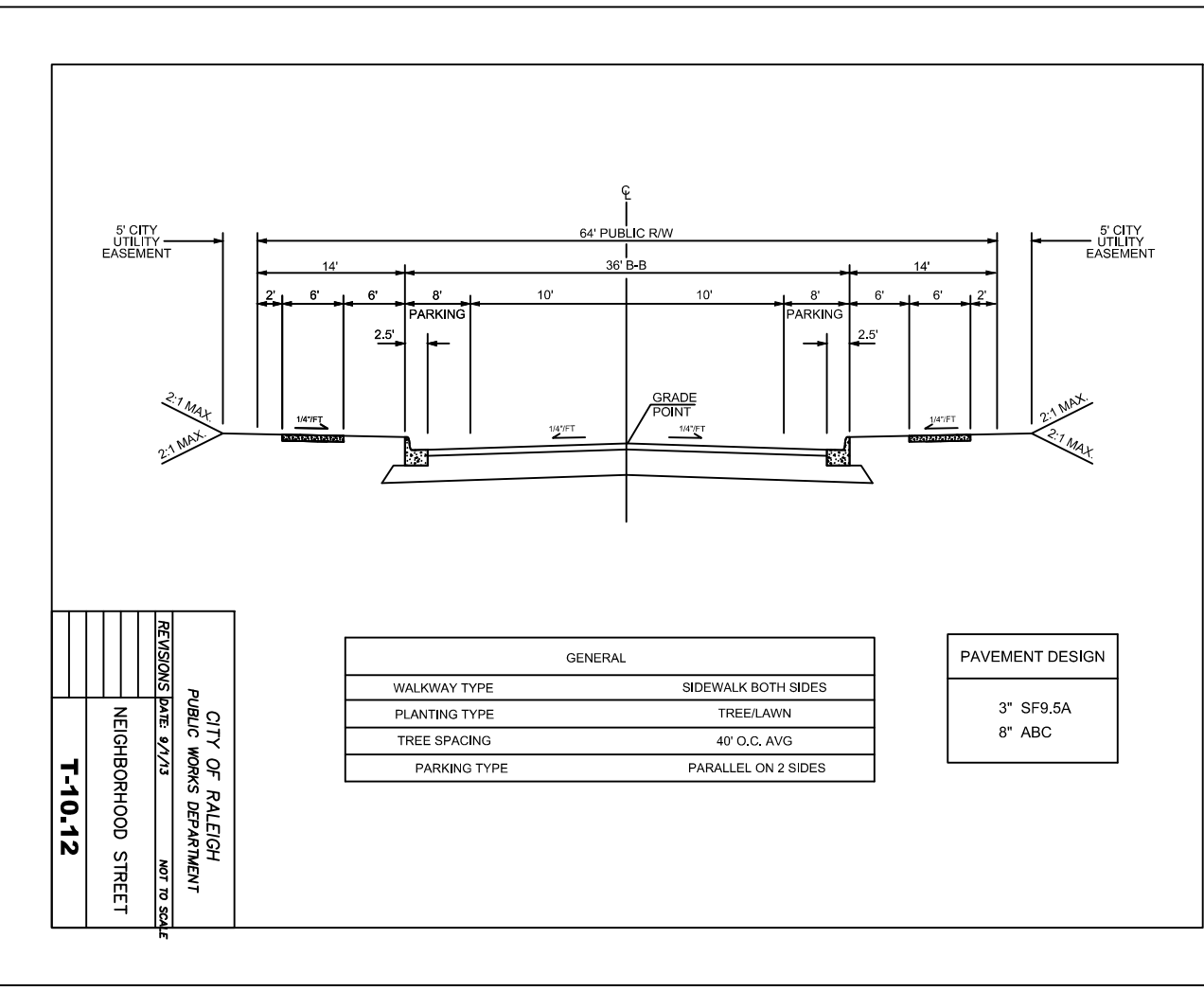
CITY COMMENTS



WORD OF GOD
FELLOWSHIP
R6 VACANT
1712 93 3009



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PENNY ENGINEERING DESIGN
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COMPACT TRANSACTION# 465316

S-20-2016

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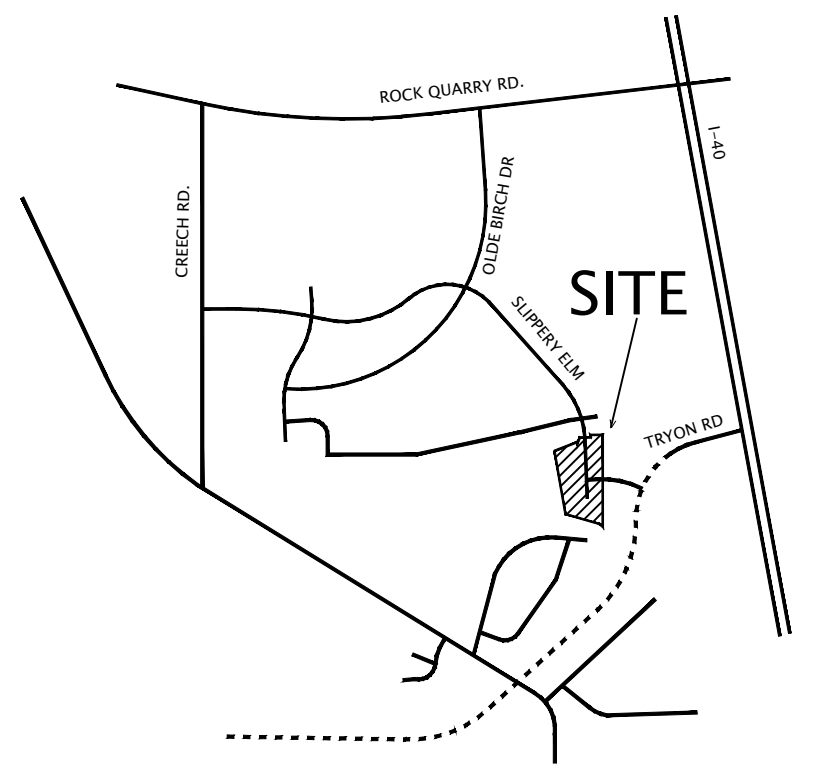
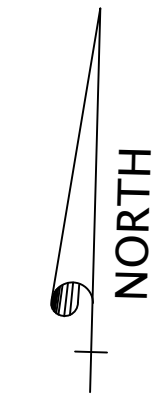
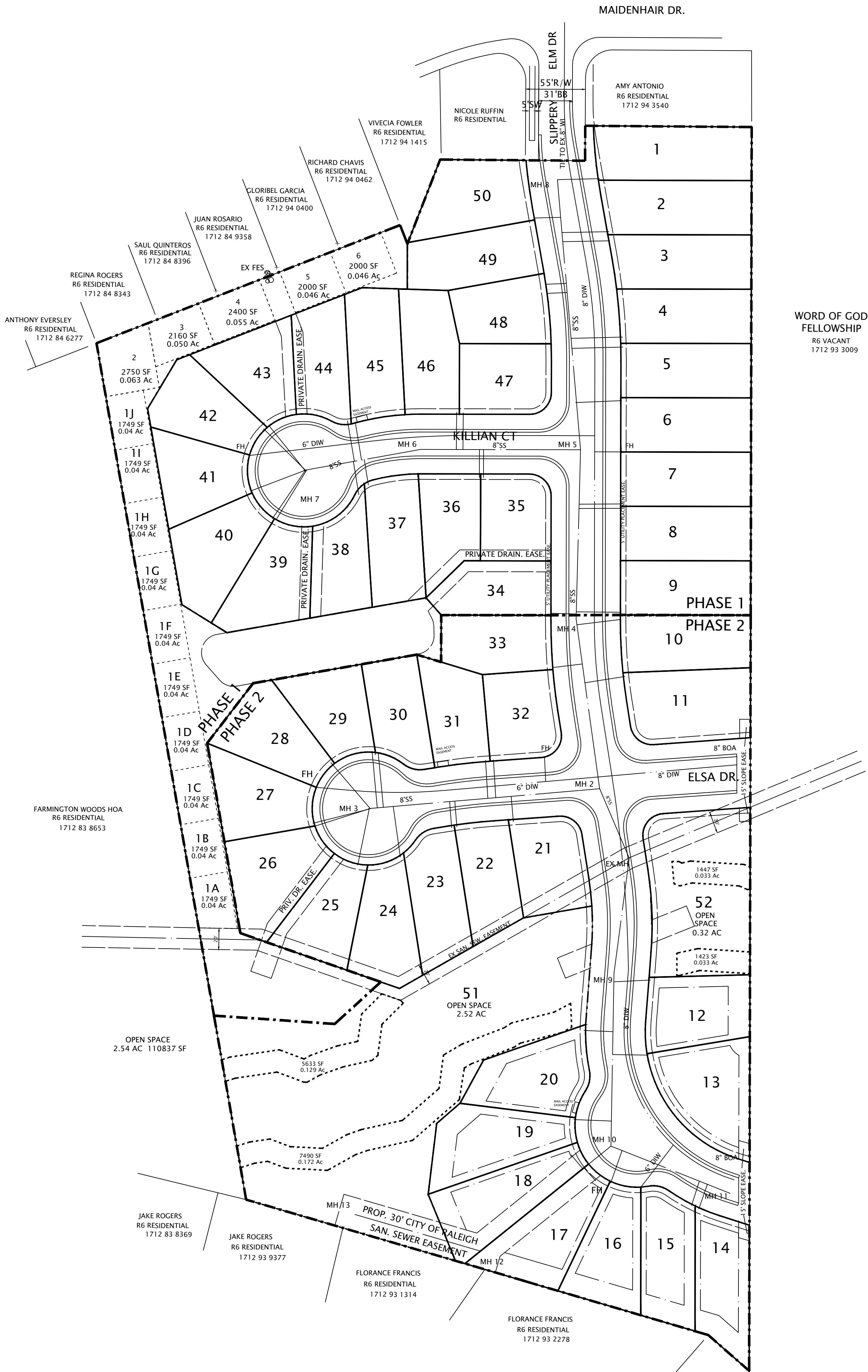
RALEIGH NORTH CAROLINA

PRELIMINARY SUBDIVISION PLAN

SCALE: 1"=60' PLSDRAWN: PLS
DATE: 3-4-16 CHK'D: MRC

REV'D	TH STREET
3-21-16	
4-11-17	CITY COMMENTS
7-5-17	CITY COMMENTS
2-5-18	CITY COMMENTS
4-20-18	COMPACT PLAN
8-09-18	CITY COMMENTS

SHEET S1 OF 10
PROJ. # P 1102

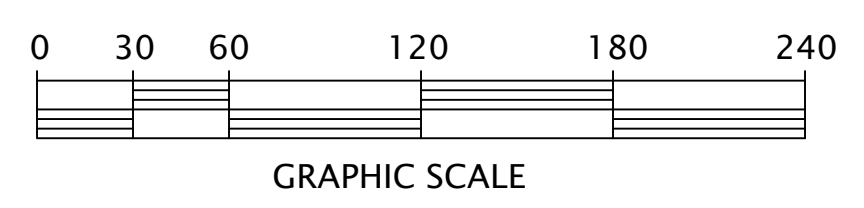


VICINITY MAP NTS

WORD OF GOD
FELLOWSHIP
R6 VACANT
1712 93 3009

PHASE DATA

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COMPACT TRANSACTION# 465316

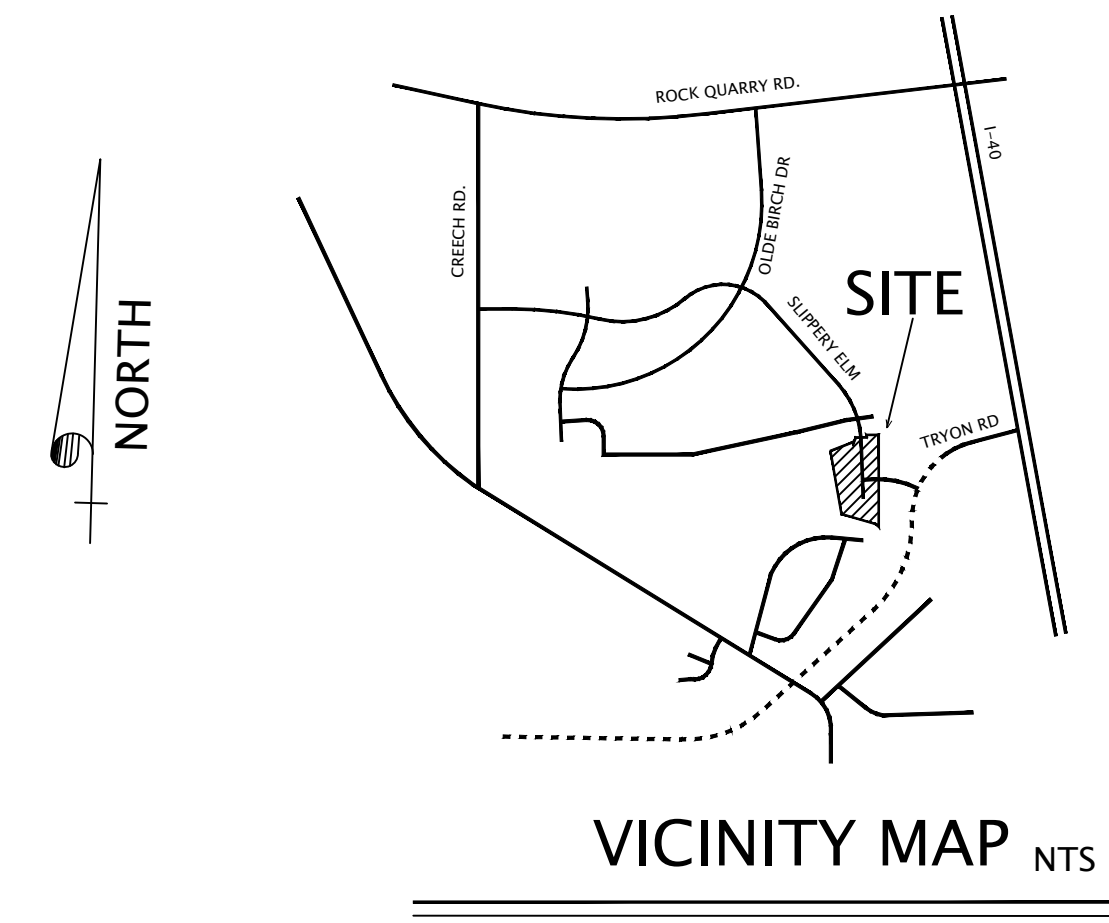
S-20-2016

ELMWOOD SUBDIVISION

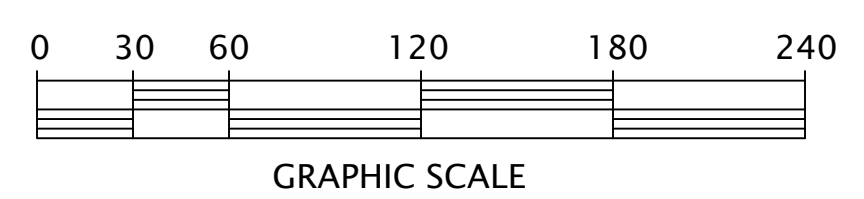
RALEIGH NORTH CAROLINA

PRELIMINARY UTILITIES

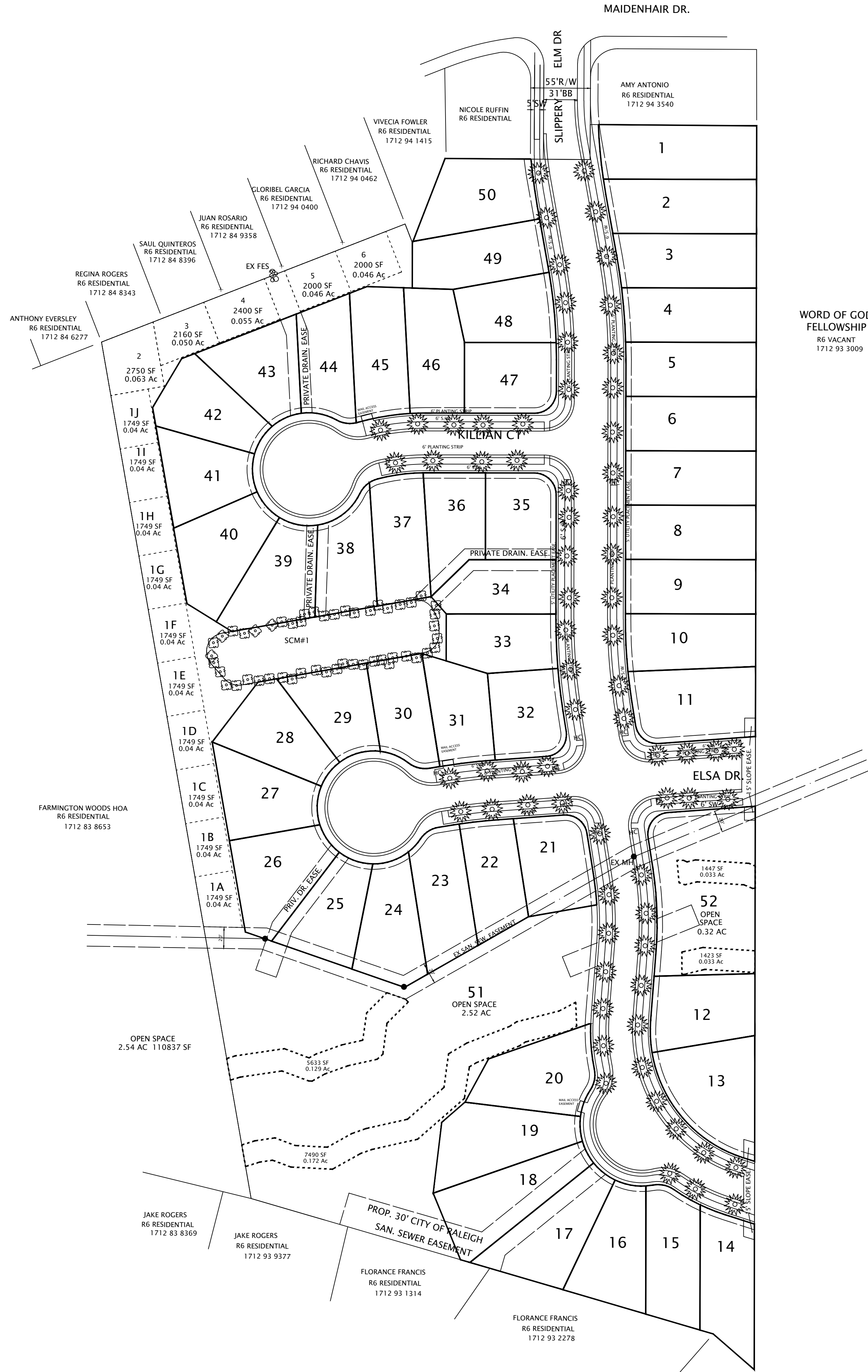
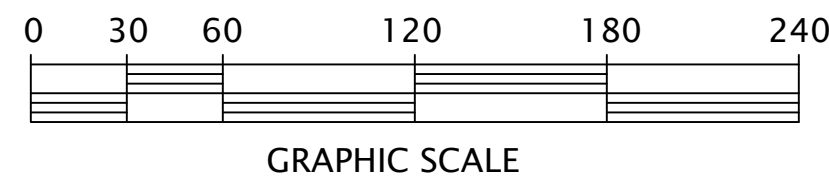
SCALE:	1"=60'	DRAWN:	PLS
DATE:	3-4-16	CHK'D:	MRC
REV'D	3-21-16	TH STREET	
4-11-17		CITY COMMENTS	
7-5-17		CITY COMMENTS	
2-5-18		CITY COMMENTS	
4-20-18		COMPACT PLAN	
8-09-18		CITY COMMENTS	
SHEET	U1	OF	10
PROJ. #	P 1102		



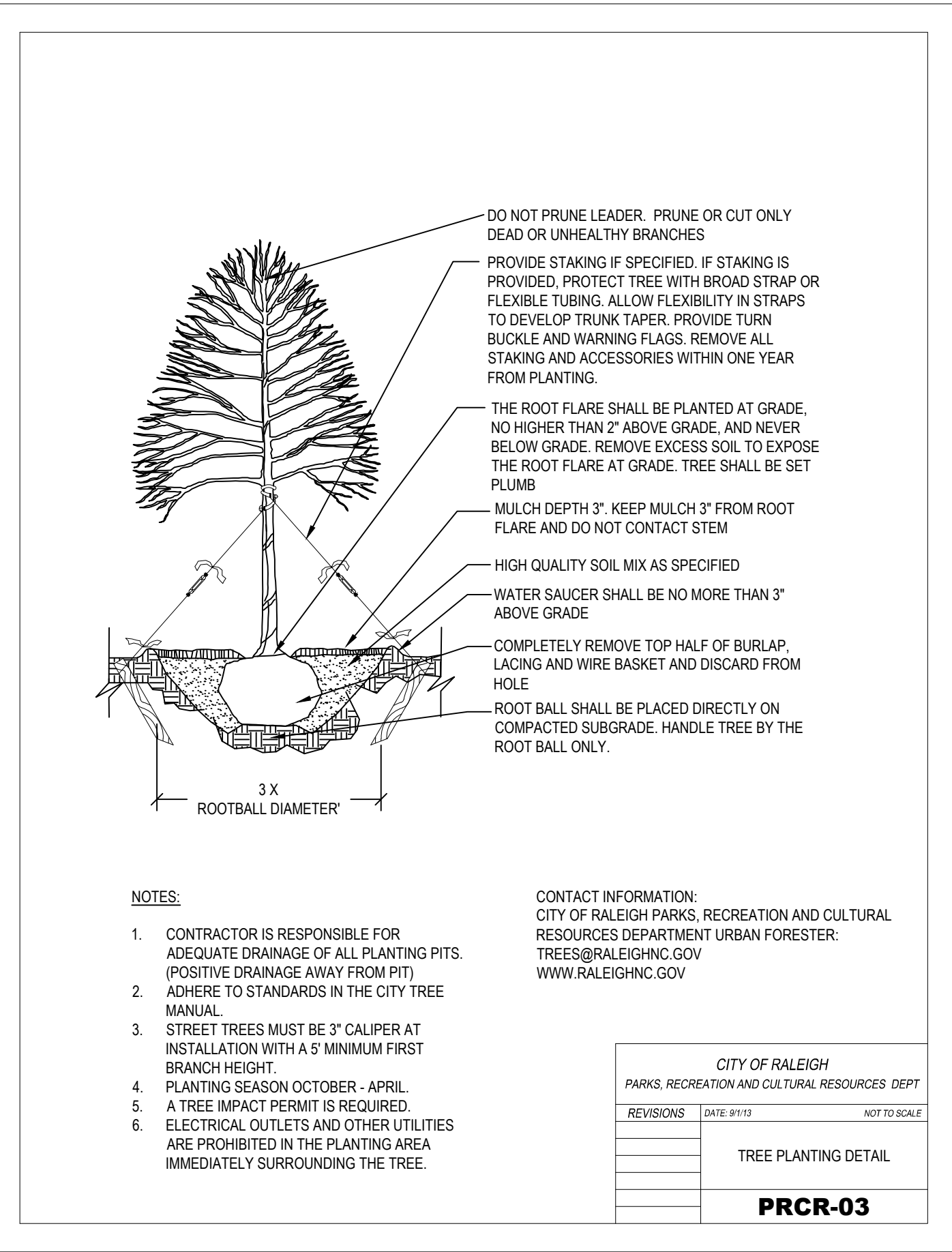
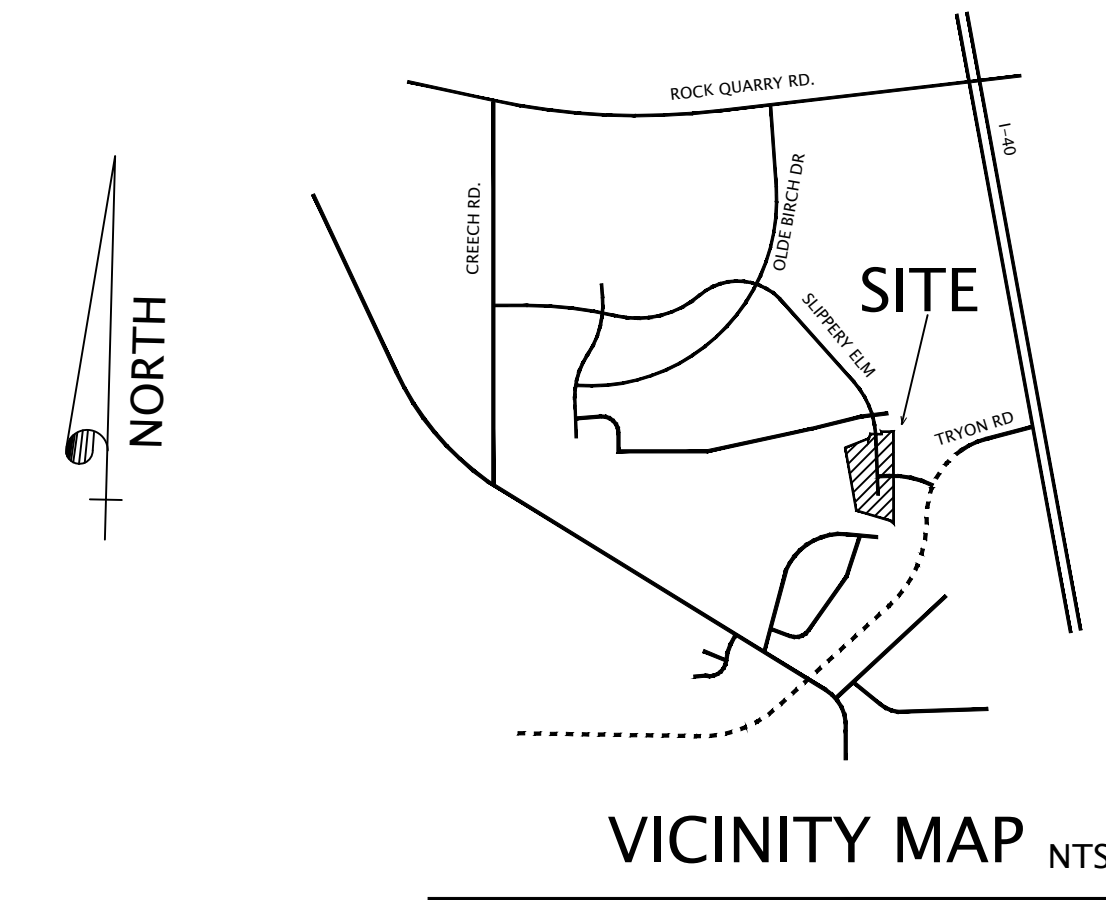
REFERENCE REPORT BY MEYER-COX FORESTRY CONSULTANTS, LLC



SCALE: 1"=60'		DRAWN: PLS	
DATE: 3-4-16		CHK'D: MRC	
REV'D 3-21-16	TH STREET		
4-11-17	CITY COMMENTS		
7-5-17	CITY COMMENTS		
2-5-18	CITY COMMENTS		
4-20-18	COMPACT PLAN		
8-09-18	CITY COMMENTS		
SHEET			
TC1		OF 10	
PROJ. # P 1102			



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R6 VACANT
1712 93 3009



PLANTING NOTES:

- TREE PLACEMENT MAY MOVE DUE TO INFRASTRUCTURE LOCATION AT FINAL CONSTRUCTION PLAN DESIGN.
- TREE SELECTION SHALL BE ACER SACCHARUM, OR QUERCUS PALUSTRIS.
- DRY POND SCREENING SELECTION SHALL INCLUDE HOLLIES, COTONEASTER, VIBURNUM, AND EUONYMUS PER UDO 7.2.6C. FINAL QUANTITY COUNT WILL BE SUBMITTED AT CONCURRENT PLAN REVIEW.
- STREET TREES @ 40' OC = 71 TREES.

LEGEND

- STREE TREES
- SCREENING SHRUBS

PENNY ENGINEERING DESIGN
CONSULTING ENGINEERS & LAND DESIGNERS
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OFFICE 919/448-1461 PENNYENGINEER@AOL.COM

COMPACT TRANSACTION# 465316

S-20-2016

ELMWOOD SUBDIVISION

NORTH CAROLINA
RALEIGH
PRELIMINARY TREE LANDSCAPE PLAN

SCALE:	DRAWN:
1"=60'	PLS
DATE:	CHK'D:
3-4-16	MRC
REV'D	TH STREET
3-21-16	
4-11-17	CITY COMMENTS
7-5-17	CITY COMMENTS
2-5-18	CITY COMMENTS
4-20-18	COMPACT PLAN
8-09-18	CITY COMMENTS