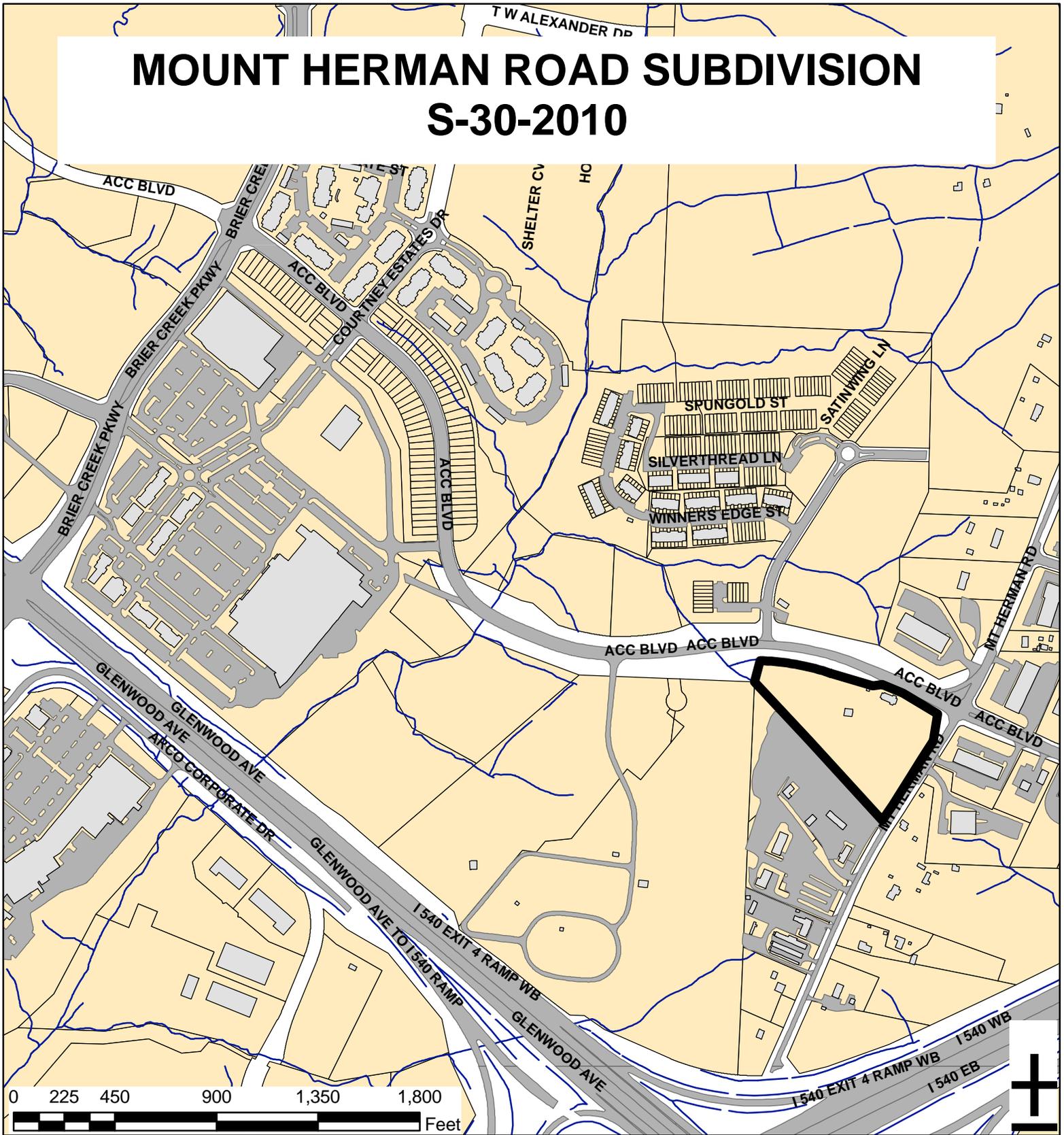
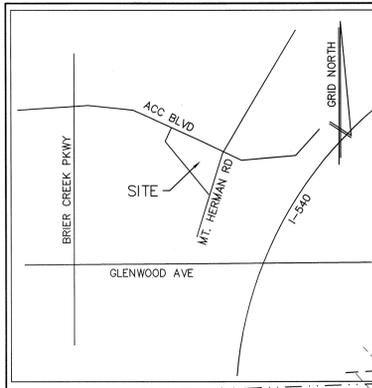


# MOUNT HERMAN ROAD SUBDIVISION S-30-2010



Zoning: **TD, AOD**  
CAC: **Northwest**  
Drainage: **Little Brier**  
Basin: **Creek**  
Acreage: **6.20**

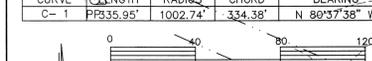
Number of Lots: **2**  
Planner: **Meade Bradshaw**  
Phone: **(919) 516-2664**  
Applicant Contact: **Blakely Design Group**  
Phone: **(919) 870-1868**



VICINITY MAP

LINE	LENGTH	BEARING
L-1	40.31'	S 83°45'43" W
L-2	100.04'	S 66°29'49" E
L-3	123.09'	S 118°54'21" W

CURVE	LENGTH	RADIUS	CHORD	BEARING
C-1	PP355.95'	1002.74'	334.38'	N 80°37'58" W



LANDQUEST LEGACY OF NC, LLC.  
 PIN# 0768-75-3746  
 D.B. 12430 PG. 105  
 ZONE CUD-TD  
 CEMETERY

**SUBDIVISION DATA**

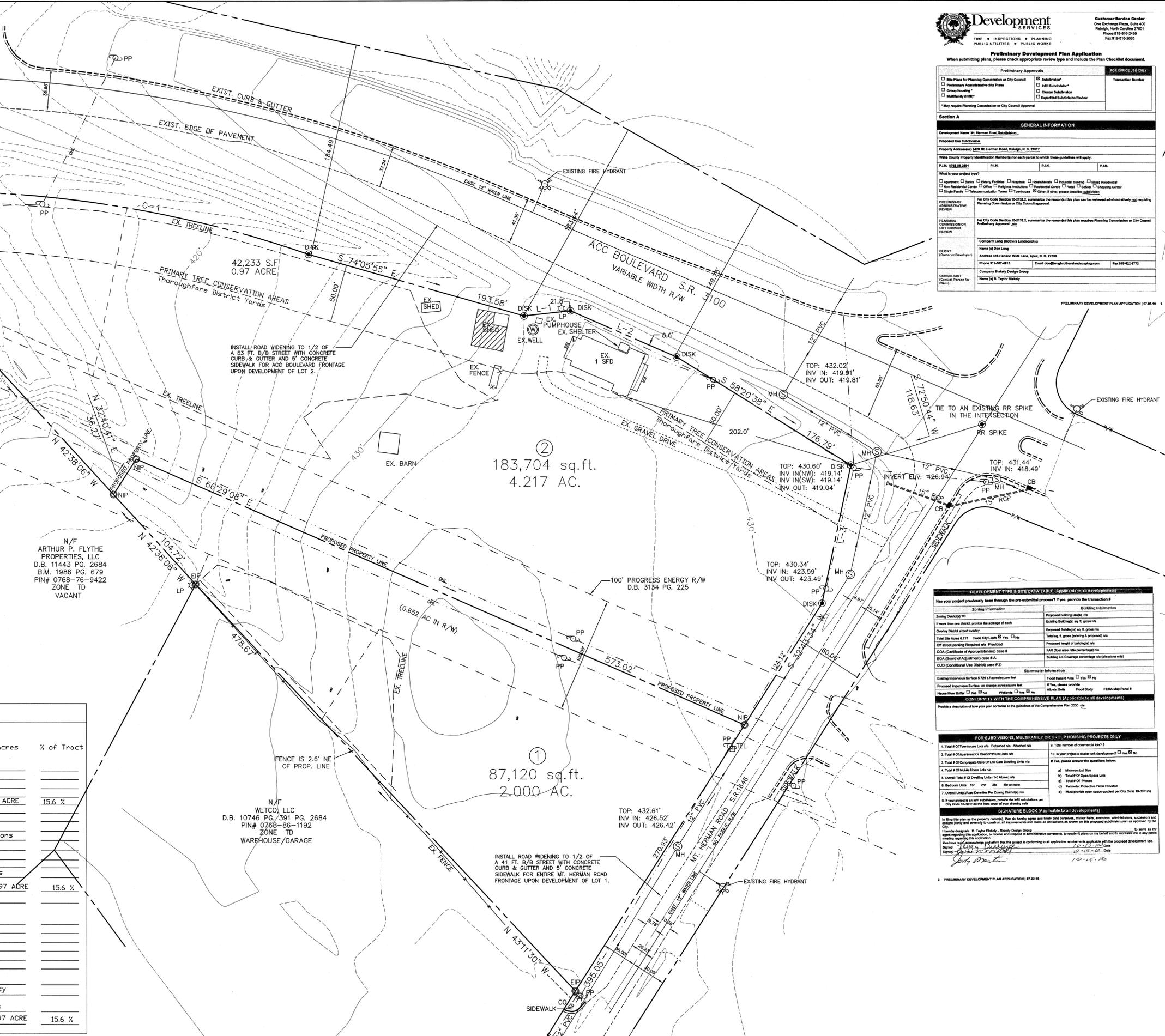
TOTAL LOT SIZE	270,824 S.F.	6.217 ACRES
EXISTING USE	THOROUGHFARE DISTRICT VACANT HOUSE	
PROPOSED USE	2 LOT SUBDIVISION	
	LOT 1 - 87,120 S.F. ( 2.00 AC.)	
	LOT 2 - 183,704 S.F. ( 4.217 AC.)	
WAKE COUNTY P.I.N.	0769-86-2591	
DEVELOPER	DON LONG/LONG BROTHERS LANDSCAPING 416 HANSON WALK LANE APEX, N. C. 27539 (919) 387-4915	

**NOTES**

- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM MAP PREPARED BY CAWTHORNE, MOSS & PANICERIA, SURVEYORS AND DATED SEPTEMBER 2008. TOPOGRAPHIC INFORMATION IS FROM AERIAL MAPS.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS.
- CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS.
- ALL DIMENSIONS AND STAKING POINT LOCATIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ANY WORK SHOWN ON THESE PLANS THAT IS FOUND TO BE IN CONFLICT WITH THE CITY OF RALEIGH ZONING AND SETBACK REQUIREMENTS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR ADJUSTMENT.
- LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME.
- CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES, AND BARRICADES FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.
- CONTRACTOR SHALL PAINT SYMBOLS, INSTALL SIGNS AND CONSTRUCT NECESSARY RAMPS, AS PER THE NORTH CAROLINA STATE BUILDING CODE, FOR ALL HANDICAP PARKING SPACES AS NOTED ON PLAN.
- CONTRACTOR SHALL DELINEATE PARKING SPACE LINES, HANDICAP SYMBOLS, DIRECTIONAL ARROWS, LANE MARKINGS, STOP PAGES, MESSAGES, ETC. AS SHOWN ON THE PLANS WITH TRAFFIC MARKING PAINT ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. USE WHITE PAINT.
- CALL NORTH CAROLINA ONE CALL CENTER @ 1-800-662-4949 BEFORE DIGGING.
- THIS SITE IS NOT WITHIN A 100 YEAR FLOODWAY FRINGE AREA.
- STORMWATER REQUIREMENTS PER CITY OF RALEIGH CODE WILL BE MET BY THE INDIVIDUAL LOTS.

**TREE CONSERVATION PLAN DATA SHEET**

PROJECT NAME	MT. HERMAN ROAD SUBDIVISION	
TOTAL SITE ACRES	6.217 ACRES	
	# Acres	% of Tract
(1) PRIMARY TREE CONSERVATION AREAS		
(a1) SHDD 1 Yards		
(a2) SHDD 2 Yards		
(a3) SHDD 3 Yards		
(a4) SHDD 4 Yards		
(a5) Thoroughfare District Yards	0.97 ACRE	15.6 %
(a6) Conservation Management District		
(a7) Metro Park Overlay District		
(a8) Conditional Use Zoning Tree Save Areas		
(a9) Natural Protective Yards Required by Re-Zoning or Other Conditions		
(a10) Other Required Tree Save Areas		
(b) Champion Trees including their Critical Root Zones		
(c) Zone 2 of Neuse Riparian Buffers		
(d) Areas with Slopes of 45% or more adjacent to or within Floodways		
Subtotal of Primary Tree Conservation Areas	0.97 ACRE	15.6 %
Greenway Easement : (voluntary inclusion of a portion of greenway)		
(2) SECONDARY TREE CONSERVATION AREAS		
(a) Major Thoroughfare: 50-foot Average Buffer		
(b) Minor Thoroughfare: 50-foot Average Buffer		
(c) 65-foot perimeter yard adjacent to non-vacant property		
(d) Alternate compliance area: 65-foot perimeter yard		
(e) 32-foot perimeter yard adjacent to vacant property		
(f) Alternate compliance area: 32-foot perimeter yard		
(g) Individual trees 10" dbh & larger within 65' of roadways or any non-vacant property		
(h) Individual trees 10" dbh & larger within 32' of any vacant property		
Subtotal of Secondary Tree Conservation Areas		
TOTAL OF ALL TREE CONSERVATION AREAS	0.97 ACRE	15.6 %



**Development SERVICES**  
 FIRE • INSPECTIONS • PLANNING  
 PUBLIC UTILITIES • PUBLIC WORKS

Customer Service Center  
 One Exchange Plaza, Suite 400  
 Raleigh, North Carolina 27601  
 Phone 919-978-2466  
 Fax 919-978-2685

**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 or City Council	<input type="checkbox"/> Subdivision	Transaction Number	
<input type="checkbox"/> Preliminary Administrative Site Plans	<input type="checkbox"/> Well Subdivision		
<input type="checkbox"/> Group Housing	<input type="checkbox"/> Cluster Subdivision		
<input type="checkbox"/> Multifamily (CUD)*	<input type="checkbox"/> Expedited Subdivision Review		

\* May require Planning Commission or City Council Approval

**Section A**

**GENERAL INFORMATION**

Development Name: Mt. Herman Road Subdivision  
 Proposed Use: Subdivision  
 Property Address(es): 6420 Mt. Herman Road, Raleigh, N. C. 27617

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. (128-28-281)	P.I.N.	P.I.N.	P.I.N.

What is your project type?  
 Apartment  House  Mobile Home  Single-Family  Multi-Family  Other: \_\_\_\_\_  
 Single-Family  Townhouse  Duplex  Other: \_\_\_\_\_

PRELIMINARY APPROVALS REVIEW: Per City Code Section 10-213.2, summarize the reasons the plan can be reviewed administratively and require Planning Commission or City Council approval.

PLANNING COMMISSION OR CITY COUNCIL REVIEW: Per City Code Section 10-213.2, summarize the reasons the plan requires Planning Commission or City Council Preliminary Approval.

CLIENT: Company Long Brothers Landscaping  
 Name: Don Long  
 Address: 416 Hanson Walk Lane, Apex, N. C. 27539  
 Phone: 919-387-4915  
 Email: don@longbrotherslandscaping.com  
 Fax: 919-422-4772

CONSULTANT: Company Blakely Design Group  
 Name: Jai B. Taylor Blakely

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

Has your project previously been through the pre-submission process? If yes, provide the transaction #

Zoning Information	Building Information
Zoning District: TD	Proposed building use: na
Are you an existing project, provide the acreage of each	Existing building use: na
Existing building use: na	Existing building use: na
Total Site Area: 6.217 acres (City Code 10-213.2)	Total lot area (existing & proposed): na
Off-street parking required: na	Proposed height of building: na
COA (Certificate of Appropriateness) case #	FAV (Floor area ratio percentage): na
BOA (Board of Adjustment) case #	Building lot coverage percentage (in site plan only): na
CCD (Conditional Use District) case #	Stormwater Information
Existing Impervious Surface: 729 sq. ft. (Area/acreage)	Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface: no change (acreage)	If Yes, please provide: Flood Study FEMA Map #
Issue Your Order: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)
Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2008:	

**FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY**

1. Total # of Townhouse Units: na	2. Total # of Apartment or Condominium Units: na	3. Total # of Single-Family Units: na	4. Total # of Mobile Home Units: na	5. Total # of Duplex Units (1-2 Above): na	6. Total # of Bedroom Units: 1br 2br 3br 4br or more	7. Overall Units/Acre Decision (Per Zoning District): na
8. Total number of commercial units: na	9. Is your project a cluster development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, please answer the questions below:				
a) Minimum Lot Size	b) Total # of Open Space Lots	c) Total # of Paved	d) Permitted Protective Yards Provided	e) Must provide open space equivalent per City Code 10-307(f)(5)		

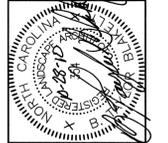
**SIGNATURE BLOCK** (Applicable to all developments)

I, the undersigned, as the project owner, do hereby agree and bind myself, my heirs, executors, administrators, successors and assigns to comply with all requirements and conditions of the City of Raleigh as shown on the proposed subdivision plan as approved by the City.

I hereby authorize: Jai Blakely, Blakely Design Group, to receive and respond to administrative comments, to modify plans on my behalf and to represent me in any public hearing regarding the application.

I have read and understand the plan and the proposed development and I agree to comply with all requirements and conditions of the City of Raleigh as shown on the proposed subdivision plan as approved by the City.

Signature: Jai Blakely Date: 10-18-10



**BLAKELY DESIGN GROUP**  
 Landscape Architecture Site Planning

700 Expedition Place, Suite 105, Raleigh, North Carolina 27615  
 Telephone: (919) 870-1868  
 Fax: (919) 870-1868  
 Email: jblakely@blakelydesigngroup.com

**PRELIMINARY SUBDIVISION PLAN**

**MT. HERMAN ROAD SUBDIVISION**  
 6420 MT. HERMAN ROAD, RALEIGH, N.C.

DATE SEPT 27, 10  
 SCALE 1"=40'  
 DRAWN BTB  
 JOB NO.  
 REVISIONS  
 SHEET C-1



# Development SERVICES

FIRE • INSPECTIONS • PLANNING  
PUBLIC UTILITIES • PUBLIC WORKS

**Customer Service Center**  
One Exchange Plaza, Suite 400  
Raleigh, North Carolina 27601  
Phone 919-516-2495  
Fax 919-516-2685

5-30-10

## 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 or City Council <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing * <input type="checkbox"/> Multifamily (Infill)*	<input checked="" type="checkbox"/> Subdivision* <input type="checkbox"/> Infill Subdivision* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	<b>Transaction Number</b>  286648
* May require Planning Commission or City Council Approval		

### Section A

#### GENERAL INFORMATION

Development Name Mt. Herman Road Subdivision

Proposed Use Subdivision

Property Address(es) 6420 Mt. Herman Road, Raleigh, N. C. 27617

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. 0768-86-2591

P.I.N.

P.I.N.

P.I.N.

What is your project type?

- Apartment  Banks  Elderly Facilities  Hospitals  Hotels/Motels  Industrial Building  Mixed Residential  
 Non-Residential Condo  Office  Religious Institutions  Residential Condo  Retail  School  Shopping Center  
 Single Family  Telecommunication Tower  Townhouse  Other: If other, please describe: subdivision

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 OR CITY COUNCIL REVIEW

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

CLIENT (Owner or Developer)

Company Long Brothers Landscaping

Name (s) Don Long

Address 416 Hanson Walk Lane, Apex, N. C. 27539

Phone 919-387-4915

Email don@longbrotherslandscaping.com

Fax 919-622-6772

CONSULTANT (Contact Person for Plans)

Company Blakely Design Group

Name (s) B. Taylor Blakely



**Section B**

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<b>General Requirements</b>					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
2. <u>Preliminary Development Plan Application</u> completed and signed by the property owner	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
3. Client must print page 1 and 2 of the <u>Preliminary Development Plan Application</u> to the plan cover sheet	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
4. I have referenced the <u>Preliminary Development Plan Checklist</u> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
e) Proposed Utility Plan, including Fire	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. For re-submittals only – include all revision dates	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
10. Digital copy of only the site plan and elevations. The purpose of this image is to illustrate the basic character of the preliminary plan. It should contain only such basic information as: building outline, landscaping, parking and drives, stormwater facilities, and lot boundary. The digital image should be provided in the form of .pdf on a CD. If the plan was not digitally created, provide an 8 1/2" x 11" reduction of the plan. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>