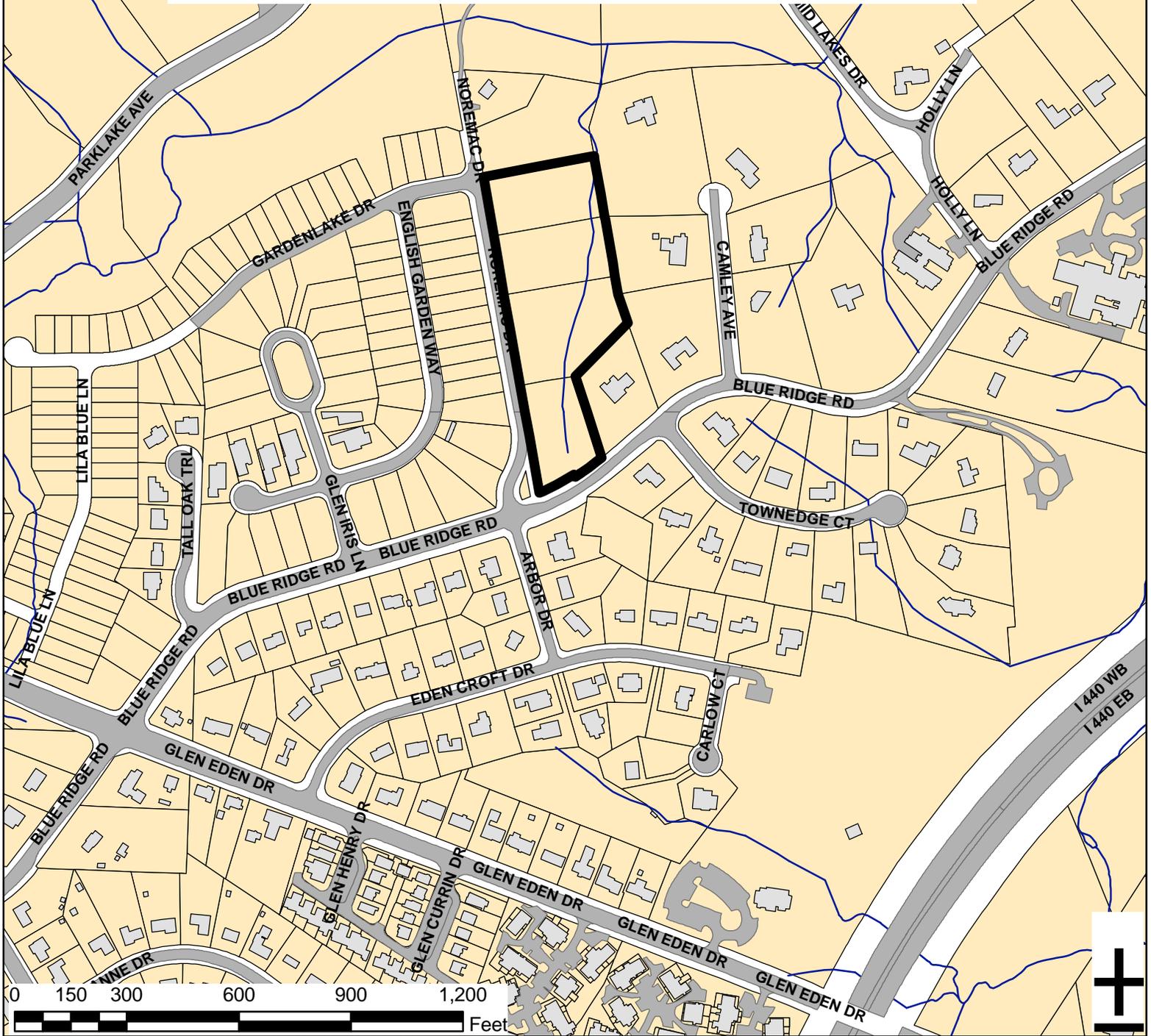


CAMLEY HILLS SUBDIVISION S-32-2010



Zoning: **R-4**
CAC: **Northwest**
Drainage
Basin: **Crabtree Creek**
Acreage: **6.14**

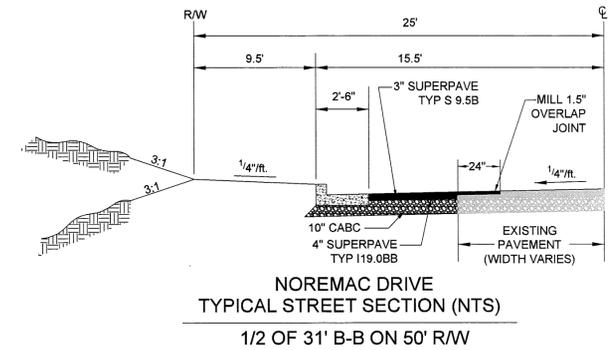
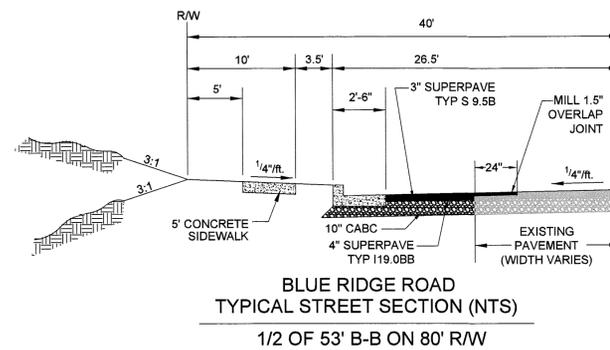
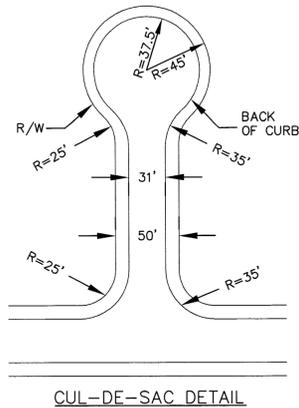
Number of Lots: **14**
Planner: **Eric Hodge**
Phone: **(919) 516-2639**
Applicant Contact: **John A. Edwards & Co.**
Phone: **(919) 828-4428**

TRANSPORTATION NOTES:

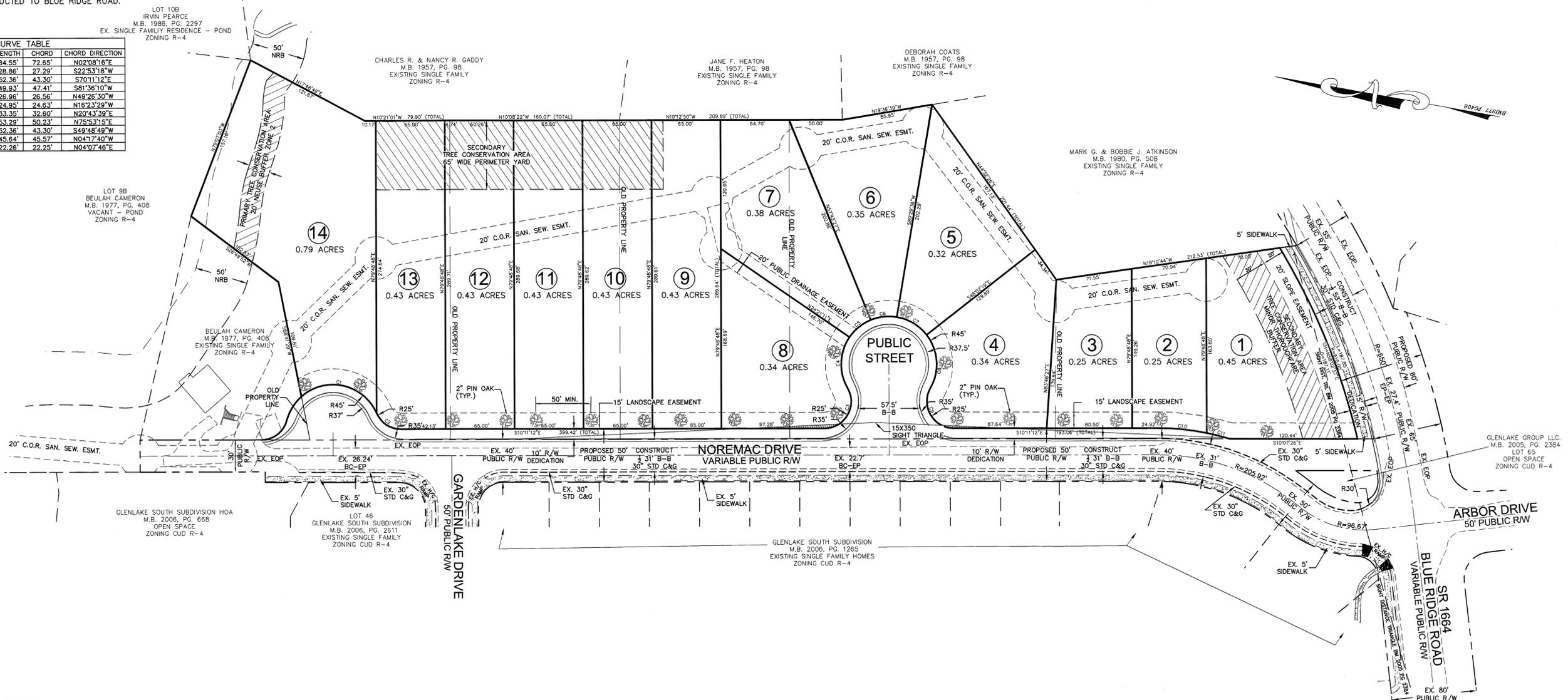
1. NOWELL ROAD RIGHT-OF-WAY SHALL BE CLEARED AND GRADED WITHIN 100' OF CHAPEL HILL ROAD. THE FULL WIDTH OF THE RIGHT-OF-WAY SHALL BE CLEARED AND GRADED ALONG CHAPEL HILL ROAD.
2. HANDICAPPED RAMPS TO BE CONSTRUCTED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH ENGINEERING STANDARD DETAIL 20.11.
3. SIGHT TRIANGLES TO BE LOCATED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS, AREAS WHERE SIGHT TRIANGLES ARE LOCATED OUTSIDE THE RIGHT-OF-WAY SHALL BE RECORDED AS SIGHT EASEMENTS. FINAL LAYOUT OF SIGHT TRIANGLES TO BE APPROVED WITH CONSTRUCTION DRAWINGS.
4. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, PARKED VEHICLES, SIGN OR OTHER OBJECTS BETWEEN THE HEIGHTS OF 2 FEET AND 8 FEET ABOVE THE CURB LINE ELEVATION, OR NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
5. ALL STREET SECTIONS SHALL MEET OR EXCEED SPECIFICATIONS DETAILED IN CITY OF RALEIGH ENGINEERING STANDARD 20.31.
6. TURNOUT RADI TO BE MINIMUM OF 35' AT ALL PUBLIC STREET INTERSECTIONS. DRIVEWAY TURNOUTS TO BE A MINIMUM OF 28'.

NOTES:

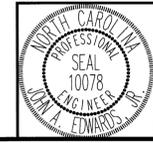
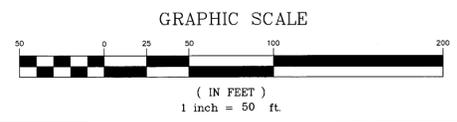
1. DRIVEWAY ACCESS SHALL BE LIMITED TO NOREMAC DRIVE. NO DRIVEWAY SHALL BE CONSTRUCTED TO BLUE RIDGE ROAD.



CURVE	RADIUS	LENGTH	CHORD	CHORD DIRECTION
C1	45.00'	84.55'	72.65'	N02°08'16"E
C2	25.00'	28.86'	27.29'	S22°33'18"W
C3	25.00'	52.36'	43.30'	S70°11'12"E
C4	45.00'	49.93'	47.41'	S81°36'10"W
C5	45.00'	26.96'	26.56'	N49°28'30"W
C6	45.00'	24.95'	24.63'	N18°23'29"W
C7	45.00'	33.35'	32.60'	N20°43'39"E
C8	45.00'	53.29'	50.23'	N75°53'15"E
C9	25.00'	52.36'	43.30'	S49°48'49"W
C10	230.92'	45.64'	45.57'	N04°17'40"W
C11	230.92'	22.26'	22.25'	N04°07'46"E



- STANDARD NOTES:
1. DOUBLE WHEELCHAIR RAMPS ARE TO BE INSTALLED AT ALL PUBLIC STREET INTERSECTIONS WHERE SIDEWALK IS REQUIRED. WHEN SIDEWALK IS NOT REQUIRED, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS AS SHOWN ON THIS STREET.
 2. WHEELCHAIR RAMPS TO BE CONSTRUCTED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND ADA SPECIFICATIONS.
 3. WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMING OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
 4. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
 5. ALL UNDERGROUND UTILITY LOCATIONS TO BE VERIFIED BY CONTRACTOR.



DATE	REVISION	BY

JOHN A. EDWARDS & COMPANY
 Consulting Engineers
 333 Wade Ave, Raleigh, NC 27605
 Phone (919) 828-4428
 FAX (919) 828-4711
 E-mail fred@jaeco.com

SCALE: 1"=50'	DATE: 09-09-2009
FILE NO. & PAGE	DRAWN BY: LEH, III
FILE NO.	CHECKED BY: JAE, JR.

CAMLEY HILLS SUBDIVISION
 OWNER: BEULAH CAMERON
 331 SPRINGMOOR DR. RALEIGH, NC 27615
 TEL: (919) 836-9751

RALEIGH WAKE COUNTY NORTH CAROLINA
 PRELIMINARY SUBDIVISION AND LANDSCAPE PLAN



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

Grp # 240 353

Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

		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	Transaction Number <div style="font-size: 24pt; text-align: center;">287951</div>
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name CAMLEY HILLS SUBDIVISION

Proposed Use SINGLE FAMILY SUBDIVISION

Property Address(es) 3802, 3804, 3806, 3808, 3810 NORMAN DRIVE, RALEIGH, NC

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:
 PIN: 0795.06-28-8284

P.I.N. <u>0795.06-28-9007</u>	P.I.N. <u>0795.06-27-9922</u>	P.I.N. <u>0795.06-27-9753</u>	P.I.N. <u>0795.06-27-9443</u>
----------------------------------	----------------------------------	----------------------------------	----------------------------------

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:

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.

SUBDIVISION, NOT SITEPLAN.
NOT INFILLED. PROPERTY > 5 ACRES.

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

N/A.

Company		
Name (s) <u>BEULAH CAMERON</u>		
Address <u>331 SPRINGMOOR DRIVE RALEIGH, NC 27615</u>		
Phone <u>919-848-7331</u>	Email <u>bcameron@mymailstation.com</u>	Fax
Company <u>JOHN A. EDWARDS & COMPANY</u>		
Name (s) <u>PATRICK PEREZ</u>		
Address <u>333 WADE AVE. RALEIGH, NC 27605</u>		
Phone <u>828-4428 EXT 28</u>	Email <u>patrick@jaeco.com</u>	Fax <u>828-4711</u>

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

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

Zoning District(s) <u>R-4</u>	Proposed building use(s) <u>N/A</u>
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross <u>N/A</u>
Overlay District <u>N/A</u>	Proposed Building(s) sq. ft. gross <u>N/A</u>
Total Site Acres <u>6.14</u> Inside City Limits <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Total sq. ft. gross (existing & proposed) <u>N/A</u>
Off street parking Required <input type="checkbox"/> Provided <input checked="" type="checkbox"/> <u>N/A</u>	Proposed height of building(s) <u>N/A</u>
COA (Certificate of Appropriateness) case # <u>N/A</u>	FAR (floor area ratio percentage) <u>N/A</u>
BOA (Board of Adjustment) case # A- <u>N/A</u>	Building Lot Coverage percentage (site plans only) <u>N/A</u>
CUD (Conditional Use District) case # Z- <u>N/A</u>	
Existing Impervious Surface <u>0</u> acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface <u>1.18</u> acres/square feet	If Yes, please provide
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel # <u>37201726003</u>

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

PLAN CALLS FOR MEDIUM DENSITY RESIDENTIAL (WHICH ALLOWS SINGLE FAMILY RESIDENTIAL USE.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached <u>N/A</u>	9. Total number of commercial lots? <u>0</u>
2. Total # Of Apartment Or Condominium Units <u>N/A</u>	10. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Congregate Care Or Life Care Dwelling Units <u>N/A</u>	If Yes, please answer the questions below: a) Minimum Lot Size b) Total # Of Open Space Lots c) Total # Of Phases d) Perimeter Protective Yards Provided e) Must provide open space quotient per City Code 10-3071(5)
4. Total # Of Mobile Home Lots <u>N/A</u>	
5. Overall Total # Of Dwelling Units (1-5 Above) <u>N/A</u>	
6. Bedroom Units 1br 2br 3br 4br or more <u>N/A</u>	
7. Overall Unit(s)/Acre Densities Per Zoning District(s) <u>2.49 UNITS/AC</u>	
8. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets <u>N/A</u>	

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 PATRICK PEREZ 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, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed Beulah B. Cameron 10-6-2010 Date
Signed _____ Date