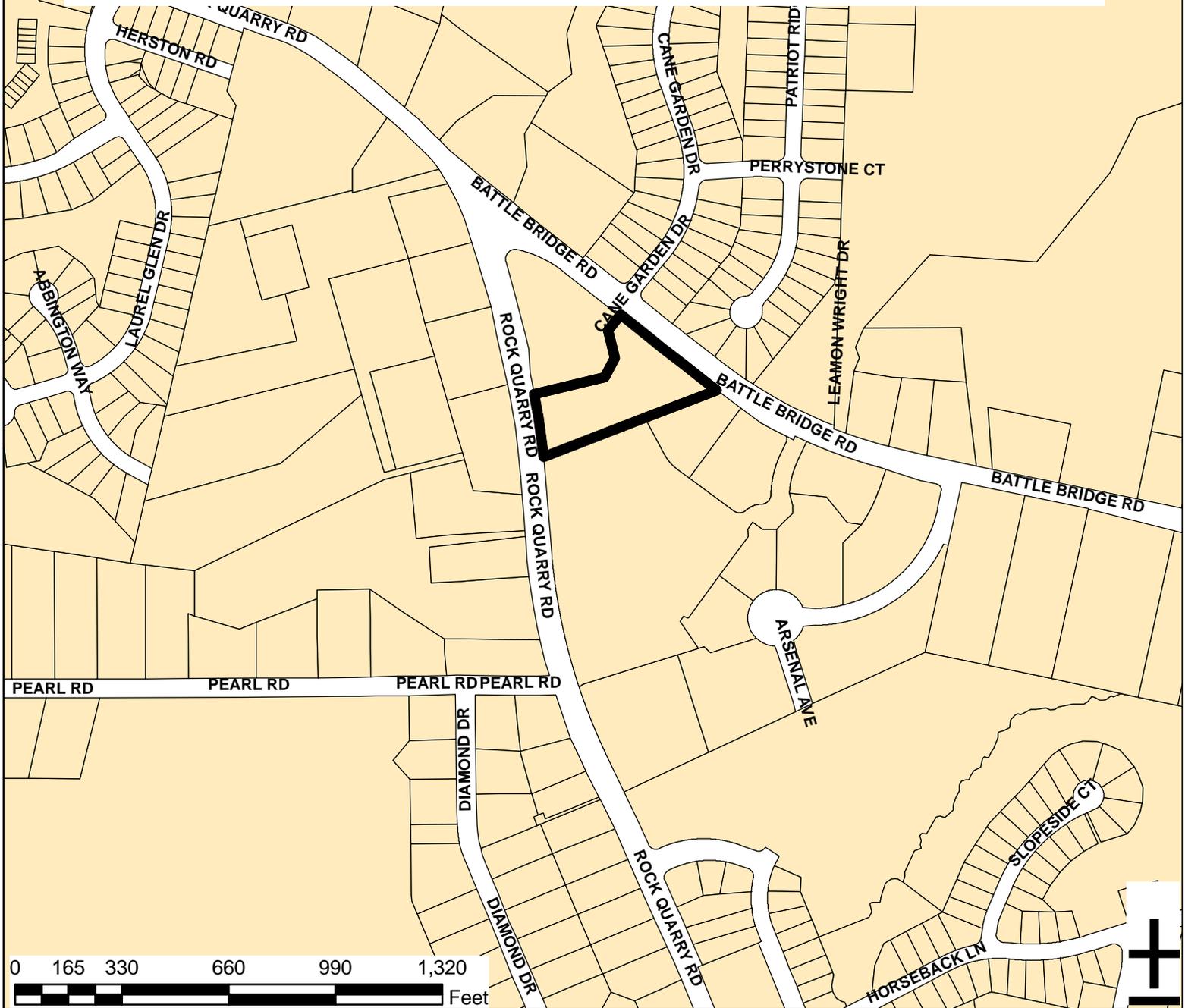


MARKETS AT ROCK QUARRY LT 1 SUBDIVISION S-2-2011



Zoning: **NB CUD**
CAC: **Southeast**
Drainage: **Neuse**
Basin:
Acreage: **2.36**

Number of Lots: **2**
Planner: **Meade Bradshaw**
Phone: **(919) 516-2664**
Applicant Contact: **John A. Edwards & Co.**
Phone: **(919) 828-4428**



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

S-2-11

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"/> Infill Recombination* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number 294645
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name : MARKETS AT ROCK QUARRY LOT 1 SUBDIVISION

Proposed Use : RETAIL

Property Address(es) : 6109 ROCK QUARRY ROAD & 6220 BATTLE BRIDGE ROAD

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

P.I.N. : 1731.01-48-1809

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:

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. **PRELIMINARY SUBDIVISION - NOT AN INFILL**

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 : L & P ASSOCIATES, LLC

Name (s) : LACHMAN

Address : 4001 NEW BERN AVE. STE 102 RALEIGH NC 27610

Phone : 919-539-6730 Email : CELLURLARMAX@AOL.COM Fax : N/A

CONSULTANT (Contact Person for Plans)

Company : JOHN A. EDWARDS & COMPANY

Name (s) : JOHNNY EDWARDS

Address : 333 WADE AVE., RALEIGH N.C. 27605

828-4428 (F) 828-4711 JOHNNY@JAECO.COM

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

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

Zoning Information	Building Information
Zoning District(s) : CUD NB	Proposed building use(s) N/A
If more than one district, provide the acreage of each : N/A	Existing Building(s) sq. ft. gross N/A
Overlay District : N/A	Proposed Building(s) sq. ft. gross N/A
Total Site Acres 2.3671 AC. Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) N/A
Off street parking Required N/A Provided N/A	Proposed height of building(s) N/A
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) N/A
BOA (Board of Adjustment) case # A- N/A	Building Lot Coverage percentage N/A (site plans only)
CUD (Conditional Use District) case # Z-44-04	

Stormwater Information

Existing Impervious Surface 0.9870 AC./42,993 S.F. acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface N/A acres/square feet	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils N/A Flood Study N/A FEMA Map Panel # N/A

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

PRELIMINARY NON-RESIDENTIAL SUBDIVISION

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots N/A Detached N/A Attached N/A	11. Total number of Open Space (only) lots N/A
2. Total # Of Single Family Lots N/A	12. Total number of all lots 2
3. Total # Of Apartment Or Condominium Units N/A	13. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4. Total # Of Congregate Care Or Life Care Dwelling Units N/A	If Yes, please answer the questions below: a) Total number of Townhouse Lots N/A b) Total number of Single Family Lots N/A c) Total number of Group Housing Units N/A d) Total number of Open Space Lots N/A e) Minimum Lot Size 1.1394 AC. f) Total Number of Phases 1 g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No h) Must provide open space quotient per City Code 10-3071 (5)
5. Total # Of Mobile Home Lots N/A	
6. Total Number of Hotel Units N/A	
7. Overall Total # Of Dwelling Units (1-6 Above) N/A	
8. Bedroom Units 1br N/A 2br N/A 3br N/A 4br or more N/A	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) N/A	
10. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	

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 JOHNNY EDWARDS, JR. PE, PLS. _____ 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, acknowledged and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed Richard J.P. Date 2/15/11
 Signed _____ Date _____

Section B		TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
		YES	N/A	YES	NO	N/A
General Requirements						
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>		✓			
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>		✓			
3. Client must complete and print page 1 and 2 of the Preliminary Development Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓			
4. I have referenced the Preliminary Development Plan Checklist 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"/>		✓			
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"/>		✓			
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓			
c) Proposed Site, Subdivision Plan, or Recombination Plan	<input checked="" type="checkbox"/>		✓			
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓			
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓			
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				✓
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input 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"/>				✓
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"/>		✓			
7. Plan size 18"x24" or 24"x36"	<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"/>		✓			
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"/>		✓			
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"/>					
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>				✓
12. Preliminary stormwater quantity and quality summary and calculations package	<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"/>				✓

N/F
BOYD JAMES
DB 2462, PG 431
PIN: 1731.01-39-5273
ZONING: R-4
USE: RESIDENTIAL

N/F
EDWARD P KASSA
DB 12117, PG 1606
BM 1983, PG 982
PIN: 1731.01-39-6041
ZONING: R-4
USE: RESIDENTIAL

N/F
EDWARD P KASSA
DB 12117, PG 1606
PIN: 1731.01-38-7704
ZONING: R-4
USE: RESIDENTIAL

LOT 67
N/F
DR HORTON INC
DB 13652, PG 446
BM 2005, PG 1190
PIN: 1731.01-49-2166
ZONING: R-4
USE: RESIDENTIAL

LOT 69
N/F
KAREN & JASPER DANIELS
DB 12475, PG 880
BM 2006, PG 1331
PIN: 1731.01-49-3152
ZONING: R-4
USE: RESIDENTIAL

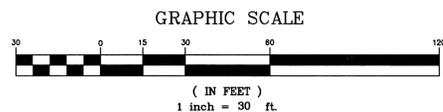
LOT 68
N/F
KENNETH & JOYCE BOWLING
DB 12878, PG 790
BM 2006, PG 1331
PIN: 1731.01-49-4007
ZONING: R-4
USE: RESIDENTIAL

LOT 121
N/F
FELICIA EZKPE
DB 12882, PG 1370
BM 2006, PG 1331
PIN: 1731.01-49-4062
ZONING: R-4
USE: RESIDENTIAL

LOT 1
2.3671 AC.
103,113 S.F.

LOT 1
EVERGREEN BATTLE BRIDGE LLC
DB 11888, PG 122
BM 2007, PG 513
PIN: 1731.01-48-3738
ZONING: CUD NB
USE: COMMERCIAL

LOT 3
THE SHOPS AT BATTLE BRIDGE
DB 14221, PG 652
BM 2010, PG 1024
PIN: 1731.01-48-1472
ZONING: CUD NB
USE: COMMERCIAL



DATE	REVISION	BY



JOHN A. EDWARDS & COMPANY
Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

SCALE: 1" = 30'	DATE: 2-16-2011
FILE NO: LOT 1 SUB. PLAN	CHECKED BY: JAE, JR.

DRAWN BY: CLP

MARKETS AT ROCK QUARRY
SUBDIVISION OF LOT 1
EXISTING CONDITIONS

RALEIGH WAKE COUNTY NORTH CAROLINA

SHEET
CE-1
OF

- LEGEND**
- DB DEED BOOK
 - BM BOOK OF MAPS
 - PG PAGE
 - EX. EXISTING
 - FFE FINISHED FLOOR ELEVATION
 - S.F. SQUARE FEET
 - AC. ACREAGE
 - H/C HANDICAP

- NOTES:**
- EXISTING LOT 1 PREVIOUSLY RECORDED IN BM 2009, PG 1024-1029, WAKE COUNTY REGISTRY.
 - EXISTING LOT 1 IS VACANT
 - NO STRUCTURE EXIST ON EXISTING LOT 1

X:\dwg\2007\Sal Construction Company\Markets at Battle Bridge\dwg\LOT 1 SUBDIVISION SUBMITTAL.dwg 2/16/2011 10:12:03 AM Xerox6279.pcl 1/30