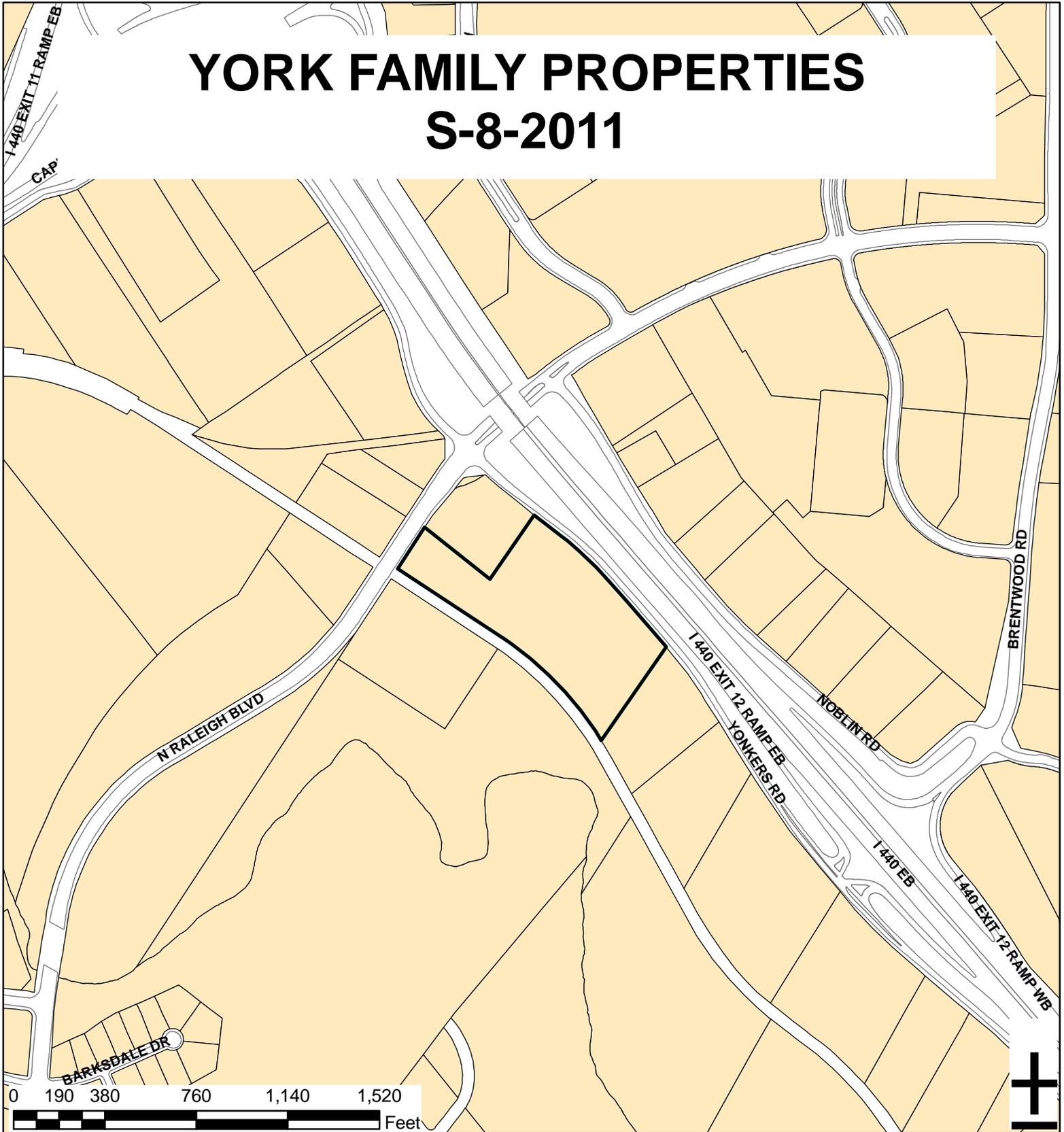


YORK FAMILY PROPERTIES

S-8-2011



Zoning: **IND, SHOD-2**
CAC: **NORTHEAST**
Drainage **CRABTREE**
Basin:
Acreage: **10.38**

Number of Lots: **3**
Planner: **JACQUE BAKER**
Phone: **(919) 516-2630**
Applicant Contact: **JOHN A. EDWARDS & CO.**
Phone: **(919) 828-4428**



Development SERVICES

FIRE • INSPECTIONS • PLANNING
PUBLIC UTILITIES • PUBLIC WORKS

S-8-4

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

S-8-11

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 <p style="font-size: 2em;">300510</p>
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name : York Family Properties

Proposed Use : Industrial

Property Address(es) : 2610 Yonkers Road, Raleigh NC

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

P.I.N. : 1714.08-89-2195

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.

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.

CLIENT (Owner or Developer)

Company : York Family Properties

Name (s) : Philip S. York

Address : 1900 Cameron St. Raleigh, N.C. 27605

Phone: 919-821-1350

Email : info@yorkproperties.com

Fax : N/A

CONSULTANT (Contact Person for Plans)

Company : John A. Edwards & Co.

Name (s) : John A. Edwards, Jr.

Address : 333 Wade Ave. Raleigh, N.C. 27605

info@jaec.co.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 #

Zoning Information	Building Information
Zoning District(s) : IND-2	Proposed building use(s) : Industrial
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross : 124,080
Overlay District : SHOD-2	Proposed Building(s) sq. ft. gross : 0
Total Site Acres : 10.3849 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) : 124,080
Off street parking Required <u>51</u> Provided <u>72</u>	Proposed height of building(s) : Existing 18'
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) : 27.43%
BOA (Board of Adjustment) case # A- N/A	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z- N/A	

Stormwater Information

Existing Impervious Surface 8.4059 Ac./ 366,163 S.F. acres/square feet	Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface 8.4059 Ac./ 366,163 S.F. 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 # 3720171400J

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

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 3
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 b) Total number of Single Family Lots c) Total number of Group Housing Units d) Total number of Open Space Lots e) Minimum Lot Size f) Total Number of Phases g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input 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 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 Phil York Date 5/3/11
 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 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 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 plan and elevations, if applicable. 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 ½" 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 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"/>			✓

NOTES:

1. ALL IMPROVEMENTS SHOWN ARE EXISTING
2. NO INCREASE IN IMPERVIOUS AREA
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL NCDOT AND CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

TRANSPORTATION NOTES:

1. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50 FEET OF ALL RESIDENTIAL OR RESIDENTIAL COLLECTOR INTERSECTIONS. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL OTHER STREET INTERSECTIONS.
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 TRIANGLE 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. ALL STREETS AND RIGHT-OF-WAYS WITHIN AND ADJACENT TO THE PROJECT ARE CONSISTANT WITH THE RALEIGH COMPREHENSIVE PLAN WITH REGARD TO PROPOSED ROADWAY LOCATIONS AND RIGHT-OF-WAY REQUIREMENTS.
7. TURNOUT RADII TO BE MINIMUM OF 35' AT ALL PUBLIC STREET INTERSECTIONS. DRIVEWAY TURNOUTS TO BE A MINIMUM OF 28'.

LOT 4
N/F
YORK FAMILY PROPERTIES
DB 3408, PG 311
BM 1992, PG 1127
PIN: 1714.08-79-7820

LOT 3
N/F
BRM ASSOCIATES
DB 5347, PG 792
BM 1992, PG 1127
PIN: 1714.08-79-5753

LOT 2
N/F
CRAFTSMAN DRIVE ASSOCIATES LLC
DB 9305, PG 320
BM 1986, PG 1411
PIN: 1714.07-79-3693

LOT 1
N/F
ANO LLC
DB 14151, PG 2752
BM 1989, PG 1071
PIN: 1714.07-79-3327

N. RALEIGH BOULEVARD
(90' PUBLIC R/W)

LOT 1-A
DFA LLC
DB 13672, PG 2055
BM 1986, PG 1345
PIN: 1714.08-79-9533

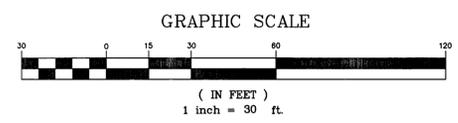
NEW LOT 11
NEW TOTAL AREA= 2.0898 AC.
(91,033 S.F.)
AREA IN NORFOLK SOUTHERN
RAILROAD R/W=0.2292 AC.
(9,984 S.F.)

NEW LOT 12
NEW TOTAL AREA= 5.5813 AC.
(243,120 S.F.)
AREA IN NORFOLK SOUTHERN
RAILROAD R/W=0.2854 AC.
(11,560 S.F.)

NEW LOT 13
NEW TOTAL AREA=2.7138 AC. (118,214 S.F.)
AREA IN NORFOLK SOUTHERN RAILROAD R/W=0.1478 AC.
(6,438 S.F.)

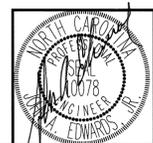
LOT 10
N/F
WATSON ELECTRICAL CONSTRUCTION COMPANY
DB 14317, PG 570
BM 2011, PG 139
PIN: 1714.08-78-7949

LOT 21
N/F
VIRGINIA DOUGHTON FINLEY
DB 3157, PG 223
BM 1983, PG 959
PIN: 1714.08-88-0771



LEGEND:

- N/F NOW OR FORMERLY
- R/W RIGHT OF WAY
- DB DEED BOOK
- BM BOOK OF MAPS
- PG PAGE
- EX. EXISTING
- FFE FINISHED FLOOR ELEVATION
- S.F. SQUARE FEET
- AC. ACREAGE
- H/C HANDICAP
- EOP EDGE OF PAVEMENT
- BOC BACK OF CURB



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" = 40'	DATE: 5-3-2011
FILE NO. & PAGE	DRAWN BY: CLP
FILE NO.	CHECKED BY: JAE, JR.

YORK FAMILY PROPERTIES
SUBDIVISION OF LOT 11
PRELIMINARY SUBDIVISION PLAN

RALEIGH WAKE COUNTY NORTH CAROLINA

SHEET
CE-2
OF

X:\dwg\2007\YORKFAM\BLVD TAX\dwg\LOT 11 SUBDIVISION SUBMITTAL.dwg, 5/4/2011 4:05:12 PM, Xerox6279.pcl, 1-40