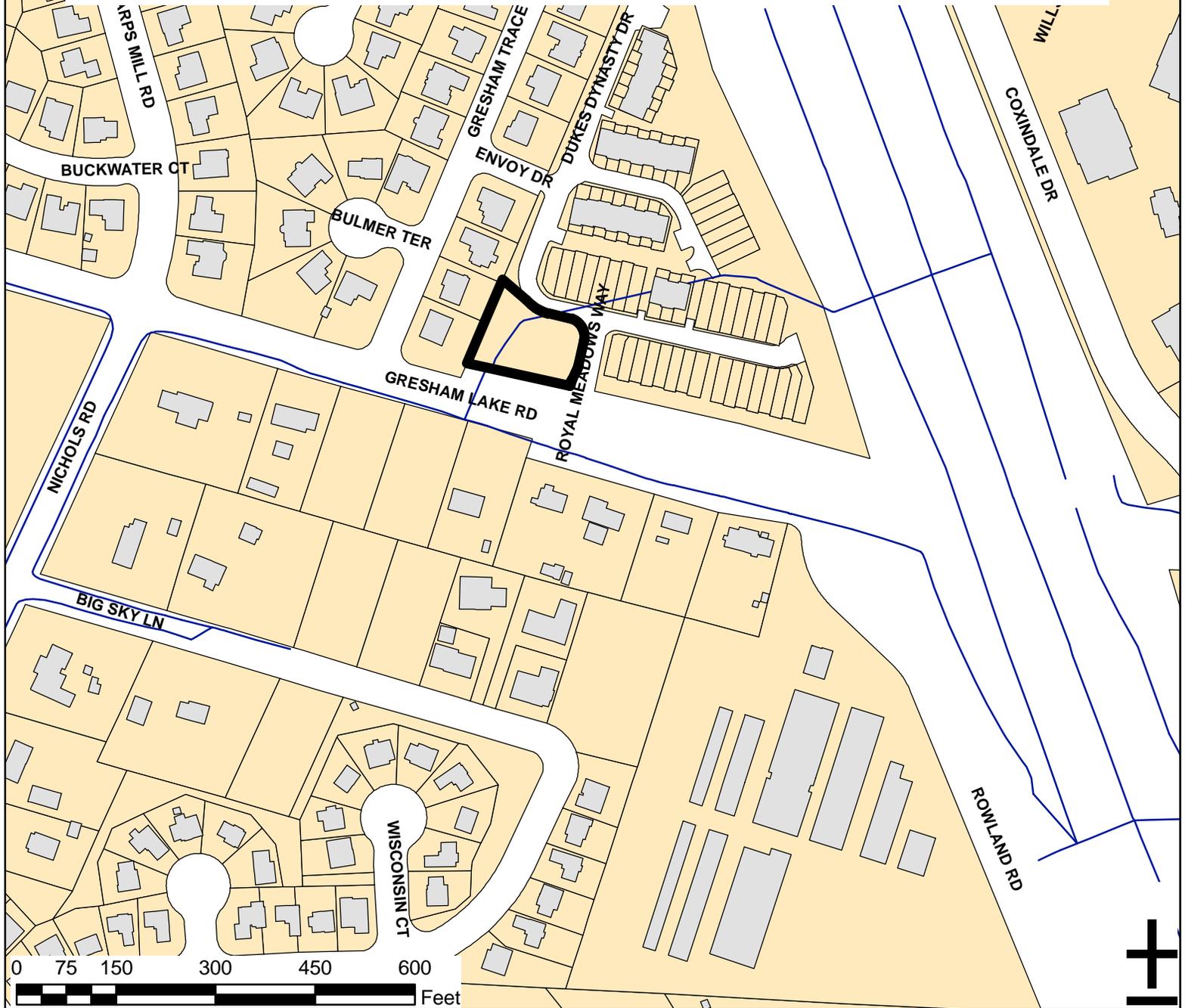


LOT 65 NORTH RALEIGH MEADOWS TOWNHOMES S-3-2012



Zoning: **O&I-1 CUD/SHOD-1**
CAC: **NORTH**
Drainage Basin: **PERRY CREEK**
Acreage: **0.38**

Number of Units:
Planner:
Phone:
Applicant Contact:
Phone:

4
ERIC HODGE
(919) 516-2639
LAMARR BUNN
919) 880-8558



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-3-12

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 checked="" 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 323303
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name **LOT 65 NORTH RALEIGH MEADOWS TOWNHOMES LOT 65**

Proposed Use **RESIDENTIAL TOWNHOMES**

Property Address(es) **7974 DUKES DYNASTY DR**

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

P.I.N. 1721.09-01-4253	P.I.N.	P.I.N.	P.I.N.
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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.
THE PROPERTY IS LESS THAN 2 AC. & ZONED O.I-1 CVD.

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 **MURDOCK & CANNON INC.**

Name (s) **STEPHEN SAAR CANNON**

Address **P.O. BOX 61370 RALEIGH NC 27661**

Phone **481-4511** Email **STEPHENCANNON2003@YAHOO.COM** Fax

CONSULTANT (Contact Person for Plans)

Company **LAMARR BUNN / LAND PLANNING CONSULTANTS**

Name (s) **LAMARR BUNN**

Address **1111-102 NEW WORLD CIRCLE RALEIGH NC 27615**

Phone **919-880-8058** Email **LBUNN11069@AOL.COM** Fax

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) O^c I-1 CUD	Proposed building use(s) RESIDENTIAL TOWNHOUSES
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross NONE
Overlay District N/A	Proposed Building(s) sq. ft. gross 5472 S.F.
Total Site Acres 38 AC Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 5472 S.F.
Off street parking Required 10 Provided 22	Proposed height of building(s) MAX. 50 FT.
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 (site plans only) N/A
CUD (Conditional Use District) case # Z- 22-03	

Stormwater Information

Existing Impervious Surface 0 acres/square feet 0	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 20 acres/square feet 3306 S.F.	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 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

PLAN COMPLIES WITH THE COMP PLAN & THE FUTURE LAND USE PLAN. AS MED DENSE RESIDENTIAL USE.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

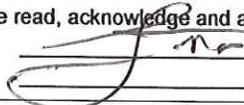
1. Total # Of Townhouse Lots 4 Detached Attached 4	9. Total number of commercial lots? 0
2. Total # Of Apartment Or Condominium Units N/A	10. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Congregate Care Or Life Care Dwelling Units N/A	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 N/A	
5. Overall Total # Of Dwelling Units (1-5 Above) 4	
6. Bedroom Units 1br 2br 3br 4br or more	
7. Overall Unit(s)/Acre Densities Per Zoning District(s) 10.52/AC	
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	

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 **C. LAMARR BUNN** 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  Date **5/23/12**

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	<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"/>		<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input checked="" type="checkbox"/>	<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"/>		<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
12. Preliminary stormwater quantity and quality summary and calculations package	<input 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"/>				

* LOT 60 WAS INCLUDED IN THE APPROVED & CONSTRUCTED SUBDIVISION S-100-05 FOR THESE ITEMS: STORM WATER, NITROGEN, TREE CONSERVATION & OPEN SPACE CALCULATIONS. NO ADDITIONAL ADDITIONAL CONSIDERATIONS SHALL BE REQUIRED

GENERAL NOTES

1. THE OWNER/CONTRACTOR IS JURISDICTION AND GANNON CONSTRUCTION INC. P.O. BOX 61320 RALEIGH, NC 27616 (919) 798-0244.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL LOCAL, COUNTY, OR STATE REQUIRED PERMITS AND APPROVALS.
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6. APPROXIMATE TOTAL ACRES OF LAND TO BE SUBMITTED = 0.38 AC
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10. ALL UTILITIES SHALL BE SHOWN AND DEPTH NOTED.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL LOCAL, COUNTY, OR STATE REQUIRED PERMITS AND APPROVALS.
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25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL LOCAL, COUNTY, OR STATE REQUIRED PERMITS AND APPROVALS.

NOTE:

- TREE CONSERVATION, STORM WATER DETENTION AND NITROGEN REDUCTION FOR LOT 65 WAS PART OF S-100-05 AND WAS INCLUDED IN THAT SUBDIVISION APPROVED PLANS.
- REFUSE CONTAINERS SHALL BE STORED IN GARAGES. DEVELOPER HAS REVIEWED AND IS IN COMPLIANCE WITH ALL CITY OF RALEIGH REQUIREMENTS AND SOLID WASTE DESIGN MANUAL REQUIREMENTS.
- ALL UTILITIES SHALL BE TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS
- TOWN HOMES SHALL BE A MAX HEIGHT OF 50 FEET WITH A MIN ROOF PITCH OF 3.5 TO ONE Z-22-03 CONDITION # 7
- THERE SHALL BE NO ACCESS DIRECTLY TO GRESHAM LAKE RD FROM THIS SITE.

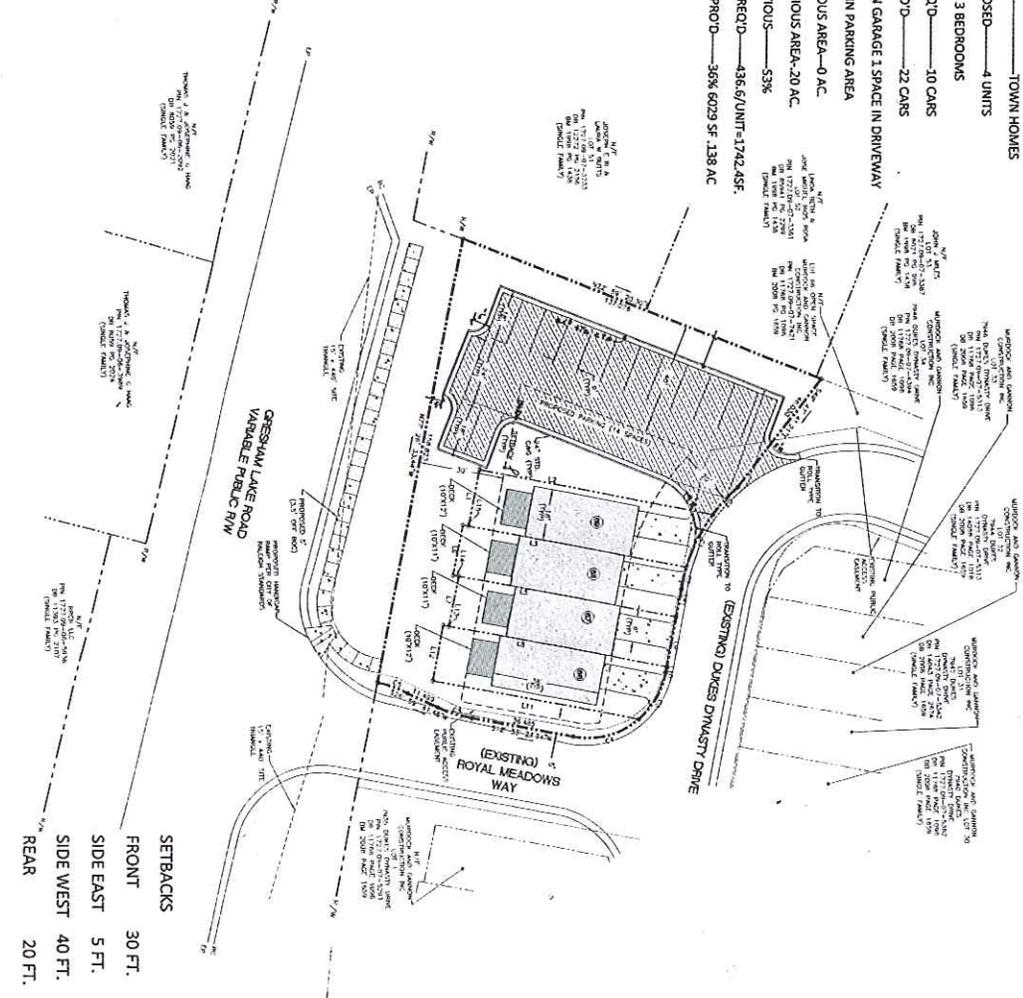
SITE DATA

PREVIOUS SUBDIVISION S-100-05
 SITE AREA — 0.38 AC ± 35554.8 SF
 ZONING — OR-L-1 CUD
 TOWNSHIP — NEUSE
 COUNTY — WAKE RALEIGH
 PIN # — 1777-09-07-4253
 DENSITY — 10.53 DU/AC
 LAND USE — TOWN HOMES
 UNITS PROPOSED — 4 UNITS
 ALL TO BE 3 BEDROOMS

PARKING REQ'D — 10 CARS
 PARKING PRO'D — 22 CARS
 1 SPACE IN GARAGE 1 SPACE IN DRIVEWAY
 2 SPACES IN PARKING AREA
 EX. IMPERVIOUS AREA — 0 AC
 PRO. IMPERVIOUS AREA — 20 AC
 % IMPERVIOUS — 53%

OPEN SPACE REQ'D — 436.6 UNITS ± 1742.45 SF
 OPEN SPACE PRO'D — 38% 6029 SF ± 138 AC

LINE #	LENGTH	DIRECTION
1	25.000	S77°36'33.517W
2	46.000	S17°32'30.529W
3	79.000	S17°32'30.529W
4	16.010	S27°22'33.443E
5	79.790	S17°32'30.529W
6	16.000	N87°29'33.443W
7	148.000	N87°29'33.443W
8	79.790	S17°32'30.529W
9	14.000	S17°32'30.529W
10	1.000	S77°32'30.529W
11	74.270	S17°32'30.529W
12	20.000	N87°29'33.443W
13	2.000	S17°32'30.529W
14	2.000	S17°32'30.529W
15	2.000	S17°32'30.529W



SETBACKS
 FRONT 30 FT.
 SIDE EAST 5 FT.
 SIDE WEST 40 FT.
 REAR 20 FT.

SITE PLAN
 PROJECT #
 DATE 1-10-24
 SCALE 1"=20'-0"
 SHEET 2 OF

2024 DIXIE'S DYNASTY DR
RALEIGH N.C.
PN 1727-09-07-4253
ZONING CASE Z-22-03

OWNER / DEVELOPER
 MURROCK & GANNON
 CONSTRUCTION INC
 201 DODD ST
 RALEIGH, NC 27601

LOT 65
NORTH
RALEIGH
MEADOWS
TOWNHOMES
 FORMERLY LOT 65
 MASON'S GLEN
 TOWNHOMES S-100-05

LaMarr Burn
 Land Planning Consultants
 Land Planning
 1111127 New World Circle
 Raleigh, North Carolina 27615
 919-850-0033 LAMARR@LAMARR.COM

John W. Harlan, P.E.
 1111127 New World Circle
 Raleigh, North Carolina 27615
 919-850-0033 JWH@LAMARR.COM

YANITY MAP NTS