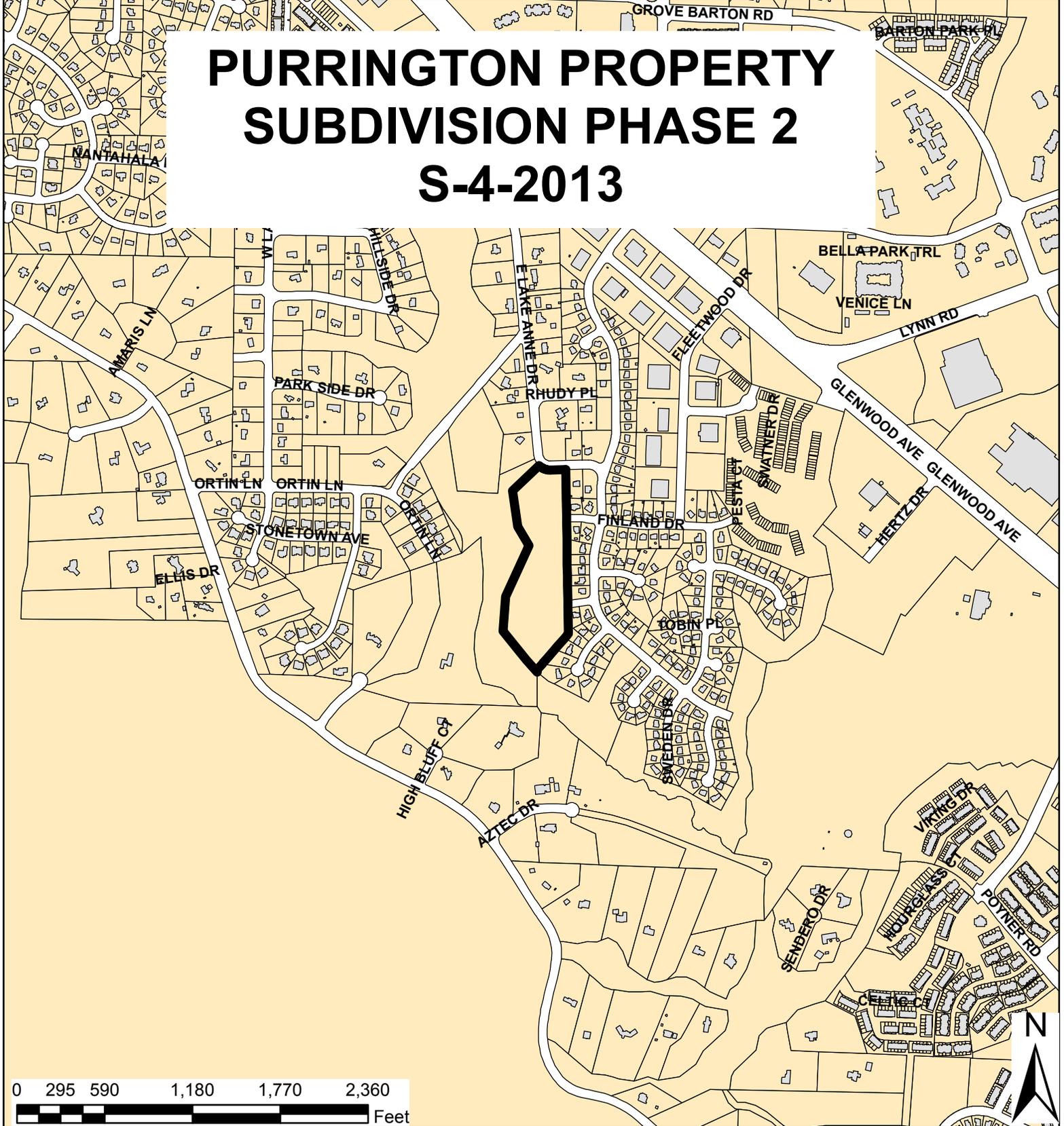


PURRINGTON PROPERTY SUBDIVISION PHASE 2 S-4-2013



Zoning: R-4 Metro Park
CAC: Northwest
Drainage Basin: Turkey Creek
Acreage: 10.03

Number of Lots: 28
Planner: Eric Hodge
Phone: (919) 996-2639
Applicant Contact: The Site Group
Phone: (919) 835-4787

28
Eric Hodge
(919) 996-2639
The Site Group
(919) 835-4787



Planning & Development

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

Preliminary Development Plan Application

5-4-2013

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 <i>352777</i>
* May require Planning Commission or City Council Approval		

5413

Section A

GENERAL INFORMATION

Development Name **PURRINTON PROPERTY SUBDIVISION**

Proposed Use **SINGLE FAMILY RESIDENTIAL**

Property Address(es) **6525 South Side Drive**

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

P.I.N. **0787.00.0620**

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 Plans are regulated by City Code Section 10-3013, not Code Section 10-2132.2; this Preliminary Subdivision qualifies for Administrative Approval under Section 10-3013 (b) (1).**

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

Name (s) **ALFRED L. PURRINGTON III & SUZANNE T. PURRINGTON**

Address **2801 GLENWOOD GARDENS LN, UNIT 303, RALEIGH, NC 27608-1239**

Phone (919) **787-8591**

Email

Fax

CONSULTANT (Contact Person for Plans)

Company **The Site Group, PLLC**

Name (s) **Ed Sconfienza, P.E.**

*map-0787.17 10.03 ac. Northwest cpe R-4 zoning
 Turkey Drainage Metro Park
 overlay*

Phone (919) 835-4787

Email ed@thesitegroup.net

Fax (919) 839-2255

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) R-4	Proposed building use(s) SINGLE FAMILY RESIDENTIAL
If more than one district, provide the acreage of each R-4: 10.026 AC	Existing Building(s) sq. ft. gross N/A
Overlay District N/A	Proposed Building(s) sq. ft. gross N/A
Total Site Acres 10.026 AC Inside City Limits <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Total sq. ft. gross (existing & proposed) N/A
Off street parking Required 2/LOT Provided 2/LOT	Proposed height of building(s) 40' MAX
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-N/A	
Stormwater Information	
Existing Impervious Surface acres/square feet	Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface acres/square feet	If Yes, please provide Alluvial Soils Flood Study FEMA Map Panel #s 3720077600J & 3720077700J
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input 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 2030

The Future Land Use Map designates this area for development as Low Density Residential (1-6 units per acre). The proposed subdivision provides for a residential density within this range.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots 0 Detached 0 Attached 0	11. Total number of Open Space (only) lots NONE
2. Total # Of Single Family Lots 28	12. Total number of all lots 28
3. Total # Of Apartment Or Condominium Units 0	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 0	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 0	
6. Total Number of Hotel Units 0	
7. Overall Total # Of Dwelling Units (1-6 Above) 28	
8. Bedroom Units 1br 2br 3br 28 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 2.8 DUA	
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 N/A	

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.

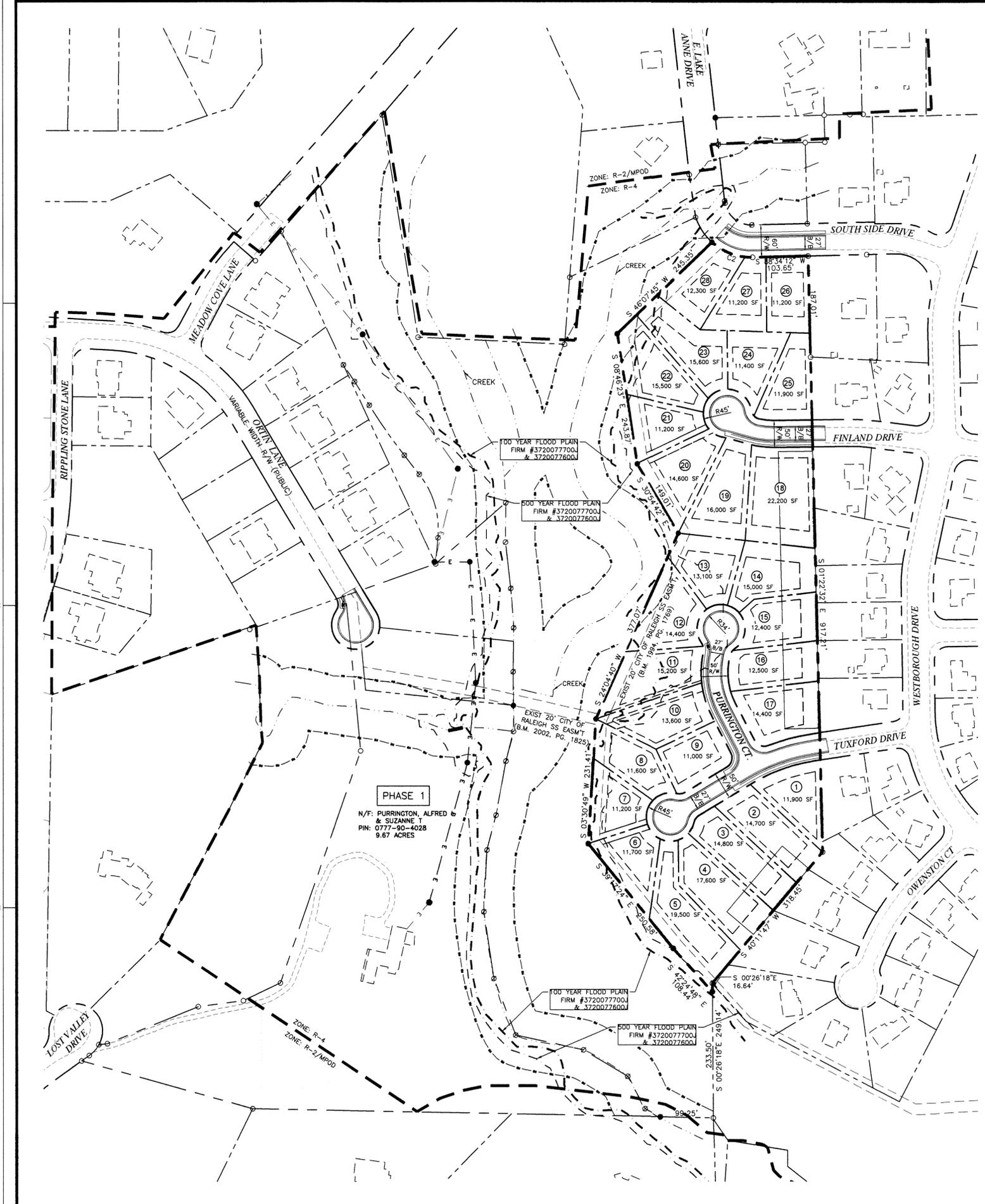
I hereby designate ED SCONFENZA, P.E., THE SITE GROUP, PLLC to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed Edward Sconfenza Date 4/17/13
 Signed Stephan T. Parryington Date 4/17/13

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 checked="" type="checkbox"/>	<input 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. <u>For re-submittals only – include all revision dates</u>	<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. 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	✓		



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 One Exchange Plaza, Suite 400
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 Phone 919-515-2496
 Fax 919-515-2895

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

Preliminary Approvals		Transaction Number
<input type="checkbox"/> Site Plans for Planning Commission or City Council	<input type="checkbox"/> Subdivision*	
<input type="checkbox"/> Preliminary Administrative Site Plans	<input type="checkbox"/> Infill Subdivision*	
<input type="checkbox"/> Group Housing*	<input type="checkbox"/> Infill Recombination*	
<input type="checkbox"/> Multifamily Housing*	<input type="checkbox"/> Cluster Subdivision	
	<input type="checkbox"/> Expedited Subdivision Review	

* May require Planning Commission or City Council Approval

Section A

GENERAL INFORMATION

Development Name: PURRINGTON PROPERTY SUBDIVISION
 Proposed Use: SINGLE FAMILY RESIDENTIAL
 Property Address(es): 6526 South Side Drive
 Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:
 P.I.N. 0767.00.0620

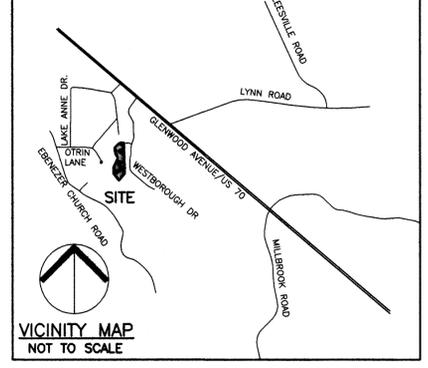
What is your project type? Apartment Bay Edge-to-Face Hospital Industrial Institutional Industrial Bldg. Office Retail School Shopping Center Non-Residential Other: _____

PRELIMINARY ADMINISTRATIVE REVIEW
 Par City Code Section 10-213.2, summarize the reasons this plan can be reviewed administratively without requiring Planning Commission or City Council approval. Preliminary Subdivision Plans are regulated by City Code Section 10-3013, not Code Section 10-213.2; this Preliminary Subdivision qualifies for Administrative Approval under Section 10-3013 (b) (1).

PLANNING COMMISSION OR CITY COUNCIL REVIEW
 Par City Code Section 10-213.2, summarize the reasons this plan requires Planning Commission or City Council Preliminary Approval. N/A

CLIENT (Owner or Developer)
 Name (s): ALFRED L. PURRINGTON III & SUZANNE T. PURRINGTON
 Address: 2621 GLENWOOD GARDENS LN, UNIT 303, RALEIGH, NC 27608-1238
 Phone (919) 787-8891 Email: _____ Fax: _____

CONSULTANT (Contact Person for Plans)
 Company: The Site Group, PLLC
 Name (s): Ed Scofenza, P.E. Phone: _____ Email: _____



PROPERTY OWNER:
 AL. PURRINGTON, III & SUZANNE T. PURRINGTON
 6108 LOST VALLEY ROAD
 RALEIGH, N.C. 27612-1815

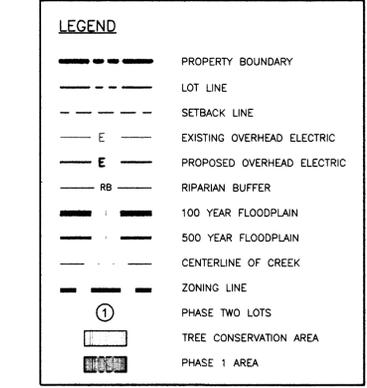
PROJECT CONTACT:
 EDWIN F. SCOFENZA, P.E., LEED AP
 THE SITE GROUP
 1111 OBERLIN ROAD
 RALEIGH, N.C. 27605-1136
 (919) 835-4787

QUANTITY SUMMARY:

NUMBER OF LOTS	26
NUMBER OF LIVABLE BUILDINGS	N/A
OPEN SPACE	1
OPEN SPACE LOTS	3
PHASE ONE LOTS	3
PHASE TWO LOTS	26

SETBACKS:

FRONT-	20'
CORNER FRONT-	20'
SIDE-	10'
AGGREGATE-	20'
REAR-	30'
AGGREGATE FRONT/REAR-	50'



DRAWINGS INDEX:

PS 1.2	SITE LAYOUT PLAN PHASE 2
PS 2.2	EXISTING CONDITIONS PHASE 2
PS 3.2	DRAINAGE PLAN PHASE 2
PS 4.2	UTILITY PLAN PHASE 2
PS 5.2	TREE CONSERVATION AREA PLAN PHASE 2
PS 6.2	DETAILS PHASE 2

Phone (919) 835-4787 Email: ed@thesitegroup.net Fax: (919) 835-2255

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

Zoning Information	Building Information
Zoning District: R-4	Proposed building use(s): SINGLE FAMILY RESIDENTIAL
If more than one district, provide the acreage of each: R-4: 39.22 AC	Existing Building(s) sq. ft. gross N/A
Overlay District: N/A	Proposed Building(s) sq. ft. gross N/A
Total Site Acres 10.026 AC Inside City Limits <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Total sq. ft. gross (existing & proposed) N/A
Off-street parking Required 2/Lot Provided 2/Lot	Proposed height of building(s) 40' MAX
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) N/A
BDA (Board of Adjustment) case # N/A	Building Lot Coverage percentage N/A (site plans only)
CUD (Conditional Use District) case # 2-N/A	
Stormwater Information	
Existing Impervious Surface: _____ ac/square feet	Flood Hazard Area: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface: _____ ac/square feet	If Yes, please provide: _____
Neuse River Buffer: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands: <input type="checkbox"/> Yes <input type="checkbox"/> No
	Aluvial Soils: _____ Flood Study: FEMA Map Panel # 372077600J & 372077600K

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.
 The Future Land Use Map designates this area for development as Low Density Residential (1-6 units per acre). The proposed subdivision provides for a residential density within this range.

FOR SUBDIVISIONS: MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # of Townhouse Lots 0 Detached 0 Attached 0	11. Total number of Open Space (only) lots NONE
2. Total # of Single Family Lots 28	12. Total number of all lots 28
3. Total # of Apartment or Condominium Units 0	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 0	If Yes, please answer the questions below:
5. Total # of Mobile Home Lots 0	a) Total number of Townhouse Lots
6. Total Number of Hotel Units 0	b) Total number of Single Family Lots
7. Overall Total # of Dwelling Units (1-6 Above) 28	c) Total number of Group Housing Units
8. Bedroom Units 1br 2br 3br 28 4br or more	d) Total number of Open Space Lots
9. Overall Unit(s) Area Densities Per Zoning District(s) 2 BDA	e) Minimum Lot Size
10. If your project is an in-fill subdivision, provide the in-fill calculations per City Code 10-3013 on the front cover of your drawing sets. N/A	f) Total Number of Phases
	g) Perimeter Protective Yard Provided: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	h) Must provide open space quotient per City Code 10-3013 (6)

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and bind myself/ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all decisions as shown on this proposed subdivision plan as approved by the City.
 I hereby designate ED SCOFENZA, P.E., THE SITE GROUP, PLLC, 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: _____
 Signed: _____ Date: _____

GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY ELLINGBURG LAND SURVEY CO., P.A. TITLED: "RECOMBINATION PLAT OF A.L. PURRINGTON, III & SUZANNE T. PURRINGTON TRACTS" DATED NOVEMBER 22, 2006. THIS PLAN ALSO CONTAINS EXISTING SITE INFORMATION AND TOPOGRAPHY FROM THE WAKE COUNTY GIS.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

THIS PROPERTY IS IN A 100-YEAR FLOOD PLAIN BY FIRM MAP NO.s 3720077700J & 3720077600J, EFFECTIVE DATE MAY 2, 2006.



THE SITE GROUP
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
 THE SITE GROUP, PLLC
 1111 OBERLIN ROAD
 RALEIGH, NC 27605-1136 USA
 Office: 919.835.4787
 Fax: 919.835.2255
 E-Mail: eds@td-dep.com

PRELIMINARY SUBDIVISION PLAN
A. L. PURRINGTON PROPERTY
 BETWEEN EBENEZER CHURCH ROAD
 AND US HWY 70 AT TURKEY CREEK
 RALEIGH, NORTH CAROLINA

Drawn By: **JHU**
 Checked By: **EFS**
 DATE: 11 JAN 2013

PRELIMINARY SUBDIVISION

SITE LAYOUT PLAN PHASE 2

Job Code: **ALP35**
 Dwg No.: **PS 1.2**