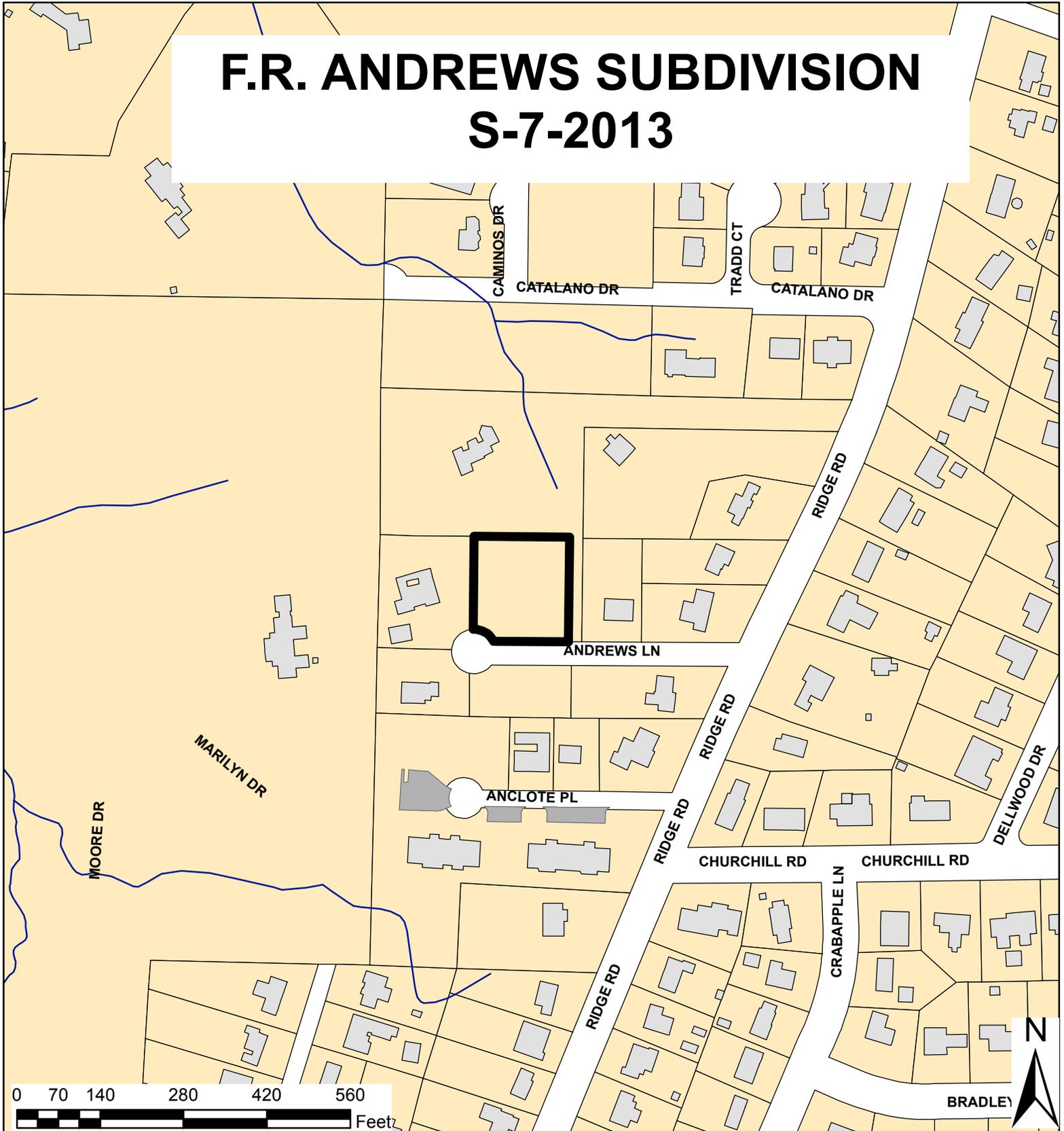


F.R. ANDREWS SUBDIVISION S-7-2013



Zoning: **R-4**
CAC: **Glenwood**
Drainage **House**
Basin:
Acreage: **0.61**

Number of Lots: **2**
Planner: **Eric Hodge**
Phone: **(919) 996-2639**
Applicant Contact: **Cawthorne, Moss & Panciera**
Phone: **(919) 556-3148**



Planning & Development

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

5-7-13

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"/> Subdivision*	Transaction Number 353602	
<input type="checkbox"/> Preliminary Administrative Site Plans	<input checked="" type="checkbox"/> Infill Subdivision*		
<input type="checkbox"/> Group Housing *	<input type="checkbox"/> Infill Recombination*		
<input type="checkbox"/> Multifamily (Infill)*	<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 LOT 3, F.R. ANDREWS SUBD.			
Proposed Use RESIDENTIAL			
Property Address(es) 3512 ANDREWS LN, RALEIGH NC 27607			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
P.I.N. 0794-06-28-6781	P.I.N.	P.I.N.	P.I.N.
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> 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 <u>not</u> requiring Planning Commission or City Council approval. N/A		
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. INFILL SUBDIVISION		
CLIENT (Owner or Developer)	Company GRAYLINE BUILDERS, LLC		
	Name (s) ALAN HILL		
	Address		
	Phone 919-535-8135	Email AHILL@GRAYLINEBUILDERS.COM	Fax
CONSULTANT (Contact Person for Plans)	Company CAWTHORNE, MOSS & PANCIERA, PC		
	Name (s) MICHAEL A. MOSS		

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Has your project previously been through the pre-submittal process? If yes, provide the transaction # <u>NO</u>	
Zoning District(s) <u>R-4</u>	Proposed building use(s)
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross
Overlay District <u>NONE</u>	Proposed Building(s) sq. ft. gross
Total Site Acres <u>0.613</u> Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) <u>N/A</u>
Off street parking Required <u>Provided</u>	Proposed height of building(s)
COA (Certificate of Appropriateness) case # <u>N/A</u>	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A- <u>N/A</u>	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z- <u>N/A</u>	
Existing Impervious Surface acres/square feet <u>VACANT</u>	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 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 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	

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY	
1. Total # Of Townhouse Lots Detached Attached <u>0</u>	11. Total number of Open Space (only) lots <u>0</u>
2. Total # Of Single Family Lots <u>2</u>	12. Total number of all lots <u>2</u>
3. Total # Of Apartment Or Condominium Units <u>0</u>	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 <u>0</u>	If Yes, please answer the questions below:
5. Total # Of Mobile Home Lots <u>0</u>	a) Total number of Townhouse Lots
6. Total Number of Hotel Units <u>0</u>	b) Total number of Single Family Lots
7. Overall Total # Of Dwelling Units (1-6 Above) <u>2</u>	c) Total number of Group Housing Units
8. Bedroom Units 1br 2br 3br <u>4br or more</u>	d) Total number of Open Space Lots
9. Overall Unit(s)/Acre Densities Per Zoning District(s) <u>4/AC</u>	e) Minimum Lot Size
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 <input checked="" type="checkbox"/>	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)

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 MICHAEL A. MOSS 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 [Signature] Date 1-18-13

Signed _____ Date _____

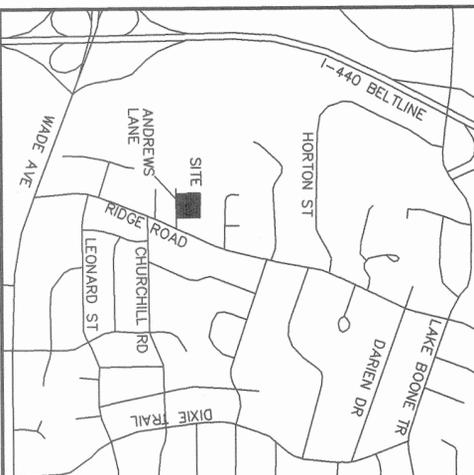
LOT SUMMARY
 TOTAL NUMBER OF LOTS 2
 MIN. LOT SIZE AC. 0.3017 AC.
 AVERAGE LOT SIZE AC. 0.613 AC.
 TOTAL SITE AREA AC. 1.223 AC.
 ZONING R-4

TOTAL PROPERTY SIZE = 0.613 AC.
 ORIGINAL LOT 3 FROM B.M. 1949, PAGE 121
 INFILL CALCULATIONS
 SURROUNDING SINGLE FAMILY OWNERSHIP IS GREATER THAN 80%
 MEDIAN LOT FRONTAGE = 55'
 BOX OF THIS IS 44'
 MEDIAN LOT SIZE = 0.67 AC.
 BOX OF THIS IS 0.536 AC.

LINE TABLE			
LINE	LENGTH	BEARING	
L-1	22.79'	N 89°38'01" W	
L-2	34.64'	N 15°58'40" W	

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	
C-1	23.34'	35.00'	22.91'	S 69°51'26" E	
C-2	33.68'	35.00'	32.39'	N 78°18'26" E	
C-3	44.25'	35.00'	41.36'	S 37°54'37" W	
C-4	44.31'	35.00'	41.41'	S 34°34'49" E	

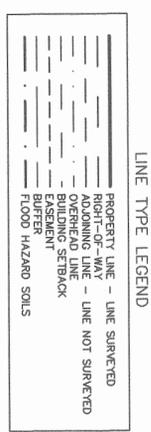
ADOPTED FROM NC GRID NAD '83



- LEGEND:**
- EP - EXISTING IRON PIPE
 - EPK - EXISTING PK NAIL
 - NIP - NEW IRON PIPE SET
 - R/W - RIGHT OF WAY
 - CATV - CABLE TV BOX
 - EB - ELECTRIC BOX
 - TEL - TELEPHONE PEDESTAL
 - PP - POWER POLE
 - OHL - OVERHEAD LINE
 - LP - LIGHT POLE
 - WM - WATER METER
 - WV - WATER VALVE
 - CO - SEWER CLEAN-OUT

NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THERE IS NO CROSS MONUMENT WITHIN 200' OF THIS PROPERTY.
- THIS PROPERTY IS BEING SURVEYED IN ACCORDANCE WITH THE SURVEYING RULES.
- CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).



PRELIMINARY SUBDIVISION PLAN FOR GRAYLINE BUILDERS

LOT 3, F.R. ANDREWS SUBDIVISION
 OWNER: GRAY LINE BUILDERS, LLC
 REF: D.B. 15083, PAGE 594
 REF: B.M. 1949, PAGE 121
 CITY OF RALEIGH
 WAKE COUNTY, NORTH CAROLINA



LOT 3-A
 13,113 sq.ft.
 0.301 AC.

LOT 3-B
 13,594 sq.ft.
 0.312 AC.

ANDREWS LANE
 40' PUBLIC R/W

N/F
 ROBERT G. BARKSDALE
 & CAROL P. BARKSDALE
 D.B. 1774, PAGE 635
 B.M. 1957, PAGE 102
 PIN # 0794.06-28-5545
 RESIDENTIAL
 ZONED R-4

N/F
 FRANCIS JAMES WERNER
 & SANDRA L. WERNER
 D.B. 12934, PAGE 2315
 B.M. 1949, PG. 114
 PIN # 0794.06-28-6584
 RESIDENTIAL
 ZONED R-4

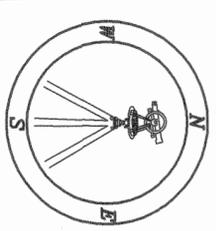
N/F
 THOSE OF DREAMS, LLC
 D.B. 14166, PAGE 650
 B.M. 1973, PAGE 650
 PIN # 0794.06-28-6585
 RESIDENTIAL
 ZONED R-4

N/F
 KURT F. EICHENBERGER &
 DONNA GREY EICHENBERGER
 D.B. 6548, PAGE 652
 B.M. 1949, PAGE 121
 PIN # 0794.06-28-5751
 RESIDENTIAL
 ZONED R-4

N/F
 PATRICIA H. SPEARMAN
 & ROBERT W. SPEARMAN
 D.B. 2578, PAGE 72
 B.M. 1919, PAGE 114
 PIN # 0794.06-28-6981
 RESIDENTIAL
 ZONED R-4

N/F
 ANELLA ARCHER RAVENEL
 D.B. 14456, PAGE 2685
 PIN # 0794.06-28-9931
 RESIDENTIAL
 ZONED R-4

N/F
 GANESAN/RAJAMANI
 & WAKITA RAJAMANI
 D.B. 13627, PAGE 2136
 B.M. 1949, PAGE 121
 PIN # 0794.06-28-8731
 RESIDENTIAL
 ZONED R-4



CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148



1-30-13