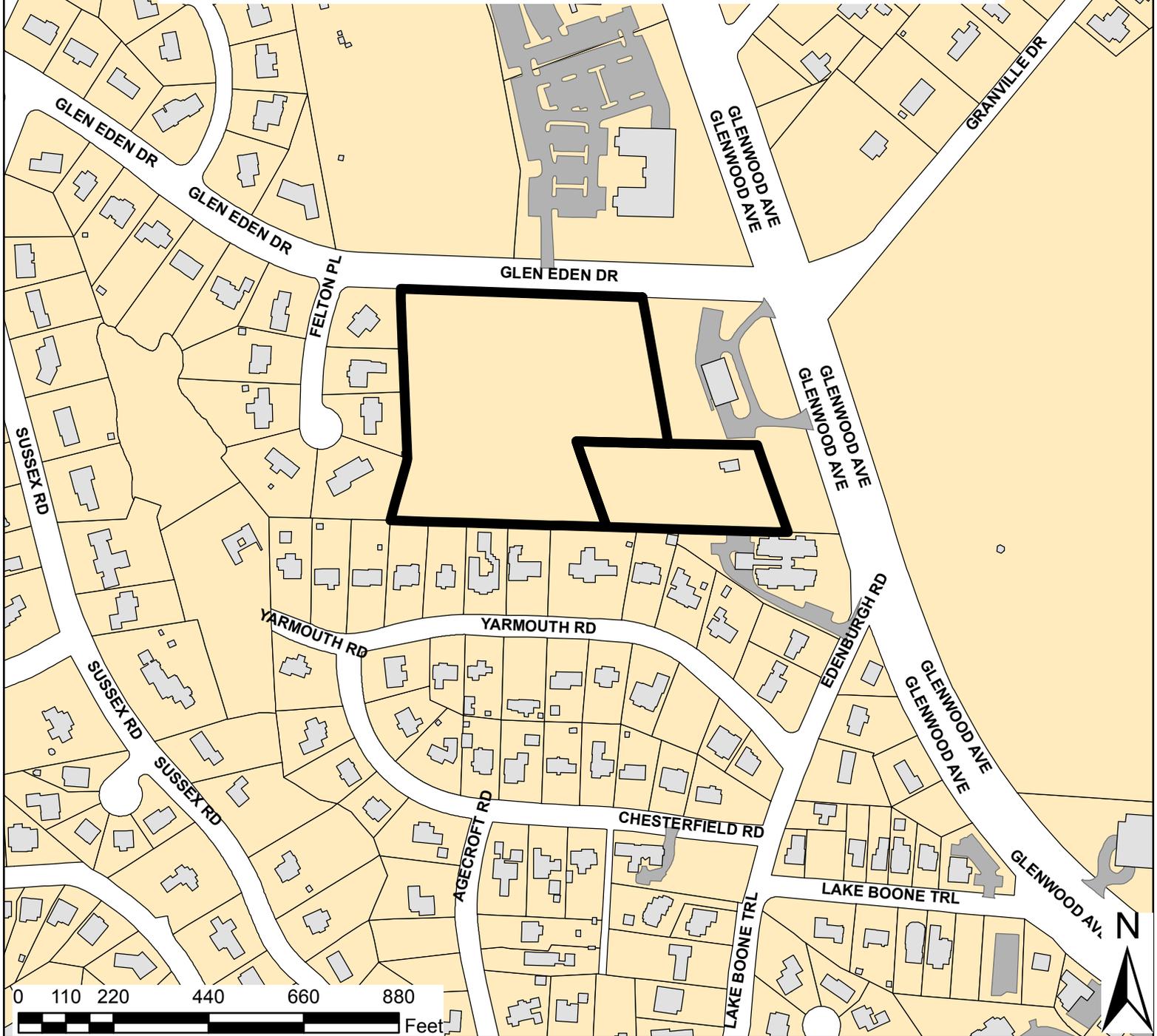


GRIMESLAND SUBDIVISION S-46-2013



Zoning: **R-4**
CAC: **Glenwood**
Drainage **Beaver-Southwest**
Basin:
Acreage: **7.36**

Number of Lots:
Planner:
Phone:
Applicant Contact:
Phone:

13
Meade Bradshaw
(919) 996-2664
John Edwards & Company
(919) 828-4428



Planning & Development

Customer Service Center
 One Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-996-2495
 Fax 919-516-2685

5-46-2013

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 373721
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name **GRIMESLAND SUBDIVISION**

Proposed Use 13 Lot Residential Subdivision

Property Address(es) 509 Glen Eden Drive & 2911 Glenwood Avenue

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

P.I.N. 0795838777	P.I.N. 0795932555	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 <u>not</u> requiring Planning Commission or City Council approval. Not an Infill Subdivision
--	---

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.
---	---

OWNERS	Parcel 0795838777 - 509 Glen Eden	0795932555 - 2911 Glenwood
	Company Williams Realty and Building	Spring Garden Coapman Properties LLC
	Address PO Box 18271 Raleigh, NC 27619	PO Box 6506 Raleigh, NC 27628
	Phone 919-781-7107	Email Cross.Williams@wrbc.com

CONSULTANT (Contact Person for Plans)	Company John A. Edwards & Company	
	Name (s) Lewis Hardee	
	Address 333 Wade Avenue Raleigh, NC 27605	
	Phone 919-828-4428	Email lewis@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 #

Zoning Information	Building Information
Zoning District(s) R-4 & R-20	Proposed building use(s) Single Family
If more than one district, provide the acreage of each 5.48 & 1.88	Existing Building(s) sq. ft. gross
Overlay District	Proposed Building(s) sq. ft. gross
Total Site Acres 7.36 AC Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed)
Off street parking Required 26 Provided 26	Proposed height of building(s)
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z-	

Stormwater Information

Existing Impervious Surface 0 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 1.67 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 Low Density Residential

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

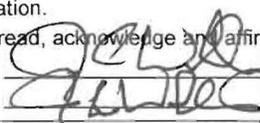
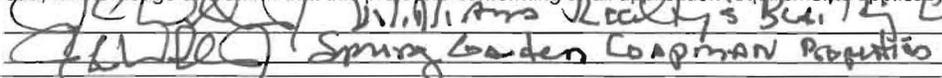
1. Total # Of Townhouse Lots 0 Detached Attached	11. Total number of Open Space (only) lots 1
2. Total # Of Single Family Lots 13	12. Total number of all lots 14
3. Total # Of Apartment Or Condominium Units 0	13. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" 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) 13	
8. Bedroom Units 1br 2br X 3br X 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 1.77	
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 John A. Edwards, Jr. _____ 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 8/13/2013
 Signed  Date 8/13/2013

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"/>		<input checked="" type="checkbox"/>		
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>		<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"/>	<input checked="" 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"/>		<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"/>		<input checked="" type="checkbox"/>		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c) Proposed Site, Subdivision Plan, or Recombination 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 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"/>		<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 checked="" type="checkbox"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

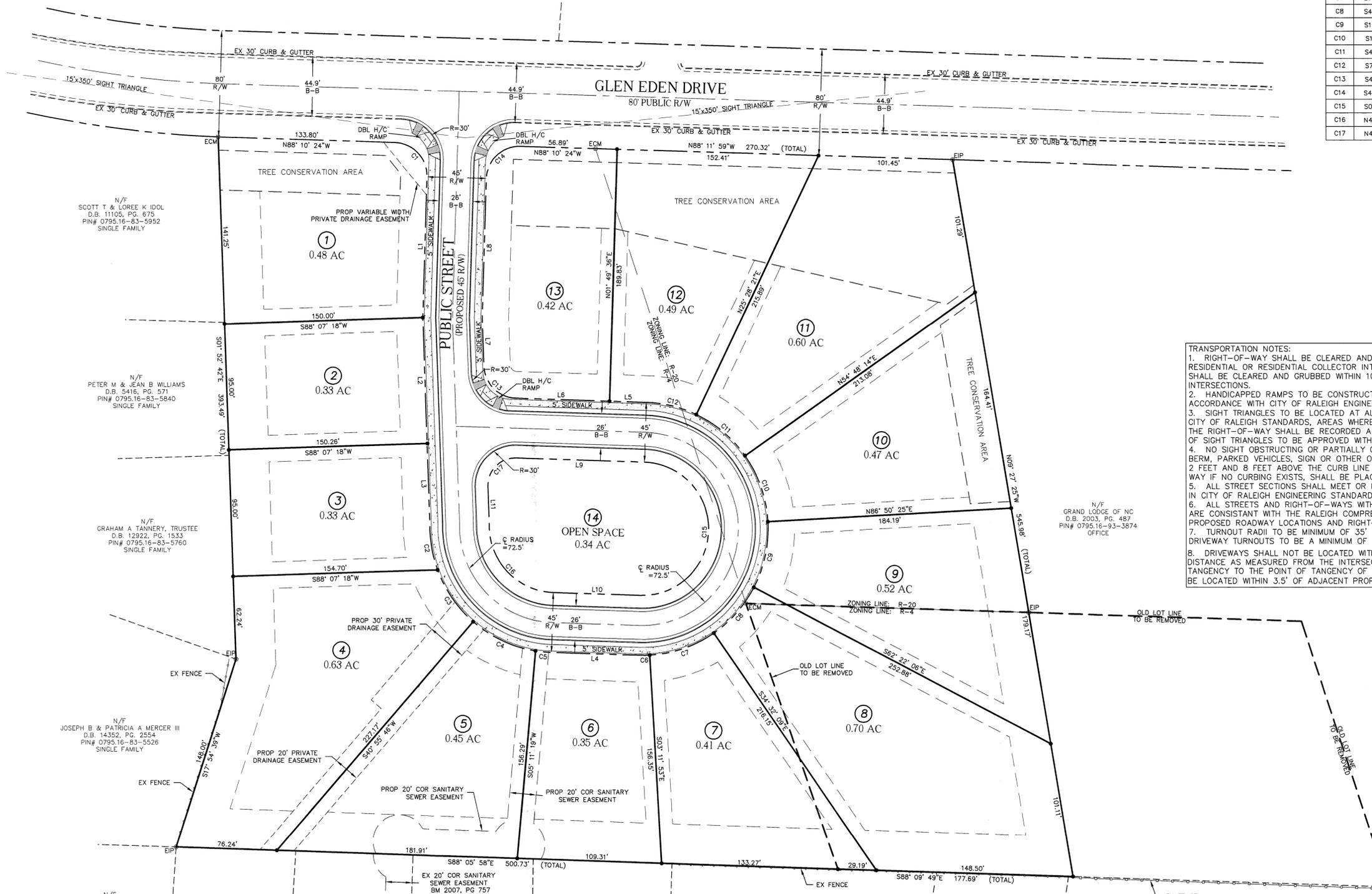
DESIGN EXCEPTION REQUEST TO BE SUBMITTED FOR HORIZONTAL STREET ALIGNMENT DESIGN WITH PRELIMINARY SUBDIVISION RESUBMITTAL.

- NOTES:
- FRONT SETBACK: 20'
BACK SETBACK: 30'
CORNER SETBACK: 20'
SIDE AGGREGATE: 20'
MINIMUM SIDE: 10'
 - ALL RADII ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.

CURVE TABLE					
CURVE	CHORD BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	N43°10'24"W	35.36'	25.00'	39.27'	090°00'01"
C2	N09°41'16"W	34.62'	95.00'	34.81'	020°59'40"
C3	N34°37'40"W	47.39'	95.00'	47.89'	028°53'08"
C4	N64°57'20"W	52.00'	95.00'	52.68'	031°46'12"
C5	N84°30'25"W	12.15'	95.00'	12.16'	007°19'58"
C6	S89°18'52"W	8.33'	95.00'	8.33'	005°01'29"
C7	S71°07'59"W	51.31'	95.00'	51.96'	031°20'16"
C8	S41°32'52"W	45.70'	95.00'	46.15'	027°49'57"
C9	S12°4'09"W	50.44'	95.00'	51.05'	030°47'28"
C10	S19°10'41"E	52.43'	95.00'	53.12'	032°02'11"
C11	S49°51'43"E	48.10'	95.00'	48.63'	029°19'53"
C12	S76°21'01"E	38.93'	95.00'	39.21'	023°38'45"
C13	S45°01'33"E	34.19'	25.00'	37.65'	086°17'42"
C14	S46°49'36"W	35.36'	25.00'	39.27'	090°00'00"
C15	S01°49'36"W	100.00'	50.00'	157.08'	180°00'00"
C16	N43°10'24"W	70.71'	50.00'	78.54'	090°00'00"
C17	N44°58'27"E	29.91'	20.50'	33.53'	093°42'18"

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N01°49'36"E	106.02'
L2	N01°52'42"W	95.00'
L3	N01°52'42"W	60.71'
L4	N88°10'24"W	66.01'
L5	S88°10'24"E	27.80'
L6	S88°10'24"E	70.93'
L7	S01°52'42"E	36.84'
L8	S01°49'36"W	104.56'
L9	S88°10'24"E	97.38'
L10	N88°10'24"W	66.01'
L11	N01°52'42"W	28.23'

- TRANSPORTATION NOTES:
- 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.
 - HANDICAPPED RAMPS TO BE CONSTRUCTED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH ENGINEERING STANDARD DETAIL 20.11.
 - 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.
 - NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOILAGE, 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.
 - ALL STREET SECTIONS SHALL MEET OR EXCEED SPECIFICATIONS DETAILED IN CITY OF RALEIGH ENGINEERING STANDARD 20.31.
 - 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.
 - TURNOUT RADII TO BE MINIMUM OF 35' AT ALL PUBLIC STREET INTERSECTIONS. DRIVEWAY TURNOUTS TO BE A MINIMUM OF 28'.
 - DRIVEWAYS SHALL NOT BE LOCATED WITHIN THE 20' MINIMUM CLEARANCE DISTANCE AS MEASURED FROM THE INTERSECTION RADIUS AT THE POINT OF TANGENCY TO THE POINT OF TANGENCY OF THE DRIVEWAY. DRIVEWAYS MAY NOT BE LOCATED WITHIN 3.5' OF ADJACENT PROPERTY LINES.



N/F
SCOTT T & LOREE K IDOL
D.B. 1105, PG. 675
PIN# 0795.16-83-5952
SINGLE FAMILY

N/F
PETER M & JEAN B WILLIAMS
D.B. 5416, PG. 571
PIN# 0795.16-83-5840
SINGLE FAMILY

N/F
GRAHAM A TANNERY, TRUSTEE
D.B. 12922, PG. 1533
PIN# 0795.16-83-5760
SINGLE FAMILY

N/F
JOSEPH B & PATRICIA A MERCER III
D.B. 14352, PG. 2554
PIN# 0795.16-83-5526
SINGLE FAMILY

N/F
RHONDA K & THOMAS E DAVIS
D.B. 12591, PG. 2342
PIN# 0795.16-83-5365
SINGLE FAMILY

N/F
DAMON ALEXANDER BROCK
D.B. 11883, PG. 0556
PIN# 0795.16-83-6345
SINGLE FAMILY

N/F
CAROL KLEIN HALL
D.B. 13420, PG. 2654
PIN# 0795.16-83-7346
SINGLE FAMILY

N/F
JULIE M & JAMES MICHAEL NAU
D.B. 10634, PG. 2308
PIN# 0795.16-83-8335
SINGLE FAMILY

N/F
GEORGE & DEBORAH VIALI
D.B. 3778, PG. 0867
PIN# 0795.16-83-9336
SINGLE FAMILY

N/F
JOHN CORNELIUS MORISEY III &
SARA SCHAETDE MORISEY
D.B. 14371, PG. 1627
PIN# 0795.16-93-0375
SINGLE FAMILY

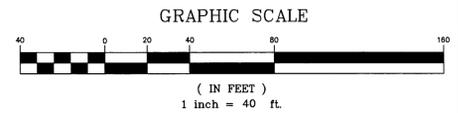
N/F
SCOTT M & ABIGAIL T JOHNSON
D.B. 8709, PG. 1397
PIN# 0795.16-93-2314
SINGLE FAMILY

N/F
RENE LANGFORD
D.B. 5711, PG. 0623
PIN# 0795.16-93-5333
CONDOMINIUMS

N/F
GRAND LODGE OF NC
D.B. 2003, PG. 487
PIN# 0795.16-93-3874
OFFICE

- LEGEND
- DB DEED BOOK
 - BM BOOK OF MAPS
 - PAVE PAVED
 - N/F NOW OR FORMERLY
 - R/W RIGHT OF WAY
 - ST STORM
 - RCP REINFORCED CONCRETE PIPE
 - CON. CONCRETE
 - EIP EXISTING IRON PIPE
 - MON EXISTING CONCRETE MONUMENT
 - CP CALCULATED POINT
 - IPS IRON PIPE SET
 - DENOTES CONCRETE

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.



BY: _____

REVISION: _____

DATE: _____

6.29.13

JOHN A. EDWARDS & COMPANY
Consulting Engineers
333 Wade Ave., Raleigh, NC 27605
Phone (919) 828-4428
FAX (919) 828-4711
E-mail: info@jaecc.com

PRELIMINARY SUBDIVISION
GRIMESLAND SUBDIVISION
WAKE COUNTY
RALEIGH
NORTH CAROLINA
SITE PLAN

DATE: 07-03-2013
DRAWN BY: LEH
CHECKED BY: JAE, JR.

SCALE: 1" = 40'
FILE NO: _____

SHEET: CE-2