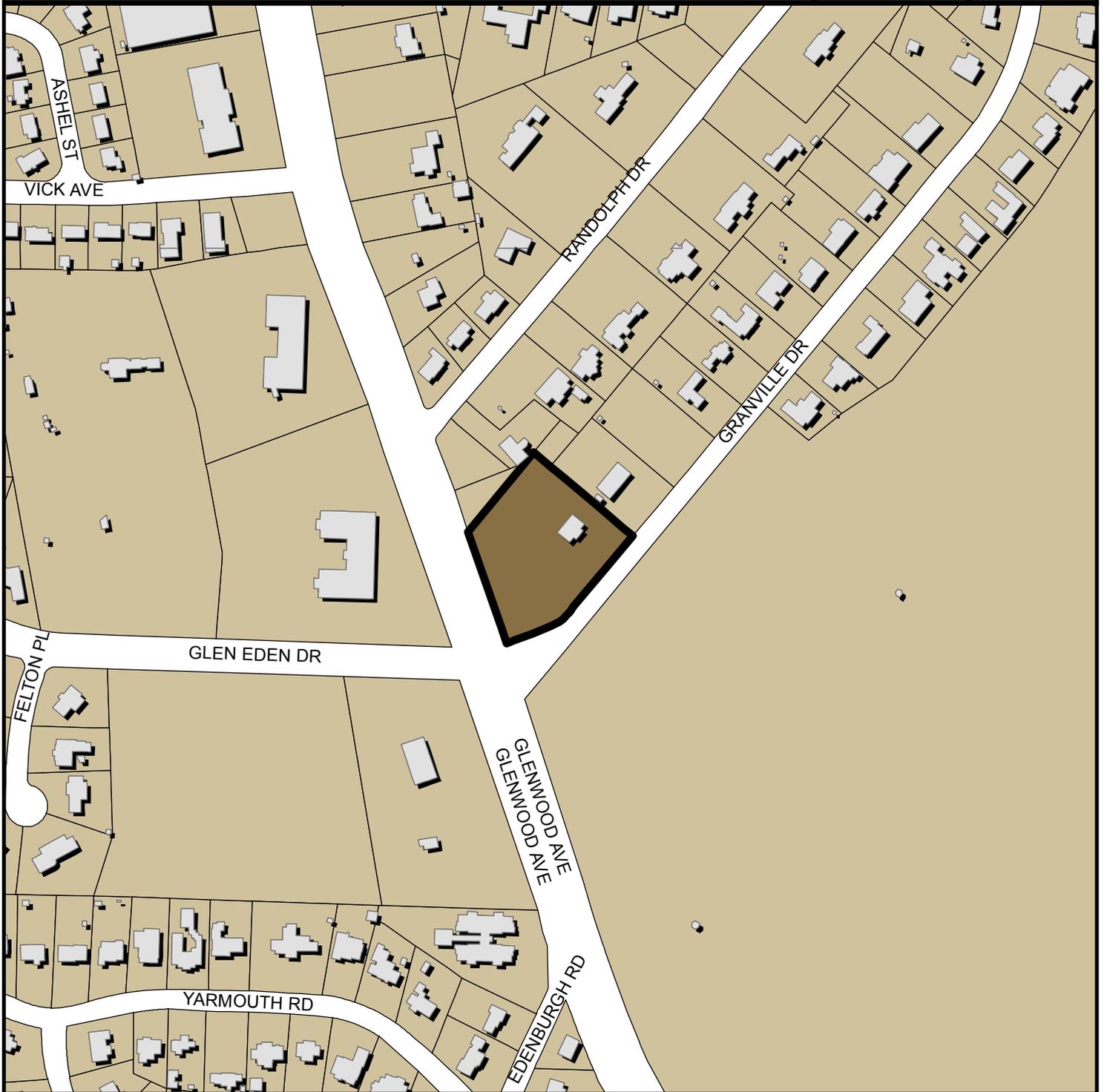


COUNTRY CLUB CREST S-10-2014



0 150 300 600 900 Feet

Zoning: **R-4**
CAC: **Glenwood**
Drainage Basin: **Beaver - Southwest**
Acreage: **2.31**
Number of Lots: **6**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **NC Development Engineers, PA**
Phone: **(919) 803-8704**





Planning & Development

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

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 <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"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number 394471 Assigned Project Coordinator Nelson Assigned Team Leader Walters
* May require Planning Commission or City Council Approval ** Legacy Districts Only		

Has your project previously been through the Due Diligence process? If yes, provide the transaction # No

GENERAL INFORMATION

Development Name : Country Club Crest			
Proposed Use : Residential – Single Family			
Property Address(es): 3005 Granville Drive			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
P.I.N. Recorded Deed 0795945393	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
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. This subdivision site is not located in the Metro Park or Historic Overlay Districts. The lot design meets the Code or exceeds minimum requirements set by the R-4 district.		
PLANNING COMMISSION	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 Greymont Development		Name (s) Lee Norris & Jim Schaafsma
	Address 1507 Barden Drive, Raleigh, NC 27605		
	Phone (919) 637-7587 (919) 656-6077	Email lnorris@greymontdevelopment.com , jschaafsma@nc.rr.com	Fax
CONSULTANT (Contact Person for Plans)	Company NC Development Engineers, PA		Name (s) Kirk W. Rightmyer, PE
	Address 238 W. Millbrook Road		
	Phone (919) 803-8704	Email kirk@ncdeng.com	Fax (866) 519-1284

Phone (919) 803-8704

Email kirk@ncdeng.com

Fax (866) 519-1284

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

Zoning Information	Building Information
Zoning District(s) R-4	Proposed building use(s) Residential – Single Family
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 3,989 s.f.
Overlay District	Proposed Building(s) sq. ft. gross 15,000 s.f.
Total Site Acres 2.31 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 15,000 s.f.
Off street parking Required 12 Provided 12	Proposed height of building(s) 25'
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 9,663.7 s.f. acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 30,091 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 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. This area is designated as a low density residential, R-4 on the Comprehensive Plan. The proposed use is Low Density residential at a rate of 2.6 units per acre which is in alignment with the Comprehensive Plan. As part of the project, a Stormwater BMP will be installed which will have extra capacity to treat offsite flows further reducing the nitrogen export for the site. A tree conservation plan is proposed to permanently preserve the existing trees along Glenwood avenue. The tree conservation area exceeds the 10% required area for tree conservation.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots 0 Detached Attached	11. Total number of all lots 8
2. Total # Of Single Family Lots 6	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units 0	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units 0	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots 0	b) Total number of Single Family Lots
6. Total Number of Hotel Units 0	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) 6	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more 6	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 2.6	f) Total Number of Phases
10. Total number of Open Space (only) lots 2	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.

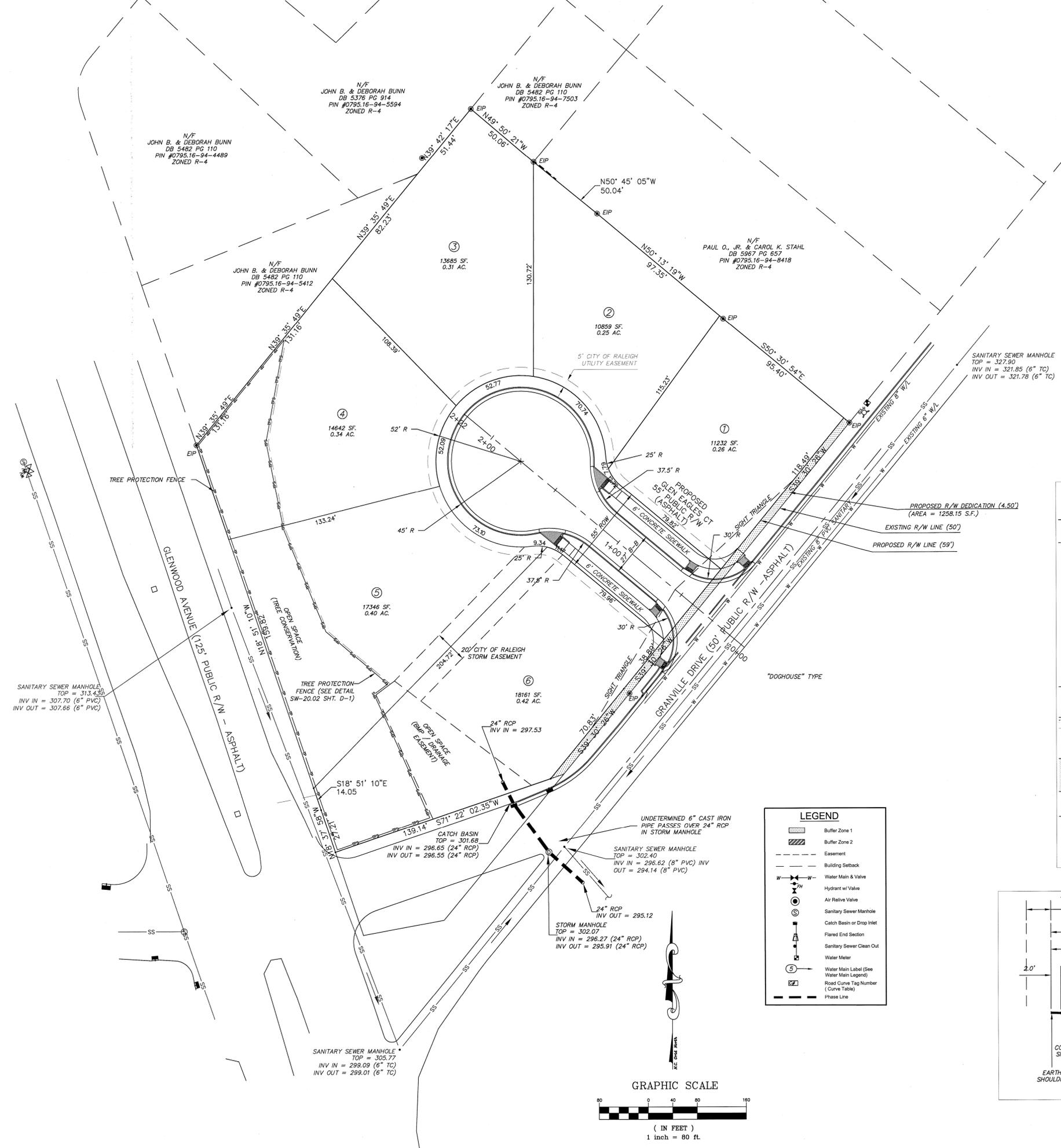
I hereby designate Kirk W. Rightmyer, PE to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

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

Signed James F. Schaafsma 4-16-14 Date
 Signed _____ Date

TO BE COMPLETED BY APPLICANT					
	YES	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: <i>Granville Dr</i>	<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"/>		✓		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site or Subdivision 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 checked="" type="checkbox"/>			✓
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	<input type="checkbox"/>			✓
i) Transportation Plan	<input checked="" type="checkbox"/>	<input 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>			✓

909



SITE DATA
 ADDRESS: 3005 GRANVILLE DRIVE
 PIN #: 0795945393 ACREAGE: 2.31
 ZONING: R-4 LAND CLASS: LOW DENSITY RESIDENTIAL - LESS THAN 10 UNITS PER ACRE - HOMESITE

PROPOSED USE - LOW DENSITY RESIDENTIAL
 TOTAL AREA FOR SITE = 2.31 ACRES
 EXISTING IMPERVIOUS AREA FOR LOT = 0.22 ACRES PERCENT IMPERVIOUS (EXIST CONDITION) = 9.60%

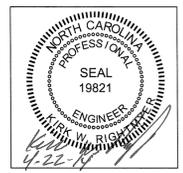
LOT SETBACKS AS SPECIFIED BY CITY OF RALEIGH UDO FOR THE INTENDED BUILDING TYPE.

PROPOSED USE - 6 RESIDENTIAL LOTS
 PROPOSED IMPERVIOUS ALL LOTS = 0.76 ACRES
 PERCENT IMPERVIOUS FOR SITE = 32.89%
 PROJECTED WASTEWATER FLOW = 2880 GPD
 6 DWELLINGS X 4 BEDROOMS X 120 GRP

R/W DEDICATION
 PROPOSED R/W AREA (GLEN EAGLES CT) = 0.305 ACRES
 PROPOSED R/W DEDICATION (GRANVILLE DR) = 0.029 ACRES

TREE PROTECTION OPEN SPACE
 PROPOSED OPEN SPACE AREA (LOT 4) = 3,605 S.F.
 PROPOSED OPEN SPACE AREA (LOT 5) = 6,556 S.F.
 PROPOSED OPEN SPACE AREA (LOT 6) = 3,348 S.F.
 TOTAL OPEN SPACE = 13,509 S.F.

NO.	DATE	REVISIONS



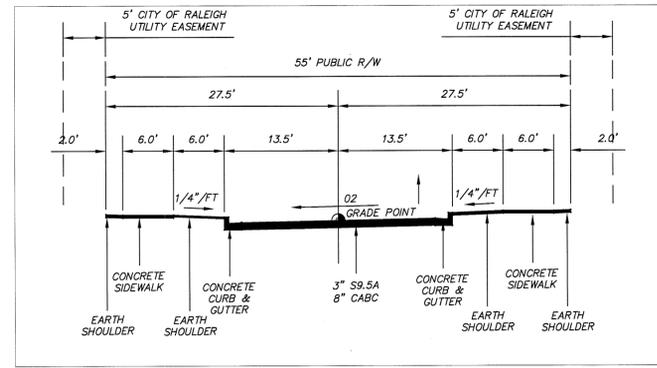
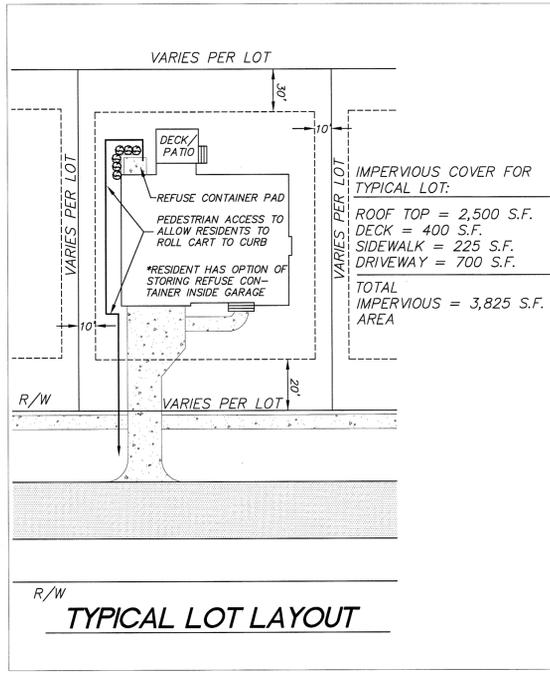
GENERAL NOTES:

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES (ABOVE AND BELOW GROUND) PRIOR TO CONSTRUCTION. ANY CONFLICTS OR RELOCATION OF UTILITIES SHALL BE COORDINATED BETWEEN THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY AND /OR AUTHORITY

ALL WORK AND MATERIALS SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH PUBLIC UTILITY DEPARTMENT. ALL WORK ON PUBLIC RIGHT OF WAY WILL BE IN STRICT ACCORDANCE WITH CITY OF RALEIGH SPECIFICATIONS AND STANDARDS.

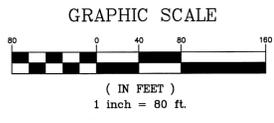
THE CONTRACTOR SHALL OBTAIN A COPY OF THE CURRENT STANDARDS AND SPECIFICATIONS TO REFER TO PRIOR TO AND DURING CONSTRUCTION OF THE PROJECT.

THE CONTRACTOR SHALL OBTAIN ALL APPROPRIATE PERMITS FROM THE CITY OF RALEIGH PRIOR TO UTILITY CONSTRUCTION.



LEGEND

- Buffer Zone 1
- Buffer Zone 2
- Easement
- Building Setback
- Water Main & Valve
- Hydrant w/ Valve
- Air Relief Valve
- Sanitary Sewer Manhole
- Catch Basin or Drop Inlet
- Flared End Section
- Sanitary Sewer Clean Out
- Water Meter
- Water Main Label (See Water Main Legend)
- Road Curve Tag Number (Curve Table)
- Phase Line



COUNTRY CLUB CREST
 GREYMONT DEVELOPMENT
 3005 GRANVILLE DRIVE, RALEIGH, N.C.
 Johnston County North Carolina
PROPOSED SITE & TRANSPORTATION PLAN

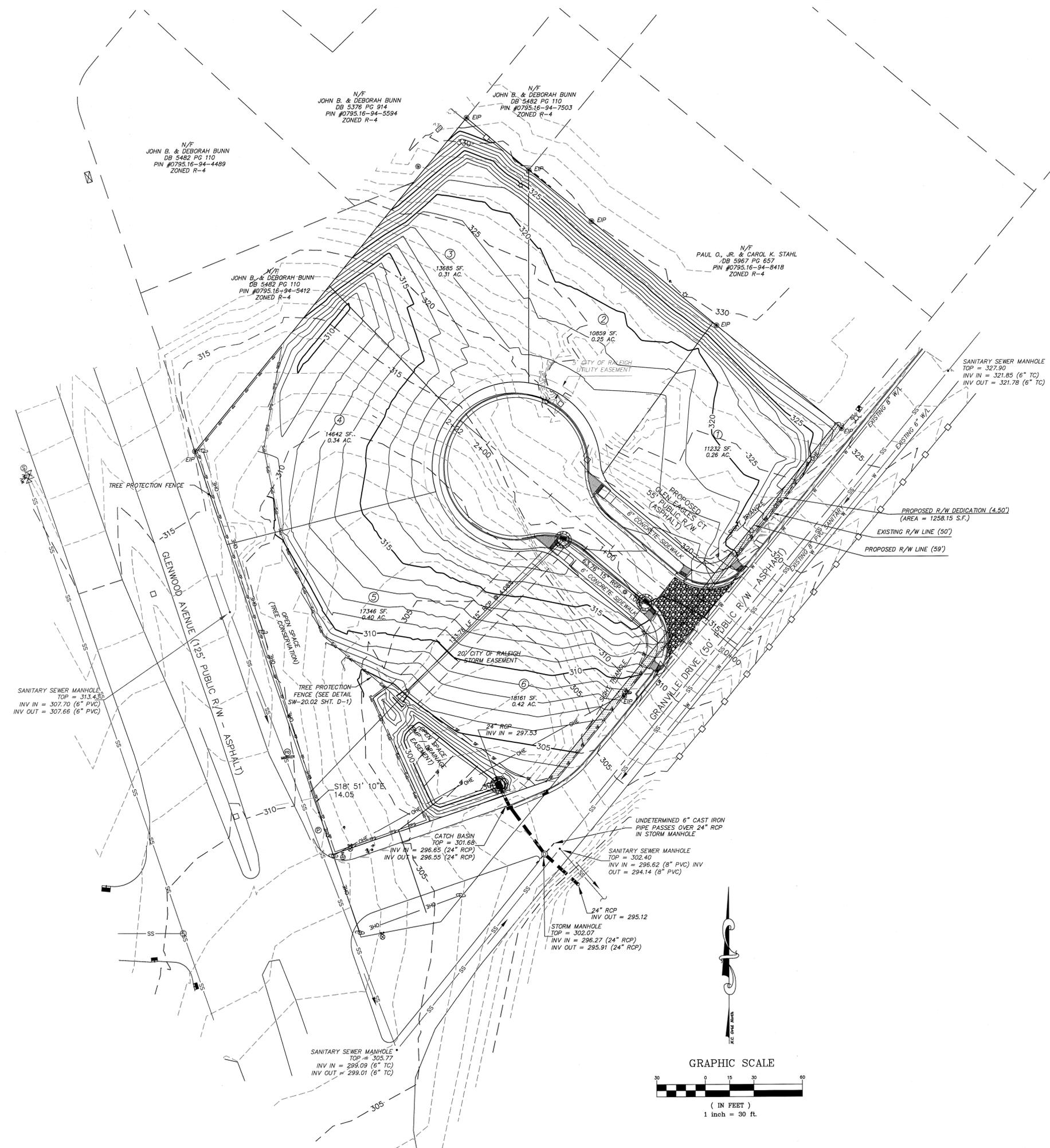
238 W. Millbrook Road
 Raleigh, NC 27609
 Phone: (919) 803-8704
 E-MAIL: contactus@ncdeng.com

Development Engineers PA.
 www.ncdeng.com

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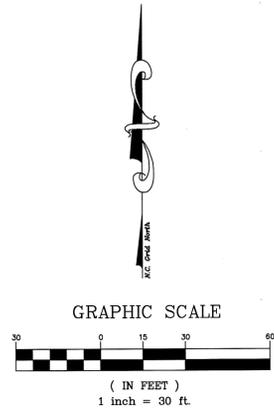
DATE : 4/16/14
 DRAWN BY : KWR
 JOB NO. : 10101

SHEET NO.
 C-1.1



LEGEND

- GRAVEL INLET PROTECTION
- TEMPORARY CONSTRUCTION ENTRANCE/EXIT
- TEMPORARY DIVERSION DITCH
- SILT FENCE
- DENUDED AREA LINE
- TEMPORARY SEDIMENT TRAP
- RIP RAP APRON
- TREE PROTECTION FENCE
- TREE PROTECTION SILT FENCE
- PHASE LINE
- DISTURBED LIMITS
- SWALE
- BERM
- SPOT ELEVATION



NO.	DATE	REVISIONS



COUNTRY CLUB CREST
 GREYMONT DEVELOPMENT
 /24/14
OVERALL EROSION CONTROL PLAN

Wake County
 North Carolina

238 W. Millbrook Road
 Raleigh, NC 27609
 Phone: (919) 803-8704

NC Development Engineers PA.
 www.ncdeng.com
 E-MAIL: contactus@ncdeng.com

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DATE : 4/16/14
 DRAWN BY : KWR
 JOB NO. : 10101

SHEET NO.
C-2.2

