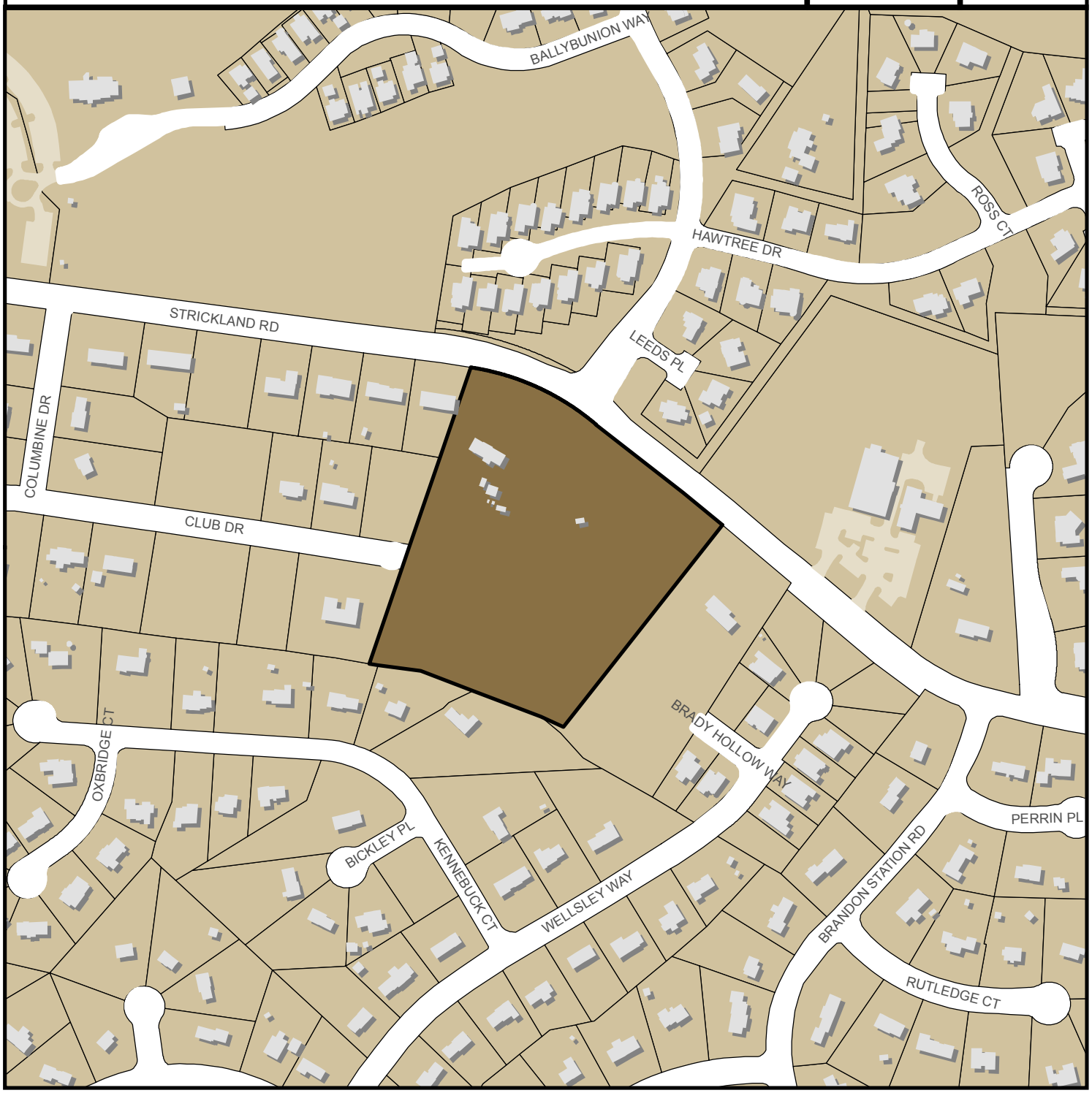
CLUB DRIVE DEVELOPMENT
S-23-2014



Zoning: **R-4**
CAC: **Northwest**
Drainage Basin: **Hare Snipe Creek**
Acreage: **8.98**
Number of Lots: **12**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **John A. Edwards & Co.**
Phone: **(919) 828-4428**

Planning & Development

S-23-14

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
☐ Site Plans for Planning Commission ☐ Preliminary Administrative Site Plans ☐ Group Housing ** ☐ Multifamily (Infill)**	☒ Subdivision* ☐ Cluster Subdivision** ☐ Infill Subdivision** ☐ Expedited Subdivision Review ☐ Conventional Subdivision ☐ Compact Development ☐ Conservation Subdivision	Transaction Number 401336 Assigned Project Coordinator Sandra Hodges Assigned Team Leader Justin
* 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 # 389034

GENERAL INFORMATION

Development Name	Club Drive Development
Proposed Use	Residential Subdivision
Property Address(es)	11601 Strickland Road
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:	0798.13-14-9030

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed

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
PLANNING COMMISSION	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 Ashton Family NC Revocable Real Estate Trust	Name (s)	
	Address 11601 Strickland Rd		
	Phone	Email	Fax
CONSULTANT (Contact Person for Plans)	Company John A. Edwards & Co.	Name (s) Johnny Edwards	
	Address 333 Wade Ave, Raleigh, NC 27605		
	Phone 919-828-4428	Email info@jaeco.com	Fax 919-828-4711

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

Zoning Information	Building Information
Zoning District(s) R-4	Proposed building use(s) Single Family
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross N/A
Overlay District	Proposed Building(s) sq. ft. gross
Total Site Acres 8.98 Inside City Limits ☒ Yes ☐ No	Total sq. ft. gross (existing & proposed)
Off street parking Required Provided	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 acres/square feet 0.56 AC	Flood Hazard Area ☐ Yes ☒ No
Proposed Impervious Surface acres/square feet 1.11 AC	**If Yes, please provide**
Neuse River Buffer ☐ Yes ☒ No Wetlands ☐ Yes ☐ 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 SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots 0 Detached 11 Attached	11. Total number of all lots 12
2. Total # Of Single Family Lots 11	12. Is your project a cluster unit development? ☐ Yes ☒ No
3. Total # Of Apartment Or Condominium Units N/A	**If Yes, please answer the questions below:**
4. Total # Of Congregate Care Or Life Care Dwelling Units N/A	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots N/A	b) Total number of Single Family Lots
6. Total Number of Hotel Units N/A	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) 11	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br ■ 4br or more	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 1.2	f) Total Number of Phases
10. Total number of Open Space (only) lots 1	g) Perimeter Protective Yard Provided ☐ Yes ☐ 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.

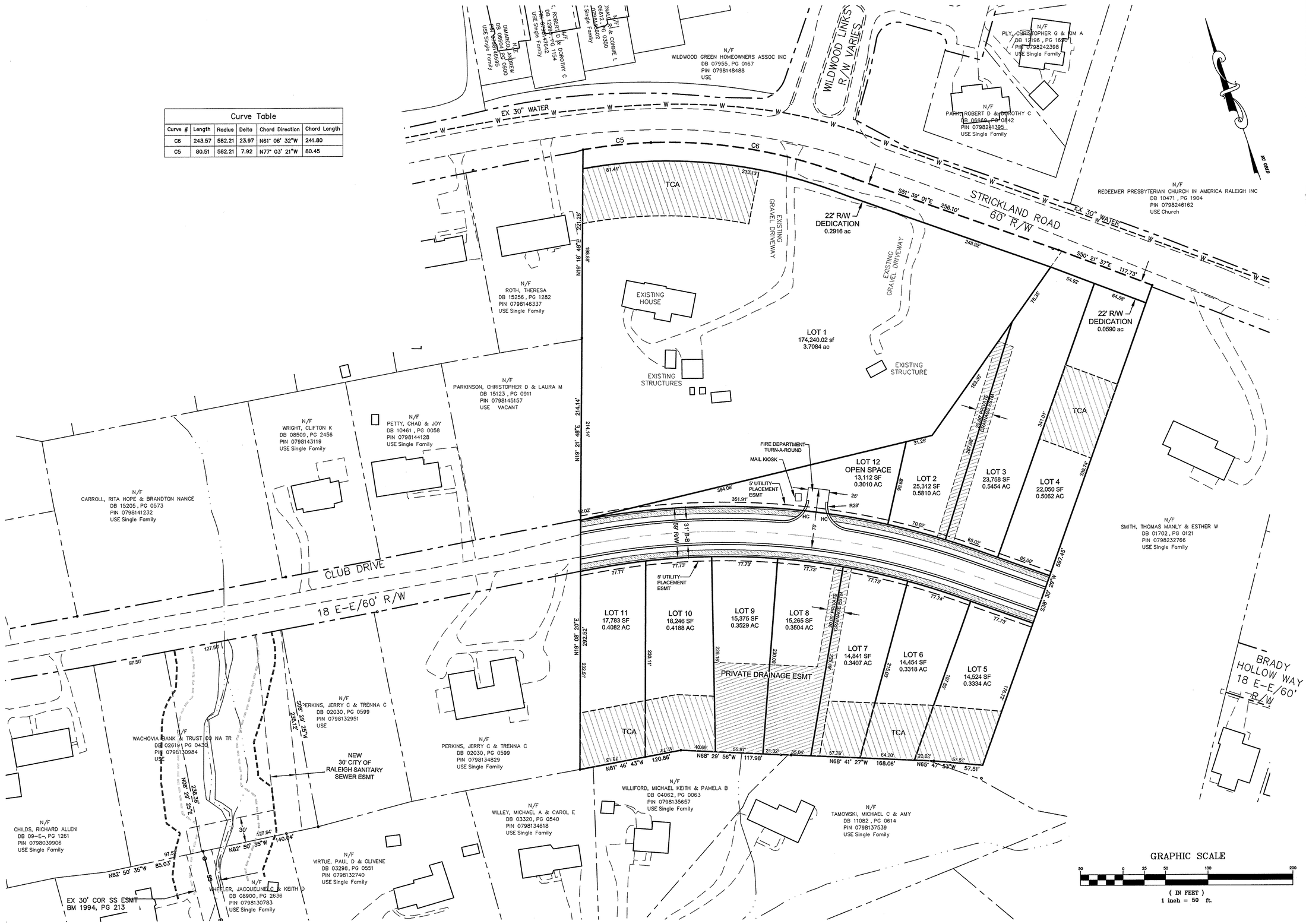
I hereby designate Johnny Edwards to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

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

Signed _____ 6-25-14 Date

Signed _____ Date

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)	x		✓		
2. **Preliminary Development Plan Application** completed and signed by the property owner	x		✓		
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)	x	☐	✓		
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	x		✓		
5. Provide the following plan sheets:	☐				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	x		✓		
b) Existing Conditions Sheet	x	☐	✓		
c) Proposed Site or Subdivision Plan	x		✓		
d) Proposed Grading and Stormwater Plan	x	☐	✓		
e) Proposed Utility Plan, including Fire	x	☐	✓		
f) Proposed Tree Conservation Plan	x	☐	✓		
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	x	☐	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	☐	x			✓
i) Transportation Plan	x	☐			
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	x		✓		
7. Plan size 18"x24" or 24"x36"	x		✓		
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	x		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	x		✓		
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	x		✓		
11. Wake County School Form, if dwelling units are proposed	x	☐	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	x	☐	✓		
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	x	☐	✓		



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C6	243.57	582.21	23.97	N61° 06' 32"W	241.80
C5	80.51	582.21	7.92	N77° 03' 21"W	80.45

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

CLUB DRIVE DEVELOPMENT

RALEIGH WAKE COUNTY NORTH CAROLINA

SITE PLAN

SCALE:	DATE:	DRAWN BY:	CHECKED BY:	FILE NO:
1" = 50'	6-23-2014	FNM	JAE, JR	

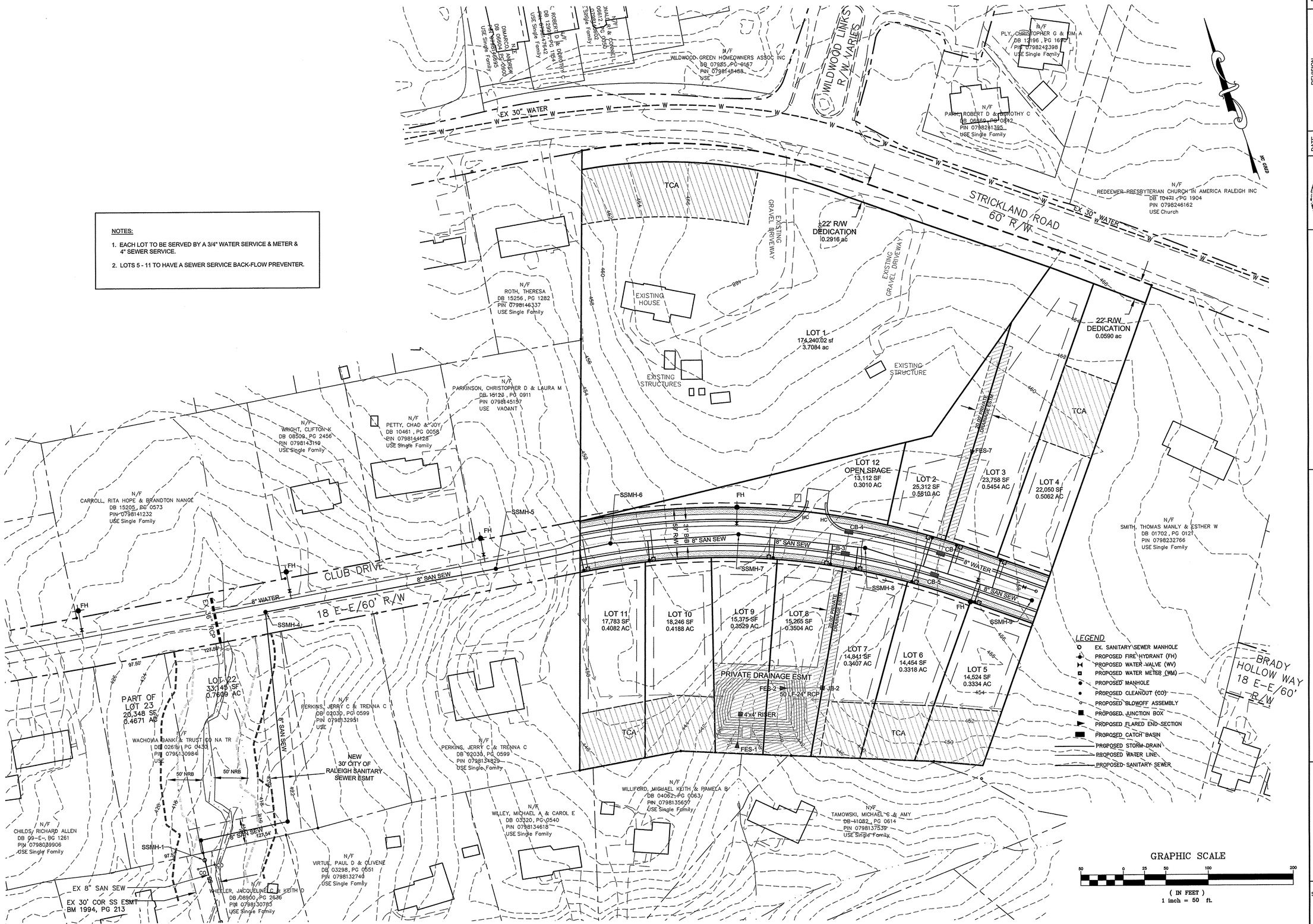
SHEET C-2

DATE	REVISION	BY
-	-	-

X:\dwgs2014\Legacy Construction\Club Drive Devlp\1 PRELIMINARY\Base Club Dr.dwg, SP, 6/30/2014 1:32:48 PM, Oce TDS750

NOTES:

1. EACH LOT TO BE SERVED BY A 3/4" WATER SERVICE & METER & 4" SEWER SERVICE.
2. LOTS 5 - 11 TO HAVE A SEWER SERVICE BACK-FLOW PREVENTER.



DATE	REVISION	BY

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 10078 JOHN A. EDWARDS, JR.

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

CLUB DRIVE DEVELOPMENT

RALEIGH — WAKE COUNTY — NORTH CAROLINA

UTILITY PLAN

SCALE: 1" = 50'
DATE: 6-19-2014
DRAWN BY: FNM
CHECKED BY: JAE, JR
FILE NO.:

SHEET C-4

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BLOCK 1
COMPOSITION: MIXED STAND OF 17+ TREES: GUM, PINE, HICKORY, AND OAK.
CHARACTERISTICS OF TREE STAND: PINE AND HARDWOOD, SLOPING
SMALLEST CALIPER TREE: 3"
LARGEST DBH: 15"
TYPICAL DBH: 5"-10"
TYPICAL SPACING: 10'-15'
BASAL AREA CALCULATION / ACRE: 95.19
GENERAL HEALTH: GOOD

BLOCK 2
COMPOSITION: MIXED STAND OF 15+ TREES: PINE, MAPLE, OAK, AND HICKORY
CHARACTERISTICS OF TREE STAND: HARDWOOD AND PINE ON A SLOPE
SMALLEST CALIPER TREE: 3"
LARGEST DBH: 24"
TYPICAL DBH: 10"
TYPICAL SPACING: 10'-15'
BASAL AREA CALCULATION / ACRE: 199.37
GENERAL HEALTH: GOOD

BLOCK 3
COMPOSITION: MIXED STAND OF 22+ TREES: PINE, HICKORY, OAK, AND MAPLE
CHARACTERISTICS OF TREE STAND: PINE AND HARDWOOD, SLOPING
SMALLEST CALIPER TREE: 3"
LARGEST DBH: 24"
TYPICAL DBH: 10"
TYPICAL SPACING: 5-15"
BASAL AREA CALCULATION / ACRE: 179.85
GENERAL HEALTH: GOOD

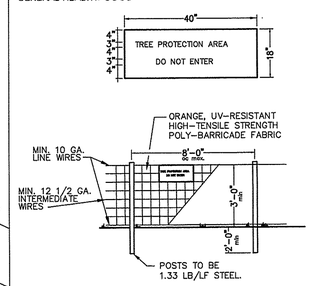
BLOCK 4
COMPOSITION: MIXED STAND OF 19+ TREES: GUM, OAK, HICKORY, PINE, AND MAPLE
CHARACTERISTICS OF TREE STAND: PINE AND HARDWOOD, SLOPING
SMALLEST CALIPER TREE: 3"
LARGEST DBH: 15"
TYPICAL DBH: 9"
TYPICAL SPACING: 10'-15'
BASAL AREA CALCULATION / ACRE: 97.07
GENERAL HEALTH: GOOD

BLOCK 5
COMPOSITION: MIXED STAND OF 19+ TREES: PINE, OAK, MAPLE AND GUM
CHARACTERISTICS OF TREE STAND: PINE AND HARDWOOD, SLOPING
SMALLEST CALIPER TREE: 3"
LARGEST DBH: 16"
TYPICAL DBH: 11"
TYPICAL SPACING: 10'-20'
BASAL AREA CALCULATION / ACRE: 116.30
GENERAL HEALTH: GOOD

BLOCK 6
COMPOSITION: MIXED STAND OF 24+ TREES: POPLAR, OAK, PINE, AND GUM
CHARACTERISTICS OF TREE STAND: PINE AND HARDWOOD, SLOPING
SMALLEST CALIPER TREE: 4"
LARGEST DBH: 17"
TYPICAL DBH: 8"
TYPICAL SPACING: 12'-20'
BASAL AREA CALCULATION / ACRE: 159.09
GENERAL HEALTH: GOOD

BLOCK 7
COMPOSITION: MIXED STAND OF 18+ TREES: PINE, OAK, POPLAR, AND GUM
CHARACTERISTICS OF TREE STAND: PINE AND HARDWOOD, SLOPING
SMALLEST CALIPER TREE: 4"
LARGEST DBH: 18"
TYPICAL DBH: 12"
TYPICAL SPACING: 10'-25'
BASAL AREA CALCULATION / ACRE: 158.53
GENERAL HEALTH: GOOD

BLOCK 8
COMPOSITION: MIXED STAND OF 29+ TREES: PINE, HICKORY, CEDAR, POPLAR, BIRCH, AND GUM
CHARACTERISTICS OF TREE STAND: PINE AND HARDWOOD, SLOPING
SMALLEST CALIPER TREE: 3"
LARGEST DBH: 20"
TYPICAL DBH: 9"
TYPICAL SPACING: 15'-20'
BASAL AREA CALCULATION / ACRE: 103.32
GENERAL HEALTH: GOOD



NOTES:
-Warning signs to be made of durable weatherproof material.
-Letters are to be 3" high min. clearly legible and spaced as detailed.
-Signs are to be placed at 50' max. intervals.
-Place sign at each end of linear tree protection areas and 50' oc thereafter.
-For tree protection areas less than 200' in perimeter, provide no less than one sign per protection area.
-Attach signs securely to fence posts and fabric.
-Maintain tree protection fence through-out duration of project.
-Additional signs may be required by the City of Raleigh Inspections Department based on actual field conditions.
-Install fencing and signage prior to calling for the initial on-site inspection by the City of Raleigh Urban Forestry Specialist.
-Place a sign at each end of linear tree protection and 50' O.C. thereafter

1 / LA-1 TREE PROTECTION FENCE
NTS

Trees not counted towards Tree Conservation

Primary
Tree Conservation Area
65' Thoroughfare Yard
13,445 sf or .3087 acres

Alternate Compliance
Tree Conservation Area
65' perimeter yard
29,306 sf or .6728 acres

Total Site Acres: 8.98 Acres or 391,168 SF
x 10% = 39,117 SF of required Tree Conservation Area
TOTAL Tree Conservation Area provided: 42,751 sf or .9814 acres

TREE CONSERVATION PLAN

COALY DESIGN
LANDSCAPE ARCHITECTURE
300/200 Parham Street Suite G
Raleigh, NC 27601
919.539.0012

CLUB DRIVE SUBDIVISION
CLUB DRIVE
RALEIGH, NC

TREE CONSERVATION PLAN

Consultants

Professional Seals

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
KIMBERLY J. SIEM
6-20-14
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURE FIRM
C-262
COALY DESIGN, PC

Date Issued:	6.20.14
Scale	1"=40'
Drawn by:	RBS
Checked by:	KJS

40 20 0 40

Revisions

No.	Description	Date	By

LA-1