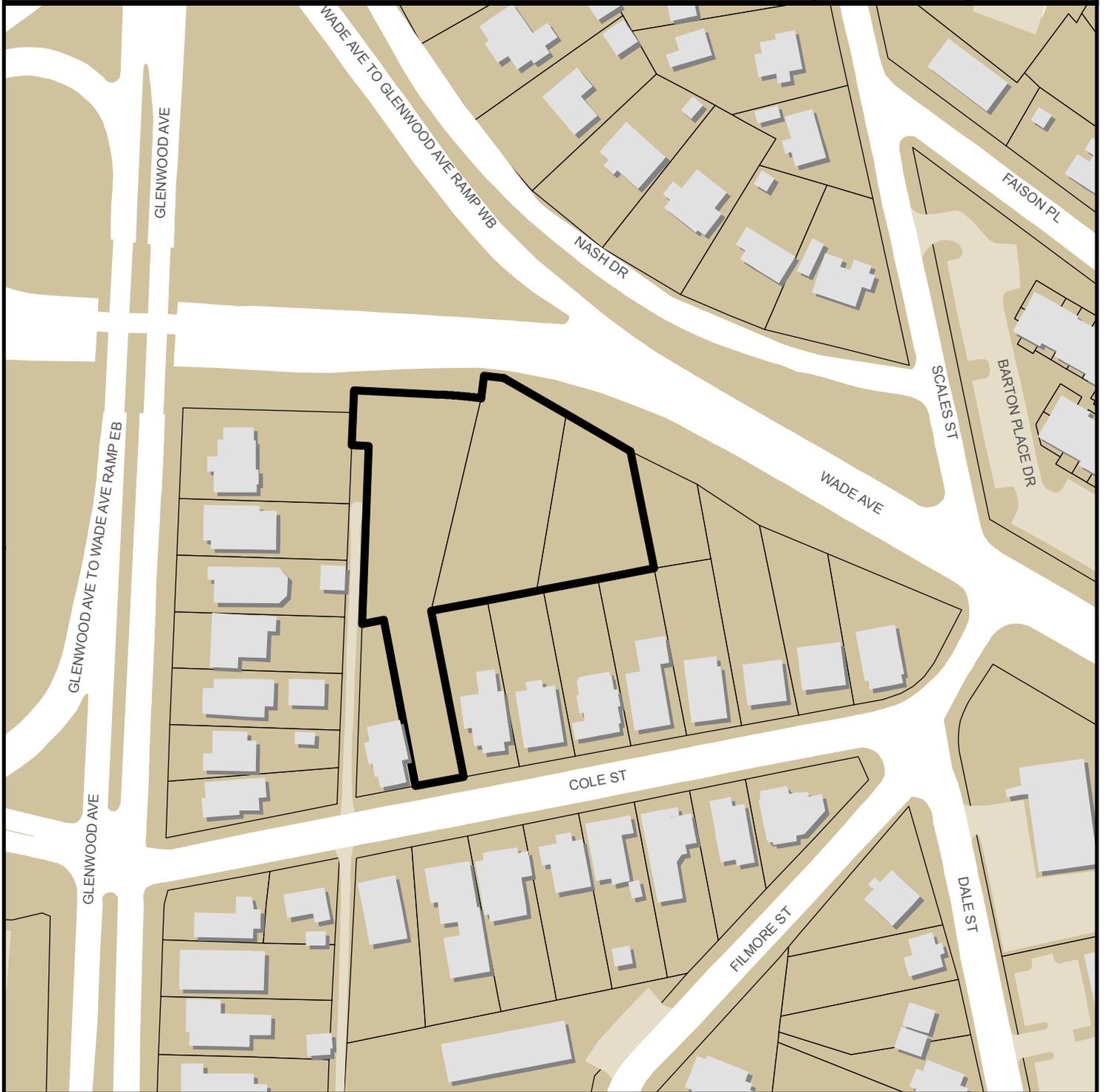


COLE STREET TOWNES S-30-2014



Zoning: **SP R-30**
CAC: **Five Points**
Drainage Basin: **Pigeon House**
Acreage: **1.1**
Number of Lots: **10**

Planner: **Stan Wingo**
Phone: **(919) 996-2642**
Applicant: **John A. Edwards
and Co.**
Phone: **(919) 8284428**





Planning & Development

5-30-14

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 | |
|---|--|--|-------------------------|
| <input checked="" 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 405373 Assigned Project Coordinator Chip Assigned Team Leader Stan Wingo #3 | |
| * 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 # 390483 | | | |
| GENERAL INFORMATION | | | |
| Development Name Cole Street Townes | | | |
| Proposed Use Townhomes | | | |
| Property Address(es) 514 Cole Street | | | |
| Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 1704551341, 1704552325, 1704553304 | | | |
| P.I.N. Recorded Deed 12669-1996 | P.I.N. Recorded Deed 13339-16 | P.I.N. Recorded Deed 13339-16 | 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 type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input checked="" 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. | | |
| PLANNING COMMISSION | Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. Multi-family on less than 2 acres requires PC approval | | |
| CLIENT (Owner or Developer) | Company Chatham Street Commercial | Name (s) Jordan Gussenhoven | |
| | Address 160 NE Maynard Rd, Suite 225, Cary, NC 27513 155 W. Chatham St. Cary, NC 27511 | | |
| | Phone 919-467-4042 | Email Jordan@ChathamStreetCommercial.com | Fax |
| CONSULTANT (Contact Person for Plans) | Company John A. Edwards and Company | Name (s) Jon Callahan | |
| | Address 333 Wade Ave, Raleigh, NC 27605 | | |
| | Phone 919-828-4428 | Email jon_callahan@jaeco.com | Fax 919-828-4711 |

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

| Zoning Information | Building Information |
|--|--|
| Zoning District(s) SP R-30 | Proposed building use(s) Townhome |
| If more than one district, provide the acreage of each | Existing Building(s) sq. ft. gross 0 |
| Overlay District | Proposed Building(s) sq. ft. gross 19,250 SF |
| Total Site Acres 1.1 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Total sq. ft. gross (existing & proposed) 19,250 |
| Off street parking Required 20 Provided 21 | Proposed height of building(s) |
| COA (Certificate of Appropriateness) case # | FAR (floor area ratio percentage) 39.7 |
| BOA (Board of Adjustment) case # A- | Building Lot Coverage percentage 17.7 (site plans only) |
| CUD (Conditional Use District) case # Z- | |

Stormwater Information

| | |
|--|--|
| Existing Impervious Surface acres/square feet 0 | Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Proposed Impervious Surface acres/square feet 0.574 | If Yes, please provide Alluvial Soils Flood Study FEMA Map Panel # 3720170400J |
| 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 project is located within the "Moderate Density Residential" designated area of the Comprehensive plan. The moderate density residential area calls for 6-14 units per acre and this project is proposing 9 units per acre.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

| | |
|--|---|
| 1. Total # Of Townhouse Lots Detached Attached 10 | 11. Total number of all lots 10 |
| 2. Total # Of Single Family Lots | 12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 3. Total # Of Apartment Or Condominium Units | 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) |
| 4. Total # Of Congregate Care Or Life Care Dwelling Units | |
| 5. Total # Of Mobile Home Lots | |
| 6. Total Number of Hotel Units | |
| 7. Overall Total # Of Dwelling Units (1-6 Above) | |
| 8. Bedroom Units 1br 2br <input checked="" type="checkbox"/> 3br 4br or more | |
| 9. Overall Unit(s)/Acre Densities Per Zoning District(s) 9units/ac | |
| 10. Total number of Open Space (only) lots | |

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 and Company, Chatham Street Commerce 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 [Signature] Date 8/11/19

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) | <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 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 type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> | ✓ | | |
| i) Transportation Plan | <input 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 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 type="checkbox"/> | <input checked="" type="checkbox"/> | | | ✓ |

| LINE # | DIRECTION | LENGTH |
|--------|----------------|--------|
| L1 | N57°50'55.72"W | 20.67' |
| L2 | N32°09'04.28"E | 50.50' |
| L3 | S57°50'55.72"E | 20.67' |
| L4 | N32°09'04.28"E | 50.50' |
| L5 | S57°50'55.72"E | 18.33' |
| L6 | S32°09'04.28"W | 1.00' |
| L7 | N32°09'04.28"E | 48.50' |
| L8 | S32°09'04.28"W | 1.00' |
| L9 | N57°50'55.72"W | 18.33' |
| L10 | S57°50'55.72"E | 18.33' |
| L11 | S32°09'04.28"W | 1.00' |
| L12 | N32°09'04.28"E | 47.50' |
| L13 | N32°09'04.28"E | 3.00' |
| L14 | N57°50'55.72"W | 18.33' |
| L15 | S57°50'55.72"E | 18.33' |
| L16 | N32°09'04.28"E | 1.00' |
| L17 | S32°09'04.28"W | 47.50' |
| L18 | S32°09'04.28"W | 3.00' |
| L19 | N57°50'55.72"W | 18.33' |
| L20 | S57°50'55.72"E | 20.67' |
| L21 | S32°09'04.28"W | 48.50' |
| L22 | N57°50'55.72"W | 20.67' |
| L23 | N75°34'51.10"W | 20.67' |
| L24 | N14°25'08.90"E | 49.50' |
| L25 | S75°34'51.10"E | 20.67' |
| L26 | S14°25'08.90"W | 1.00' |
| L27 | N14°25'08.90"E | 48.50' |
| L28 | S75°34'51.10"E | 18.33' |
| L29 | S14°25'08.90"W | 48.50' |
| L30 | N14°25'08.90"E | 2.00' |
| L31 | N75°34'51.10"W | 18.33' |
| L32 | S75°34'51.10"E | 18.33' |
| L33 | S14°25'08.90"W | 1.00' |
| L34 | N14°25'08.90"E | 49.50' |
| L35 | N75°34'51.10"W | 18.33' |
| L36 | S75°34'51.10"E | 18.33' |
| L37 | S14°25'08.90"W | 2.00' |
| L38 | S14°25'08.90"W | 47.50' |
| L39 | N14°25'08.90"E | 1.00' |
| L40 | N75°34'51.10"W | 18.33' |
| L41 | S75°34'51.10"E | 20.67' |
| L42 | S14°25'08.90"W | 48.50' |
| L43 | N75°34'51.10"W | 20.67' |



WADE AVENUE
 (RIGHT-OF-WAY VARIES)

COLE STREET
 (50' RIGHT-OF-WAY)

15' PUBLIC ALLEY

LOT 11
 38,897 SF



N/F MYRA JEAN SMITH & GREGORY ALAN CLAYTON
 D.B. 14660, PG. 1283
 PIN# 1704550348
 USE: SINGLE FAMILY

N/F JOHN W. & DOUGLAS W. FREDETTE
 D.B. 5529, PG. 415
 PIN# 1704550343
 USE: SINGLE FAMILY

N/F LUTHER J. III & JENNIFER C. DAVIS
 D.B. 7439, PG. 479
 PIN# 1704550248
 USE: SINGLE FAMILY

N/F WILSON GLENWOOD LLC
 D.B. 13885, PG. 2751
 PIN# 1704550243
 USE: SINGLE FAMILY

N/F THOMAS MCCOY JR., P.
 D.B. 6526, PG. 130
 PIN# 1704551115
 USE: SINGLE FAMILY

N/F THOMAS B. JR & SARA
 PARIS HUDDLESTON
 D.B. 13195, PG. 2279
 PIN# 1704551159
 USE: SINGLE FAMILY

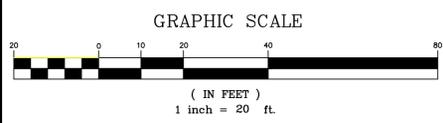
N/F ANTHONY H. &
 KATHALEEN M. JOHNSON
 D.B. 4195, PG. 110
 PIN# 1704552159
 USE: SINGLE FAMILY

N/F ROBERT DALE II & EMILY
 J. KISSEE
 D.B. 14886, PG. 2230
 PIN# 1704552290
 USE: SINGLE FAMILY

N/F MARK RIEDMAN
 D.B. 8134, PG. 280
 PIN# 1704553241
 USE: SINGLE FAMILY

N/F WILLIAM A. & SARAH P. PHIPPS
 D.B. 14988, PG. 155
 PIN# 1704553292
 USE: SINGLE FAMILY

N/F PATRICIA M. HUTZLER
 D.B. 350, PG. 547
 PIN# 1704553374
 USE: VACANT



SITE LEGEND

| | |
|--|----------------------------|
| | PROPERTY LINE |
| | WETLAND NEUSE RIVER BUFFER |
| | EXISTING RIGHT-OF-WAY LINE |
| | EXISTING PROPERTY LINE |
| | BUILDING SETBACK/YARD |

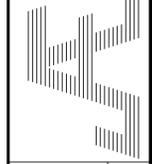
GENERAL NOTES:

EXISTING INFORMATION PROVIDED WAS TAKEN FROM A BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:

JOHN A. EDWARDS & COMPANY CONSULTING ENGINEERS
333 WADE AVE., RALEIGH, N.C. 27605
PHONE: (919) 828-4428

| | |
|-----------|--|
| BY: | |
| REVISION: | |
| DATE: | |
| | |

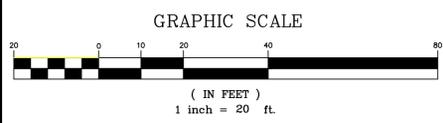
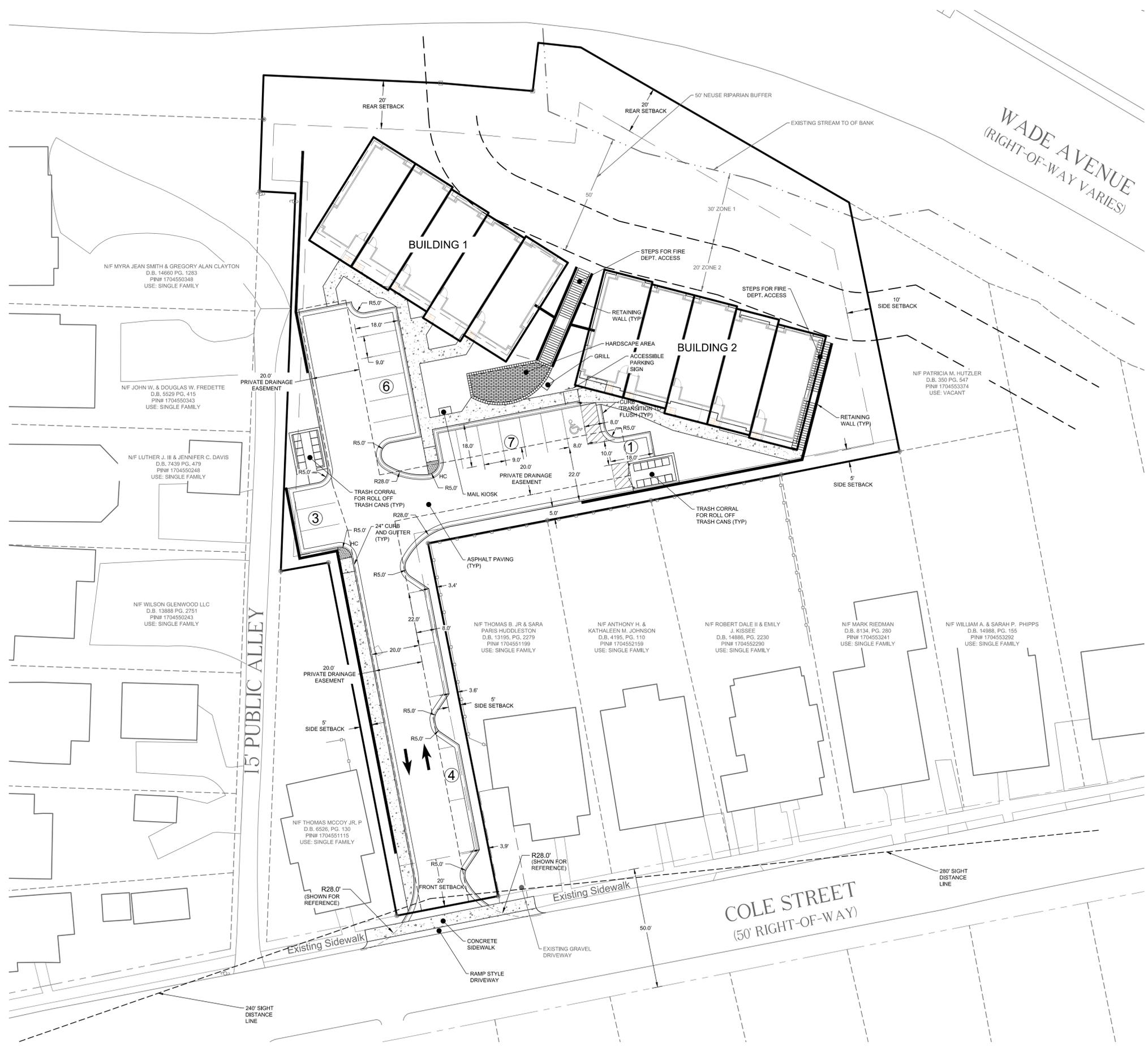
JOHN A. EDWARDS & COMPANY
Consulting Engineers
333 Wade Ave., Raleigh, NC 27605
Phone (919) 828-4428
FAX (919) 828-4711
E-mail: info@jaeco.com



COLE STREET TOWNES
NORTH CAROLINA
WAKE COUNTY
SITE PLAN
RALEIGH

| | |
|------------------|--------|
| DATE: | 8-8-14 |
| DRAWN BY: | JGM |
| CHECKED BY: | JJC |
| SCALE: | |
| FILE NO. & PAGE: | |
| FILE NO.: | |

SHEET
CE-4

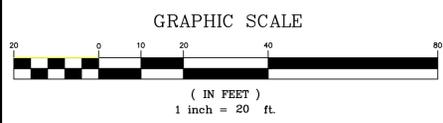


SITE LEGEND

| | |
|--|----------------------------|
| | PROPERTY LINE |
| | WETLAND NEUSE RIVER BUFFER |
| | EXISTING RIGHT-OF-WAY LINE |
| | EXISTING PROPERTY LINE |
| | BUILDING SETBACK/YARD |
| | ACCESSIBLE PARKING |
| | PROPOSED SIGN |
| | DENOTES CURB RADII |
| | CONCRETE SIDEWALK |
| | 24" CURB AND GUTTER |
| | EXISTING FENCE |
| | PROPOSED FENCE |
| | HANDICAP ACCESSIBLE RAMP |

GENERAL NOTES:

- EXISTING INFORMATION PROVIDED WAS TAKEN FROM A BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY: JOHN A. EDWARDS & COMPANY CONSULTING ENGINEERS 333 WADE AVE., RALEIGH, N.C. 27605 PHONE: (919) 828-4428.
- ZONE 2 BUFFER DISTURBANCE WILL BE REVIEWED AND PERMITTED BY THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR).
- PER FEMA MAP NUMBER 3720170400J THE SITE APPEARS TO BE LOCATED IN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN WITH THE EXCEPTION OF THE NORTHERNMOST PORTION OF THE PROPERTY. THE FIRM STUDY STOPS JUST SHORT OF THE PROPERTY SINCE IT WAS THE END OF THE STUDY AREA, HOWEVER, THE 100 YEAR FLOOD ELEVATION DOES CONTINUE UP BRUSHY BRANCH. FOR THAT REASON, WE ARE NOT PROVIDING PRE-POST RETENTION FOR PROPOSED RUN-OFF.



GRADING AND DRAINAGE LEGEND

| | |
|--|-----------------------|
| | EXISTING CONTOUR |
| | PROPOSED CONTOUR |
| | SPOT GRADE |
| | PROPOSED DROP INLET |
| | PROPOSED JUNCTION BOX |
| | PROPOSED JUNCTION BOX |
| | PROPOSED JUNCTION BOX |
| | PROPOSED STORM PIPE |
| | PROPOSED RIP RAP |



| | | | |
|---|----------|----------------|------------|
| DATE | REVISION | BY | |
| | | | |
| | | | |
| 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 | | | |
| | | | |
| COLE STREET TOWNES | | NORTH CAROLINA | |
| WAKE COUNTY | | RALEIGH | |
| GRADING AND DRAINAGE PLAN | | | |
| SCALE | DATE | DRAWN BY | CHECKED BY |
| 8-8-14 | 8-8-14 | JGM | JJC |
| FILE NO. | FILE NO. | FILE NO. | FILE NO. |
| | | | |
| SHEET | | | |
| CE-5 | | | |