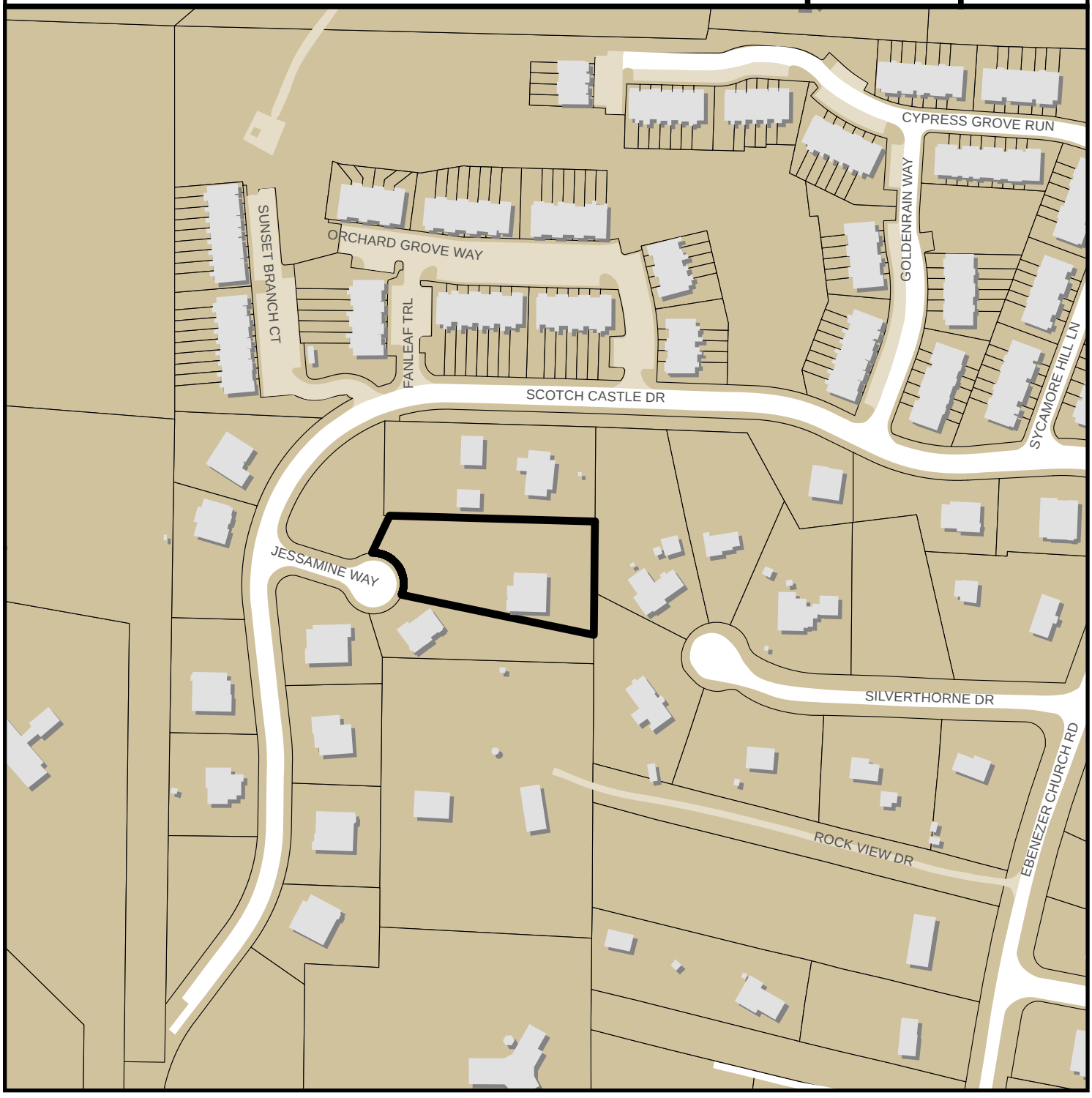
12 EBENEZER PARK SUBDIVISION - LOT 11

S-36-2014



Zoning:	**R-2**
CAC:	**Northwest**
Drainage Basin:	**Sycamore**
Acreage:	**0.98**
Number of Lots:	**2**

Planner:	**Justin Rametta**
Phone:	**(919) 996-2665**
Applicant:	**B.L. Scott Land Surveying**
Phone:	**(919) 859-0464**

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
☐ 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 407922 Assigned Project Coordinator Shankle Assigned Team Leader Ramotta
* 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 #

GENERAL INFORMATION

Development Name	KENNETH J. and PATRICIA P. ANDERSON
Proposed Use	Single family
Property Address(es)	8000 Jessamine Way
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:	0777551164

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
map 01/09/2014			

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. we are putting back a lot line removed in Jan 2014
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	Name (s)	Patricia S. Anderson Kenneth J. Anderson
	Address	800 Jessamine Wy	
	Phone	Email	Fax
CONSULTANT (Contact Person for Plans)	Company B.L. Scott Land Surveying	Name (s)	Barry L. Scott
	Address	200 Powell Dr. St 126	
	Phone 919 859 0464	Email bls3156@gmail.com	Fax 919 859 1660

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

Zoning Information	Building Information
Zoning District(s) R-2	Proposed building use(s) single family
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 2907
Overlay District MPOD	Proposed Building(s) sq. ft. gross 2900
Total Site Acres 0.98 Inside City Limits ☑ Yes ☐ No	Total sq. ft. gross (existing & proposed) 5807
Off street parking Required No 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 5252SF / 0.12 Ac	Flood Hazard Area ☐ Yes ☑ No
Proposed Impervious Surface acres/square feet	**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.

Returning lot to approved 2006 subdivision

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots 2
2. Total # Of Single Family Lots 2	12. Is your project a cluster unit development? ☐ Yes ☑ No
3. Total # Of Apartment Or Condominium Units	**If Yes, please answer the questions below:**
4. Total # Of Congregate Care Or Life Care Dwelling Units	**a)** Total number of Townhouse Lots
5. Total # Of Mobile Home Lots	**b)** Total number of Single Family Lots
6. Total Number of Hotel Units	**c)** Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above)	**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)	**f)** Total Number of Phases
10. Total number of Open Space (only) lots	**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 Barry L. Scott 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 8-13-14

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

BKBM2006PG01788

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°52'24"E	22.29
L2	S00°37'00"W	31.16
L3	S00°37'55"W	38.95
L4	S00°30'32"W	42.41
L5	S00°30'32"W	41.49
L6	S87°24'09"E	0.32
L7	S87°24'09"E	92.85
L8	N72°47'30"W	72.59
L9	N72°47'30"W	59.29
L10	S06°17'49"E	122.24
L11	S06°17'49"E	76.01
L12	N00°52'24"E	31.28
L13	N00°52'24"E	67.54
L14	N37°04'57"E	137.59
L15	N37°04'57"E	137.59
L16	N00°52'24"E	98.82
L17	S06°17'49"E	8.53
L18	S06°17'49"E	171.02
L19	S06°17'49"E	18.69
L20	S17°12'30"W	10.33
L21	S25°23'53"W	51.17
L22	S17°10'59"E	67.82
L23	S55°07'41"E	97.00
L24	S67°42'27"E	42.65
L25	N22°17'33"E	40.00
L26	S67°42'27"E	32.09
L27	N33°32'47"W	51.68
L28	N33°32'47"W	32.27
L29	S88°18'41"E	8.58

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	215.27	250.00	208.68	S43°56'00"W
C2	40.17	25.00	35.98	S26°45'48"E
C3	20.62	25.00	20.04	N83°34'28"E
C4	21.51	45.00	21.31	S73°38'09"W
C5	58.74	45.00	54.66	N55°16'26"W
C6	31.41	45.00	30.77	N02°06'52"E
C7	60.14	45.00	55.76	N60°23'30"E
C8	43.83	45.00	42.11	S53°25'27"E
C9	20.62	25.00	20.04	N49°09'28"W
C10	47.95	25.00	40.93	S52°15'24"W
C11	15.71	250.00	15.71	S04°29'46"E
C12	37.54	300.00	37.52	N02°42'42"W
C13	83.30	300.00	83.04	N08°49'42"E
C14	105.27	300.00	104.73	N26°50'10"E
C15	107.91	250.00	107.07	S24°43'01"W
C16	5.03	300.00	5.03	S36°36'06"W
C17	145.03	250.00	143.00	N20°27'47"E
C18	12.96	250.00	12.96	N02°21'31"E
C19	31.29	250.00	31.27	N02°42'42"W
C20	123.07	300.00	122.21	S05°27'21"W
C21	19.08	300.00	19.07	S19°01'48"W
C22	164.02	300.00	161.99	S36°30'53"W
C23	1.01	300.00	1.01	N36°59'06"E

NORTH CAROLINA PROFESSIONAL SEAL L-3597 LAND SURVEYOR CHARLES R. BROWN 12/4/06

BM 2004\PG 2175

N\F
ROBERT J. POLANCO
DB 7161\PG 632
BM 0994\PG 655
PIN# 0777.03-44-3990
ZONED: R-2

N\F
RAVEN PARTNERS LLC
DB 10535\PG 2735
BM 1994\PG 655
PIN# 0777.01-45-3246
ZONED: R2

N\F
N.C.DEPT OF ADMINISTRATION
DB 5980\PG 340
PIN# 0777.01-45-2578
ZONED: R-2

SCOTCH CASTLE DR. 60' R/W BDM 1994 PG 655

N\F
MARVIN E. TROMBA AND WIFE NANCY D. TROMBA
DB 4113\PG 521
PIN# 0777.03-44-7261
ZONED: R-2

N\F
HILTON C. LAMM AND WIFE JEAN H. LAMM
DB 7302\PG 249
PIN# 0777.03-44-9136
ZONED: R-2

N\F
RICKY M. MITCHELL
CAROLYN S. MITCHELL
DB 3300\PG 199
BM 1982\PG 1128
PIN# 0777.04-54-1439
ZONED: R-2

N\F
TRUBY M. HAMILTON
DB 2388\PG 425
BM 1980\PG 300
PIN# 0777.04-54-1842
ZONED: R-2

N\F
GEORGE H. BOURGEOIS JR AND WIFE LISA J. BOURGEOIS
DB 5634\PG 521
PIN# 0777.04-54-3983
ZONED: R-2

N\F
ROBERT G. JOHNSON, III AND WIFE DENISE T. JOHNSON
DB 3218\PG 142
PIN# 0777.04-55-3197
ZONED: R-2

N\F
LYNWOOD CURTIS KING
DB 4280\PG 170
PIN# 0777.02-55-1238
ZONED: R-2

N\F
EBENEZER CHURCH ROAD LLC
DB 11107\PG 2471
BM 2004\PG 2175
PIN# 0777.02-55-4695
ZONED: TD W/MPOD OVERLAY

EIP L1 N00°52'24"E 123.38 C15 15' SLOPE EASEMENT 8927 N87°06'36"W 326.53 S00°37'00"W 185.07 EIP

N00°52'24"E 249.59 C16 PRIVATE DRAINAGE EASEMENT DRY POND 20404 SF 0.47 AC 8926 N89°13'49"W 132.16 C17 C18 L16 C19 8916 20107 SF 0.46 AC

N00°52'24"E 152.83 N88°45'39"W 129.48 8908 20322 SF 0.47 AC C20 L19 L20 8904 20023 SF 0.46 AC

N00°52'24"E 0.17 N88°23'36"W 108.14 N00°52'24"E 200.54 S74°04'45"E 128.83 N00°52'24"E 104.78 S87°24'09"E 141.79

SCOTCHSTLE DRIVE (NEW PUBLIC R\W)

C14 8923 C13 L13 L12 C12 L11 8919 20094 SF 0.46 AC 20124 SF 0.46 AC 8915 20099 SF 0.46 AC S87°47'17"E 131.75 S87°47'17"E 143.88 N6°57'39"W 109.39 S00°37'55"W 118.01 S00°37'55"W 150.06 S00°37'55"W 152.45 EIP 60.05 EIP

8911 SIGHT EASEMENT C11 C10 20' WIDE DRAINAGE EASEMENT 20149 SF 0.45 AC L9 OLD PROPERTY LINE HEREBY REMOVED L22 C9 8009 C8 C3 C7 C5 L3 EIP

JESSAMINE WAY (46' PUBLIC R\W)

8002 SIGHT EASEMENT PRIVATE DRAINAGE EASEMENT DRY POND 20046 SF 0.46 AC 8905 C1 L27 L29 140.12 S00°37'55"W 97

3005 10 22145 SF 0.51 AC 8004 12 21978 SF 0.50 AC 8000 13 20541 SF 0.47 AC N88°15'41"W 311.53 S89°04'36"E 263.74 S89°18'41"E 299.69 N75°11'51"E 205.00 30' ACCESS EASE BM 1979 PG 1013

60' ACCESS EASEMENT BM 1979\PG 1013 L4 S00°30'32"W 126.14 L5

60' ACCESS EASEMENT BM 1982\PG 1128

JURISDICTIONAL WETLANDS AREA 0.103 ACRES

20' CITY OF RALEIGH SANITARY SEWER EASEMENT CENTERED ON PROPERTY LINE

20' OF RALEIGH SRY SEWER EMENT ERED ON PRTY LINE

25' MPOD WATERCOURSE BUFFER

EXISTING SCOTCH CASTLE DRIVE (50' PUBLIC R\W) BM 2005\PG 21-26

IMPERVIOUS SURFACE AREA PER LOT

LOT #	30% OF LOT AREA	60% OF LOT AREA
1	6007 SF	12,013 SF
2	6,097 SF	12,193 SF
3	6,053 SF	12,106 SF
4	6,032 SF	12,064 SF
5	10,566 SF	21,131 SF
6	6,028 SF	12,506 SF
7	6,037 SF	12,074 SF
8	6,030 SF	12,059 SF
9	6,045 SF	12,089 SF
10	6,644 SF	13,287 SF
11	6,701 SF	13,403 SF
12	6,084 SF	12,168 SF

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

WAKE COUNTY, NC 778
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
09/01/2006 AT 15:13:36

BOOK:BM2006 PAGE:01788

S-68-04

RP236896 RECORDED IN BOOK OF MAPS 2006, PAGE 1788, WAKE COUNTY

WITHERS & RAVENEL
ENGINEERS | PLANNERS | SURVEYORS
111 Mackenon Drive Cary, North Carolina 27511 www.withersravenel.com
tel: 919-469-3340 fax: 919-467-6008

EBENEZER PARK SUBDIVISION
OWNER: I.S. PARTNERS, INC
HOUSE CREEK TOWNSHIP WAKE COUNTY NORTH CAROLINA
SUBDIVISION, RECOMBINATION, AND RIGHT OF WAY DEDICATION

NO	DATE	DESCRIPTION	BY
1	12/01/05	PER COR COMMENTS	CRB
2	12/19/05	REVISE LOTS 10,11,12	CRB
3	5/12/06	PER COR COMMENTS	CRB
4	7/25/06	ADD SLOPE EASEMENT	CRB
		ADD IMPOD BUFFER	

DATE: 10/10/05
SCALE: 1" = 100'
DRAWN: CRB
CHECKED: CRB
SHEET: 2 OF 2
CAD FILE: BD_05184
PROJECT NO: 204179.0