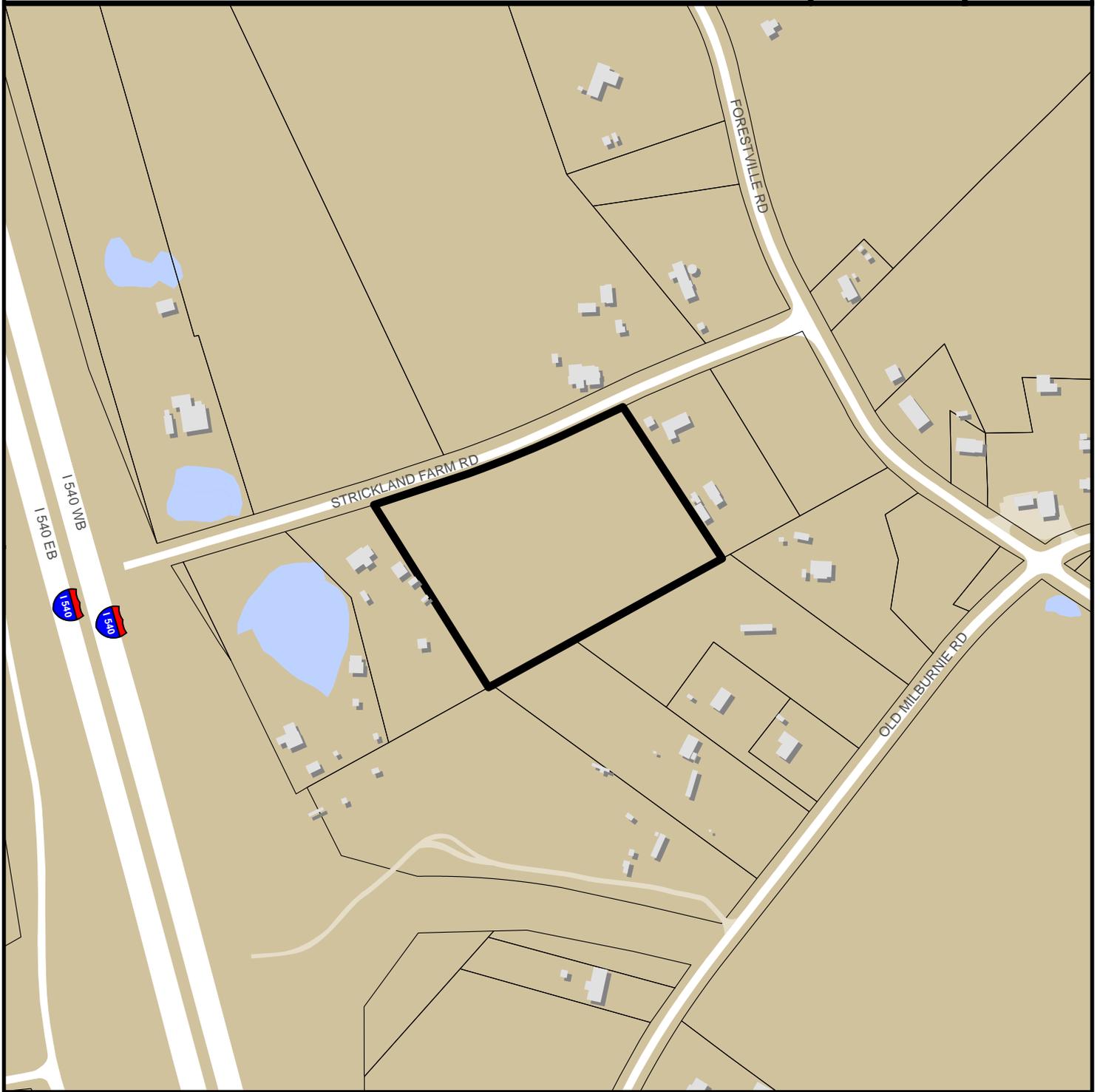


BETTY S SMITH SUBDIVISION S-43-2014



0 300 600 Feet

Zoning: **R-4, SHOD-1**
CAC: **Northeast**
Drainage Basin: **Neuse**
Acreage: **6.77**
Number of Lots: **2**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **Williams-Pearce &
Assoc.**
Phone: **(919) 269-9605**





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 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 <i>210942</i> Assigned Project Coordinator Assigned Team Leader
* 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 <i>BETTY S. SMITH</i>			
Proposed Use <i>SINGLE FAMILY</i>			
Property Address(es) <i>4020 STRICKLAND FARM RD.</i>			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: <i>1745.01-36-8714</i>			
P.I.N. Recorded Deed <i>15231-1692</i>	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.		
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) <i>Betty S. Smith</i>	
	Address <i>4024 STRICKLAND FARM RD</i>		
	Phone <i>919-266-3218</i>	Email <i>bettyesmith@NC.RR.COM</i>	Fax
CONSULTANT (Contact Person for Plans)	Company <i>Williams-Pearce + ASSOC.</i>	Name (s) <i>DANNY O. WILLIAMS</i>	
	Address <i>BOX 892 ZEBOLON NC. 27597</i>		
	Phone <i>919-269-9605</i>	Email <i>DOW@WPSURVEY.COM</i>	Fax <i>919-269-4354</i>

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

Zoning Information	Building Information
Zoning District(s) <u>R-4</u>	Proposed building use(s)
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross
Overlay District <u>SHOD-1</u>	Proposed Building(s) sq. ft. gross
Total Site Acres <u>6.766</u> Inside City Limits <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Total sq. ft. gross (existing & proposed)
Off street parking Required <u>Provided</u>	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	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet	If Yes, please provide Alluvial Soils Flood Study FEMA Map Panel #
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" 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.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots <u>2</u>
2. Total # Of Single Family Lots <u>2</u>	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 3br 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	
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.

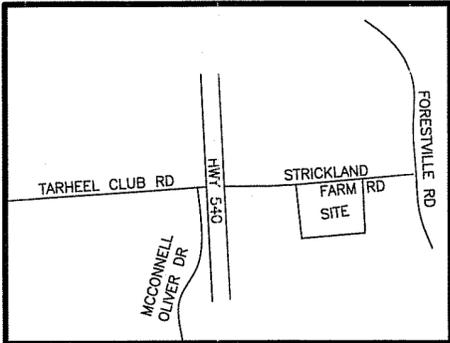
I hereby designate Danny Williams to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

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

Signed Betty S. Smith 9-2-14 Date

Signed Danny Williams 9-2-14 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 type="checkbox"/>	<input checked="" type="checkbox"/>	✓		✓
e) Proposed Utility Plan, including Fire	<input type="checkbox"/>	<input checked="" 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 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"/>			✓
i) Transportation Plan	<input 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. <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 type="checkbox"/>	<input checked="" type="checkbox"/>			
12. Preliminary stormwater quantity and quality summary and calculations package	<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 type="checkbox"/>	<input checked="" type="checkbox"/>			✓



VICINITY MAP

NOTE: PROPERTY WILL HAVE INDIVIDUAL WELLS & SEPTIC SYSTEMS.

NOTE: AREA COMPUTED BY COORDINATE METHOD.
NOTE: THIS PROPERTY IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

OWNER: BETTY S. SMITH
4024 STRICKLAND FARM RD
RALEIGH, N.C. 27804

PIN # 1745.01-36-8714

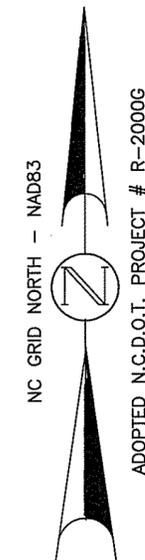
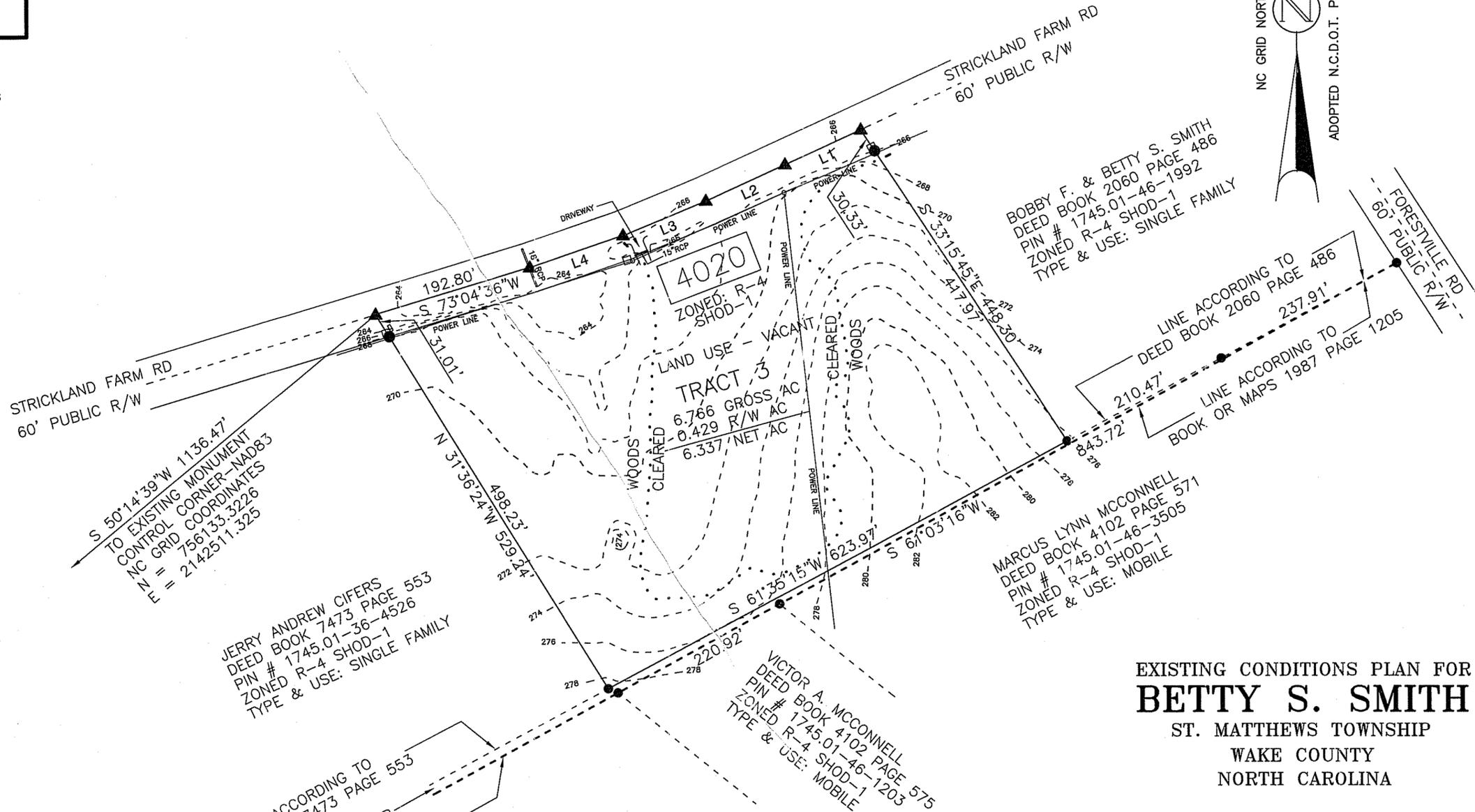
PROPERTY ADDRESS:
4020 STRICKLAND FARM RD.

REFERENCE:
DEED BOOK 2147 PAGE 597
DEED BOOK 2147 PAGE 598
DEED BOOK 1238 PAGE 290
BOOK OF MAPS 1987 PAGE 1205
ESTATE # 13-E-3852

- LEGEND:
- EXISTING IRON PIPE
 - NEW IRON PIPE
 - ▲ EXISTING MAG NAIL
 - TELEPHONE BOX
 - ▣ CABLE TV BOX

This site is not located in a FEMA flood hazard zone per panel # 3720174500J Dated May 2, 2006.

ZONED: SHOD-1 R-4
LAND USE: VACANT



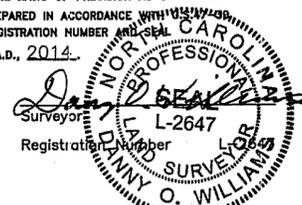
32-B-135-A

EXISTING CONDITIONS PLAN FOR
BETTY S. SMITH
ST. MATTHEWS TOWNSHIP
WAKE COUNTY
NORTH CAROLINA

Course	Bearing	Distance
L1	S 65°12'33" W	99.57'
L2	S 65°23'54" W	104.32'
L3	S 67°29'29" W	107.33'
L4	S 70°52'59" W	117.95'

NOTE: SEE REFERENCE DEED BOOK 2147 PAGES 597 & 598 FOR R/W AGREEMENT ON STRICKLAND FARM RD. (SR 2218).

I, DANNY O. WILLIAMS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____ PAGE _____ ETC.) (OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE RULES, AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 30 DAY OF JUNE, A.D., 2014.



LINE ACCORDING TO DEED BOOK 7473 PAGE 553
GAP
LINE ACCORDING TO BOOK OR MAPS 1987 PAGE 1205

JERRY ANDREW CIFERS
DEED BOOK 7473 PAGE 553
PIN # 1745.01-36-4526
ZONED R-4 SHOD-1
TYPE & USE: SINGLE FAMILY

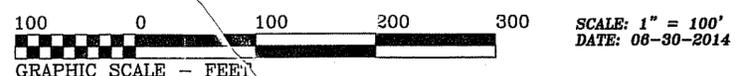
VICTOR A. MCCONNELL
DEED BOOK 4102 PAGE 575
PIN # 1745.01-46-1203
ZONED R-4 SHOD-1
TYPE & USE: MOBILE

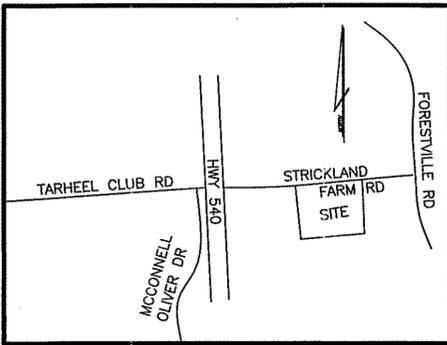
RONALD D. MCCONNELL
DEED BOOK 4102 PAGE 577
PIN # 1745.01-36-7163
ZONED R-4 SHOD-1
TYPE & USE: MOBILE

THIS PLAT IS NOT TO BE RECORDED AFTER THE _____ DAY OF _____ 20____, ONE COPY TO BE RETAINED FOR THE CITY OF RALEIGH.

THIS PLAT IS IN OUT OF THE CITY LIMITS OF RALEIGH.

CASE # =
TRANSACTION # =





VICINITY MAP
 OWNER: BETTY S. SMITH
 4024 STRICKLAND FARM RD
 RALEIGH, N.C. 27604

PIN # 1745.01-36-8714

PROPERTY ADDRESS:
 4020 STRICKLAND FARM RD.

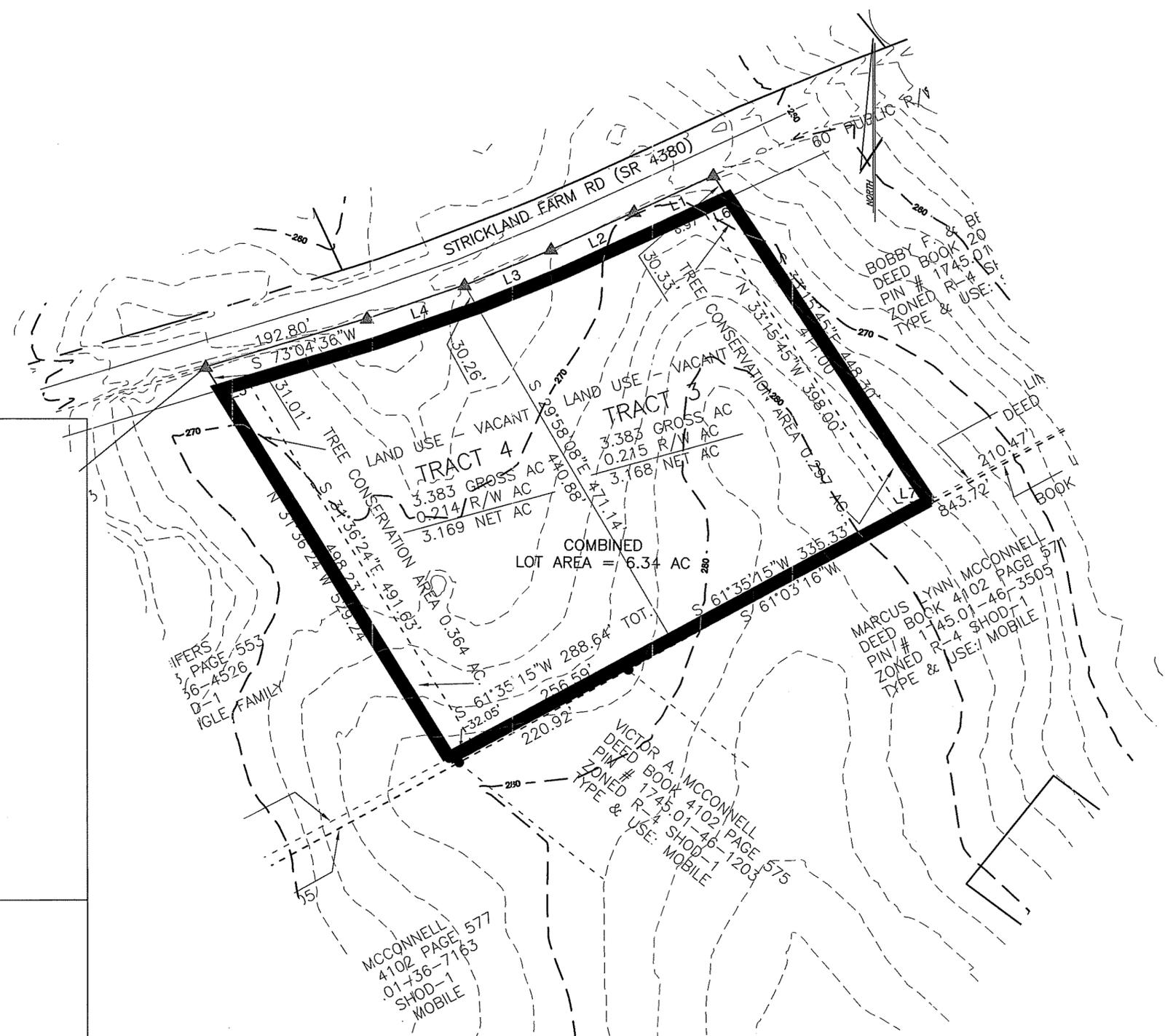


Figure 3-1 Total Nitrogen Export from Right-of-Way

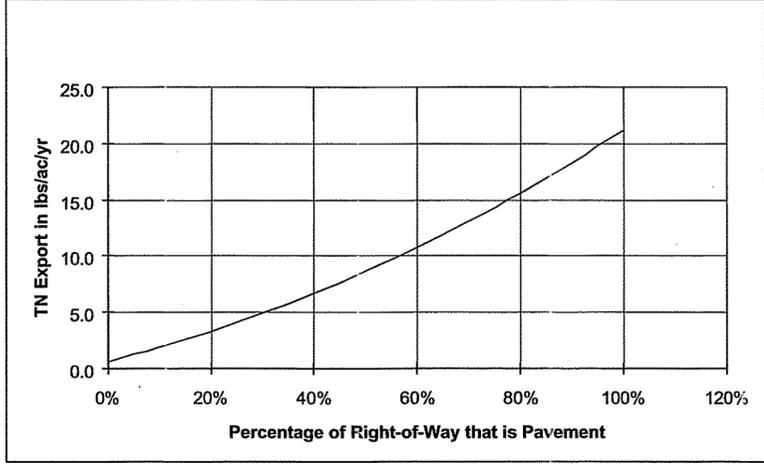
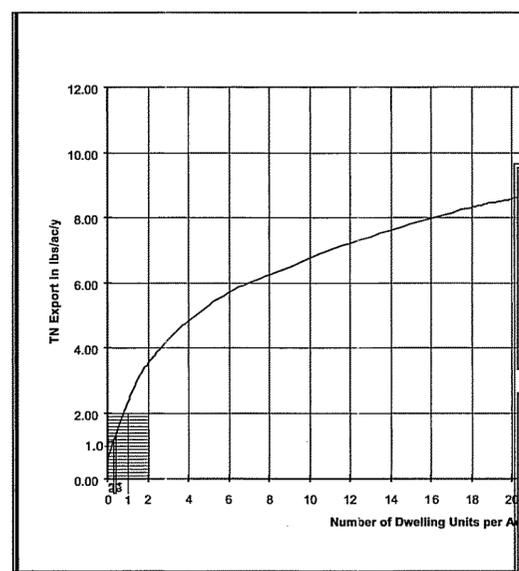


Figure 3-2 Total Nitrogen Export from Lots



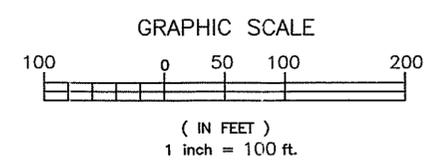
4020 Strickland Farm Road - Nitrogen Runoff using Method 1

Drainage Area- 2 Single Family Lots

Total Area 6.34 ac
 Existing C 0.30

DENSITY	DENSITY	TN EXPORT
2 lots/6.34 ac	0.3	1.3

TYPE OF LAND COVER	SITE AREA (Acres)	TN EXPORT COEFF (lbs/ac/yr)	TN EXPORT BY LAND USE (lbs/yr)	TN EXPORT FROM SITE (lbs/ac/yr)
PPUOS	0.00	0.60	0.00	
LOTS 'A'	6.34	1.30	8.24	
TOTAL	6.34		8.24	
AVERAGE FOR SITE				1.30



City of Raleigh
 Stormwater Design Manual

NITROGEN CALCULATIONS 4020 STRICKLAND ROAD PIN 1745-36-8714 OCTOBER 3, 2014 DWG: 4020 STRICKLAND SCALE: 1"=100'	CMS ENGINEERING CARL SIMMONS 743 W. JOHNSON STREET, STE. C RALEIGH, NC 27603	CIVIL ENGINEER 919 833-0830 info@cmsengineering.net

32-8-135-A

