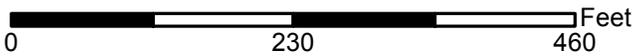
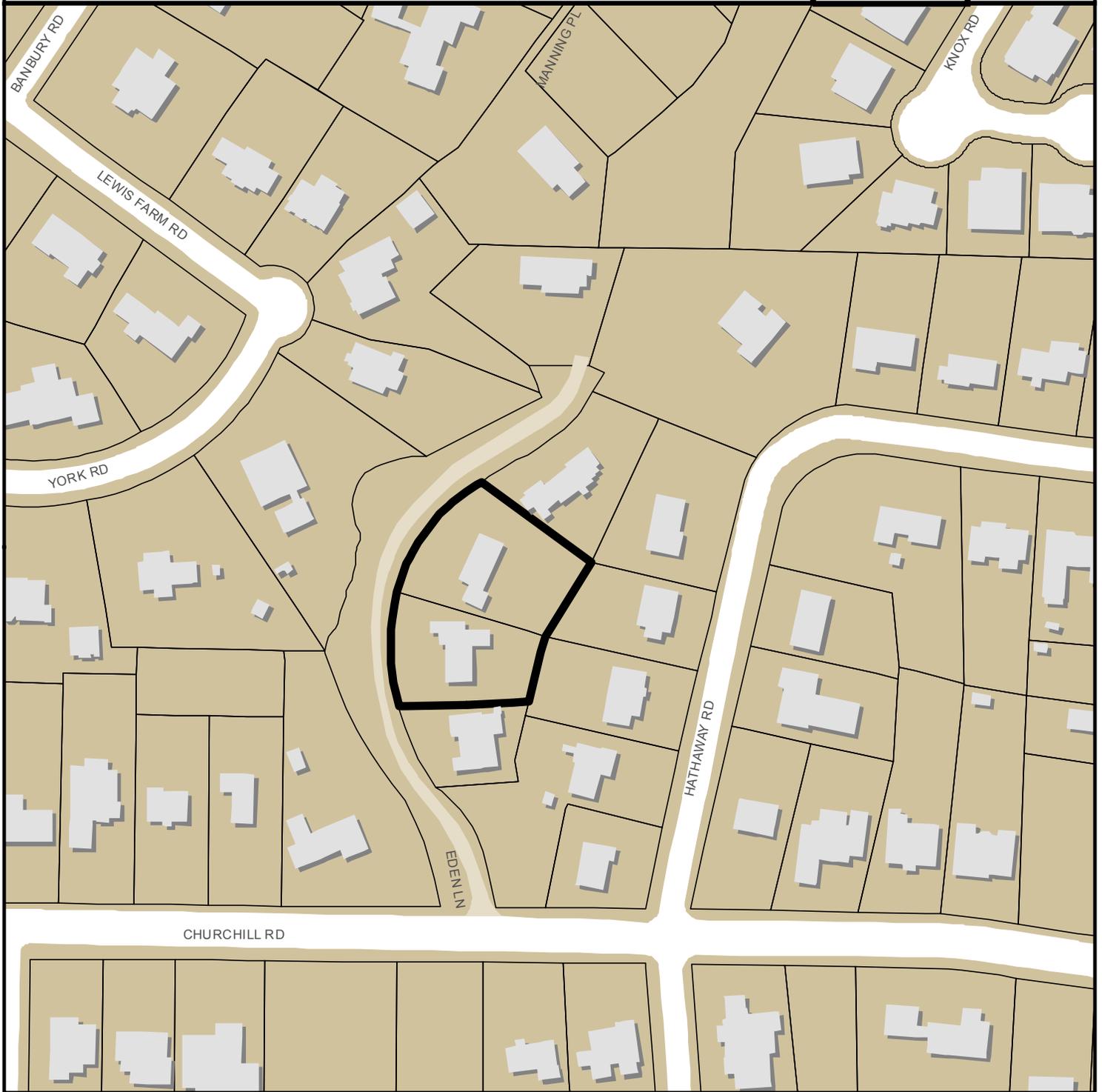


EDEN LANE SUBDIVISION S-56-2014



Zoning: **R-4**

CAC: **Wade**

Drainage Basin: **Beaver-Southwest**

Acreage: **0.84**

Number of Lots: **3**

Planner: **Stan Wingo**

Phone: **(919) 996-2642**

Applicant: **DJF Builders INC**

Phone: **(919) 363-1700**





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 446105 Assigned Project Coordinator Hodges Assigned Team Leader Wingo S-56-2014
* 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 EDEN LANE SUBDIVISION			
Proposed Use SINGLE FAMILY RESIDENTIAL			
Property Address(es) 1410 & 1416 EDEN LANE			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
P.I.N. Recorded Deed 0794-98-3429	P.I.N. Recorded Deed 0794-98-3650	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. Less than 4 units/acre single family residential		
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 DJF BUILDERS		Name (s) DENNIS FITZGERALD
	Address 3716 NATIONAL DRIVE SUITE 122, RALEIGH, NC 27612		
	Phone 919-363-1700	Email chrissy@djfbuilders.com	Fax 919-363-4005
CONSULTANT (Contact Person for Plans)	Company BLACKMON DEVELOPMENT ASSOCIATES, PLLC		Name (s) CHAD BLACKMON
	Address 401 AVERSBO ROAD, SUITE 100, GARNER, NC 27529		
	Phone 919-539-3636	Email chadpe2@yahoo.com	Fax

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

Zoning Information	Building Information
Zoning District(s) R-4	Proposed building use(s) SINGLE FAMILY RESIDENCE
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross
Overlay District	Proposed Building(s) sq. ft. gross
Total Site Acres 0.84 AC Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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 6,874 SF 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
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. Remains single family residential, R-4 zoning

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

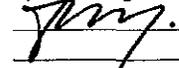
1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots 3
2. Total # Of Single Family Lots 3	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units	If Yes, please answer the questions below:
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) 3	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) 3.57 UNITS/AC	f) Total Number of Phases
10. Total number of Open Space (only) lots	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 CHAD BLACKMON, PE BLACKMON DEVELOPMENT ASSOCIATES, PLLC 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 11.20.14

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. <u>Preliminary Development Plan Application</u> completed and signed by the property owner	<input checked="" type="checkbox"/>		✓		
3. Client must complete and print page 1 and 2 of the <u>Preliminary Development Plan Application</u> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
4. I have referenced the <u>Preliminary Development Plan Checklist</u> 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 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 type="checkbox"/>	<input checked="" 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. For re-submittals only – include all revision dates	<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"/>			✓

3/20/13

TO BE COMPLETED BY APPLICANT

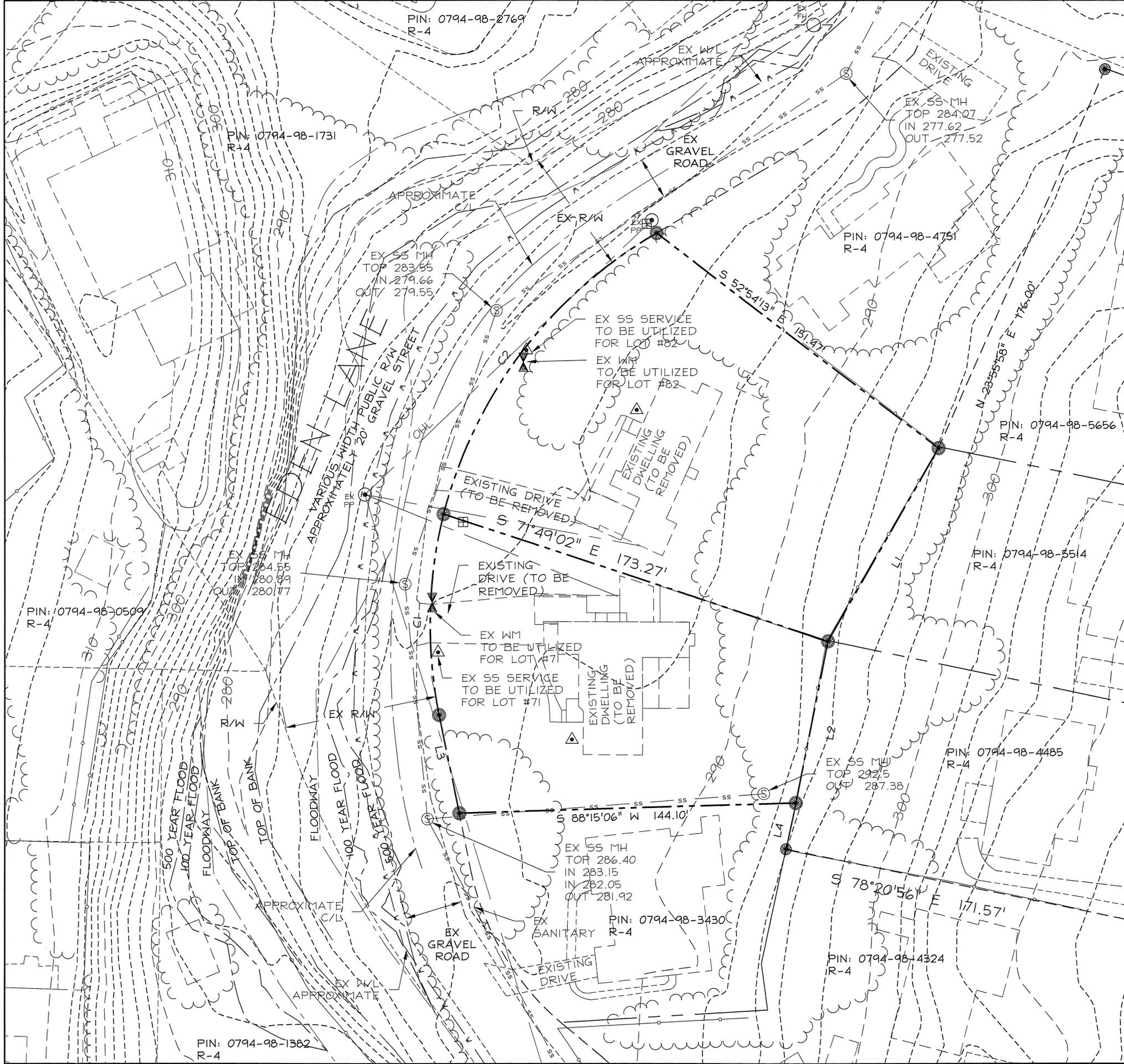
YES N/A

General Requirements

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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 type="checkbox"/>	<input checked="" type="checkbox"/>			
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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"/>				
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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"/>			

BLACKMON DEVELOPMENT ASSOCIATES, PLLC

401 AVERSBO ROAD, STE 100
 GARNER, NC 27529
 919-539-3636
 704-267-6567
 beth.blackmon@yahoo.com
 FIRM LICENSE: P-0643

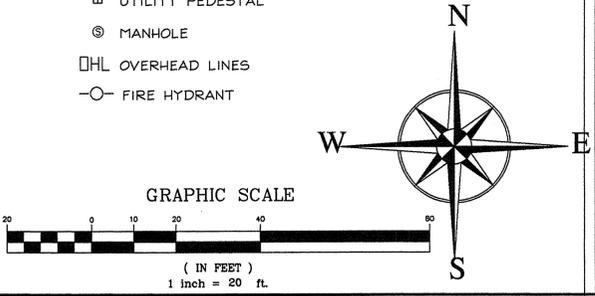


CURVE	ARC	RADIUS	CHORD LENGTH	CHORD BEARING
C1	86.01	193.18	85.30	N 01°17'07" E
C2	154.19	193.18	150.13	N 37°25'12" E

LINE	BEARING	DISTANCE
L1	S 30°03'45" W	94.67
L2	S 11°25'01" W	69.97
L3	N 11°41'40" W	42.66

LINE	BEARING	DISTANCE
L4	S 12°10'12" W	20.05

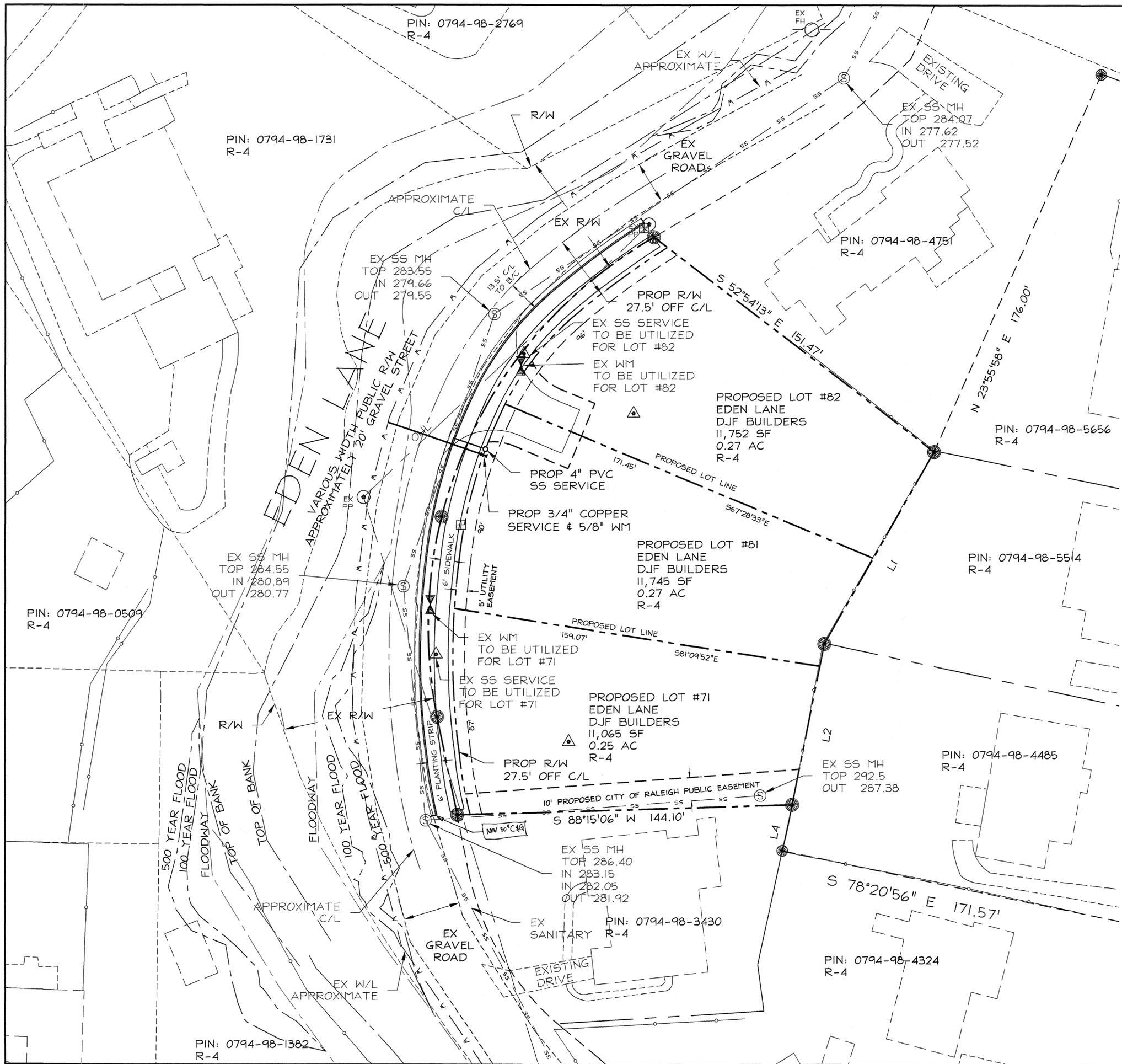
- LEGEND:
- IRON PIPE FOUND
 - ⊗ WATER METER
 - △ CLEAN OUT
 - ⊙ UTILITY POLE
 - ⊞ UTILITY PEDESTAL
 - ⊙ MANHOLE
 - ⊞ OHL OVERHEAD LINES
 - FIRE HYDRANT



REVISIONS:

EXISTING CONDITIONS
EDEN LANE SUBDIVISION
 1410 & 1416 Eden Lane, Raleigh, Wake County, North Carolina
 DIF Builders 3716 National Drive Suite 122 Raleigh, NC 27612

SCALE:
 1"=20'
 DRAWN BY:
 E.H.B.
 DATE:
 11/21/2014
 SHEET
L-1
 OF 4



SITE DATA	
TOTAL AREA	36,793 SF (0.84 ACRES)
DEDICATED RIGHT OF WAY	2,231 SF (0.05 ACRES)
PROPOSED USE	SINGLE FAMILY RESIDENCE
EXISTING USE	SINGLE FAMILY RESIDENCE
CURRENT ZONING	R-4
EXISTING IMPERVIOUS AREA	6,874 S.F. (18.68%)
PROPOSED LOT #71:	11,065 SF (0.25 AC)
PROPOSED LOT #81:	11,745 SF (0.27 AC)
PROPOSED LOT #82:	11,752 SF (0.27 AC)
EXISTING WAKE COUNTY PIN	0794-98-3429, 0794-98-3650

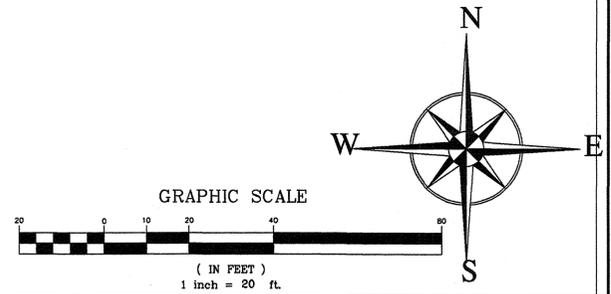
- NOTES
- Boundary information taken from Sullivan Surveying.
 - Topographic information from digital data by Wake County GIS.
 - Contractor shall verify the location of all existing utilities & shall be responsible for any damage resulting from his activities. Call utility locator service at least 48 hours prior to digging.
 - All construction shall conform to City of Raleigh standards & specifications.
 - Condition of Approval - a Demolition Permit must be obtained for the existing single family dwelling & the permit number is to be noted on the plat prior to recordation.
 - Subdivision is exempt from stormwater regulations under 9.2.2.A. of UDO, any detached house (single-unit living) part of a subdivision 1 acre or less in aggregate size.

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 GARNER, NC 27529
 919-539-3636
 704-267-6567
 beth.blackmon@yahoo.com
 FIRM LICENSE: P-0643



Proposed Subdivision, Utility, Stormwater & Transportation Plan
EDEN LANE SUBDIVISION
 1410 & 1416 Eden Lane, Raleigh, Wake County, North Carolina
 DJF Builders 3716 National Drive Suite 122 Raleigh, NC 27612

SCALE: 1"=20'
 DRAWN BY: E.H.B.
 DATE: 11/21/2014
 SHEET
L-2
 OF 4



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