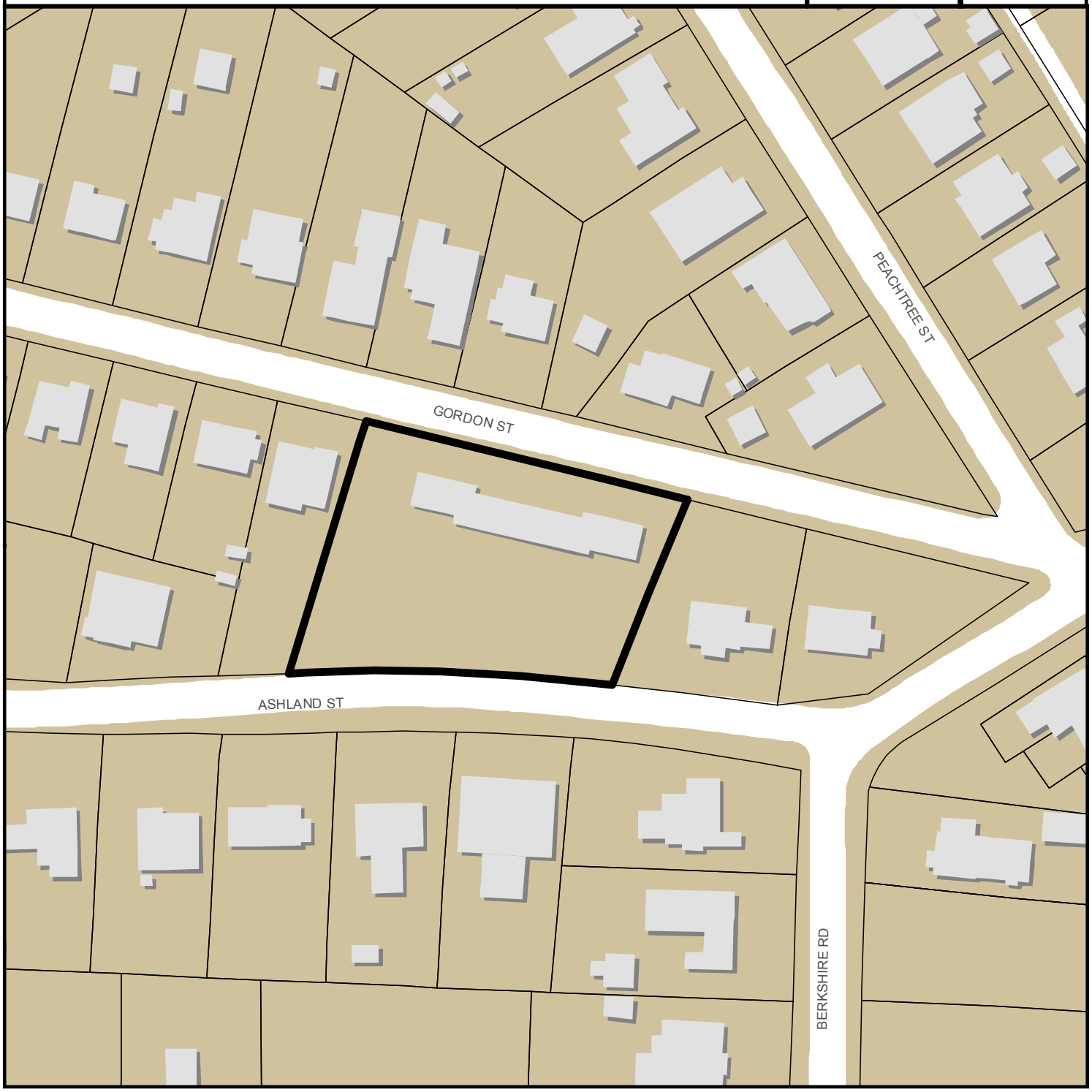
GORDON STREET SUBDIVISION
S-17-2015



Zoning: **R-6**
CAC: **Wade**
Drainage Basin: **Beaverdam Creek**
Acreage: **0.79**
Number of Lots: **4**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **Reedy Creek Properties**
Phone: **(919) 337-5185**

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 425379 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: Gordon Street Subdivision

Proposed Use: Detached single family residential

Property Address(es): 2701 Gordon Street

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 1705009432

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
015395/01884			

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.** Section 10.2.5.E.3: This plan is not within a Historic Overlay District, is not a designated Historic Landmark, is not located in a -MPOD other than single-unit living lot, and a waiver request has not been filed.
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: Reedy Creek Properties, LLC	Name (s): Mary Walton	
	Address: 3434 Churchhill Road, Raleigh, N.C. 27607		
	Phone: (919) 337-5185	Email: mhgw@bellsouth.net	Fax:
CONSULTANT (Contact Person for Plans)	Company: Timmons Group	Name (s): Spencer B. Terry, III	
	Address: 5410 Trinity Road, Suite 112, Raleigh, N.C. 27607		
	Phone: (919) 866-4953	Email: spencer.terry@timmons.com	Fax: (919) 859-5663

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

Zoning Information	Building Information
Zoning District(s) R-6	Proposed building use(s) Detached Single Family Residential
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 3657 SQ. FT.
Overlay District	Proposed Building(s) sq. ft. gross 2575 SQ. FT. x 4 Bldgs = 10300 SQ. FT.
Total Site Acres Inside City Limits ☑ Yes ☐ No	Total sq. ft. gross (existing & proposed) 13957 SQ. FT.
Off street parking Required Provided	Proposed height of building(s) 30 FT
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 4530 sq. ft.	Flood Hazard Area ☐ Yes ☑ No
Proposed Impervious Surface acres/square feet 4000 sq. ft. (per lot)	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.

This plan is currently zoned R-6, is categorized as Low Density Residential and is consistent with the 2030 Comprehensive Plan guidelines. This plan is within 1-6 units per acre, proposed housing does not exceed maximum height restrictions per zoning, has consistent zoning with adjacent properties, does not create any adverse effects on adjoining properties and is a subdivision of an existing parcel of less than 1 acre.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached 4 Attached 0	11. Total number of all lots 4
2. Total # Of Single Family Lots 4	12. Is your project a cluster unit development? ☐ Yes ☑ No
3. Total # Of Apartment Or Condominium Units 0	**If Yes, please answer the questions below:**
4. Total # Of Congregate Care Or Life Care Dwelling Units 0	**a)** Total number of Townhouse Lots
5. Total # Of Mobile Home Lots 0	**b)** Total number of Single Family Lots
6. Total Number of Hotel Units 0	**c)** Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) 4	**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 0	**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 Spencer B. Terry III, PE 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.

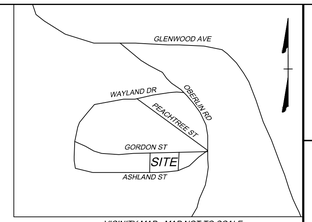
Signed _____ (registered agent) Date 12/08/14

Signed _____ Date

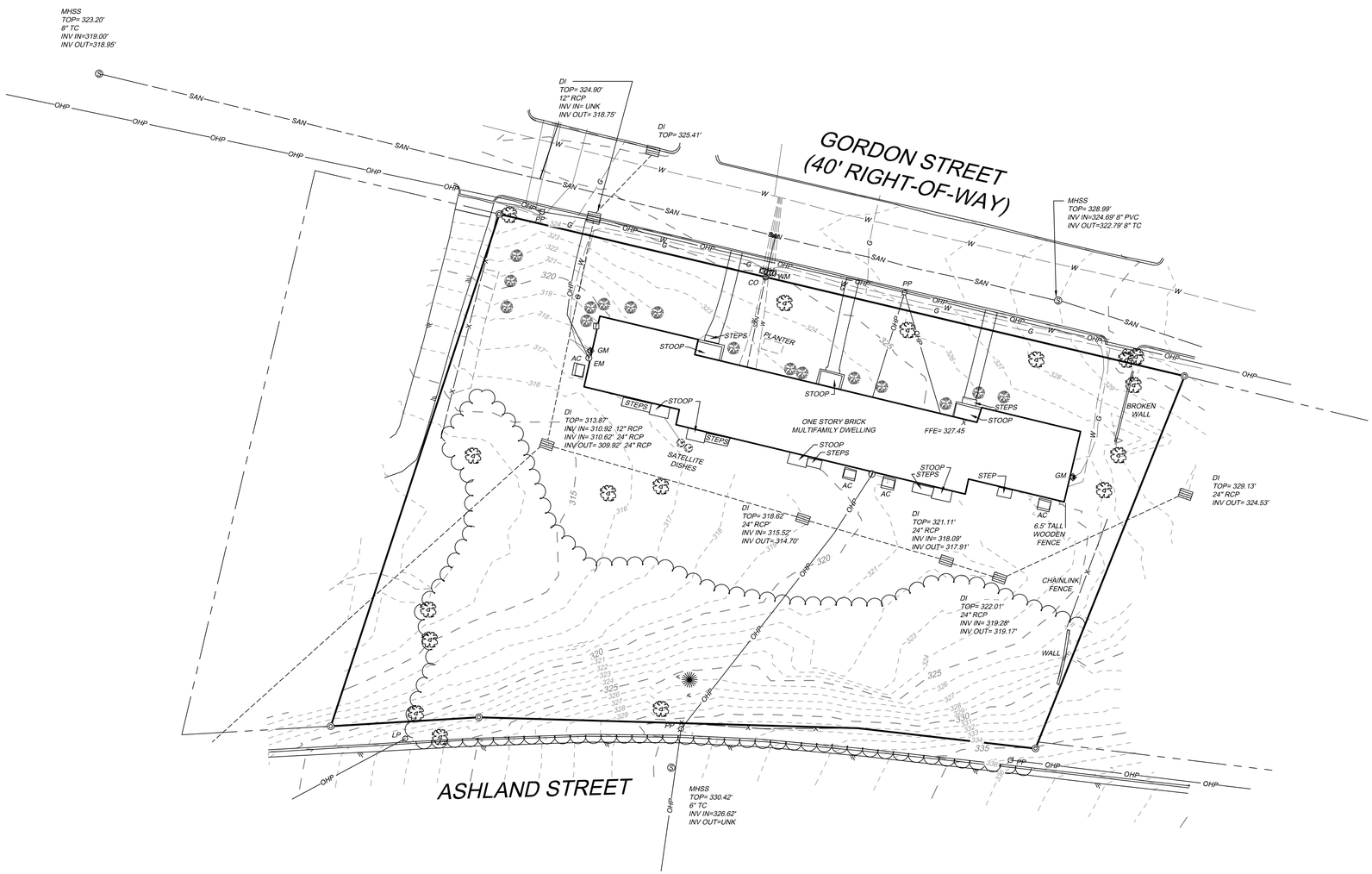
TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	x		✓		
2. **Preliminary Development 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:	x				
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 (improvements of a subdivison 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 (exemption noted)	☐	x	✓		✓

NOTES:

1) NO TITLE REPORT FURNISHED.
2) AREAS COMPUTED BY COORDINATE METHOD.
3) PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
4) ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5) THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY THIS FIRM.
6) RIGHTS-OF-WAY INFORMATION IS BASED ON DEEDS AND MAPS OF RECORD.
7) BASIS OF BEARING SHOWN HEREON IS NC GRID NAD 83 (NSRS 2007).
8) VERTICAL DATUM SHOWN HEREON IS NAVD88.
9) WETLANDS WERE NOT INVESTIGATED NOR NOTED ON THIS SITE.



VICINITY MAP - MAP NOT TO SCALE



LEGEND

- IPF - IRON PIPE FOUND
- IRF - IRON ROD FOUND
- IPS - IRON PIPE SET
- PT - CALCULATED POINT
- CM - CONCRETE MONUMENT
- FIRE HYDRANT
- ELECTRIC BOX
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- POWER POLE < GUY
- LIGHT POLE
- YARD LIGHT
- WELL
- R / W - RIGHT-OF-WAY
- P / L - PROPERTY LINE
- C / L - CENTERLINE
- NTS - NOT TO SCALE
- GV - GAS VALVE
- CB - CATCH BASIN
- GI - GRATE INLET
- YI - YARD INLET
- CI - CURB INLET
- EP - EDGE OF PAVING
- TBC - TOP BACK OF CURB
- DB - DEED BOOK
- PB - PLAT BOOK
- PG - PAGE
- SF - SQUARE FEET
- BOLLARD
- MH DRAINAGE
- MH SANITARY
- MH ELECTRIC
- MH TELEPHONE
- MH WATER
- SPRINKLER BOX
- ELECTRIC METER
- CLEAN OUT
- WATER METER
- WATER VALVE
- ROOF DRAIN
- SIGN
- SPRINKLER HEAD
- SPRINKLER VALVE
- GAS METER
- GAS VALVE
- FLAG POLE
- GROUND LAMP
- BOREHOLE
- AC UNIT
- MAILBOX
- DEED LINE
- LINE NOT SURVEYED
- STORM LINE
- SANITARY LINE
- FENCE
- OVERHEAD POWER LINE
- PAINTED GAS LINE
- PAINTED POWER LINE
- PAINTED STORM LINE
- PAINTED TELEPHONE LINE
- PAINTED WATER LINE
- EDGE OF UNDERBRUSH
- RCP - REINFORCED CONCRETE PIPE
- CMP - CORRUGATED METAL PIPE
- VCP - VITRIFIED CLAY PIPE
- DIP - DUCTILE IRON PIPE
- HDPE - HIGH DENSITY POLYETHYLENE PIPE
- HVAC - HEATING, VENTILATION AND AIR CONDITIONING

TOPOGRAPHIC SURVEY FOR GORDON PROPERTY RALEIGH, NORTH CAROLINA

PRELIMINARY - NOT FOR SALES, RECORDATION OR CONVEYANCES

NC GRID (NAD83) (NSRS 2007)

SCALE 1"=20'
0 20' 40'

RALEIGH TOWNSHIP	WAKE COUNTY, NC
Date: OCT. 29, 2014.	Scale: 1"= 20'
Sheet1 of 1	J.N.: 35966
Drawn by: KS	Checked by: JLP
Revised:	

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 TRINITY ROAD, Suite 112 | RALEIGH, NC 27607
TEL 910.866.4951 | FAX 919.859.5663 www.timmons.com
NORTH CAROLINA LICENSE NUMBER C-1652

Infrastructure | Technology
Site Development | Residential

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP

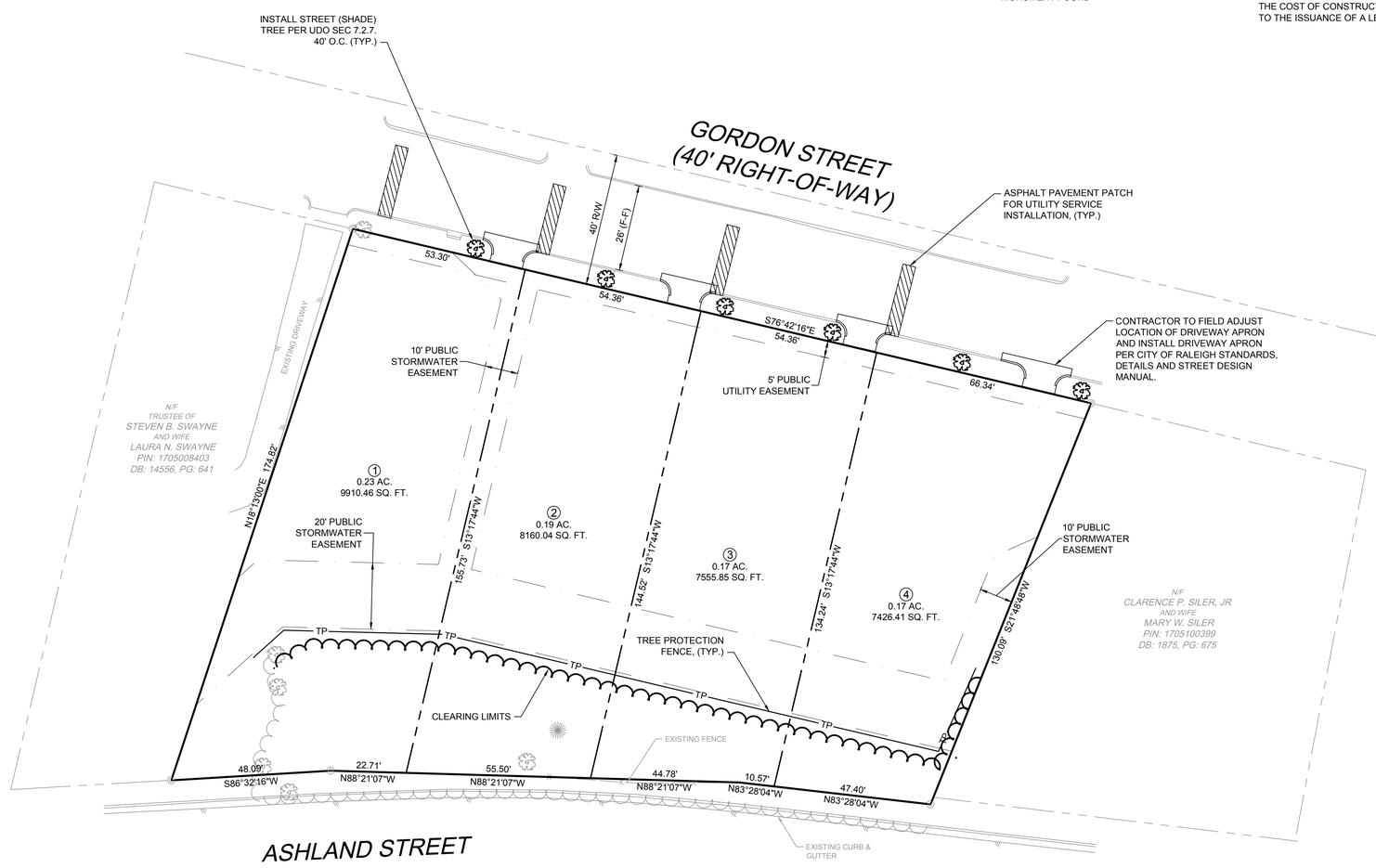
SHEET NO.
C0.1

SITE LEGEND

- EXISTING CURB
- CURB
- EXISTING CURB & GUTTER
- CURB & CUTTER
- PROPERTY LINE
- EXISTING TREE LINE
- CLEARING LIMITS
- EXISTING SHRUB
- EXISTING TREE
- EXISTING FENCE
- FENCE
- EXISTING SIGN
- ROD FOUND
- PIPE FOUND
- MONUMENT FOUND

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, UTILITIES AND GRADES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY EXISTING DISCREPANCIES PRIOR TO COMMENCING ANY RELATED CONSTRUCTION.
4. AT LEAST 72 HOURS PRIOR TO CONSTRUCTION OR EXCAVATION THE CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (811) OR (1-800-632-4949) TO HAVE EXISTING UTILITIES LOCATED.
5. ALL DISTURBED CURB & GUTTER AND ASPHALT SHALL BE REPLACED PER CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
6. ALL DRIVEWAY DESIGN AND CONSTRUCTION MUST COMPLY WITH THE RALEIGH STREET DESIGN MANUAL.
7. ALL REQUIRED STREET TREES MUST MEET THE DESIGN AND INSTALLATION REQUIREMENTS OF SEC. 7.2.7 OF THE UDO.
8. ALL STREET TREES MUST BE SHADE TREES AND PLANTED 40' ON CENTER ON AVERAGE. IF OVERHEAD UTILITIES EXIST, 1 UNDERSTORY TREE SHALL BE PLANTED EVERY 20 FEET ON CENTER ON AVERAGE.
9. THE CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL RESULT IN THE IMPROVEMENT OF LESS THAN $\frac{1}{2}$ OF A LINEAR BLOCK. A FEE-IN-LIEU EQUAL TO THE COST OF CONSTRUCTION FOR THE IMPROVEMENTS SHALL BE PAID PRIOR TO THE ISSUANCE OF A LETTER OF FINAL ACCEPTANCE.



NAD 83

SCALE 1"=20'

0 20' 40'

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REVISION DESCRIPTION

DATE

DATE
02/13/2015
DRAWN BY
SBT
DESIGNED BY
SBT
CHECKED BY
SBT
SCALE
1" = 20'

TIMMONS GROUP

GORDON STREET SUBDIVISION
CITY OF RALEIGH - WAKE COUNTY - NORTH CAROLINA
SUBDIVISION PLAN

JOB NO.
35966
SHEET NO.
C3.0

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