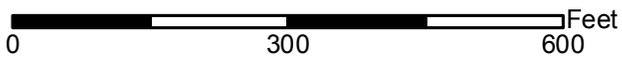
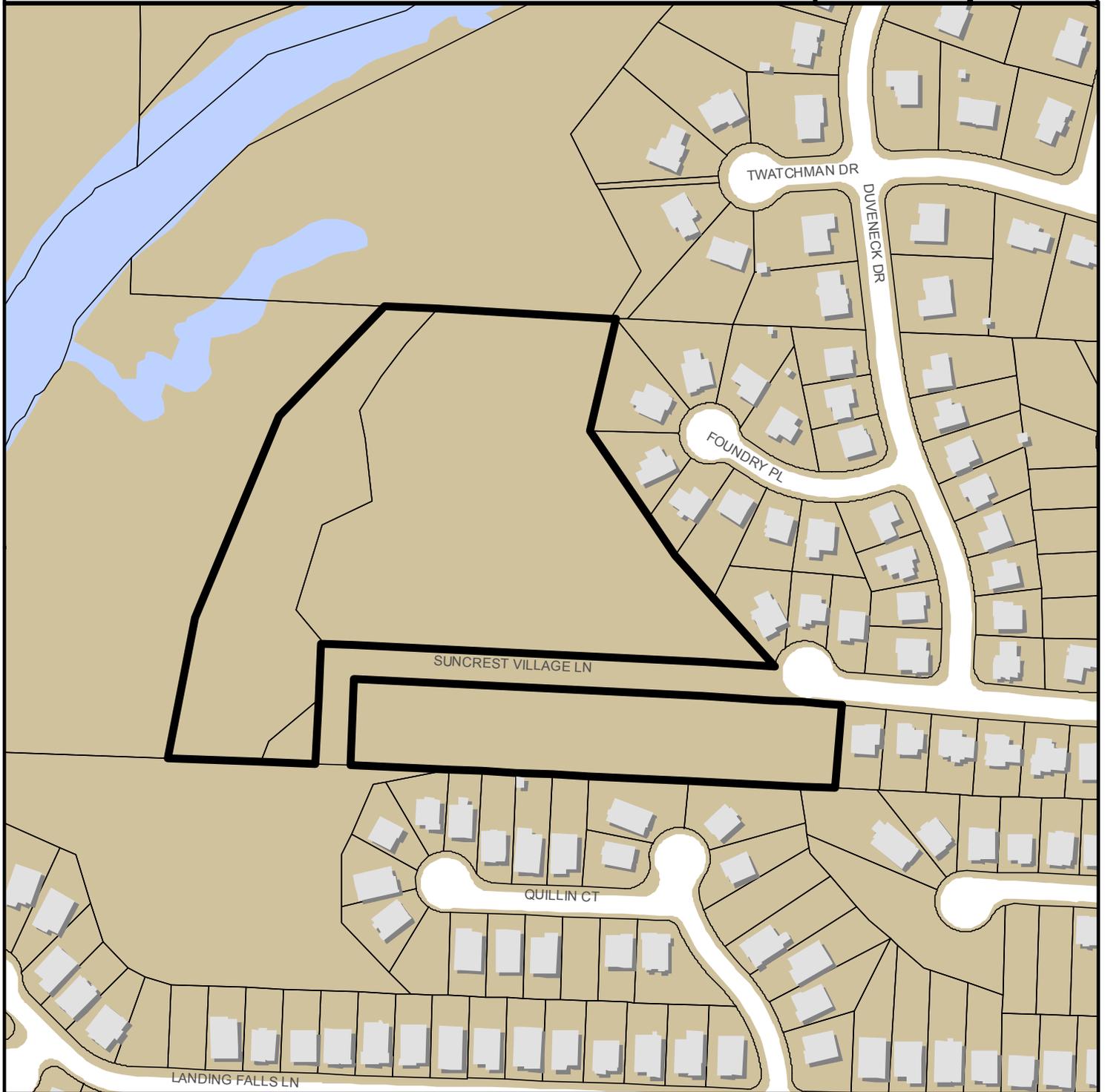


SUNCREST VILLAGE PHASE 4

S-23-2015



Zoning: **R-4 CU**
CAC: **Forestville**
Drainage Basin: **Neuse**
Acreage: **9.17**
Number of Lots: **17**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **Mitchell Mill**
Investments
Phone: **(919) 422-6183**





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 S-23-15		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	<p>Transaction Number <i>428661</i></p> <p>Assigned Project Coordinator</p> <p>Assigned Team Leader <i>Rametta</i></p>								
<p>* May require Planning Commission or City Council Approval ** Legacy Districts Only</p>										
GENERAL INFORMATION										
<p>Has your project previously been through the Due Diligence process? If yes, provide the transaction #</p>										
<p>Development Name Suncrest Village - Phase 4</p>										
<p>Proposed Use Single Family Subdivision</p>										
<p>Property Address(es) 3901 Suncrest Village Lane</p>										
<p>Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 1737.04-93-1781 + 1737.04-83-7790</p>										
P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed								
<p>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:</p>										
PRELIMINARY ADMINISTRATIVE REVIEW	<p>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.</p>									
PLANNING COMMISSION	<p>Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.</p>									
CLIENT (Owner or Developer)	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Company Mitchell Mill Investments, LLC</td> <td style="width: 50%;">Name (s) Allen Duncil</td> </tr> <tr> <td colspan="2">Address P.O. Box 31032, Raleigh NC 27622</td> </tr> <tr> <td>Phone 919-422-6183</td> <td>Email aduncil@gmail.com</td> </tr> <tr> <td colspan="2" style="text-align: right;">Fax</td> </tr> </table>		Company Mitchell Mill Investments, LLC	Name (s) Allen Duncil	Address P.O. Box 31032, Raleigh NC 27622		Phone 919-422-6183	Email aduncil@gmail.com	Fax	
Company Mitchell Mill Investments, LLC	Name (s) Allen Duncil									
Address P.O. Box 31032, Raleigh NC 27622										
Phone 919-422-6183	Email aduncil@gmail.com									
Fax										
CONSULTANT (Contact Person for Plans)	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Company John A. Edwards & Company</td> <td style="width: 50%;">Name (s) Johnny Edwards</td> </tr> <tr> <td colspan="2">Address 333 Wade Ave, Raleigh, NC 27605</td> </tr> <tr> <td>Phone 919-828-4428</td> <td>Email johnny@jaeco.com</td> </tr> <tr> <td colspan="2" style="text-align: right;">Fax 919-828-4711</td> </tr> </table>		Company John A. Edwards & Company	Name (s) Johnny Edwards	Address 333 Wade Ave, Raleigh, NC 27605		Phone 919-828-4428	Email johnny@jaeco.com	Fax 919-828-4711	
Company John A. Edwards & Company	Name (s) Johnny Edwards									
Address 333 Wade Ave, Raleigh, NC 27605										
Phone 919-828-4428	Email johnny@jaeco.com									
Fax 919-828-4711										

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

Zoning Information	Building Information
Zoning District(s) CM & R-4-CU	Proposed building use(s) Single Family
If more than one district, provide the acreage of each R4-CU=6.95 AC. / CM=2.09 AC.	Existing Building(s) sq. ft. gross 0
Overlay District	Proposed Building(s) sq. ft. gross
Total Site Acres 9.04 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed)
Off street parking Required 0 Provided 0	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 0.49 AC.	Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface acres/square feet 0.77 AC.	If Yes, please provide
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel # 3720173700J

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.

Comprehensive plan calls for density residential 1-6 units/ac., development proposes 1.7 units/ac.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached 0 Attached 0	11. Total number of all lots 17
2. Total # Of Single Family Lots 15	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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) 15	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) 1.7 units/ac.	f) Total Number of Phases
10. Total number of Open Space (only) lots 2	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 Johnny Edwards 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.

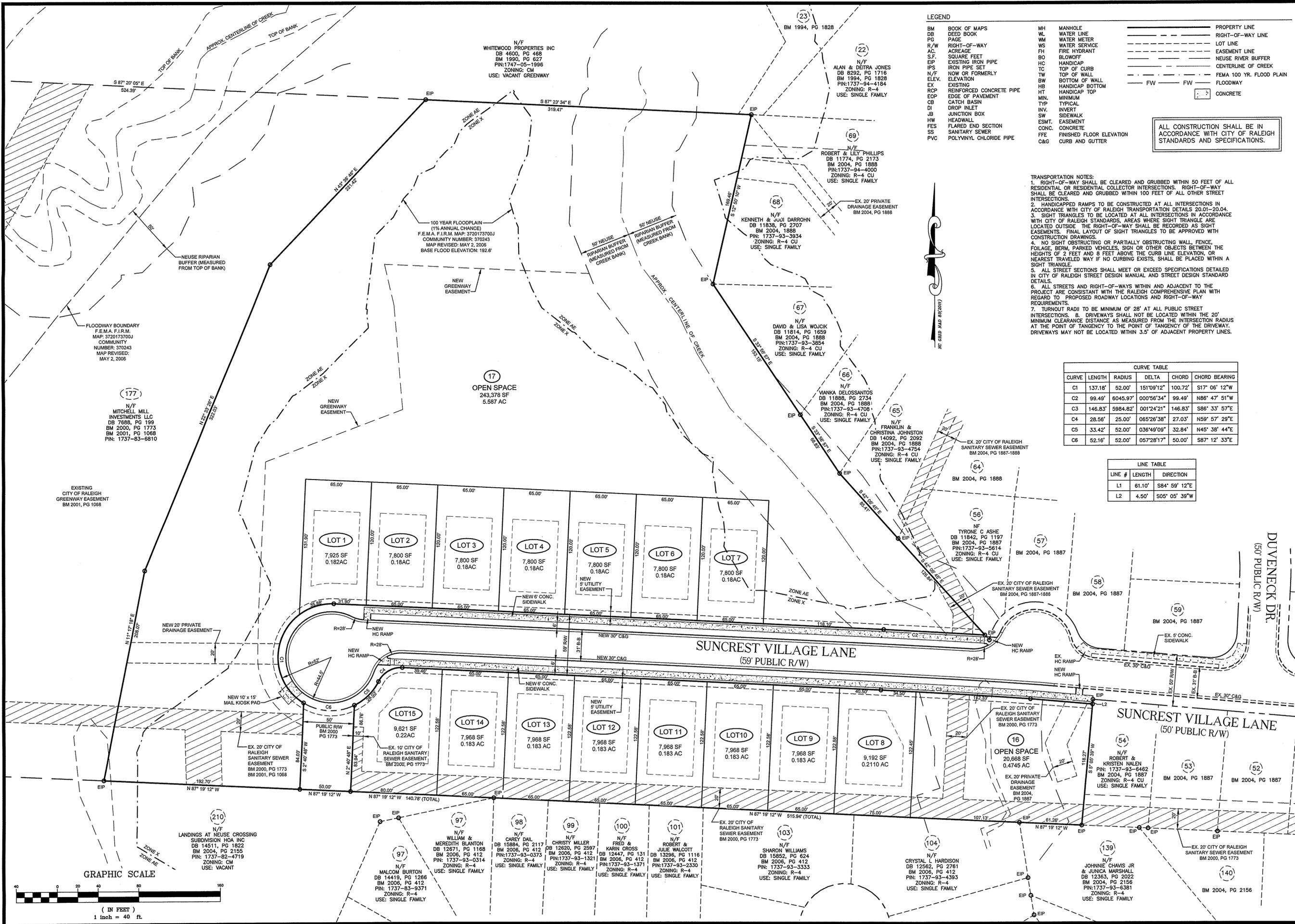
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed Allen Amiel Date April 8, 2015

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"/>		<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"/>	<input checked="" 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"/>		<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"/>		<input checked="" type="checkbox"/>		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<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"/>	<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"/>			<input checked="" type="checkbox"/>
i) Transportation Plan	<input checked="" type="checkbox"/>	<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"/>		<input checked="" type="checkbox"/>		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		<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"/>		<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"/>		<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"/>		<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"/>			<input checked="" type="checkbox"/>

Don't forget



LEGEND

BM	BOOK OF MAPS	MH	MANHOLE	---	PROPERTY LINE		
DB	DEED BOOK	WL	WATER LINE	---	RIGHT-OF-WAY LINE		
PG	PAGE	WM	WATER METER	---	LOT LINE		
R/W	RIGHT-OF-WAY	WS	WATER SERVICE	---	EASEMENT LINE		
AC	ACREAGE	FH	FIRE HYDRANT	---	NEUSE RIVER BUFFER		
S.F.	SQUARE FEET	BO	BLOWOFF	---	CENTERLINE OF CREEK		
EIP	EXISTING IRON PIPE	HC	HANDICAP	---	FEMA 100 YR. FLOOD PLAIN		
IPS	IRON PIPE SET	TC	TOP OF CURB	---	FW	FW	FLOODWAY
N/F	NOW OR FORMERLY	TW	TOP OF WALL				
ELEV.	ELEVATION	BW	BOTTOM OF WALL				
EX	EXISTING	HT	HANDICAP BOTTOM				
RCP	REINFORCED CONCRETE PIPE	HT	HANDICAP TOP				
EOP	EDGE OF PAVEMENT	MIN.	MINIMUM				
CB	CATCH BASIN	TYP	TYPICAL				
DI	DROP INLET	INV.	INVERT				
JB	JUNCTION BOX	SW	SIDEWALK				
HW	HEADWALL	ESMT.	EASEMENT				
FES	FLARED END SECTION	CONC.	CONCRETE				
SS	SANITARY SEWER	FFE	FINISHED FLOOR ELEVATION				
PVC	POLYVINYL CHLORIDE PIPE	C&G	CURB AND GUTTER				

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

- TRANSPORTATION NOTES:**
- RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50 FEET OF ALL RESIDENTIAL OR RESIDENTIAL COLLECTOR INTERSECTIONS. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL OTHER STREET INTERSECTIONS.
 - HANDICAPPED RAMPS TO BE CONSTRUCTED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH TRANSPORTATION DETAILS 20.01-20.04.
 - SIGHT TRIANGLES TO BE LOCATED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS. AREAS WHERE SIGHT TRIANGLE ARE LOCATED OUTSIDE THE RIGHT-OF-WAY SHALL BE RECORDED AS SIGHT EASEMENTS. FINAL LAYOUT OF SIGHT TRIANGLES TO BE APPROVED WITH CONSTRUCTION DRAWINGS.
 - NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOILAGE, BERM, PARKED VEHICLES, SIGN OR OTHER OBJECTS BETWEEN THE HEIGHTS OF 2 FEET AND 8 FEET ABOVE THE CURB LINE ELEVATION, OR NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
 - ALL STREET SECTIONS SHALL MEET OR EXCEED SPECIFICATIONS DETAILED IN CITY OF RALEIGH STREET DESIGN MANUAL AND STREET DESIGN STANDARD DETAILS.
 - ALL STREETS AND RIGHT-OF-WAYS WITHIN AND ADJACENT TO THE PROJECT ARE CONSISTANT WITH THE RALEIGH COMPREHENSIVE PLAN WITH REGARD TO PROPOSED ROADWAY LOCATIONS AND RIGHT-OF-WAY REQUIREMENTS.
 - TURNOUT RADIUS TO BE MINIMUM OF 28' AT ALL PUBLIC STREET INTERSECTIONS. DRIVEWAYS SHALL NOT BE LOCATED WITHIN THE 20' MINIMUM CLEARANCE DISTANCE AS MEASURED FROM THE INTERSECTION RADII AT THE POINT OF TANGENCY TO THE POINT OF TANGENCY OF THE DRIVEWAY. DRIVEWAYS MAY NOT BE LOCATED WITHIN 3.5' OF ADJACENT PROPERTY LINES.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	137.18'	52.00'	151°09'12"	100.72'	S17° 06' 12"W
C2	99.49'	6045.97'	0°05'34"	99.49'	N86° 47' 51"W
C3	146.83'	5984.82'	0°12'21"	146.83'	S86° 33' 57"E
C4	28.56'	25.00'	0°52'38"	27.03'	N59° 57' 29"E
C5	33.42'	52.00'	0°36'49"09"	32.84'	N45° 38' 44"E
C6	52.16'	52.00'	0°57'28"17"	50.00'	S87° 12' 33"E

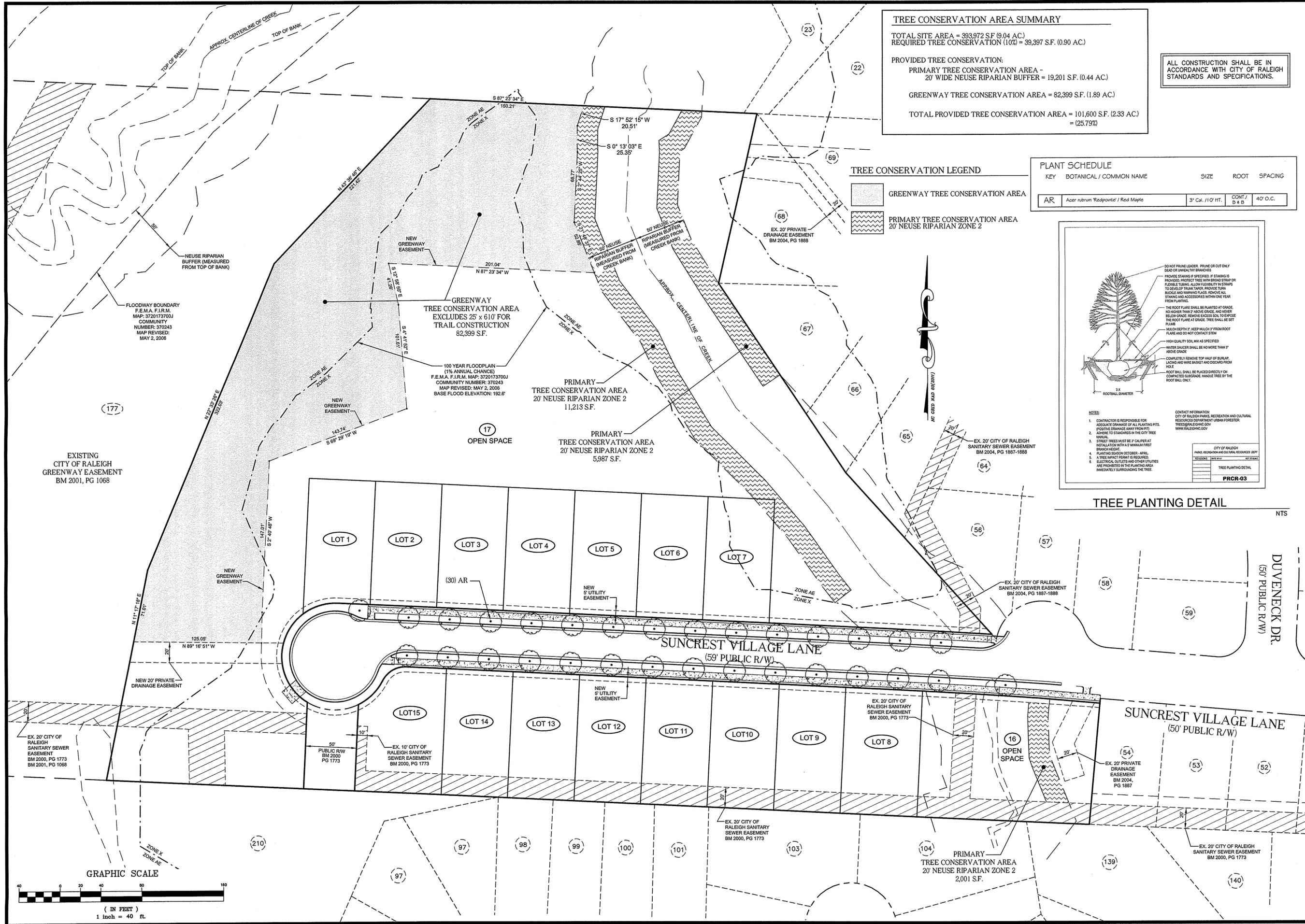
LINE TABLE

LINE #	LENGTH	DIRECTION
L1	61.10'	S84° 59' 12"E
L2	4.50'	S05° 05' 39"W

JOHN A. EDWARDS & COMPANY
 Consulting Engineers
 NC License F-02989
 333 Wade Ave., Raleigh, N.C. 27605
 Phone: (919) 828-4428
 Fax: (919) 828-4711
 E-mail: info@jaeco.com

SUNCREST VILLAGE PHASE FOUR
 NORTH CAROLINA
 WAKE COUNTY
 RALEIGH

DATE: 4-6-2015
 DRAWN BY: CLP
 CHECKED BY: JAE, JR.
 SCALE: 1" = 40'
 SHEET: CE-2



TREE CONSERVATION AREA SUMMARY

TOTAL SITE AREA = 393,972 SF (9.04 AC.)
 REQUIRED TREE CONSERVATION (10%) = 39,397 SF. (0.90 AC.)

PROVIDED TREE CONSERVATION:
 PRIMARY TREE CONSERVATION AREA -
 20' WIDE NEUSE RIPARIAN BUFFER = 19,201 SF. (0.44 AC.)

GREENWAY TREE CONSERVATION AREA = 82,399 S.F. (1.89 AC.)

TOTAL PROVIDED TREE CONSERVATION AREA = 101,600 S.F. (2.33 AC.)
 = (25.79%)

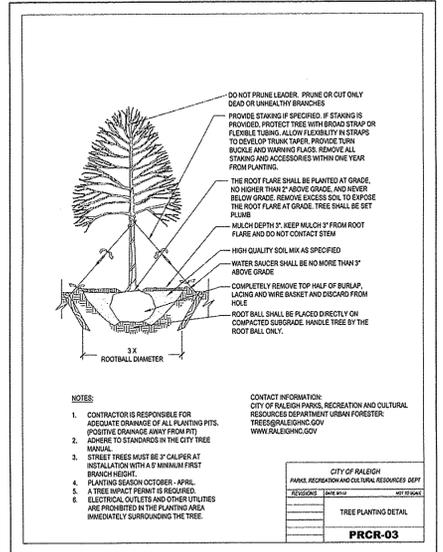
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TREE CONSERVATION LEGEND

	GREENWAY TREE CONSERVATION AREA
	PRIMARY TREE CONSERVATION AREA 20' NEUSE RIPARIAN ZONE 2

PLANT SCHEDULE

KEY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING
AR	Acer rubrum Redpointe / Red Maple	3" Cal. / 11'0" HT.	CONT / B & B	40' O.C.



BY: _____

REVISION: _____

DATE: _____

JOHN A. EDWARDS & COMPANY
 Consulting Engineers
 NC License F-0289
 333 Wade Ave., Raleigh, N.C. 27605
 Phone: (919) 828-4428
 Fax: (919) 828-4771
 E-mail: info@jaecco.com

SUNCREST VILLAGE
 PHASE FOUR
 WAKE COUNTY
 NORTH CAROLINA

TREE CONSERVATION & LANDSCAPE PLAN

RALEIGH

DATE: 4-6-2015
 DRAWN BY: CLP
 CHECKED BY: JAE, JR.

SCALE: 1" = 40'
 FILE NO.: _____

SHEET: CE-6