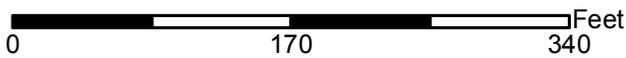


# 2322 WADE S-25-2015



Zoning: **R-10**  
CAC: **Wade**  
Drainage Basin: **Beaver**  
Acreage: **1.00**  
Number of Lots: **6**

Planner: **Meade Bradshaw**  
Phone: **(919) 996-2664**  
Applicant: **Capital Land, LLC**  
Phone: **(919) 239-9250**





# Planning & Development

CAC: Wade  
Drainage Basin: beaver  
DMM

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

S-25-2015

## 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 checked="" type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number <p style="font-size: 24pt; text-align: center;">427146</p> Assigned Project Coordinator <p style="font-size: 18pt; text-align: center;">Sandra Hodge</p> Assigned Team Leader <p style="font-size: 18pt; text-align: center;">meade Bradshaw</p>
* 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 # 427146

### GENERAL INFORMATION

Development Name: 2322 Wade

Proposed Use: Single Family Residential

Property Address(es): 2322 Wade Ave. Raleigh NC

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

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
1704-06-3625			

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. The site does not fall into any of the categories that would require 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. N/A

CLIENT (Owner or Developer)	Company : Capital Land LLC	Name (s): Thomas M. Rahill	
	Address: 5701 W. Lake Butler Road, Windermere FL 34786		
	Phone: 321-239-9250	Email: tmrahill@gmail.com	Fax

CONSULTANT (Contact Person for Plans)	Company: Tony M. Tate Landscape Architecture	Name (s): Tony Tate	
	Address: 5011 Southpark Dr., STE 200, Durham NC 27713		
	Phone: 919-484-8880	Email: jmleonard07@gmail.com	Fax

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

Zoning Information	Building Information
Zoning District(s): R-10	Proposed building use(s)
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross
Overlay District: N/A	Proposed Building(s) sq. ft. gross
Total Site Acres: 1.00 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed)
Off street parking Required N/A 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 0.20 acres	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 0.79 acres	<b>If Yes, please provide</b>
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.

The project conforms to the City of Raleigh Comprehensive Plan 2030 for designing successful neighborhoods by transitioning an infill parcel completely surrounded by higher density residential development. The subdivision brings the parcel into context with adjacent properties, provides pedestrian access and connection to a major transportation corridor and the neighborhood interjects strong architectural character in context to its surroundings.

**FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY**

1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots: 6
2. Total # Of Single Family Lots: 6	12. Is your project a cluster unit development? <input type="checkbox"/> Yes X No
3. Total # Of Apartment Or Condominium Units	<b>If Yes, please answer the questions below:</b>
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): 6	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more: 6	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s): 6	f) Total Number of Phases
10. Total number of Open Space (only) lots: N/A	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.

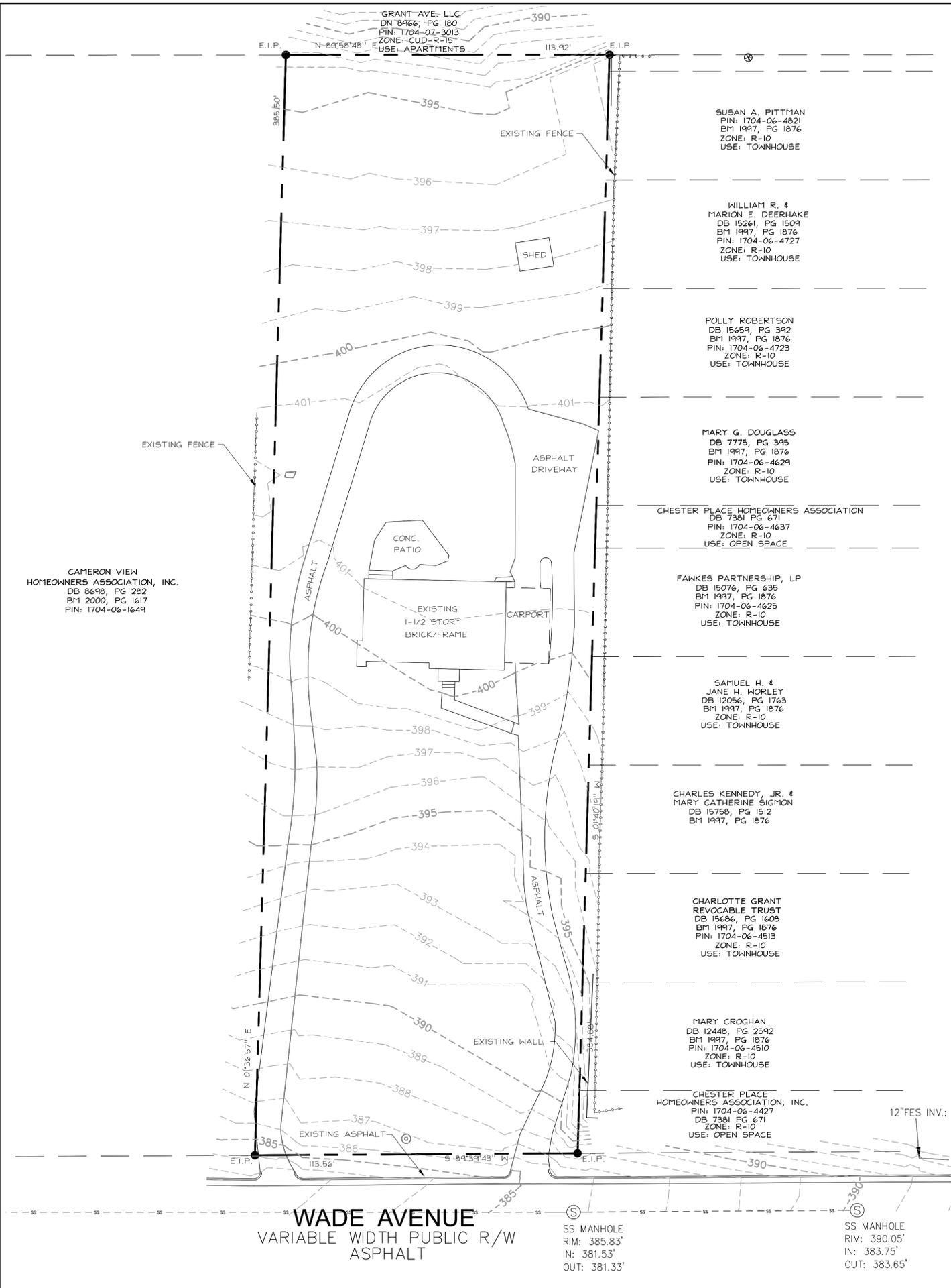
I hereby designate TONG TATE + ASSOC to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

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

Signed Thomas M. Raker Date 4-22-15

Signed \_\_\_\_\_ Date \_\_\_\_\_

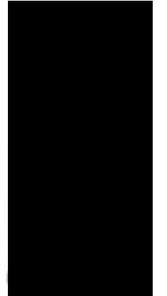
	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<b>General Requirements</b>					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
2. <b>Preliminary Development Plan Application</b> 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 <b>Preliminary Development Plan Application</b> 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 <b>Preliminary Development Plan Checklist</b> 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"/>		<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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>		
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" 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"/>			<input checked="" type="checkbox"/>



1. Boundary information and topographic information provided by B.L. Scott & Co.
2. 100 year flood does not exist on this property per FEMA Flood Mapping 372070400 dated 05/02/06.
3. Adjacent property ownership information taken from Wake County GIS.



**TONY M. TATE LANDSCAPE ARCHITECTURE, PA**  
 5011 SOUTH PARK DRIVE, STE. 200 - DURHAM, NC 27713  
 p: (919) 484-8880 f: (919) 484-8881 e: tony@tmtla.com



**Spaulding & Norris**  
 972 Trinity Road  
 Raleigh, NC

REVISIONS:


ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT

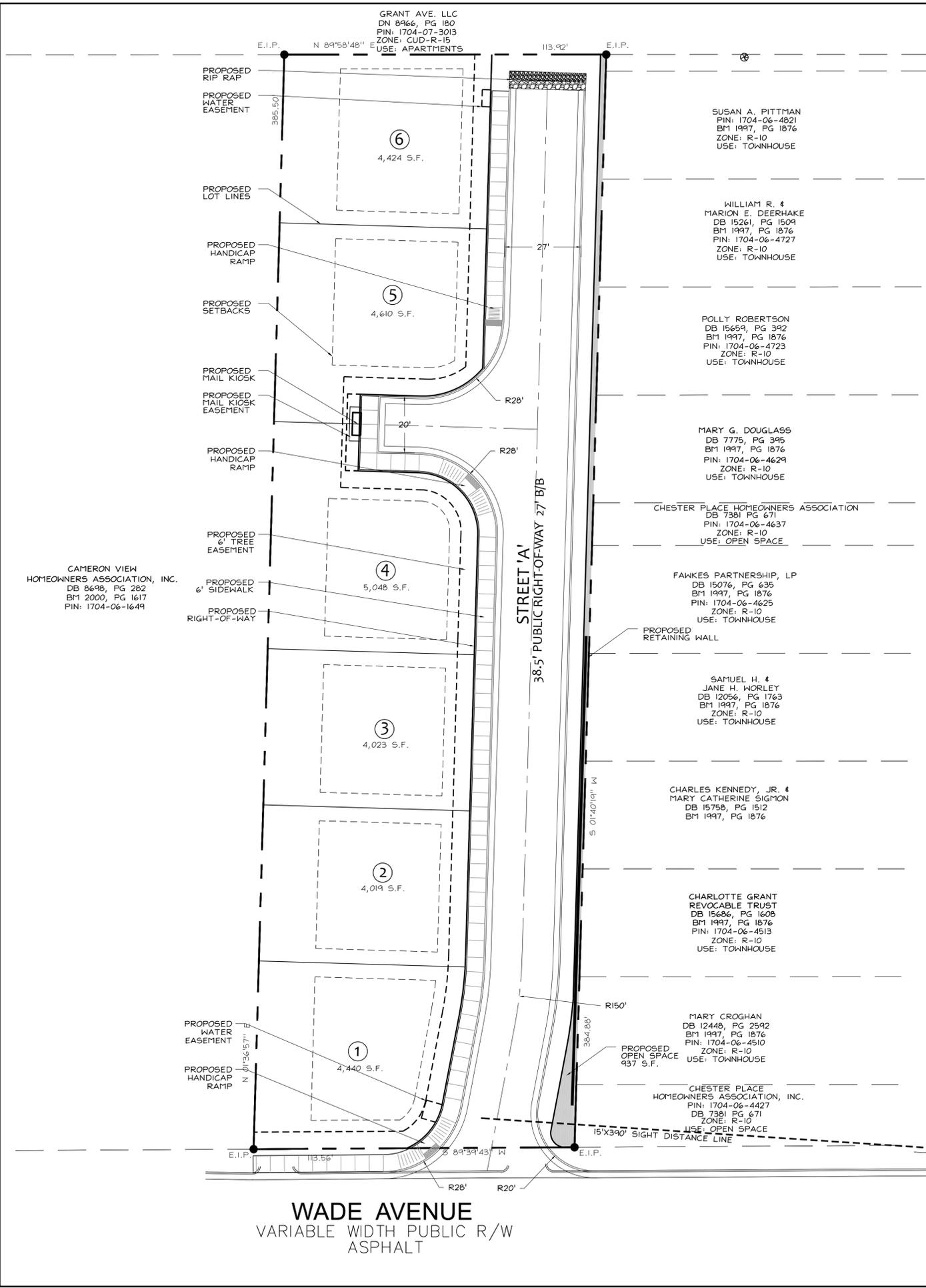
**BEFORE YOU DIG!  
 CONTACT ONE-CALL CENTER  
 1-800-632-4949**

SCALE: 1" = 20'

EXISTING CONDITIONS  
**2322 Wade**  
 2322 Wade Ave., Raleigh NC  
 Capital Land LLC, Windermere FL

SCALE:  
 As Noted  
 DRAWN BY:  
 JML  
 PROJECT #  
 15031  
 DATE:  
 04/24/15

SHEET  
**L-1**  
 OF 6

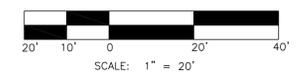
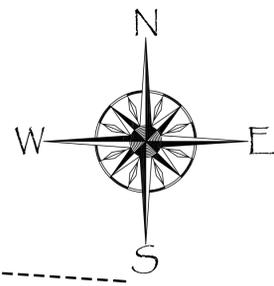
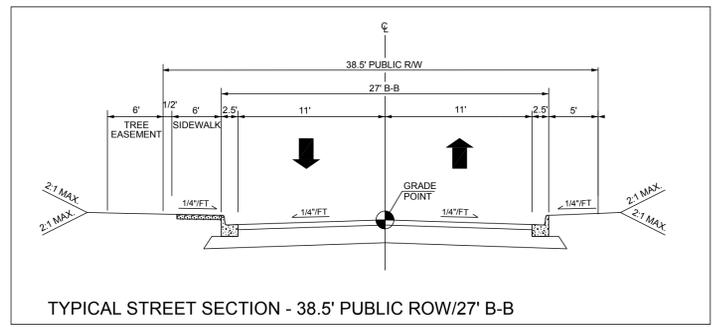


- Boundary information and topographic information provided by B.L. Scott & Co.
- 100 year flood does not exist on this property per FEMA Flood Mapping 3720170400J dated 05/02/06.
- Adjacent property ownership information taken from Wake County GIS.
- All streets shall be public and turned over to the City of Raleigh for maintenance upon completion.
- See street section designs on detail sheets.
- Any signage located on the site shall be approved by the City of Raleigh and shall be located outside of any sight triangles.
- All materials and methods of construction shall conform to City of Raleigh Standards and Specifications.
- All construction shall be in strict conformance to the City of Raleigh standards and specifications.
- Construction shall conform to all state and local standards, specifications and code requirements. Notify designer of any discrepancies.
- No changes may be made to the approved drawings without written permission from the issuing authority.
- Contractor shall verify the location of all existing utilities and shall be responsible for any damage resulting from their activities. Call utility locator service at least 48 hours prior to digging. 1-800-632-4949.
- Erosion control plans shall be submitted prior to any grading on this site.
- All utilities shall be located underground.
- All streets shall be 27' B/B in 38.5' Public Right-of-Way and shall be constructed to City of Raleigh specifications.
- Front building setback 10' side setback 5' min., side corner 10', rear 20' Aggregate side 10'
- All work in public R.O.W. will be in strict accordance to the City of Raleigh standards and specifications
- Do not scale drawings. Digital information is provided for construction drawings
- Contractor shall coordinate all work with all construction trades before construction begins.
- All dimensions are referenced from back-of-curb to back-of-curb.
- Construction plans for public and private streets or utilities must be approved by the Central Engineering Department prior to issuance of permits or recording of any plat for this development.
- All lots shall be served internally. No individual driveway access will be allowed along Wade Avenue.
- The minimum corner clearance from the curb line of intersecting streets shall be at least 20' from the point of tangency. The radius of the driveway shall not encroach on the minimum corner clearance.
- No sight obstructing, or partially obstructing wall, fence, foliage, berm, sign, parked vehicle, or other object between the heights of two (2) feet and eight (8) feet above the curb line elevation shall be placed within a sight triangle.

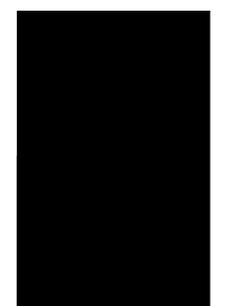
**SITE DATA**

TOTAL SITE AREA	1.00 AC
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
ZONING	R-10
CURRENT USE	SINGLE FAMILY RESIDENTIAL
EXISTING LOTS	1
TOTAL LOTS PROPOSED	6
PROPOSED OPEN SPACE	937 S.F.
INSIDE CITY LIMITS	YES
PROPOSED DENSITY	6.00
FEMA MAP	#3720170400J DATED 05/02/06
WAKE COUNTY	PIN # 1704-06-3625
RIVER BASIN	NEUSE

LEGEND:  
 OPEN SPACE



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**Spaulding & Norris**  
 972 Trinity Road  
 Raleigh, NC

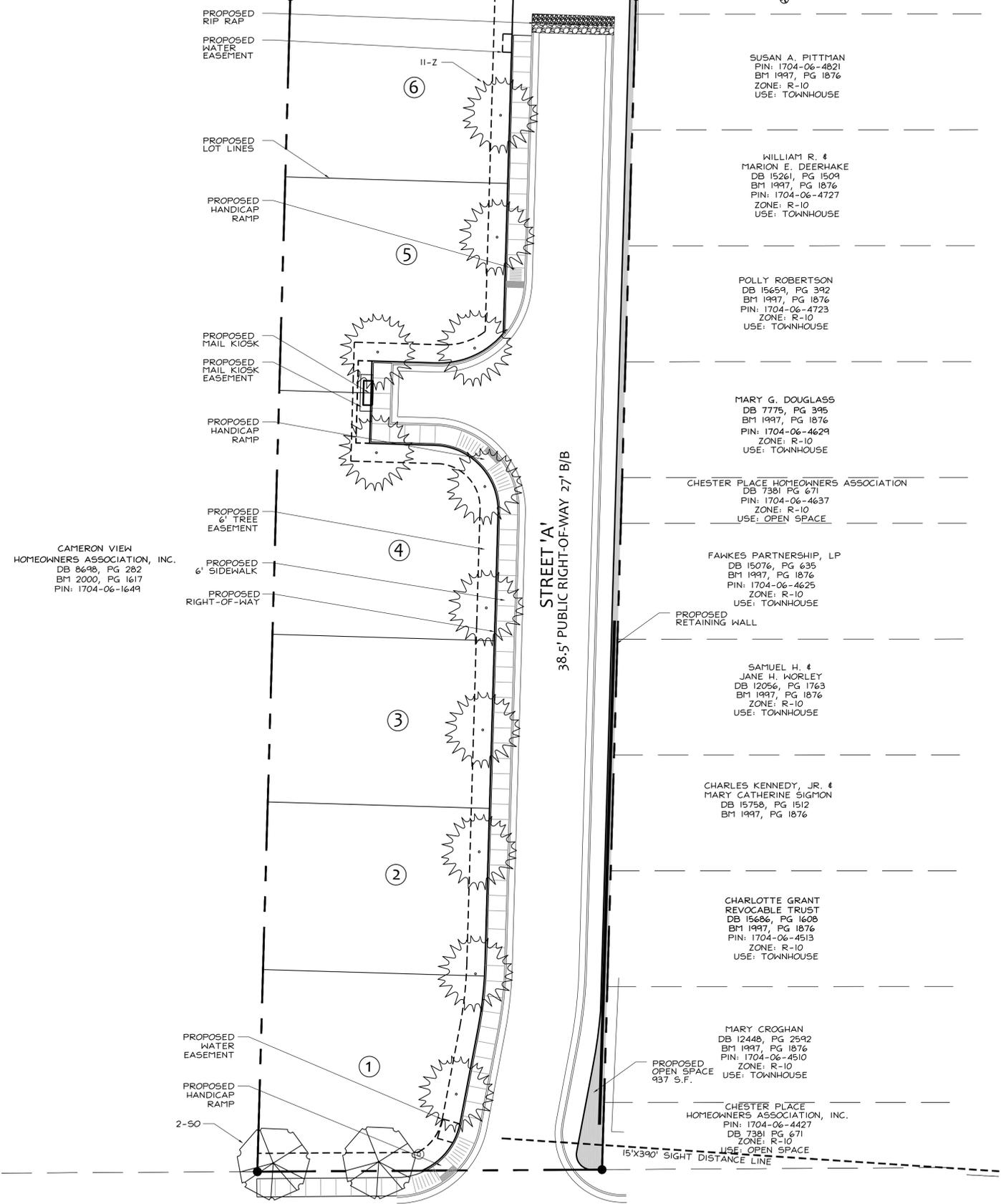
REVISIONS:


Preliminary Subdivision Plan  
**2322 Wade**  
 2322 Wade Ave., Raleigh NC  
 Capital Land LLC, Windermere FL

SCALE:  
 As Noted  
 DRAWN BY:  
 JML  
 PROJECT #  
 15031  
 DATE:  
 04/24/15

SHEET  
**L-2**  
 OF 6

GRANT AVE. LLC  
 DN 0966, PG 180  
 PIN: 1704-07-3013  
 ZONE: CUD-R-15  
 USE: APARTMENTS



CAMERON VIEW  
 HOMEOWNERS ASSOCIATION, INC.  
 DB 8698, PG 282  
 BM 2000, PG 1617  
 PIN: 1704-06-1649

SUSAN A. PITTMAN  
 PIN: 1704-06-4821  
 BM 1997, PG 1876  
 ZONE: R-10  
 USE: TOWNHOUSE

WILLIAM R. &  
 MARION E. DEERHAKE  
 DB 15261, PG 1509  
 BM 1997, PG 1876  
 PIN: 1704-06-4727  
 ZONE: R-10  
 USE: TOWNHOUSE

POLLY ROBERTSON  
 DB 15659, PG 392  
 BM 1997, PG 1876  
 PIN: 1704-06-4723  
 ZONE: R-10  
 USE: TOWNHOUSE

MARY G. DOUGLASS  
 DB 7775, PG 395  
 BM 1997, PG 1876  
 PIN: 1704-06-4629  
 ZONE: R-10  
 USE: TOWNHOUSE

CHESTER PLACE HOMEOWNERS ASSOCIATION  
 DB 7381 PG 671  
 PIN: 1704-06-4637  
 ZONE: R-10  
 USE: OPEN SPACE

FAWKES PARTNERSHIP, LP  
 DB 15076, PG 635  
 BM 1997, PG 1876  
 PIN: 1704-06-4625  
 ZONE: R-10  
 USE: TOWNHOUSE

PROPOSED  
 RETAINING WALL

SAMUEL H. &  
 JANE H. WORLEY  
 DB 12056, PG 1763  
 BM 1997, PG 1876  
 ZONE: R-10  
 USE: TOWNHOUSE

CHARLES KENNEDY, JR. &  
 MARY CATHERINE SIGHON  
 DB 15759, PG 1512  
 BM 1997, PG 1876

CHARLOTTE GRANT  
 REVOCABLE TRUST  
 DB 15686, PG 1608  
 BM 1997, PG 1876  
 PIN: 1704-06-4513  
 ZONE: R-10  
 USE: TOWNHOUSE

MARY CROGHAN  
 DB 12448, PG 2592  
 BM 1997, PG 1876  
 PIN: 1704-06-4510  
 ZONE: R-10  
 USE: TOWNHOUSE

PROPOSED  
 OPEN SPACE  
 937 S.F.

CHESTER PLACE  
 HOMEOWNERS ASSOCIATION, INC.  
 PIN: 1704-06-4427  
 DB 7381 PG 671  
 ZONE: R-10  
 USE: OPEN SPACE

15'x390' SIGHT DISTANCE LINE

WADE AVENUE  
 VARIABLE WIDTH PUBLIC R/W  
 ASPHALT

GENERAL PLANTING NOTES:

- All lawn areas to seeded with "Rebel IV", Confederate Plus, or Lesco Tall Turf Type fescue.
- All mulch to be double shredded hardwood. No pine straw mulch adjacent to structures.
- Plant material on this site must be installed in conformance with the general planting notes and details on this plan or to the standards of the City of Raleigh Code of Ordinances.
- All plants shall be in accordance with the latest edition of the American Association of Nurserymen.
- Owners shall maintain all plant beds and plant material in good health, and any dead, unhealthy, or missing plants shall be replaced with locally adapted vegetation which conforms to the initial planting standards of the landscape ordinance.
- The Landscape Contractor is responsible for locating any underground utilities prior to beginning work.
- The Landscape Contractor is responsible for any damage to underground utilities, site features or structures.
- The Landscape Contractor is responsible for all required permits and licenses to perform the required work.
- All plant beds shall be treated with a pre-emergent weed control (i.e. Treflan).
- All Plants shall be vigorous, healthy material free from pests and disease.

SCOPE OF WORK:

Furnish all labor, materials, and equipment required or indicated by the drawings and specifications to complete the work including installation of all trees, shrubs, groundcover, annuals, seed, sod and mulch.

MATERIALS AND WORK:

The selection of all materials and the execution of all work required under the contract shall be subject to approval by the owner. The owner shall have the right to reject and all materials and any and all work, which in his opinion, does not meet the requirements of the contract.

PLANT MATERIALS:

All plant materials shall be nursery grown, freshly dug in the field, naturally shaped, well branched, fully foliated when in leaf with fully developed root systems. Trees must be self supporting, with straight trunks and leaders in tact. All plants must be free of disease, insect infestation or their eggs and shall have been grown in climatic conditions similar to those of the project site

PLANT SIZE:

Specified sizes indicates the minimum allowable size at planting. Where container and height/spreads are indicated for a single species, both size requirements shall be met When only plant height or spread are indicated, container size shall be based on AAN standards.

ORGANIC MATTER:

Aged manure, compost or pine bark fines, at the option of the contractor, material shall be air dried, finely shredded and suitable for horticultural purposes and shall contain no more than 35% moisture content by weight.

PINE BARK MULCH:

All pine bark mulch shall be clean, double ground, fine textured nugget mulch with minimal amounts of sapwood content.

TURF AREAS:

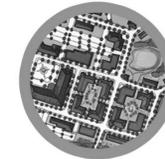
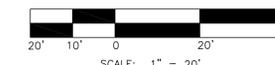
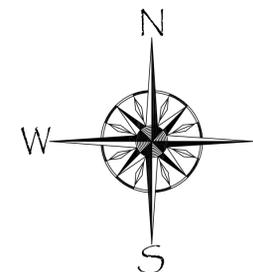
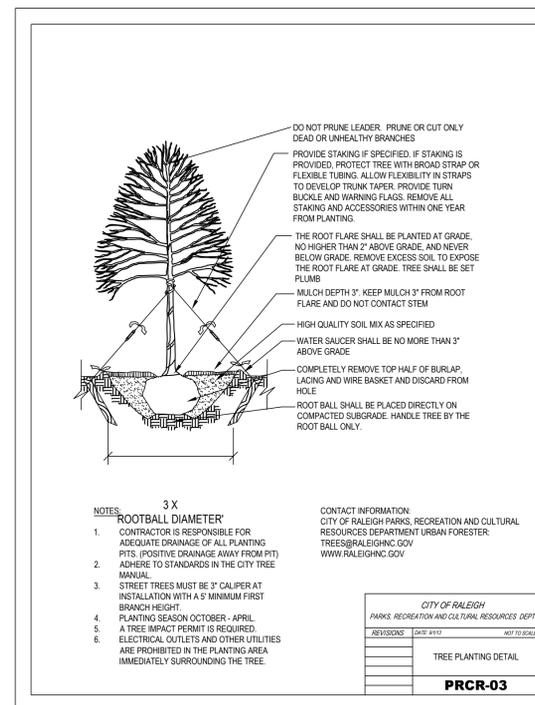
Prior to any seeding or sod application, verify that all trenching and land disturbing activities have been completed. Ensure all areas are free of stones, large soil clods and any other construction debris.

PLANT LIST - Street Trees

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	ROOT	COMMENTS
SO	Quercus shumardii	Shumard Oak	2	3" Cal.	B&B	
Z	Zelkova serrata 'Village Green'	Village Green Zelkova	11	3" Cal.	B&B	

LEGEND:

OPEN SPACE



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Spaulding & Norris  
 972 Trinity Road  
 Raleigh, NC

REVISIONS:


Street Tree Plan  
 2322 WADE  
 2322 Wade Ave., Raleigh NC  
 Capital Land LLC, Windermeire FL

SCALE:  
 As Noted  
 DRAWN BY:  
 JML  
 PROJECT #  
 15031  
 DATE:  
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SHEET  
**L-3**  
 OF 6