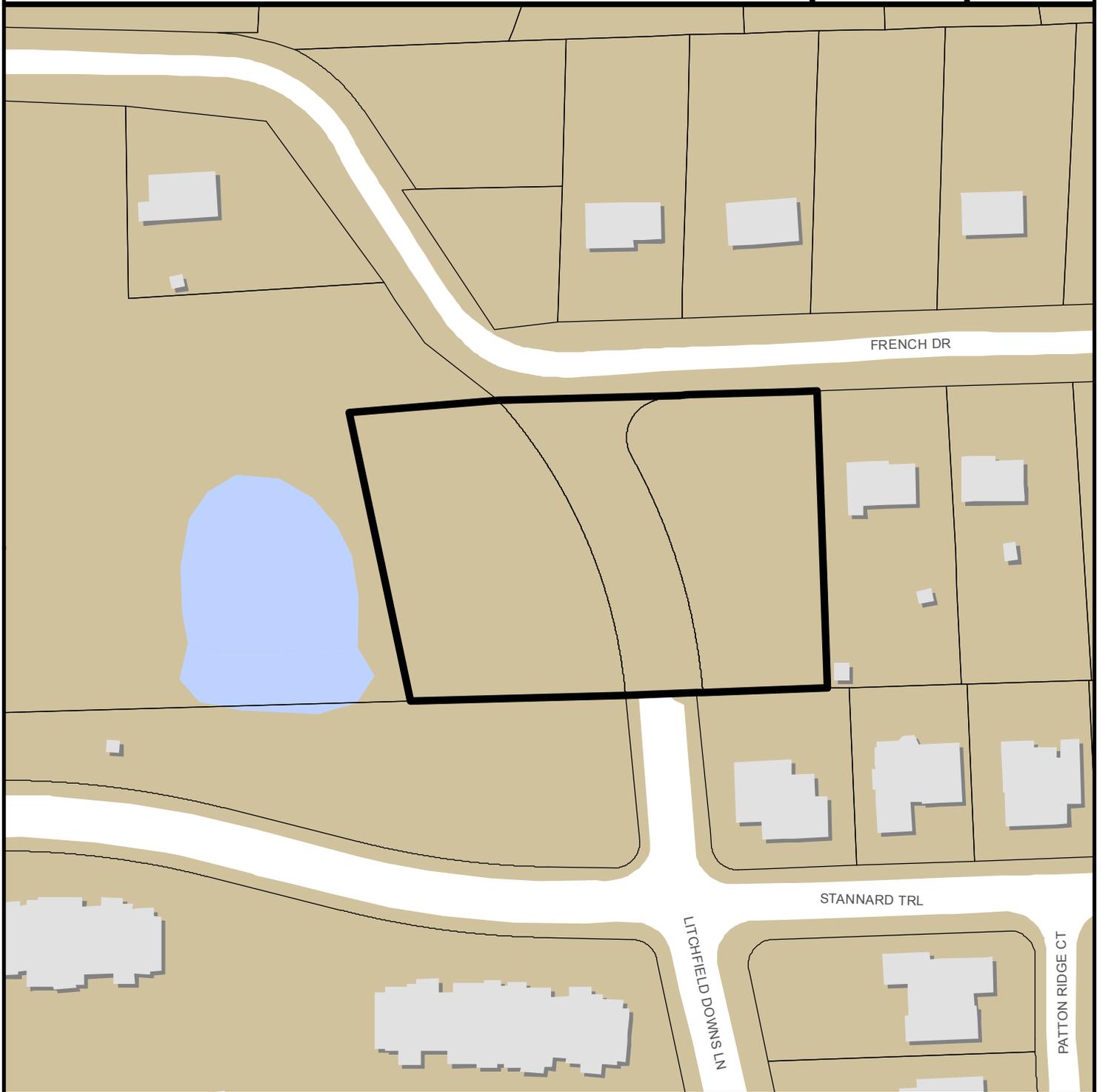


FRENCH DRIVE SUBDIVISION S-45-2015



Zoning: **R-6 CUD**

CAC: **Midtown**

Drainage Basin: **Mine**

Acreage: **1.47**

Number of Lots: **6**

Planner: **Justin Rametta**

Phone: **(919) 996-2665**

Applicant: **The Jim Allen Group**

Phone: **(919) 573-4567**





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 440746 Assigned Project Coordinator Assigned Team Leader S-45-15
* 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 **French Drive Subdivision East**

Proposed Use **3 residential lots with site improvements consisting of landscaping, storm drainage, and utilities**

Property Address(es) **1929 French Drive**

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

P.I.N. Recorded Deed 0796-73-8619	P.I.N. Recorded Deed 0796-73-5697	P.I.N. Recorded Deed	P.I.N. Recorded Deed
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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.
 Subdivision plan set is for re-approval of an expired Subdivision Plan which is also tied to a previous rezoning case. No Planning Commission approval will be necessary.

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 The Jim Allen Group, Inc	Name (s) Jim Allen
Address 5000 Falls of Neuse Road, Ste 100, Raleigh, NC 27609	
Phone 919-573-4567	Email jim@jimallen.com Fax n/a

CONSULTANT (Contact Person for Plans)

Company Edens Land	Name (s) Jarroed Edens, PE
Address 2314 S. Miami Blvd., Ste 151, Durham, NC 27703	
Phone 919-316-1855	Email jarroed.edens@edensland.com Fax n/a

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 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 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 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"/>			

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

CAL: MIDTOWN

MAP: 0796 IL6

Zoning Information	Building Information
Zoning District(s) CUD R-6	Proposed building use(s) n/a
If more than one district, provide the acreage of each n/a	Existing Building(s) sq. ft. gross n/a
Overlay District n/a	Proposed Building(s) sq. ft. gross n/a
Total Site Acres 1.47 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) n/a
Off street parking Required n/a Provided n/a	Proposed height of building(s) n/a
COA (Certificate of Appropriateness) case # n/a	FAR (floor area ratio percentage) n/a
BOA (Board of Adjustment) case # A- 10-06	Building Lot Coverage percentage n/a (site plans only)
CUD (Conditional Use District) case # Z- 10-06	

Stormwater Information

Existing Impervious Surface acres/square feet .04 ac/1,636	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet .77 ac/33,600	If Yes, please provide Alluvial Soils Flood Study FEMA Map Panel #
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input 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.

The development will conform to the guidelines of the comprehensive plan 2030 in three ways:

1. Follow Land Use recommendation of low density residential (1-6 units/acre)
2. Promote sustainable development (infill land)
3. Link growth with existing or planned utility infrastructure

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

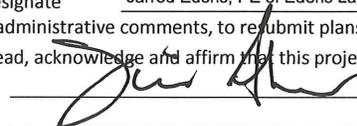
1. Total # Of Townhouse Lots Detached 3 Attached 0	11. Total number of all lots 3
2. Total # Of Single Family Lots 3	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units 0	If Yes, please answer 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 0	
5. Total # Of Mobile Home Lots 0	
6. Total Number of Hotel Units 0	
7. Overall Total # Of Dwelling Units (1-6 Above) 3	
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 Jarrod Edens, PE of Edens Land to serve as my agent regarding this application, to receive and respond to administrative comments, to re-submit 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 8/3/15

Signed _____ Date _____



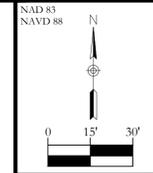
CURVE TABLE

CARBON HILLS LOT 2						
CURVE	DELTA	RADIUS	ARC	TAN	CHORD BRG	CHORD
C1	247°01'37"	457.00	194.12	98.54	N16°42'11"W	192.66
C2	101°51'08"	30.00	53.33	36.95	N22°03'34"E	46.58
C3	157°12'52"	105.00	27.88	14.02	N80°33'49"E	27.80

CARBON HILLS LOT 2-A						
CURVE	DELTA	RADIUS	ARC	TAN	CHORD BRG	CHORD
C4	36°44'37"	397.00	254.60	131.85	S23°19'34"E	250.25

GENERAL NOTES

- EXISTING BOUNDARY BASED ON SURVEY BY BASS, NIXON, AND KENNEDY INC.
- EXISTING TOPOGRAPHY BASED ON SURVEY BY MURPHY GEOMATICS. 1" CONTOURS PER NAVD 88.
- SITE IS NOT IN FLOOD ZONE, PER FEMA MAP 372079600J.



PLAN REVISIONS

NO.	DATE	DESCRIPTION

EXISTING CONDITIONS & DEMO PLAN
FRENCH DRIVE SUBDIVISION WEST
 1929 FRENCH DRIVE
 RALEIGH, NORTH CAROLINA

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NC LICENSE: C-2745



PRELIMINARY
NOT FOR CONSTRUCTION

Edensland
 www.edensland.com
 2314 S. Miami Blvd.
 Suite 151
 Durham, NC 27703

SCALE
1"=30'

DATE
AUGUST 12, 2015

DESIGN	DRAFT	CHECK
N/A	JSE	JBE
PROJECT NUMBER		
1043-001		
PLAN NUMBER		
EX1		

EXISTING LEGEND

	STREET LINE
	PROPERTY LINE
	WETLAND BUFFER LINE
	SETBACK LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	SPOT GRADE
	WETLANDS
	TREE LINE
	SITE LIGHT
	HYDRANT
	WATER METER
	WATER VALVE
	GAS VALVE
	CATCH BASIN
	MANHOLE/YARD DRAIN/AREA DRAIN
	SANITARY SEWER W/MANHOLE
	STORM DRAIN W/CATCH BASIN
	WATER MAIN
	FENCE

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NCDOT, IF APPLICABLE.

