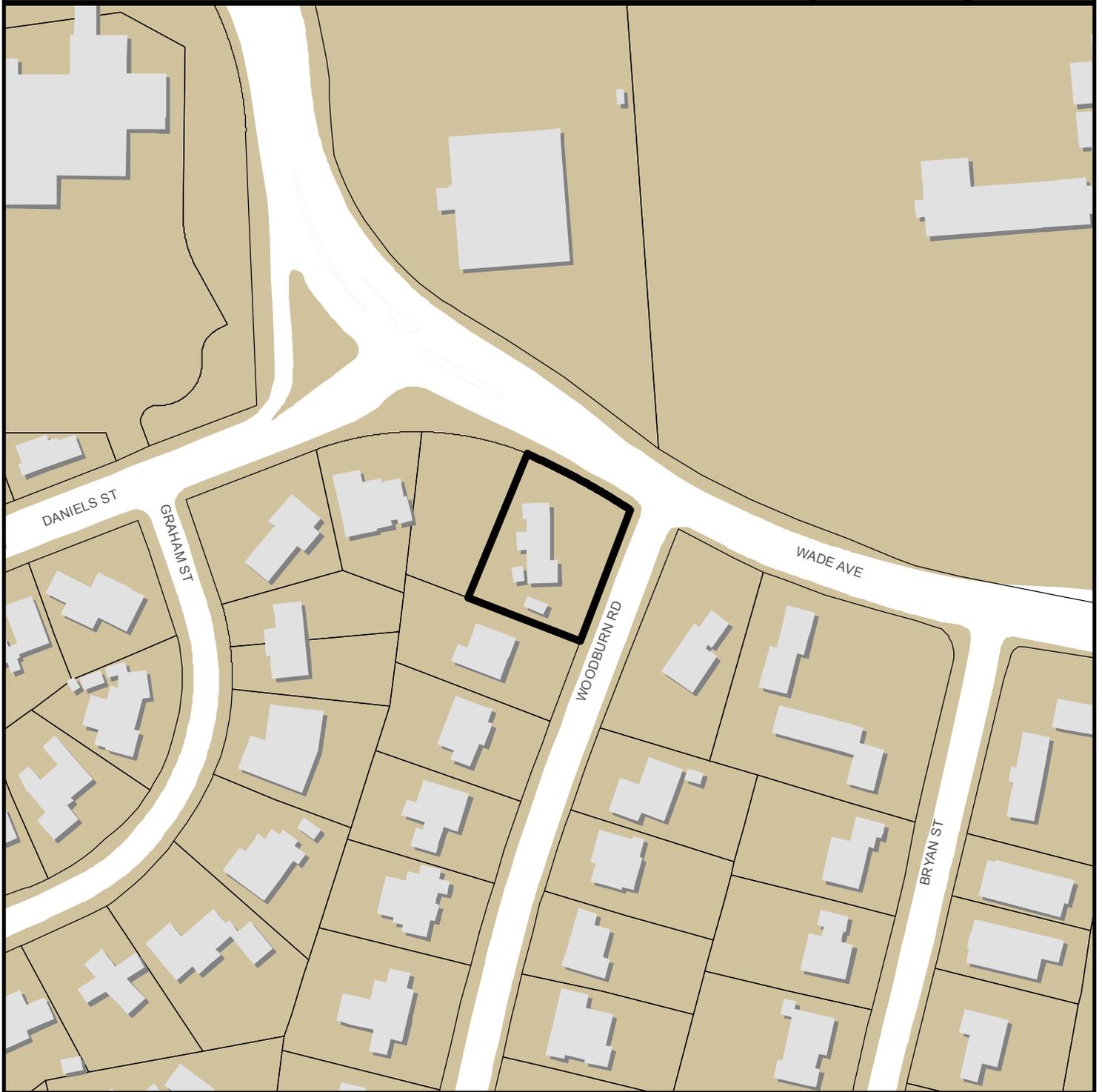


WOODBURN ROAD SUBDIVISION S-71-2015



0 195 390 Feet

Zoning: **R-6**
CAC: **Hillsborough**
Drainage Basin: **Pigeon House**
Acreage: **0.35**
Number of Lots: **2**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **Silver Development, LLC**
Phone: **(919) 661-1292**





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

5-71-15

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 checked="" 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 <i>452908</i> Assigned Project Coordinator <i>S. Hodges</i> Assigned Team Leader <i>M. Walters</i>
* 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 # 449354

GENERAL INFORMATION

Development Name 837 Woodburn Rd. Subdivisions

Proposed Use 2 single family lots

Property Address(es) 837 Woodburn Rd.

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 1704-24-1853

P.I.N. Recorded Deed DB011819 Pg. 0667	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
---	----------------------	----------------------	----------------------

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 <u>not</u> requiring Planning Commission or City Council approval. This is an infill subdivision with a total area of 0.35 acres before ROW dedications.		
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 Silver Developers, LLC		Name (s) Vince DeFreitas
	Address 1936 Olde Mill Forest Dr.		
	Phone 919-661-1292	Email Vince@Silverdevelopers.com	Fax
CONSULTANT (Contact Person for Plans)	Company Development Engineering, Inc.		Name (s) David H. Blevins, P.E.
	Address 244 W. Millbrook Rd. Raleigh, NC 27609		
	Phone 919-847-8300	Email david@d-e-inc.com	Fax 919-847-2130

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

Zoning Information	Building Information
Zoning District(s) R-6	Proposed building use(s)
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross 1,417 to be demolished
Overlay District N/A	Proposed Building(s) sq. ft. gross
Total Site Acres 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 # N/A	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A- N/A	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z- N/A	

Stormwater Information

Existing Impervious Surface acres/square feet N/A < 1.0 Ac	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet N/A < 1.0 Ac	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input 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.

R-6 is low intensity development and the 2030 Wade/Oberlin Land Use Plan classifies this area as low intensity.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

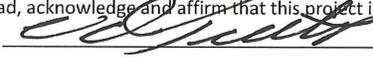
1. Total # Of Townhouse Lots Detached 2 Attached	11. Total number of all lots 2
2. Total # Of Single Family Lots 2	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units	If Yes, please answer the 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) 2	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br <input checked="" type="checkbox"/> 4br or more	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 5.4 units/acre (R-6)	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 David H. Blevins, P.E. 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 11-10-15

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"/>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>			
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>				
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input checked="" 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 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"/>			
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 type="checkbox"/>	<input checked="" type="checkbox"/>	Site Area < 1 Acre		
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"/>			

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 Dwelling**	<input 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"/> Conventional Subdivision	Transaction Number Assigned Project Coordinator Assigned Team Leader
<small>* May require Planning Commission or City Council Approval ** Legacy Districts Only</small>		

Has your project previously been through the Due Diligence process? If yes, provide the transaction # 449354

GENERAL INFORMATION

Development Name: **837 Woodburn Rd. Subdivisions**
 Proposed Use: **2 single family lots**
 Property Address: **837 Woodburn Rd.**
 Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: **1704-24-1853**

P.L.M. Recorded Deed	P.L.M. Recorded Deed	P.L.M. Recorded Deed	P.L.M. Recorded Deed
DB011819 Pg. 0667			

What is your project type? Apartment Studio Elderly Facilities Hospitals Hotels/Motels Industrial Building
 Mixed Residential Non Residential Condo Office Religious Institution Residential Condo Retail School Shopping Center
 Single Family Telecommunication Tower Townhouse Other: if other, please describe:

PRELIMINARY ADMINISTRATIVE REVIEW
 Per City Code Section 10-2332.2, summarize the reason(s) this plan can be reviewed administratively and requiring Planning Commission or City Council approval.
This is an infill subdivision with a total area of 0.35 acres before ROW dedications.

PLANNING COMMISSION
 Per City Code Section 10-2332.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.
N/A

CLIENT (Owner or Developer)
 Company: **Silver Developers, LLC** Name: **Vinco DeFreitas**
 Address: **1936 Old Mill Forest Dr.**
 Phone: **919-661-1292** Email: **Vinco@Silverdevelopers.com** Fax:

CONSULTANT (Contact Person for Plans)
 Company: **Development Engineering, Inc.** Name: **David H. Blevins, P.E.**
 Address: **244 W. Millbrook Rd. Raleigh, NC 27609**
 Phone: **919-847-8300** Email: **david@d-e-inc.com** Fax: **919-847-2130**

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

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Overlay District N/A	Proposed Building(s) sq. ft. gross
Total Site Acres Inside City Limits <input 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 # N/A	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A-N/A	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z- N/A	
Stormwater Information	
Existing Impervious Surface acres/square feet N/A < 1.0 Ac	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet N/A < 1.0 Ac	If Yes, please provide Alluvial Soil Flood Study FEMA Map Panel #
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" 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. R-6 is low intensity development and the 2030 Wade/Oberlin Land Use Plan classifies this area as low intensity.	

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # of Townhouse Lots Detached Attached	11. Total number of all lots 2
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	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.

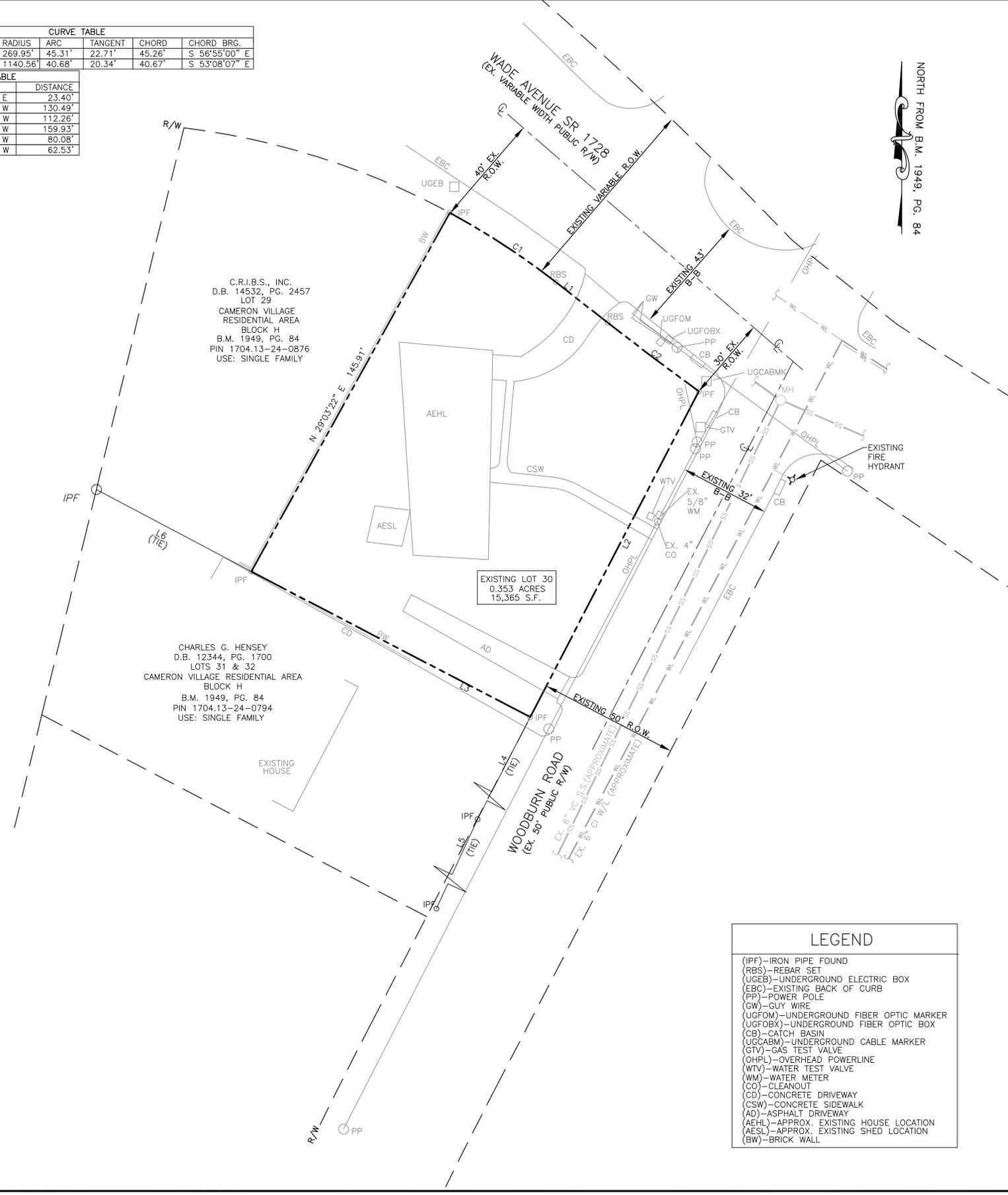
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I/we have read, acknowledged and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed: *[Signature]* Date: **11-10-15**

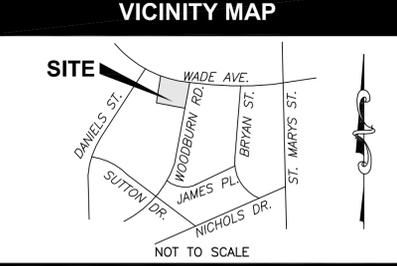
CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG.
C1	9°37'02"	269.95'	45.31'	22.71'	45.26'	S 56°55'00" E
C2	2°02'36"	1140.56'	40.68'	20.34'	40.67'	S 53°08'07" E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 52°06'49" E	23.40'
L2	S 27°27'27" W	130.49'
L3	N 62°33'44" W	112.26'
L4	S 27°25'01" W	159.93'
L5	S 24°49'03" W	80.08'
L6	N 62°12'07" W	62.53'



LEGEND

- (IPF)—IRON PIPE FOUND
- (RBS)—REBAR SET
- (UGEB)—UNDERGROUND ELECTRIC BOX
- (EBC)—EXISTING BACK OF CURB
- (PP)—POWER POLE
- (GW)—GUY WIRE
- (UGFOM)—UNDERGROUND FIBER OPTIC MARKER
- (UGFOMX)—UNDERGROUND FIBER OPTIC BOX
- (CB)—CATCH BASIN
- (UGCABM)—UNDERGROUND CABLE MARKER
- (GTV)—GAS TEST VALVE
- (OHPL)—OVERHEAD POWERLINE
- (WTV)—WATER TEST VALVE
- (WM)—WATER METER
- (CO)—CLEANOUT
- (CI)—CONCRETE DRIVEWAY
- (CSW)—CONCRETE SIDEWALK
- (AD)—ASPHALT DRIVEWAY
- (AEHL)—APPROX. EXISTING HOUSE LOCATION
- (AESL)—APPROX. EXISTING SHED LOCATION
- (BW)—BRICK WALL



SITE DATA TABLE

OWNER: TAYLOR, LILLA MARIA
837 WOODBURN RD
RALEIGH NC 27605-1162

ADDRESS: 837 WOODBURN ROAD
RALEIGH, N.C. 27605

PIN NUMBER: 1704-24-1853

REID: 0040062

CURRENT LAND USE: SINGLE FAMILY

CURRENT ZONING: R-6

EXISTING LOT AREA: 0.353 ACRES

DEED BOOK: 11819, PG. 667

BOOK OF MAPS: 1949, PG. 84

MUNICIPALITY: RALEIGH

TOWNSHIP: RALEIGH

INSIDE TOWN LIMITS: YES

RIVER BASIN: NEUSE

SHEET INDEX

- COVER & EXISTING CONDITIONS SHEET
- PROPOSED SUBDIVISION PLAN

SURVEY INFORMATION

BOUNDARY, TOPOGRAPHY PROVIDED BY:
ROBINSON & PLANTE PC LAND SURVEYING C-2687
1240 SE MAYNARD ROAD SUITE 203
CARY, N.C. 27511
PHONE (919) 481-1245
FAX (919) 481-1213

FEMA NOTE:

THE PROPOSED PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP (FIRM) # 3720170400J, EFFECTIVE DATE MAY 2, 2006

SURVEY NOTES:

- ALL EASEMENTS, RIGHTS OF WAY AND BOUNDARY INFORMATION TAKEN FROM B.M. 1949, PG. 84 UNLESS OTHERWISE NOTED.
- PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
- FIRE HYDRANT NOTE: AS PER THE CITY OF RALEIGH REQUIREMENTS ON PUBLIC R/W, FIRE HYDRANTS ARE PLACED SO AS THE BACK EDGE OF THE HYDRANT IS AT OR ON THE R/W LINE. IN ORDER TO PROVIDE ACCESS TO THESE FIRE HYDRANTS, A 2'x2' EASEMENT IS HEREBY DEDICATED CENTER ON THE LOCATION OF THE FIRE HYDRANT AND BEING PERPENDICULAR AND PARALLEL TO THE R/W LINE. THIS SHALL APPLY TO ALL FIRE HYDRANTS WHICH ARE PLACED WITHIN 2' OF THE R/W LINE.
- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
- MINIMUM CORNER CLEARANCE FROM CURB LINE OF INTERSECTION STREETS SHALL BE AT LEAST 20 FEET FROM POINT OF TANGENCY.

RATIO OF PRECISION IS 1:10,000+, MISCLURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND UNLESS NOTED OTHERWISE. ALL AREAS ARE CALCULATED BY COORDINATE COMPUTATION.



ALL CONSTRUCTION TO CITY OF RALEIGH STANDARDS & SPECIFICATIONS

FINAL PLAN - NOT RELEASED FOR CONSTRUCTION

REVISIONS

837 WOODBURN ROAD SUBDIVISION

RALEIGH NORTH CAROLINA

SCALE: 1"=20'

ORIGINAL DATE: 11-10-15

LATEST REVISION DATE:

PROJECT NO.: 15-156

COVER & EXISTING CONDITIONS SHEET

DEVELOPMENT ENGINEERING, INC.
Professional Engineering Consultants

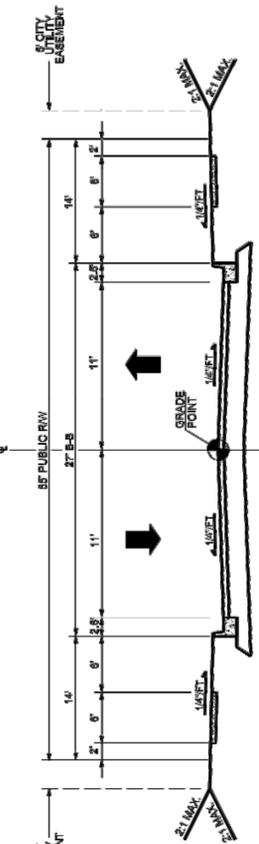
244 W. Millbrook Road, Raleigh, NC 27609
Post Office Box 17705, Raleigh, NC 27619
www.d-e-inc.com

Phone: 919-847-8300
Fax: 919-847-2130
E-mail: Office@d-e-inc.com

SHEET NO. 1 OF 2

Z:\PROJECTS\15156 837 Woodburn Rd. Subdivision - Raleigh\DWG\DD_15_156_BW_SHEETS-Ldwg_C1 COVER & EXISTING_11/10/2015 4:00:37 PM, Bhan, 300 DPI Adobe PDF, pc3, PostScript, Custom Page Size, 1:1

WOODBURN ROAD - FUTURE NEIGHBORHOOD YIELD



PAVEMENT DESIGN
ST BEBBA
6' ABC

GENERAL

WALKWAY TYPE	SIDEWALK
PLANTING TYPE	TREE/LAWN
TREE SPACING	40' O.C. AVG
PARKING TYPE	PARALLEL STAGGERED

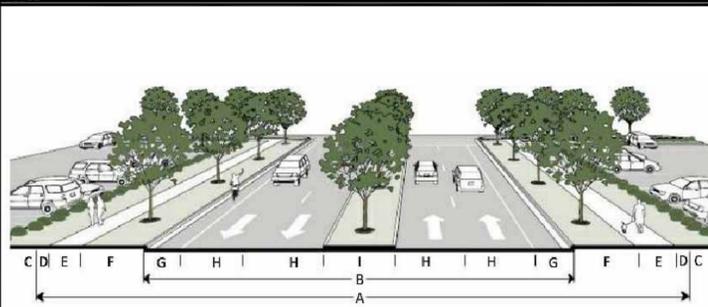
CITY OF RALEIGH
PUBLIC WORKS DEPARTMENT

REVISIONS	DATE	BY	DESCRIPTION

NEIGHBORHOOD YIELD

T-10.10

WADE AVENUE - FUTURE VAUENUE 4-LANE DIVIDED



Width

A Right-of-way width	104'
B Back-of-curb to back-of-curb	76'

Streetscape

C Utility placement, easement (min)	5'
D Maintenance strip (min)	2'
E Sidewalk (min)	6'
F Planting area (min)	6'

Travelway

G Bike lane	7.5'
H Travel lane	11'
I Median	17'

General

Walkway type	Sidewalk
Planting type	Tree grate / lawn
Tree spacing	40' o.c. avg

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG.
C1	9°37'02"	269.95'	45.31'	22.71'	45.26'	S 56°55'00" E
C2	2°02'36"	1140.56'	40.68'	20.34'	40.67'	S 53°08'07" E

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L5	S 24°49'03" W	80.08'
L6	N 62°12'07" W	62.53'

C.R.I.B.S., INC.
D.B. 14532, PG. 2457
LOT 29
CAMERON VILLAGE
RESIDENTIAL AREA
BLOCK H
B.M. 1949, PG. 84
PIN 1704.13-24-0876
USE: SINGLE FAMILY

CHARLES G. HENSEY
D.B. 12344, PG. 1700
LOTS 31 & 32
CAMERON VILLAGE RESIDENTIAL AREA
BLOCK H
B.M. 1949, PG. 84
PIN 1704.13-24-0794
USE: SINGLE FAMILY

STORMWATER MANAGEMENT NOTE:

THIS SINGLE FAMILY DETACHED 0.35 ACRE SITE IS EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS PER UDO SECTION 9.2.2.A.1.(SITE AREA IS LESS THAN 1.0 ACRES).

TREE CONSERVATION NOTE:

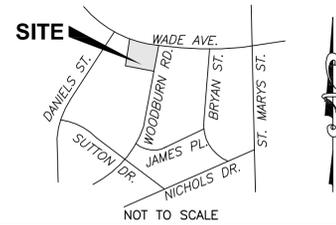
THIS SINGLE FAMILY DETACHED 0.35 ACRE SITE IS EXEMPT FROM TREE CONSERVATION REQUIREMENTS PER UDO SECTION 9.1.2.(SITE AREA IS LESS THAN 2.0 ACRES).



LEGEND

- (IPF)—IRON PIPE FOUND
- (RBS)—REBAR SET
- (UGEB)—UNDERGROUND ELECTRIC BOX
- (EBC)—EXISTING BACK OF CURB
- (PP)—POWER POLE
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- (AD)—ASPHALT DRIVEWAY
- (AEHL)—APPROX. EXISTING HOUSE LOCATION
- (AESL)—APPROX. EXISTING SHED LOCATION
- (BW)—BRICK WALL

VICINITY MAP



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837 WOODBURN RD
RALEIGH NC 27605-1162

ADDRESS: 837 WOODBURN ROAD
RALEIGH, N.C. 27605

PIN NUMBER: 1704-24-1853

REID: 0040062

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CURRENT ZONING: R-6

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EXISTING LOT AREA: 0.353 ACRES

DEED BOOK: 11819, PG. 667

BOOK OF MAPS: 1949, PG. 84

TOWNSHIP: RALEIGH

MUNICIPALITY: RALEIGH

INSIDE TOWN LIMITS: YES

RIVER BASIN: NEUSE

PROPERTY AREAS:

EXISTING LOT-30	= 0.353 A.C. (15,365 S.F.)
R.O.W. DEDICATION (WADE AVE & WOODBURN ROAD)	= 0.052 A.C. (2,283 S.F.)
NET LOT AREA	= 0.301 A.C. (13,082 S.F.)

NEW SUBDIVIDED LOTS:

NEW LOT-30	= 0.138 A.C. (6,000 S.F.)
NEW LOT-30A	= 0.163 A.C. (7,082 S.F.)

SURVEY INFORMATION

BOUNDARY, TOPOGRAPHY PROVIDED BY:
ROBINSON & PLANTE PC LAND SURVEYING C-2687
1240 SE MAYNARD ROAD SUITE 203
CARY, N.C. 27511
PHONE (919) 481-1245
FAX (919) 481-1213

FEMA NOTE:

THE PROPOSED PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP (FIRM) # 3720170400J, EFFECTIVE DATE MAY 2, 2006

GENERAL NOTES:

1. FEE IN LIEU OF CONSTRUCTION FOR SIDEWALK & STREET TREES FOR BOTH WADE AVENUE AND WOODBURN AVENUE.
2. NO DRIVEWAY ACCESS TO WADE AVENUE. EXISTING CONCRETE RAMP DRIVEWAY TO REMAIN.
3. EXISTING BUILDINGS ON LOT-3 TO BE DEMOLISHED.



ALL CONSTRUCTION TO CITY OF RALEIGH STANDARDS & SPECIFICATIONS

FINAL PLAN - NOT RELEASED FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION

837 WOODBURN ROAD SUBDIVISION

RALEIGH NORTH CAROLINA

SCALE: 1"=20'

ORIGINAL DATE: 11-10-15

LATEST REVISION DATE:

PROJECT NO.: 15-156

PROPOSED SUBDIVISION PLAN

DEVELOPMENT ENGINEERING, INC.
Professional Engineering Consultants

244 W. Millbrook Road, Raleigh, NC 27609
Post Office Box 17705, Raleigh, NC 27619
www.d-e-inc.com

Phone: 919-847-8300
Fax: 919-847-2130
E-mail: Office@d-e-inc.com

SHEET NO. 2 OF 2

Z:\PROJECTS\15156 837 Woodburn Rd. Subdivision - Raleigh\3-DWG\DD_15-156_BW_SHEETS-1.dwg, C2 SUBDIVISION, 11/10/2015 4:13:56 PM, Bhan, 300 DPI Adobe PDF, x3, PostScript, Custom Page Size, 1:1