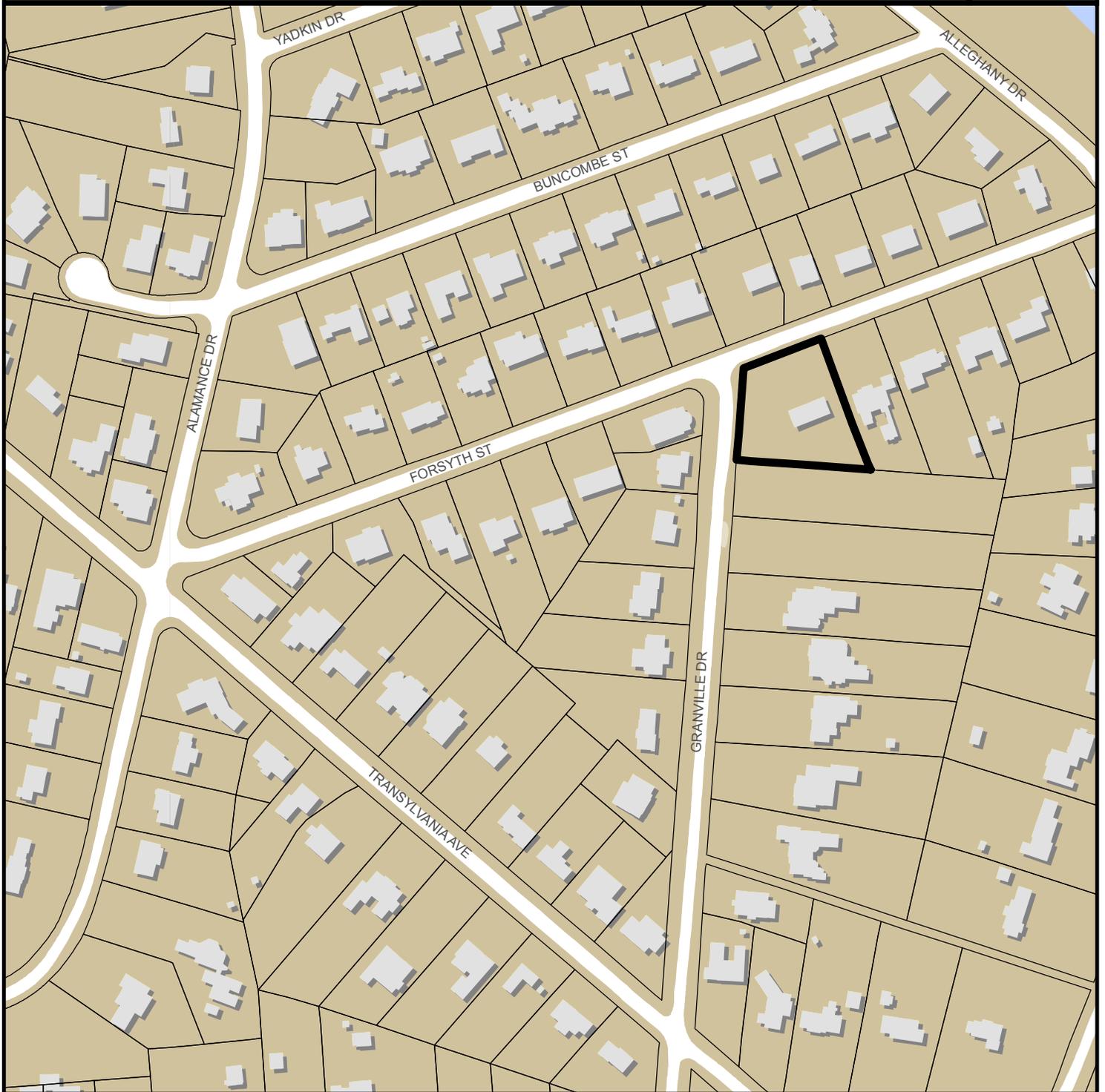


COUNTRY CLUB GRANVILLE EXPANSION S-60-2016



0 300 600 Feet

Zoning: **R-4**

CAC: **Glenwood**

Drainage Basin: **Crabtree Basin**

Acreage: **0.86**

Number of Lots: **2**

Planner: **Michael Walters**

Phone: **(919) 996-2636**

Applicant: **Alison Pockat**

(919) 363-4415



Preliminary Subdivision Plan Application



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | cfax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

Office Use Only: Transaction # <u>487009</u>		Project Coordinator		Team Leader	
PRELIMINARY APPROVALS					
<input type="checkbox"/> Subdivision *		<input checked="" type="checkbox"/> Conventional Subdivision		<input type="checkbox"/> Compact Development	
				<input type="checkbox"/> Conservative Subdivision	
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District					
If your project has been through the Due Diligence process, provide the transaction #:					
GENERAL INFORMATION					
Development Name <u>Country Club - Granville Expansion</u>					
Proposed Use <u>two single family lots</u>					
Property Address(es) <u>402 Forsyth St., Raleigh</u>					
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:					
PIN Recorded Deed <u>1705170599</u>		PIN Recorded Deed		PIN Recorded Deed	
What is your project type?					
<input checked="" type="checkbox"/> Single family		<input type="checkbox"/> Townhouse		<input type="checkbox"/> Subdivision in a non-residential zoning district	
<input type="checkbox"/> Other (describe):					
OWNER/DEVELOPER INFORMATION					
Company Name <u>Gephart Building Company</u>			Owner/Developer Name <u>Richard Gephart</u>		
Address <u>4016 Barrett Dr., Suite 201, Raleigh, NC 27609</u>					
Phone <u>919 369-4466</u>		Email <u>richard@gepharthill.com</u>		Fax	
CONSULTANT/CONTACT PERSON FOR PLANS					
Company Name <u>Alison A. Pockat, ASLA</u>			Contact Name <u>Alison A. Pockat</u>		
Address <u>106 Steep Bank Dr., Cary, NC 27518</u>					
Phone <u>919 363-4415</u>		Email <u>aapockat@earthlink.net</u>		Fax <u>919 363-4415</u>	

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)

ZONING INFORMATION

Zoning District(s) **R-4**

If more than one district, provide the acreage of each:

Overlay District? Yes No

Inside City Limits? Yes No

CUD (Conditional Use District) Case # Z-

COA (Certificate of Appropriateness) Case #

BOA (Board of Adjustment) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface	6,001 sf	acres/sf	Flood Hazard Area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Proposed Impervious Surface	10,500 sf	acres/sf	Neuse River Buffer	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Wetlands	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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If in a Flood Hazard Area, provide the following:

Alluvial Soils	Flood Study	FEMA Map Panel #
----------------	-------------	------------------

NUMBER OF LOTS AND DENSITY

Total # of Townhouse Lots: Detached - Attached -

Total # of Single Family Lots 2	Total # of All Lots 2
--	------------------------------

Overall Unit(s)/Acre Densities Per Zoning Districts **4**

Total # of Open Space and/or Common Area Lots **0**

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 **Alison Pockat** 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.

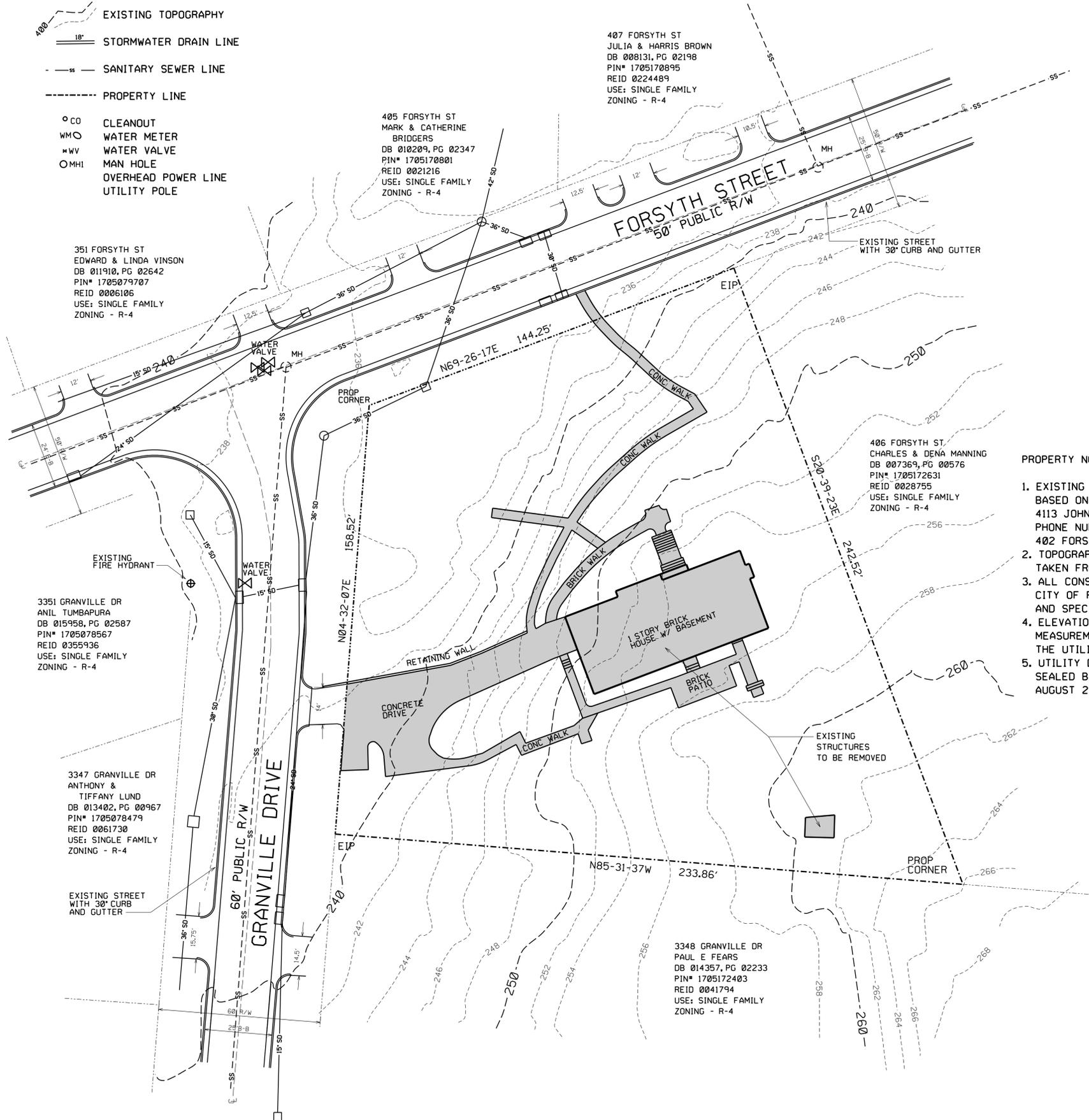
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.

	Aug. 19, 2016
Signature	Date

Signature	Date
-----------	------

GENERAL REQUIREMENTS	TO BE COMPLETED BY APPLICANT		OFFICE USE ONLY		
	YES	N/A	YES	NO	N/A
1. Applicant must contact a Planner to determine if a Pre-Application Conference is required prior to application submittal	<input checked="" type="checkbox"/>		/		
2. Filing fee for plan review – payments may be made by cash, Visa, Mastercard, or check made payable to the City of Raleigh (no fee for infill recombination)	<input checked="" type="checkbox"/>		/		
3. Preliminary Subdivision Plan Application must be completed and signed by the property owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/		
4. Applicant must complete and print page 1 and 2 of the Preliminary Subdivision Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/		
5. I have referenced the Preliminary Subdivision Plan Checklist, and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City	<input checked="" type="checkbox"/>		/		
6. Provide the following plan sheets:	<input type="checkbox"/>				
a) Cover sheet, to include general notes, owner's name, contact's name, phone number, mailing address, email address	<input checked="" type="checkbox"/>		/		
b) Existing conditions sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/		
c) Proposed Subdivision Plan	<input checked="" type="checkbox"/>		/		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>		X	/
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"/>		X	/
g) Proposed Landscaping	<input type="checkbox"/>	<input checked="" type="checkbox"/>		X	/
h) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>		X	/
7. 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.	<input checked="" type="checkbox"/>		/		
8. Plan size must be 18" x 24" or 24" x 36"	<input checked="" type="checkbox"/>		/		
9. 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"/>		/		
10. 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"/>		/		
11. 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"/>		/		
12. Wake County School form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/		X
13. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" type="checkbox"/>			/
14. 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"/>			/

- LEGEND:**
- EXISTING TOPOGRAPHY
 - 18" STORMWATER DRAIN LINE
 - SANITARY SEWER LINE
 - PROPERTY LINE
 - CLEANOUT
 - WATER METER
 - WATER VALVE
 - MAN HOLE
 - OVERHEAD POWER LINE
 - UTILITY POLE



351 FORSYTH ST
EDWARD & LINDA VINSON
DB 011910, PG 02642
PIN# 1705079707
REID 0006106
USE: SINGLE FAMILY
ZONING - R-4

405 FORSYTH ST
MARK & CATHERINE BRIDGERS
DB 010209, PG 02347
PIN# 1705170801
REID 0021216
USE: SINGLE FAMILY
ZONING - R-4

407 FORSYTH ST
JULIA & HARRIS BROWN
DB 008131, PG 02198
PIN# 1705170895
REID 0224489
USE: SINGLE FAMILY
ZONING - R-4

3351 GRANVILLE DR
ANIL TUMBAPURA
DB 015958, PG 02587
PIN# 1705078567
REID 0355936
USE: SINGLE FAMILY
ZONING - R-4

3347 GRANVILLE DR
ANTHONY & TIFFANY LUND
DB 013402, PG 00967
PIN# 1705078479
REID 0061730
USE: SINGLE FAMILY
ZONING - R-4

3348 GRANVILLE DR
PAUL E FEARS
DB 014357, PG 02233
PIN# 1705172403
REID 0041794
USE: SINGLE FAMILY
ZONING - R-4

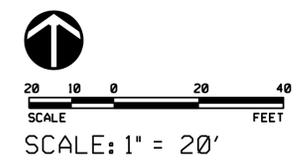
406 FORSYTH ST
CHARLES & DENA MANNING
DB 007369, PG 00576
PIN# 1705172631
REID 0028755
USE: SINGLE FAMILY
ZONING - R-4

SITE DATA:
PIN NUMBER - 1705170599
ADDRESS: 402 FORSYTH ST., RALEIGH
TOTAL ACREAGE - 36,027 SF - 0.827 AC

EXISTING IMPERVIOUS AREA - 6,001 SF - 0.138 AC
HOUSE - 2,175 SF, PATIO - 662 SF
DRIVE - 1,865 SF, WALK - 1,308 SF

ZONING - R-4
CITIZENS ADVISORY COUNCIL - GLENWOOD

POTENTIAL AREA OF DISTURBANCE = 11,940 SF



PROPERTY NOTES:

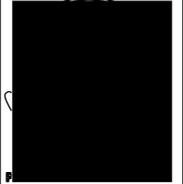
1. EXISTING BOUNDARY AND SITE ELEMENTS ARE BASED ON A SURVEY BY TURNING POINT SURVEYING 4113 JOHN S RABOTEAU WYND, RALEIGH, NC, PHONE NUMBER: 919 7810234, ENTITLED 'C-782 402 FORSYTH ST.' AND DATED 7-26-16.
2. TOPOGRAPHIC INFORMATION (CONTOUR DATA) WAS TAKEN FROM WAKE COUNTY GIS - IMAPS.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.
4. ELEVATIONS OF MANHOLES ARE BASED ON ACTUAL FIELD MEASUREMENTS AND PROVIDED BY RWK, PA AS A PART OF THE UTILITY DESIGN.
5. UTILITY DESIGN IS TAKEN FROM A DOCUMENT ISSUED AND SEALED BY SEAN MCLEAN, NC PE 027840 AND DATED AUGUST 29, 2016.

RWK, PA
Engineering & Surveying
101 W. Main St., Suite 202
Cary, NC 27539
Phone (919) 779-4054
Fax (919) 779-4056



ALISON A. POCKAT, ASLA
LANDSCAPE ARCHITECT
LAND PLANNER
(919) 363-4415
106 STEEPBANK DRIVE
CARY, NC 27518

DESIGNED: AAP
DRAWN:
APPROVED:

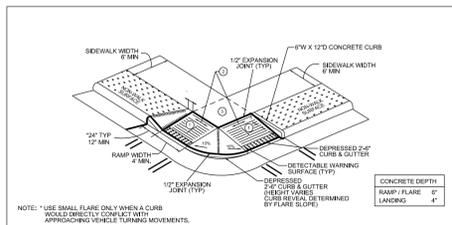
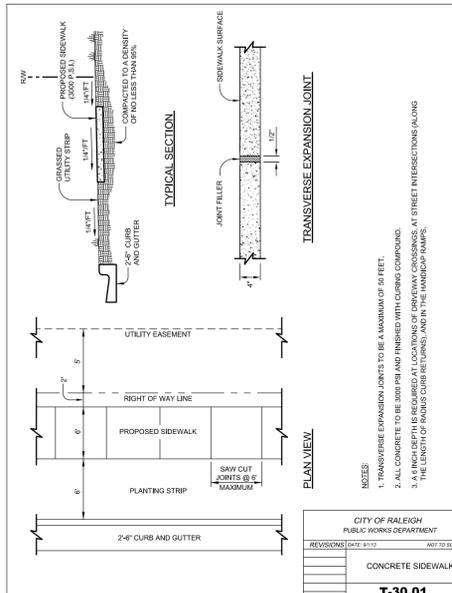


COUNTRY CLUB - GRANVILLE EXPANSION
402 FORSYTH ST., RALEIGH, NC
GEPHART BUILDING COMPANY
4016 BARRETT DR., SUITE 201
RALEIGH, NC 27609

NO.	REVISIONS
1	
2	

SCALE: NTS
DATE: AUG. 29, 2016

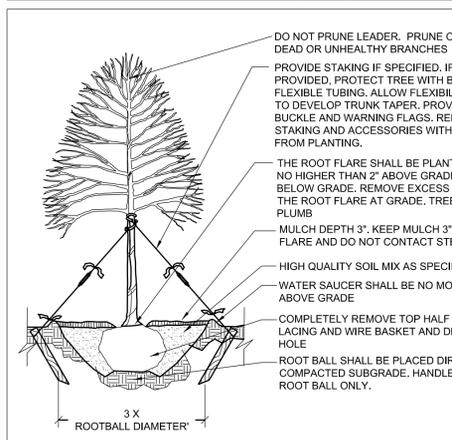
SHEET NO.:
EXISTING CONDITIONS
EC-1



NOTES:

- CITY OF RALEIGH STANDARD CURB RAMPS HAVE BEEN DEVELOPED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND PUBLIC RIGHT OF WAY ACCESS GUIDELINES (PROVAD). CURB RAMPS SHALL BE PROVIDED AT LOCATIONS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. SIDEWALK ACCESS RAMPS SHALL BE LOCATED AS INDICATED IN THE DETAIL, HOWEVER, THE LOCATION MAY BE ADJUSTED IN COORDINATION WITH THE CITY OF RALEIGH WHERE NECESSARY TO AVOID UTILITIES, DROP HEADS, FIRE HYDRANTS, ETC. AFFECT PLACEMENT.
- DOUBLE INCHES RAMPS ARE TO BE INSTALLED AT ALL PUBLIC STREET INTERSECTIONS WHERE SIDEWALK IS REQUIRED.
- THE WALKING SURFACE SHALL BE 5/8" REBAR. COLORS FOR THE DETECTABLE WARNING AREA SHALL BE DARK CHARCOAL GRAY FOR CONTRAST WITH LIGHT PATHWAY COLORS AND LIGHT CONCRETE GRAY FOR CONTRAST WITH DARK PATHWAY COLORS.
- NO SLOPE ON THE SIDEWALK ACCESS RAMPS SHALL EXCEED 1:12 (IN RELATIONSHIP TO THE GRADE OF THE STREET).
- IN NO CASE SHALL THE WIDTH OF THE SIDEWALK ACCESS RAMP BE LESS THAN 48" HOWEVER, RAMP MAY EXCEED 48".
- USE CLASS A (5000 PSI) CONCRETE WITH A SIDEWALK FINISH IN ORDER TO OBTAIN A ROUGH TROWEL SURFACE.
- A 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE CONCRETE SIDEWALK ACCESS RAMPS JOIN THE CURB AND ALSO WHERE NEW CONCRETE ADJUTS EXISTING CONCRETE.
- CURB RAMPS SHOULD BE PLACED PARALLEL TO THE DIRECTION OF TRAVEL.

CITY OF RALEIGH PUBLIC WORKS DEPARTMENT
 REVISIONS DATE: 9/12 NOT TO SCALE
 SIDEWALK ACCESS RAMPS
T-20.01.3



NOTES:

- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
- ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
- STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5" MINIMUM FIRST BRANCH HEIGHT.
- PLANTING SEASON OCTOBER - APRIL. A TREE IMPACT PERMIT IS REQUIRED.
- ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CONTACT INFORMATION:
 CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:
 TRES@RALEIGHNC.GOV
 WWW.RALEIGHNC.GOV

CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPT
 REVISIONS DATE: 9/13 NOT TO SCALE
 TREE PLANTING DETAIL
PRCR-03

LEGEND:

- EXISTING TOPOGRAPHY
- 18" STORMWATER DRAIN LINE
- SANITARY SEWER LINE
- PROPERTY LINE
- CLEANOUT
- WM CO WATER METER
- WV WATER VALVE
- MHI MAN HOLE
- OVERHEAD POWER LINE
- UTILITY POLE

351 FORSYTH ST
 EDWARD & LINDA VINSON
 DB 011910, PG 02642
 PIN# 1705079707
 REID 0006106
 USE: SINGLE FAMILY
 ZONING - R-4

CITY OF RALEIGH PUBLIC WORKS DEPARTMENT
 REVISIONS DATE: 9/12 NOT TO SCALE
 CONCRETE SIDEWALK
T-30.01

NOTES:

- TRANSVERSE EXPANSION JOINTS TO BE A MAXIMUM OF 96 FEET.
- ALL CONCRETE TO BE 3000 PSI AND FINISHED WITH CURING COMPOUND.
- A 1/2" EXPANSION JOINT IS REQUIRED AT LOCATIONS OF DRIVEWAY CROSSINGS, AT STREET INTERSECTIONS ALONG THE LENGTH OF PUBLIC CURB RETURNS, AND IN THE HANDICAP RAMPS.

3351 GRANVILLE DR
 ANIL TUMBAPURA
 DB 015958, PG 02587
 PIN# 1705078567
 REID 0355936
 USE: SINGLE FAMILY
 ZONING - R-4

EXISTING DRIVEWAY TO BE ABANDONED

3347 GRANVILLE DR
 ANTHONY & TIFFANY LUND
 DB 013402, PG 00967
 PIN# 1705078479
 REID 0061730
 USE: SINGLE FAMILY
 ZONING - R-4

EXISTING STREET WITH 30" CURB AND GUTTER

STREET TREE PLANTING

KEY COUNT	PLANT NAME	SPACE	SIZE
LS 4	LIQUIDAMBAR STYRACIFLUA 'ROTUNDOLOBA'	40' O/C	3" CAL, 10' HT
OR 4	FRUITLESS SWEETGUM QUERCUS RUBRA, RED OAK	40' O/C	3" CAL, 10' HT

407 FORSYTH ST
 JULIA & HARRIS BROWN
 DB 008131, PG 02198
 PIN# 1705170895
 REID 0224489
 USE: SINGLE FAMILY
 ZONING - R-4

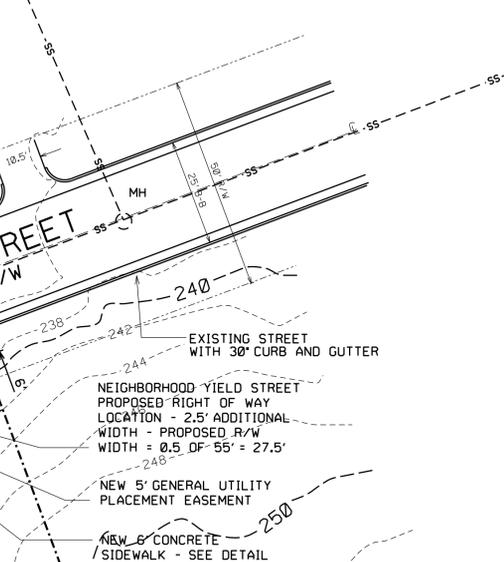
405 FORSYTH ST
 MARK & CATHERINE BRIDGERS
 DB 010209, PG 02347
 PIN# 1705170801
 REID 0021216
 USE: SINGLE FAMILY
 ZONING - R-4

LOT 1
 AREA - 17,811 SF

LOT 2
 AREA - 17,797 SF

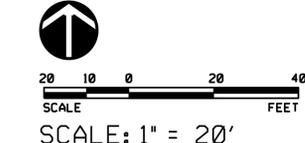
3348 GRANVILLE DR
 PAUL E FEARS
 DB 014357, PG 02233
 PIN# 1705172403
 REID 0041794
 USE: SINGLE FAMILY
 ZONING - R-4

NEW 5" GENERAL UTILITY PLACEMENT EASEMENT
 NEW 6" CONCRETE SIDEWALK - SEE DETAIL



SITE DATA:

PIN NUMBER - 1705170599
 ADDRESS: 402 FORSYTH ST., RALEIGH
 TOTAL ACREAGE - 36,027 SF - 0.827 AC
 AREA OF RIGHT OF WAY DEDICATION - 419 SF (0.0096 AC)
 2 LOTS -
 LOT 1 - 17,811 SF - 0.409 AC
 LOT 2 - 17,797 SF - 0.409 AC
 EXISTING IMPERVIOUS AREA - 6,001 SF - 0.138 AC
 HOUSE - 2,175 SF, PATIO - 662 SF,
 DRIVE - 1,856 SF, WALK - 1,308 SF
 THESE STRUCTURES ARE TO BE DEMOLISHED
 PRIOR TO SUBDIVISION OF LOT
 ZONING - R-4
 CITIZENS ADVISORY COUNCIL - GLENWOOD



PROPERTY NOTES:

- EXISTING BOUNDARY AND SITE ELEMENTS ARE BASED ON A SURVEY BY TURNING POINT SURVEYING 4113 JOHN S RABOTEAU WYND, RALEIGH, NC, PHONE NUMBER: 919 7810234, ENTITLED 'C-782 402 FORSYTH ST.' AND DATED 7-26-16.
- TOPOGRAPHIC INFORMATION (CONTOUR DATA) WAS TAKEN FROM WAKE COUNTY GIS - IMAPS.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.
- ELEVATIONS OF MANHOLES ARE BASED ON ACTUAL FIELD MEASUREMENTS AND PROVIDED BY RWK, PA AS A PART OF THE UTILITY DESIGN.
- UTILITY DESIGN IS TAKEN FROM A DOCUMENT ISSUED AND SEALED BY SEAN MCLEAN, NC PE 027840 AND DATED AUGUST 29, 2016.

DRIVEWAY NOTE:
 DRIVEWAY LOCATIONS WILL BE DETERMINED AT SITE PLAN FOR EACH LOT. THE RESTRICTIONS FOR DRIVEWAYS ARE:
 - MUST BE A RAMP DRIVEWAY
 - DRIVEWAY MUST HAVE A WIDTH OF 10' MIN. - 18' MAX
 - DRIVEWAYS ARE TO BE 40' APART ON THE SAME LOT
 - DRIVEWAY MAY NOT BE WITHIN THE 20' MINIMUM CORNER CLEARANCE FROM THE POINT OF TANGENCY OF THE INTERSECTION RADIUS
 - DRIVEWAY MUST BE LOCATED A MINIMUM OF 3.5' FROM AN ADJACENT PROPERTY LINE UNLESS IT IS SHARED

SITE NOTES:

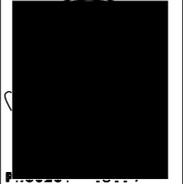
- THE TOTAL AREA AVAILABLE FOR DEVELOPMENT OF THE TWO LOTS EQUALS 36,027 SQ FT. AS PER UDO SEC. 9.2.2.A.2 A STORMWATER EXEMPTION EXISTS FOR THESE TWO LOTS CREATED AS A SUBDIVISION OF A PARCEL OF LAND UNDER AN ACRE.
- THE SITE IS 0.827 ACRES. UNDER SECTION 9.1.3 NO TREE CONSERVATION PLAN WILL BE REQUIRED.
- EXISTING HOUSE, WALK AND DRIVEWAY STRUCTURES WILL BE REMOVED PRIOR TO ANY SUBDIVISION OF LAND.
- ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS.
- A TREE IMPACT PERMIT IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR TREES PLANTED IN THE PUBLIC RIGHT OF WAY.
- THE DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF ALL UTILITY LINES NECESSARY TO PROVIDE SERVICE TO THESE SITES.

RWK, PA
 engineering - surveying
 101 W. Main St., Suite 202
 Cary, NC 27513
 Phone (919) 779-4054
 Fax (919) 779-4054



ALISON A. POCKAT, ASLA
 LANDSCAPE ARCHITECT
 LAND PLANNER
 (919) 363-4415
 106 STEEPBANK DRIVE
 CARY, NC 27518

DESIGNED: AAP
DRAWN:
APPROVED:



COUNTRY CLUB - GRANVILLE EXPANSION
 402 FORSYTH ST., RALEIGH, NC
GEPHART BUILDING COMPANY
 4016 BARRETT DR., SUITE 201
 RALEIGH, NC 27609

NO.	DATE	DESCRIPTION
1		
2		

SCALE: NTS
 DATE: AUG. 29, 2016
 SHEET NO. 1

SITE PLAN
 SP-1
 SEQUENCE NO. 3 OF 4