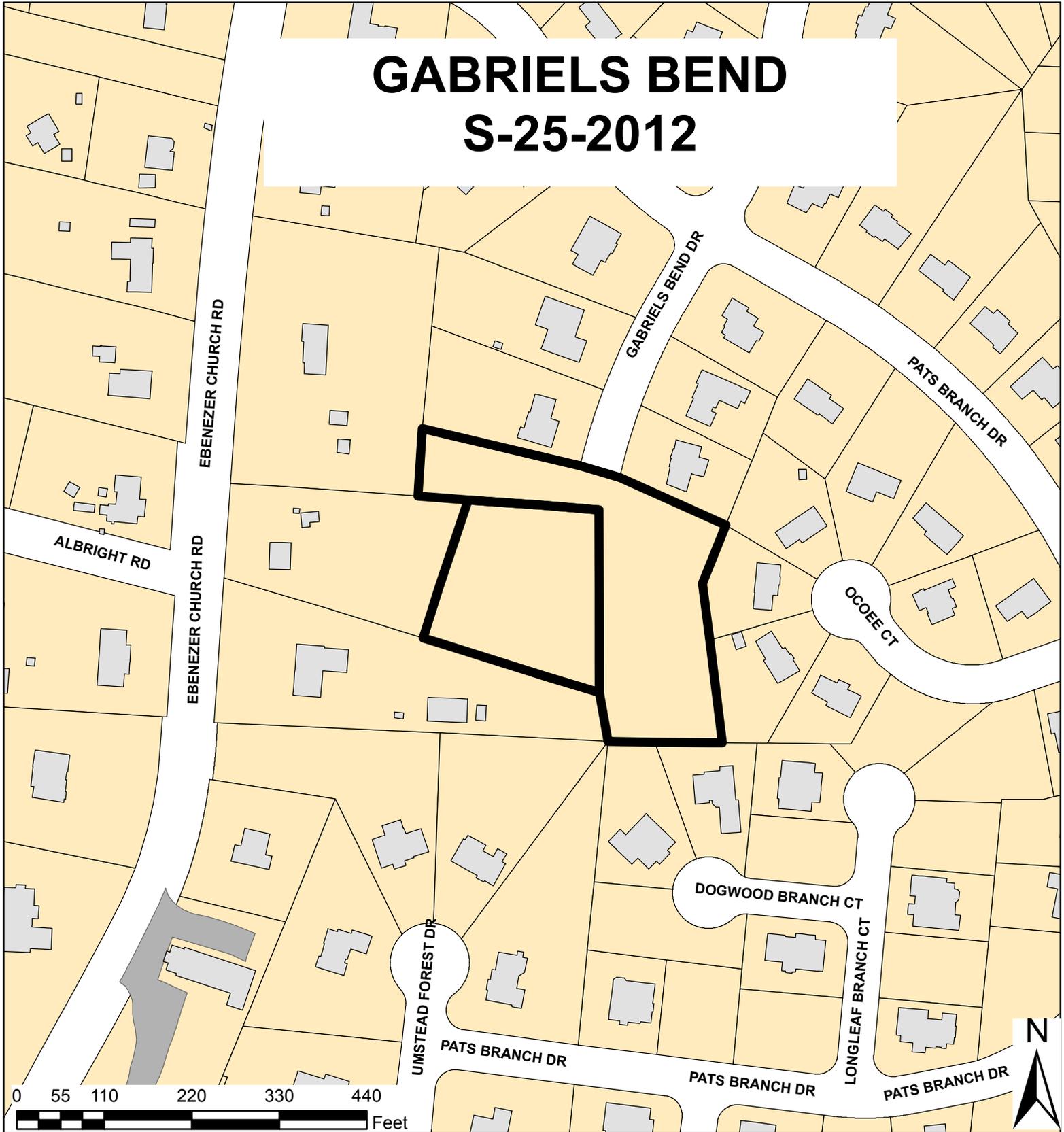


GABRIELS BEND S-25-2012



Zoning: **R-2**
CAC: **Northwest**
Drainage Basin:
Acreage: **2.21**

Number of Lots: **4**
Planner:
Phone:
Applicant Contact:
Phone:

Eric Hodge
(919) 996-2639
Coaly Design, PC
(919) 539-0012



Planning & Development

Customer Service Center
 One Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-516-2495
 Fax 919-516-2685

Preliminary Development Plan Application

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

Preliminary Approval		FOR OFFICE USE ONLY
<input type="checkbox"/> Site Plans for Planning Commission or City Council <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"/> Infill Subdivision* <input type="checkbox"/> Infill Recombination* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number <div style="font-size: 2em; font-family: cursive;">344409</div>
* May require Planning Commission or City Council Approval		

Section A 5-25-12

GENERAL INFORMATION

Development Name Gabriels Bend

Proposed Use Residential

Property Address(es) Gabriels Bend Drive

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

P.I.N. <u>0777633784</u>	P.I.N. <u>0777632722</u>	P.I.N.	P.I.N.
--------------------------	--------------------------	--------	--------

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. <u>4 lot subdivision meeting city codes</u>
--	---

PLANNING COMMISSION OR CITY COUNCIL REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.
---	---

CLIENT (Owner or Developer)	Company <u>Reeves Properties</u>
	Name (s) <u>Terry Reeves</u>
	Address <u>2754 Lakeview Drive Raleigh NC 27609</u>
	Phone <u>919 782 8675</u> Email _____ Fax _____

CONSULTANT (Contact Person for Plans)	Company <u>Coaly Design, PC</u>
	Name (s) <u>Kimberly Siran</u>
	Address <u>300-200 Parham St. Suite 6 Raleigh NC 27601</u>
	Phone <u>919 539 0012</u> Email <u>kimberly@coalydesign.com</u> Fax _____

map-077704 R-2
2.21 ac
Northwest CAE

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

Has your project previously been through the pre-submittal process? If yes, provide the transaction #

Zoning Information	Building Information
Zoning District(s) R2	Proposed building use(s)
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross
Overlay District	Proposed Building(s) sq. ft. gross
Total Site Acres 2.21 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed)
Off street parking Required <input type="checkbox"/> Provided <input checked="" type="checkbox"/>	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-	
Environmental Information	
Existing Impervious Surface acres/square feet 0	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet 0	If Yes, please provide
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

4 lot single family subdivision meeting city codes

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of Open Space (only) lots
2. Total # Of Single Family Lots 4	12. Total number of all lots 4
3. Total # Of Apartment Or Condominium Units	13. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4. Total # Of Congregate Care Or Life Care Dwelling Units	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)
5. Total # Of Mobile Home Lots	
6. Total Number of Hotel Units	
7. Overall Total # Of Dwelling Units (1-6 Above) 4	
8. Bedroom Units 1br 2br 3br 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 2/AC	
10. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	

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 **Kimberly J Siran** 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 **[Signature]** **2/14/12** Date
 Signed **[Signature]** **5/17/2012** Date

Section B

	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 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 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 type="checkbox"/>				
5. Provide the following plan sheets:	<input 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, Subdivision Plan, or Recombination 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 checked="" type="checkbox"/>	<input 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"/>			
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 checked="" type="checkbox"/>	<input type="checkbox"/>			



Customer Service Center
One Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-516-2495
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 or City Council	<input checked="" type="checkbox"/> Subdivision*	Transaction Number
<input type="checkbox"/> Preliminary Administrative Site Plans	<input type="checkbox"/> Infill Subdivision*	
<input type="checkbox"/> Group Housing*	<input type="checkbox"/> Infill Recombination*	
<input type="checkbox"/> Multifamily (Infill)*	<input type="checkbox"/> Cluster Subdivision	
	<input type="checkbox"/> Expedited Subdivision Review	

* May require Planning Commission or City Council Approval

Section A

GENERAL INFORMATION

Development Name: Gabriels Bend
Proposed Use: Residential
Property Address(es): Gabriels Bend Drive
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:
P.I.N. 0777633784 P.I.N. 0777632722 P.I.N. _____
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.
4 lot subdivision meeting city codes
PLANNING COMMISSION OR CITY COUNCIL REVIEW Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.
CLIENT (Owner or Developer) Company: Reeves Properties
Name(s): Terry Reeves
Address: 2754 Lakeview Drive Raleigh NC 27609
Phone: 919 782 8675 Email: _____ Fax: _____
CONSULTANT (Contact Person for Plans) Company: Cady Design, PC
Name(s): Kimberly Siran
Address: 301-200 Parham St. Suite 6 Raleigh NC 27601
Phone: 919 539 6612 Email: kimberly@cadysdesign.com Fax: _____

PRELIMINARY DEVELOPMENT PLAN APPLICATION | 03.21.12

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

Has your project previously been through the pre-submittal process? If yes, provide the transaction #

Zoning Information	Building Information
Zoning District(s): <u>R-2</u>	Proposed building use(s):
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross
Overlay District	Proposed Building(s) sq. ft. gross
Total Site Acres: <u>2.21</u> Inside City Limits: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed)
Off street parking Required: <u>Provided</u>	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-	

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:
4 lot single family subdivision meeting city codes

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # of Townhouse Lots	Detached	Attached	11. Total number of Open Space (only) lots
2. Total # of Single Family Lots	<u>4</u>		12. Total number of all lots
3. Total # of Apartment Or Condominium Units			13. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4. Total # of Congregate Care Or Life Care Dwelling Units			If Yes, please answer the questions below:
5. Total # of Mobile Home Lots			a) Total number of Townhouse Lots
6. Total Number of Hotel Units			b) Total number of Single Family Lots
7. Overall Total # of Dwelling Units (1-6 Above)	<u>4</u>		c) Total number of Group Housing Units
8. Bedroom Units 1br 2br 3br 4br or more			d) Total number of Open Space Lots
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	<u>2/ac</u>		e) Minimum Lot Size
10. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets			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)

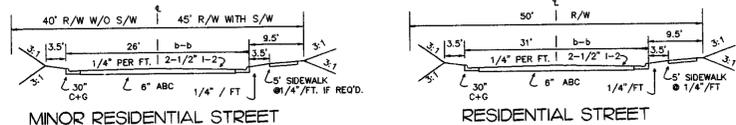
SIGNATURE BLOCK (Applicable to all developments)

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 Kimberly J Siran to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me/ us as my agent regarding this application. I/we have read, acknowledge and affirm that this project is conforming to all applicable requirements in any public meeting regarding this application.
Signed: Kimberly J Siran Date: 3/21/12
Signed: [Signature] Date: 3/21/12
applicable with the proposed development use.

2 PRELIMINARY DEVELOPMENT PLAN APPLICATION | 03.21.12

TYPICAL STREET SECTIONS

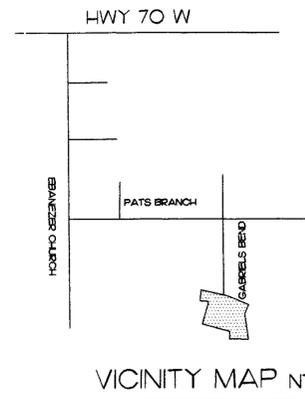
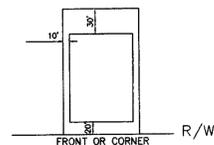
- NOTES: 1) CUL-DE-SACS SHALL HAVE A 3.5' SHOULDER @ 1/2" PER FT. CLEAR & GRADE FULL R/W w/in 50' OF INTERSECTIONS. w/in 100' OF COLLECTORS.
2) _____



TYPICAL SETBACKS

- FRONT OR CORNER SIDE 10'
REAR 30'
AGGREGATE FRONT & REAR 50'
SIDE 10'
AGGREGATE SIDE 20'

SETBACK DETAIL



SITE DATA

OWNER: REEVES PROPERTIES
2754 LAKEVIEW DR.
RALEIGH NC 27609
919 / 782-8675
PIN #: 0777633784 & 0777632722
MAP: 077704
ZONING: R-2
TOTAL AREA: 2.21 ACRES
STREET DATA: 120 LF .23 AC (RES. STREET)
NET AREA (-R/W): 1.98 AC
TOTAL # LOTS: 4
MIN. LOT SIZE: 20,000 SQ. FT.
AVERAGE LOT SIZE: 21,546 SQ. FT.
STREET TREES REQ'D: 1 TREE / 50 LF = 3 PROVIDED
7 3" CALIPER TREES

QUANTITIES

LOTS: 4 TOTAL
LOT #S: 1,2,3 AND 4
UNITS: 4 TOTAL
PUBLIC WATER: 175 LF 6" DIW
PUBLIC SEWER: 200 LF 8" PVC
PUBLI STREET TOTAL: 120 LF
PUBLIC SIDEWALK: 90 LF

NOTES

- TOPO FROM CITY OF RALEIGH DATA
- BOUNDRY BY JOHN PHELPS
- ALL CUL-DE-SAC CURB RADI SHALL BE 35' WITH R/W RADI = 25'
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS.
- AVERAGE LOT SIZE IS 21,546 AND AVERAGE FRONTAGE IS 93' AND EXEMPTS THIS SUBDIVISION FROM INFILL REQUIREMENTS.



PENNY ENGINEERING DESIGN
CONSULTING ENGINEERS & LAND DESIGNERS
9820 ENBRANNS DRIVE, SUITE 220
RALEIGH NC 27613
OFFICE 919/848-1451
FAX 919/848-0813

CONTACT PERSON:
MITCH MURPHY
MURPHYMTC@aol.com
919 / 848-1461

GABRIELS BEND SUB'D
RALEIGH NC
PRELIMINARY LOT LAYOUT

SCALE: 1"=30'
DRAWN: MTM
DATE: 3/21/12
CHK'D: PLS
REV'D:
SHEET: 1 OF 1
PROJ. #: 1008