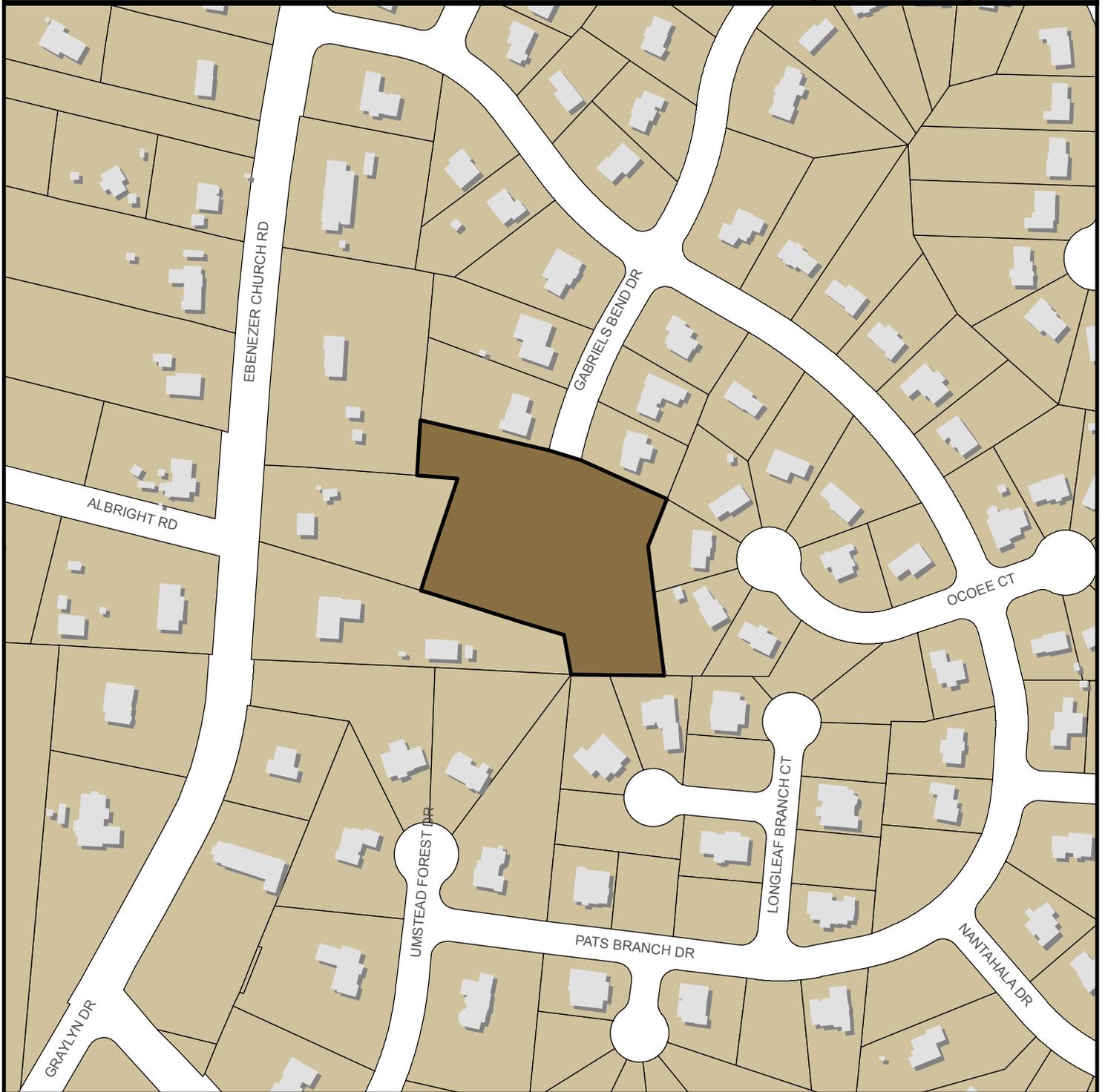


GABRIELS BEND S-27-2014



Zoning: **R-2, MPOD**
CAC: **Northwest**
Drainage Basin: **Turkey Creek**
Acreage: **2.21**
Number of Lots: **4**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **Penny Engineering
Design**
Phone: **(919) 848-1461**





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 Assigned Project Coordinator Assigned Team Leader
* 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 **Gabriels Bend**

Proposed Use **Residential**

Property Address(es) **Gabriels Bend**

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 0777 63 3784	P.I.N. Recorded Deed 0777 63 2722	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 <u>not</u> requiring Planning Commission or City Council approval. 4 lot subdivision meeting City Code		
PLANNING COMMISSION	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 Dr. Raleigh NC 27609		
	Phone 919 782 8675	Email	Fax
CONSULTANT (Contact Person for Plans)	Company Penny Engineering Design	Name (s) Mitchell Murphy	
	Address 9220 Fairbanks Dr Raleigh NC 27613		
	Phone 919 848 1461	Email pennyengineer@aol.com	Fax

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

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	Unstead Park Overlay	Proposed Building(s) sq. ft. gross	
Total Site Acres	Inside City Limits <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Total sq. ft. gross (existing & proposed)	
Off street parking Required	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	acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Impervious Surface	acres/square feet	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 code.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots	Detached 4 Attached	11. Total number of all lots	4
2. Total # Of Single Family Lots	4	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)	4	d)	Total number of Open Space Lots
8. Bedroom Units	1br <input type="radio"/> 2br <input type="radio"/> 3br <input type="radio"/> 4br or more <input type="radio"/>	e)	Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	2/ac	f)	Total Number of Phases
10. Total number of Open Space (only) lots		g)	Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input checked="" 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 Mitchell Murphy 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] Date 2/18/14
 Signed [Signature] Date 3/19/14

TO BE COMPLETED BY APPLICANT	TO BE COMPLETED BY CITY	
	YES	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"/>	<input checked="" type="checkbox"/>
2. <u>Preliminary Development Plan Application</u> completed and signed by the property owner	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Client must complete and print page 1 and 2 of the <u>Preliminary Development Plan Application</u> to the plan cover sheet (not applicable for infill recombination)	<input type="checkbox"/>	<input type="checkbox"/>
4. I have referenced the <u>Preliminary Development Plan Checklist</u> 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"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Existing Conditions Sheet	<input type="checkbox"/>	<input type="checkbox"/>
c) Proposed Site or Subdivision Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input type="checkbox"/>
e) Proposed Utility Plan, including Fire	<input type="checkbox"/>	<input type="checkbox"/>
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input type="checkbox"/>
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input 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 type="checkbox"/>
i) Transportation Plan	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
7. Plan size 18"x24" or 24"x36"	<input 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 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 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 type="checkbox"/>	<input type="checkbox"/>
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input type="checkbox"/>
12. Preliminary stormwater quantity and quality summary and calculations package	<input 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 type="checkbox"/>



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Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
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Preliminary Development Plan Application

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Preliminary Approvals		FOR OFFICE USE ONLY
<input type="checkbox"/> Site Plans for Planning Commission	<input type="checkbox"/> Subdivision*	Transaction Number
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<input type="checkbox"/> Multifamily (Infill)**	<input type="checkbox"/> Expedited Subdivision Review	
	<input type="checkbox"/> Conventional Subdivision	
	<input type="checkbox"/> Compact Development	
	<input type="checkbox"/> Conservation Subdivision	

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

GENERAL INFORMATION

Development Name: **Gabriels Bend**
Proposed Use: **Residential**
Property Address(es): **Gabriels Bend**
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 0777 63 3784 P.I.N. Recorded Deed 0777 63 2722 P.I.N. Recorded Deed
What is your project type? Apartment Banks Elderly Facilities Hospitals Hotels/Hotels 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:
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PLANNING COMMISSION: 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 Dr. Raleigh NC 27609** Phone **919 782 8675** Email **trreeves@reevesproperties.com** Fax
CONSULTANT (Contact Person for Plans): Company **Penny Engineering Design** Name (s) **Mitchell Murphy** Address **9220 Fairbanks Dr Raleigh NC 27613** Phone **919 848 1461** Email **pennyengineer@aol.com** Fax

PRELIMINARY DEVELOPMENT PLAN APPLICATION | 10.01.13

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

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
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Off street parking Required 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 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Flood Study <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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 code.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

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I hereby designate **Mitchell Murphy** 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 **Mitchell Murphy** Date **2/18/14**
Signed **[Signature]** Date **2/19/14**

2 PRELIMINARY DEVELOPMENT PLAN APPLICATION | 10.01.13

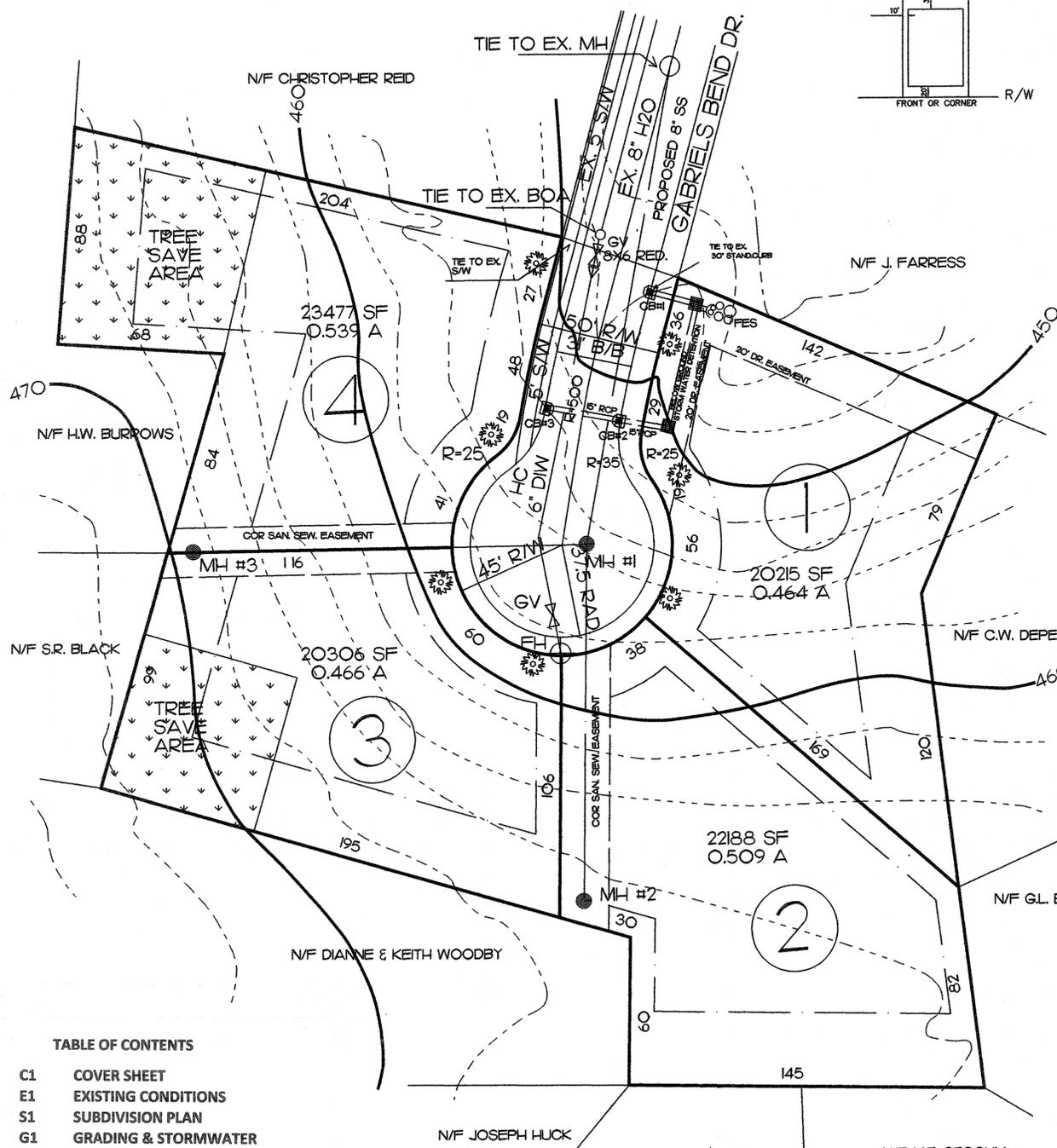


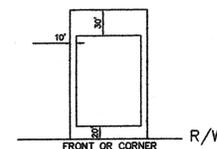
TABLE OF CONTENTS

- C1 COVER SHEET
- E1 EXISTING CONDITIONS
- S1 SUBDIVISION PLAN
- G1 GRADING & STORMWATER
- G2 GRADING & STORMWATER
- U1 UTILITY PLAN
- U2 UTILITY PLAN
- LA1 TREE PLAN
- LA2 TREE PLAN
- P1 TRANSPORTATION PLAN/PROFILE

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 PROVIDED	1 TREE / 50 LF = 3 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

1. TOPO FROM CITY OF RALEIGH DATA
2. BOUNDRY BY JOHN PHELPS
3. ALL CUL-DE-SAC CURB RADI SHALL BE 35' WITH R/W RADI = 25'
4. CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS.
5. 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
9220 FAIRBANKS DRIVE, SUITE 220
RALEIGH, NC 27613
OFFICE 919/848-1461 FAX 919/848-0815

S-25-12

GABRIELS BEND SUBD
RALEIGH NC
PRELIMINARY LOT LAYOUT

SCALE:	DRAWN:
1"=30'	MTM
DATE:	CHK'D:
1-24-11	PLS
REV'D	
1-20-13	SEWER
3-19-14	2161
SHEET	
C1	of 10
PROJ. #	PI008

PENNY ENGINEERING DESIGN
CONSULTING ENGINEERS & LAND DESIGNERS
 9220 FAIRBANKS DRIVE, SUITE 220 RALEIGH NC 27613
 OFFICE 919/848-1461 FAX 919/846-0813

S-25-12

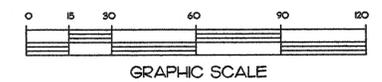
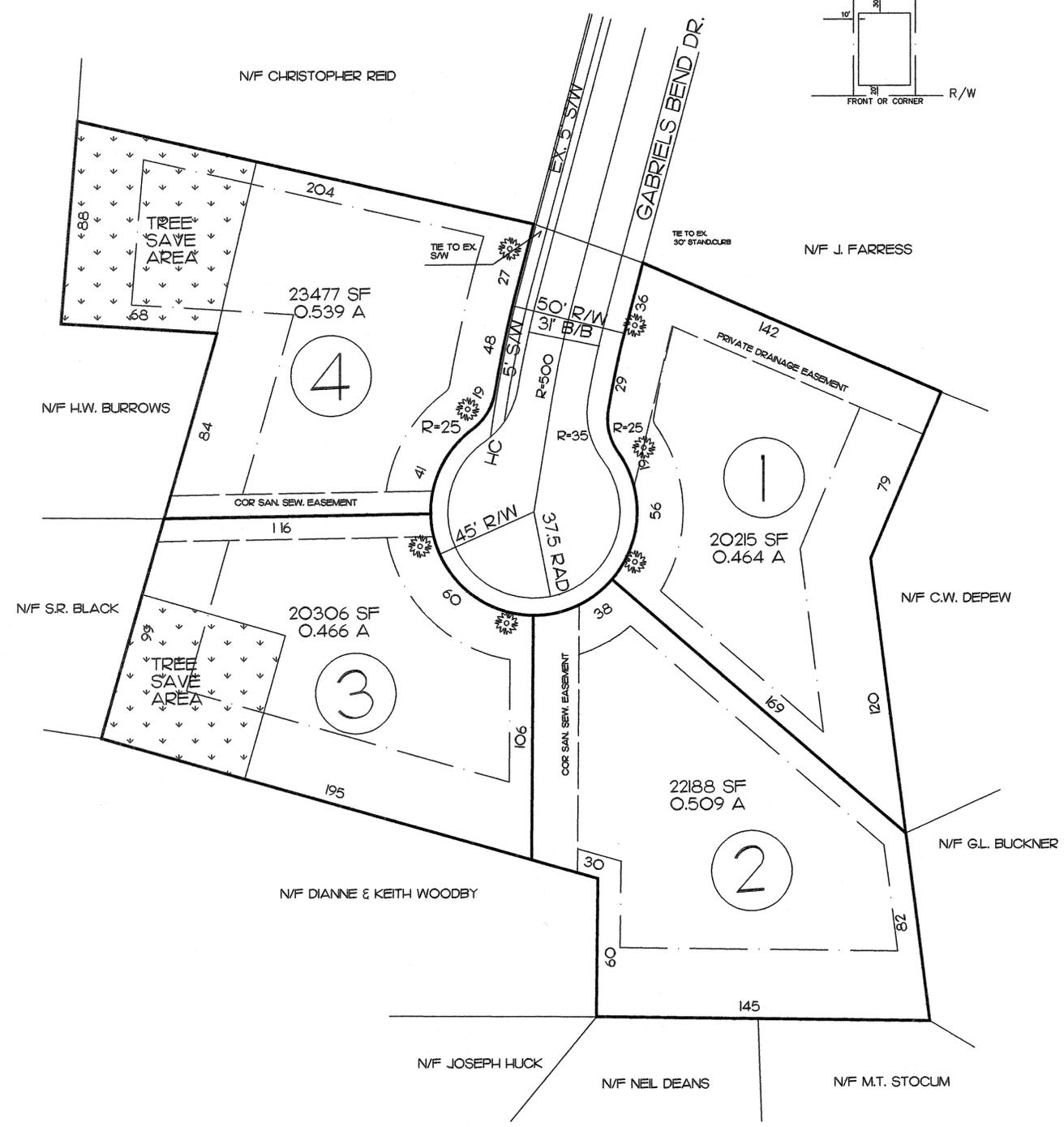
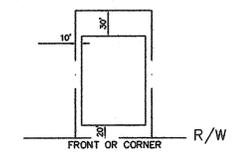
GABRIELS BEND SUB'D
RALEIGH NC
SUBDIVISION PLAN

SCALE:	DRAWN:
1"=30'	MTM
DATE:	CHK'D:
1-24-11	PLS
REV'D	
1-20-13	SEWER
SHEET	
51	OF
PROJ. #	
PI008	

TYPICAL SETBACKS

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

SETBACK DETAIL

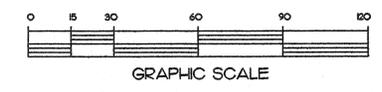
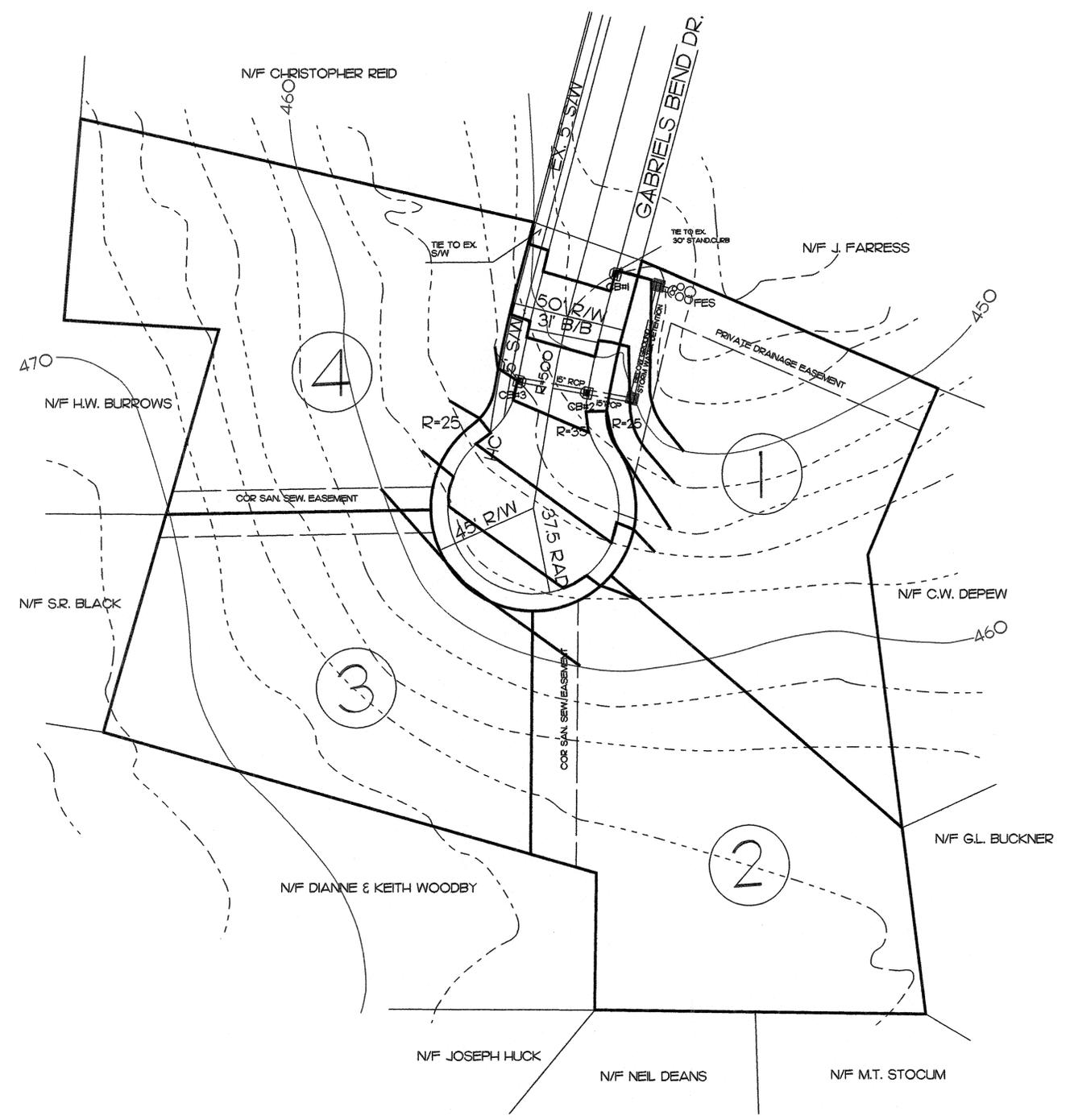


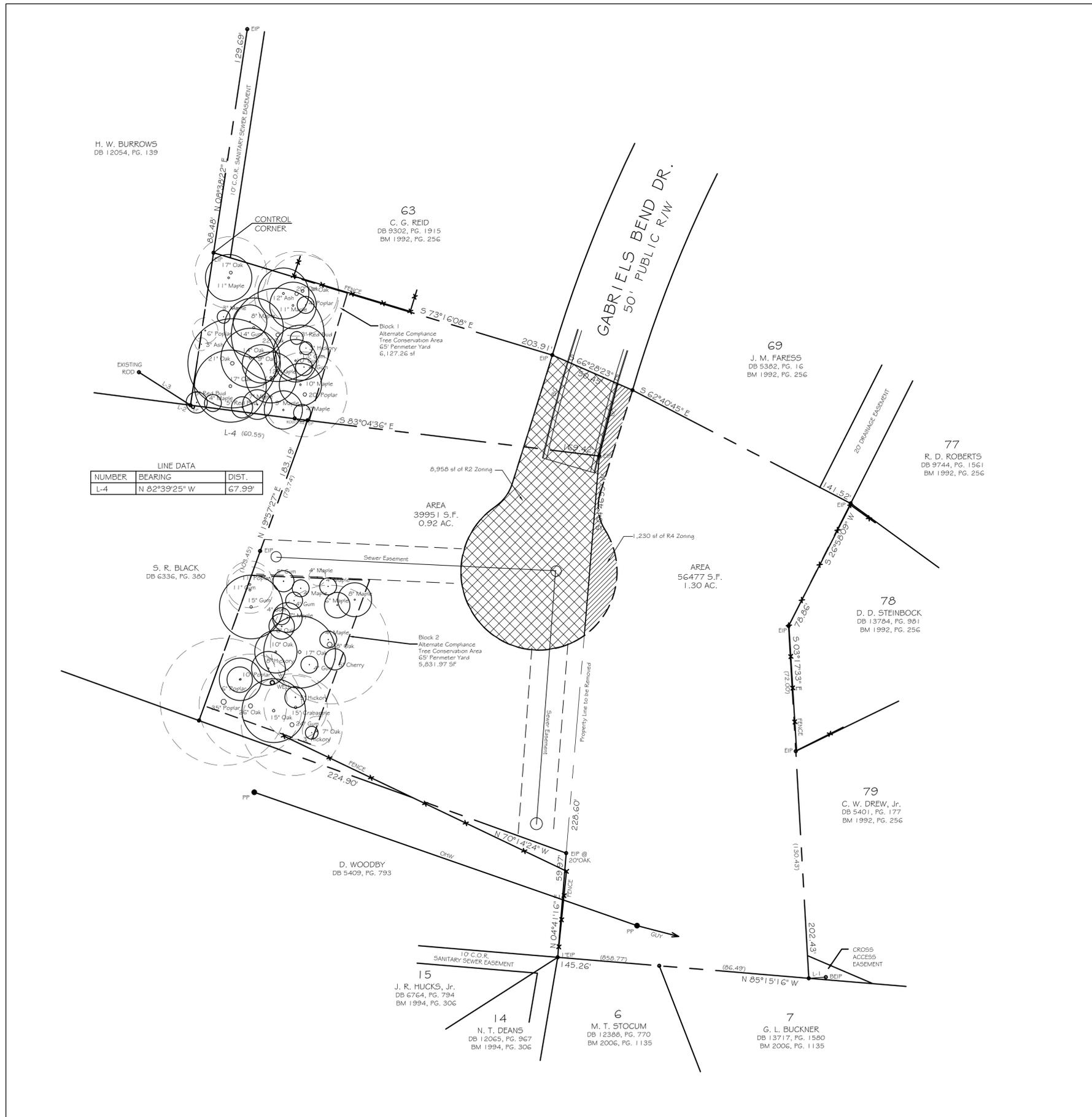
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CONSULTING ENGINEERS & LAND DESIGNERS
 9220 FARBANKS DRIVE, SUITE 220 RALEIGH NC 27613
 OFFICE 919/848-1461 FAX 919/846-0813

S-25-12

GABRIELS BEND SUB'D
RALEIGH NC
GRADING AND STORMWATER

SCALE:	1"=30'	DRAWN:	MTM
DATE:	1-24-11	CHK'D:	PLS
REV'D			
1-20-13		SEWER	
SHEET	GI	OF	
PROJ. #	P1008		

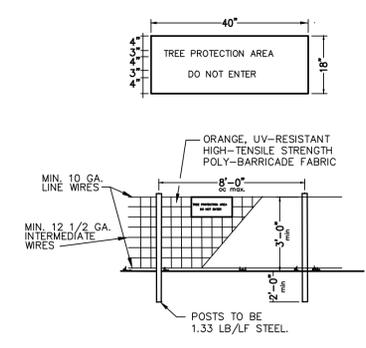




BLOCK 1
COMPOSITION: MIXED STAND OF 23+ TREES: MAPLE, POPLAR, GUM, AND OAK.
CHARACTERISTICS OF TREE STAND: HARDWOOD, GENTLE SLOPE
SMALLEST CALIPER TREE: 3"
LARGEST DBH: 22"
TYPICAL DBH: 7"-10"
TYPICAL SPACING: 15'
BASAL AREA CALCULATION / ACRE: 118.37
GENERAL HEALTH: GOOD

BLOCK 2
COMPOSITION: MIXED STAND OF 12+ TREES: OAK, GUM, POPLAR, HICKORY, CHERRY
CHARACTERISTICS OF TREE STAND: HARDWOOD, GENTLE SLOPE
SMALLEST CALIPER TREE: 3"
LARGEST DBH: 17"
TYPICAL DBH: 6'-8"
TYPICAL SPACING: 15'-20'
BASAL AREA CALCULATION / ACRE: 51.95
GENERAL HEALTH: GOOD

ALL TREES HAVE AT LEAST 70% OF THEIR CRITICAL ROOT ZONE WITHIN THE TREE CONSERVATION AREA.
THE WELL LOCATED IN BLOCK 2 HAS BEEN CAPPED. NO ADDITIONAL DISTURBANCE OF THIS AREA IS ALLOWED.



NOTES:
-Warning signs to be made of durable weatherproof material.
-Letters are to be 3" high min. clearly legible and spaced as detailed.
-Signs are to be placed at 50' max. intervals.
-Place sign at each end of linear tree protection areas and 50' or thereafter.
-For tree protection areas less than 200' in perimeter, provide no less than one sign per protection area.
-Attach signs securely to fence posts and fabric.
-Maintain tree protection fence throughout duration of project.
-Additional signs may be required by the City of Raleigh Inspections Department based on actual field conditions.
-Install fencing and signage prior to calling for the initial on-site inspection by the City of Raleigh Zoning Inspector.
-Place a sign at each end of linear tree protection and 50' O.C. thereafter

LA-1 TREE PROTECTION FENCE NTS

Alternate Compliance Tree Conservation Area
65' perimeter yard
11,959.23 sf or .2745 acres

Total Site Acres: 2.21 Acres or 96,267.6 SF
Total R2 Zoning = 56,048 SF (15% required)
Total R4 Zoning = 40,219 SF (10% required)
12,428 SF of required Tree Conservation Area
-subtract square footage of new ROW = 1,018.9
123 sf of R4 and 896 sf of R2
Total TCA required: 11,409.1 SF
TOTAL Tree Conservation Area provided: 11,959.23 sf or .2745 acres

TREE CONSERVATION PLAN



GABRIELS BEND SUBDIVISION
GABRIELS BEND DRIVE
RALEIGH, NC

TREE CONSERVATION PLAN

Consultants

Professional Seals

Professional Seal: J. S. W. (North Carolina Professional Seal, 6-27-14)

Professional Seal: COALY DESIGN (North Carolina Professional Seal, C-262)

Date issued: 9.17.12
Scale: 1"=30'
Drawn by: RBS
Checked by: KJS

Revisions

No.	Description	Date	By
1	Comments	6.26.14	KJS

LA-1