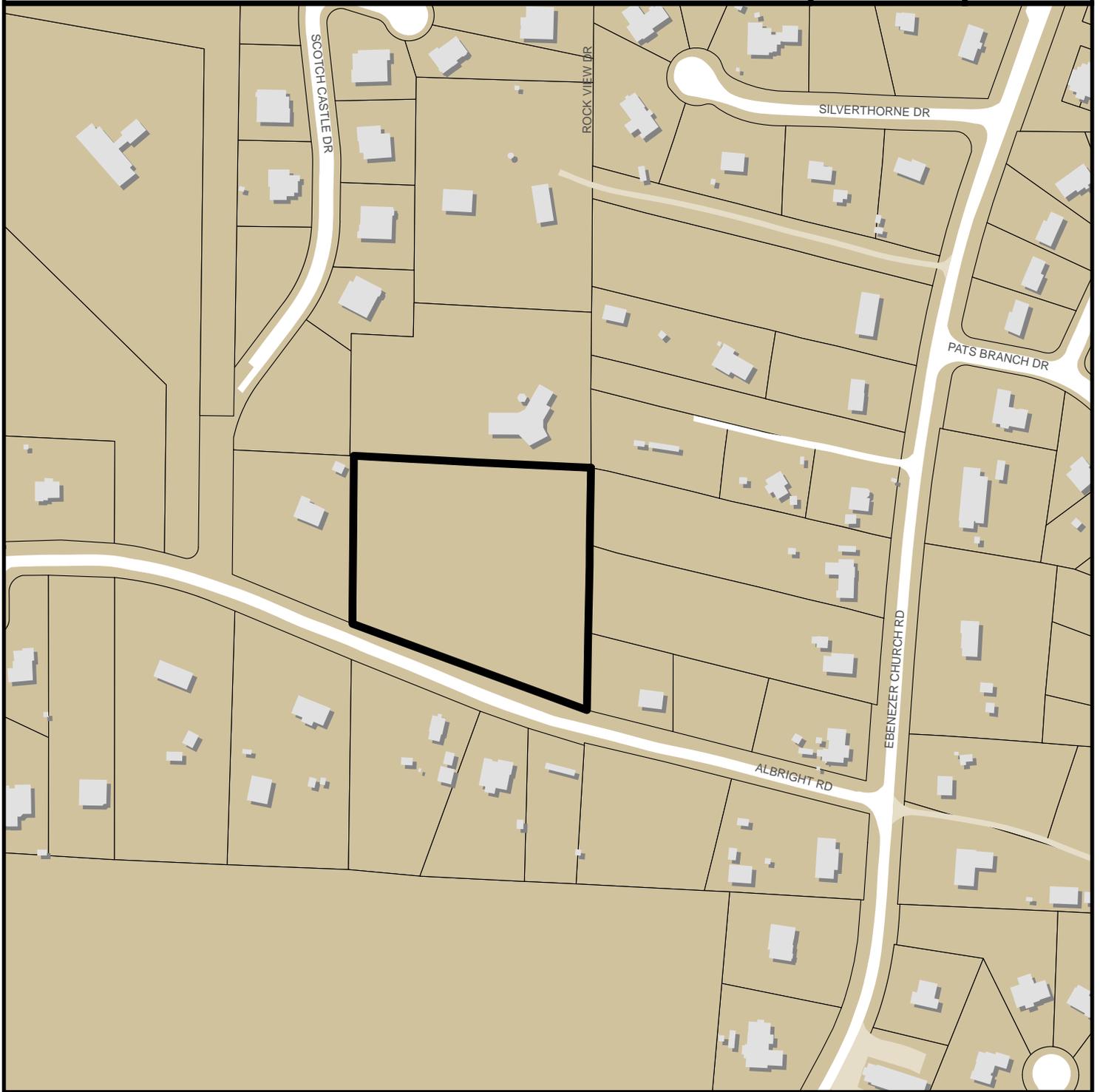


ALBRIGHT ROAD SUBDIVISION S-35-2014



0 300 600 Feet

Zoning: **R-2**
CAC: **Northwest**
Drainage Basin: **Sycamore**
Acreage: **3.49**
Number of Lots: **2**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **Timmons Group**
Phone: **(919) 625-0411**





Planning & Development

5-35-14

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 407126 Assigned Project Coordinator Chip Assigned Team Leader Walters
* 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 ALBRIGHT ROAD SUBDIVISION		
Proposed Use SINGLE FAMILY RESIDENTIAL		
Property Address(es) 8712 ALBRIGHT ROAD		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. Recorded Deed 0777-44-9136	P.I.N. Recorded Deed	P.I.N. Recorded Deed
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> 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. IS RESIDENTIAL SINGLE FAMILY @ LESS THAN 4 UNITS/ACRE DENSITY	
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 GREENPOINTE, LLC	Name (s) JEFF GROTE
	Address 1426 WALL ROAD WAKE FOREST, NC 27587	
	Phone 919-570-0418 ext 2	Email greenpoint84@gmail.com
CONSULTANT (Contact Person for Plans)	Company TIMMONS GROUP	Name (s) KEITH ROBERTS, PE
	Address 8410 TRINITY ROAD, SUITE 112, RALEIGH, NC 27607	
	Phone 919-625-0411	Email keith.roberts@timmons.com

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

Zoning Information	Building Information
Zoning District(s) R-2	Proposed building use(s) SINGLE FAMILY RESIDENCE
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross
Overlay District MPOD	Proposed Building(s) sq. ft. gross
Total Site Acres 3.486 AC 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 0 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. MAINTAINS SINGLE FAMILY RESIDENTIAL WITH IN R-2 ZONING

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached 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 4br or more	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) .57 DU/AC	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 KEITH M ROBERTS, PE TIMMONS GROUP, INC _____ 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 _____

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"/>		<input checked="" type="checkbox"/>		
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>		<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"/>	<input checked="" 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"/>		<input checked="" type="checkbox"/>		
5. Provide the following plan sheets:	<input type="checkbox"/>		<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"/>		<input checked="" type="checkbox"/>		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
e) Proposed Utility Plan, including Fire	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<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"/>			<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"/>			<input checked="" type="checkbox"/>
i) Transportation Plan	<input type="checkbox"/>	<input checked="" 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"/>		<input checked="" type="checkbox"/>		
7. Plan size 18"x24" or 24"x36"	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>		

N/F
SAAD TOMA &
YASIR ISSA TOMA
D.B. 12718, PAGE 388
B.M. 2006, PAGE 1787-1788
PIN # 0777.03-44-7493

N/F
CAROLYN S. MITCHELL
D.B. 11475, PAGE 1678
B.M. 1982, PAGE 1128
PIN # 0777.04-54-1439

N/F
JOHN A. MANGUM
D.B. 3840, PAGE 3
PIN # 0777.04-54-4336

N/F
MARVIN E. TRUMBA
& NANCY D. TRUMBA
D.B. 4113, PAGE 521
PIN # 0777.03-44-7261

25' NATURAL
RESOURCE BUFFER

25' NATURAL
RESOURCE BUFFER

SECONDARY TREE CONSERVATION AREA -
65' WIDE PERIMETER YARD
SEGMENT 1, 2 & 3
11,764 SF = 0.270 AC

SECONDARY TREE CONSERVATION AREA
65' WIDE PERIMETER YARD
SEGMENT 4, 5, 6, 7 & 8
11,931 SF = 0.274 AC

PROPOSED LOT #1
ALBRIGHT RD
70,790 SF
1.625 AC
R-2

PROPOSED LOT #2
ALBRIGHT RD
81,050 SF
1.861 AC
R-2

N/F
SANDRA KAYE RIGSBEE
D.B. 2636, PAGE 432
PIN # 0777.04-54-5053

N/F
DAVID MICHAEL DUVERNAY
D.B. 3611, PAGE 614
PIN # 0777.04-53-5973

LEGEND



SECONDARY TREE CONSERVATION AREA
65' WIDE PERIMETER YARD

Appendix 4: Tree Conservation Plan Data Sheet
(Refer To Ordinance TC-7-04 And User's Manual For Instructions)

Project Name: 8712 Albright Road		Total Site Acres: 3.49
(1) Primary Tree conservation Areas	# Acres	% of Tract
(a1) SHOD 1 Yards	0.00	0.00
(a2) SHOD 2 Yards	0.00	0.00
(a3) SHOD 3 Yards	0.00	0.00
(a4) SHOD 4 Yards	0.00	0.00
(a5) Thoroughfare District Yards	0.00	0.00
(a6) Conservation Management District	0.00	0.00
(a7) Metro Park Overlay District	0.00	0.00
(a8) Conditional Use Zoning Tree Save Areas	0.00	0.00
(a9) Natural Protective Yards Required By Re-zoning Or Other Conditions	0.00	0.00
(a10) Other Required Tree Save Areas	0.00	0.00
(b) Champion Trees including their Critical Root Zone	0.00	0.00
(c) Zone 2 of Neuse Riparian Buffers	0.00	0.00
(d) Areas with slopes of 45% or more adjacent to or within floodways	0.00	0.00
Subtotal of Primary Tree Conservation Areas:	0	0.00
Greenway Easement: (voluntarily inclusion of a portion of greenway)		
	0	0
(2) Secondary Tree Conservation Areas		
(a) Major Thoroughfare: 50-foot Average Buffer	0	0.00
(b) Minor Thoroughfare: 50-foot Average Buffer	0	0.00
(c) 65-foot perimeter yard adjacent to non-vacant property	0	0.00
(d) Alternate compliance area: 65-foot perimeter yard	0.544	15.59
(e) 32-foot perimeter yard adjacent to vacant property	0	0.00
(f) Alternate compliance area: 32-foot perimeter yard	0	0.00
(g) Individual trees 10" dbh & larger within 65' of roadways or any non-vacant property	0	0.00
(h) Individual trees 10" dbh & larger within 32' of any vacant property	0	0.00
Subtotal of Secondary Tree Conservation Areas:	0.544	15.59
TOTAL ALL TREE CONSERVATION AREAS:	0.544	15.59

Data Sheet Completed by: Monroe Timberland Consultants, Inc. 919-676-9807
Date: 23-Aug-14

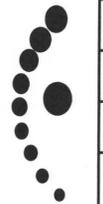


THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 112 | Raleigh, NC 27607
TEL: 919.866.4951 FAX: 919.853.6124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE
	08/27/2014

DRAWN BY
E. BLACKMON
DESIGNED BY
E. BLACKMON
CHECKED BY
K. ROBERTS
SCALE
1"=30'



NORTH CAROLINA LICENSE NO. C-1652
ALBRIGHT ROAD SUBDIVISION
RALEIGH, NORTH CAROLINA, WAKE COUNTY
TREE CONSERVATION PLAN

JOB NO.
35640
SHEET NO.
TCP