EDWARDS SUBDIVISION
S-30-2015

Zoning: **R-10, SRPOD**
CAC: **West**
Drainage Basin: **Simmons**
Acreage: **0.60**
Number of Lots: **4**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**

Applicant: **Edwards Residential**
Phone: **(919) 422-8054**

5-30-15

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
☐ Site Plans for Planning Commission ☐ Preliminary Administrative Site Plans ☐ Group Housing ** ☐ Multifamily (Infill)**	■ Subdivision* ☐ Cluster Subdivision** ☐ Infill Subdivision** ☐ Expedited Subdivision Review ☐ Conventional Subdivision ☐ Compact Development ☐ Conservation Subdivision	Transaction Number 431650 Assigned Project Coordinator Assigned Team Leader Justin Ramotta
* 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: Edwards Subdivision

Proposed Use: single family residential

Property Address(es): 412 & 408 Heather Drive

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	P.I.N. Recorded Deed	P.I.N. Recorded Deed
0784-41-7519 (09)	0784-41-7510		

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.
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: Edwards Residential	Name (s): Kent Edwards	
	Address: 809 Mt. Vernon Road, Ste 101, Raleigh, N. C. 27607		
	Phone: 919-422-8054	Email: kent@edwardsresidential.com	Fax:
CONSULTANT (Contact Person for Plans)	Company: Blakely Design Group	Name (s): B. Taylor Blakely	
	Address: 700 Exposition Place, Ste 105, Raleigh, N.C.27615		
	Phone: 919-870-1868	Email: taylor@blakelydesign.net	Fax:

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

Zoning Information	Building Information
Zoning District(s) R-10	Proposed building use(s) Single Family
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross n/a
Overlay District	Proposed Building(s) sq. ft. gross n/a
Total Site Acres ; Inside City Limits ■ Yes ☐ No	Total sq. ft. gross (existing & proposed) n/a
Off street parking Required n/a Provided n/a	Proposed height of building(s) n/a
COA (Certificate of Appropriateness) case # n/a	FAR (floor area ratio percentage) n/a
BOA (Board of Adjustment) case # A- 70-14	Building Lot Coverage percentage n/a (site plans only)
CUD (Conditional Use District) case # Z-	

Stormwater Information	
Existing Impervious Surface acres/square feet n/a	Flood Hazard Area ☐ Yes ■ No
Proposed Impervious Surface acres/square feet n/a	**If Yes, please provide**
Neuse River Buffer ☐ Yes ☐ No Wetlands ☐ Yes ■ 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.

We are proposing a subdivision of 4 single family lots in R-10 zoning

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? ☐ Yes ■ 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 2br 3br ■ 4br or more	**e)** Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	**f)** Total Number of Phases
10. Total number of Open Space (only) lots n/a	**g)** Perimeter Protective Yard Provided ☐ Yes ☐ 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.

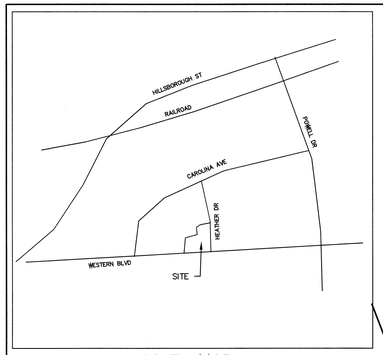
I hereby designate B. Taylor Blakely to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

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

Signed _____ 5-4-15 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)	☑		✓		
2. **Preliminary Development Plan Application** completed and signed by the property owner	☑		✓		
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)	☑	☐	✓		
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	☑		✓		
5. Provide the following plan sheets:	☑				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	☑		✓		
b) Existing Conditions Sheet	☑	☐	✓		
c) Proposed Site or Subdivision Plan	☑		✓		
d) Proposed Grading and Stormwater Plan	☐	☑			✓
e) Proposed Utility Plan, including Fire	☑	☐	✓		
f) Proposed Tree Conservation Plan	☐	☑			✓
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	☐	☑			✓
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	☐	☑			✓
i) Transportation Plan	☐	☑			✓
6. 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	☑		✓		
7. Plan size 18"x24" or 24"x36"	☑		✓		
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	☑		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	☑		✓		
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	☑		✓		
11. Wake County School Form, if dwelling units are proposed	☑	☐	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	☐	☑			✓
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	☐	☑			✓



VICINITY MAP

NORTH DB 6351, PG. 888

0' 20' 40' 60'

1" = 20'

HORIZONTAL GROUND DISTANCE
AREA COMPUTED BY COORD.
GEOMETRY METHOD

NO N.C.G.S CONTROL WITHIN 2000'

PLAT REFERENCE

BOM 1925, PG. 22 W.C.R.
BOM 1935, PG. 56 W.C.R.

LEGEND

- ⊕EIP – EXISTING IRON PIPE
- ⊕AXLE – EXISTING AXLE
- WM – WATER METER
- SS – SEWER MANHOLE
- TELE – TELEPHONE PEDESTAL
- CB – CATCH BASIN
- PP – POWER POLE
- ADJOINING LOT LINES

IRENE D. BEANE
DB 106, PG. 000E
PIN 0784-41-4602
ZONE R-10
SINGLE FAMILY
.42 acre

JOHN T. COSTIN
DB 1522, PG. 394
PIN 0784-41-5604
ZONE R-10
TRIPLEX
.44 acre

ELIZABETH S. PERRY
DB 3369, PG. 928
PIN 0784-41-6653
ZONE R-10
SINGLE FAMILY
.19 acre

WESTOVER UMC
DB 12541, PG. 2794
PIN 0784-41-9855
ZONE R-10
CHURCH
2.19 acre

IRENE E. QUINN HEIRS
DB 08-E, PG. 1414
PIN 0784-41-9610
ZONE R-10
SINGLE FAMILY
.52 acre

LISA ACHATZ HAMMOND
DB 13409, PG. 618
PIN 0784-41-4443
ZONE R-10
SINGLE FAMILY
.36 acre

MOUNT VERNON
ASSOCIATES, L.L.C.
DB 6351, PG. 888
PIN 0784-41-5446
8 EXISTING APARTMENTS

JEFFREY C. COOPER
PIN 0784-41-7404
ZONE R-10
EX. TOWNHOUSE

LEAH GREENWOOD
PIN 0784-41-7401
ZONE R-10
EX. TOWNHOUSE

JOSEPH A. GALLAGHER
PIN 0784-41-7309
ZONE R-10
EX. TOWNHOUSE

MVR PROPERTIES
PIN 0784-41-7462
ZONE R-10
EX. TOWNHOUSE HOA

COMMERCIAL SOFTWARE, INC.
DB 6511, PG. 666
PIN 0784-41-9415
ZONE O & I-1
OFFICE
.50 acre

AN EXISTING FIRE HYDRANT IS AT CORNER OF HEATHER DR. & CAROLINA AVE. APPROX. 150'

PROPOSED 5 RED MAPLES
3" CAL. 10' MIN HT., B. & B.
181'/40'=5 TREES

LOT 2
PIN: 0784-41-7519
14,369 S.F.
0.33 AC.

LOT 3
PIN: 0784-41-7510
11,718 S.F.
0.27 AC.

PROPOSED LOT D
7,652 s.f.
0.175 AC.

PROPOSED LOT C
6,905 s.f.
0.158 AC.

PROPOSED LOT B
6,492 s.f.
0.149 AC.

PROPOSED LOT A
5,014 s.f.
0.115 AC.

STORAGE SHED

DECK

PORCH

EXISTING 1-STORY FRAME

THIS EXIST. HOUSE TO BE DEMOLISHED PRIOR TO RECORDING PLAT

THIS PORTION OF EXIST. HOUSE TO BE DEMOLISHED PRIOR TO RECORDING PLAT

EXISTING 1-STORY BRICK

CONC. PATIO

CONCRETE DRIVEWAY

BRICK WALL

EX. MASONRY WALL

EXIST. DRIVEWAY

EXIST. 4" SAN. SEWER

EXIST. 3/4" WATER METER

PROPOSED 4" SAN. SEWER

PROPOSED 3/4" WATER METER

EXIST. 8" SAN. SEWER LINE

EXIST. 8" WATER LINE

EXIST. SANITARY SEWER MANHOLE
RIM=478.91'
INV. IN=467.13'
INV. OUT=467.07'
SHELF=467.66'

EXIST. SANITARY SEWER MANHOLE
RIM=474.97'
INV OUT=467.89
SHELF=468.41'
(NOT IN USE)

EXIST. SAN. SEWER MANHOLE
RIM=479.18'
INV IN=470.59'
INV OUT=467.84
SHELF=469.39

EXIST. SAN. SEWER MANHOLE
RIM=466.78'
INV IN=458.48'
INV OUT=455.43'

EXIST. FIRE HYDRANT

H20 VALVES

H20 VALVE

EXIST. 12" WATER LINE

EXIST. 8" V.C. SAN. SEWER LINE

8" CLAY PIPE, 371.47' FROM CENTER OF MANHOLE TO CENTER OF MANHOLE

PIPE INVERT @ 75' – 465.95'

EXIST. SAN. SEWER SERVICE

CONTROL CORNER

CROSS ACCESS EASEMENT BM 2012, PG 434

ABANDON ON THIS LOT

EXIST. 4" SANITARY SEWER SERVICE

EXIST. DRIVEWAY

EOP

BC

WESTERN BLVD.
124' PUBLIC R/W

HEATHER DR.
50' PUBLIC R/W

ZONING R-10

N 26°06'54" E 205.74'

N 71°58'26" E 156.98'

N 79°14'19" E 124.06'

N 03°07'30" E 189.50'

N 87°09'47" W 180.70' 175.35' NEW R/W

N 87°09'47" W 120.04'

S 87°09'47" E 290.47'

N 88°52'13" W 51.17'

N 81°53'52" E 99.16'

S 87°13'53" E 50.15' (TIE)

S 08°10'04" E 64.17'

S 04°06'57" W 97.99'

S 05°30'33" W 12.79'

N 88°33'39" W 70.73'

S 70°47'24" W 59.17'

PROPOSED LOT LINE

LINE DATA

NUMBER	BEARING	DIST.
L-1	N 21°08'15" W	16.30'
L-2	S 05°30'33" W	12.79'

CURVE DATA

NUMBER	RADIUS	ARC DIST.	CHORD BEARING	DIST.	DELTA
C-1	199.79	110.27	S 10°18'09" E	108.88	31°37'24"

SITE DATA

TOTAL PROPERTY SIZE	LOT 2 – .33 AC. , LOT 3 – .27 AC.
ZONE	R-10
PROPOSED SUBDIVISION	4 LOTS
LOT SIZES	LOT A – 0.11 AC. ; LOT B – 0.14 AC.; LOT C – 0.15; LOT D – 0.17 AC.
WAKE COUNTY P.I.N.'S	0784-41-7519 & 0784-41-7510
DEED	DB 14181, PAGE 2144 & DB 13300, PG 2613, BM 2015 PG 0366
OWNER	KENT H. EDWARDS 809 MT. VERNON ROAD, STE 101 RALEIGH, N. C. 27607 (919) 422-8054

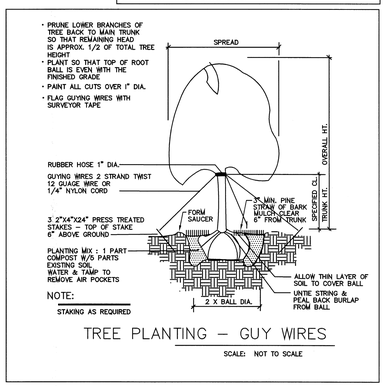
PER UDO SECTION 2.2.7 RESIDENTIAL INFILL COMPATIBILITY
C. STREET SETBACK
THE FRONT SETBACKS FOR THE 2 LOTS ON EITHER SIDE OF THE PROPOSED SUBDIVISION ARE BETWEEN 34' AND 58', THEREFORE THE FRONT SETBACK MUST BE BETWEEN THESE DISTANCES.

NOTES

1. BOUNDARY INFORMATION TAKEN FROM MAP PREPARED BY NEWCOMB LAND SURVEYING DATED OCTOBER, 2014. TOPOGRAPHIC INFORMATION FROM AERIAL MAPS BY WAKE COUNTY.
2. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS.
3. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS.
4. ALL DIMENSIONS AND MARKING POINT LOCATIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ANY WORK SHOWN ON THESE PLANS THAT IS FOUND TO BE IN CONFLICT WITH THE CITY OF RALEIGH ZONING AND SETBACK REQUIREMENTS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR ADJUSTMENT
6. LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION ON THE SITE.
7. CONTRACTOR SHALL ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES, AND BARRICADES FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.
8. CONTRACTOR SHALL PAINT SYMBOLS, INSTALL SIGNS AND CONSTRUCT NECESSARY RAMPS, AS PER THE NORTH CAROLINA STATE BUILDING CODE, FOR ALL HANDICAP PARKING SPACES AS NOTED ON PLAN.
9. CONTRACTOR SHALL DELINEATE PARKING SPACE LINES, HANDICAP SYMBOLS, DIRECTIONAL ARROWS, LANE MARKINGS, "STOP" MESSAGES, ETC., AS SHOWN ON THE PLANS WITH TRAFFIC MARKING PAINT ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. USE WHITE PAINT.
10. CALL NORTH CAROLINA ONE CALL CENTER @ 811 OR 1-800-632-4949 BEFORE DIGGING.
11. A FEE-IN-LIEU OF CONSTRUCTION FOR 1/2 OF A 5' CONC. SIDEWALK IS REQUIRED FOR STREET FRONTAGE.
12. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE.

THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.

FOR THE PROPOSED ACCESS POINT ON HEATHER DR. THE CONTRACTOR IS RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING OR PROPOSED UTILITIES, TRAFFIC SIGNAL DEVICES, UTILITY POLES, ETC. WITHIN 23 FT. OF THE CENTERLINE.



TREE PLANTING – GUY WIRES

SCALE: NOT TO SCALE

SOLID WASTE SERVICES STATEMENT
THE DEVELOPERS HAVE REVIEWED THE SOLID WASTE SERVICES MANUAL. THE SERVICE FOR THESE 2 RESIDENCES WILL COMPLY WITH THE GUIDLINES IN THE MANUAL. THE 96 GALLON ROLL-OUT CONTAINERS WILL BE USED FOR THESE LOTS.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS

BLAKELY DESIGN GROUP
Landscape Architecture Site Planning
700 Exposition Place, Suite 105, Raleigh, North Carolina 27615
Telephone (919) 870-1868 Fax (919) 870-0702
E-Mail taylor@blakelydesigngroup.net

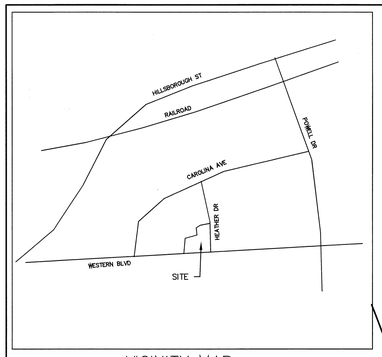
PROPOSED LOT LINES

EDWARDS SUBDIVISION
408 & 412 HEATHER DRIVE, RALEIGH, N.C.

DATE MAY 1,15
SCALE 1"=20'
DRAWN BTB
JOB NO.
REVISIONS

SHEET C1.0

C:\Documents and Settings\Taylor Blakely\My Documents\EDWARDS KENT PROJECTS\EDWARDS-HEATHER-NEW-SINGLE-LOTS.dwg, Model, 5/4/2015 10:19:13 AM, 1:20



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NORTH DB 6351, PG. 888

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0' 20' 40' 60'

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GEOMETRY METHOD

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BOM 1925, PG. 22 W.C.R.
BOM 1935, PG. 56 W.C.R.

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.42 acre

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11,718 S.F.
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EXISTING 1-STORY FRAME

STORAGE SHED

DECK

PORCH

408

412

EXISTING 1-STORY BRICK

CONC. PATIO

CONCRETE DRIVEWAY

BRICK WALL

EXIST. GRAVEL DRIVE

EXIST. DRIVEWAY

EXIST. 4" SAN. SEWER

EXIST. 3/4" WATER METER

EXIST. 8" SAN. SEWER LINE

EXIST. 8" WATER LINE

EXIST. SANITARY SEWER MANHOLE
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H20 VALVES

H20 VALVE

CONTROL CORNER

PIPE INVERT @ 75' – 465.95'

EXIST. 4" SANITARY SEWER SERVICE

8" CLAY PIPE, 371.47' FROM CENTER OF MANHOLE TO CENTER OF MANHOLE

EXIST. 8" V.C. SAN. SEWER LINE

EXIST. 12" WATER LINE

CROSS ACCESS EASEMENT BM 2012, PG 434

HEATHER DR.
50' PUBLIC R/W

WESTERN BLVD.
124' PUBLIC R/W

175.35' NEW R/W

5306

5300

N 26°06'54" W 156.98'

N 71°58'26" E 156.98'

N 79°14'19" E 124.06'

N 03°07'30" E 189.50'

N 87°09'47" W 180.70'

N 87°09'47" W 120.04'

S 87°09'47" E 290.47'

N 88°52'13" W 51.17'

N 81°53'52" E 99.16'

S 87°13'53" E 50.15' (TIE)

S 05°30'35" W 57.59'

S 08°10'24" E 84.17'

S 04°06'57" W 97.99'

N 88°33'39" W 70.73'

S 70°47'24" W 89.11'

N 21°08'15" W 16.30'

S 05°30'33" W 12.79'

L10 L9 L8 L7 L6 L5 L4 L3 L2 L1 C1

LINE DATA

NUMBER	BEARING	DIST.
L-1	N 21°08'15" W	16.30'
L-2	S 05°30'33" W	12.79'

CURVE DATA

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ZONING R-10

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6. LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME.
7. CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES, AND BARRICADES FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.
8. CONTRACTOR SHALL PAINT SYMBOLS, INSTALL SIGNS AND CONSTRUCT NECESSARY RAMPS, AS PER THE NORTH CAROLINA STATE BUILDING CODE, FOR ALL HANDICAP PARKING SPACES AS NOTED ON PLAN.
9. CONTRACTOR SHALL DELINEATE PARKING SPACE LINES, HANDICAP SYMBOLS, DIRECTIONAL ARROWS, LANE MARKINGS, "STOP" MESSAGES, ETC., AS SHOWN ON THE PLANS WITH TRAFFIC MARKING PAINT ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. USE WHITE PAINT.
10. CALL NORTH CAROLINA ONE CALL CENTER @ 811 OR 1-800-632-4949 BEFORE DIGGING.
11. A FEE-IN-LIEU OF CONSTRUCTION FOR 1/2 OF A 5' CONC. SIDEWALK IS REQUIRED FOR STREET FRONTAGE.
12. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE.

SOLID WASTE SERVICES STATEMENT
THE DEVELOPERS HAVE REVIEWED THE SOLID WASTE SERVICES MANUAL. THE SERVICE FOR THESE 2 RESIDENCES WILL COMPLY WITH THE GUIDLINES IN THE MANUAL. THE 96 GALLON ROLL-OUT CONTAINERS WILL BE USED FOR THESE LOTS.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS

[redacted]

BLAKELY DESIGN GROUP
Landscape Architecture Site Planning
700 Exposition Place, Suite 105, Raleigh, North Carolina 27615
Telephone (919) 870-1868 Fax (919) 870-0752
E-Mail taylor@blakleydesign.net

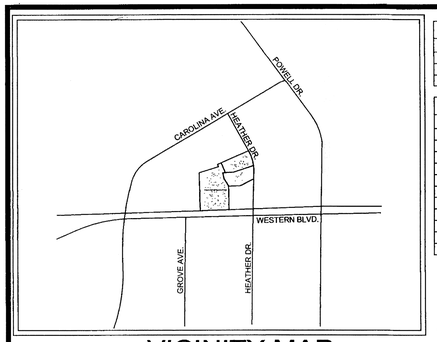
EXISTING CONDITIONS PLAN

EDWARDS SUBDIVISION
408 & 412 HEATHER DRIVE, RALEIGH, N.C.

DATE MAY 1,15
SCALE 1"=20'
DRAWN BTB
JOB NO.
REVISIONS

SHEET EX.0

C:\Documents and Settings\Taylor Blakely\My Documents\EDWARDS KENT PROJECTS\EDWARDS-HEATHER-NEW-SINGLE-LOTS.dwg, Model, 5/4/2015 10:43:54 AM, 1:20



VICINITY MAP

NOT TO SCALE

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	93.05	199.79	N 12°47'47" W	92.21
C2	8.52	199.79	N 2°1'39" E	8.52
C3	8.67	199.79	N 4°29'32" E	8.66

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.79	N 5°24'51" E
L2	65.26	S 2°55'42" W
L3	32.71	S 4°6'6" W
L4	53.06	S 25°50'9" E
L5	35.96	S 5°51'35" E
L6	14.82	N 89°11'45" W
L7	41.64	S 36°41'34" E
L8	14.62	N 63°43'4" W
L9	17.49	S 20°33'15" E
L10	24.95	S 74°41'48" W
L11	65.95	N 17°42'42" W

LEGEND

○	Ex. iron pipe/rod or nail
●	New iron pipe
⊙	Calculated point
	Utility pole
— SD —	Storm drain
DB	Deed Book
PB or BM	Plat Book / Book of Maps
N/F	Now or formerly
Pg.	Page
SF	Square feet
Ac.	Acres
R/W	Right-of-way
P/L	Property line
- - - - -	P/L not surveyed

This certifies and warrants that the undersigned is (are) the sole owner(s) of the property shown on this map or plat and any accompanying sheets subject to the exceptions on record, having acquired the property in fee simple by deed(s) recorded in the office of the Register of Deeds of Wake County, North Carolina, or otherwise, as shown below and as such, has (have) the right to convey the property in fee simple, and that the dedicator(s) will warrant and defend the title against lawful claims of all persons whomsoever unless excepted herein and that by submission of this plat or map for approval I (we) do dedicate to the City of Raleigh for public use all streets, easements, rights of way, parks, and greenways (as these interests are defined in the City Code) and as the same may be shown thereon for all lawful purposes to which the City may devote or allow the same to be used and upon acceptance thereof in accordance with all City policies, ordinances, regulations or conditions of the City of Raleigh for the benefit of the public, said dedication shall be irrevocable; provided, any dedication of easements for storm drainage are not made to the City of Raleigh but are irrevocably made to the subsequent owners of any and all properties shown hereon for their use and benefit subject to conditions of subsections (b), (c), (d) and (f) of Section 1 and Section 4 of the "City Storm Drainage Policy" (Resolution 1970–742 as the same may be from time to time amended).

14181 *Book* 2144 *Page*

13300 *Book* 2613 *Page*

Signature(s) of property owner(s)
KENT H. EDWARDS

14181 *Book* 2148 *Page*

Signature(s) of property owner(s)
KENT H. EDWARDS (MANAGER, MT. VERNON ASSOC., LLC)

STATE OF NC
COUNTY OF WAKE

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated;

Kent H. Edwards

Date: 2.25.15

Cheryll L Bruner

Signature

Cheryll L. Bruner, Notary Public

Printed Name

My commission expires: 1.25.20

CHERYLL L BRUNER NOTARY PUBLIC WAKE COUNTY, NC

STATE OF NC
COUNTY OF WAKE

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated;

Kent H. Edwards as Manager Mt Vernon Assoc, LLC

Date: 2.25.15

Cheryll L Bruner

Signature

Cheryll L. Bruner, Notary Public

Printed Name

My commission expires: 1.25.20

CHERYLL L BRUNER NOTARY PUBLIC WAKE COUNTY, NC

OWNER INFORMATION:

LOT 1
-MOUNT VERNON ASSOCIATES, LLC
809 MOUNT VERNON ROAD, SUITE 101
RALEIGH, NC 27607

LOTS 2 & 3
-KENT H. EDWARDS
809 MOUNT VERNON ROAD, SUITE 101
RALEIGH, NC 27607

NOTES:

1) All distances are horizontal ground distances unless otherwise noted.

2) This survey does not include nor depict any environmental evaluations.

3) Field survey performed January 6, 2015.

4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose.

5) The locations of underground utilities as shown hereon are based on aboveground structures and record drawings provided the surveyor. Locations of underground utilities/structures may vary from location shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.

6) North orientation and basis of bearing taken from Book of Maps 2010, Page 1048.

7) Zoning for all parcels shown hereon is R-10 SRPOD.

8) Subject property is not located within a special flood hazard zone.

9) Land use for Lot 1 is Garden Apartments. Land use for Lots 2 & 3 is single-family residential.

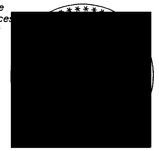
10) There are 8 existing apartment units on Lot 1 therefore still meeting the 10u/a requirement.

THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF PREVIOUSLY PLATTED PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF A SUBDIVISION

I, Robert T. Newcomb, III, certify that this plat was drawn under my supervision from an actual survey made under my supervision from references as noted on said plat; that the boundaries not surveyed are clearly indicated as drawn from information as indicated under references; that the ratio of precision as calculated is greater than 1:10,000; that this plat was prepared in accordance with NCGS 47–30 as amended.

Witness my original signature, registration number and seal this 25 *day of* FEBRUARY, 2015.

Professional Land Surveyor (L–2444)



REFERENCES:

DEED BOOK 13300, PAGE 2613
DEED BOOK 14181, PAGE 2144
BOOK OF MAPS 2010, PAGE 1048
BOOK OF MAPS 2013, PAGE 856
*OTHERS SHOWN HEREON

This plat or map is not a subdivision, but a recombination of previously platted property, and meets all statutory requirements for recording.

Ken A. Bowman 3/4/15
Planning Director / Wake County Review Officer

ADOPTED
BM 2010, PG 1048

ELIZABETH S. PERRY
DB 3369, PG 928
PIN: 0784–41–6653

JOHN T. COSTEN
DB 1522, PG 394
PIN: 0784–41–5604

CHRISTOPHER J. CURRIE
& HEATHER L. LUDEN
DB 15280, PG 263
PIN: 0784–41–4602

LISA ACHATZ HAMMOND
DB 13409, PG 618
PIN: 0784–41–4443

JEFFREY C. COOPER
DB 15326, PG 1006
BM 2013, PG 1856
PIN: 0784–41–7404

MVR PROPERTIES, LLC
DB 14529, PG 1346
BM 2013, PG 1856
PIN: 0784–41–7462

MVR PROPERTIES, LLC
DB 14529, PG 1346
PIN: 0784–41–6396

LOT 1
PIN: 0784-41-5475
OLD AREA
34,950 S.F.
0.80 AC.
NEW AREA
35,019 S.F.
0.80 AC.

LOT 2
PIN: 0784-41-7519
OLD AREA
13,081 S.F.
0.30 AC.
NEW AREA
14,369 S.F.
0.33 AC.

LOT 3
PIN: 0784-41-7510
OLD AREA
13,076 S.F.
0.30 AC.
NEW AREA
11,718 S.F.
0.27 AC.

872 S.F. 0.02 AC.
942 S.F. 0.02 AC.

N 79°17'21" E 124.07'
N 03°06'39" E 189.50'
N 87°10'38" W 176.70'
5306
N 88°52'13" W 51.17' (EXISTING P/L)
S 08°10'44" E (NEW PROPERTY LINE) 84.17'
S 77°08'00" W 101.01' (OLD P/L)
N 81°53'52" E 99.16' (NEW P/L)
S 87°13'53" E 50.15'(TIE)
S 05°30'35" W 57.59'
S 70°47'24" W 59.11'
N 88°33'39" W 70.73'
N 71°58'26" E 156.98'

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 C1 C2 C3

EXISTING APARTMENT BUILDING 1–UNIT (×8)
BRICK WALL
STORAGE SHED
EXISTING 1–STORY FRAME
PORCH
BRICK
GRAVEL DRIVEWAY
MASONRY WALL
CONCRETE DRIVEWAY
CONC. PATIO
EXISTING 1–STORY BRICK
PORCH
CROSS ACCESS EASEMENT BM 2012, PG 434
CROSS ACCESS EASEMENT BM 2012, PG 434
PRIVATE DRAINAGE EASEMENT BM 2010, PG 1048
EDGE OF PAVEMENT
EDGE OF PAVEMENT
HEATHER DRIVE
50' PUBLIC R/W
WESTERN BOULEVARD
VARIABLE WIDTH PUBLIC R/W

THIS PLAT IS NOT TO BE RECORDED AFTER 18 DAY OF Mar '15
ONE (1) COPY TO BE RETAINED FOR THE CITY.
THIS PLAT IS IN X OUT OF THE CITY LIMITS.

WAKE COUNTY, NC 26
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
03/05/2015 10:02:44
BOOK:BM2015 PAGE:00366

RECOMBINATION PLAT
PROPERTIES OF
KENT H. EDWARDS & MT. VERNON ASSOCIATES, LLC
RALEIGH TOWNSHIP WAKE COUNTY NORTH CAROLINA

20 10 0 20 40
SCALE: 1"= 20'

#422499
R-14-15
Z-38-12

JOB NO.: 155600
FILE NAME: RM-RECOMB
PLOT DATE: 2/25/15

NEWCOMB land surveyors, Llc, 246 West Millbrook Road, Raleigh, NC 27609, (919) 847-1800, (919) 847-1804 (fax), NC License #P-0203

RA039603