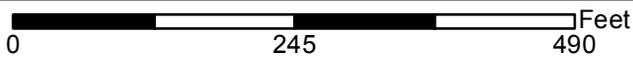
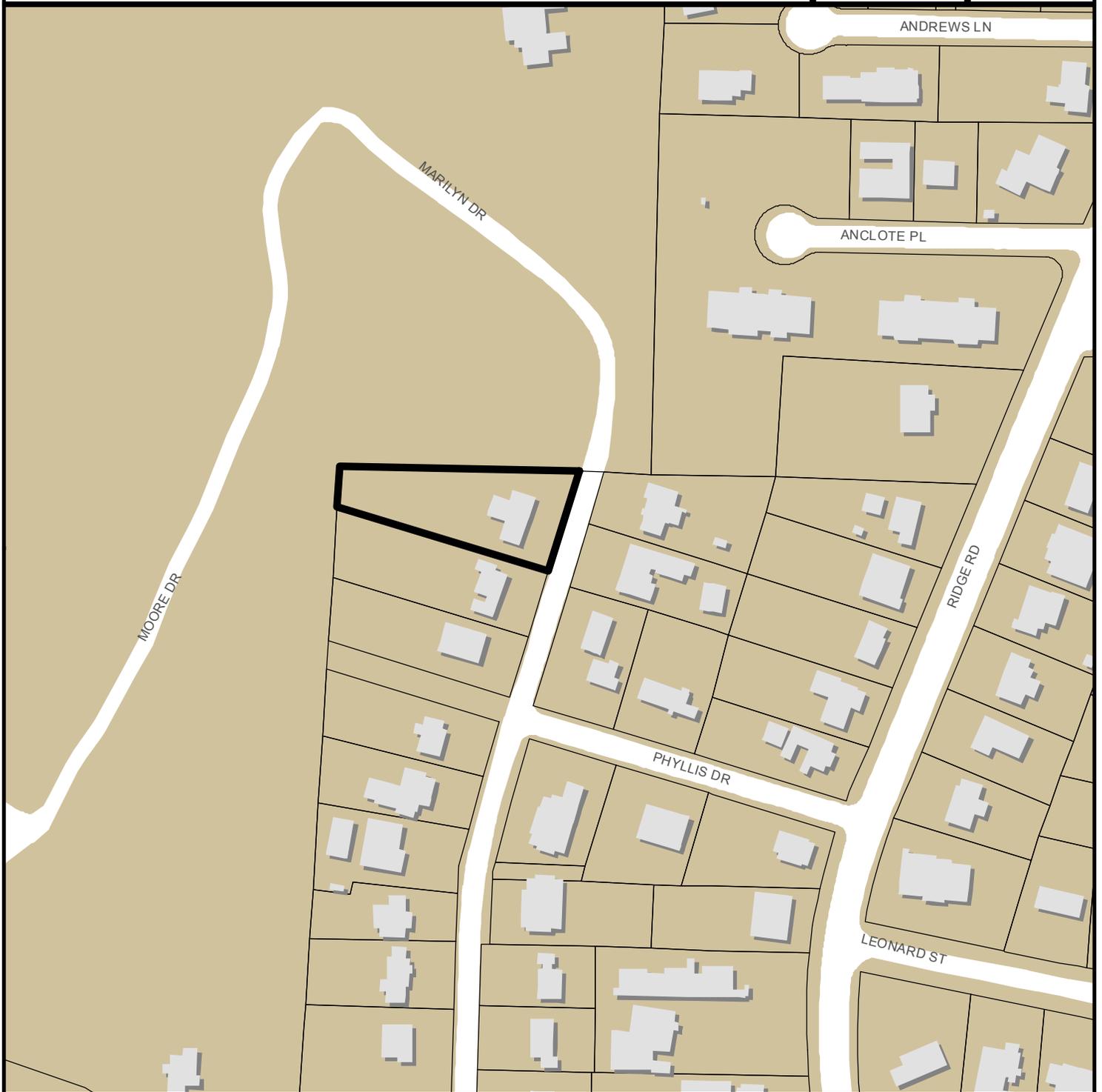


MARILYN DRIVE S-80-2015



Zoning: **R-6**
CAC: **Glenwood**
Drainage Basin: **House**
Acreage: **0.5**
Number of Lots: **2**

Planner: **Michael Walters**
Phone: **(919) 996-2636**

Applicant: **John Kerr**
Phone: **(919) 977-1108**





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.

S-80-15

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 type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input checked="" type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number <i>457323</i> Assigned Project Coordinator <i>Ch.P.</i> Assigned Team Leader <i>Walters</i>
* 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 Marilyn drive

Proposed Use Single Family Residential

Property Address(es) 1009 Marilyn Drive- Raleigh NC 27607

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
0794.05-28-2014			

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. **Single Family Residential**

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 Sears Family LLC	Name (s) John Kerr	
	Address PO Box 33483-Raleigh NC 27636		
	Phone 919-977-1108	Email Kerr@jbkconstruction.net	Fax N/A

CONSULTANT (Contact Person for Plans)	Company John A Edwards & Company	Name (s) Chris Poole	
	Address 333 Wade Ave- Raleigh NC 27605		
	Phone 919-828-4428	Email info@jaeco.com	Fax 919-828-4711

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

Zoning Information	Building Information
Zoning District(s) R-6	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 .5 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed)
Off street parking Required N/A 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 Alluvial Soils Flood Study FEMA Map Panel #
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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. Single Family Residential in R-6 Zoning

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached 0 Attached 0	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 0	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)
4. Total # Of Congregate Care Or Life Care Dwelling Units 0	
5. Total # Of Mobile Home Lots 0	
6. Total Number of Hotel Units 0	
7. Overall Total # Of Dwelling Units (1-6 Above) 2	
8. Bedroom Units 1br 2br 3br 4br or more 2	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 4	
10. Total number of Open Space (only) 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 JONN A EDWARDS + CO 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 12/22/15
 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"/>		✓		
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 checked="" 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 checked="" type="checkbox"/>		✓		
5. Provide the following plan sheets:	<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"/>		✓		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
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"/>			✓
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"/>			✓
i) Transportation Plan	<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. For re-submittals only – include all revision dates	<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 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>			✓

SURVEYOR'S NOTES

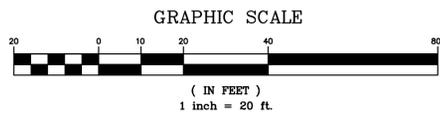
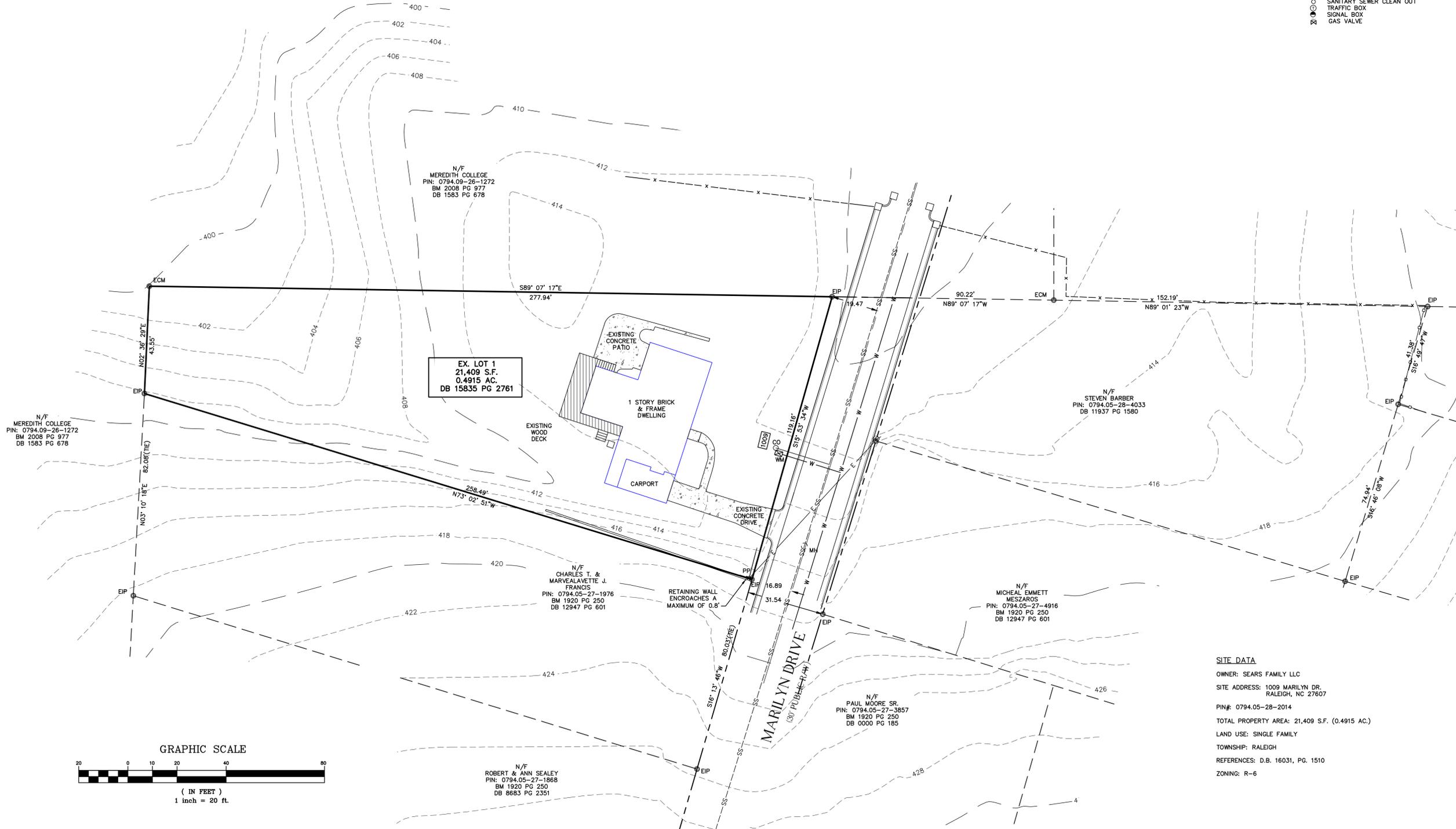
- All distances are horizontal ground.
- All dimensions are in feet unless otherwise noted.
- All areas computed using coordinates from measured field data.
- This survey satisfies all state-required minimum standards.
- There is no observable evidence of recent earth moving work, building construction or building additions within recent months upon the subject property.
- All recorded documents are referenced to the Wake County Registry of Deeds.
- The site was localized utilizing Real-Time Kinematic (RTK) Global Positioning System (GPS) solutions referencing the Continuously Operating Reference Station (CORS) network base station NCRD, Raleigh, NC.
- The basis of bearings is NC GRID, NAD 83(2011).
- This survey was prepared without the benefit of title report and may be subject to any matters that a full title search would disclose.

LEGEND

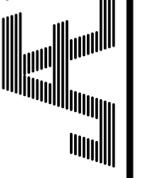
- NO-PARKING ZONE
- DENOTES 100 YEAR FLOOD
- BUILDING ADDRESS
- DENOTES CONCRETE
- DENOTES BRICK
- BOUNDARY LINE
- RIGHT OF WAY LINE
- LINES NOT SURVEYED
- EASEMENT LINES
- OVERHEAD ELECTRICAL LINES
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAINAGE LINE
- BUILDING LINE
- FENCE LINE

LEGEND

- BOOK OF MAPS
- DEED BOOK
- PAGE
- NOW OR FORMERLY
- RIGHT OF WAY
- EXISTING IRON PIPE
- EXISTING MAG NAIL
- EXISTING FK NAIL
- EXISTING RAILROAD SPIKE
- EXISTING NAIL FOUND
- EXISTING CONCRETE MONUMENT
- EXISTING REBAR FOUND
- IRON PIPE SET
- CALCULATED POINT
- JACO BRASS CAP SET
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- STORM DRAINAGE MANHOLE
- STORM DRAINAGE CLEAN OUT
- STORM DRAINAGE JUNCTION BOX
- SANITARY SEWER JUNCTION BOX
- SANITARY SEWER CLEAN OUT
- TRAFFIC BOX
- SIGNAL BOX
- GAS VALVE



JOHN A. EDWARDS & COMPANY
 Consulting Engineers
 NC License F-0289
 333 Wade Ave., Raleigh, N.C. 27605
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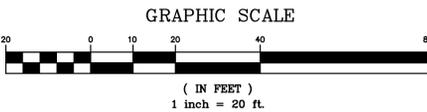
PROPERTY OF: **SEARS FAMILY LLC.**
 1009 MARILYN DRIVE
 WAKE COUNTY, NORTH CAROLINA
 RALEIGH

DATE: 12-21-2015
 DRAWN BY: ZCS
 CHECKED BY: JAE, JR.
 SCALE: 1" = 20'
 FLD. BK. & PAGE:
 FILE NO.:

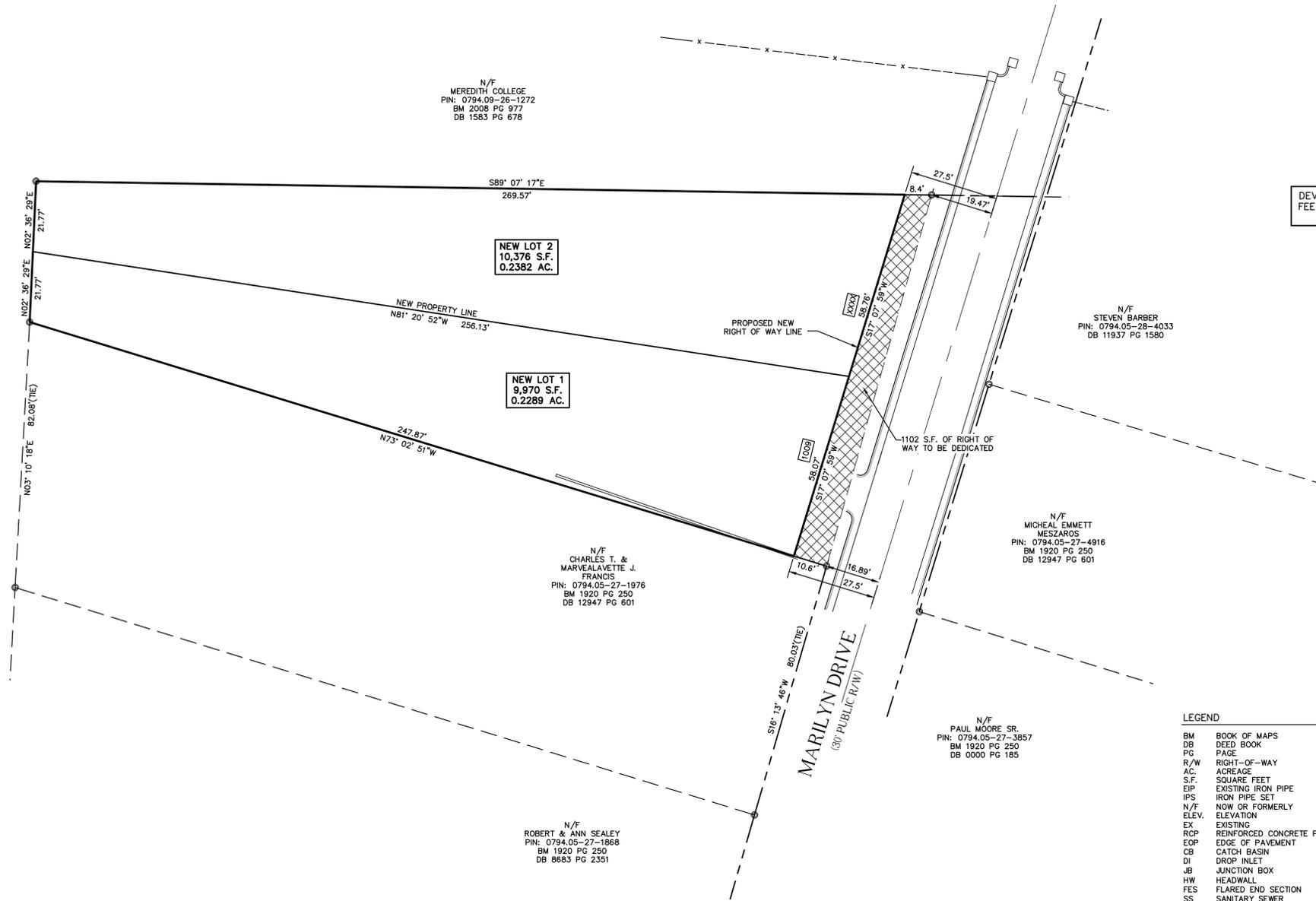
SHEET: **CE-1**

SITE DATA

OWNER: SEARS FAMILY LLC
 SITE ADDRESS: 1009 MARILYN DR.
 RALEIGH, NC 27607
 PIN#: 0794.05-28-2014
 TOTAL PROPERTY AREA: 21,409 S.F. (0.4915 AC.)
 LAND USE: SINGLE FAMILY
 TOWNSHIP: RALEIGH
 REFERENCES: D.B. 16031, PG. 1510
 ZONING: R-6



N/F
MEREDITH COLLEGE
PIN: 0794.09-26-1272
BM 2008 PG 977
DB 1583 PG 678



N/F
MEREDITH COLLEGE
PIN: 0794.09-26-1272
BM 2008 PG 977
DB 1583 PG 678

NEW LOT 2
10,376 S.F.
0.2382 AC.

NEW LOT 1
9,970 S.F.
0.2289 AC.

N/F
CHARLES T. &
MARCELAVETTE J.
FRANCIS
PIN: 0794.05-27-1976
BM 1920 PG 250
DB 12947 PG 601

N/F
ROBERT & ANN SEALEY
PIN: 0794.05-27-1868
BM 1920 PG 250
DB 6683 PG 2351

N/F
PAUL MOORE SR.
PIN: 0794.05-27-3857
BM 1920 PG 250
DB 0000 PG 185

N/F
MICHAEL EMMETT
MESZAROS
PIN: 0794.05-27-4916
BM 1920 PG 250
DB 12947 PG 601

N/F
STEVEN BARBER
PIN: 0794.05-28-4033
DB 11937 PG 1580

LEGEND

BM	BOOK OF MAPS	CONCRETE
DB	DEED BOOK	PROPERTY LINE
PG	PAGE	RIGHT-OF-WAY LINE
R/W	RIGHT-OF-WAY	ADJOINER LOT LINE
AC.	ACREAGE	NEW LOT LINE
S.F.	SQUARE FEET	EASEMENT LINE
EIP	EXISTING IRON PIPE	NEW BUILDING
IPS	IRON PIPE SET	EXISTING BUILDING
N/F	NOW OR FORMERLY	FEMA 100 YR. FLOOD PLAIN
ELEV.	ELEVATION	FENCE LINE
EX	EXISTING	FLOODWAY
RCP	REINFORCED CONCRETE PIPE	
EOP	EDGE OF PAVEMENT	
CB	CATCH BASIN	
DI	DROP INLET	
JB	JUNCTION BOX	
HW	HEADWALL	
FES	FLARED END SECTION	
SS	SANITARY SEWER	
PVC	POLYVINYL CHLORIDE PIPE	
MH	MANHOLE	
WL	WATER LINE	
WM	WATER METER	
WS	WATER SERVICE	
FH	FIRE HYDRANT	
BO	BLOWOFF	
HC	HANDICAP	
TC	TOP OF CURB	
TW	TOP OF WALL	
BW	BOTTOM OF WALL	
HB	HANDICAP BOTTOM	
HT	HANDICAP TOP	
MIN.	MINIMUM	
TYP	TYPICAL	
INV.	INVERT	
SW	SIDEWALK	
ESMT.	EASEMENT	
CONC.	CONCRETE	
FFE	FINISHED FLOOR ELEVATION	
C&G	CURB AND GUTTER	

SITE DATA

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 RALEIGH, NC 27607
 PIN#: 0794.05-28-2014
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 LAND USE: SINGLE FAMILY
 TOWNSHIP: RALEIGH
 REFERENCES: D.B. 16031, PG. 1510
 ZONING: R-6

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.



DATE	REVISION	BY

JOHN A. EDWARDS & COMPANY
 Consulting Engineers
 NC License F-0289
 333 Wade Ave., Raleigh, N.C. 27605
 Phone: (919) 828-4428
 Fax: (919) 828-4711
 E-mail: info@jaeco.com

PROPERTY OF:
SEARS FAMILY LLC.
 1009 MARILYN DRIVE
 WAKE COUNTY
 NORTH CAROLINA
 RALEIGH

DATE: 12-21-2015
 DRAWN BY: ZCS
 CHECKED BY: JAE, JR.
 SCALE: 1" = 20'
 FLD. BK. & PAGE: FILE NO.:

SHEET
CE-2



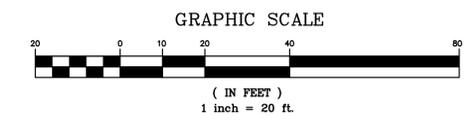
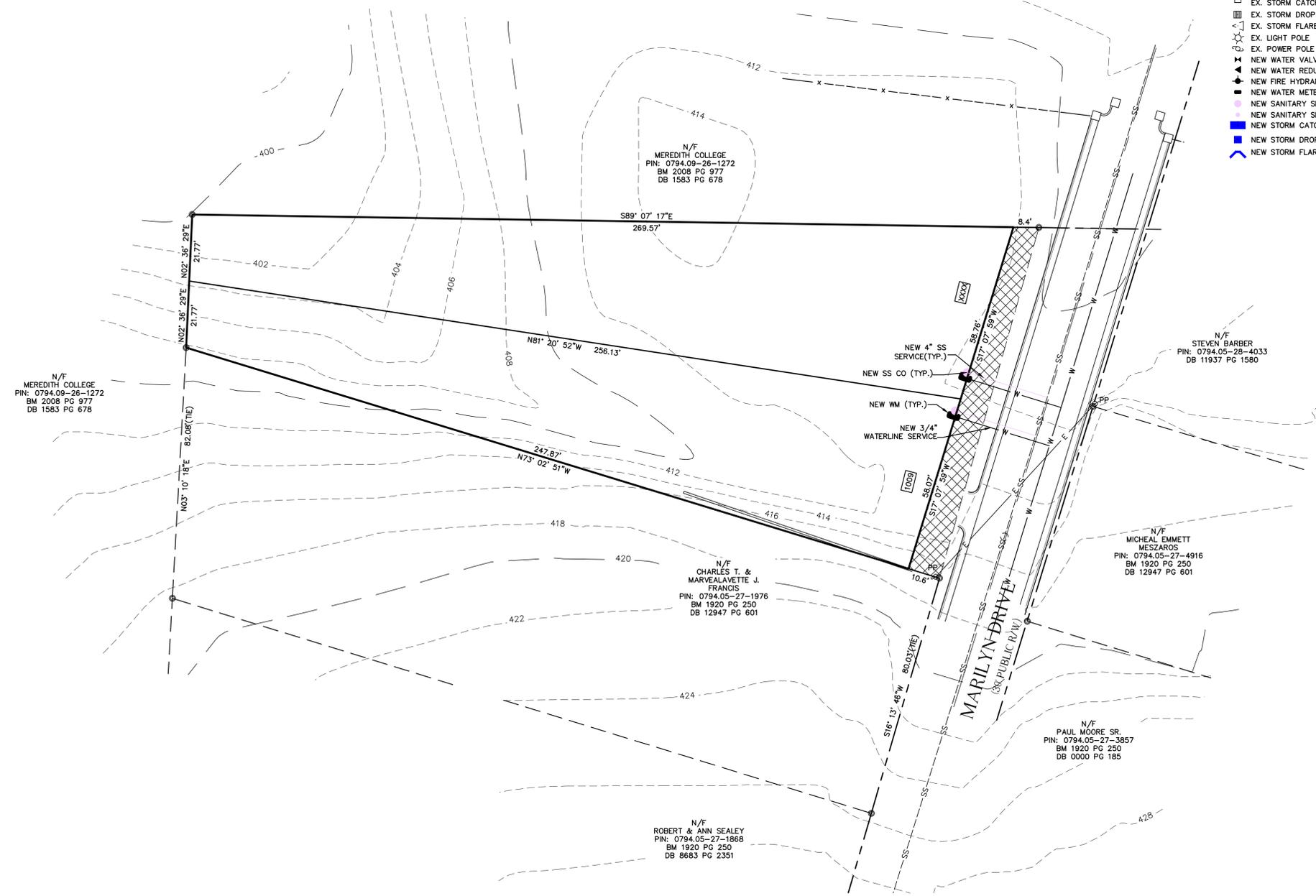
LEGEND

BM	BOOK OF MAPS	MH	MANHOLE	---	PROPERTY LINE
DB	DEED BOOK	WL	WATER LINE	---	NEUSE RIVER BUFFER
PG	PAGE	WM	WATER METER	---	CENTERLINE OF CREEK
R/W	RIGHT-OF-WAY	WS	WATER SERVICE	---	RIGHT-OF-WAY LINE
AC	ACREAGE	FH	FIRE HYDRANT	---	LOT LINE
S.F.	SQUARE FEET	BO	BLOWOFF	---	EASEMENT LINE
EIP	EXISTING IRON PIPE	HC	HANDICAP	---	EXISTING WATER LINE
IPS	IRON PIPE SET	TC	TOP OF CURB	---	EXISTING SANITARY SEWER
N/F	NOW OR FORMERLY	TW	TOP OF WALL	---	EXISTING STORM DRAINAGE
ELEV.	ELEVATION	BW	BOTTOM OF WALL	---	NEW WATER LINE
EX	EXISTING	HB	HANDICAP BOTTOM	---	NEW SANITARY SEWER
RCP	REINFORCED CONCRETE PIPE	HT	HANDICAP TOP	---	NEW STORM DRAINAGE
EOP	EDGE OF PAVEMENT	MIN.	MINIMUM	---	EXISTING CONTOUR LINE
CB	CATCH BASIN	TYP	TYPICAL	---	NEW CONTOUR LINE
DI	DROP INLET	INV.	INVERT	---	FEMA 100 YR. FLOOD PLAIN
JB	JUNCTION BOX	SW	SIDEWALK	---	FLOODWAY
HW	HEADWALL	ESMT.	EASEMENT	---	DIVERSION DITCH
FES	FLARED END SECTION	CONC.	CONCRETE		
SS	SANITARY SEWER	C&G	CURB AND GUTTER		
PVC	POLYVINYL CHLORIDE PIPE	FFE	FINISHED FLOOR ELEVATION		

- EX. WATER VALVE
- EX. FIRE HYDRANT
- EX. WATER METER
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER CLEANOUT
- EX. STORM CATCH BASIN
- EX. STORM DROP INLET
- EX. STORM FLARED END SECTION
- EX. LIGHT POLE
- EX. POWER POLE
- NEW WATER VALVE
- NEW WATER REDUCER
- NEW FIRE HYDRANT
- NEW WATER METER
- NEW SANITARY SEWER MANHOLE
- NEW SANITARY SEWER CLEANOUT
- NEW STORM CATCH BASIN
- NEW STORM DROP INLET
- NEW STORM FLARED END SECTION

STANDARD UTILITY NOTES (as applicable):

- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
- Utility separation requirements:
 - A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to watertight specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well
 - When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter
 - Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to watertight specifications
 - 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer
 - Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 24" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W-41 & S-49)
 - All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required
- Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction
- Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department
- 3.0' minimum cover is required on all water mains & sewer forcemains. 4.0' minimum cover is required on all reuse mains
- It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure
- Install 3/4" copper* water services with meters located at ROW or within a 2'x2' Waterline Easement immediately adjacent. *NOTE: it is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure*
- Install 4" PVC* sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum
- Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole
- All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
- NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction
- Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD FOG Program Coordinator prior to issuance of a Building Permit. Contact Tim Beasley at (919) 996-2334 or timothy.beasley@raleighnc.gov for more information
- Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix-B of the Rules Governing Public Water Systems in North Carolina. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval list. The devices shall be installed and tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross-connection control program, whichever is more stringent. Contact Joanie Hartley at (919) 996-5923 or joanie.hartley@raleighnc.gov for more information



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

BY		REVISION		DATE	
PROPERTY OF:	SEARS FAMILY LLC. 1009 MARILYN DRIVE WAKE COUNTY, NORTH CAROLINA				
DATE:	DRAWN BY:	CHECKED BY:	RALEIGH		
12-21-2015	ZCS	JAE, JR.			
SCALE:	FILE NO.:				
1" = 20'					
F.L.D. BK. & PAGE					
SHEET	CE-3				

JOHN A. EDWARDS & COMPANY
 Consulting Engineers
 NC License F-0289
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