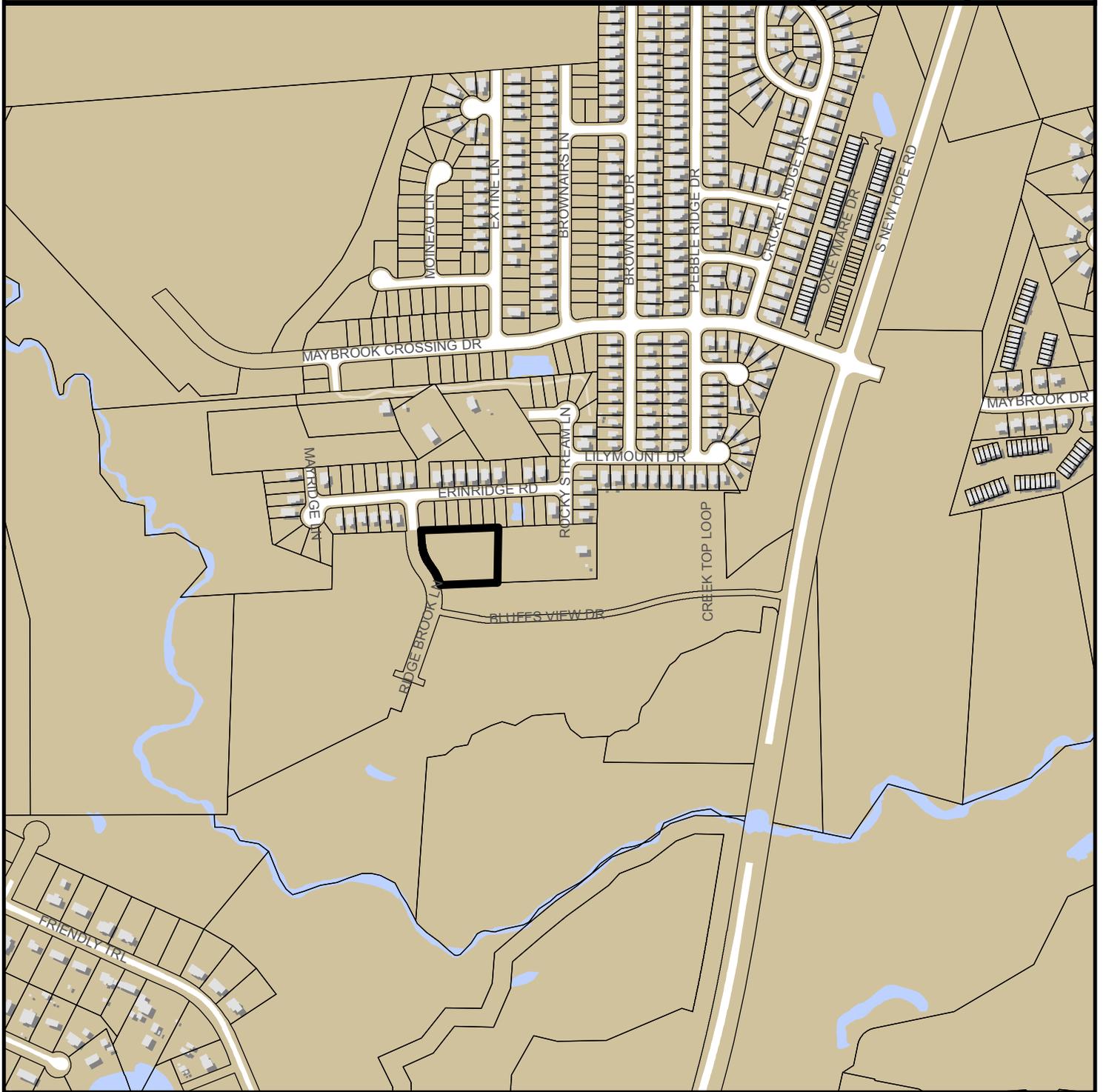


# NORTH BLUFF 1 S-33-2016



0 300 600 1,200 Feet

Zoning: **R-10**

CAC: **Southwest**

Drainage Basin: **Walnut Creek**

Acreage: **1.27**

Number of Lots: **4**

Planner: **Meade Bradshaw**

Phone: **(919) 996-2664**

Applicant: **Brian Kraynak**

Phone: **919-577-1080**



# Preliminary Subdivision Plan Application



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831  
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

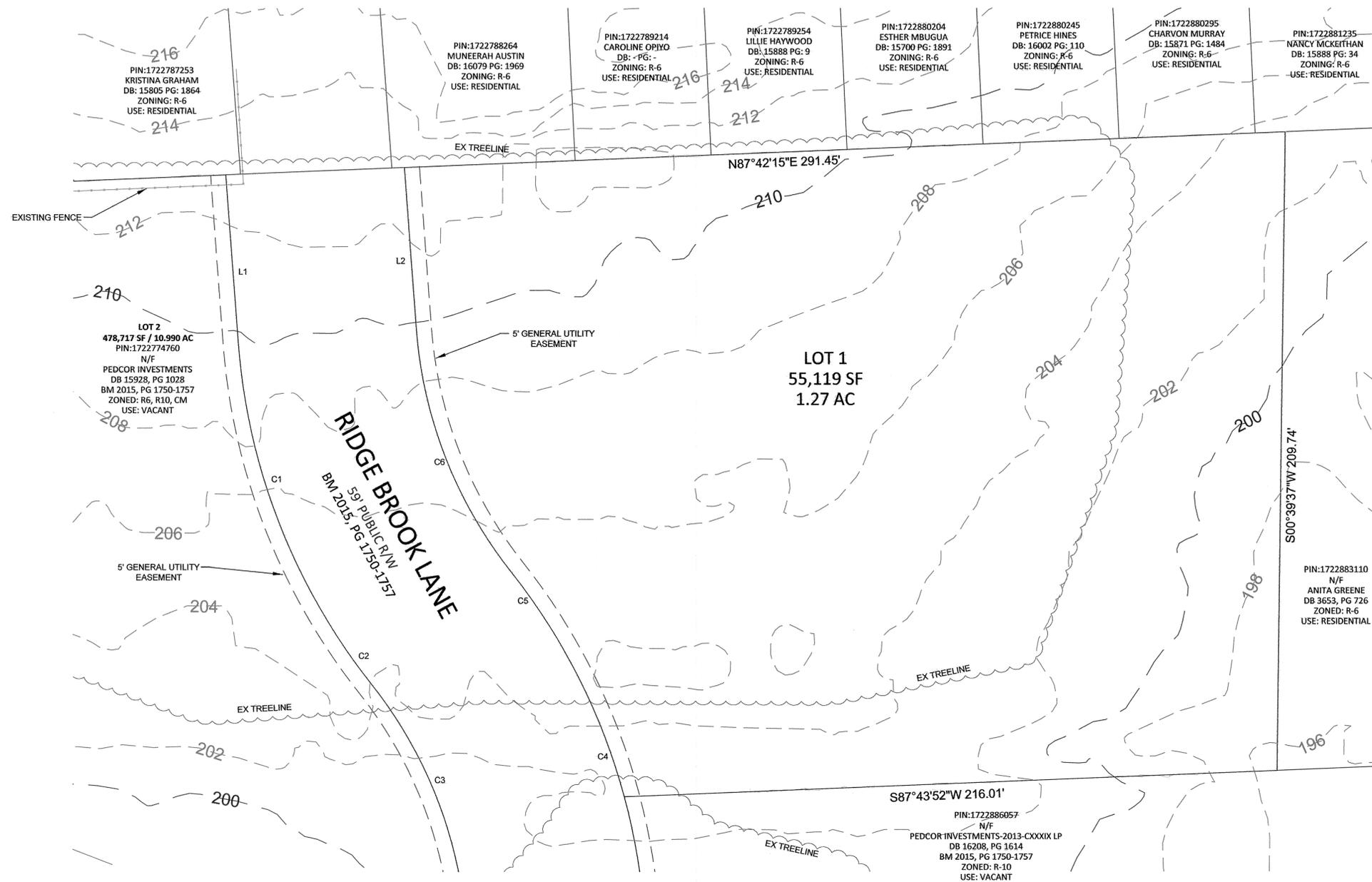
<b>Office Use Only:</b> Transaction # <u>472289</u>		Project Coordinator <u>Chap</u>		Team Leader <u>Bradshaw</u>	
<u>392968</u>		<b>PRELIMINARY APPROVALS</b>			
<input checked="" type="checkbox"/> Subdivision *		<input type="checkbox"/> Conventional Subdivision		<input type="checkbox"/> Compact Development	
				<input type="checkbox"/> Conservative Subdivision	
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District					
If your project has been through the Due Diligence process, provide the transaction #:					
<b>GENERAL INFORMATION</b>					
Development Name <u>North Bluff - 1</u>					
Proposed Use <u>Single Family Residential</u>					
Property Address(es) <u>Ridge Brook Lane</u>					
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:					
PIN Recorded Deed <u>1722789099</u>		PIN Recorded Deed		PIN Recorded Deed	
What is your project type?					
<input checked="" type="checkbox"/> Single family		<input type="checkbox"/> Townhouse		<input type="checkbox"/> Subdivision in a non-residential zoning district	
<input type="checkbox"/> Other (describe):					
<b>OWNER/DEVELOPER INFORMATION</b>					
Company Name <u>Pedcor Investments, A Limited Liability Company</u>			Owner/Developer Name <u>Bruce Hagen</u>		
Address <u>One Pedcor Square, 770 3rd Avenue SW Carmel, IN 46032</u>					
Phone <u>317-218-2668</u>		Email <u>bruceh@pedcor.net</u>		Fax <u>317 587-0340</u>	
<b>CONSULTANT/CONTACT PERSON FOR PLANS</b>					
Company Name <u>Bateman Civil Survey Company</u>			Contact Name <u>Brian Kraynak</u>		
Address <u>2524 Reliance Avenue, Apex, NC 27539</u>					
Phone <u>919-577-1080</u>		Email <u>brian@batemancivilsurvey.com</u>		Fax <u>919-577-1081</u>	



GENERAL REQUIREMENTS	TO BE COMPLETED BY APPLICANT		OFFICE USE ONLY		
	YES	N/A	YES	NO	N/A
1. Applicant must contact a Planner to determine if a Pre-Application Conference is required prior to application submittal	<input checked="" type="checkbox"/>		M.W. ✓	✓	
2. Filing fee for plan review – payments may be made by cash, Visa, Mastercard, or check made payable to the City of Raleigh (no fee for infill recombination)	<input checked="" type="checkbox"/>		✓	<del>NO</del>	
3. Preliminary Subdivision Plan Application must be completed and signed by the property owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓	Red Cor	
4. Applicant must complete and print page 1 and 2 of the Preliminary Subdivision Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
5. I have referenced the Preliminary Subdivision Plan Checklist, and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City	<input checked="" type="checkbox"/>		✓		
6. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet, to include general notes, owner's name, contact's name, phone number, mailing address, email address	<input checked="" type="checkbox"/>		✓		
b) Existing conditions sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Subdivision 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 type="checkbox"/>	<input checked="" type="checkbox"/>			✓
g) Proposed Landscaping	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
h) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
7. 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"/>		✓		
8. Plan size must be 18" x 24" or 24" x 36"	<input checked="" type="checkbox"/>		✓		
9. 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"/>		✓		
10. 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"/>				
11. 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"/>		supplied ✓	✓	
12. Wake County School form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
13. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
14. 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"/>			✓

email receipt to contact person

ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS, & SPECIFICATIONS.

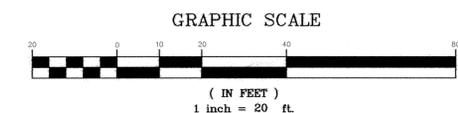


NOTES:

1. THE EXISTING TOPOGRAPHIC CONTOUR DATA TAKEN FROM WAKE COUNTY GIS INFORMATION.
2. THIS PROJECT IS LOCATED IN THE WALNUT CREEK WATERSHED IN THE NEUSE RIVER BASIN.
3. ALL LOTS ARE IN ZONE "X", AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN ON FEMA MAP 3720172200J, EFFECTIVE DATE MAY 2, 2006.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S04°21'30"E	55.21'
L2	N04°21'30"W	53.07'

CURVE TABLE						
CURVE	RADIUS	LENGTH	BEARING	CHORD	DELTA	TANGENT
C1	204.50'	122.26'	S21°29'07"E	120.45'	34°15'18"	63.02
C2	145.50'	45.66'	S29°37'21"E	45.47'	17°58'50"	23.02
C3	145.50'	102.06'	S00°32'13"E	99.98'	40°11'27"	53.23
C4	30.50'	14.55'	N84°06'14"W	14.41'	27°19'42"	7.41
C5	204.50'	83.49'	N26°55'03"W	82.91'	23°23'28"	42.33
C6	145.50'	86.99'	N21°29'07"W	85.70'	34°15'19"	44.84



**Bateman Civil Survey Company**  
 Engineers • Surveyors • Planners  
 2524 Reliance Avenue, Apex, North Carolina 27539  
 Phone: 919.577.1080 Fax: 919.577.1081  
 NOBELS FIRM No. C-2378



**North Bluff - 1**  
 Ridge Brook Lane  
 City of Raleigh, North Carolina

**EXISTING  
 CONDITIONS**

Designed By: BJK  
 Drawn By: JB  
 Checked By: BJK  
 Scale: 1"=20'  
 Date: 5/9/2016  
 Revised:  
 ①  
 ②  
 ③  
 ④  
 ⑤  
 Project Number: 160259

**CE-2**

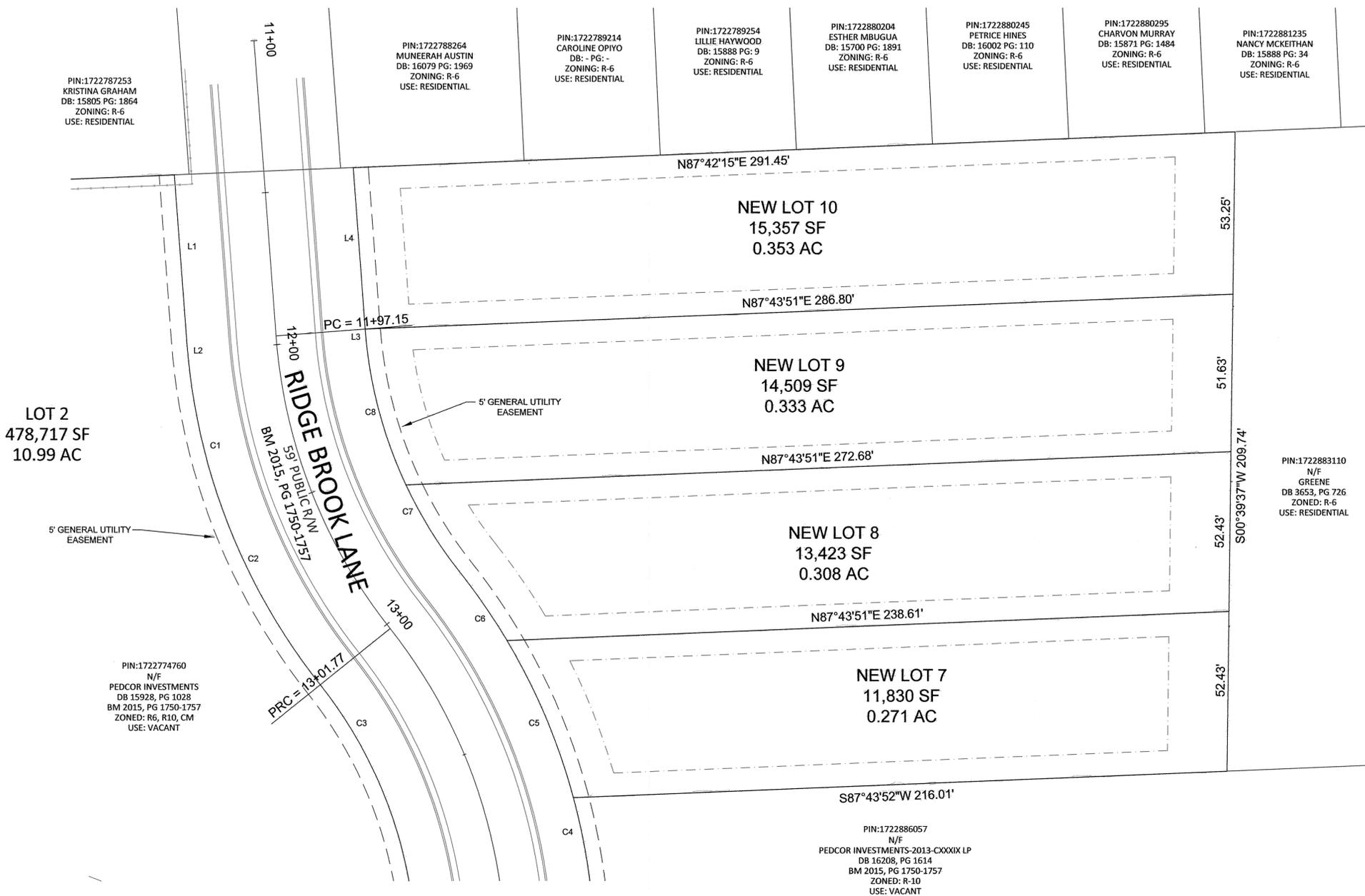
ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS, & SPECIFICATIONS.

LEGEND

- SETBACK LINES
- UTILITY EASEMENTS

NOTES:

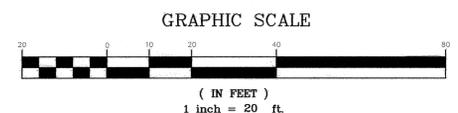
1. RIDGE BROOK LANE AND ASSOCIATED UTILITY IMPROVEMENTS ARE TO BE CONSTRUCTED BY OTHERS AS PART OF THE BLUFFS AT WALNUT CREEK PROJECT.
2. ALLOWABLE IMPERVIOUS AREA IS LESS THAN 15% OF TOTAL LOT AREA. MAXIMUM IMPERVIOUS AREA IS 2,066 SF FOR EACH LOT.
3. TREE CONSERVATION IS NOT REQUIRED SINCE THIS SUBDIVISION IS LESS THAN 2 ACRES.
4. ALL LOTS ARE IN ZONE "X", AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN ON FEMA MAP 3720172200J, EFFECTIVE DATE MAY 2, 2006.



**R-6 BUILDING SETBACK DATA**  
 FRONT: 10'  
 SIDE: 5'  
 AGREGATE SIDE: 15'  
 CORNER SIDE: 20'  
 REAR: 20'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N04°21'30"W	52.39'
L2	N04°21'30"W	2.82'
L3	S04°21'30"E	1.01'
L4	S04°21'30"E	51.91'

CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	204.50'	50.31'	N11°24'18"W	50.18'
C2	204.50'	57.61'	N26°31'19"W	57.42'
C3	204.50'	14.35'	N36°36'09"W	14.35'
C4	145.50'	45.66'	N29°37'21"W	45.47'
C5	204.50'	56.28'	S23°06'21"E	56.10'
C6	204.50'	27.21'	S34°48'02"E	27.19'
C7	145.50'	34.03'	S31°54'46"E	33.95'
C8	145.50'	52.96'	S14°47'09"E	52.67'



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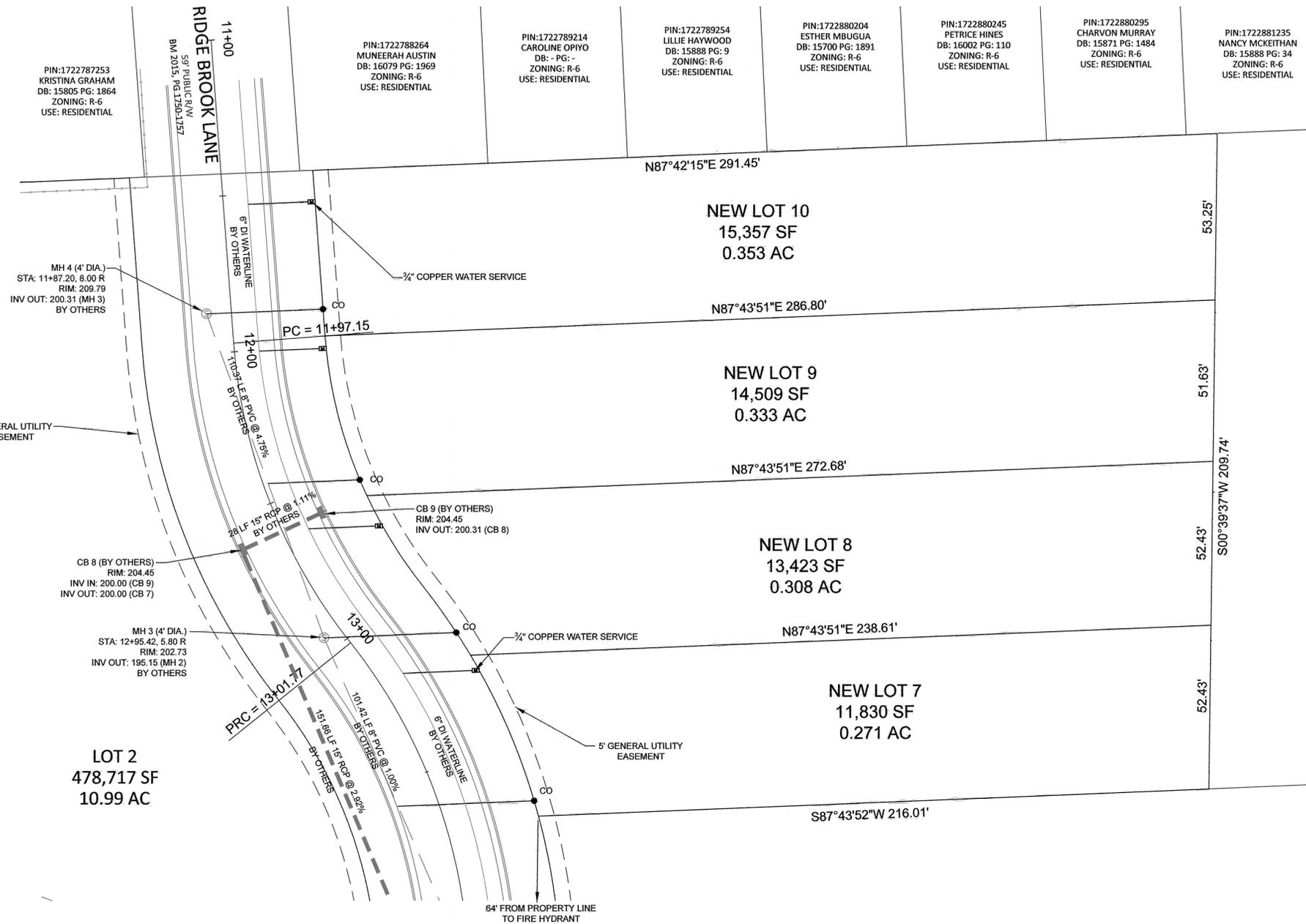
**North Bluff - 1**  
 Ridge Brook Lane  
 City of Raleigh, North Carolina

**SUBDIVISION PLAN**

Designed By: BJK  
 Drawn By: JB  
 Checked By: BJK  
 Scale: 1"=20'  
 Date: 5/9/2016  
 Revised:  
 ①  
 ②  
 ③  
 ④  
 ⑤  
 Project Number: 160259

**CE-3**

ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS, & SPECIFICATIONS.



- LEGEND
- WATER METER
  - 1/2" COPPER WATER SERVICE
  - CLEANOUT
  - SEWER MANHOLE
  - CATCH BASIN
  - FIRE HYDRANT

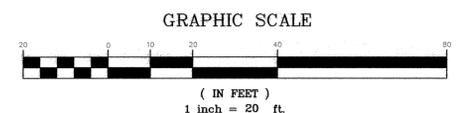
- CO - LOT 10  
TOP - 210.38  
INV IN - 201.38  
INV OUT - 201  
STA - 11+88.57  
OFF - 29.50 L
- CO - LOT 9  
TOP - 208.91  
INV IN - 198.17  
INV OUT - 197.87  
STA - 12+54.37  
OFF - 29.50 L
- CO - LOT 8  
TOP - 207.57  
INV IN - 196.43  
INV OUT - 196  
STA - 13+17.79  
OFF - 29.50 L
- CO - LOT 7  
TOP - 205.47  
INV IN - 195.02  
INV OUT - 194.58  
STA - 13+68.81  
OFF - 29.50 L

CITY OF RALEIGH UTILITY NOTES:

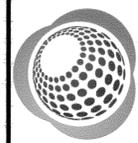
1. ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS, AND SPECIFICATIONS.
2. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER AND SEWER SERVICE TO EXISTING RESIDENCES AND BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENTS.
3. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER AND 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 AND REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
4. INSTALL 1/2" 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 AND PRESSURE.
5. INSTALL 4" PVC SEWER SERVICES AT 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE AND SPACED EVERY 75 LINEAR FEET MAXIMUM.
6. 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.
7. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE, AND/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND, AND/OR FLOODPLAINS IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
8. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS AND SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
9. ROADWAY AND UTILITY INFORMATION TAKEN FROM THE APPROVED PLANS FOR THE BLUFFS AT WALNUT CREEK PROJECT. CONTRACTOR SHALL FIELD VERIFY.
10. ROADWAY AND UTILITY CONSTRUCTION IS TO BE COMPLETED BY OTHERS.
11. THIS PROJECT ONLY INSTALLS INDIVIDUAL LOT SERVICES FOR WATER AND SEWER UTILITY.

NOTES:

1. ALL ABOVE AND UNDERGROUND UTILITIES ARE APPROXIMATE LOCATION AND BASED ON THE APPROVED PLANS FOR THE BLUFFS AT WALNUT CREEK WHEN THIS PLAN WAS DEVELOPED. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, DEPTH, LOCATION, AND MATERIAL OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
2. THE CONTRACTOR SHALL CONTACT NC ONE CALL CENTER AT LEAST 48 HOURS BEFORE THE START OF CONSTRUCTION 1-800-632-4949.
3. THE CONTRACTOR SHALL CAREFULLY SUPPORT AND PROTECT ANY UTILITIES, STRUCTURES, POWER POLES, PIPE LINE AND CONDUITS, ETC. WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION. ANY DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR AT THEIR EXPENSE TO THE SATISFACTION OF THE ENGINEER OR OWNER OF THE UTILITY.
4. THE CONTRACTOR SHALL REVIEW, VERIFY, AND COORDINATE ALL DIMENSIONS SHOWN ON THE PLANS PRIOR TO STARTING WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING RECORDS AND SUBMIT AS BUILT DRAWINGS FOR UTILITIES AS PER TOWN STANDARD REQUIREMENTS.



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North Bluff - 1  
Ridge Brook Lane  
City of Raleigh, North Carolina

UTILITY PLAN

Designed By:	BJK
Drawn By:	JB
Checked By:	BJK
Scale:	N.T.S.
Date:	5/9/2016
Revised:	
①	
②	
③	
④	
⑤	
Project Number:	160259
<b>CE-5</b>	