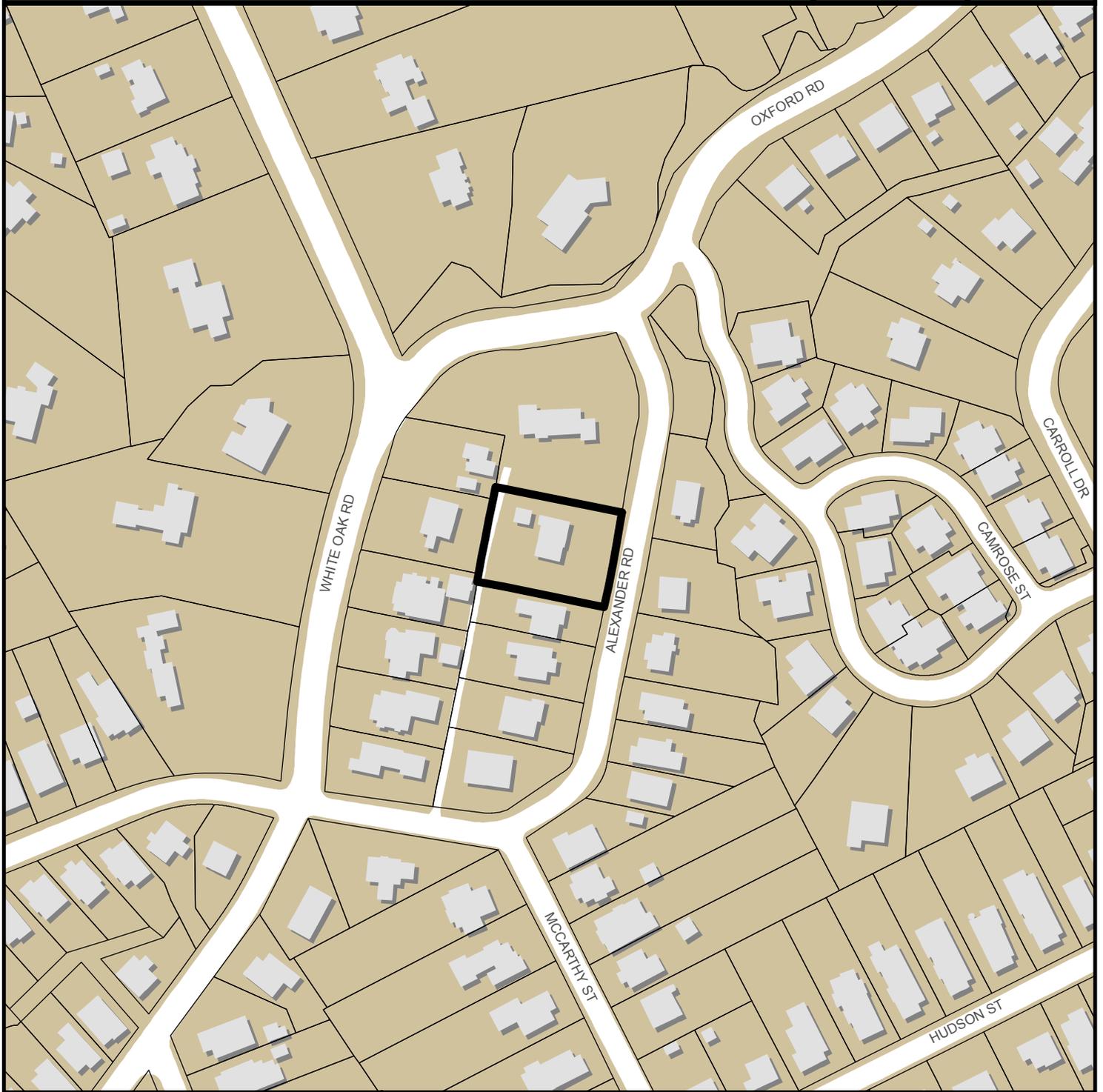


2213 ALEXANDER ROAD SUBDIVISION S-35-2016



Zoning: **R-10**
CAC: **Five Points**
Drainage Basin: **Crabtree basin**
Acreage: **0.39**
Number of Lots: **2**

Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**
Applicant: **Holden Barnett Properties**
Phone: **919-747-2346**



S-35-16

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.

Office Use Only: Transaction # <u>475134</u>		Project Coordinator		Team Leader <u>Bradshaw</u>	
PRELIMINARY APPROVALS					
<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 #:					
GENERAL INFORMATION					
Development Name <u>2213 ALEXANDER ROAD SUBDIVISION</u>					
Proposed Use <u>SINGLE FAMILY RESIDENTIAL</u>					
Property Address(es) <u>2213 ALEXANDER ROAD</u>					
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:					
PIN Recorded Deed <u>1704.59*.9356/DB12889PG108</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):					
OWNER/DEVELOPER INFORMATION					
Company Name <u>HOLDEN BARNETT PROPERTIES, LLC</u>			Owner/Developer Name <u>DEVELOPER: TOM HOLDEN</u>		
Address <u>5400 ETTA BURKE CT, STE 201, RALEIGH, NC 27606</u>					
Phone <u>(919) 747-2346</u>		Email <u>tph@barnettpropertiesllc.com</u>		Fax	
CONSULTANT/CONTACT PERSON FOR PLANS					
Company Name <u>THE SITE GROUP PLLC</u>			Contact Name <u>ED SCONFIENZA, P.E.</u>		
Address <u>1111 OBERLIN RD., RALEIGH, NC 27605</u>					
Phone <u>(919) 835-4787</u>		Email <u>ed@thesitegroup.net</u>		Fax <u>(919) 839-22555</u>	

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)

ZONING INFORMATION

Zoning District(s) **R10**

If more than one district, provide the acreage of each: **0.39**

Overlay District? Yes No

Inside City Limits? Yes No

CUD (Conditional Use District) Case # Z-

COA (Certificate of Appropriateness) Case #

BOA (Board of Adjustment) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface 4,166 SF	acres/sf	Flood Hazard Area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
---	----------	-------------------	------------------------------	--

Proposed Impervious Surface TBD	acres/sf	Neuse River Buffer	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
--	----------	--------------------	------------------------------	--

		Wetlands	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
--	--	----------	------------------------------	--

If in a Flood Hazard Area, provide the following:

Alluvial Soils	Flood Study	FEMA Map Panel #
----------------	-------------	------------------

NUMBER OF LOTS AND DENSITY

Total # of Townhouse Lots: Detached _____ Attached _____

Total # of Single Family Lots TWO (2)	Total # of All Lots TWO (2)
--	------------------------------------

Overall Unit(s)/Acre Densities Per Zoning Districts **5.1 DUA**

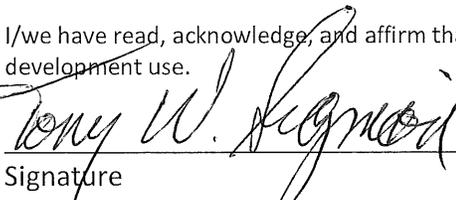
Total # of Open Space and/or Common Area Lots **N/A**

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 **THE SITE GROUP PLLC** 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.

	6/1/16
Signature	Date

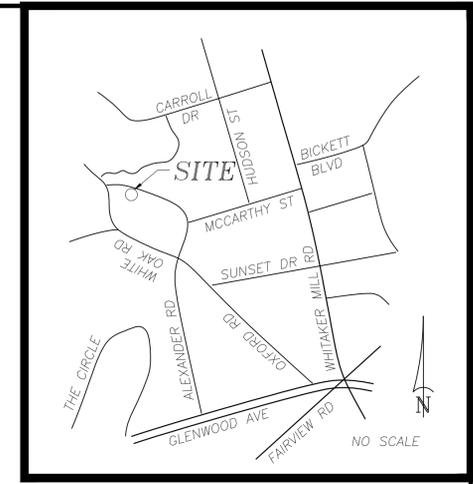
Signature	Date
-----------	------

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 6/7/16	<input checked="" type="checkbox"/>		/		
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) <K# 1582	<input checked="" type="checkbox"/>		/		
3. Preliminary Subdivision Plan Application must be completed and signed by the property owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/		
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 type="checkbox"/>				
a) Cover sheet, to include general notes, owner's name, contact's name, phone number, mailing address, email address PS 1.0	<input checked="" type="checkbox"/>		/		
b) Existing conditions sheet PS 2.0	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/		
c) Proposed Subdivision Plan PS 3.0	<input checked="" type="checkbox"/>		/		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>		/	
e) Proposed Utility Plan, including Fire PS 3.0	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			/
g) Proposed Landscaping PS 3.0	<input checked="" type="checkbox"/>	<input 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"/>		/		
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 EXEMPT	<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"/>		/	

2213 ALEXANDER ROAD

PRELIMINARY SUBDIVISION

Raleigh, North Carolina



THE SITE GROUP
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
 THE SITE GROUP, PLLC
 1111 Oberlin Road
 Raleigh, NC 27605-1136 USA
 Office: 919-839-7257
 Fax: 919-839-7257
 E-Mail: ed@thesitegroup.net

Preliminary Subdivision Plan Application
 Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-3493 | Fax: 919-996-1881
 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.

Office Use Only: Transaction #	Project Coordinator	Team Leader
--------------------------------	---------------------	-------------

PRELIMINARY APPROVALS

Subdivision * Conventional Subdivision Compact Development 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 #:

GENERAL INFORMATION

Development Name: 2213 ALEXANDER ROAD SUBDIVISION
 Proposed Use: SINGLE FAMILY RESIDENTIAL
 Property Address(es): 2213 ALEXANDER ROAD

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:
 PIN Recorded Deed: 1704.59.8350(01)280P-0109

What is your project type?
 Single family Townhouse Subdivision in a non-residential zoning district
 Other (describe):

OWNER/DEVELOPER INFORMATION

Company Name: HOLDEN BARNETT PROPERTIES, LLC Owner/Developer Name: DEVELOPER: TOM HOLDEN
 Address: 5400 ETTA BURKE CT, STE 201, RALEIGH, NC 27606
 Phone: (919) 747-2346 Email: tph@barnettpropertiesllc.com Fax:

CONSULTANT/CONTACT PERSON FOR PLANS

Company Name: THE SITE GROUP PLLC Contact Name: ED SCOFIENZA, P.E.
 Address: 1111 OBERLIN RD., RALEIGH, NC 27605
 Phone: (919) 835-4787 Email: ed@thesitegroup.net Fax: (919) 839-2255

WWW.RALEIGHNC.GOV REVISION 03.11.16

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)

ZONING INFORMATION

Zoning District(s): R10
 If more than one district, provide the acreage of each:
 Overlay District? Yes No
 Inside City Limits? Yes No
 CUD (Conditional Use District) Case # 2-
 CDA (Certificate of Appropriateness) Case #
 BOA (Board of Adjustment) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface: 4,166 SF acres/ft Flood Hazard Area Yes No
 Proposed Impervious Surface: TBD acres/ft Neuse River Buffer Yes No
 Wetlands Yes No

If in a Flood Hazard Area, provide the following:
 Alluvial Soils Flood Study FEMA Map Panel #

NUMBER OF LOTS AND DENSITY

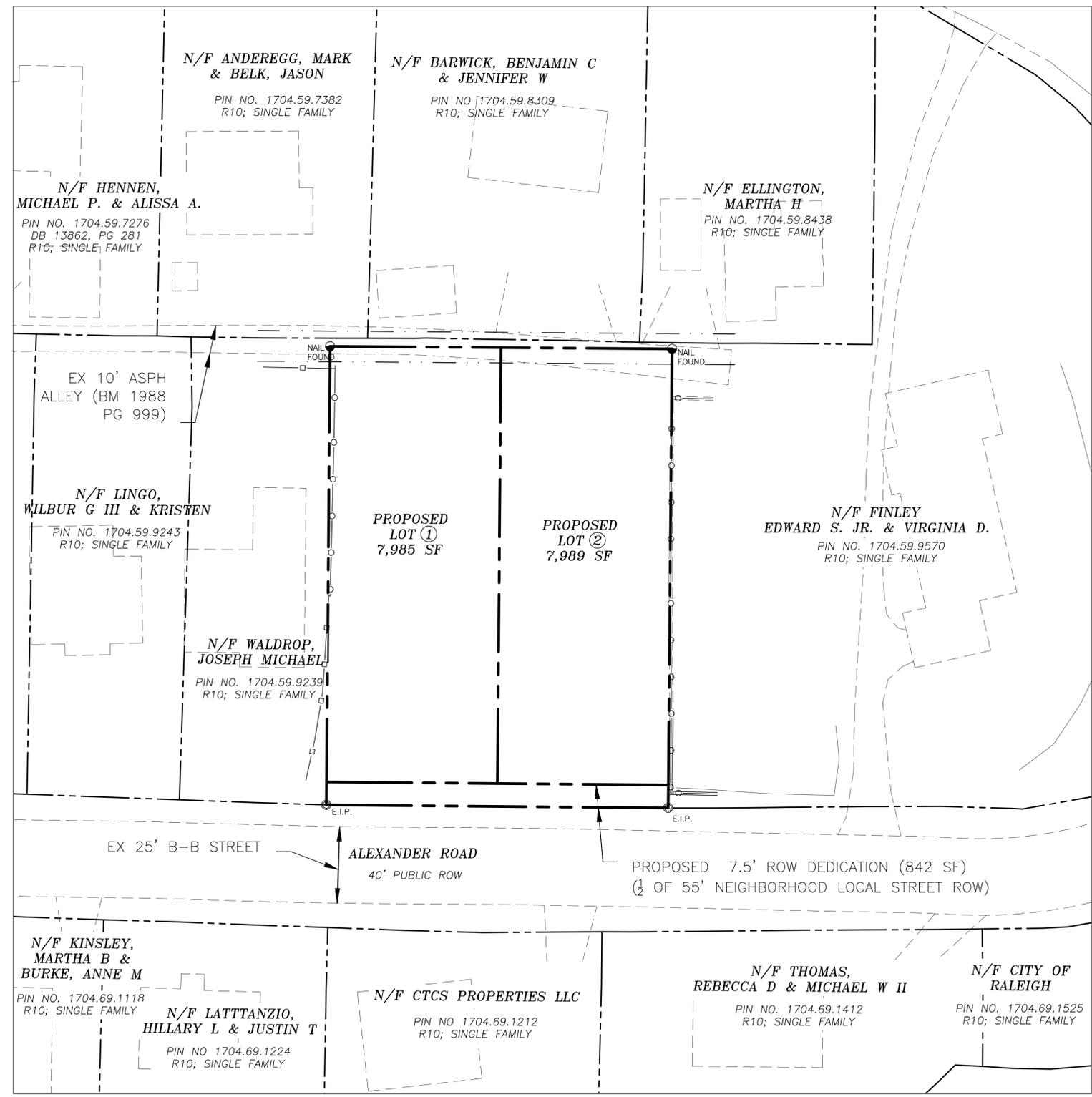
Total # of Townhouse Lots: Detached Attached
 Total # of Single Family Lots: TWO (2) Total # of All Lots: TWO (2)
 Overall Units/Acre Densities Per Zoning District: 5.1 DUA
 Total # of Open Space and/or Common Area Lots: N/A

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and 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 THE SITE GROUP PLLC 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, acknowledged and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signature: *Tom Holden* Date: 6/11/16
 Signature: _____ Date: _____

WWW.RALEIGHNC.GOV REVISION 03.11.16



GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY TURNING POINT SURVEYING PLLC DATED MAY 07, 2016. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM CITY OF RALEIGH GIS.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

DRAWING INDEX:

PS 1.0	COVER SHEET
PS 2.0	EXISTING CONDITIONS & DEMO PLAN
PS 3.0	LAYOUT, UTILITY, GRADING & LANDSCAPE PLAN

NOTE: THIS PROPERTY IS SUBJECT TO UDO SECTION 2.2.7 RESIDENTIAL INFILL COMPATIBILITY STANDARDS

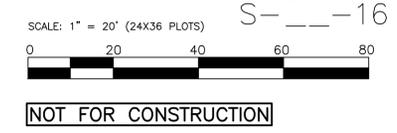
CONTACT:
 ED SCOFIENZA, P.E.
 or
 BRANDON MOORE, PLA
 THE SITE GROUP, PLLC
 1111 OBERLIN ROAD
 RALEIGH, NC 27605
 PHONE: (919) 835-4787
 FAX: (919) 839-2255
 EMAIL: ed@thesitegroup.net
 or
 bdm@thesitegroup.net

LAND OWNER:
 TONY W. SIGMON
 2313 ALEXANDER ROAD
 RALEIGH, NC 27608-1644

DEVELOPER:
 HOLDEN BARNETT PROPERTIES, LLC
 ATTN: TOM HOLDEN
 5400 ETTA BURKE CT., SUITE 2014
 RALEIGH, NC 27606
 PHONE: 919-492-7551
 EMAIL: tph@barnettpropertiesllc.com

LEGEND

---	EX/PROPOSED PROPERTY/ROW
---	EX. ADJACENT LOT LINE
---	EX. EASEMENTS
---	PROPOSED LOT LINE
—○—○—	EXIST FENCE
---	EXIST FEATURE (BLDG, ETC)



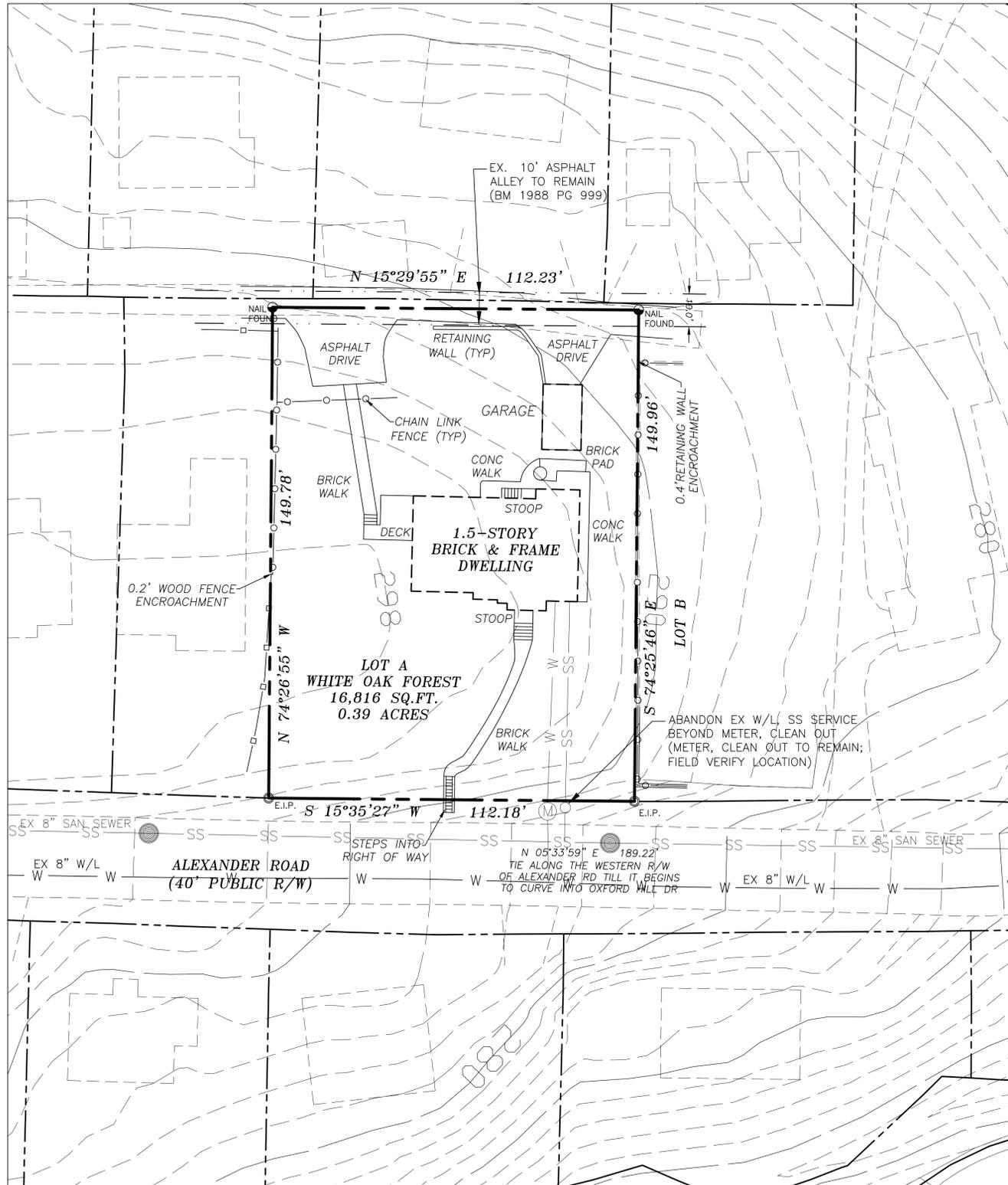
PRELIMINARY SUBDIVISION PLAN FOR:
2213 ALEXANDER RD.
 PIN NO. 1704.59.9356
 DEED BOOK 12889 PAGE 105
 RALEIGH, NORTH CAROLINA

Drawn By: EFS
 Checked By: BDM

DATE: 6 JUN 2016

PRELIMINARY SUBDIVISION
 COVER SHEET

Job Code: THAS
 Dwg No.: P.S. 1.0



DEMOLITION NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. SURVEY INFORMATION TAKEN FROM A SURVEY BY TURNING POINT SURVEYING PLLC DATED MAY 7, 2016; ADDITIONAL INFORMATION TAKEN FROM CITY OF RALEIGH GIS.
5. COORDINATE LIMIT AND TIMING OF REMOVALS WITH NEW CONSTRUCTION. REMOVE ALL EXISTING ON-SITE IMPROVEMENTS EXCEPT RETAINING WALL ALONG EAST P/L; FENCE ALONG WEST P/L; WATER & SEWER SERVICES AND ASPHALT ALLEY ALONG NORTH P/L.
6. REFER TO BUILDING ELECTRIC DRAWINGS FOR INFORMATION ON REMOVAL OF LIGHTING, GATES AND UNDERGROUND WIRES.

LEGEND	
	EX/PROPOSED PROPERTY/ROW
	EX. ADJACENT LOT LINE
	EX. EASEMENTS
	PROPOSED LOT LINE
	EXIST FENCE
	EXIST FEATURE (BLDG, ETC)

EXISTING IMPERVIOUS AREA = 4,166 SF

SCALE: 1" = 20' (24X36 PLOTS)



NOT FOR CONSTRUCTION

THE SITE GROUP
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

THE SITE GROUP, PLLC
 1111 Oberlin Road
 Raleigh, NC 27605-1136 USA
 Office: 919.835.7257
 Fax: 919.835.7257
 E-Mail: ed@thesitegroup.net

PRELIMINARY SUBDIVISION PLAN FOR:
2213 ALEXANDER RD.

PIN NO. 1704.59.9356
 DEED BOOK 12889 PAGE 105
 RALEIGH, NORTH CAROLINA

Drawn By: EFS
 Checked By: BDM

DATE:
 6 JUN 2016

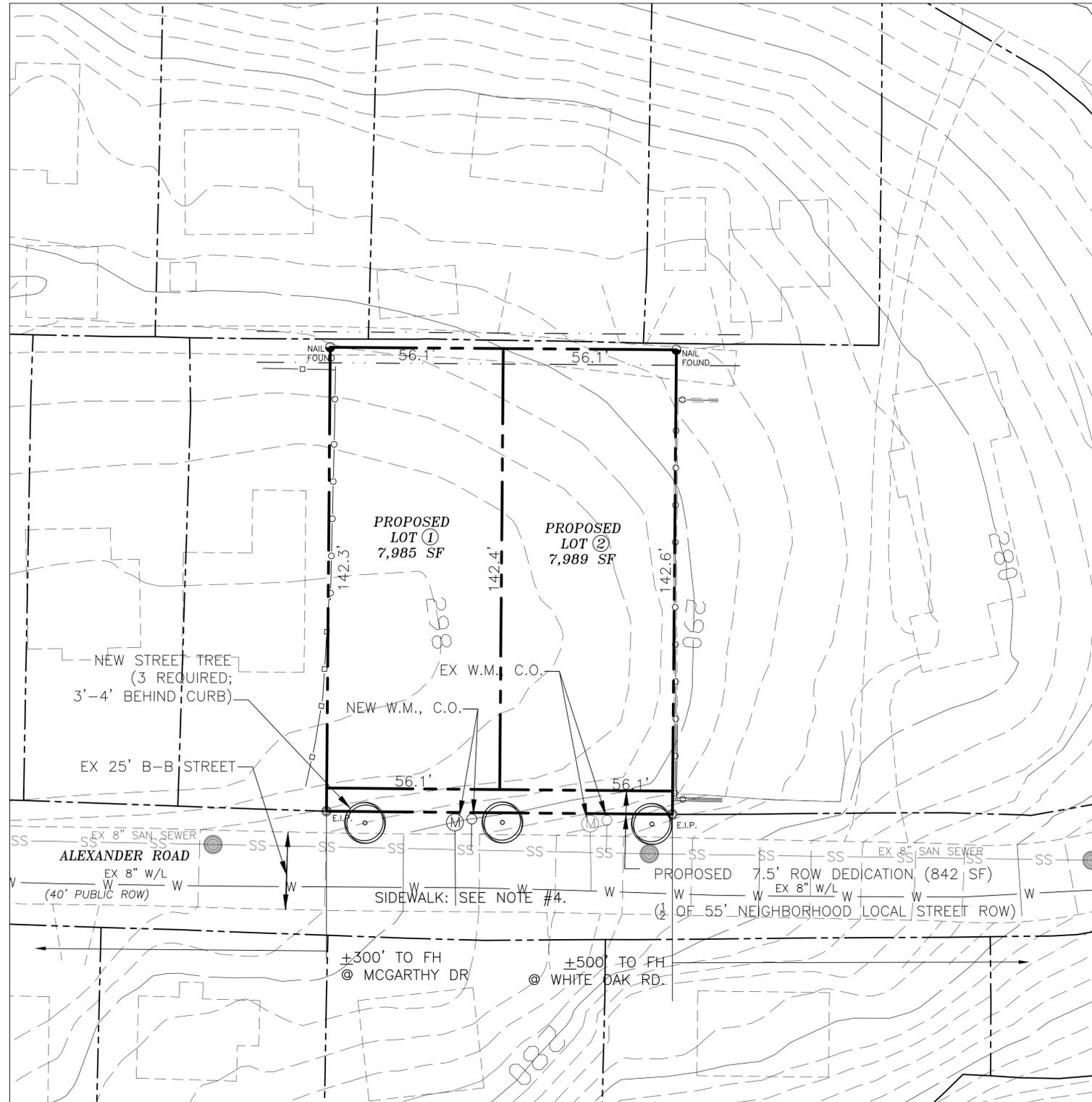
PRELIMINARY
 SUBDIVISION

EXISTING
 CONDITIONS
 & DEMO
 PLAN

Job Code: THAS

Dwg No.
 P.S.
 2.0

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LAYOUT NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF TURNED DOWN WALK, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE.
2. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
4. FEE-IN-LIEU PROPOSED FOR SIDEWALK.

STORM WATER NOTE:

THIS PROPERTY IS EXEMPT FROM STORMWATER REQUIREMENTS PER TC 6-2015:
 3. ANY DETACHED HOUSE USED FOR SINGLE-UNIT LIVING OR ANY ATTACHED HOUSE USED FOR TWO-UNIT LIVING, INCLUDING THEIR ACCESSORY USES, PLACED WITHIN SUBDIVISION OF ONE ACRE OR LESS IN AGGREGATE SIZE APPROVED AFTER MAY 1, 2001;

STREET TREE CALCULATION:

(112.2 LF) / (1 STREET TREE PER 40 LF) = 2.8 REQUIRED; 3 PROPOSED

LEGEND

- EX/PROPOSED PROPERTY/ROW
- - - EX. ADJACENT LOT LINE
- · - · - EX. EASEMENTS
- PROPOSED LOT LINE
- ○ EXIST FENCE
- - - - EXIST FEATURE (BLDG, ETC)

NOTE: THIS PROPERTY IS SUBJECT TO UDO SECTION 2.2.7 RESIDENTIAL INFILL COMPATIBILITY STANDARDS

SCALE: 1" = 20' (24X36 PLOTS)



NOT FOR CONSTRUCTION

THE SITE GROUP
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
 THE SITE GROUP, PLLC
 1111 Oberlin Road
 Raleigh, NC 27605-1136 USA
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 Fax: 919.835.7257
 E-Mail: ed@thesitegroup.net

PRELIMINARY SUBDIVISION PLAN FOR:
2213 ALEXANDER RD.
 PIN NO. 1704.59.9356
 DEED BOOK 12889 PAGE 105
 RALEIGH, NORTH CAROLINA

Drawn By: EFS
 Checked By: BDM

DATE: 6 JUN 2016

PRELIMINARY SUBDIVISION

LAYOUT, UTILITY GRADING & LANDSCAPING PLAN

Job Code: THAS

Dwg No. P.S. 3.0