



Administrative Approval Action

S-17-18 / Piedmont Point Subdivision
Transaction# 551658, AA #3928

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the north of Melrose Drive, at the north end of Seneca Drive at 2018-2020 Seneca Drive, and 2019 Piedmont Drive. This site is outside the City limits.

REQUEST: Development of a 13.6 acre tract zoned R-6 into a phased Conservation Subdivision consisting of 54 single family detached lots and two Open Space Lots all within two phases.

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: One Design Adjustment has been approved for this project, noted below.

1. A design adjustment has been submitted to the block perimeter requirements of UDO Article 8.3

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated 4/1/19 submitted by Penny Engineering Design.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

1. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

PUBLIC UTILITIES

2. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook may be required for review and approval.

STORMWATER

3. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of a mass grading permit or other site permit, whichever comes first.
4. Next Step: A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.



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Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

URBAN FORESTRY

5. Obtain required tree impact permits from the City of Raleigh.
6. Next Step: Prior to the issuance of a mass grading permit or other site permit, whichever comes first, submit a final tree conservation plan with a permit approved by Urban Forestry staff that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required.
7. Next Step: Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

1. The City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City.
2. A demolition permit shall be issued and this building permit number be shown on all maps for recording.
3. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
4. Next Step: Concurrent Review Plans for public infrastructure and site grading shall be approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan, if applicable.

ENGINEERING

5. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
6. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents is not provided within this 14 day period, further recordings and building permit issuance may be withheld.
7. Slope easements and associated deeds of easement shall be approved by the City and the location of the easements shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation



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of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents is not provided within this 14 day period, further recordings and building permit issuance may be withheld.

8. The sight distance easements shall be recorded.
9. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.

PUBLIC UTILITIES

10. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.
11. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

STORMWATER

12. Next Step: A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund.
13. Next Step: The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office.
14. Next Step: All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements.
15. Next Step: The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with a note stating: "The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in their natural or mitigated condition, No person or entity shall fill, grade, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from the state of North Carolina in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259)."
16. Next Step: In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department

URBAN FORESTRY

17. Next Step: A tree conservation map in compliance with Chapter 9 of the Unified Development Ordinance shall be recorded with metes and bound showing the designated Tree Conservation Areas.



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EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: 5-24-2022
Record at least ½ of the land area approved.

5-Year Sunset Date: 5-24-2024
Record entire subdivision.

I hereby certify this administrative decision.

Signed:(Development Services Dir./Designee)

Date: 5/24/19

Staff Coordinator: Michael Walters

Design Adjustment Staff Response



DEVELOPMENT SERVICES DEPARTMENT

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

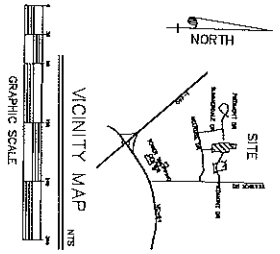
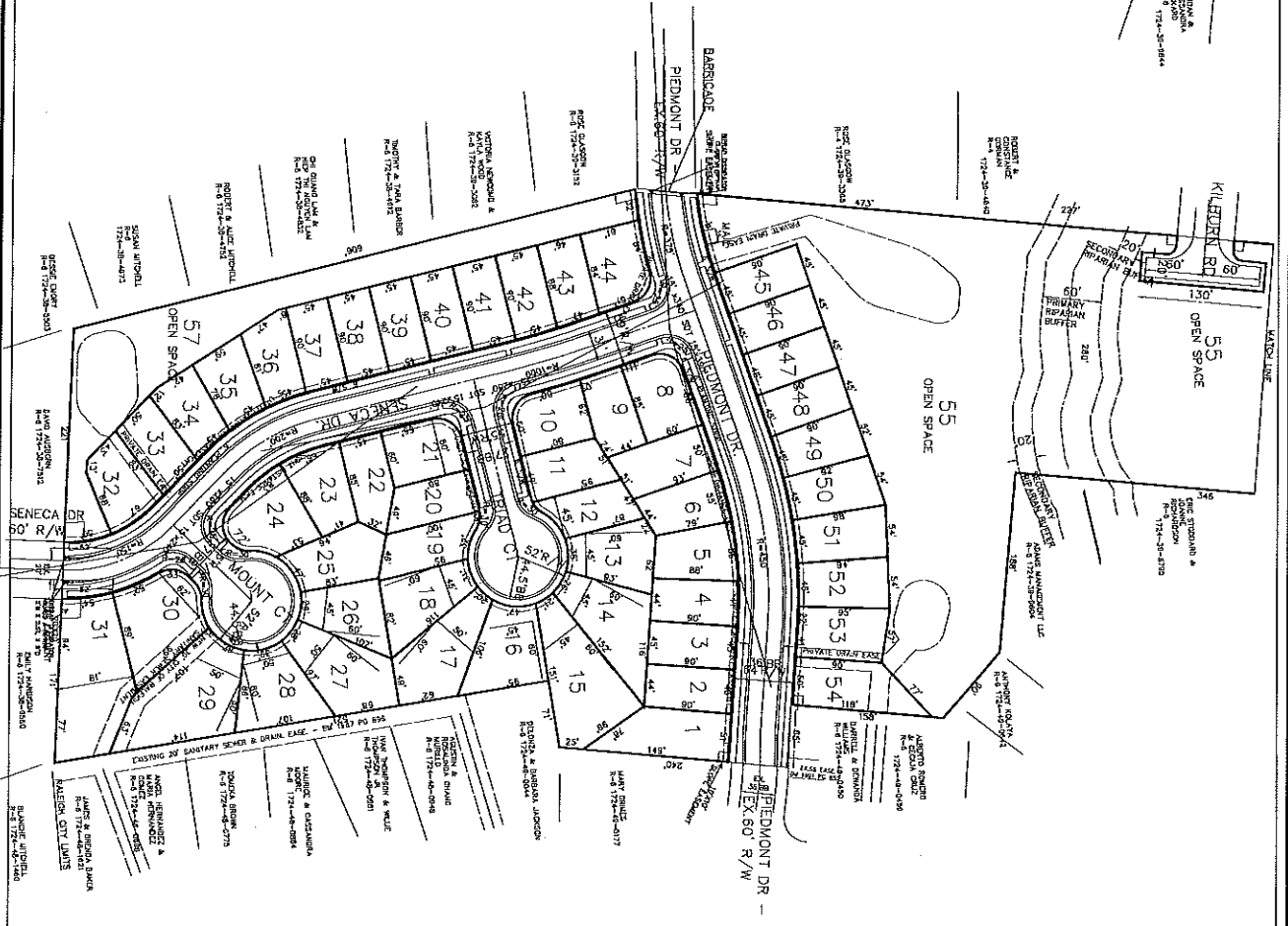
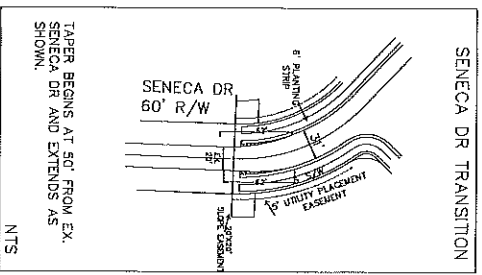
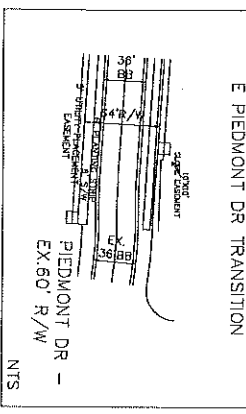
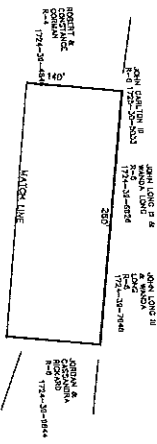
PROJECT	Project Name	Piedmont Point Subdivision	
	Development Case Number	S-17-18	
	Transaction Number	551658	
	Design Adjustment Number	DA - 109 - 2018	
STAFF RESPONSE	Staff recommendation based upon the findings in the applicable code(s):		
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	<input type="checkbox"/> Raleigh Street Design Manual	
	Staff SUPPORTS <input checked="" type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.		
	DEPARTMENTS		
	<input type="checkbox"/> Dev. Services Planner	<input type="checkbox"/> City Planning	
	<input checked="" type="checkbox"/> Development Engineering <i>F. Kirk 4-21-19</i>	<input type="checkbox"/> Transportation	
	<input type="checkbox"/> Engineering Services	<input type="checkbox"/> Parks & Recreation and Cult. Res.	
	<input type="checkbox"/> Public Utilities		
	CONDITIONS:		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			

Authorized Signature

Daniel G. Kirk, PE
Engineering Review Manager

5/29/19
 Date

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).



NOTES:
1. SENECA DR IS PROPOSED TO HAVE A SPEED LIMIT OF 25 MPH.

PIEDMONT POINT SUBDIVISION
RALEIGH NORTH CAROLINA
TRANSPORTATION PLAN

S-17-18
TRANSACTION # 551658

PENNY ENGINEERING DESIGN
CONSULTING ENGINEERS & LAND DESIGNERS
9220 FAIRBANKS DRIVE, SUITE 220 RALEIGH NC 27613
OFFICE 919/848-1481 PENNY@PENNYENGR.COM

SCALE:	DATE:	BY:
1" = 60' PLS	4-12-18 MRC	
DATE:	BY:	
4-12-18 MRC		
REVISION:	DATE:	BY:
1. SENECA DR 60' R/W	4-12-18	MRC
2. SENECA DR 60' R/W	4-12-18	MRC
3. SENECA DR 60' R/W	4-12-18	MRC
4. SENECA DR 60' R/W	4-12-18	MRC
5. SENECA DR 60' R/W	4-12-18	MRC
6. SENECA DR 60' R/W	4-12-18	MRC
7. SENECA DR 60' R/W	4-12-18	MRC
8. SENECA DR 60' R/W	4-12-18	MRC
9. SENECA DR 60' R/W	4-12-18	MRC
10. SENECA DR 60' R/W	4-12-18	MRC
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12. SENECA DR 60' R/W	4-12-18	MRC
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15. SENECA DR 60' R/W	4-12-18	MRC
16. SENECA DR 60' R/W	4-12-18	MRC
17. SENECA DR 60' R/W	4-12-18	MRC
18. SENECA DR 60' R/W	4-12-18	MRC
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21. SENECA DR 60' R/W	4-12-18	MRC
22. SENECA DR 60' R/W	4-12-18	MRC
23. SENECA DR 60' R/W	4-12-18	MRC
24. SENECA DR 60' R/W	4-12-18	MRC
25. SENECA DR 60' R/W	4-12-18	MRC
26. SENECA DR 60' R/W	4-12-18	MRC
27. SENECA DR 60' R/W	4-12-18	MRC
28. SENECA DR 60' R/W	4-12-18	MRC
29. SENECA DR 60' R/W	4-12-18	MRC
30. SENECA DR 60' R/W	4-12-18	MRC
31. SENECA DR 60' R/W	4-12-18	MRC
32. SENECA DR 60' R/W	4-12-18	MRC
33. SENECA DR 60' R/W	4-12-18	MRC
34. SENECA DR 60' R/W	4-12-18	MRC
35. SENECA DR 60' R/W	4-12-18	MRC
36. SENECA DR 60' R/W	4-12-18	MRC
37. SENECA DR 60' R/W	4-12-18	MRC
38. SENECA DR 60' R/W	4-12-18	MRC
39. SENECA DR 60' R/W	4-12-18	MRC
40. SENECA DR 60' R/W	4-12-18	MRC
41. SENECA DR 60' R/W	4-12-18	MRC
42. SENECA DR 60' R/W	4-12-18	MRC
43. SENECA DR 60' R/W	4-12-18	MRC
44. SENECA DR 60' R/W	4-12-18	MRC
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48. SENECA DR 60' R/W	4-12-18	MRC
49. SENECA DR 60' R/W	4-12-18	MRC
50. SENECA DR 60' R/W	4-12-18	MRC
51. SENECA DR 60' R/W	4-12-18	MRC
52. SENECA DR 60' R/W	4-12-18	MRC
53. SENECA DR 60' R/W	4-12-18	MRC
54. SENECA DR 60' R/W	4-12-18	MRC
55. SENECA DR 60' R/W	4-12-18	MRC
56. SENECA DR 60' R/W	4-12-18	MRC
57. SENECA DR 60' R/W	4-12-18	MRC

Design Adjustment Application



DEVELOPMENT SERVICES DEPARTMENT

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	Project Name Piedmont Point Subdivision		
	Case Number S-17-2018		
	Transaction Number 551658		
OWNER	Name Glenwood Homes LLC		
	Address PO Box 90427		City Raleigh
	State NC	Zip Code 27675	Phone 919-848-1461
CONTACT	Name Penny Sekadlo		Firm Penny Engineering Design
	Address 9220 Fairbanks Dr Suite 220		City Raleigh
	State NC	Zip Code 27613	Phone 919-848-1461
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings	
	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings	
	<input type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings	
	Provide details about the request; (please attach a memorandum if additional space is needed):		
Block perimeter requirements cannot be met due to existing adjacent developments. We are requesting an exception because it is deemed reasonable pursuant to UDO Section 8.3.6.			

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature *[Signature]* Date 8-13-18

CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input checked="" type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
Development Services, Development Engineering
One Exchange Plaza, Suite 500
Raleigh NC, 27601

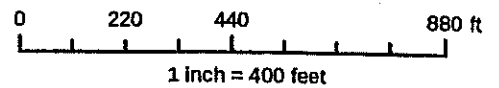
For Office Use Only	RECEIVED DATE:	DA - -
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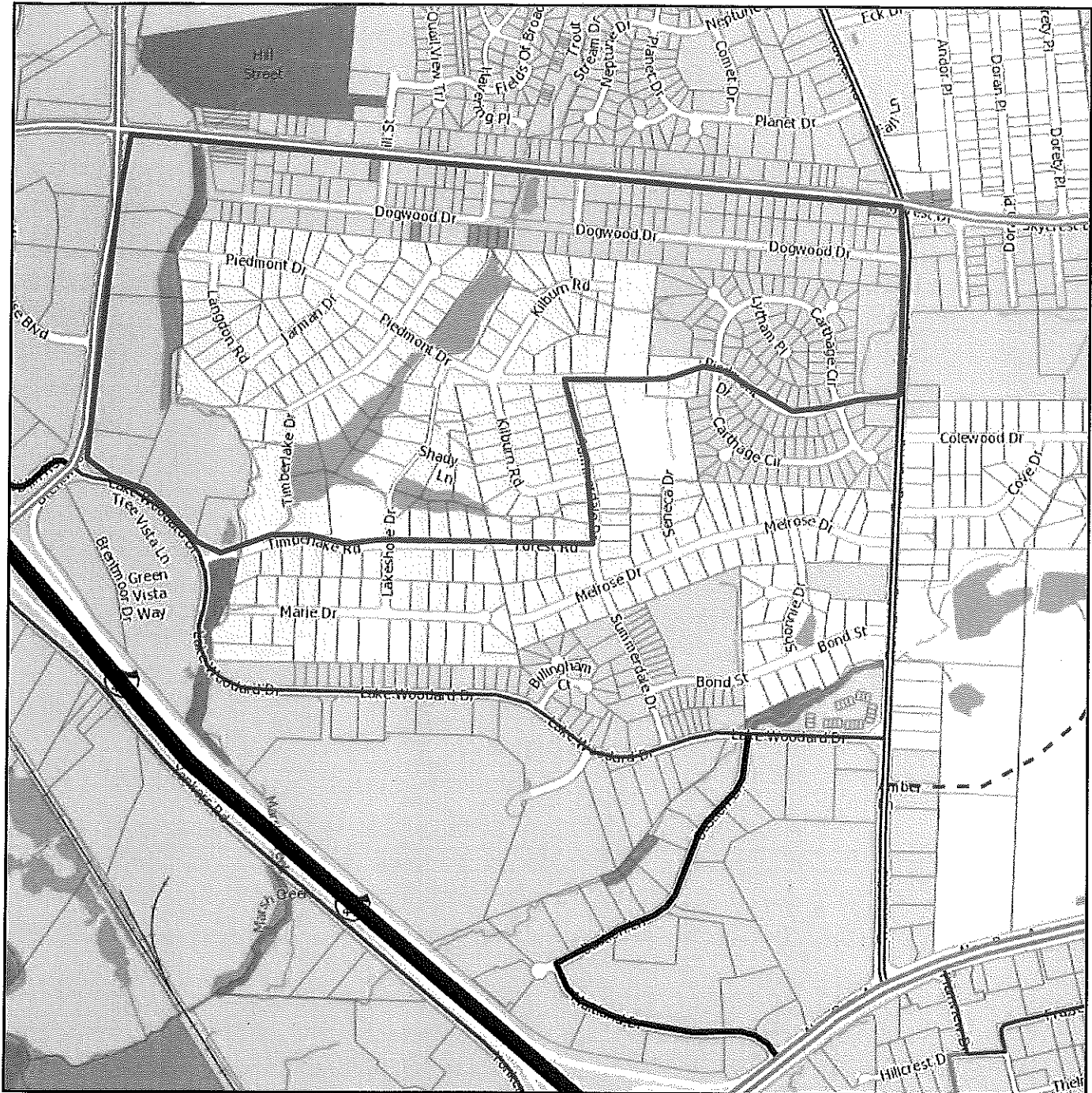
Piedmont Point Subdivision

A $728' + 454' + 1241' + 335' = 2758'$

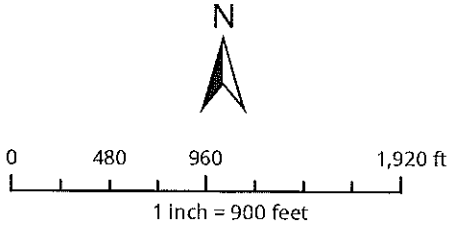
B $1807' + 829' + 1367' + 728' = 4731'$



Disclaimer
 IMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



Block C - approximately 14,700 LF



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Individual Acknowledgement



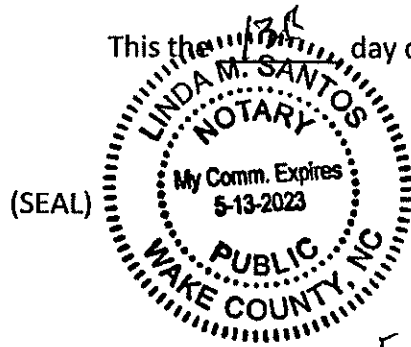
DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF NORTH CAROLINA
COUNTY OF WAKE

INDIVIDUAL

I, Linda M. Santos, a Notary Public do hereby certify that
PENNY LYNN SEARLES personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

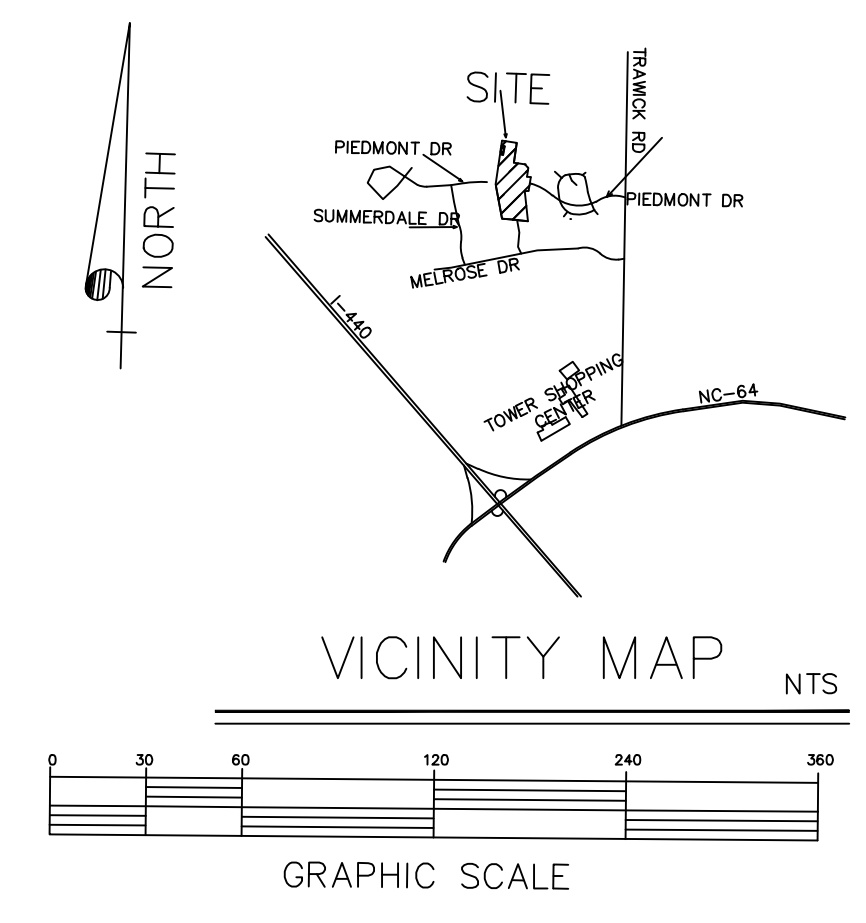
This the 17th day of AUGUST, 2018.



Notary Public Linda M. Santos

My Commission Expires: 5-13-2023

ATTENTION CONTRACTORS
 The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919)-996-2409, and the Public Utilities Department at (919)-996-4540 at least twenty-four hours prior to beginning any of their construction.
 Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstatement of any water or sewer facilities not inspected as a result of this notification failure.
 Failure to call for inspection, install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.



SITE DATA

OWNER GLENWOOD HOMES LLC
 PO BOX 90427
 RALEIGH, NC 27675
 919-848-1461

CONTACT PENNY SEKADLO
 9220 FAIRBANKS DR, SUITE 220
 RALEIGH, NC 27613
 PennyEngineer@aol.com
 919-848-1461
 1724-39-5281, 1724-39-8479,
 1724-39-8291

PIN R-6

ZONING R-6
 TOTAL AREA 13.60 AC
 STREET DATA 1670 LF 2.55 AC
 NET AREA (w/o R/W) 11.05 AC
 TOTAL # LOTS 54 SF = 4 UNITS/AC
 MINIMUM LOT SIZE 4000 SF (45*60MIN)
 AVG LOT SIZE 4550 SF
 OPEN SPACE REQ'D: (40%)=4.44 AC
 PROV'D: 4.50 AC

PHASE DATA

PHASE NUMBERS	1	2	TOTAL
PROPOSED DENSITY	3 U/AC	5 U/AC	4 U/AC
NUMBER OF LOTS	22	34	57
LOT NUMBER(S) BY PHASE	1-9,43-55	10-42,56-57	1-57
NUMBER OF UNITS	21	33	54
LIVABLE BUILDINGS	21	33	54
OPEN SPACE?	YES	YES	YES
NUMBER OF OPEN SPACE LOTS	1	2	3
TIE-IN TO PUBLIC SEWER	1	1	2
TIE-IN TO PUBLIC WATER MAIN	1	0	1
SERVICE ABANDONMENTS	0	0	0
WATER SERVICE CONNECTIONS	21	33	54
SEWER SERVICE CONNECTIONS	21	33	54
PUBLIC WATER (LF)	800	1000	1800
PUBLIC SEWER (LF)	700	1000	1700
PUBLIC STREET (LF)	800	900	1700
PUBLIC SIDEWALK (LF)	1450	1600	3050
STREET SIGNS (LF)	800	900	1700

NOTE: PHASE 1 TO BE DEVELOPED PRIOR TO PHASE 2

TABLE OF CONTENTS

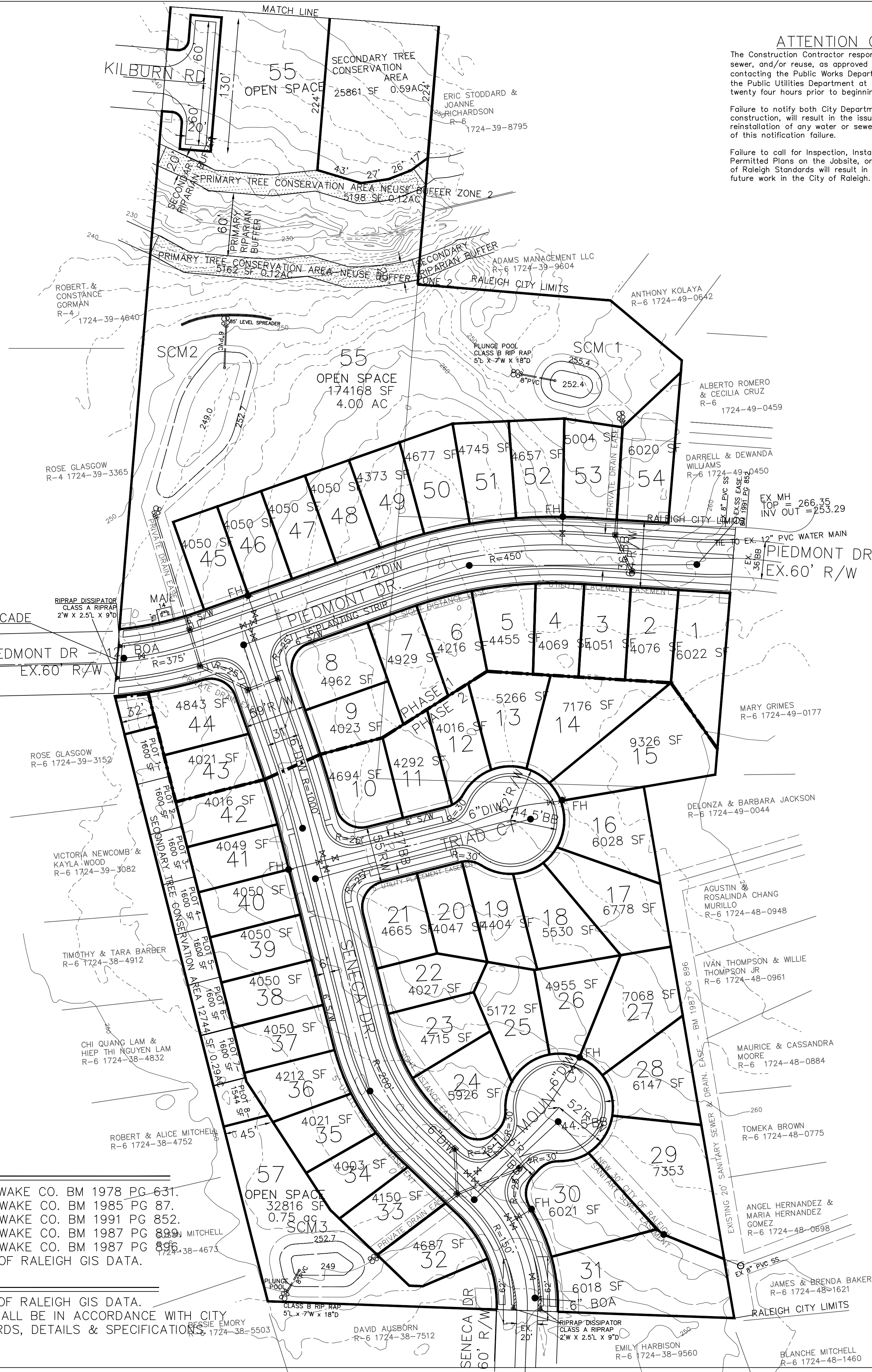
- CI COVER SHEET
- EI EXISTING CONDITIONS
- SI SUBDIVISION PLAN
- S2 TRANSPORTATION PLAN
- S3 OPEN SPACE PLAN
- G1 GRADING PLAN
- UI UTILITY PLAN
- D1 STORMWATER DETAILS
- D2 STREET & UTILITY DETAILS
- D3 WATER & SEWER DETAILS
- LI LANDSCAPE PLAN
- TI TREE CONSERVATION PLAN

REFERENCES

1. BOUNDARY FROM WAKE CO. BM 1978 PG 631.
2. BOUNDARY FROM WAKE CO. BM 1985 PG 87.
3. BOUNDARY FROM WAKE CO. BM 1991 PG 852.
4. BOUNDARY FROM WAKE CO. BM 1987 PG 899.
5. BOUNDARY FROM WAKE CO. BM 1987 PG 896.
5. TOPO FROM CITY OF RALEIGH GIS DATA.

NOTES

1. TOPO FROM CITY OF RALEIGH GIS DATA.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS, DETAILS & SPECIFICATIONS.



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

Preliminary Approvals		Transaction Number
<input type="checkbox"/> Site Plans for Planning Commission	<input type="checkbox"/> Subdivision*	Assigned Project Coordinator
<input type="checkbox"/> Preliminary Administrative Site Plans	<input type="checkbox"/> Cluster Subdivision**	
<input type="checkbox"/> Group Housing**	<input type="checkbox"/> Infill Subdivision**	Assigned Team Leader
<input type="checkbox"/> Multifamily (infill)**	<input type="checkbox"/> Expedited Subdivision Review	
	<input type="checkbox"/> Conventional Subdivision	
	<input type="checkbox"/> Compact Development	
	<input type="checkbox"/> Conservation Subdivision	

* 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 # 651658

GENERAL INFORMATION

Development Name **Piedmont Point Subdivision**

Proposed Use **Residential**

Property Address(es) **2018 Seneca Dr, 2020 Seneca Dr, 2019 Piedmont Dr**

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: **1724-39-5281**

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
1724-39-8479	1724-39-8291		

What is your project type? Apartment Bank Elderly Facilities Hotels Accessory Industrial Building Mixed Residential Non Residential Office Religious Institutions Residential 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 APPROVAL Per City Code Section 10 2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Approval.

CLIENT (Owner or Developer) Company **Glenwood Homes, LLC** Name (s) **Thomas Quackenbush**
 Address **PO Box 90427 Raleigh NC 27675**
 Phone **919-848-1461** Email **PennyEngineer@aol.com** Fax

CONSULTANT (Contact Person for Plans) Company **Penny Engineering Design** Name (s) **Penny Sekadlo**
 Address **9220 Fairbanks Dr Suite, 220 Raleigh, NC 27613**
 Phone **919-848-1461** Email **PennyEngineer@aol.com** Fax

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 13.60	Inside City Limits <input checked="" type="checkbox"/> Yes <input 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	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
		Altered Site	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.
 Matches residential R-6 use

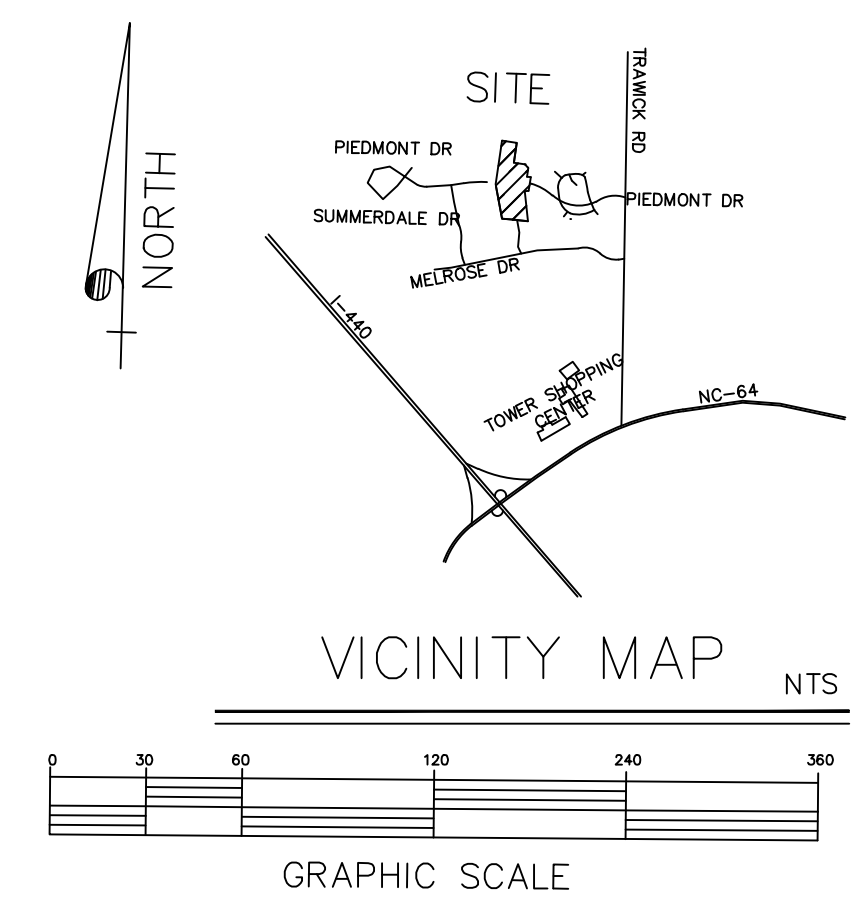
FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots	Detached Attached	11. Total number of all lots	57
2. Total # Of Single Family Lots	54	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 & Above)	54	d) Total number of Open Space Lots	
8. Bedroom Units 1br 2br 3br 4br or more		e) Minimum Lot Size	
9. Overall Units/Acre Densities Per Zoning District(s)	4	f) Total Number of Phases	
10. Total number of Open Space (only lots)	3	g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input checked="" 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/We hereby designate **Thomas Quackenbush** 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 **GLENWOOD HOMES LLC** 08/03/2017 Date
 Signed _____ Date

SCALE:	1"=60'	DRAWN:	PLS
DATE:	4-12-18	CHK'D:	MRC
REV'D			
7-11-18	CITY COMMENTS		
10-2-18	CITY COMMENTS		
11-5-18	CITY COMMENTS		
1-7-19	CITY COMMENTS		
2-25-19	CITY COMMENTS		
4-1-19	CITY COMMENTS		
SHEET	E1	OF	12
PROJ. #	P1712		



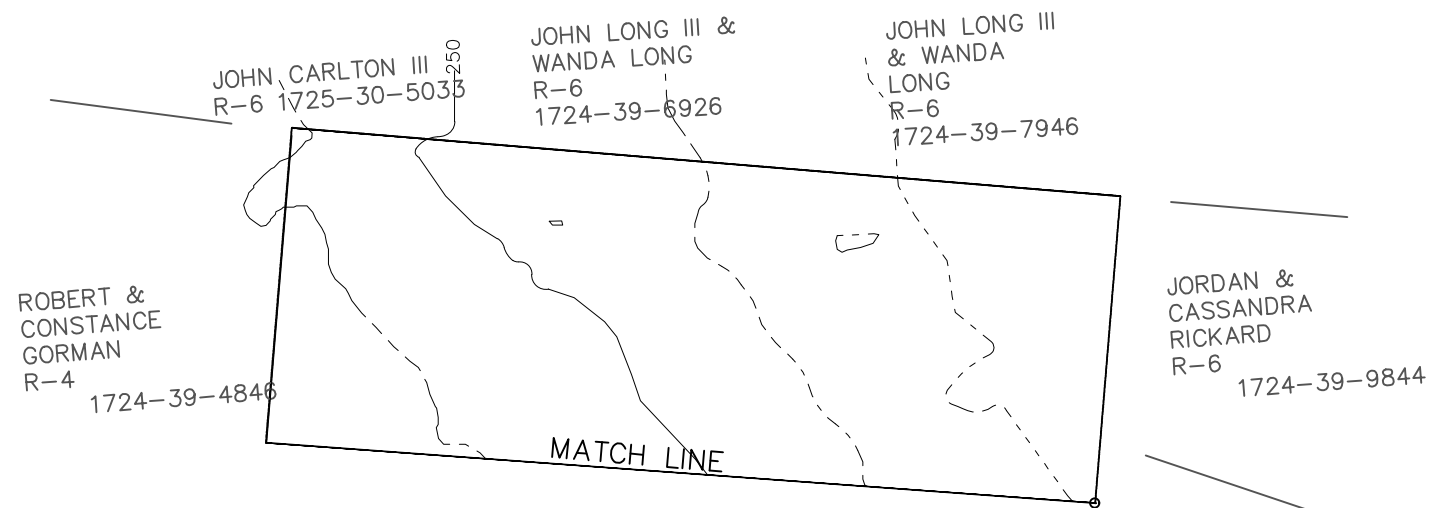
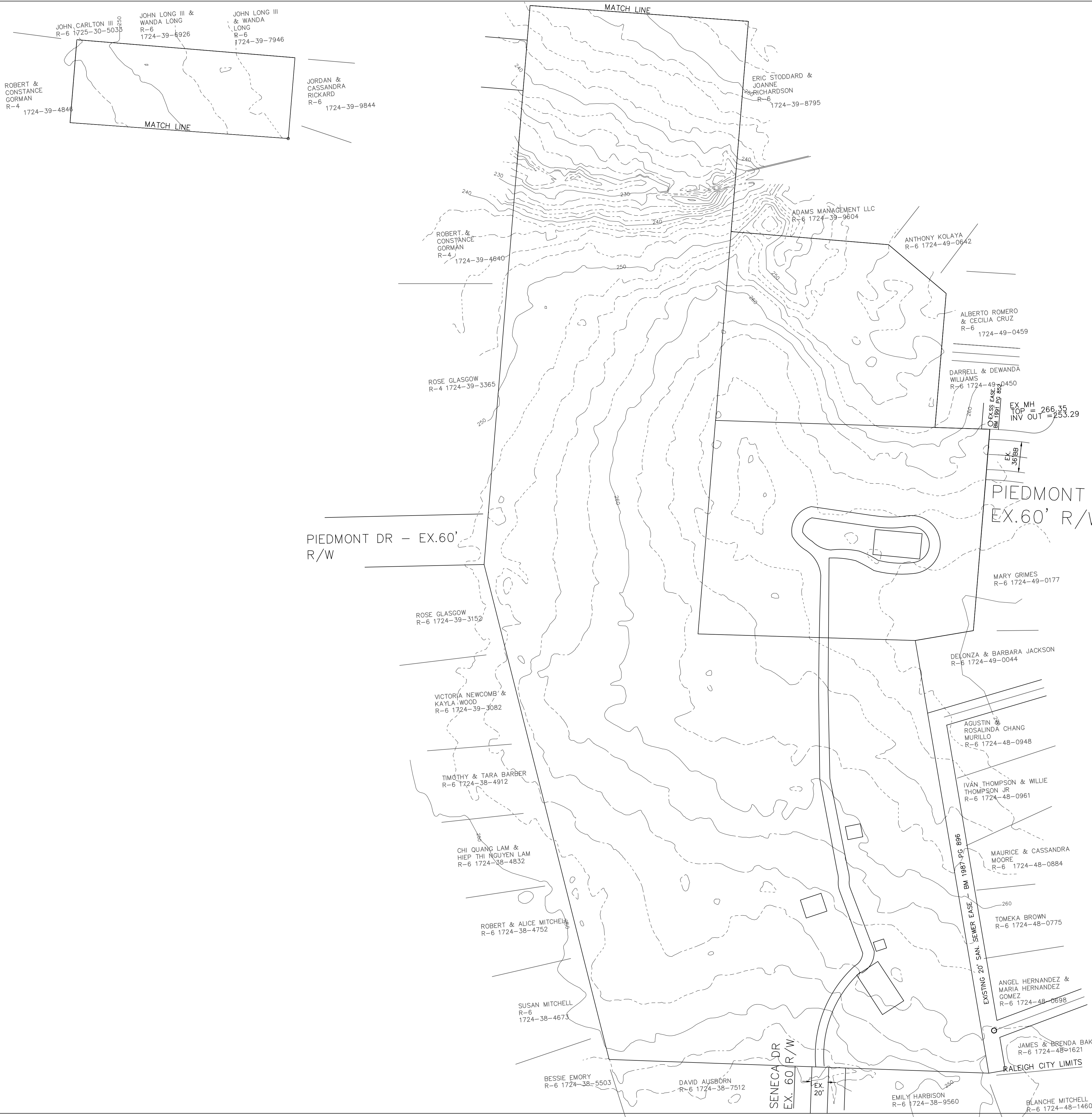
SITE DATA

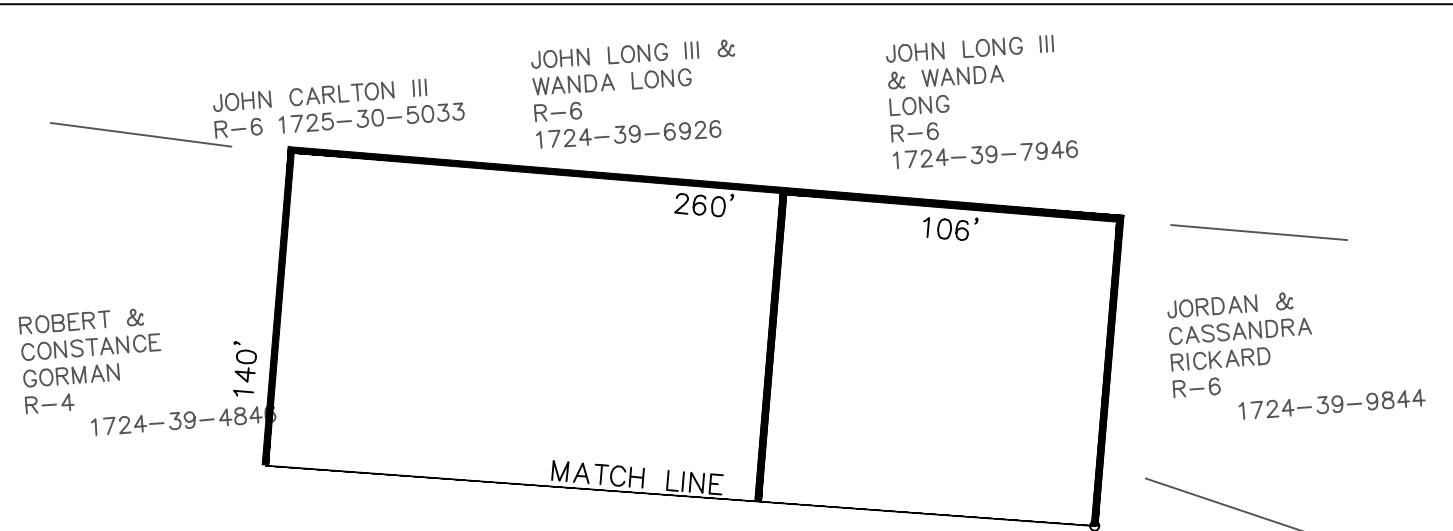
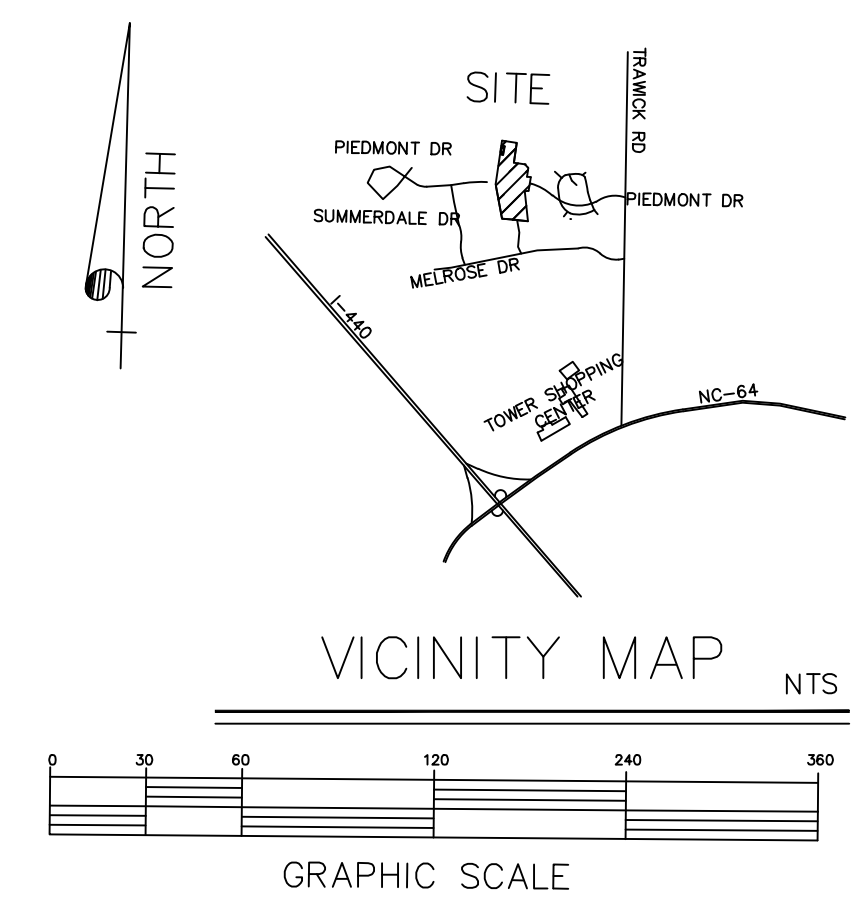
OWNER: GLENWOOD HOMES LLC
 PO BOX 90427
 RALEIGH NC 27675
 919-848-1461
 1724-39-5281, 8479, 8291

PIN: 1724-39-5281, 8479, 8291
 ZONING: R-6
 TOTAL AREA: 13.60 AC

NOTES

EXISTING DWELLINGS AND STRUCTURES WILL BE REMOVED PER CITY OF RALEIGH STANDARDS & REGULATIONS.

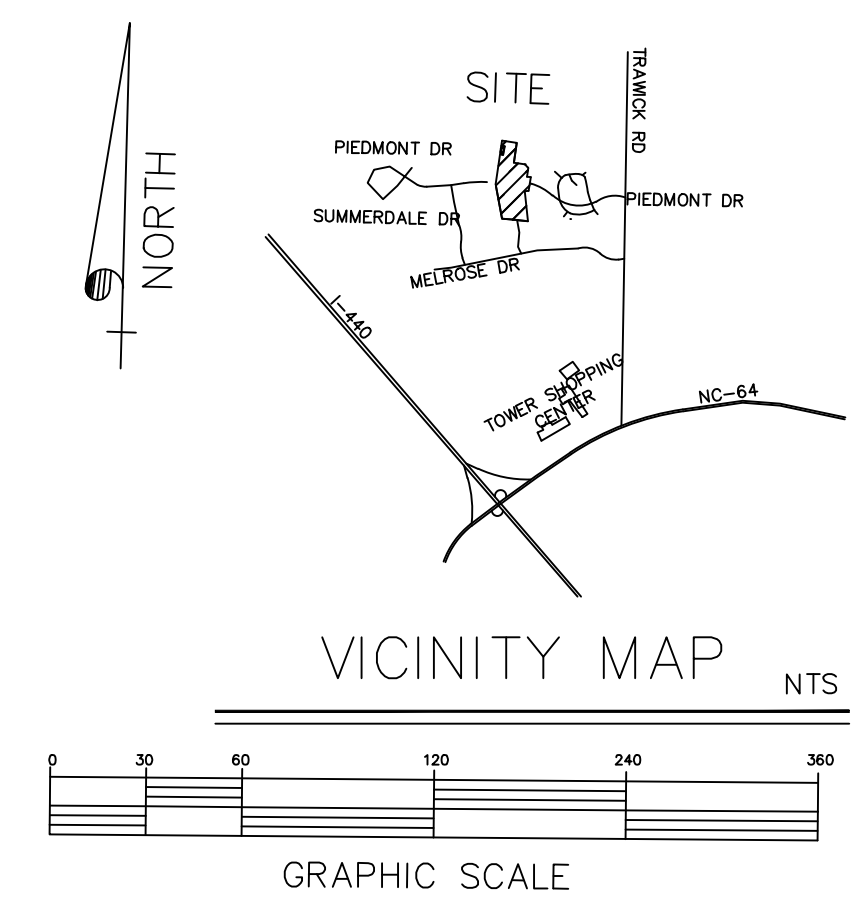




PHASE DATA

PHASE NUMBERS	1	2	TOTAL
PROPOSED DENSITY	3 U/AC	5 U/AC	4 U/AC
NUMBER OF LOTS	22	34	57
LOT NUMBER(S) BY PHASE	1-9,43-55	10-42,56-57	1-57
NUMBER OF UNITS	21	33	54
LIVABLE BUILDINGS	21	33	54
OPEN SPACE?	YES	YES	YES
NUMBER OF OPEN SPACE LOTS	1	2	3
TIE-IN TO PUBLIC SEWER	1	1	2
TIE-IN TO PUBLIC WATER MAIN	1	0	1
SERVICE ABANDONMENTS	0	0	0
WATER SERVICE CONNECTIONS	21	33	54
SEWER SERVICE CONNECTIONS	21	33	54
PUBLIC WATER (LF)	800	1000	1800
PUBLIC SEWER (LF)	700	1000	1700
PUBLIC STREET (LF)	800	900	1700
PUBLIC SIDEWALK (LF)	1450	1600	3050
STREET SIGNS (LF)	800	900	1700

NOTE: PHASE 1 TO BE DEVELOPED PRIOR TO PHASE 2



STANDARD UTILITY NOTES

1. All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
2. Utility separation requirements:
 - a. 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
 - b. 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
 - c. 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
 - d. 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer.
 - e. 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)
 - f. All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
3. 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.
4. 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
5. 3.0' minimum cover is required on all water mains & sewer forcemains. 4.0' minimum cover is required on all reuse mains.
6. 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 tab at main & removal of service from ROW or easement per CORPUD Handbook procedure
7. Install 3/4" copper* water services with meters located at ROW or within a 2'x2' Waterline Easement immediately adjacent. NOTE: it is the applicants responsibility to properly size the water service for each connection to provide adequate flow & pressure
8. Install 4" PVC* sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
9. 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.
10. 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.
11. NCDOT/Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction
12. Great 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.
13. 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 South 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)966-5923 or joanie.hartley@raleighnc.gov for more information.

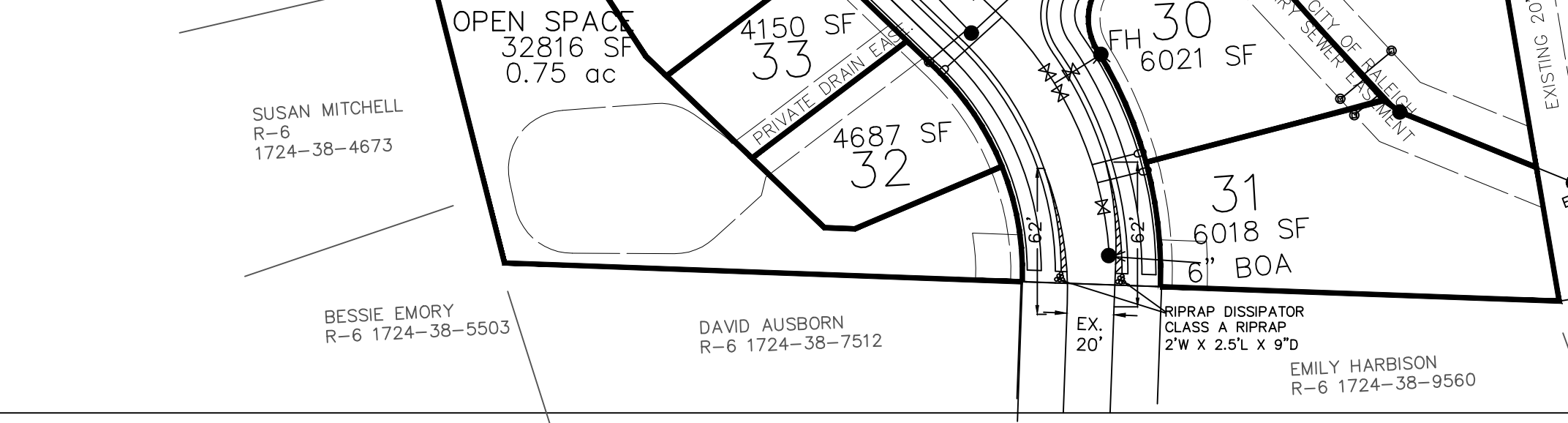
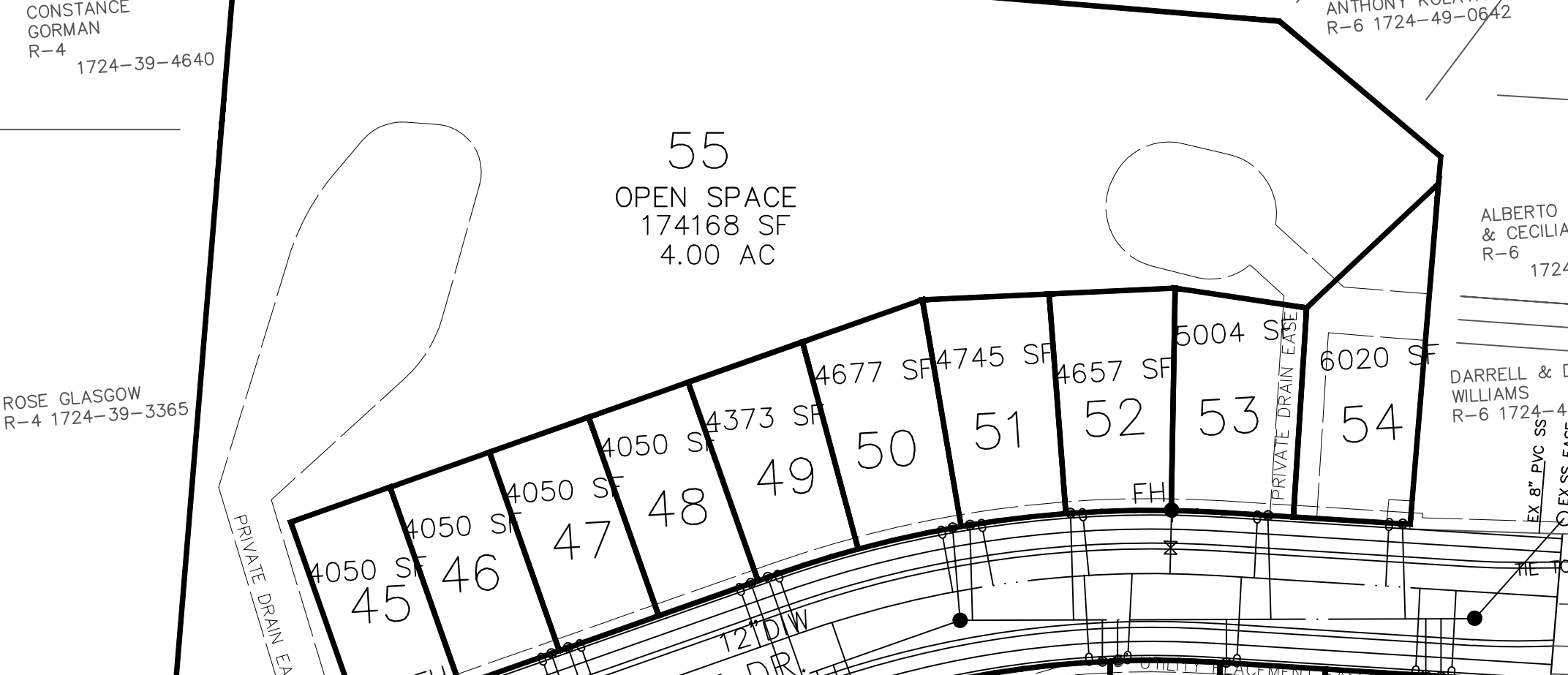
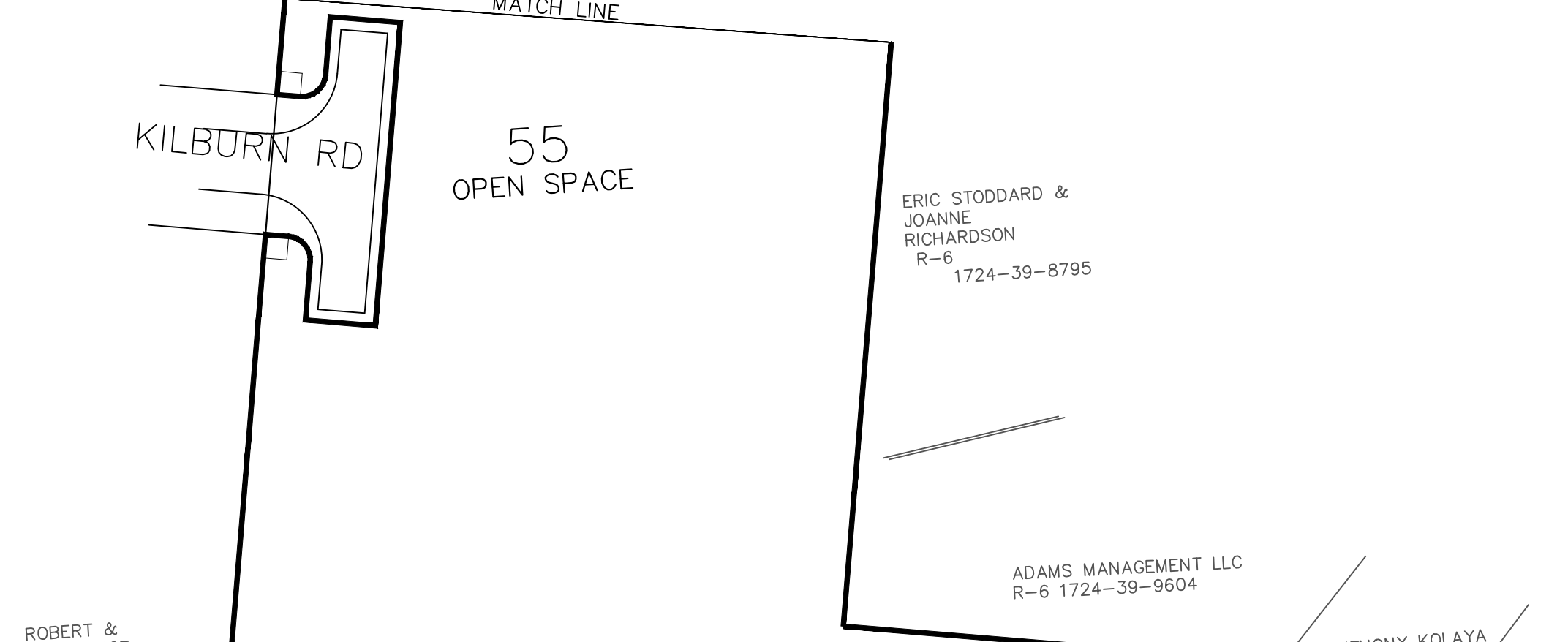
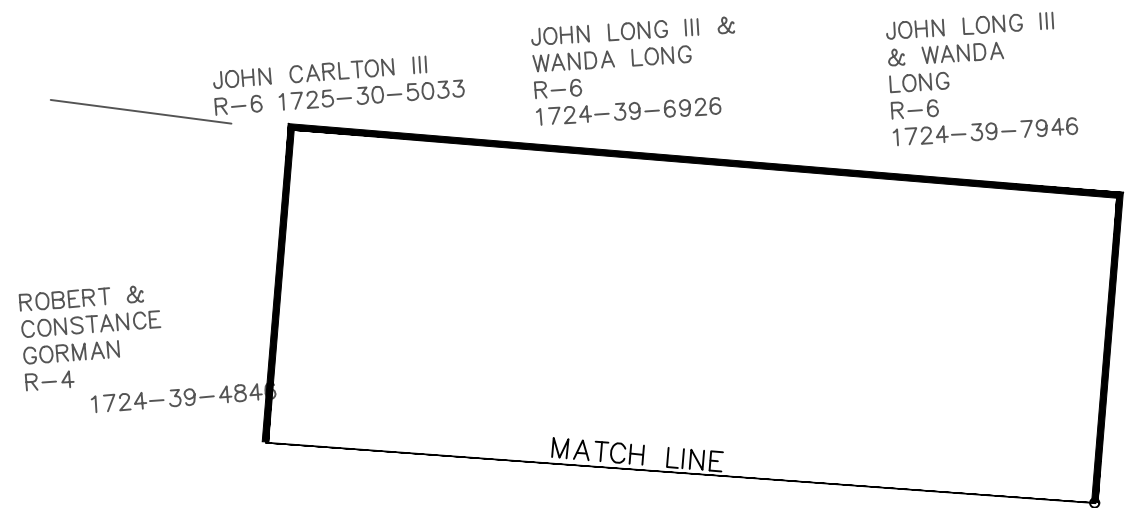
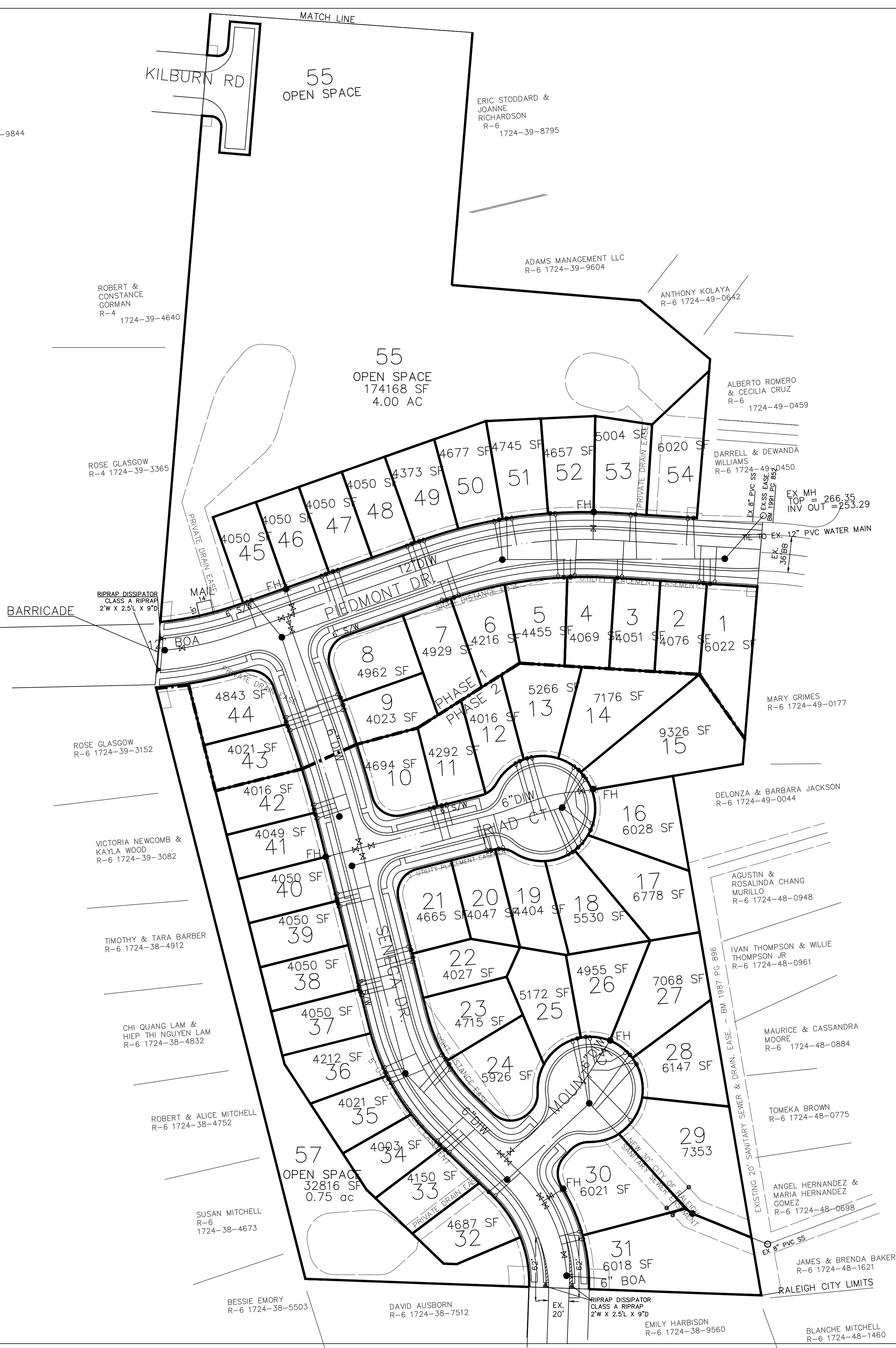
NOTES:

1. OVERSIZED WATERLINE IS ELIGIBLE FOR REIMBURSEMENT.

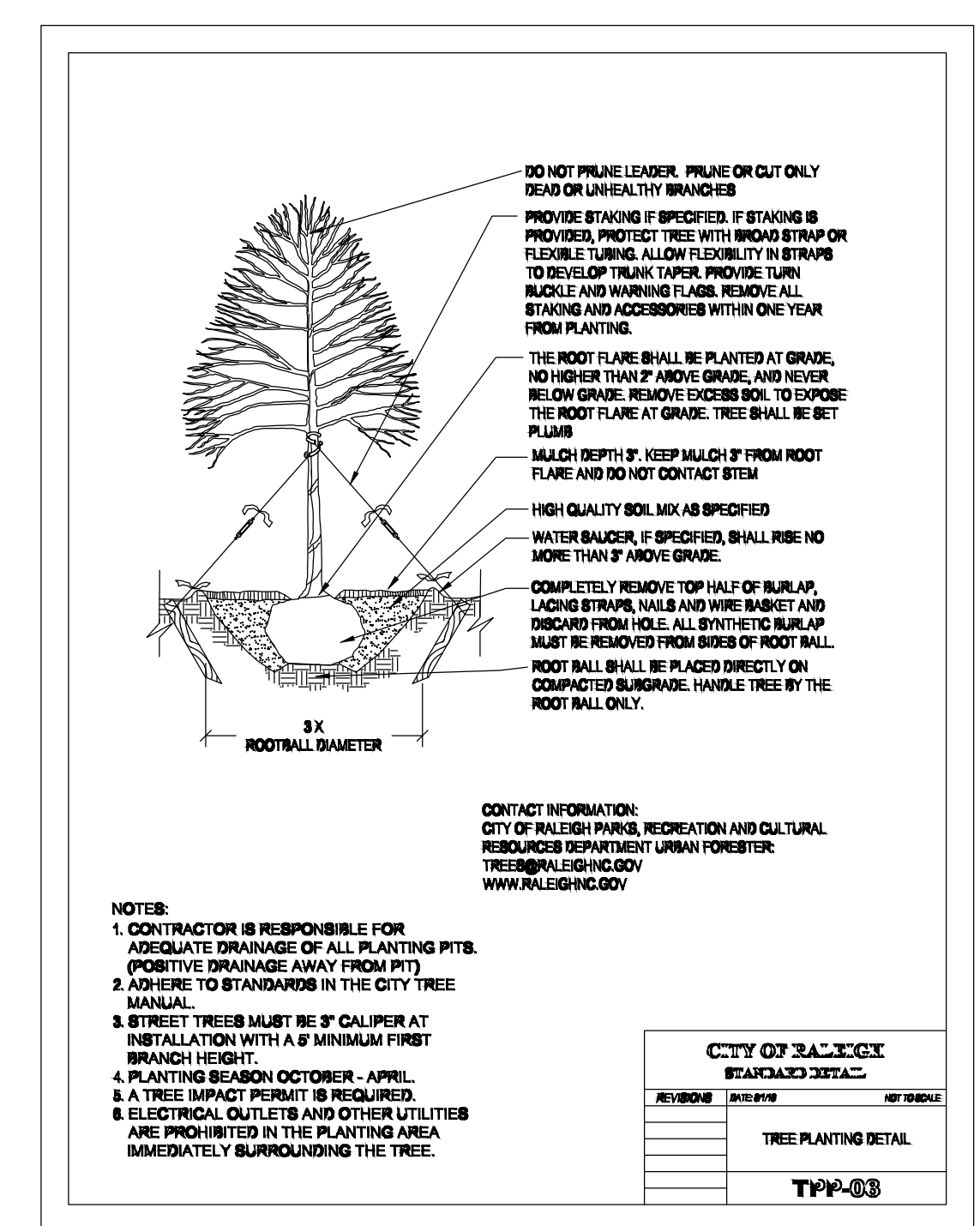
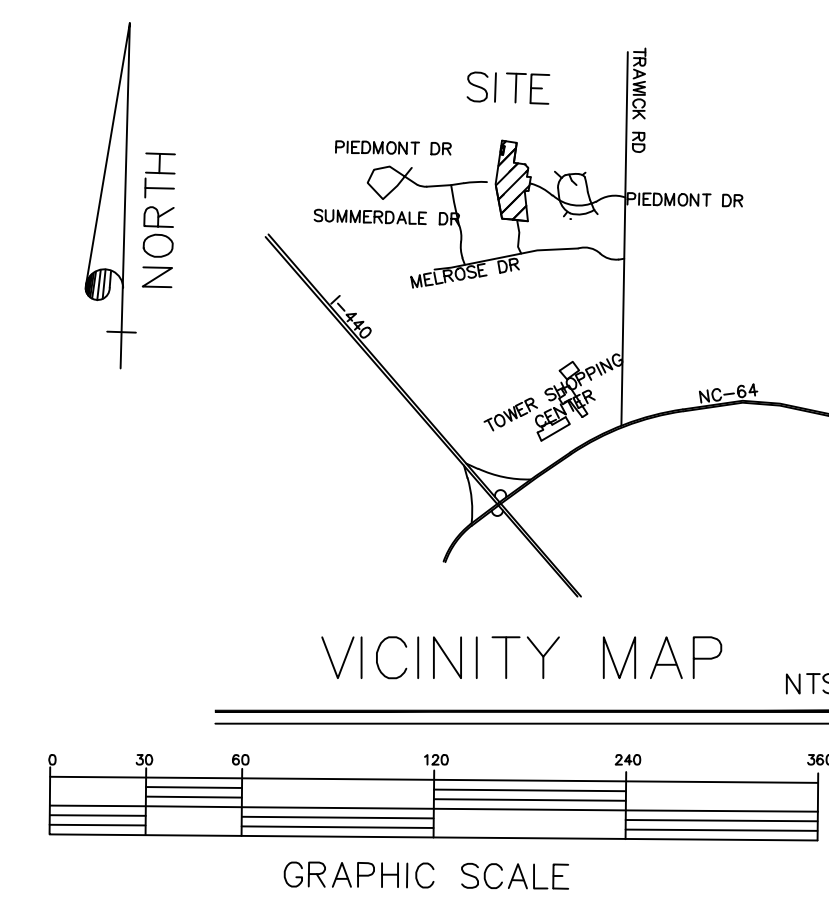
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1-7-19	CITY COMMENTS
2-25-19	CITY COMMENTS
4-1-19	CITY COMMENTS
SHEET	
L1	OF 12
PROJ. #	P1712

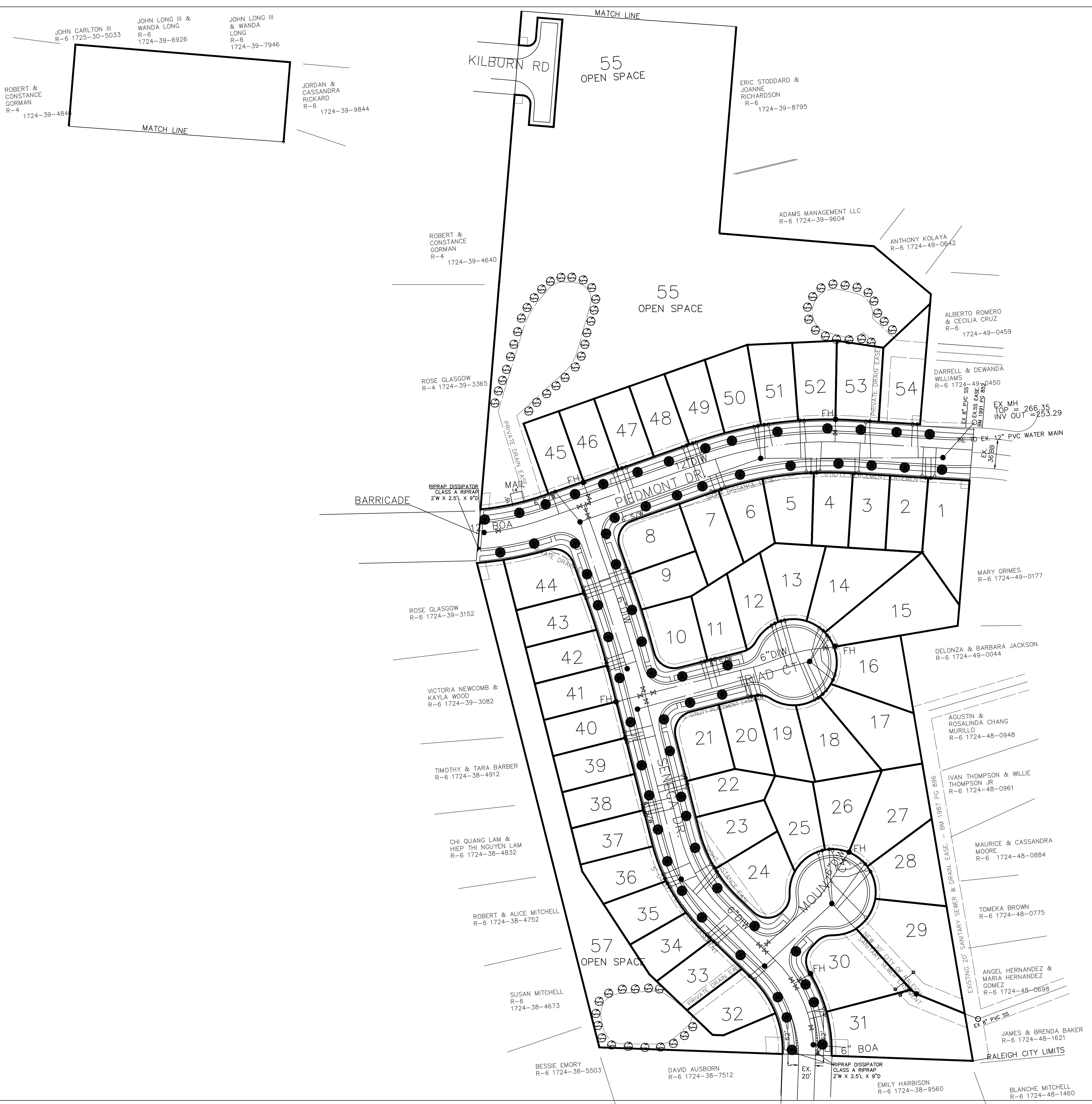


NOTES

- TREE SELECTION SHALL BE QUERCUS PALUSTRIS, BETULA NIGRA, OR NYSSA SYLVATICA. TREE PLACEMENT MAY MOVE DUE TO FINAL CONSTRUCTION OR INFRASTRUCTURE.
- STREET TREES ARE PLACED AT 40' OC = 62 TREES
- STREET TREES SHALL BE 3" CALIPER AND SINGLE STEM AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
- SHRUB SELECTION FOR SCREENING SHALL BE HOLLIES, COTONEASTER, VIBURNUM OR EUONYMUS.
- SCM SCREENING = 62 SHRUBS
- SHRUBS SHALL BE PLANTED TO MEET THE LANDSCAPING REQUIREMENTS AND SHALL BE OF A SPECIES THAT UNDER TYPICAL CONDITIONS CAN BE EXPECTED TO REACH A HEIGHT AND SPREAD OF 3' WITH IN 3 YEARS OF PLANTING. ALL SHRUBS SHALL BE A MINIMUM OF 18" TALL WHEN PLANTED.

PLANTING LEGEND

- STREET TREE SELECTION
- SHRUB SELECTION



JOHN CARLTON III
R-6 1725-30-5033

JOHN LONG III & WANDA LONG
R-6 1724-39-6926

JOHN LONG III & WANDA LONG
R-6 1724-39-7946

ROBERT & CONSTANCE GORMAN
R-4 1724-39-484

JORDAN & CASSANDRA RICKARD
R-6 1724-39-9844

ROBERT & CONSTANCE GORMAN
R-4 1724-39-4640

ROSE GLASGOW
R-4 1724-39-3365

ROSE GLASGOW
R-6 1724-39-3152

VICTORIA NEWCOMB & KAYLA WOOD
R-6 1724-39-3082

TIMOTHY & TARA BARBER
R-6 1724-38-4912

CHI QUANG LAM & HIEP THI NGUYEN LAM
R-6 1724-38-4832

ROBERT & ALICE MITCHELL
R-6 1724-38-4752

SUSAN MITCHELL
R-6 1724-38-4673

ERIC STODDARD & JOANNE RICHARDSON
R-6 1724-39-8795

ADAMS MANAGEMENT LLC
R-6 1724-39-9604

ANTHONY KOLAYA
R-6 1724-49-0542

ALBERTO ROMERO & CECILIA CRUZ
R-6 1724-49-0459

DARRELL & DEWANDA WILLIAMS
R-6 1724-49-0450

MARY GRIMES
R-6 1724-49-0177

DELONZA & BARBARA JACKSON
R-6 1724-49-0044

AGUSTINI & ROSALINDA CHANG MURILLO
R-6 1724-48-0948

IVAN THOMPSON & WILLIE THOMPSON JR
R-6 1724-48-0961

MAURICE & CASSANDRA MOORE
R-6 1724-48-0884

TOMEKA BROWN
R-6 1724-48-0775

ANGEL HERNANDEZ & MARIA HERNANDEZ GOMEZ
R-6 1724-48-0698

JAMES & BRENDA BAKER
R-6 1724-48-1621

BESSIE EMORY
R-6 1724-38-5503

DAVID AUSBORN
R-6 1724-38-7512

EMILY HARBISON
R-6 1724-38-9560

BLANCHE MITCHELL
R-6 1724-48-1460