

# DEVELOPMENT SERVICES

## Preliminary Subdivision Plan Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-988-2495



This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5.)  
Please check the appropriate review type and include the plan checklist document.

S-24-19

<b>Office Use Only:</b> Transaction #: <u>598248</u>		Planning Coordinator: <u>Boikin</u>	
<b>DEVELOPMENT TYPE</b> (UDO Section 2.1.2)			
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
<b>NOTE:</b> Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
<b>GENERAL INFORMATION</b>			
Development name (subject to approval): <u>West Street Townhomes City View Townes</u>			
Property Address(es): <u>603 S. West Street, 607 S. West Street, 406 W. Lenoir Street, 409 W. Lenoir Street</u>			
Recorded Deed PIN(s): <u>1703-46-9377, 1703-46-9373, 1703-46-9493, 1703-46-9453</u>			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____
<b>CURRENT PROPERTY OWNER/DEVELOPER INFORMATION</b>			
<b>NOTE:</b> please attach purchase agreement when submitting this form.			
Company: <u>Rapp Ventures, LLC</u>		Owner/Developer Name and Title: <u>Jay Rapp</u>	
Address: <u>107 Ronsard Lane, Cary, NC 27511</u>			
Phone #: <u>919-815-7458</u>		Email: <u>skimac2476@gmail.com</u>	
<b>APPLICANT INFORMATION</b>			
Company: <u>Cline Design Assoc. PA</u>		Contact Name and Title: <u>Janet Mountcastle, PLA, Sr Proj. Manager</u>	
Address: <u>125 N Harrington Street, Raleigh, NC 27603</u>			
Phone #: <u>919-833-6413</u>		Email: <u>janetm@clinedesignassoc.com</u>	

<b>DEVELOPMENT TYPE + SITE DATE TABLE</b> (Applicable to all developments)	
<b>ZONING INFORMATION</b>	
Gross site acreage: <u>0.32 ac</u>	
Zoning districts (if more than one, provide acreage of each): <u>NX-3-UL</u>	
Overlay district: <u>N/A</u>	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # <u>Z- N/A</u>	Board of Adjustment (BOA) Case # <u>A- N/A</u>

Please continue to page two...

### STORMWATER INFORMATION

Existing Impervious Surface: Acres: <u>0.14</u> Square Feet: <u>6,098.4</u>		Proposed Impervious Surface: Acres: <u>0.315</u> Square Feet: <u>13,721.4</u>	
Neuse River Buffer	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If yes, please 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:		
Proposed density for each zoning district (UDO 1.5.2.F):		
Total # of open space and/or common area lots: (1) one		
Total # of requested lots: (9) nine		

### SIGNATURE BLOCK

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 development plan as approved by the City of Raleigh.

I hereby designate Cline Design Associates, PA (Janet Mountcastle) to serve as my agent regarding this application, to receive and response 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: 	Date: <u>5-28-2019</u>
Printed Name: <u>John R. Rupp (Manager)</u>	
Signature: _____	Date: _____
Printed Name: _____	

# Preliminary Subdivision Plan Checklist

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

Use this checklist as a guide for Preliminary Subdivision Review (UDO Section 10.2.5.) submittal requirements.  
This checklist must be submitted with your application.

## MAILED NOTIFICATION REQUIREMENTS

Mailed notification must be submitted with all preliminary subdivision applications. Mailed notice submission requirements include the following:

- Stamped, unsealed envelopes each containing a notification letter addressed to all property owners within 100' of subject parcel(s)
- A copy of the completed notification letter
- A copy of the list of all property owners within 100', with the address and PIN of each property
- A copy of a map showing all properties to be notified

**NOTE:** [Click here to download the letter template](#) and other helpful information.

GENERAL REQUIREMENTS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
1. <b>Pre-application Conference Form:</b> Per UDO Section 10.2.5.D.	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. <b>Cover sheet and/or second sheet:</b> include project name and location; copy of applications, site data table ( <i>include Property Identification Numbers (PINs), Zoning, Overlay District(s)</i> ), number of proposed lots, residential density and unit data; general notes; sheet index and legend defining symbols; contact information for owner, applicant, and all consultants; vicinity map no smaller than 1"=500' and no larger than 1"=1000'; and adopted zoning conditions (if any)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. <b>Existing conditions sheet:</b> including, but not limited to - graphic scale; site size with meets and bounds; setbacks/ build-to lines; existing structures; utilities and easements; topography, infrastructure ( <i>adjacent streets with names and r/w width, sidewalks, water, and sewer</i> ); built improvements ( <i>structures, driveways, alleys</i> ); and vegetation	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. <b>Demolition plan:</b> Clearly indicate items to be removed	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. <b>Proposed subdivision plan:</b> including but not limited to – north arrow and graphic scale; show and distinguish between existing and proposed conditions ( <i>structures, streets, driveways, etc.</i> ); proposed property lines; setback/build-to lines; proposed streets, streetscape; sidewalks, walkways, trails; parking information ( <i>UDO Section 7.1.2</i> ); amenity area ( <i>UDO Section 1.5.3.</i> ); open space and/or greenways ( <i>UDO Section 2.5</i> ); transition protective yard ( <i>UDO Section 7.2.4</i> ); Site Data ( <i>Zoning, Housing Type (UDO Section 2.1.2), # of Lots, Proposed use(s), Parking data, open space calculations</i> ); Building Type ( <i>UDO Section 1.4</i> ); Setback/Build-to; transitional protective yard type ( <i>UDO Section 7.2.4.A</i> ); street protective yard type ( <i>UDO Section 7.2.4.B.</i> )	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Please continue to page two...

GENERAL REQUIREMENTS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
6. <b>Proposed grading plan:</b> including but not limited to - Limits of land disturbance; grading; stream buffers with labels; labeled impervious surfaces (and calculations); tree protection fencing information; retaining walls with top and bottom of wall; stormwater ponds, bioretention facilities, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. <b>Proposed stormwater information:</b> include preliminary stormwater quantity and quality summary and calculations information. If not required, provide notes indicating such and reference UDO section on front cover	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. <b>Proposed Utility Plan:</b> All utilities (shown underground); above ground utilities and equipment with required screening ( <i>UDO Section 7.2.5.D.</i> ); include Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. <b>Lighting Plan:</b> Pole mounted fixture locations and details (with height labeled to top of fixture; building mounted fixture locations; graphics and notes conveying compliance with UDO Section 7.4 (If applicable).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. <b>Proposed tree conservation plan:</b> for secondary tree conservation areas, include two copies of the tree cover report completed by a certified arborist, NC licensed landscape architect, or NC registered forester. If not required, provide notes indicating such and reference UDO section on front cover	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. <b>Proposed landscape plan:</b> ( <i>UDO Section 7.2</i> ) including but not limited to – existing vegetation to remain; proposed landscaping meeting minimum size and species mixing requirements; plant list; label yard types; show and label parking lot landscaping ( <i>UDO Section 7.1.7.</i> ) include existing and/or proposed parking lot light fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

L116

**NOTE: Revisions to previously approved preliminary subdivisions must contain the following minimum information:**

REQUIREMENTS FOR REVISIONS TO EXISTING SUBDIVISIONS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
1. Provide documentation showing Development Services Staff have approved the proposed site plan changes as a revision	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
2. Provide narrative of the proposed revisions on the cover page and modify the project name to include revision	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
3. List date of previously approved subdivision plan.	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
4. Cloud areas of proposed change on all applicable sheets, and provide a legend specifying the proposed changes on all applicable sheets	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
5. Provide updated site data table including number of proposed lots, open space calculations, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Provide documented history of impervious surfaces with dates	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Pre-Application Conference

(this form must be provided at the time of formal submittal)



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

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

## PROCESS TYPE

- ☐ Board of Adjustment
- ☐ Comprehensive Plan Amendment
- ☐ Rezoning
- ☐ Site Review\*
- ☒ Subdivision
- ☐ Subdivision (Exempt)
- ☐ Text Change

\* Optional conference

## GENERAL INFORMATION

Date Submitted

Applicant(s) Name Janet Mountcastle

Applicant's Mailing Address 125 N. Harrington Street, Raleigh, NC

Phone 919-833-6413

Email janetm@clinedesignassoc.com

Property PIN # 1703-46-9493, 1703-46-9453, 1703-46-9377, 1703-46-9373

Site Address / Location 603 & 607 S. West St, 406 & 409 W. Lenoir St

Current Zoning NX-3- UL

Additional Information (if needed) :

Level 2

## OFFICE USE ONLY

Transaction # : 598248

Date of Pre-Application Conference : 5/28/19

Staff Signature



# WAKE COUNTY PUBLIC SCHOOL SYSTEM

## Wake County Residential Development Notification

Developer Company Information	
Company Name	Rapp Ventures, LLC
Company Phone Number	919-815-7485
Developer Representative Name	Scott Mountcastle
Developer Representative Phone Number	Jim McMillan
Developer Representative Email	skimac2476@gmail.com

New Residential Subdivision Information	
Date of Application for Subdivision	5/26/19
City, Town or Wake County Jurisdiction	Raleigh
Name of Subdivision	City View Townes
Address of Subdivision (if unknown enter nearest cross streets)	603 & 607 West St., 406 & 409 W. Lenoir St
REID(s)	
PIN(s)	1703-46-9377, 1703-46-9673, 1703-46-9493 1703-46-9433

Projected Dates Information	
Subdivision Completion Date	12/2020
Subdivision Projected First Occupancy Date	12/2020

Lot by Lot Development Information																			
Unit Type	Total # of Units	Senior Living	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Square Foot Range			Price Range			Anticipated Completion Units & Dates					
								Min	Max	Low	High	Year	# Units	Year	# Units	Year	# Units		
Single Family																			
Townhomes	8					8		1800	2400	\$700K	\$800K	2020	8						
Condos																			
Apartments																			
Other																			

Please complete each section and return by email or fax to all:

### WCPSS

Debra Adams  
dbadams@wcpss.net

Judy Stafford

jstafford1@wcpss.net

Fax: 919-431-7302

### WAKE

Mike Ping

Mike.ping@wakegov.com

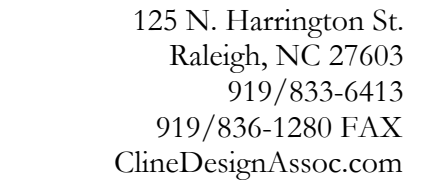
Fax: 919-856-6389



# Preliminary Subdivision Plan

# City View Townes

Raleigh, North Carolina



**DEVELOPER:** RAPP VENTURES, LLC.  
107 Ronsard Lane  
Cary, North Carolina, 27511  
Contact: Jim McMillan 919.815.7458  
skimac2476@gmail.com

**ARCHITECT:** CLINE DESIGN ASSOCIATES, PA  
125 N. Harrington St.  
Raleigh, North Carolina  
Contact: Ashley May 919.833.6413  
Ashleym@clinedesignassoc.com

**LANDSCAPE ARCHITECT:** CLINE DESIGN ASSOCIATES, PA  
125 N. Harrington St.  
Raleigh, North Carolina  
Contact: Janet Mountcastle 919.833.6413  
Janetm@clinedesignassoc.com

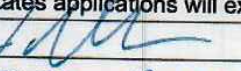
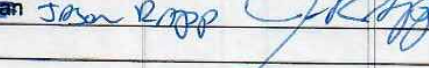
**CIVIL ENGINEER:** WAKE LAND DESIGN, PLLC  
PO Box 418  
Clayton, North Carolina  
Contact: Jason Meadows 919.889.2614  
jason@wakelanddesign.com

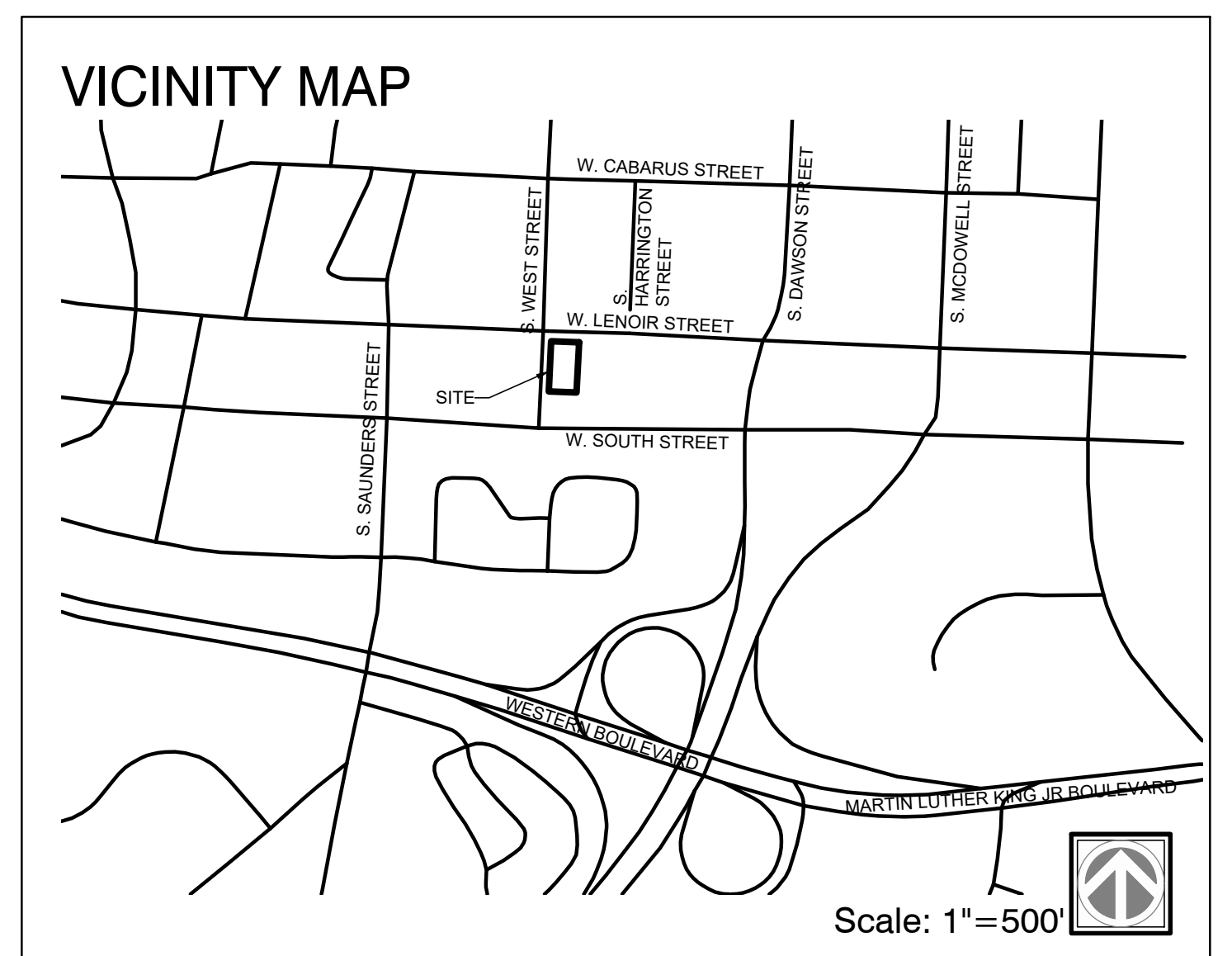
<b>SITE DATA</b>	
<b>Property Owner:</b>	Rapp Ventures, LLC 107 Ronsard Lane Cary, NC 27511
<b>Site Address(es):</b>	603 S. West Street, 607 S. West Street, 406 W. Lenior Street, 409 W. Lenior Street, Raleigh, NC 27601
<b>Wake County PIN #'s:</b>	1703-46-9377, 1703-46-9373, 1703-46-9493, 1703-46-9453
<b>Existing Lot Sizes:</b>	0.09 ac, 0.09 ac, 0.07 ac, 0.07 ac (total: 0.32 ac)
<b>Proposed Lots:</b>	9 Lots (8 townhome, 1 open lot)
<b>Zoning District:</b>	NX-3-UL
<b>Existing Use:</b>	Vacant
<b>Proposed Use:</b>	Townhomes (8 Dwelling Units)
<b>Street Classification:</b>	S. West St. - Main Str./Parallel Parking W. Lenior St. - Main St./Parallel Parking
<b>Streetscape Required:</b>	Urban Limited - Main Street (UDO 8.5.2.A) 10' Sidewalk, 6' Planting Area, Tree Grate
<b>Streetscape Provided:</b>	12' Sidewalk, 4'x 6' Tree Grates, 40' o.c.
<b>Townhouse Build-To Requirements: (Urban Limited: 3.4.7.C)</b>	Primary Build-To 0'-20', Building Width 50% Side Build-To 0'-20', Building Width 20%
<b>Build-To Provided:</b>	S.West St.:115' Building / 158' Frontage = 72.8% (Primary) W.Lenior St.: 76' Building / 88.5' Frontage = 85.8% (Side)
<b>Open Lot Requirements: Open Lot Provided:</b>	Min. Lot Area 5,000 SF / Min. Lot Dim. 50' (UDO 3.2.8) Lot Area: 6,145 / Min. Lot Dim. 88'
<b>Required Parking: Provided Parking:</b>	No Parking Required For First 16 Units (UDO 7.1.3.C.2) 8 Garage Spaces Provided
<b>Bicycle Parking Required: Bicycle Parking Provided:</b>	Short Term: 1 space/20 Units, Min. 4 (UDO 7.1.2) 4 Spaces Provided
<b>Block Perimeter Required: Block Perimeter Provided:</b>	3,000 linear feet 1,580 linear feet
<b>Amenity Area Required: Amenity Area Provided:</b>	1,394 SF (10%) 1,692 SF (12%)

<div style="display: flex; justify-content: space-between; align-items: center;"> <div> <p><b>DEVELOPMENT SERVICES</b></p> <p><b>Preliminary Subdivision Plan Application</b></p> <p><small>Development Services Customer Service Center • One Exchange Plaza, Suite 400   Raleigh, NC 27601   919-496-2496</small></p> </div> <div style="text-align: right;"> <p><b>Raleigh</b></p> </div> </div>	
<p>This form is used when submitting a Preliminary Subdivision (<a href="#">UDC Section 10.2.5</a>).  Please check the appropriate review type and include the plan checklist document.</p>	
<b>Office Use Only:</b> Transaction #: _____	Planning Coordinator: _____
<b>DEVELOPMENT TYPE</b> ( <a href="#">UDC Section 2.1.2</a> )	
<div style="display: flex; justify-content: space-between;"> <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Development <input type="checkbox"/> Cottage Court </div>	
<b>NOTE:</b> Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District	
<b>GENERAL INFORMATION</b>	
Development name (subject to approval): West Street Townhomes	
Property Address(es): 603 S. West Street, 607 S. West Street, 406 W. Lenoir Street, 409 W. Lenoir Street	
Recorded Deed PIN(s): 1703-46-9377, 1703-46-9373, 1703-46-9493, 1703-46-9453	
<div style="display: flex; justify-content: space-between;"> <div> What is your project type? <div style="display: flex; align-items: center;"> <input type="checkbox"/> Single family <input type="checkbox"/> Apartment <input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential </div> </div> <div> <input type="checkbox"/> Other: _____ <input type="checkbox"/> Attached houses </div> </div>	
<b>CURRENT PROPERTY OWNER/DEVELOPER INFORMATION</b>	
<b>NOTE: please attach purchase agreement when submitting this form.</b>	
<div style="display: flex; justify-content: space-between;"> <div>Company: Rapp Ventures, LLC</div> <div>Owner/Developer Name and Title: <u>Jim McMillan</u> <u>Jay Rapp</u></div> </div>	
<div style="display: flex; justify-content: space-between;"> <div>Address: 1077 Ronsard Lane, Cary, NC 27511</div> <div></div> </div>	
<div style="display: flex; justify-content: space-between;"> <div>Phone # 919-815-7458</div> <div>Email: skimac2476@gmail.com</div> </div>	
<b>APPLICANT INFORMATION</b>	
<div style="display: flex; justify-content: space-between;"> <div>Company: Cline Design Assoc. PA</div> <div>Contact Name and Title: Janet Mountcastle, PLA, Sr Proj. Manager</div> </div>	
<div style="display: flex; justify-content: space-between;"> <div>Address: 125 N Harrington Street, Raleigh, NC 27603</div> <div></div> </div>	
<div style="display: flex; justify-content: space-between;"> <div>Phone # 919-833-6413</div> <div>Email: janetm@clinedesignassoc.com</div> </div>	
<b>DEVELOPMENT TYPE + SITE DATA TABLE</b> (Applicable to all developments)	
<b>ZONING INFORMATION</b>	
Gross site acreage: 0.32 ac	
Zoning districts (if more than one, provide acreage of each): <b>NX-3-UL</b>	
<div style="display: flex; justify-content: space-between;"> <div>Overlay district: N/A</div> <div>Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</div> </div>	
<div style="display: flex; justify-content: space-between;"> <div>Conditional Use District (CUD) Case # Z- N/A</div> <div>Board of Adjustment (BOA) Case # A- N/A</div> </div>	
Please continue to page two...	

Page 1 of 2

REVISION 05.14.19  
**raleighnc.gov**

STORMWATER INFORMATION			
Existing Impervious Surface: Acres: 0.14		Square Feet: 5,068.4	Proposed Impervious Surface: Acres: 0.315
Neuse River Buffer			Square Feet: 13,721.4
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
Is this a flood hazard area?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes, please 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:			
Proposed density for each zoning district (UDO 1.5.2.F):			
Total # of open space and/or common area lots: (1) one			
Total # of requested lots: (9) nine			
SIGNATURE BLOCK			
<p>In filing this plan as the property owner(s), I/we do hereby agree and bind myself 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 development plan as approved by the City of Raleigh.</p> <p>I hereby designate <u>Cline Design Associates, PA (Janet Mountcastle)</u> to serve as my agent regarding this application, to receive and respond to administrative comments, to submit plans on my behalf, and to represent me in any public meeting regarding this application.</p> <p>I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.</p>			
Signature: 			Date: 5-28-2019
Printed Name: <u>Janet Mountcastle</u>			
Signature: 			Date:
Printed Name:			



## SOLID WASTE INSPECTIONS STATEMENT

Roll off trash and recycling containers shall be stored within the garages of each unit and collected by a private collection service

SHEET INDEX	
Cover	
Boundary Survey & Existing Conditions	1 of 1
Lot Surveys	SD0.10
Demolition Plan	SD0.20
Preliminary Subdivision Plan	SD1.00
Preliminary Site Plan	SD1.10
Preliminary Utility Plan	SD3.00
Preliminary Grading and Drainage Plan	SD4.00
Preliminary Landscape Plan & Details	LP1.00
Building 1 Elevations	A-1
Building 2 Elevations	A-2

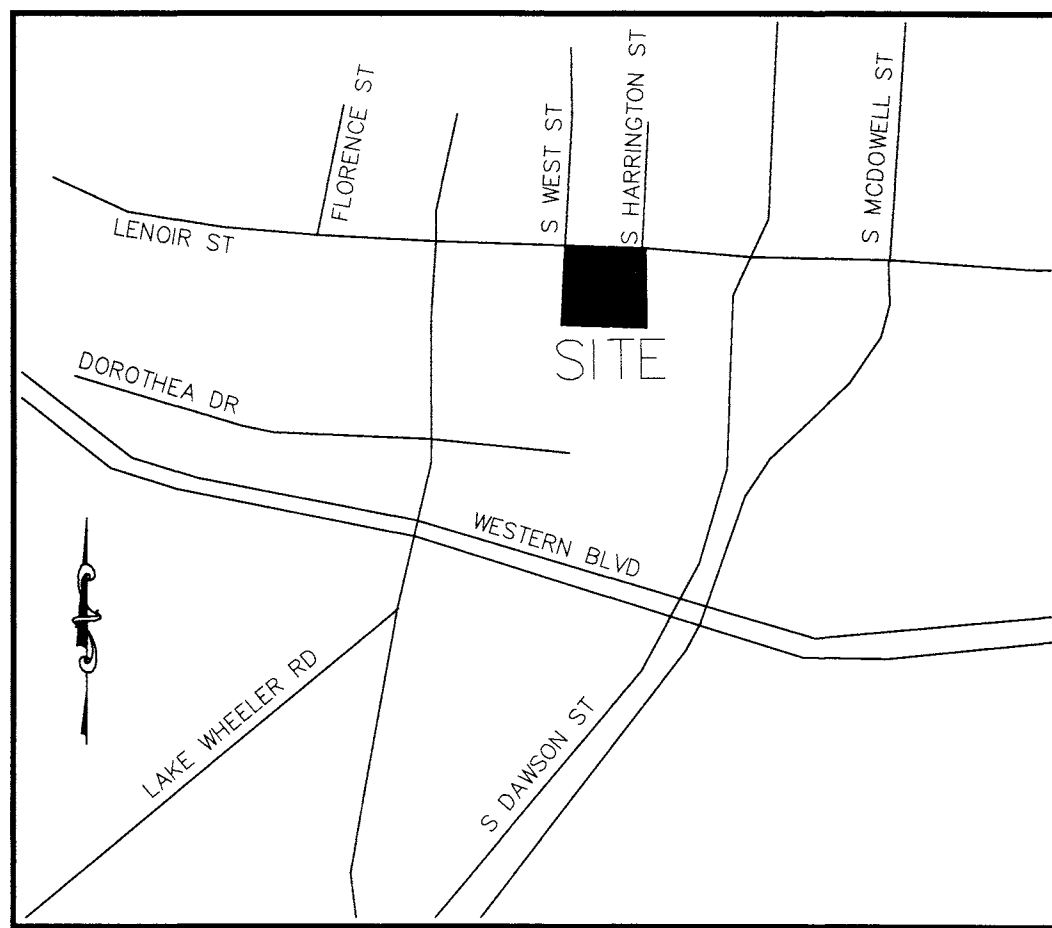
<b>SUBMISSIONS</b>	
Date Submitted	05.28.2019
Revisions:	

Not for Construction

## DESIGN ADJUSTMENT

The applicant will request a Design Adjustment from the required street and Right-of-way dedication, due to being located within the Christmas plan, and the Driveway spacing requirements of RSDM 9.4.





VICINITY MAP  
NOT TO SCALE

#### PROPERTY DATA

CURRENT OWNER: CITY OF RALEIGH  
MAILING ADDRESS: P.O. BOX 590  
RALEIGH, NC 27602  
PHONE NUMBER: 919.996.3000  
SITE ADDRESS: 407 & 409 W LENOIR ST - RALEIGH, NC 27602  
603 & 607 S WEST ST - RALEIGH, NC 27602  
PINS: 1703-46-9493; 1703-46-9453; 1703-46-9377; 1703-46-9373  
DEED REFERENCE: DB 12492 PG 1564; DB 13490 PG 1799; DB 12319 PG 1690; DB 12319 PG 1694  
PLAT REFERENCE: BM 1924 PG 101  
PARCEL AREA (TOTAL): 13,960.32 SF / 0.320 AC (PER SURVEY)  
ZONING: NX-3-UL (PER WAKE COUNTY GIS)

#### SUBJECT REFERENCES

DB 12319 PG 1690 (LOT 5)  
DB 12319 PG 1694 (LOT 7)  
DB 12492 PG 1564 (LOT 4)  
DB 13490 PG 1799 (LOT 5)  
DB 2910 PG 333 (R/W EASEMENT)  
DB 2960 PG 106 (R/W EASEMENT)

BM 1924 PG 101

#### ABBREVIATIONS

AC ACRE  
AG ABOVE GROUND  
BG BELOW GROUND  
BM BOOK OF MAPS  
CLF CHAIN LINK FENCE  
CMF CONCRETE MONUMENT FOUND  
CONC CONCRETE  
CP COMPUTED POINT  
CPP CORRUGATED PLASTIC PIPE  
DB DEED BOOK  
DIP DUCTILE IRON PIPE  
ELEV ELEVATION  
FOV FIBER OPTIC VAULT  
IPF IRON PIPE FOUND  
MH MANHOLE  
MW MONITORING WELL  
NLF NAIL FOUND  
NIF NOW AND FORMERLY  
PG PAGE  
PKS PK NAIL SET  
RCP REINFORCED CONCRETE PIPE  
TYP TYPICAL

#### GENERAL NOTES:

- THE PURPOSE OF THIS PLAT IS TO PERFORM A BOUNDARY AND PHYSICAL CONDITIONS SURVEY ON FOUR (4) PARCELS OWNED BY THE CITY OF RALEIGH BEARING PINS: 1703-46-9493; 1703-46-9453; 1703-46-9377; 1703-46-9373, HAVING DEED REFERENCES OF BOOK 12319 PAGE 1690 (LOT 6), BOOK 12319 PAGE 1694 (LOT 7), BOOK 12492 PAGE 1564 (LOT 4) AND BOOK 13490 PAGE 1799 (LOT 5) RECORDED IN THE WAKE COUNTY REGISTRY AND BEING LOCATED AT 407 & 409 W LENOIR STREET AND 603 & 607 S WEST STREET, RALEIGH, NC 27602.
- SOURCE OF MERIDIAN: NAD83 (2011) BASED UPON: A DRAPER ADEN ASSOCIATES (DAA) STATIC GPS SURVEY PERFORMED ON APRIL 30, 2018 (SEE SURVEY CONTROL / GRID TIE NOTES).
- ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED, GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS "GRID".
- THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY SHOW ALL ENCUMBRANCES ON THE TITLE.
- UPON EXAMINATION OF FLOOD INSURANCE RATE MAP, PANEL NUMBER 1703 OF COMMUNITY NUMBER 370243 (RALEIGH, CITY OF), BEARING MAP # 3720170300J, REVISED DATED OF MAY 2, 2006, THE SUBJECT PROPERTY LIES IN ZONE "X" AND THUS, IS NOT LOCATED IN A FLOODPLAIN.
- AREA(S) CALCULATED BY THE COORDINATE METHOD.
- UTILITIES SHOWN HEREON ARE BASED ON NC811 SUE MARKING AND FIELD OBSERVATION ONLY. DRAPER ADEN ASSOCIATES DID NOT PERFORM SUE SERVICES ON THIS PROJECT.
- ALL PROPERTY CORNERS SET ARE 1/2" REBAR SET FLUSH WITH THE EXISTING GROUND AT THE TIME OF SURVEY UNLESS OTHERWISE NOTED.

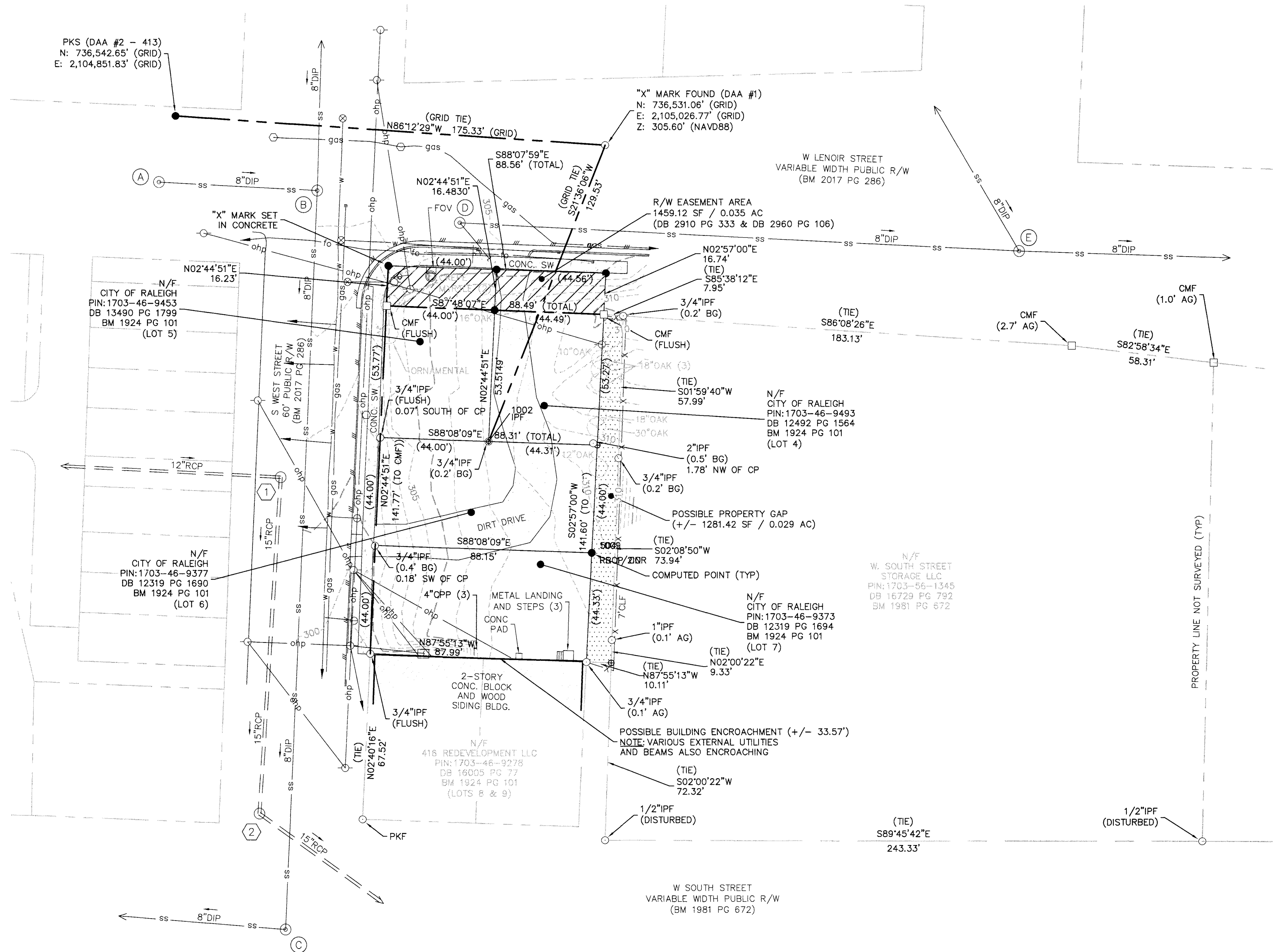
#### LEGEND

- |   |                       |   |                    |
|---|-----------------------|---|--------------------|
| ⊙ | MONITORING WELL       | ⊗ | WATER VALVE        |
| ■ | CONCRETE              | ○ | GAS VALVE          |
| △ | HORIZONTAL CONTROL    | □ | MONUMENT FOUND     |
| ■ | GPS CONTROL           | □ | WATER METER        |
| ○ | PROPERTY CORNER FOUND | + | SIGN (1-POST)      |
| ● | PROPERTY CORNER SET   | + | FIBER OPTIC MARKER |
| ⊠ | ELECTRIC BOX          | ⊕ | FIBER OPTIC VAULT  |

- |           |                          |
|-----------|--------------------------|
| —g—       | GAS LINE                 |
| —ohp—     | OVERHEAD POWER           |
| —uge—     | UNDERGROUND ELECTRIC     |
| —ugt—     | UNDERGROUND TELEPHONE    |
| —fo—      | UNDERGROUND FIBER OPTIC  |
| —w—       | WATERLINE                |
| —         | ASPHALT                  |
| —         | BUILDING                 |
| —X—X—     | FENCE (AS NOTED)         |
| —         | R/W LINE                 |
| —         | PROPERTY LINE            |
| ---       | 300' CONTOUR             |
| —ss—○—ss— | SANITARY SEWER & MANHOLE |
| —         | STORM LINE & MANHOLE     |
| ---       | SURVEY BOUNDARY          |
| ---       | GPS BASELINE             |

I, WILLIAM M. DIGIACOMO, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION, FROM AN ACTUAL GROUND (CONVENTIONAL) AND GPS SURVEY MADE UNDER MY SUPERVISION; THAT THE GPS SURVEY INFORMATION (METADATA) HAS BEEN REPORTED HEREON UNDER THE "SURVEY CONTROL / GRID TIE NOTES"; THAT SURVEYED PROPERTY LINES SHOWN HEREON ARE BASED UPON THE DEEDS AND PLATS REPORTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND ARE BASED UPON THE DEEDS AND PLATS REPORTED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED BEFORE ADJUSTMENT IS 1:20,000+; THAT THE PLANIMETRIC AND TOPOGRAPHIC INFORMATION DEPICTED ON THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS AND THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 11th DAY OF JUNE, A.D., 2018.

WILLIAM M. DIGIACOMO, PLS N.C. LICENSE NO.: L-4968



SANITARY SEWER TABLE		STORM SEWER TABLE	
A	SSMH TOP=303.36' INV. OUT=N/A (SE)	1	STMH TOP=300.74' INV. IN=287.85' (NW) INV. OUT=287.75' (SW)
B	SSMH TOP=304.01' INV. IN=N/A (NW) INV. IN=298.31' (NE) INV. OUT=298.21' (SW)	2	STMH TOP=296.95' INV. IN=286.25' (NE) INV. OUT=286.15' (SE)
C	SSMH TOP=297.45' INV. IN=292.05' (NE) INV. OUT=291.95' (NW)		
D	SSMH TOP=304.47' INV. IN=299.58' (SE) INV. OUT=299.18' (E)		
E	SSMH TOP=302.89' INV. IN=297.79' (NW) INV. IN=297.59' (W) INV. OUT=297.49' (SE)		

#### SURVEY CONTROL / GRID TIE NOTES

HORIZONTAL DATUM: NAD 83 (2011) (EPOCH:2010)  
VERTICAL DATUM: NAVD 88 (GEOID 12B)

FIXED STATIONS USED FOR THE GRID TIE (CORS MONUMENTS):

PID	DESIGNATION	LATITUDE	LONGITUDE
DK7576	NCNA NASHVILLE CORS ARP	N 35°58'09.067"	W 78°01'11.341"
DK5550	NCGO GOLDSBORO CORS ARP	N 35°25'16.868"	W 78°03'30.575"
DH6594	NCFA FAYETTEVILLE 2006 CORS ARP	N 35°02'02.489"	W 78°52'14.731"
DM3527	NCRX ROXBORO CORS ARP	N 36°23'28.056"	W 78°59'54.418"
DM3529	NCWR WARRENTON CORS ARP	N 36°23'41.585"	W 78°10'13.749"
DK3989	NCKI KINSTON CORS ARP	N 35°19'18.567"	W 77°36'48.270"
DG5938	NCCA KARTHAGE CORS ARP	N 35°20'30.048"	W 79°23'05.085"
DF9213	NCBU BURLINGTON CORS ARP	N 36°05'29.586"	W 79°28'12.176"
DK7578	NCTA TARBORO CORS ARP	N 35°52'56.961"	W 77°34'21.396"

#### STATIC GPS SOLUTION METADATA:

##### CONTROL POINT 1

GRID NORTHING: 736,531.06'  
GRID EASTING: 2,104,026.77'  
ELEVATION: 305.80'  
START: 4:30:18 13:32:30  
STOP: 4:30:18 15:12:15  
GPS ANTENNA: TRIMBLE R8  
OBS USED: 8469 / 12339 = 69%  
NORMALIZED RMS: 0.366  
RESIDUALS:  
LAT: 0.005 (m) / LON: 0.004 (m)  
ORTHO HEIGHT: 0.019 (m)

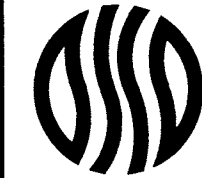
##### CONTROL POINT 1

GRID NORTHING: 736,531.06'  
GRID EASTING: 2,104,851.83'  
ELEVATION: 303.82'  
START: 4:30:18 13:46:30  
STOP: 4:30:18 15:22:15  
GPS ANTENNA: TRIMBLE R8  
OBS USED: 8865 / 11520 = 77%  
NORMALIZED RMS: 0.374  
RESIDUALS:  
LAT: 0.005 (m) / LON: 0.004 (m)  
ORTHO HEIGHT: 0.018 (m)

\* POINT #1 WAS HELD FOR THE BASE POINT OF THE SITE LOCALIZATION  
\* POINT #2 WAS HELD FOR THE AZIMUTH MARK  
\* COMBINED FACTOR: 0.99990445

Draper Aden Associates

Engineering • Surveying • Environmental Services



BOUNDARY AND PHYSICAL CONDITIONS SURVEY  
PERFORMED FOR: RAPP VENTURES, LLC  
OWNER: CITY OF RALEIGH  
407 & 409 W LENOIR STREET - 603 & 607 W SOUTH STREET RALEIGH, NC 27602  
RALEIGH TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

#### REVISIONS

1. 5.16.18 - BOUNDARY  
REVISED ALONG W LENOIR STREET

DESIGNED BY:

NA

DRAWN BY:

RBJ

CHECKED BY:

WMD

SCALE:

1" = 30'

DATE:

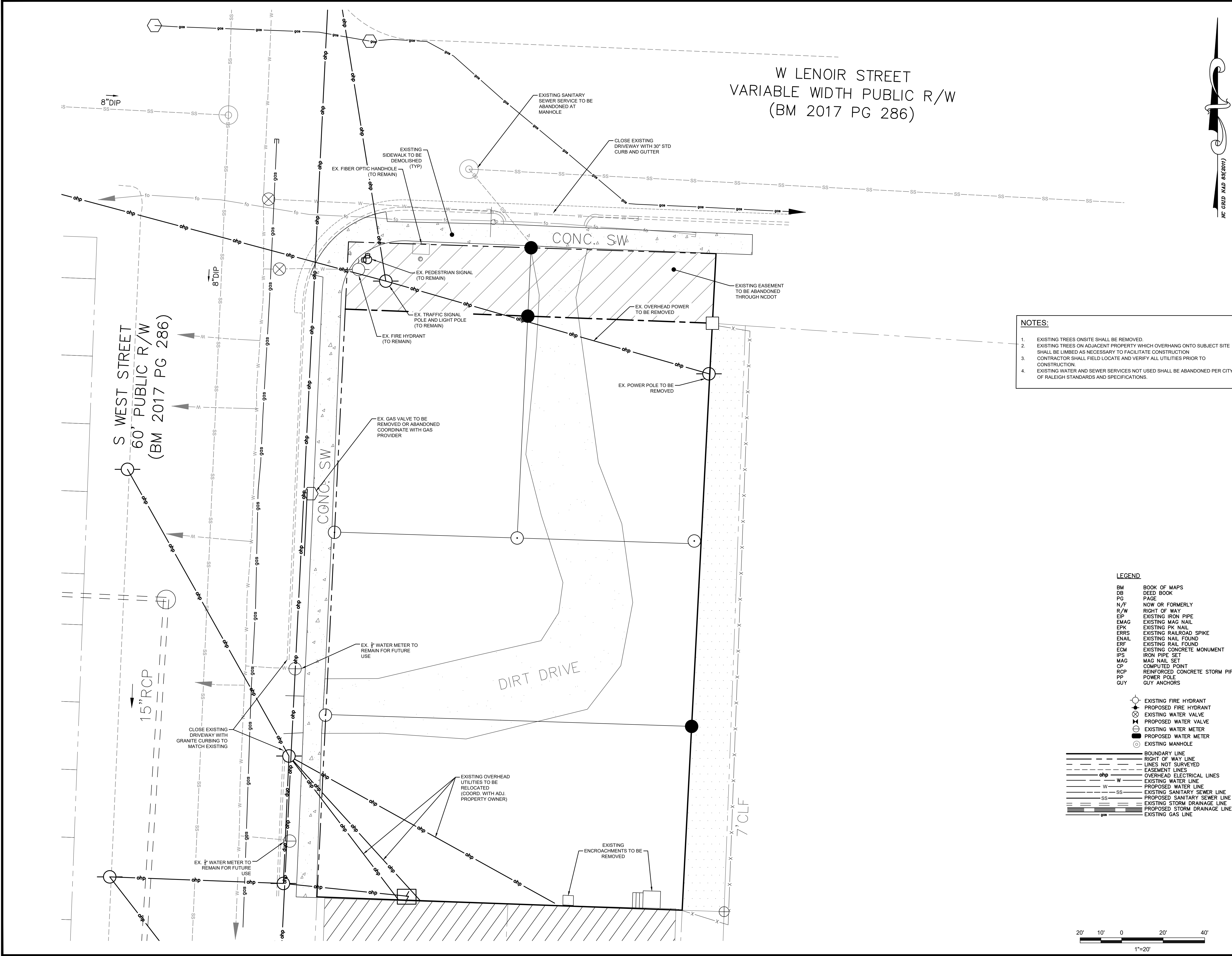
4/30/2018

PROJECT NUMBER:

18110132-020507

SHEET:

1 OF 1



Subconsultants

Client

RAPP VENTURES, LLC  
107 RONSARD LANE  
CARY, NC 27511

Project  
CITY VIEW  
TOWNES

Process  
SUBDIVISION REVIEW

Revisions		
Number	Description	Date

Approvals

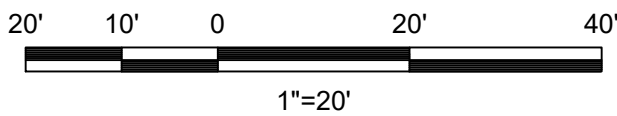
Drawing Title  
DEMOLITION PLAN

Sheet Number  
SD0.20

Date Issued 05/28/19

- NOTES:**
- EXISTING TREES ONSITE SHALL BE REMOVED.
  - EXISTING TREES ON ADJACENT PROPERTY WHICH OVERHANG ONTO SUBJECT SITE SHALL BE LIMBED AS NECESSARY TO FACILITATE CONSTRUCTION
  - CONTRACTOR SHALL FIELD LOCATE AND VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
  - EXISTING WATER AND SEWER SERVICES NOT USED SHALL BE ABANDONED PER CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

- LEGEND**
- |       |                                |
|-------|--------------------------------|
| BM    | BOOK OF MAPS                   |
| DB    | DEED BOOK                      |
| PG    | PAGE                           |
| N/F   | NOW OR FORMERLY                |
| R/W   | RIGHT OF WAY                   |
| EIP   | EXISTING IRON PIPE             |
| EMAG  | EXISTING MAG. NAIL             |
| EPK   | EXISTING PK. NAIL              |
| ERRS  | EXISTING RAILROAD SPIKE        |
| ENAIL | EXISTING NAIL FOUND            |
| ERF   | EXISTING RAIL FOUND            |
| ECM   | EXISTING CONCRETE MONUMENT     |
| IPS   | IRON PIPE SET                  |
| MAG   | MAG. NAIL SET                  |
| CP    | COMPUTED POINT                 |
| RCP   | REINFORCED CONCRETE STORM PIPE |
| PP    | POWER POLE                     |
| GUY   | GUY ANCHORS                    |
| ⊙     | EXISTING FIRE HYDRANT          |
| ●     | PROPOSED FIRE HYDRANT          |
| ⊗     | EXISTING WATER VALVE           |
| ⊕     | PROPOSED WATER VALVE           |
| ⊖     | EXISTING WATER METER           |
| ⊙     | PROPOSED WATER METER           |
| ⊙     | EXISTING MANHOLE               |
| ---   | BOUNDARY LINE                  |
| ---   | RIGHT OF WAY LINE              |
| ---   | LINES NOT SURVEYED             |
| ---   | EASEMENT LINES                 |
| ohp   | OVERHEAD ELECTRICAL LINES      |
| ---   | EXISTING WATER LINE            |
| W     | PROPOSED WATER LINE            |
| SS    | EXISTING SANITARY SEWER LINE   |
| ---   | PROPOSED SANITARY SEWER LINE   |
| ---   | EXISTING STORM DRAINAGE LINE   |
| ---   | PROPOSED STORM DRAINAGE LINE   |
| ---   | EXISTING GAS LINE              |





WAKE LAND DESIGN, PLLC  
CIVIL ENGINEERING  
PROJECT MANAGEMENT  
LAND PLANNING  
RALEIGH ZONING SPECIALISTS

NC LICENSE P-1839  
PHONE: 919-889-2614  
EMAIL: JASON@WAKELANDDESIGN.COM  
P.O. BOX 418  
CLAYTON, NC 27528

Sed

Subconsultants

Client  
**RAPP VENTURES, LLC**  
107 RONSARD LANE  
CARY, NC 27511

Project  
**CITY VIEW TOWNES**

Process  
**SUBDIVISION REVIEW**

Revisions		
Number	Description	Date

Approvals

Drawing Title  
**PRELIMINARY  
SUBDIVISION PLAN**

Sheet Number  
**SD1.00**

Date Issued 05/28/19



W. LENOIR STREET  
(PUBLIC R/W VARIES)  
MAIN STREET - PARALLEL PARKING

S. WEST STREET  
(60' PUBLIC R/W)  
MAIN STREET - PARALLEL PARKING

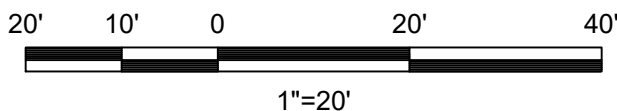


LEGEND

- BM BOOK OF MAPS
- DB DEED BOOK
- PG PAGE
- N/F NOW OR FORMERLY
- R/W RIGHT OF WAY
- EIP EXISTING IRON PIPE
- EMAG EXISTING MAG. NAIL
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- CP COMPUTED POINT
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- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING WATER METER
- PROPOSED WATER METER
- EXISTING MANHOLE

- BOUNDARY LINE
- RIGHT OF WAY LINE
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- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING STORM DRAINAGE LINE
- PROPOSED STORM DRAINAGE LINE
- EXISTING GAS LINE











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Seal

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CARY, NC 27511

Project

CITY VIEW  
TOWNES

## Process

[illegible]

Approvals

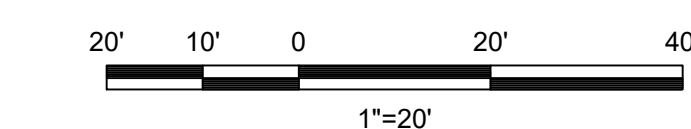
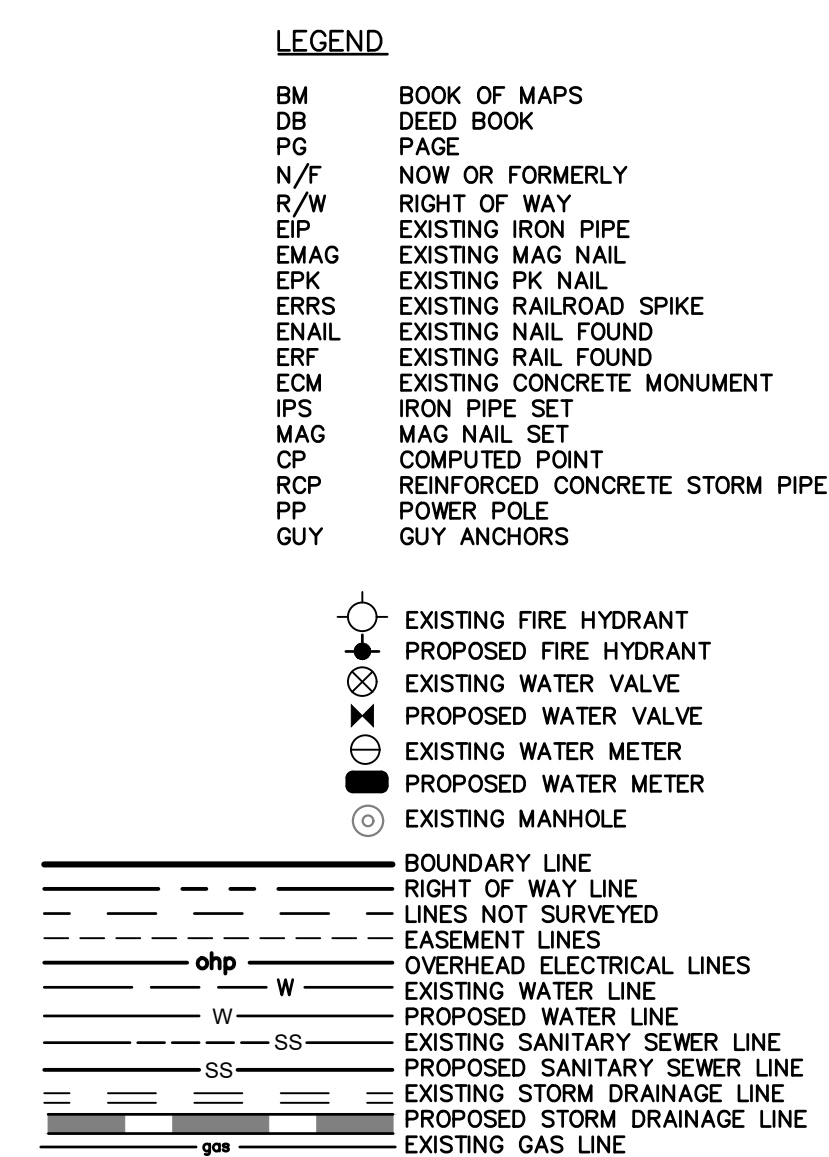
Drawing Title

PRELIMINARY  
UTILITY PLAN

Sheet Number

SD3.00

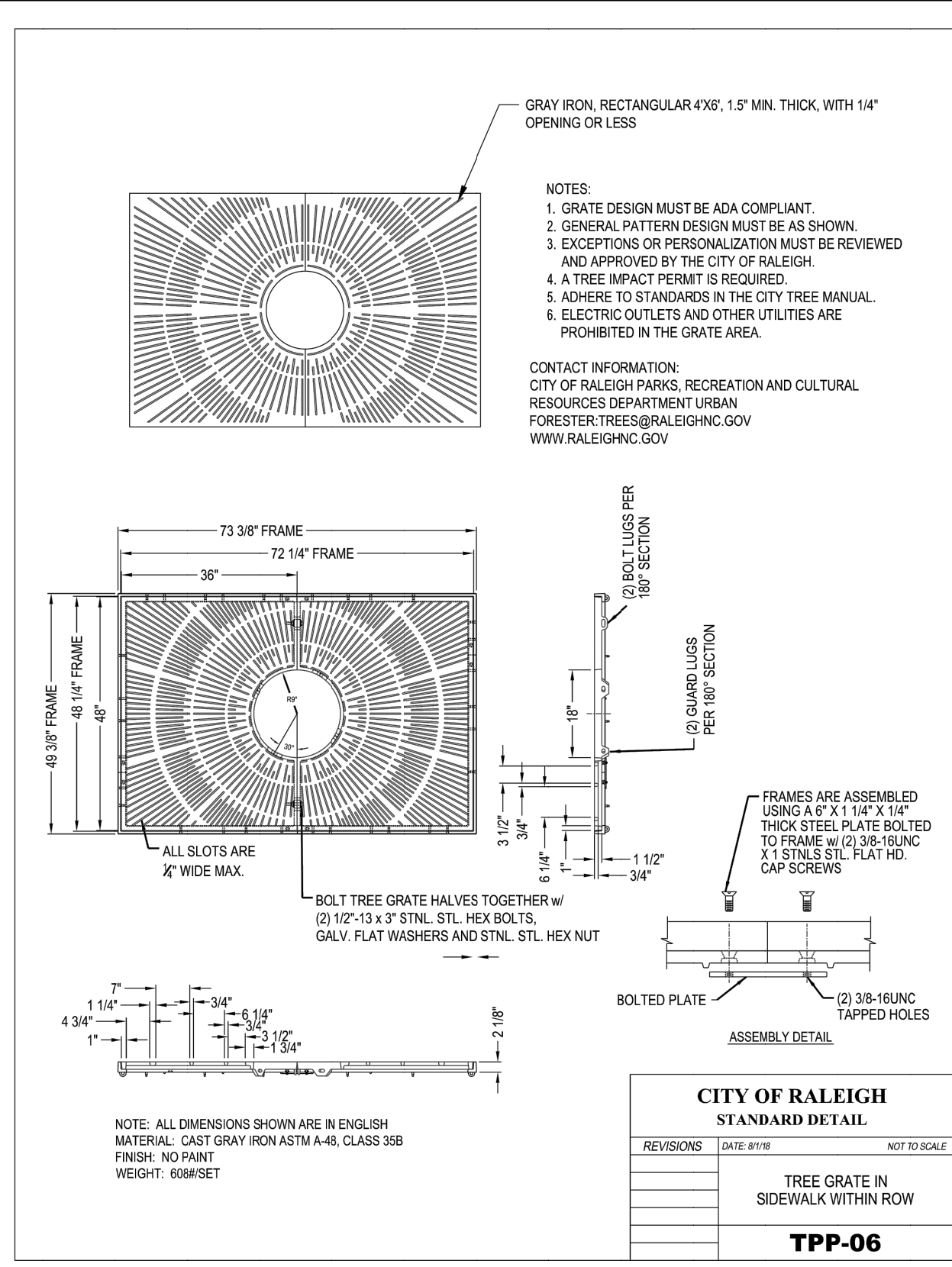
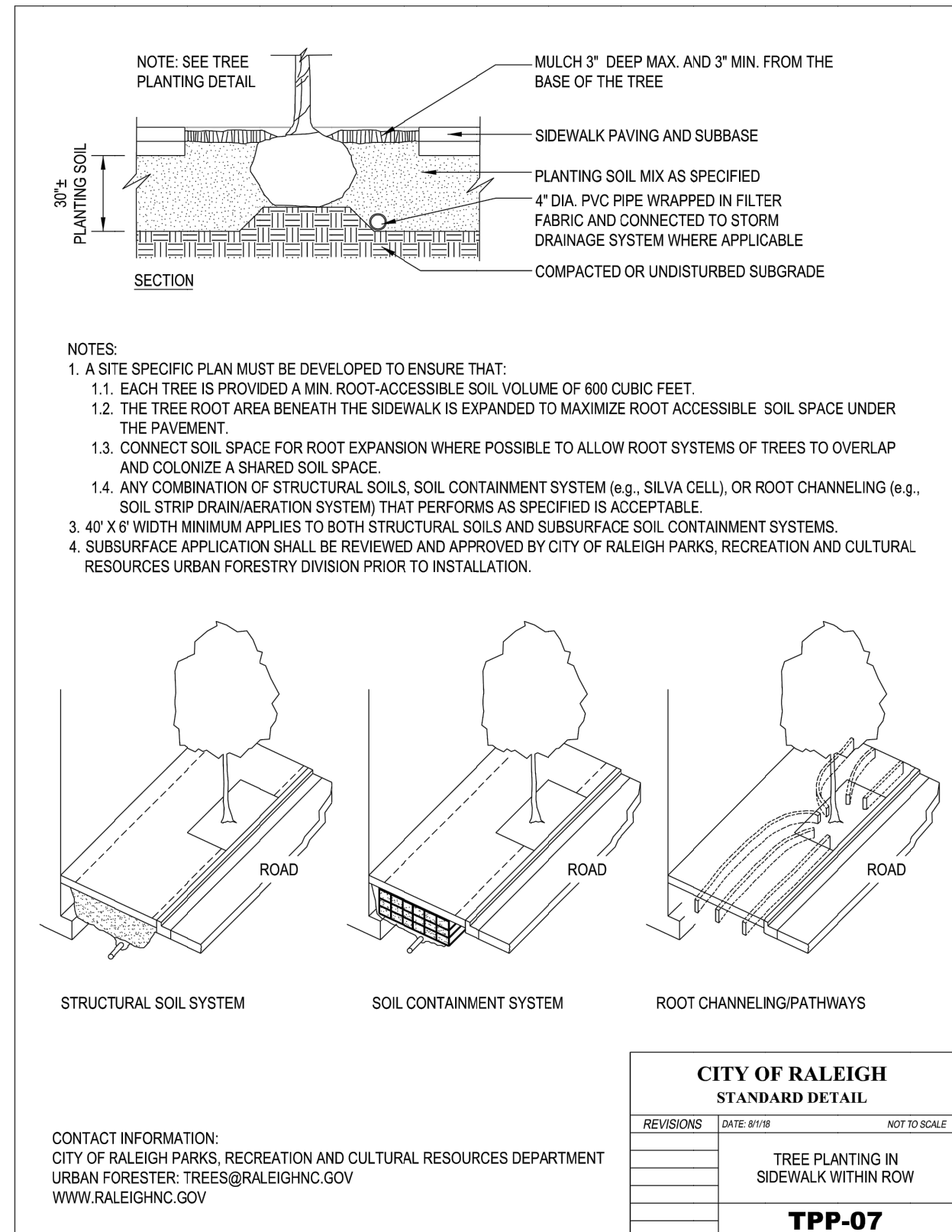
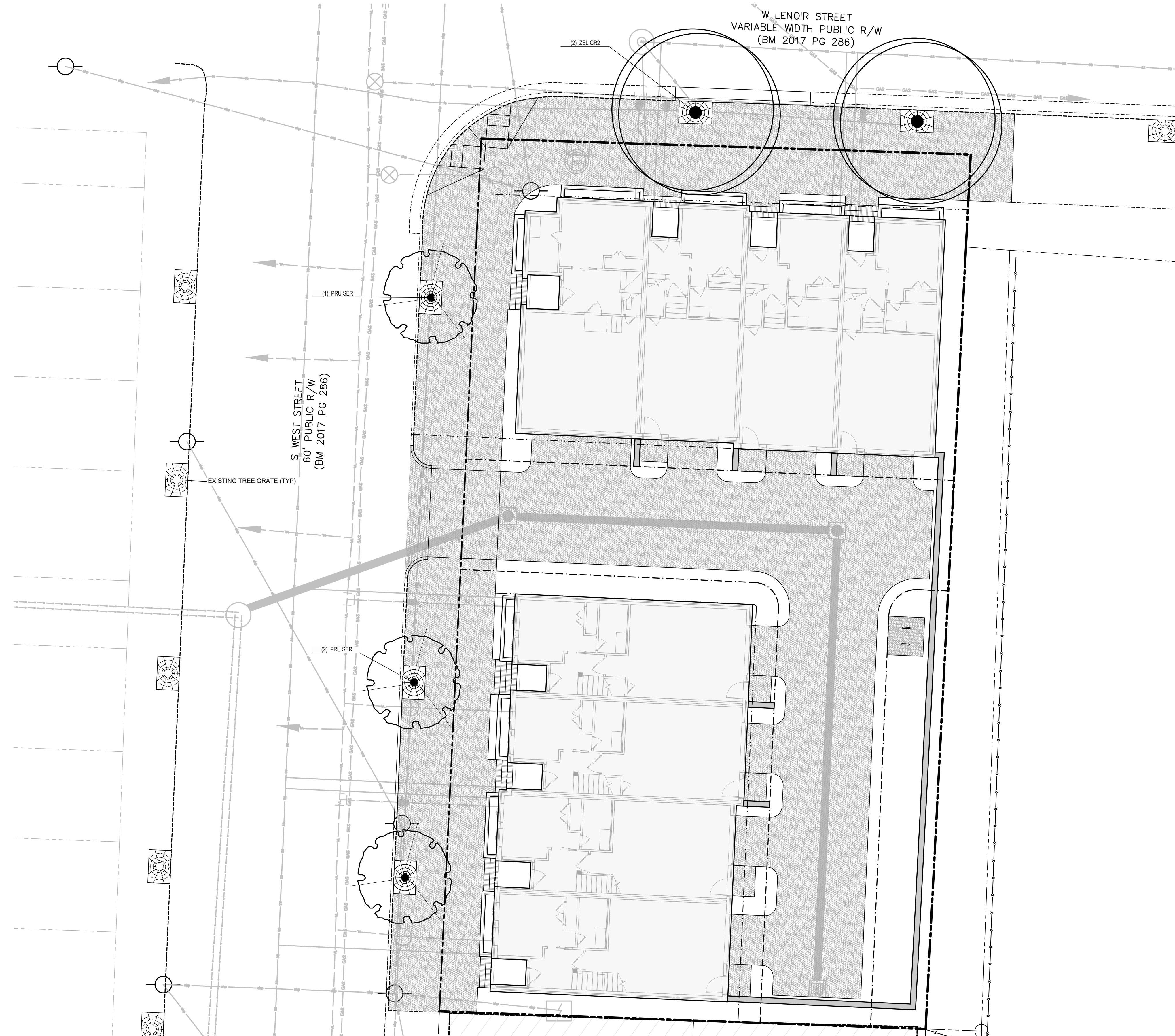
Date Issued 05/28/19





<u>TREES</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CAL.</u>	<u>HT.</u>	<u>SPR.</u>	<u>REMARKS</u>
ZEL GR2	2	BOTANICAL NAME ZELKOVA SERRATA 'GREEN VASE'	COMMON NAME GREEN VASE ZELKOVA	CAL. 3'	HT. 10' MIN	SPR. 5-6'	REMARKS FULL, MATCHED
<u>UNDERSTORY TREES</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CAL.</u>	<u>HT.</u>	<u>SPR.</u>	<u>REMARKS</u>
PRU SER	3	PRUNUS SERRULATA 'KWANZAN'	FLOWERING CHERRY	1.5"	6' MIN.	3-4'	FULL HEAD, MATCHED, SINGLE TRUNK

Landscape Schedule 03





AVERAGE GRADE CALCULATION

PER SECTION 1.5.7 OF THE COR UDO, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF EXCLUDING THE PARAPET.

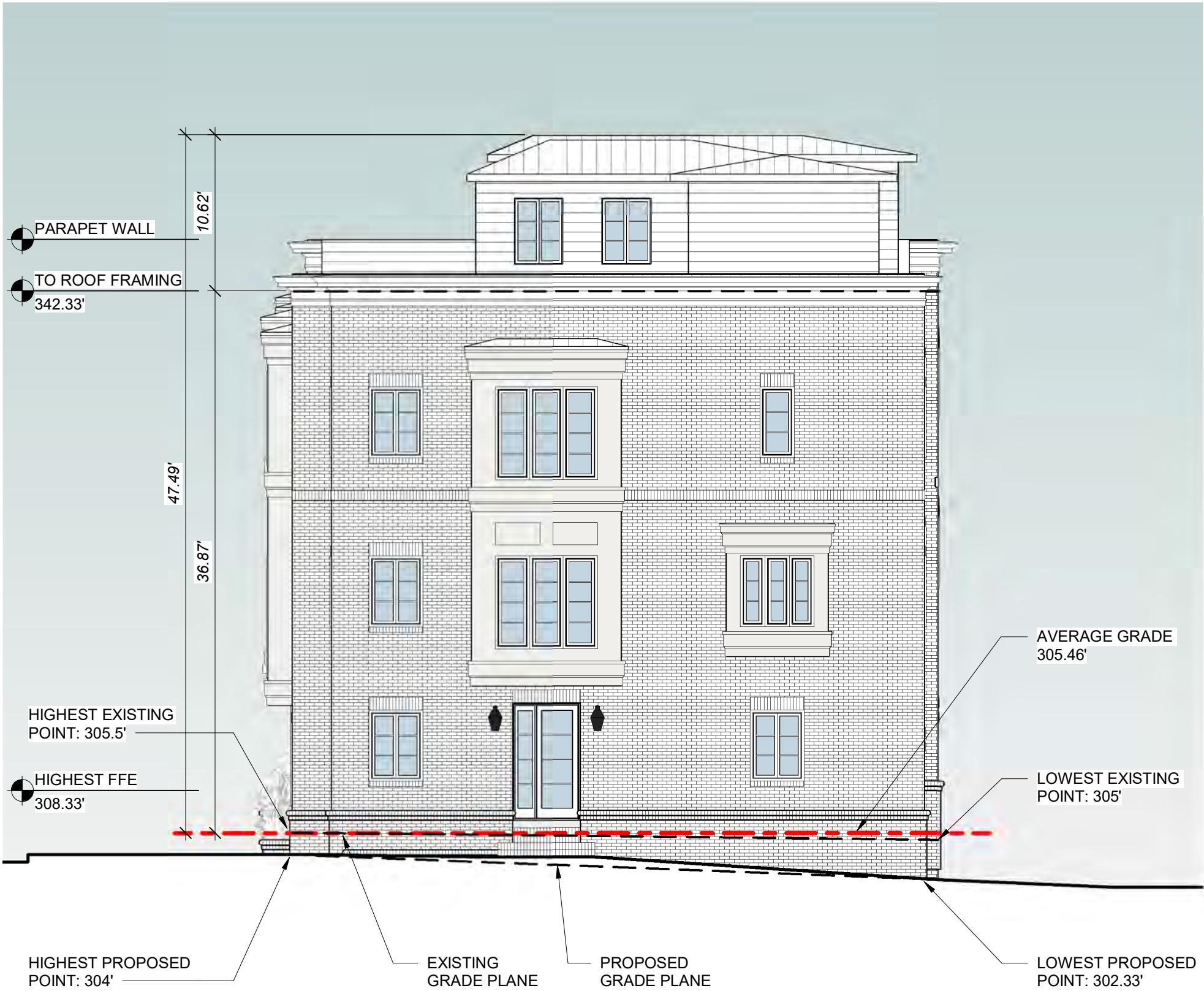
AVERAGE GRADE IS DETERMINED BY CALCULATING THE AVERAGE OF THE HIGHEST AND LOWEST ELEVATION ALONG PRE-DEVELOPMENT GRADE OR IMPROVED GRADE (WHICHEVER IS MOST RESTRICTIVE) ALONG THE FRONT OF THE BUILDING PARALLEL TO THE PRIMARY STREET SETBACK.

WHERE THE PROPERTY SLOPE INCREASES TO THE REAR, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE PINT AT GRADE OF THE FRONT AND REAR WALL PLANE.

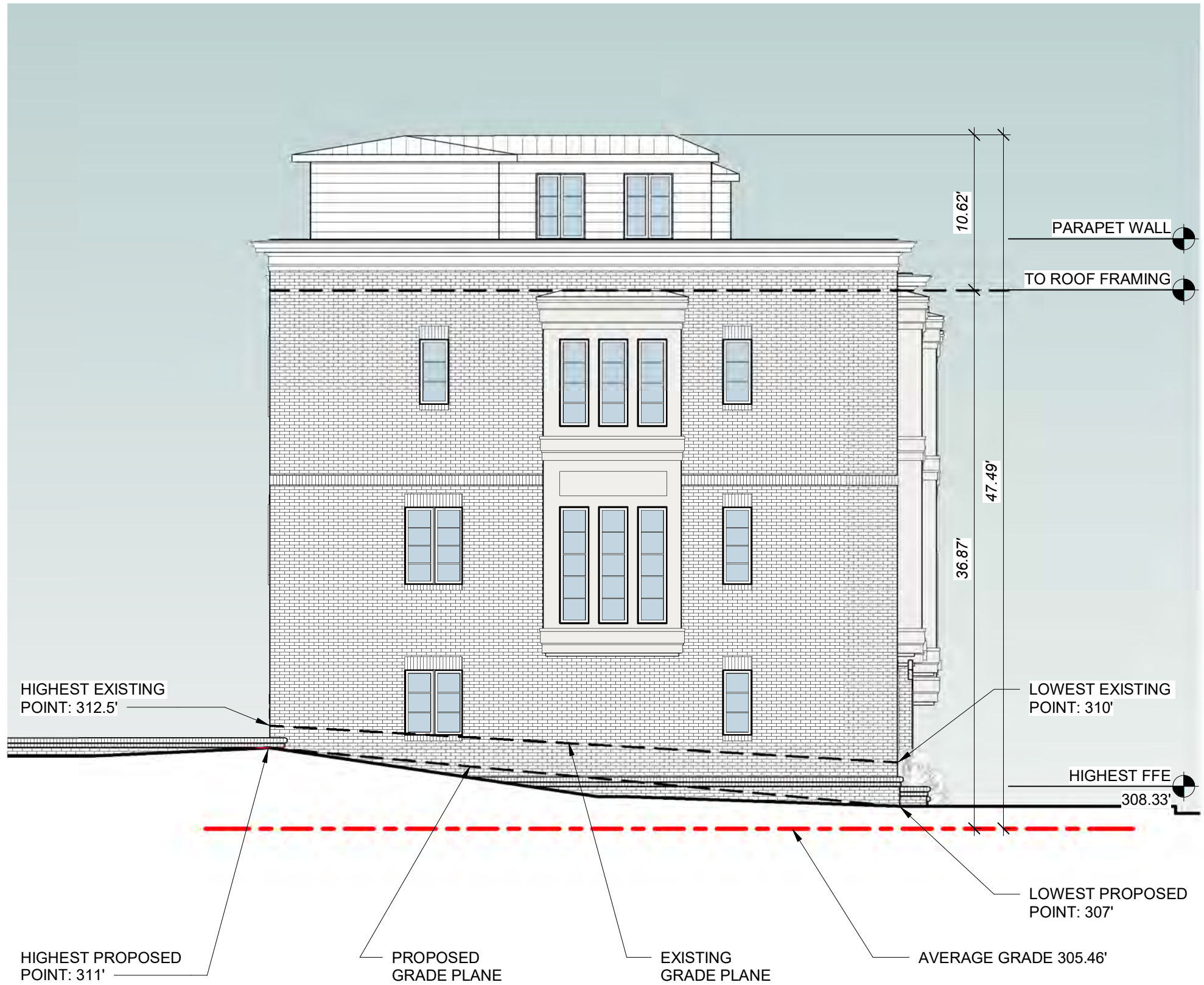
BUILDING 1 AVERAGE GRADE CALCULATION						
BUILDING 1	EXISTING			PROPOSED		
	HIGHEST	LOWEST	AVERAGE	HIGHEST	LOWEST	AVERAGE
FRONT PLANE [1]	310	305	307.50	307	304	305.50
LEFT PLANE [2]	312.5	310	311.25	311	307	309.00
RIGHT PLANE [3]	305.5	305	305.25	304	302.33	303.17
REAR PLANE [4]	312.5	305.5	309.00	306	302.33	304.17
AVERAGE OF FOUR PLANES			308.25			305.46



BLDG. 1 - REAR (South) 4



BLDG. 1 - RIGHT (West) 3



BLDG. 1 - LEFT (East) 2



BLDG. 1 - FRONT (North) 1



AVERAGE GRADE CALCULATION

PER SECTION 1.5.7 OF THE COR UDO, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF EXCLUDING THE PARAPET.

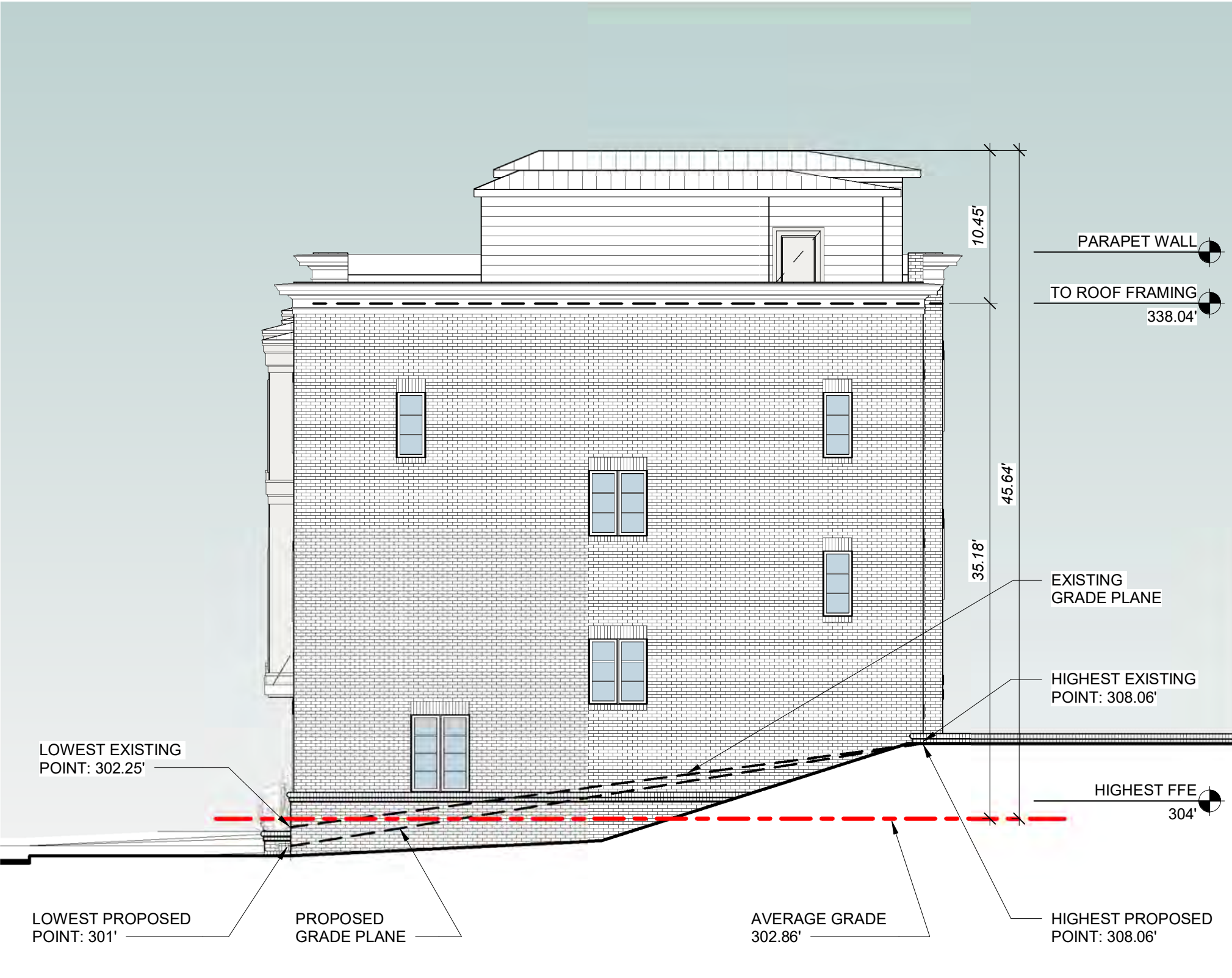
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WHERE THE PROPERTY SLOPE INCREASES TO THE REAR, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE PINT AT GRADE OF THE FRONT AND REAR WALL PLANE.

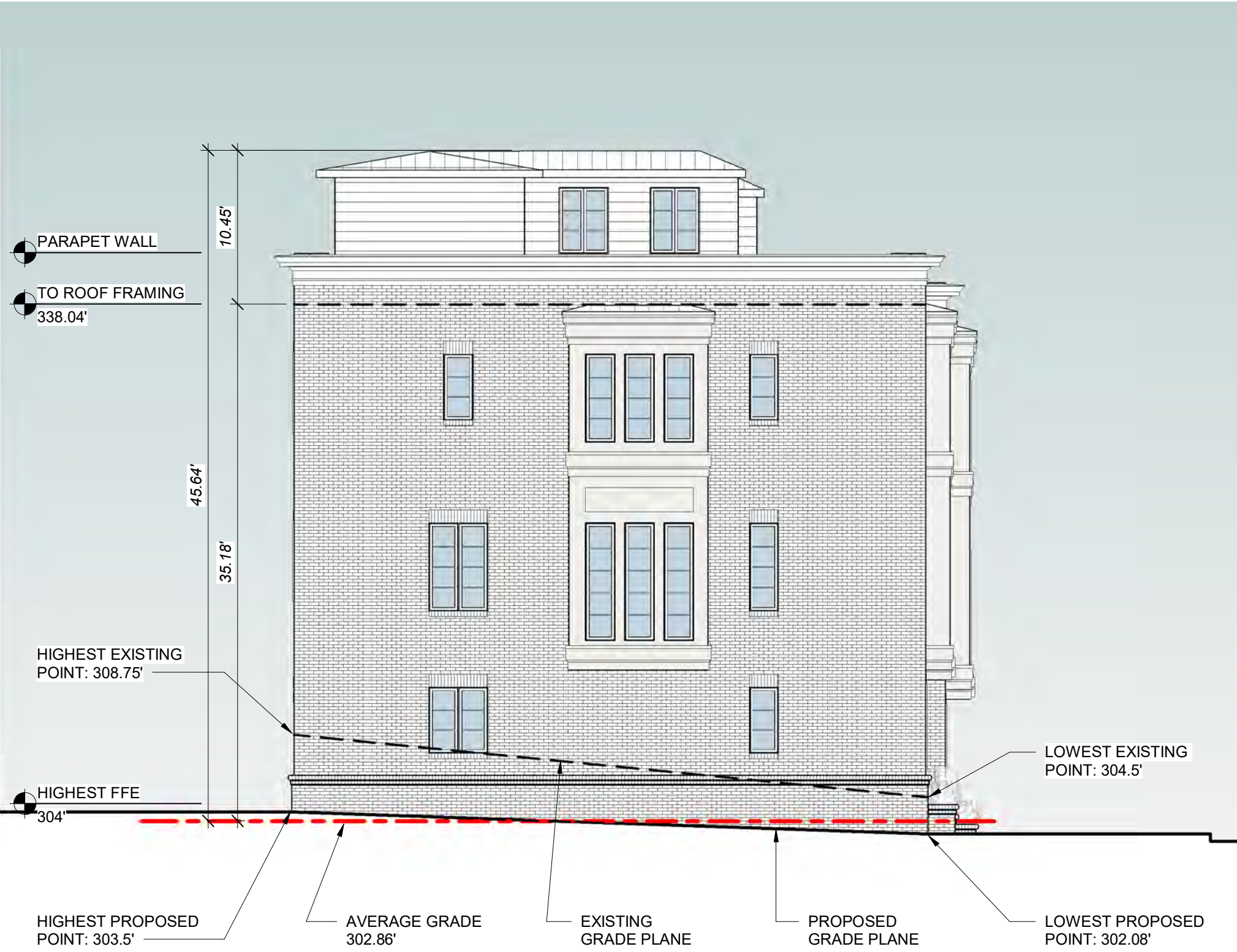
BUILDING 2 AVERAGE GRADE CALCULATION						
BUILDING 2	EXISTING			PROPOSED		
	HIGHEST	LOWEST	AVERAGE	HIGHEST	LOWEST	AVERAGE
FRONT PLANE [1]	304.5	302.25	303.38	302.08	301	301.54
LEFT PLANE [2]	308.75	304.5	306.63	303.5	302.08	302.79
RIGHT PLANE [3]	308.06	302.25	305.16	308.06	301	304.53
REAR PLANE [4]	308.75	308.06	308.41	303.5	301.66	302.58
AVERAGE OF FOUR PLANES			305.89			302.86



BLDG. 2 - REAR (East) 4  
1/8" = 1'-0"



BLDG. 2 - RIGHT (South) 3  
1/8" = 1'-0"



BLDG. 2 - LEFT (North) 2  
1/8" = 1'-0"



BLDG. 2 - FRONT (West) 1  
1/8" = 1'-0"



CITY VIEW TOWNES  
RALEIGH, NC