WILLIAMSG General Subdivision
S-25-2016

Zoning: R-6, NCOD
CAC: East Raleigh
Drainage Basin: Walnut Creek
Acreage: 1.0
Number of Lots: 2

Planner: Meade Bradshaw
Phone: (919) 996-2664

Applicant: Kevin Varnell
Phone: 252-459-8196
# Preliminary Development Plan Application

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

<table>
<thead>
<tr>
<th>Preliminary Approvals</th>
<th>FOR OFFICE USE ONLY</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Subdivision*</td>
<td>Transaction Number</td>
</tr>
<tr>
<td>☐ Cluster Subdivision**</td>
<td>463027</td>
</tr>
<tr>
<td>☐ Infill Subdivision**</td>
<td>Assigned Project Coordinator</td>
</tr>
<tr>
<td>☐ Expedited Subdivision Review</td>
<td>C. Shankle</td>
</tr>
<tr>
<td>☐ Conventional Subdivision</td>
<td>Assigned Team Leader</td>
</tr>
<tr>
<td>☐ Compact Development</td>
<td>Bradshaw</td>
</tr>
<tr>
<td>☐ Conservation Subdivision</td>
<td></td>
</tr>
</tbody>
</table>

* May require Planning Commission or City Council Approval  
** Legacy Districts Only

Has your project previously been through the Due Diligence process? If yes, provide the transaction #

** GENERAL INFORMATION **

Development Name 1911 NEW BERN AVENUE

Proposed Use RESIDENTIAL SUBDIVISION (SINGLE FAMILY)

Property Address(es) 1911 NEW BERN AVENUE, RALEIGH, NC 27603

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 1713.59.1133

P.I.N. Recorded Deed DB 16232  PN 426

What is your project type?  
- ☐ Apartment  
- ☐ Banks  
- ☐ Elderly Facilities  
- ☐ Hospitals  
- ☐ Hotels/Motels  
- ☐ Industrial Building  
- ☐ Mixed Residential  
- ☐ Non-Residential Condo  
- ☐ Office  
- ☐ Religious Institutions  
- ☐ Residential Condo  
- ☐ Retail  
- ☐ School  
- ☐ Shopping Center  
- ☑ Single Family  
- ☐ Telecommunication Tower  
- ☐ Townhouse  
- ☐ Other: if other, please describe:

PRELIMINARY ADMINISTRATIVE REVIEW

Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively not requiring Planning Commission or City Council approval.

PLANNING COMMISSION

Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.

** CLIENT (Owner or Developer) **

<table>
<thead>
<tr>
<th>Company</th>
<th>Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>WILLIAMS GENERAL CONTRACTING, LLC</td>
<td>DUANE WILLIAMS</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
<th>Phone</th>
<th>Email</th>
<th>Fax</th>
</tr>
</thead>
<tbody>
<tr>
<td>4497 SUNSET AVENUE, ROCKY MOUNT, NC 27804</td>
<td>(252) 443-3242</td>
<td><a href="mailto:WILLIAMSGLC1LLC@GMAIL.COM">WILLIAMSGLC1LLC@GMAIL.COM</a></td>
<td>(252) 451-0052</td>
</tr>
</tbody>
</table>

** CONSULTANT (Contact Person for Plans) **

<table>
<thead>
<tr>
<th>Company</th>
<th>Name(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>STOCKS ENGINEERING, P.A.</td>
<td>KEVIN VARNELL</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
<th>Phone</th>
<th>Email</th>
<th>Fax</th>
</tr>
</thead>
<tbody>
<tr>
<td>P.O. BOX 1108, NASHVILLE, NC 27856</td>
<td>(252) 459-8196</td>
<td><a href="mailto:KVARNEILL@STOCKSENGINEERING.COM">KVARNEILL@STOCKSENGINEERING.COM</a></td>
<td>(252) 459-8197</td>
</tr>
</tbody>
</table>
## DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

<table>
<thead>
<tr>
<th>Zoning Information</th>
<th>Building Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning District(s) R-10</td>
<td>Proposed building use(s)</td>
</tr>
<tr>
<td>If more than one district, provide the acreage of each</td>
<td>Residential</td>
</tr>
<tr>
<td>Overlay District NCOD</td>
<td>Existing Building(s) sq. ft. gross 2281 SF FT</td>
</tr>
<tr>
<td>Total Site Acres 0.683 inside City Limits ☑ Yes ☐ No</td>
<td>Proposed Building(s) sq. ft. gross 2281 SF FT</td>
</tr>
<tr>
<td>Off street parking Required YES Provided YES</td>
<td>Total sq. ft. gross (existing &amp; proposed) 2281 SF FT</td>
</tr>
<tr>
<td>COA (Certificate of Appropriateness) case #</td>
<td>Proposed height of building(s) +/- 16'</td>
</tr>
<tr>
<td>BOA (Board of Adjustment) case # A-</td>
<td>FAR (floor area ratio percentage)</td>
</tr>
<tr>
<td>CUD (Conditional Use District) case # Z-</td>
<td>Building Lot Coverage percentage 7.6 (site plans only)</td>
</tr>
</tbody>
</table>

### Stormwater Information

- Existing Impervious Surface 1981 acres/square feet 4981 SF
- Proposed Impervious Surface N/A acres/square feet
- Neuse River Buffer ☑ Yes ☐ No
- Wetlands ☑ Yes ☐ No
- Flood Hazard Area ☑ Yes ☐ No
- If Yes, please provide Alluvial Soils 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.

**PROPOSED SINGLE FAMILY R-10 SUBDIVISION CONFORMS TO THE EXISTING NEIGHBORHOOD AND TO THE COMPREHENSIVE PLAN 2030.**

### FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

<table>
<thead>
<tr>
<th>1. Total # Of Townhouse Lots 0 Detached 0 Attached</th>
<th>11. Total number of all lots 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. Total # Of Single Family Lots 2</td>
<td>12. Is your project a cluster unit development? ☑ Yes ☐ No</td>
</tr>
<tr>
<td>3. Total # Of Apartment Or Condominium Units 0</td>
<td>If Yes, please answer the questions below:</td>
</tr>
<tr>
<td>4. Total # Of Congregate Care Or Life Care Dwelling Units 0</td>
<td></td>
</tr>
<tr>
<td>5. Total # Of Mobile Home Lots 0</td>
<td>a) Total number of Townhouse Lots</td>
</tr>
<tr>
<td>6. Total Number of Hotel Units 0</td>
<td>b) Total number of Single Family Lots</td>
</tr>
<tr>
<td>7. Overall Total # Of Dwelling Units (1-6 Above) 2</td>
<td>c) Total number of Group Housing Units</td>
</tr>
<tr>
<td>8. Bedroom Units 1br 2br 3br 4br or more</td>
<td>d) Total number of Open Space Lots</td>
</tr>
<tr>
<td>9. Overall Unit(s)/Acre Densities Per Zoning District(s) 10</td>
<td></td>
</tr>
<tr>
<td>10. Total number of Open Space (only) lots –</td>
<td>e) Minimum Lot Size</td>
</tr>
<tr>
<td></td>
<td>f) Total Number of Phases</td>
</tr>
<tr>
<td></td>
<td>g) Perimeter Protective Yard Provided ☑ Yes ☐ No</td>
</tr>
<tr>
<td></td>
<td>h) Must provide open space quotient per City Code 10-3071 (5)</td>
</tr>
</tbody>
</table>

## 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 [Signature] 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.

Signed [Signature] Date 3/8/16

Signed [Signature] Date
<table>
<thead>
<tr>
<th>General Requirements</th>
<th>YES</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>2. Preliminary Development Plan Application completed and signed by the property owner</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>3. Client must complete and print page 1 and 2 of the Preliminary Development Plan Application to the plan cover sheet (not applicable for Infill recombination)</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>4. I have referenced the Preliminary Development Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>5. Provide the following plan sheets:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>a) Cover sheet: Includes general notes, owner's name, contact's name, telephone number, mailing address and email address</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>b) Existing Conditions Sheet</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>c) Proposed Site or Subdivision Plan</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>d) Proposed Grading and Stormwater Plan</td>
<td></td>
<td></td>
</tr>
<tr>
<td>e) Proposed Utility Plan, including Fire</td>
<td></td>
<td></td>
</tr>
<tr>
<td>f) Proposed Tree Conservation Plan</td>
<td></td>
<td></td>
</tr>
<tr>
<td>g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>h) Building elevations that show maximum height from natural and finished grade, buildings to be removed</td>
<td></td>
<td></td>
</tr>
<tr>
<td>i) Transportation Plan</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6. Ten (10) sets of proposed plans to engineering scale (1&quot; = 20', 1&quot; =100', etc.), and date of preparation. For re-submittals only – include all revision dates</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>7. Plan size 18&quot;x24&quot; or 24&quot;x36&quot;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8. A vicinity map no smaller/less than 1&quot;=500' and no larger than 1&quot;=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</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>11. Wake County School Form, if dwelling units are proposed</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>12. Preliminary stormwater quantity and quality summary and calculations package</td>
<td></td>
<td></td>
</tr>
<tr>
<td>13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Current Owner: Tad Lowdermilk
Source of Title: DB 16232-426
Wake County Pin: 1713.59.1133
Current Zoning: R-10
R-10 Setbacks per UDO:
Primary Street: 10'
Side Street: 20'
Side Lot Line: 5'
Rear Lot Line: 5'
Aggregate Side Yard: 10'
* 40' Setback at New Bern Ave
Lot Areas:
New Lot 1: ± 9,805 S.F., ±0.225 Ac.
New Lot 2: ± 19.939 S.F., ±0.458 Ac.
±29,744 Ac., ±0.683 Ac.

SURVEY NOTES:
1) The basis of north is NAD 83(2011) from a VRS, GPS survey.
2) Vertical Datum is NAVD 88.
3) All distances are horizontal ground distances, unless noted otherwise.
4) Areas computed by coordinate geometry.
5) This survey does not include nor depict any environmental evaluations except as shown.
6) Original field survey performed on January 13, 2016
7) Flood Information: Subject parcel is not located in a special flood hazard zone per Flood Insurance Rate Map 3720171300J, Dated May 2, 2006.
8) 0.75" iron pipes set at all property corners unless otherwise noted.
9) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose.
1 inch = \text{ft.}

GRAPHIC SCALE

NAD 83/2011

REVISIONS
02/04/2016 - Pre-submittal review

Current Owner: Tad Lowdermilk
Source of Title: DB 16232-426
Wake County Pin: 1713.59.1133
Current Zoning: R-10

R-10 Setbacks per UDO:
- Primary Street: 10'
- Side Street: 20'
- Side Lot Line: 5'
- Rear Lot Line: 5'
- Aggregate Side Yard: 10'
- 40' Setback at New Bern Ave per BM 2000-1066 & BM 1946-108

Lot Areas:
- New Lot 1: ± 9,805 S.F., ±0.225 Ac.
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- = ±29,744 Ac., ±0.683 Ac.

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SYMBOLS

Cable pedestal
Telephone pedestal
Electric pedestal
Fiber-optic marker
Traffic signal box
Water meter
Fire hydrant
Valve (water or gas)
Sanitary sewer manhole
Sanitary sewer cleanout
Curb inlet (NCDOT)
Curb inlet (behind curb)
Drainage inlet (w/ grate)
Storm drain manhole
Utility pole
Lamp post
Signal pole
Property corner
Concrete monument

ABBREVIATIONS
DB
PB or BM
N/F
Pg.
SF
Ac.
Deed Book
Plat book / Book of Maps
Now or formerly
Page
Square feet
Acres
NCSR
NCDOT
R/W
North Carolina State Route
North Carolina Dept. of Transportation
Right-of-way
Ex. Existing
RCP Reinforced concrete pipe
PVC Polyvinyl chloride pipe

LINETYPES
Fence
Overhead utility
Water SUE
Sanitary sewer
Storm drain
Deciduous Tree
Evergreen Tree/Bush
Data Line: Fiber or CTV
Electric SUE
Gas SUE

FLAG POLE

100 year flood plain
Handicap ramp
BOLLARD
Grease Trap
Guardrail
UNKNOWN SUE
CTV SUE
Force Main SUE