

Preliminary Subdivision Plan Application

S-27-14 Gabriels Bend
Subd.



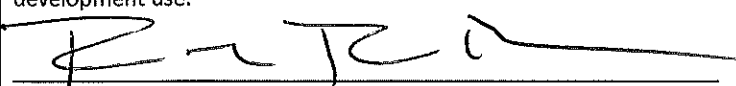
DEVELOPMENT
SERVICES
DEPARTMENT

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 #		586757		Project Coordinator		SWDI		Team Leader		Walters	
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 Gabriels Bend Subdivision											
Proposed Use Single Family Residential											
Property Address(es) 7900 Gabriels Bend Drive											
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:											
PIN Recorded Deed 0777 63 3784			PIN Recorded Deed 0777 63 2722			PIN Recorded Deed			PIN Recorded Deed		
What is your project type?											
☒ Single family		☐ Townhouse		☐ Subdivision in a non-residential zoning district							
☐ Other (describe):											
OWNER/DEVELOPER INFORMATION											
Company Name KEL CO, LLC						Owner/Developer Name Philip Bowman					
Address 9120 Wellsley Way Raleigh, NC 27613											
Phone 919 274 7997				Email philip@jimallen.com				Fax			
CONSULTANT/CONTACT PERSON FOR PLANS											
Company Name Diehl & Phillips, P.A.						Contact Name Alan Keith, P.E.					
Address 1500 Piney Plains Road Suite 200 Cary, NC 27518											
Phone 919 467 9972				Email arkeith@bellsouth.net				Fax 919 467 5327			

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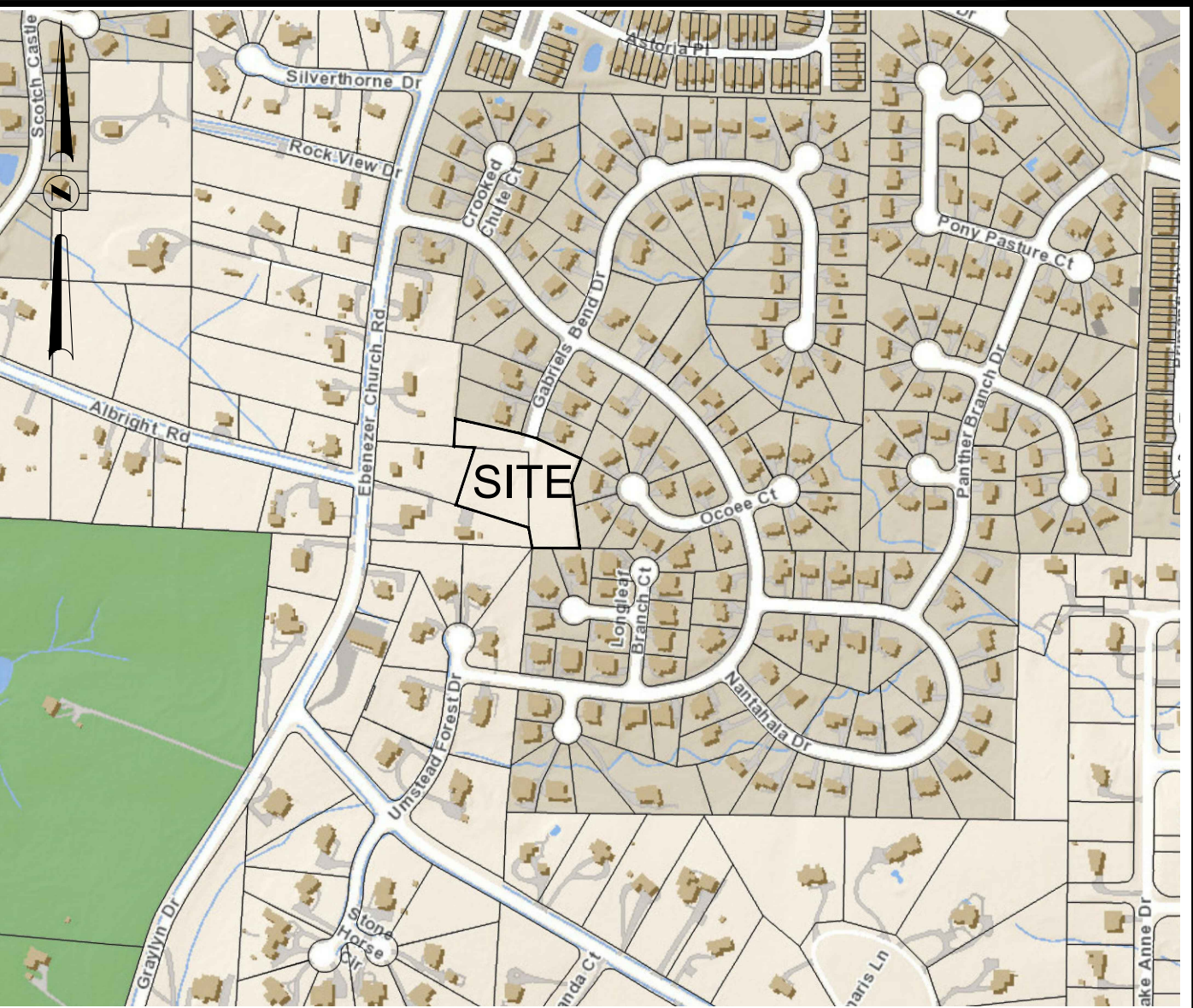
DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)			
ZONING INFORMATION			
Zoning District(s) R-2 MPOD & R-4			
If more than one district, provide the acreage of each: R-2 MPOD 1.28 acre & R-4 0.93 acre			
Overlay District? ☒ Yes ☐ No			
Inside City Limits? ☐ Yes ☒ No			
CUD (Conditional Use District) Case # Z-			
COA (Certificate of Appropriateness) Case #			
BOA (Board of Adjustment) Case # A-			
STORMWATER INFORMATION			
Existing Impervious Surface 0	acres/sf	Flood Hazard Area ☐ Yes ☒ No	
Proposed Impervious Surface 35,710 SF	acres/sf	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 4		Total # of All Lots 4	
Overall Unit(s)/Acre Densities Per Zoning Districts 4 / 2.21 = 1.81			
Total # of Open Space and/or Common Area Lots 0			
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 _____ 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.  Signature _____ Signature _____ <u>2/6/2019</u> Date _____ 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	☒				/
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)	☒		✓		
3. Preliminary Subdivision Plan Application must be completed and signed by the property owner	☒	☐	✓		
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)	☒	☐	✓		
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	☒		✓		
6. Provide the following plan sheets:	☒				
a) Cover sheet, to include general notes, owner's name, contact's name, phone number, mailing address, email address	☒		✓		
b) Existing conditions sheet	☒	☐	✓		
c) Proposed Subdivision Plan	☒		✓		
d) Proposed Grading and Stormwater Plan	☒	☐	✓		
e) Proposed Utility Plan, including Fire	☒	☐	✓		
f) Proposed Tree Conservation Plan	☒	☐	✓		
g) Proposed Landscaping	☒	☐	✓		
h) Transportation Plan	☐	☒			/
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.	☒		✓		
8. Plan size must be 18" x 24" or 24" x 36"	☒		✓		
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	☒		✓		
10. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	☒		✓		
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	☒		✓		
12. Wake County School form, if dwelling units are proposed	☒	☐	✓		
13. Preliminary stormwater quantity and quality summary and calculations package	☒	☐	✓		
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	☒	☐	✓		

SEE
EMAIL

Right-of-Way Obstruction Notes:

- Street, Lane, and Sidewalk closures or detours: Prior to any work that impacts the right-of-way or closing of any street, lane, or sidewalk, the contractor must apply for a permit with Right-of-Way Services.
- A permit request with a traffic control and/or pedestrian plan shall be submitted to rightofwayservices@raleighnc.gov at www.raleighnc.gov Keyword "Right-of-Way Services".
- Prior to the start of work, the Client shall schedule a Pre-Construction meeting with the Engineering Inspections Coordinator to review the specific components of the approved plan, and ensure all permits are issued.
- The City of Raleigh requires an approved Right-of-Way Obstruction Permit for work on any public street or sidewalk and NCDOT road within Raleigh's jurisdiction.
- All Traffic Control Signage and practices shall adhere to the Manual on Uniform Traffic Control, and the latest edition of the NCDOT "Standard Specification for Roadway Structures", NCDOT "Roadway Standard Drawing Manual", and the NCDOT supplement to the MUTCD.
- All public sidewalks must be accessible to pedestrians who are visually impaired and/or people with mobility concerns. Existing and alternative pedestrian routes during construction shall be required to be compliant with the Public Rights of Way Accessibility Guidelines (PROWAG), the ADA Standards for Accessible Design and the Manual on Uniform Traffic Control Devices (MUTCD).
- All permits must be available and visible on site during the operation.



VICINITY MAP	
SCALE: 1" = 500'	
INDEX OF DRAWINGS	
	COVER SHEET
1	EXISTING CONDITIONS
2	PRELIMINARY SUBDIVISION PLAN
3	PRELIMINARY UTILITY PLAN
4	PRELIMINARY GRADING AND STORMWATER PLAN
5	LANDSCAPE PLAN
6	TREE CONSERVATION PLAN
7	DETAILS
8	DETAILS



PLANS PREPARED BY:
DIEHL & PHILLIPS, P.A.
CONSULTING ENGINEERS - LIC. NO. C-0465
1500 PINEY PLAINS RD.
CARY, N.C. 27518

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Plan Application

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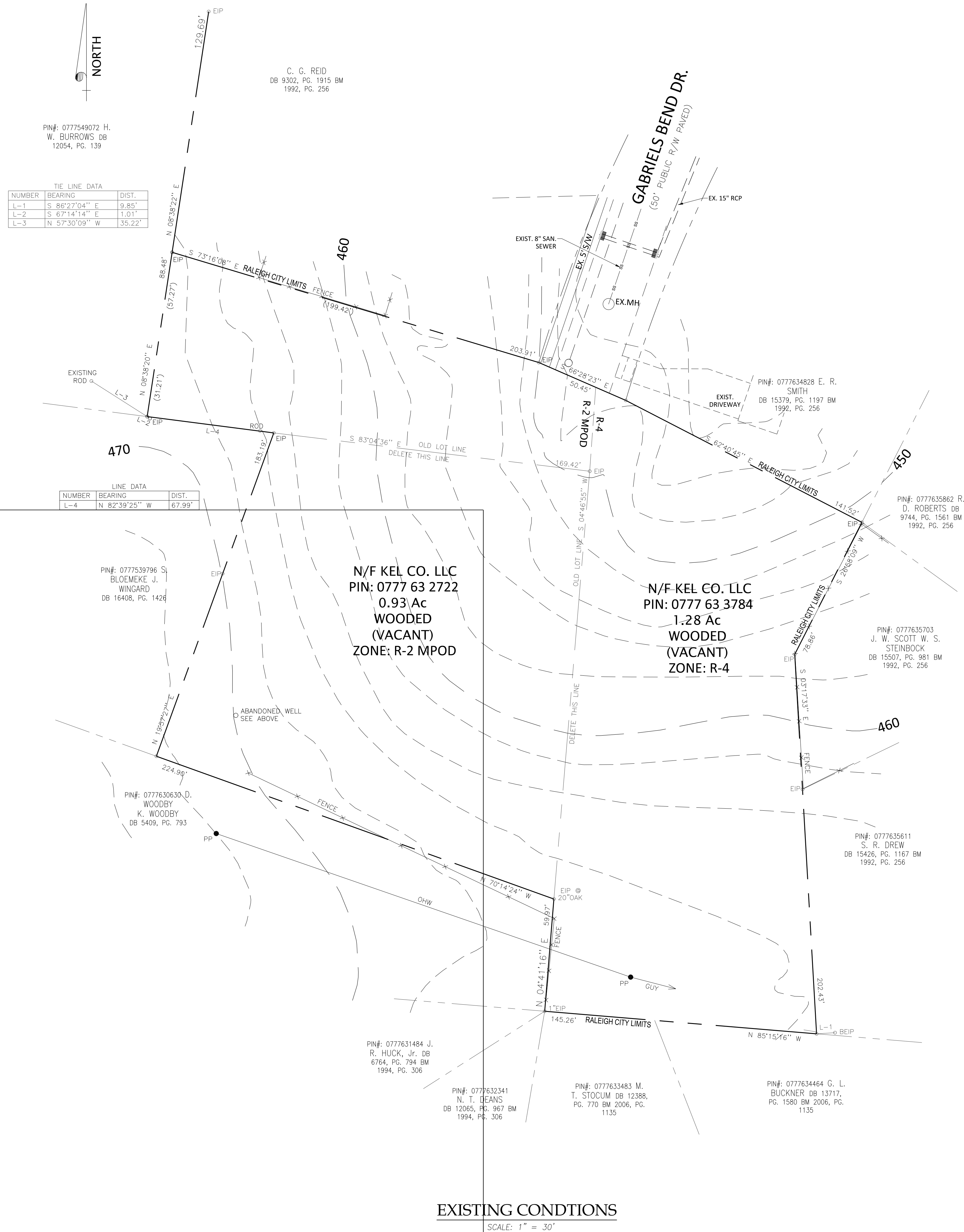
PUBLIC IMPROVEMENTS QUANTITIES

Phase Number(s)	1
Number of Lot (s)	4
Lot Number (s) by Phase	4
Number of Units	4
Liveable Buildings	4
Open Space?	NO
Number of Open Space Lots	0
Public Water (LF)	175
Public Sewer (LF)	585
Public Street (LF) - FULL	110
Public Street (LF) - PARTIAL	0
Public Sidewalk (LF)	110
Street Signs (LF)	0
Water Service Stubs	4
Sewer Service Stubs	4

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 03.11.16

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COA (Certificate of Appropriateness) Case #	
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I hereby designate 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.	
Signature	Date 2/10/2019
Signature	Date

PAGE 2 OF 3 WWW.RALEIGHNC.GOV REVISION 03.11.16



WATER ABANDONMENT RECORD

This form can be used for single or multiple wells.

1. Year of Abandonment: _____

2. Well Identification Number: DUSTIN LACROIX WORTH

3. Well Location (County/Section/Range/Township) (including well in other party): W-37-C

4. Well Owner (Name and Address): _____

5. Well Purpose (Domestic, Industrial, etc.): _____

6. Well Construction (Material, Depth, etc.): _____

7. Well Completion (Pump, Motor, etc.): _____

8. Well Abandonment Reason (Dry, Damaged, etc.): _____

9. Well Abandonment Date: GW-107893-2019

10. Well Abandonment Method (Pump and Treat, etc.): _____

11. Well Abandonment Status (Complete, Partial, etc.): _____

12. Well Abandonment Notes: _____

13. Well Abandonment Signature: _____

14. Well Abandonment Date: _____

15. Well Abandonment Location: _____

16. Well Abandonment County: _____

17. Well Abandonment Section: _____

18. Well Abandonment Range: _____

19. Well Abandonment Township: _____

20. Well Abandonment Notes: _____

21. Well Abandonment Signature: _____

22. Well Abandonment Date: _____

23. Well Abandonment Location: _____

24. Well Abandonment County: _____

25. Well Abandonment Section: _____

26. Well Abandonment Range: _____

27. Well Abandonment Township: _____

28. Well Abandonment Notes: _____

29. Well Abandonment Signature: _____

30. Well Abandonment Date: _____

31. Well Abandonment Location: _____

32. Well Abandonment County: _____

33. Well Abandonment Section: _____

34. Well Abandonment Range: _____

35. Well Abandonment Township: _____

36. Well Abandonment Notes: _____

37. Well Abandonment Signature: _____

38. Well Abandonment Date: _____

39. Well Abandonment Location: _____

40. Well Abandonment County: _____

41. Well Abandonment Section: _____

42. Well Abandonment Range: _____

43. Well Abandonment Township: _____

44. Well Abandonment Notes: _____

45. Well Abandonment Signature: _____

46. Well Abandonment Date: _____

47. Well Abandonment Location: _____

48. Well Abandonment County: _____

49. Well Abandonment Section: _____

50. Well Abandonment Range: _____

51. Well Abandonment Township: _____

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53. Well Abandonment Signature: _____

54. Well Abandonment Date: _____

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70. Well Abandonment Date: _____

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72. Well Abandonment County: _____

73. Well Abandonment Section: _____

74. Well Abandonment Range: _____

75. Well Abandonment Township: _____

76. Well Abandonment Notes: _____

77. Well Abandonment Signature: _____

78. Well Abandonment Date: _____

79. Well Abandonment Location: _____

80. Well Abandonment County: _____

81. Well Abandonment Section: _____

82. Well Abandonment Range: _____

83. Well Abandonment Township: _____

84. Well Abandonment Notes: _____

85. Well Abandonment Signature: _____

86. Well Abandonment Date: _____

87. Well Abandonment Location: _____

88. Well Abandonment County: _____

89. Well Abandonment Section: _____

90. Well Abandonment Range: _____

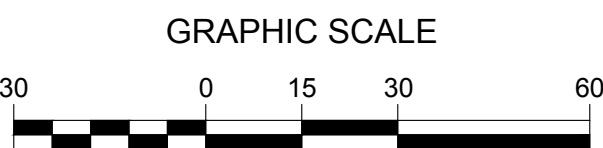
91. Well Abandonment Township: _____

SITE DATA

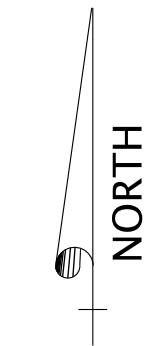
OWNER	KEL CO. LLC. 9120 WELLSLEY WAY RALEIGH NC 27613
PIN	#0777633784 & 0777632722
ZONING	R-2 MPOD 1.28 AC R-4 0.93AC
TOTAL AREA	2.21 ACRES

NOTE:

1. TOPOGRAPHIC INFORMATION FROM WAKE CO. G.I.S.
2. NOT INSIDE CITY LIMITS.
3. THERE ARE NO NEUSE RIPARIAN BUFFERS OR FLOOD HAZARD AREAS.
4. BOUNDARY INFORMATION FROM B.L. SCOTT LAND SURVEYING, RALEIGH, N.C.



PIN#: 0777549072 H.
W. BURROWS DB
12054, PG. 139



C. G. REID
DB 9302, PG. 1915 BM
1992, PG. 256

LINE DATA		
NUMBER	BEARING	DIST.
L-4	N 82°39'25" W	67.99'

PIN#: 0777539796 S.
BLOEMEKE J.
WINGARD
DB 16408, PG. 1426

PIN#: 0777630630 D.
WOODBURY
K. WOODBY
DB 5409, PG. 793

PIN#: 0777631484 J.
R. HUCK, Jr. DB
6764, PG. 794 BM
1994, PG. 306

PIN#: 0777632341
N. T. DEJANS
DB 12065, PG. 987 BM
1994, PG. 306

PIN#: 0777633483 M.
T. STOCUM DB 12388,
PG. 770 BM 2006, PG.
1135

PIN#: 0777634464 G. L.
BUCKNER DB 13717,
PG. 1580 BM 2006, PG.
1135

PIN#: 0777635611
S. R. DREW
DB 15426, PG. 1167 BM
1992, PG. 256

PIN#: 0777635703
J. W. SCOTT W. S.
STEINBOCK
DB 15507, PG. 981 BM
1992, PG. 256

PIN#: 0777635862 R.
D. ROBERTS DB
9744, PG. 1561 BM
1992, PG. 256

PIN#: 0777634828 E. R.
SMITH
DB 15379, PG. 1197 BM
1992, PG. 256

C.O.R. SAN. SEW. EASEMENT CURVE DATA				
NUMBER	RADIUS	ARC DIST.	CHORD BEARING	DIST.
C-1	52.00	15.22	S 16°44'48" W	15.16
C-2	52.00	15.22	S 00°01'09" E	15.16
C-3	52.00	32.09	N 75°22'09" E	31.58

PRELIMINARY UTILITY PLAN

SCALE: 1" = 30'

SITE DATA

OWNER KEL CO, LLC.
9120 WELLSLEY WAY
RALEIGH NC 27613

PIN #0777633784 & 0777632722

ZONING R-2 MPOD 1.28 AC
R-4 0.93AC

TOTAL AREA 2.21 ACRES
STREET DATA 130 LF .28 AC (RES. STREET) NET
AREA (-R/W) 1 .93 AC
TOTAL # LOTS 4
DENSITY R2 MPOD = 2/1.28 = 1.56 UNITS/AC
R4 = 2/0.93 = 2.15 UNITS/AC

MIN. LOT SIZE 20,000 SQ. FT.
AVE. LOT SIZE 21,046 SQ. FT.
STREET TREES REQ'D TREE 4 PER COR PROVIDED
4 - 3" CALIPER TREES

QUANTITIES PH 1

# LOTS	4 TOTAL LOT
#S	1, 2, 3 AND 4
# UNITS	4 TOTAL
PUBLIC WATER	175 LF 6" D.I. WATER
PUBLIC SEWER	585 LF 8" PVC
PUBLIC STREET TOTAL	110 LF
PUBLIC SIDEWALK	110 LF

GRAPHIC SCALE



JOB NO.	7
DESIGN	ARK
DRAWN	MAT
CHECKED	ARK
SCALE	1" = 30'
FILE	Gabriels Bend.dwg

REVISIONS

DIEHL & PHILLIPS, P.A.
CONSULTING ENGINEERS - LIC. NO. C-0465
1500 Piney Plains Rd., Suite 200
CARY, N.C. 27518 • (919) 467-9972

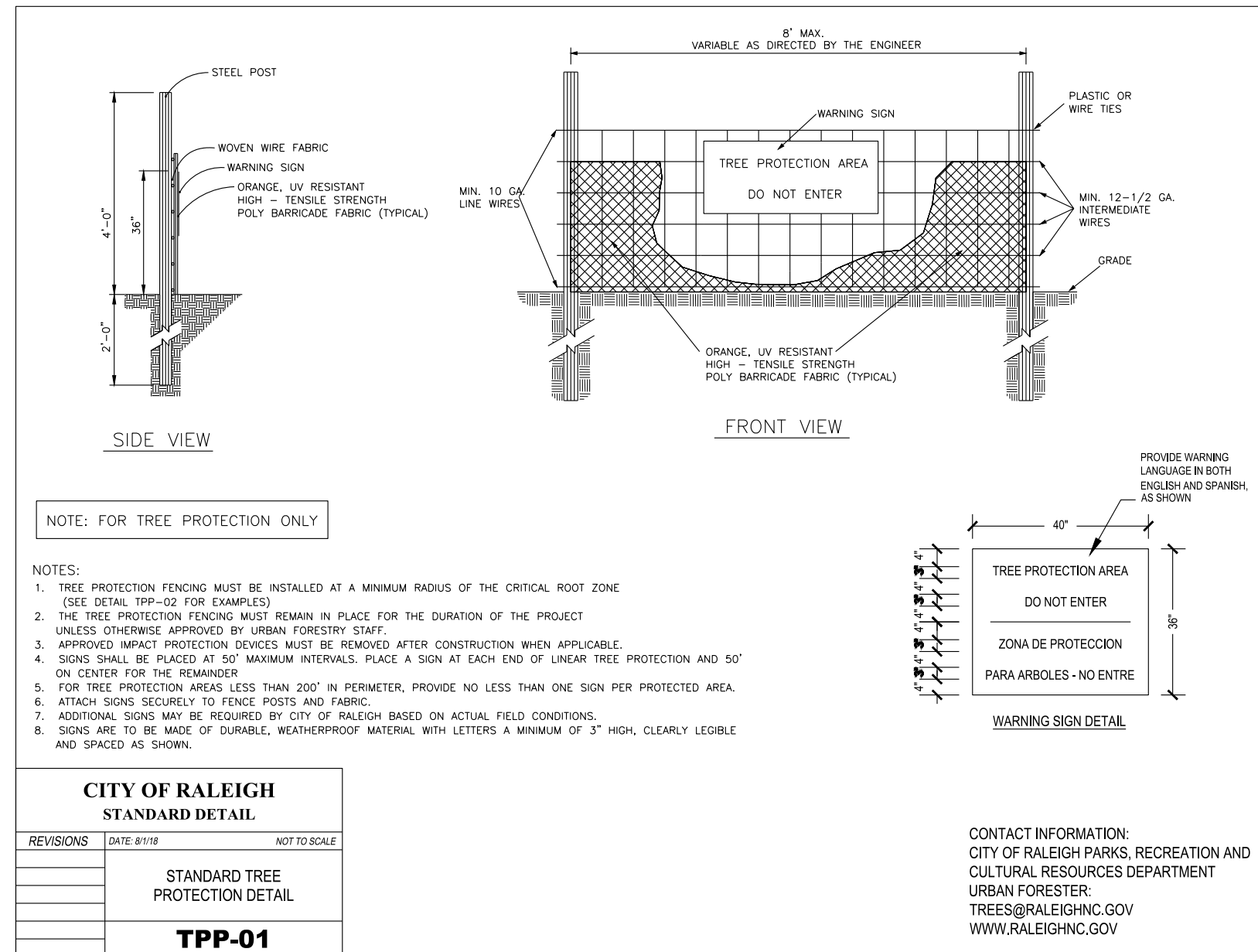
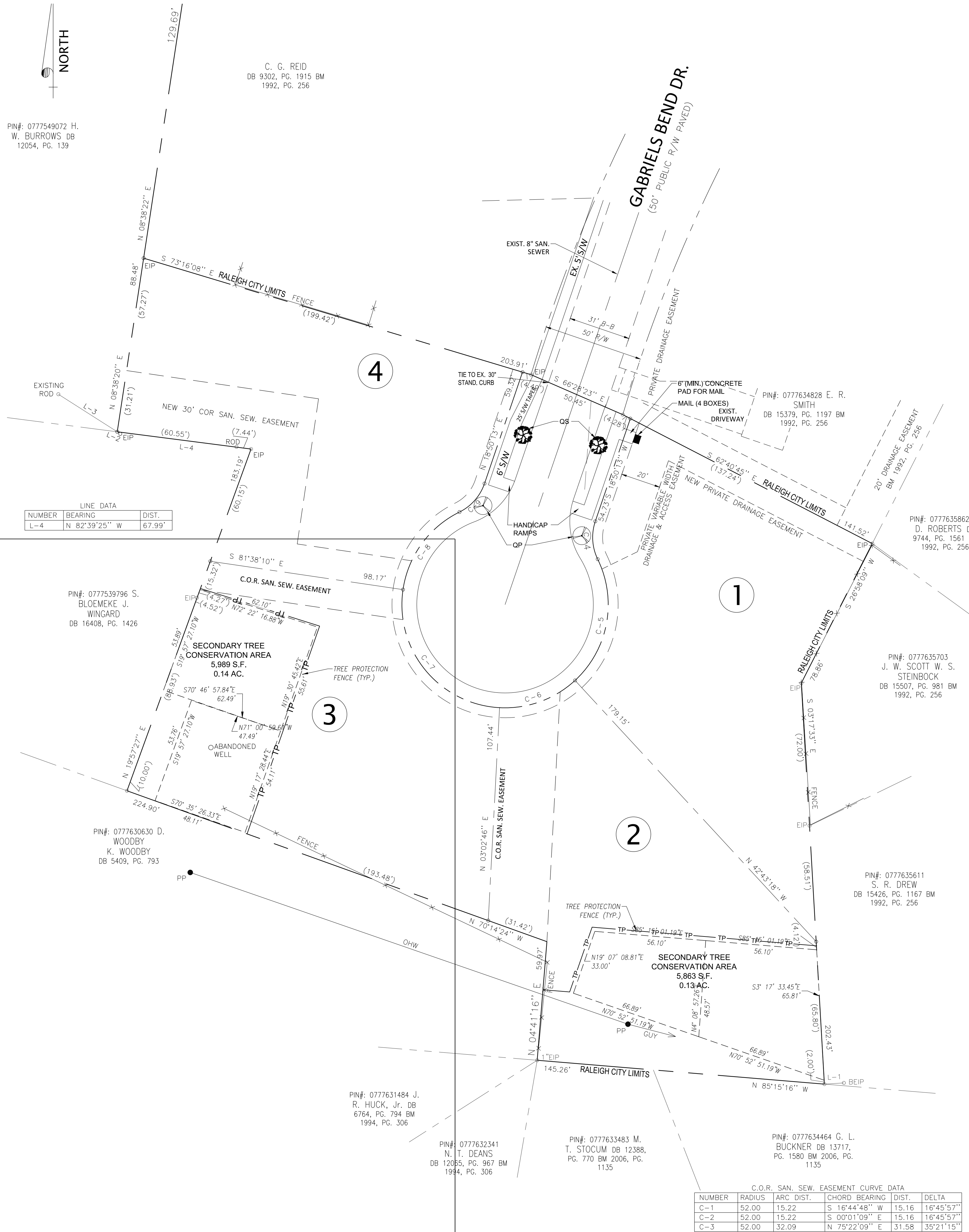


**GABRIELS BEND
SUBDIVISION**
RALEIGH, NORTH CAROLINA

PRELIMINARY UTILITY PLAN

3

8



Tree Conservation Plan Data Sheet
UDO Article 9.1 Tree Conservation
(Include applicable information on the plan sheet)

Project Name: Gabriel's Bend Subdivision

Gross Site Acres:	2.21	ac
Right-of-way to be dedicated with this project:	0.28	ac
Net Site Acres:	1.93	ac

	Number of Acres	Percent of Tract
UDO 9.1.4.A. Primary Tree Conservation Areas		
1. Primary Tree Conservation Area - SHOD 1	_____	_____ %
2. Primary Tree Conservation Area - SHOD 2	_____	_____ %
3. Primary Tree Conservation Area - Parkway Frontage	_____	_____ %
4. Primary Tree Conservation Area - CM	_____	_____ %
5. Primary Tree Conservation Area - MPOD	_____	_____ %
6. Primary Tree Conservation Area - Champion Tree "X" dbh species	_____	_____ %
7. Primary Tree Conservation Area - Neuse Buffer Zone 2	_____	_____ %
8. Primary Tree Conservation Area - 45% Slopes	_____	_____ %
9. Primary Tree Conservation Area - Thoroughfare	_____	_____ %
Subtotal of Primary Tree Conservation Areas:	_____	_____ %
UDO 9.1.4.D.2 Tree Conservation Area - Greenway		
_____	_____	_____ %
UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas (Include perimeter buffers and their alternate compliance areas)		
_____	0.27	13.99 %
UDO 9.1.4.B.1.c. & d. Individual Tree Secondary Tree Conservation Areas (Include individual trees and their alternate compliance areas)		
_____	_____	_____ %
Subtotal of Secondary Tree Conservation Areas:	0.27	13.99 %
TOTAL ALL TREE CONSERVATION AREA PROVIDED:	0.27	13.99 %
UDO 9.1.9. Watershed Protection Overlay Districts		
UWPOD - Wooded Area (preserved)	_____	_____ %
UWPOD - Wooded Area (planted)	_____	_____ %
FWPOD - Wooded Area (preserved)	_____	_____ %
FWPOD - Wooded Area (planted)	_____	_____ %
SWPOD - Wooded Area (preserved)	_____	_____ %
SWPOD - Wooded Area (planted)	_____	_____ %

