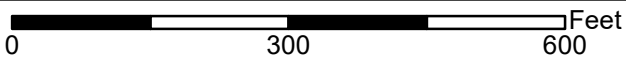
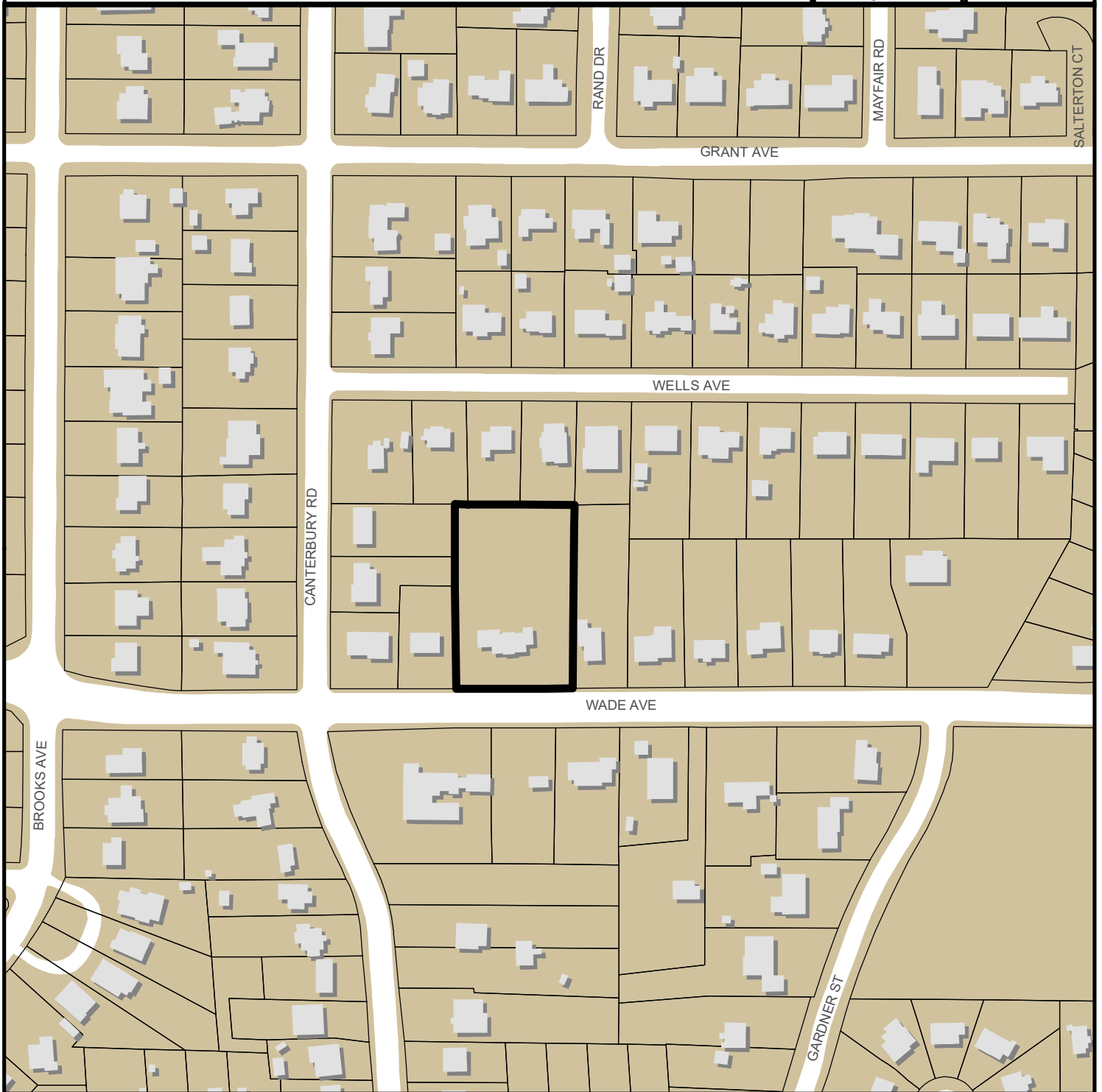
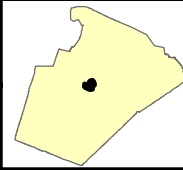


WADE ESTATES S-37-18



Zoning: **R-4**
CAC: **Wade**

Drainage Basin: **Beaverdam Creek**
Acreage: **1.09**
Number of Lots: **2**

Planner: **Jermont Purifoy**
Phone: **(919) 996-2645**

Applicant: **Tim Thompson**
Phone: **(919) 3951529**



S-37-18 Wade Estates Subdivision

Preliminary Subdivision Plan Application



**DEVELOPMENT
SERVICES
DEPARTMENT**

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

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

Office Use Only: Transaction # <u>565476</u> Project Coordinator <u>Natasha</u> Team Leader <u>Purifoy</u>			
PRELIMINARY APPROVALS			
<input type="checkbox"/> Subdivision *	<input checked="" type="checkbox"/> X Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservative Subdivision
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District			
If your project has been through the Due Diligence process, provide the transaction #:			
GENERAL INFORMATION			
Development Name <u>Wade Estates Subdivision</u>			
Proposed Use <u>two single family lots</u>			
Property Address(es) <u>2618 Wade Ave.</u> <u>Raleigh, NC</u>			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
PIN Recorded Deed <u>0794862579</u>	PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed
What is your project type?			
<input checked="" type="checkbox"/> X Single family	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Subdivision in a non-residential zoning district	
<input type="checkbox"/> Other (describe):			
OWNER/DEVELOPER INFORMATION			
Company Name <u>Raleigh Custom Homes Inc.</u>		Owner/Developer Name <u>Tim Thompson</u>	
Address <u>6736 Falls of Neuse Rd., Suite 300, Raleigh, NC 27615</u>			
Phone <u>919 395-1529</u>	Email <u>tim@raleighcustomhomes.net</u>	Fax <u>919 847-2665</u>	
CONSULTANT/CONTACT PERSON FOR PLANS			
Company Name <u>Alison A. Pockat, ASLA</u>		Contact Name <u>Alison Pockat</u>	
Address <u>106 Steep Bank Dr., Cary, NC 27518</u>			
Phone <u>919 363-4415</u>	Email <u>aapockat@earthlink.net</u>	Fax	

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

ZONING INFORMATION

Zoning District(s) **R-4**

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

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 6,735 SF	acres/sf	Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 9,500 SF	acres/sf	Neuse River Buffer	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
		Wetlands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

If in a Flood Hazard Area, provide the following:

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

NUMBER OF LOTS AND DENSITY

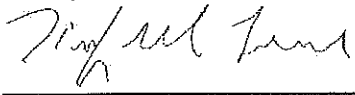
Total # of Townhouse Lots: Detached	Attached
Total # of Single Family Lots 2	Total # of All Lots 2
Overall Unit(s)/Acre Densities Per Zoning Districts 1.98 Units / acre	
Total # of Open Space and/or Common Area Lots None	

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 **Alison A Pockat** 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

President, Raleigh Custom Homes
 Date July 25, 2018

 Signature

 Date

GENERAL REQUIREMENTS	TO BE COMPLETED BY APPLICANT		OFFICE USE ONLY		
	YES	N/A	YES	NO	N/A
1. Applicant must contact a Planner to determine if a Pre-Application Conference is required prior to application submittal	<input checked="" type="checkbox"/>		✓		
2. Filing fee for plan review – payments may be made by cash, Visa, Mastercard, or check made payable to the City of Raleigh (no fee for infill recombination)	<input checked="" type="checkbox"/>				
3. Preliminary Subdivision Plan Application must be completed and signed by the property owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. Applicant must complete and print page 1 and 2 of the Preliminary Subdivision Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
5. I have referenced the Preliminary Subdivision Plan Checklist, and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City	<input checked="" type="checkbox"/>				
6. Provide the following plan sheets:	<input type="checkbox"/>				
a) Cover sheet, to include general notes, owner's name, contact's name, phone number, mailing address, email address	<input checked="" type="checkbox"/>		✓		
b) Existing conditions sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Subdivision Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>		-	
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>		-	
g) Proposed Landscaping – street trees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
h) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>		-	
7. Ten (10) sets of proposed plans to engineering scale (1"=20', 1"=100', etc.) and date of preparation. For re-submittals only, include all revision dates.	<input checked="" type="checkbox"/>		✓		
8. Plan size must be 18" x 24" or 24" x 36"	<input checked="" type="checkbox"/>		✓		
9. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
10. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
11. Digital copy of only the plan and elevations – label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		✓		
12. Wake County School form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
13. Preliminary stormwater quantity and quality summary and calculations package <i>on plans</i>	<input type="checkbox"/>	<input type="checkbox"/>	✓	✓	
14. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input type="checkbox"/>			

Wake County Residential Development Notification

Developer Company Information	
Company Name	Raleigh Custom Homes
Company Phone Number	919 395-1529
Developer Representative Name	Tim Thompson
Developer Representative Phone Number	919 395-1529
Developer Representative Email	tim@raleighcustomhomes.net

New Residential Subdivision Information	
Date of Application for Subdivision	July 25, 2018
City, Town or Wake County Jurisdiction	Raleigh
Name of Subdivision	Wade Estates Subdivision
Address of Subdivision (if unknown enter nearest cross streets)	2618 Wade Ave., Raleigh
REID(s)	0016881
PIN(s)	0794862579

Projected Dates Information	
Subdivision Completion Date	July 2019
Subdivision Projected First Occupancy Date	Oct. 2019

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				
									Low	High	Year	# Units	Year	# Units	Year	# Units	
Single Family	2					2		2,800	3,500			2019	2				
Townhomes																	
Condos																	
Apartments																	
Other																	

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

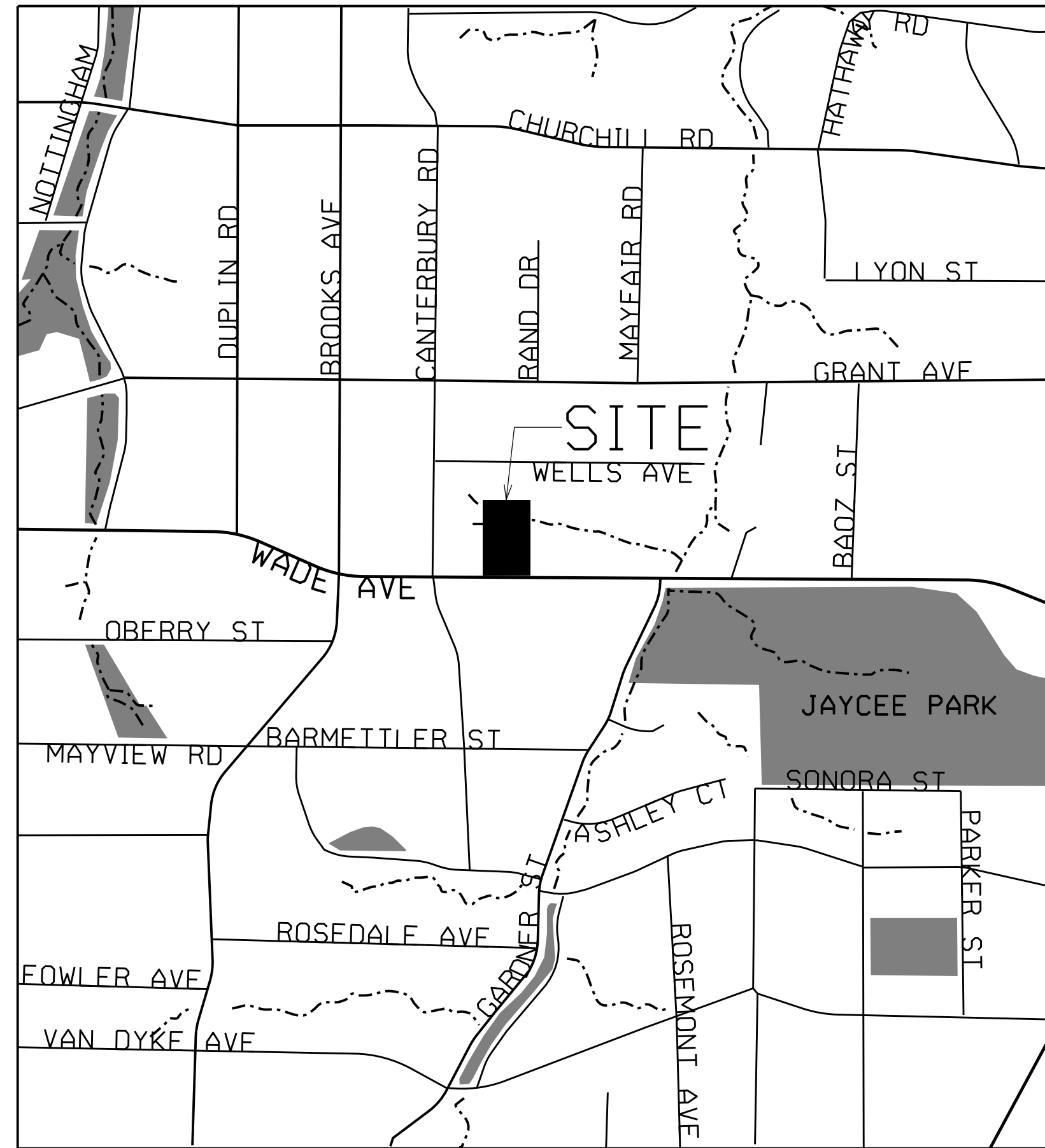
WCPSS
Debra Adams
dbadams@wcpss.net

Judy Stafford
jstafford1@wcpss.net

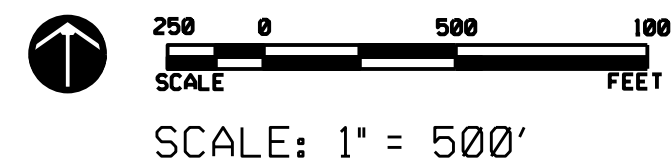
Fax: 919-431-7302

WAKE
Mike Ping
Mike.ping@wakegov.com

Fax: 919-856-6389



VICINITY MAP



RALEIGH CASE NUMBER: S-38-2018
TRANSACTION NUMBER: 565476

LIST OF DRAWINGS		
SEQ. NO.	DWG. NO.	TITLE
1	C0-0	COVER SHEET
2	EC-1	EXISTING CONDITIONS PLAN
3	SP-1	PROPOSED SUBDIVISION & LANDSCAPE
4	ER-1	EROSION CONTROL PLAN
5	D-1	UTILITY DETAILS
6	D-2	EROSION DETAILS

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

THIS DEVELOPMENT CREATES TWO SINGLE FAMILY LOTS. THESE LOTS WILL BE PROVIDED WITH CITY SOLID WASTE COLLECTION THROUGH THE USE OF 96 GALLON ROLL-OUT CARTS BROUGHT TO THE CURB. SOLID WASTE COLLECTION WILL BE IN COMPLIANCE WITH PART 7, CHAPTER 2 'SOLID WASTE SERVICES' OF THE RALEIGH CITY CODE AND THE CITY OF RALEIGH 'SOLID WASTE COLLECTION DESIGN MANUAL.'

WADE ESTATES SUBDIVISION

2618 WADE AVE.
RALEIGH, NORTH CAROLINA

OWNER:
RALEIGH CUSTOM HOMES
6736 FALLS OF NEUSE RD., SUITE 300
RALEIGH, NC 27615
OFFICE PHONE - 919 395-1529
CONTACT: TIM THOMPSON

SITE DATA

ADDRESS: 2618 WADE AVE., RALEIGH
PIN #: 0794862579 ACREAGE: 1.10 ACRES
ZONING: R-4
DEED BOOK 16029, PAGE 2431
BOOK OF MAPS 1938, PAGE 80
LAND CLASS: LOW DENSITY RESIDENTIAL -
LESS THAN 10 UNITS PER AC - HOMESITE
CITIZENS ADVISORY COUNCIL - WADE CAC
WATERSHED: BEAVER DAM - SW DRAINAGE BASIN
CRABTREE CREEK WATERSHED
NEUSE RIVER BASIN

PROPOSED USE - LOW DENSITY RESIDENTIAL

THE SITE IS A SUBDIVISION OF THE LOT ADDRESSED
2618 WADE AVE., RALEIGH, NC

TOTAL SURFACE AREA FOR LOT = 47,929 SF, 1.10 ACRES
AREA TO BE DEDICATED FOR RIGHT OF WAY - 3,860 SF, .0886 AC
TOTAL AREA AVAILABLE FOR SUBDIVISION - 44,069 SF, 1.01 AC
EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 6,735 SF
PERCENT IMPERVIOUS (EXISTING COND.) FOR EXISTING LOT = 14%

PROPOSED USE - TWO RESIDENTIAL LOTS
LOT 1 - 21,901 SF - 0.503 AC
LOT 2 - 22,168 SF - 0.509 AC

THE MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA AS PER
DEVELOPMENT AGREEMENT IS 4,750 SF PER LOT
DEVELOPED IMPERVIOUS SURFACE AREA PROPOSED 21.56%

PROJECTED WASTEWATER FLOW = 960 GPD
2 DWELLINGS X 4 BEDROOMS X 120 GRP

Preliminary Subdivision Plan Application



DEVELOPMENT
SERVICES
DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | fax 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 #	Project Coordinator	Team Leader
PRELIMINARY APPROVALS		
<input type="checkbox"/> Subdivision * <input checked="" type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservative Subdivision *May require City Council approval if in a Metro Park Overlay or Historic Overlay District		
If your project has been through the Due Diligence process, provide the transaction #:		
GENERAL INFORMATION		
Development Name: Wade Estates Subdivision		
Proposed Use: two single family lots		
Property Address(es): 2618 Wade Ave., Raleigh, NC		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 0794862579	PIN Recorded Deed	PIN Recorded Deed
What is your project type?		
<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Townhouse <input type="checkbox"/> Subdivision in a non-residential zoning district <input type="checkbox"/> Other (describe):		
OWNER/DEVELOPER INFORMATION		
Company Name: Raleigh Custom Homes Inc.		Owner/Developer Name: Tim Thompson
Address: 6736 Falls of Neuse Rd., Suite 300, Raleigh, NC 27615		
Phone: 919 395-1529	Email: tim@raleighcustomhomes.net	Fax: 919 847-2665
CONSULTANT/CONTACT PERSON FOR PLANS		
Company Name: Alison A. Pockat, ASLA		Contact Name: Alison Pockat
Address: 106 Steep Bank Dr., Cary, NC 27518		
Phone: 919 363-4415	Email: apockat@earthlink.net	Fax:

PAGE 1 OF 3

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REVISION 03.11.16

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)		
ZONING INFORMATION		
Zoning District(s) R-4		
If more than one district, provide the acreage of each:		
Overlay District?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
CUD (Conditional Use District) Case # Z-		
COA (Certificate of Appropriateness) Case #		
BOA (Board of Adjustment) Case # A-		
STORMWATER INFORMATION		
Existing Impervious Surface 6,735 SF acres/sf	Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 9,500 SF acres/sf	Neuse River Buffer	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Wetlands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If in a Flood Hazard Area, provide the following:		
Alluvial Soils	Flood Study	FEMA Map Panel #
NUMBER OF LOTS AND DENSITY		
Total # of Townhouse Lots: Detached	Attached	
Total # of Single Family Lots: 2	Total # of All Lots: 2	
Overall Unit(s)/Acre Densities Per Zoning Districts 1.82 Units / acre		
Total # of Open Space and/or Common Area Lots: None		
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 <u>Alison A Pockat</u> 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	<u>Alison A Pockat</u>	President, Raleigh Custom Homes
Signature	<u>Tim Thompson</u>	Date: July 25, 2018
Signature		Date

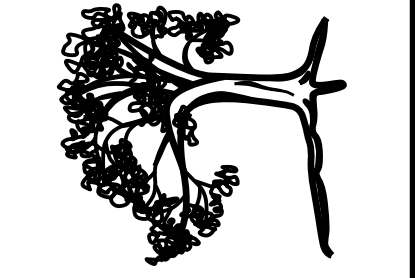
PAGE 2 OF 3

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REVISION 03.11.16

THE DOCUMENT CONTAINED HEREIN IS THE PROPERTY OF RALEIGH CUSTOM HOMES INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RALEIGH CUSTOM HOMES INC.

RWMA P/A
Engineering & Surveying
101 W. Main St., Suite 202
Cary, NC 27539
Phone (919) 779-4884
Fax (919) 779-4886



ALISON A. POCKAT, ASLA
LANDSCAPE ARCHITECT
LAND PLANNER
(919) 363-4415
106 STEEPBANK DRIVE
CARY, NC 27518

DESIGNED: AAP
DRAWN:
APPROVED:

WADE ESTATES SUBDIVISION
2618 WADE AVE., RALEIGH, NC
RALEIGH CUSTOM HOMES
6736 FALLS OF NEUSE RD., SUITE 300
RALEIGH, NC 27615

DATE	REVISIONS

SCALE: NTS
DATE: JULY 10, 2018
SHEET NO.:
COVER SHEET
CO-1
SEQUENCE NO. 1 OF 4

RALEIGH CASE NUMBER: S-38-2018
TRANSACTION NUMBER: 565476

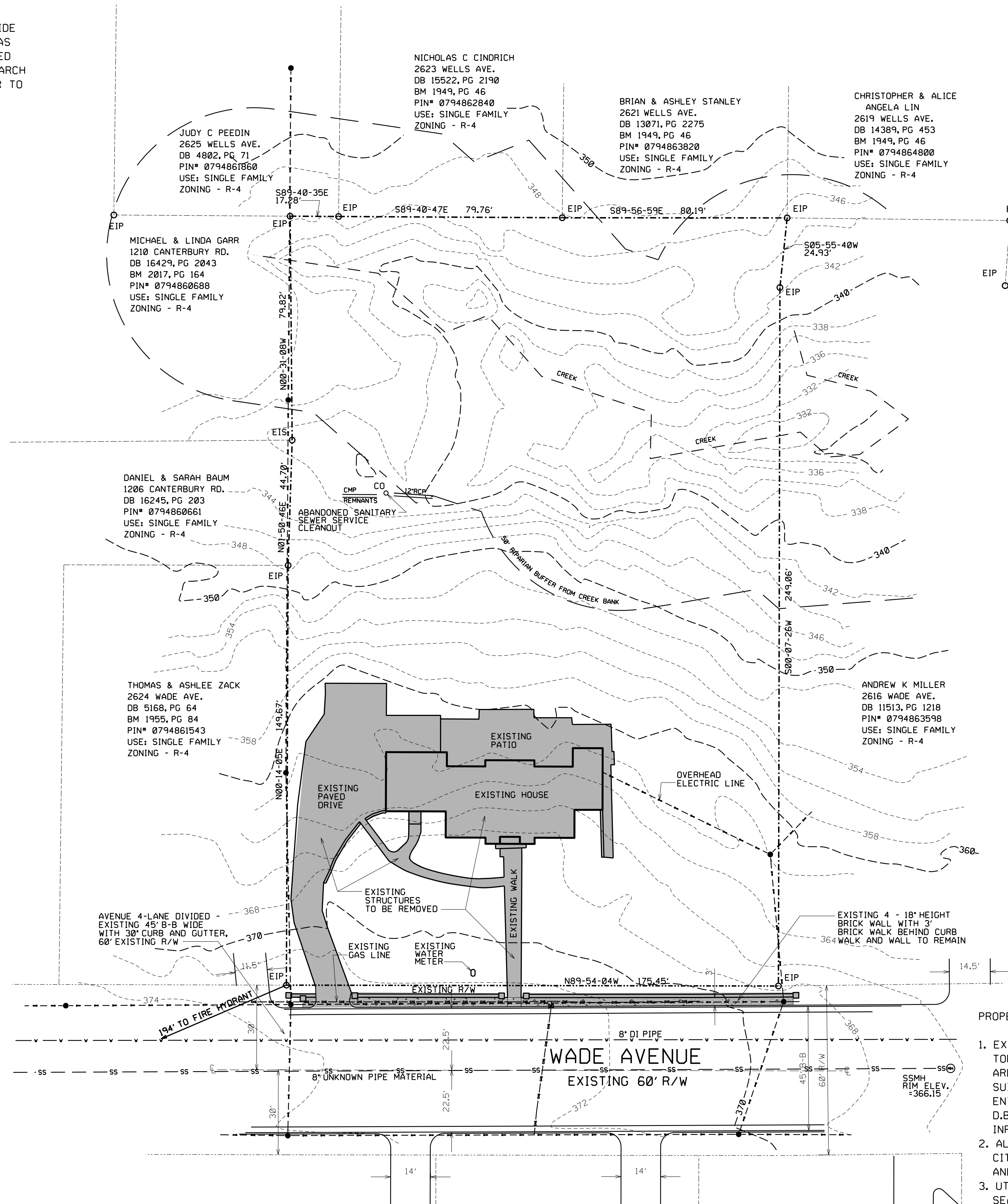
NOTE:

THIS IS A SUBDIVISION OF A PARCEL THAT HAD BEEN SET ASIDE AND SHOWN ON BM 1938, PG 60. THIS PARCEL WAS LABELLED AS 'RESERVED FOR FUTURE DEVELOPMENT AND WAS NEVER PROVIDED WITH A LOT NUMBER AS A PART OF A SUBDIVISION. ALL RESEARCH INDICATES THAT THIS LOT HAS NEVER BEEN SUBDIVIDED PRIOR TO THIS POINT.

SITE DATA:

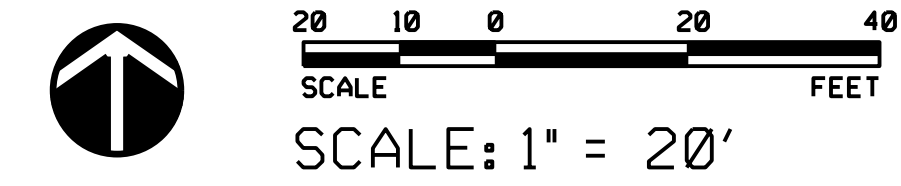
PIN NUMBER - 0794862579
 ADDRESS: 2618 WADE AVE., RALEIGH
 TOTAL ACREAGE - 47,929 SF - 1.10 AC
 EXISTING IMPERVIOUS AREA - 6,735 SF - 0.155 AC
 HOUSE, PATIO, PORCH - 2,949 SF
 DRIVE, WALK, WALLS - 3,786 SF

ZONING - R-4
 CITIZENS ADVISORY COUNCIL -
 WADE CAC



- LEGEND:
- EXISTING TOPOGRAPHY
 - 18" STORMWATER DRAIN LINE
 - SANITARY SEWER LINE
 - PROPERTY LINE
 - CLEANOUT
 - WATER METER
 - WATER VALVE
 - MAN HOLE
 - EXISTING RIGHT OF WAY

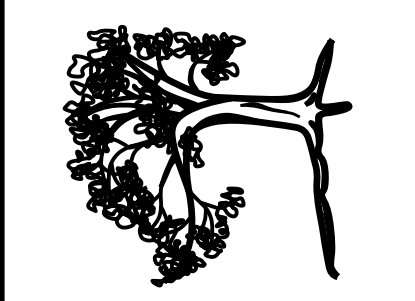
SSMH
 RIM ELEV.
 =379.80



PROPERTY NOTES:

1. EXISTING BOUNDARY AND SITE ELEMENTS, SITE INFORMATION AND TOPOGRAPHICAL INFORMATION SPECIFIC TO THE UTILITIES ARE BASED ON A PLOT PLAN BY RWK, PA, 101 W. MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER: 919 779-4854, ENTITLED 'EXISTING CONDITIONS SURVEY OF 2618 WADE AVENUE, D.B. 16029, PG 2431' AND DATED 5-17-18. GENERAL TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.
3. UTILITY DESIGN IS TAKEN FROM A DOCUMENT ISSUED AND SEALED BY SEAN MCLEAN, NC PE 027840 AND DATED JULY 26, 2018.

RWK, PA
 Registered Professional Architect
 101 W. Main St., Suite 202
 Garner, NC 27529
 Phone (919) 779-4854
 Fax (919) 779-4856



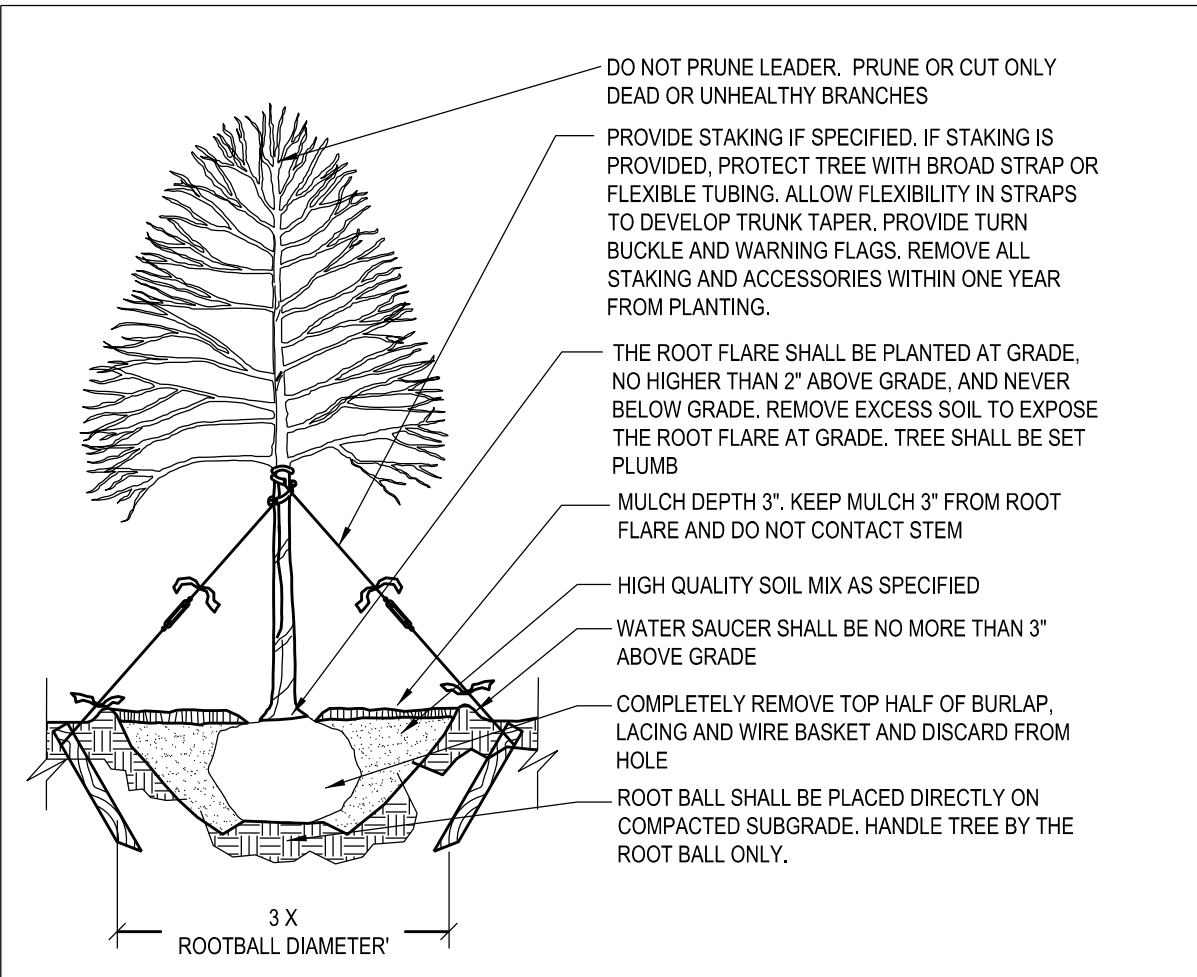
ALISON A. POCKAT, ASLA
 LANDSCAPE ARCHITECT
 LAND PLANNER
 (919) 363-4415
 106 STEEPBANK DRIVE
 CARY, NC 27518

DESIGNED: AAP
 DRAWN:
 APPROVED:

WADE ESTATES SUBDIVISION
 2618 WADE AVE., RALEIGH, NC
 RALEIGH CUSTOM HOMES
 6736 FALLS OF NEUSE RD., SUITE 300
 RALEIGH, NC 27615

DATE	REVISIONS

SCALE: NTS
 DATE: JULY 10, 2018
 SHEET NO.:
EXISTING CONDITIONS
 EC-1
 SEQUENCE NO. 2 OF 4



- NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
 - ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
 - STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
 - PLANTING SEASON OCTOBER - APRIL.
 - A TREE IMPACT PERMIT IS REQUIRED.
 - ELECTRICAL, OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
- CONTACT INFORMATION:**
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT
URBAN FORESTER:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV
- CITY OF RALEIGH
PARKS, RECREATION AND CULTURAL
RESOURCES DEPT.**
- | REVISIONS | DATE | BY | NOT TO SCALE |
|-----------|------|----|--------------|
| | | | |
- TREE PLANTING DETAIL**
- PRCR-03**

PRE-DEVELOPMENT NITROGEN LOAD = 3.767

(1) TYPE OF LAND COVER	(2) SITE AREA (ACRES)	(3) TN EXPORT COEFF. (LBS/AC/YR)	(4) TN EXPORT BY LAND USE (LBS/YR)	(5) TN EXPORT FROM SITE (LBS/AC/YR)
PERMANENTLY PRESERVED UNDISTURBED OPEN SPACE (FOREST, UNMOWN MEADOW)	0.459	0.6	0.275	
PERMANENTLY PRESERVED MANAGED OPEN SPACE (GRASS, LANDSCAPING, ETC.)	0.486	1.2	0.583	
IMPERVIOUS SURFACES (ROADS, PARKING LOTS, DRIVEWAYS, ROOFS, PAVED STORAGE AREAS, ETC.)	0.155	21.2	3.286	
TOTAL	1.10		4.144	
AVERAGE FOR SITE				3.767

POST-DEVELOPMENT NITROGEN LOAD = 4.914

(1) TYPE OF LAND COVER	(2) SITE AREA (ACRES)	(3) TN EXPORT COEFF. (LBS/AC/YR)	(4) TN EXPORT BY LAND USE (LBS/YR)	(5) TN EXPORT FROM SITE (LBS/AC/YR)
PERMANENTLY PRESERVED UNDISTURBED OPEN SPACE (FOREST, UNMOWN MEADOW)	0.459	0.6	0.275	
PERMANENTLY PRESERVED MANAGED OPEN SPACE (GRASS, LANDSCAPING, ETC.)	0.423	1.2	0.508	
IMPERVIOUS SURFACES (ROADS, PARKING LOTS, DRIVEWAYS, ROOFS, PAVED STORAGE AREAS, ETC.)	0.218	21.2	4.622	
TOTAL	1.10		5.405	
AVERAGE FOR SITE				4.914

UDO 9.2.2.B.2.b -

POST-DEVELOPMENT NITROGEN -
4.914 LBS/YR / 1.1 AC = 4.467 LBS/AC/YR
4.467 - 3.6 (ALLOWED LOAD) = 0.867 LBS/AC/YR

BUY-DOWN AMOUNT - 0.867 LBS/AC/YR

LEGEND:

- EXISTING TOPOGRAPHY
- STORMWATER DRAIN LINE
- SANITARY SEWER LINE
- PROPERTY LINE
- CLEANOUT
- WATER METER
- WATER VALVE
- MAN HOLE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- MINIMUM AREA FOR LOT REQUIRED BY ZONING

STREET TREE PLANTING

KEY COUNT	PLANT NAME	O/C SPACE	SIZE
AG 4	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE', SERVICEBERRY	40'	1.5'CAL.6'HT
CC 4	CERCIS CANADENSIS, REDBUD	40'	1.5'CAL.6'HT

SITE DATA:

PIN NUMBER - 0794862579
ADDRESS: 2618 WADE AVE., RALEIGH
TOTAL ACREAGE - 47,929 SF - 1.10 AC
AREA OF RIGHT OF WAY DEDICATION - 3,860 SF - 0.0886 AC
TOTAL ACREAGE AVAILABLE FOR SUBDIVISION - 44,069 SF - 1.01 AC
LOT 1 - 21,901 SF - 0.503 AC
LOT 2 - 22,168 SF - 0.509 AC
SITE DENSITY = 1.82 UNITS PER ACRE
EXISTING IMPERVIOUS AREA - 6,735 SF - 0.155 AC
HOUSE, PORCH, PATIO - 2,949 SF
DRIVE, WALKS, WALLS - 3,786 SF
THESE STRUCTURES ARE TO BE DEMOLISHED WITH SUBDIVISION OF THE LOT
ZONING - R-4
CITIZENS ADVISORY COUNCIL - WADE

SITE NOTES:

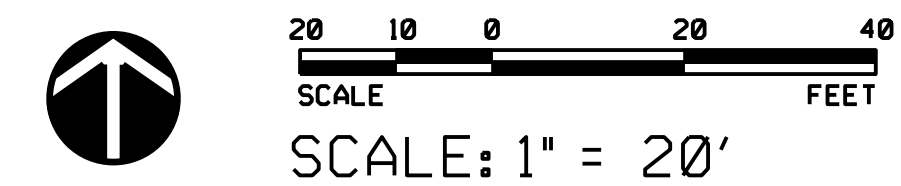
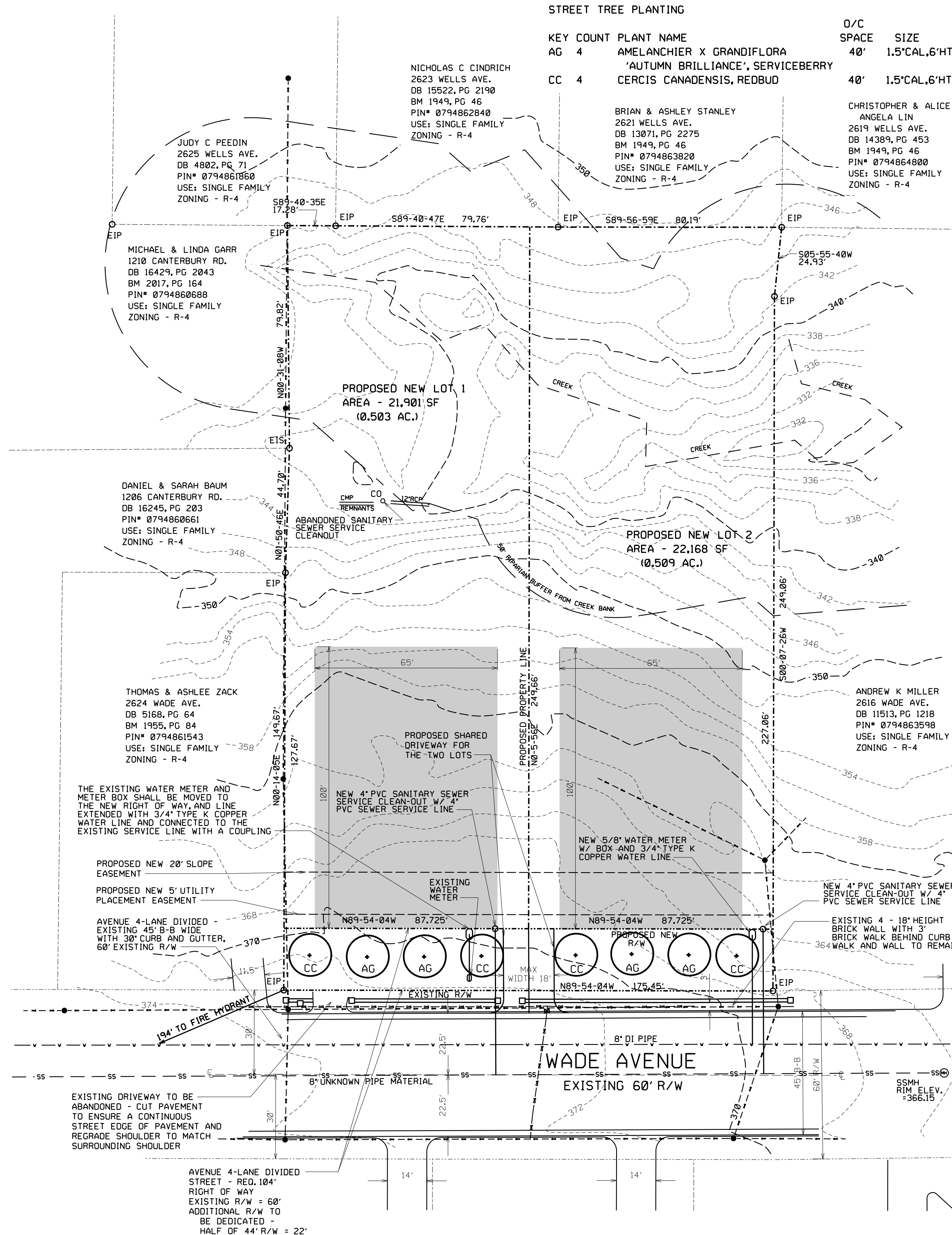
- TOTAL ACREAGE FOR DEVELOPMENT IS 1.1 ACRE PRIOR TO RIGHT OF WAY DEDICATION AND 1.01 AC AFTER DEDICATION. UNDER SECTION 9.4.6.D OF THE UDO, A LAND DISTURBING PERMIT WILL BE REQUIRED. UNDER 9.2.2.B.2.b AN OFF-SET PAYMENT MAY BE USED TO BUY DOWN THE NITROGEN FROM 4,467 LBS TO 3.6 LBS.
- THE SITE IS 1.01 ACRES. UNDER SECTION 9.1.3 OF THE UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.
- EXISTING HOUSE, PATIO AND DRIVEWAY STRUCTURES WILL BE REMOVED PRIOR TO ANY SUBDIVISION OF LAND. THE DEMO BUILDING PERMIT NUMBER SHALL BE SHOWN ON ALL MAPS FOR RECORDING. IF THE ANTICIPATED AREA OF DISTURBANCE FROM THE DEMO IS OVER 12,000 SF A GRADING PERMIT WILL BE REQUIRED PRIOR TO DEMO.
- THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY LINES NECESSARY TO PROVIDE SITE SERVICES.
- A TREE IMPACT PERMIT IS REQUIRED PRIOR TO THE INSTALLATION OF STREET TREES AND TO THE SUBDIVISION OF PROPERTY IN ORDER TO PLANT TREES IN THE PUBLIC R/W.
- STREET TREES SHALL BE INSTALLED AND MAINTAINED PER THE REQUIREMENTS FOUND IN CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
- THE IMPERVIOUS SURFACE AREA LIMITATIONS SHALL BE INDICATED ON THE RECORDED PLAT FOR EACH LOT.
- A FEE-IN-LIEU FOR 15.5' OF ROAD PAVEMENT WIDTH AND A 6' SIDEWALK IS REQUIRED FOR THE ENTIRE FRONTAGE PRIOR TO MAP RECORDATION. A SURETY IS REQUIRED FOR THE EIGHT STREET TREES PROPOSED.
- SITE DENSITY AS PER UDO 1.5.2.F IS 1.98 UNITS PER ACRE.
- RESIDENTIAL INFILL COMPATIBILITY REQUIREMENTS AS DEFINED IN THE UDO SECTION 2.2.7 MAY APPLY TO THE DEVELOPMENT OF THESE PROPOSED LOTS.
- RESIDENTIAL INFILL REQUIREMENTS MAY APPLY AT THE TIME OF BUILDING PERMIT REVIEW.

IMPERVIOUS SURFACE RESTRICTIONS NOTE:

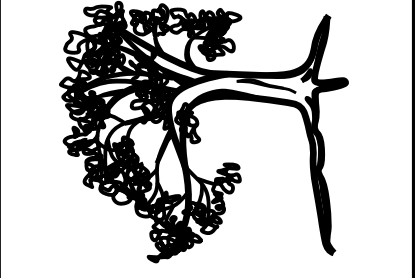
THE MAXIMUM IMPERVIOUS SURFACE TO BE ALLOWED FOR EACH LOT WILL NOT EXCEED 4,750 SF
TOTAL IMPERVIOUS SURFACE ALLOWED FOR THE ENTIRE DEVELOPMENT = 4,750 X 2 = 9,500 SF
PLEASE SEE THE DETAILS SHEET FOR STORMWATER CALCULATIONS RELATED TO THIS IMPERVIOUS RESTRICTION.

PROPERTY NOTES:

- EXISTING BOUNDARY AND SITE ELEMENTS, SITE INFORMATION AND TOPOGRAPHICAL INFORMATION SPECIFIC TO THE UTILITIES ARE BASED ON A PLOT PLAN BY RWK, PA, 101 W. MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER: 919-779-4854, ENTITLED 'EXISTING CONDITIONS SURVEY OF 2618 WADE AVENUE, D.B. 16029, PG 2431' AND DATED 5-17-18. GENERAL TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.
- UTILITY DESIGN IS TAKEN FROM A DOCUMENT ISSUED AND SEALED BY SEAN MCLEAN, NC PE 027840 AND DATED JULY 26, 2018.



RWK PA
Engineering & Surveying
101 W. Main St., Suite 202
Garner, NC 27529
Phone (919) 779-4854
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LANDSCAPE ARCHITECT
LAND PLANNER
(919) 363-4415
106 STEEPBANK DRIVE
CARY, NC 27518

DESIGNED: AAP
DRAWN:
APPROVED:

WADE ESTATES SUBDIVISION
2618 WADE AVE., RALEIGH, NC

RALEIGH CUSTOM HOMES
6736 FALLS OF NEUSE RD., SUITE 300
RALEIGH, NC 27615

NO.	DATE	REVISIONS
1	11.09.18	RALEIGH REVIEW COMMENTS

SCALE: NTS
DATE: JULY 10, 2018
SHEET NO. 1
PROPOSED SUBDIVISION & LANDSCAPE SHEET
SP-1
SEQUENCE NO. 3 OF 4