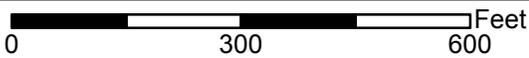
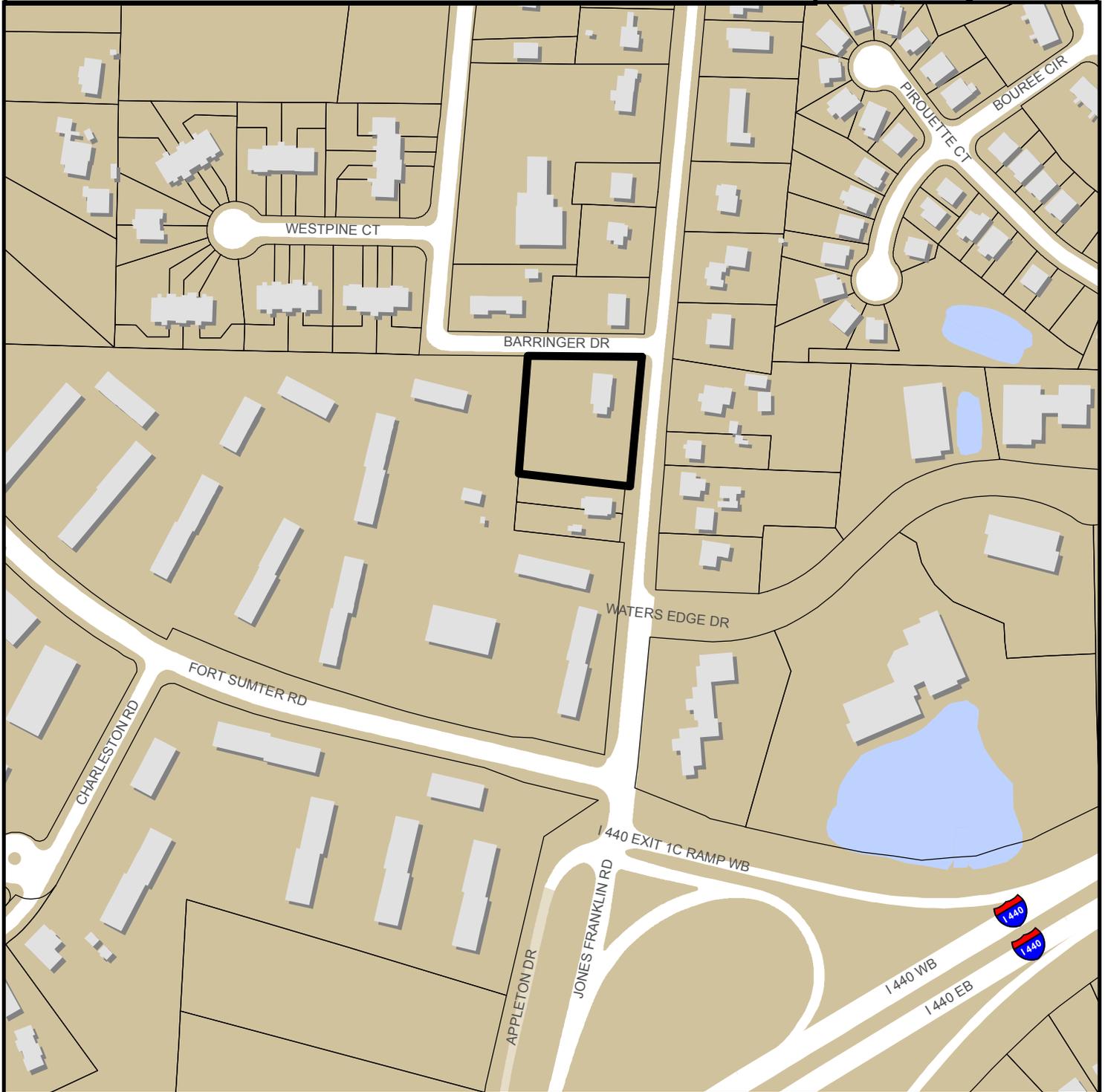
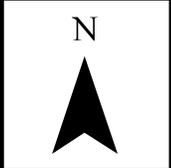
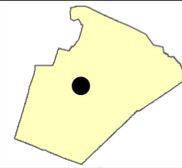


506 JONES FRANKLIN ROAD SUBDIVISION S-90-2017



Zoning: **R-6**
CAC: **West**
Drainage Basin: **Walnut Creek**
Acreage: **0.99**
Number of Lots: **5**

Planner: **Ryan Boivin**
Phone: **(919) 996-2681**
Applicant: **Alan Keith**
Phone: **(919) 467-9972**





Administrative Approval Action

S-90-17, 506 Jones Franklin Rd Subdivision
Transaction # 539547, AA # 3822

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

LOCATION: This site is located on the west side of Jones Franklin Road and south side of Barringer Drive. The site is addressed at 506 Jones Franklin Road, which is inside City limits.

REQUEST: Subdivision of a 0.99 acre tract zoned R-6 into five (5) lots for residential detached homes. The proposed lot sizes are:

- Lot 1 – 8914.43 SF/0.20 acres
- Lot 2 – 6119.56/0.14 acres
- Lot 3 – 9398.75 SF/0.22 acres
- Lot 4 – 7861.61 SF/0.18 acres
- Lot 5 – 7496.28 SF/0.17 acres

DESIGN ADJUSTMENT(S)/

ALTERNATES, ETC: 1) A Design Adjustment was approved for UDO Section 8.3.2 providing relief from block perimeter requirements.
2) An Administrative Alternate (AAD-7-18) was granted for the required C2 street protective yard along Jones Franklin Rd.

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan submitted by Alan Keith, PE of Diehl & Phillips, P.A.

CONDITIONS OF APPROVAL and NEXT STEPS:

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

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

ENGINEERING

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

STORMWATER

2. If demolition causes a land disturbance of more than 12,000 sf. a mass grading permit will be required. (UDO 9.4.6)

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

3. A note will be placed on the plat for recording, regarding the required C2 street protective yard for Lots 1, 2, and 3 fronting Jones Franklin Rd (as shown in the approved preliminary subdivision plan).



Administrative Approval Action

S-90-17, 506 Jones Franklin Rd Subdivision
Transaction # 539547, AA # 3822

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www.raleighnc.gov

4. FYI – future development plans for building permits will need to show the C2 street protective yard as depicted in the approved preliminary subdivision plan.

ENGINEERING

5. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
6. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents is not provided within this 14-day period, further recordings and building permit issuance may be withheld.
7. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 417' of 6' sidewalk and 2.5' of road width for 225' is paid to the City of Raleigh.
8. A cross access agreement among the proposed lots 2 and 3 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within 1 day of lot recordation. A recorded copy of these documents shall be provided to the Development Services Department within 14 days from authorization of lot recording. If a recorded copy of the documents is not provided within this 14-day period, further recordings and building permit issuance may be withheld.

STORMWATER

9. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.
10. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate plan submittal & approval will be required showing an erosion control plan in compliance with UDO Section 9.4.6.

URBAN FORESTRY

11. Next Step: A fee in lieu is required for five street trees along Barringer Dr.

Prior to issuance of building occupancy permit:

1. The C2 street protective yard on Lots 1, 2, and 3 fronting Jones Franklin Rd (as shown on approved preliminary subdivision plans) will be installed.
2. Next Step: As-built drawings and associated forms for all Stormwater devices and/or any required as built impervious surveys are accepted by the Engineering Services Department



Administrative Approval Action

S-90-17, 506 Jones Franklin Rd Subdivision
Transaction # 539547, AA # 3822

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

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

3-Year Sunset Date: 6-27-2021
Record at least ½ of the land area approved.

5-Year Sunset Date: 6-27-2023
Record entire subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee) *Angie B. Tyle* Date: 6/27/18

Staff Coordinator: Ryan Boivin

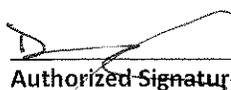
Design Adjustment Staff Response



**DEVELOPMENT
SERVICES
DEPARTMENT**

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

PROJECT	Project Name	506 Jones Franklin Rd Subdivision	
	Development Case Number	S-90-17	
	Transaction Number	539547	
	Design Adjustment Number	DA - 4 - 2018	
STAFF RESPONSE	Staff recommendation based upon the findings in the applicable code(s):		
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	<input type="checkbox"/> Raleigh Street Design Manual	
	Staff SUPPORTS <input checked="" type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.		
	DEPARTMENTS		
	<input type="checkbox"/> Dev. Services Planner	<input type="checkbox"/> City Planning	
	<input checked="" type="checkbox"/> Development Engineering	<input type="checkbox"/> Transportation	
	<input type="checkbox"/> Engineering Services	<input type="checkbox"/> Parks & Recreation and Cult. Res.	
	<input type="checkbox"/> Public Utilities		
	CONDITIONS:		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			


Daniel G. Kunkle, PE
ENGINEERING REVIEW MANAGER
6/27/18
Date

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

Staff Response

Article 8.3 Blocks Lots, Access



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings.

- A. The requested design adjustment meets the intent of this Article;
YES NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
YES NO
- C. The requested design adjustment does not increase congestion or compromise Safety;
YES NO
- D. The requested design adjustment does not create any lots without direct street Frontage;
YES NO
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
 2. The presence of existing buildings, stream and other natural features;
 3. Site layout of developed properties;
 4. Adjoining uses or their vehicles are incompatible;
 5. Strict compliance would pose a safety hazard; or
 6. Does not conflict with an approved or built roadway construction project
 7. adjacent to or in the vicinity of the site.
- YES NO

STAFF FINDINGS

Staff supports the request for a Design Adjustment pertaining to Block Perimeter due to the existing buildings and layout of existing properties within the immediate vicinity is not conducive for additional connections (UDO 8.3.6).

Design Adjustment Application



DEVELOPMENT SERVICES DEPARTMENT

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

PROJECT	Project Name 506 Jones Franklin Road Subdivision	
	Case Number S-90-17	
	Transaction Number 539547	
OWNER	Name BGM Development Company, Inc.	
	Address 51 Kilmayne Drive Suite 100	City Cary
	State NC	Zip Code 27511
CONTACT	Name Alan Keith, P.E.	Firm Diehl & Phillips, P.A.
	Address 1500 Piney Plains Road Suite 200	City Cary
	State NC	Zip Code 27518
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:	
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings
	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings
	<input type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings
	Provide details about the request; (please attach a memorandum if additional space is needed):	
The proposed 506 Jones Franklin Road Subdivision creates 5 R-6 lots from an existing corner lot fronting on Jones Franklin Road and Barringer Drive. Two new lots will face Jones Franklin and two new lots will face Barringer. One lot is a corner lot. The block containing the new subdivision contains multiple zonings. The most restrictive block perimeter maximum length is 3,000 to 8,000 feet. The existing block perimeter is approximately 15,280 feet in length. Nearly all property within the block is fully developed, with various uses from single family residential to apartment uses. There are several dead-end streets or looped streets within the block, that if extended, would have created a much shorter block perimeter. Due to development approved in the past by the City of Raleigh, the existing block perimeter was created. A Design Adjustment is deemed reasonable, meeting conditions 2,3, and 6 of UDO Section 8.3.6.E.		

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

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

Owner/Owner's Representative Signature

[Handwritten Signature], president

2/12/18
Date

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

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

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

For Office Use Only	RECEIVED DATE:	DA -
---------------------	----------------	------

Article 8.3, Blocks, Lots, Access

Administrative Design Adjustment Findings



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;
The proposed subdivision creates lots at the intersection of two existing streets. Vehicle and pedestrian access is provided via the street frontage.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
The proposed subdivision is single family residential according to the current zoning. Further, additional right of way will be dedicated on Jones Franklin Road for future improvement of the street which will allow construction of a street section per the City plans.
- C. The requested design adjustment does not increase congestion or compromise Safety;
The proposed subdivision creates two lots facing Barringer Drive, two lots facing Jones Franklin Road, and one corner lot. The trips generated by the additional lots will not significantly increase traffic volume. Emergency vehicle access is provided via Barringer or Jones Franklin.
- D. The requested design adjustment does not create any lots without direct street Frontage;
All proposed lots have street frontage for direct street access.
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
 2. The presence of existing buildings, stream and other natural features;
 3. Site layout of developed properties;
 4. Adjoining uses or their vehicles are incompatible;
 5. Strict compliance would pose a safety hazard; or
 6. Does not conflict with an approved or built roadway construction project
 7. adjacent to or in the vicinity of the site.
- 2 & 3. The proposed subdivision adjoins an existing apartment complex with no opportunity to connect to a public street. The existing block is almost completely built out with existing streets configured such that additional extensions or connections are precluded. The proposed subdivision can gain street access for all lots from existing streets without new street construction. A new street across the subject property would create an extremely small block with no benefit for traffic or pedestrian circulation. Therefore, no new street is proposed.**
- 6. To our knowledge, there are no current plans for construction on Jones Franklin Road or Barringer Drive. The proposed subdivision provides additional right of way for Jones Franklin Road. The additional right of way associated with the subdivision will benefit any future construction.**

Individual Acknowledgement



DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF NORTH CAROLINA
COUNTY OF Wake

INDIVIDUAL

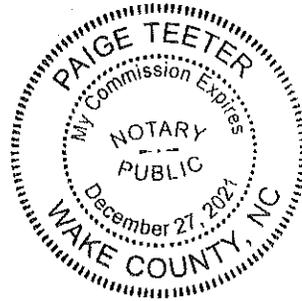
I, Paige Teeter, a Notary Public do hereby certify that
Colin MacNair personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 12 day of February, 2018

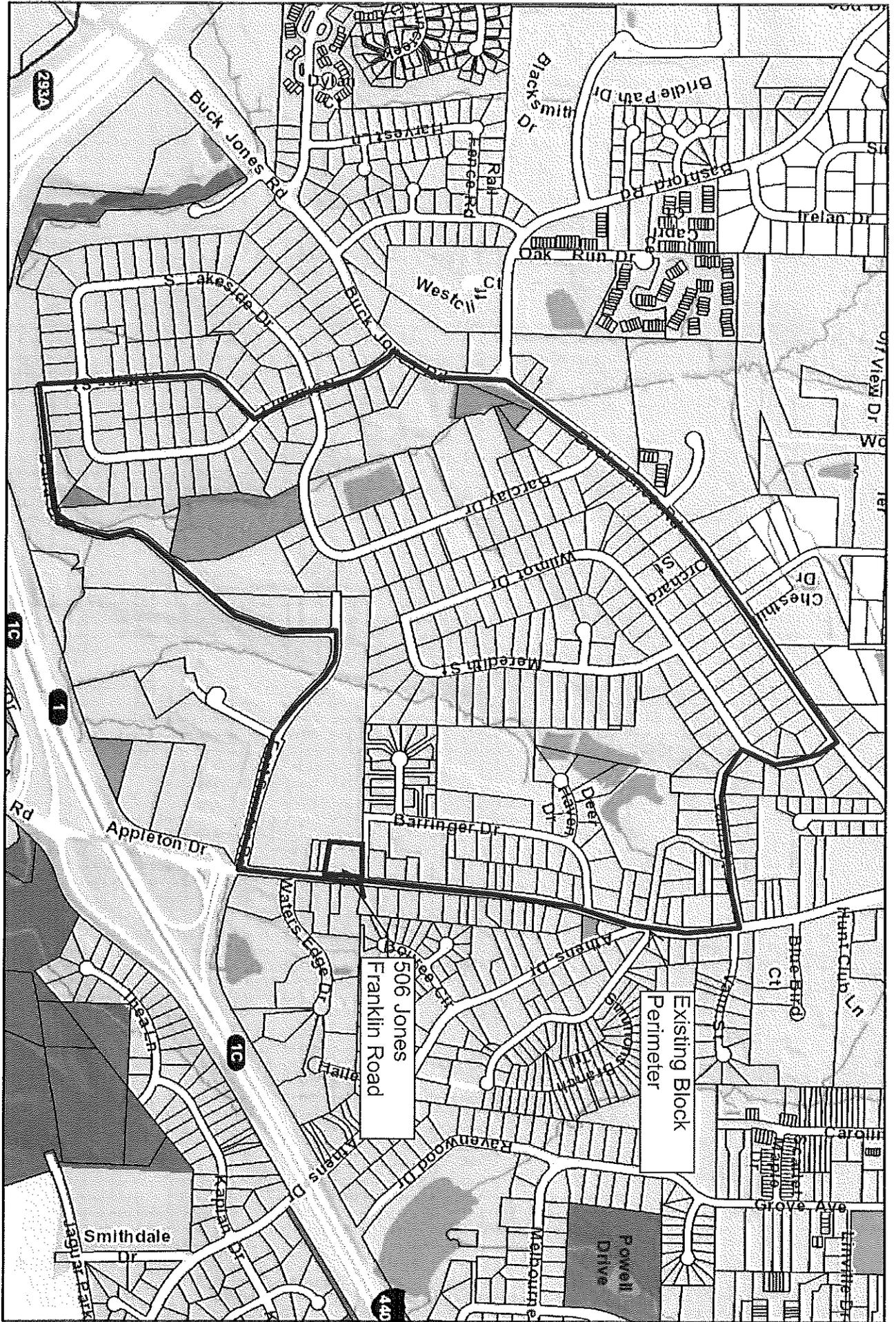
(SEAL)

Notary Public Paige Teeter

My Commission Expires: 12-27-2021

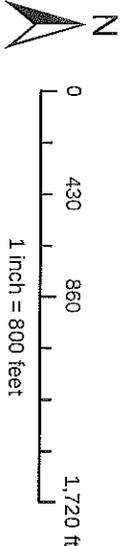


Block Perimeter Illustration
 506 Jones Franklin Road Subdivision
 S-90-17
 Diehl & Phillips, P.A.

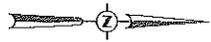


506 Jones
 Franklin Road

Existing Block
 Perimeter



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



THE JOSEPH AND FAYE CHILDERS
 RYDLE LIVING TRUST
 PIN 0783 27 1123
 ZONE R-6

THE JOSEPH AND FAYE CHILDERS
 RYDLE LIVING TRUST
 PIN 0783 27 3113
 ZONE R-6

ASHRAF BAHOUR &
 ALHAMED SAIED
 PIN 0783 27 5087
 ZONE R-6

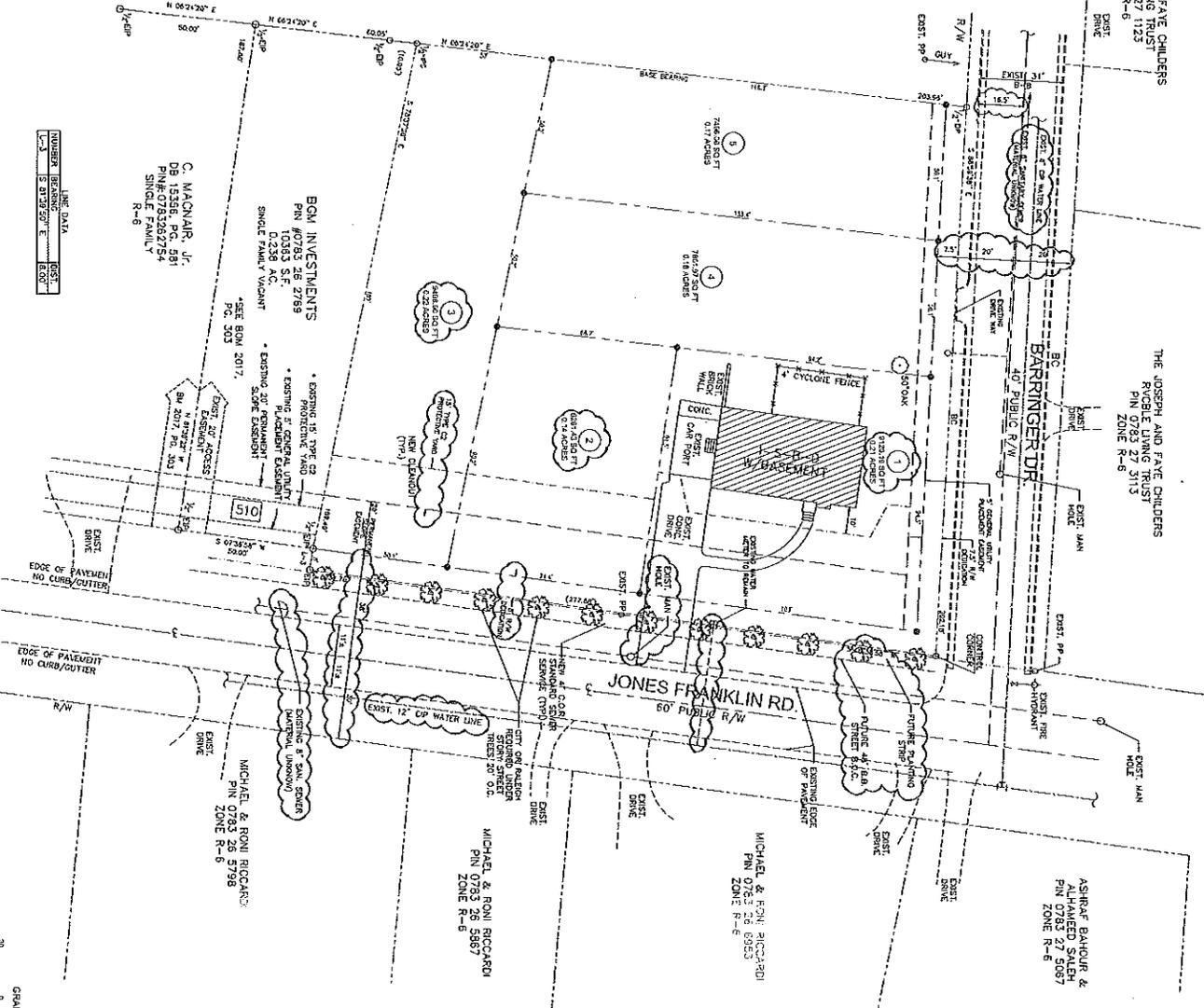
SQUARE LIMITED PARTNERSHIP
 DB 1886, PG. 656
 PIN# 0783 81329 APARTMENTS
 ON-CU

BOY INVESTMENTS
 PIN #0783 26 2768
 10083 S.E.
 0.238 AC.
 SINGLE FAMILY VACANT
 * EXISTING 10' TYPE C2
 PROTECTIVE YARD
 * EXISTING 10' GENERAL UTILITY
 PLACEMENT DOCUMENT
 D.238 AC.
 * EXISTING 20' SIDE
 SLOPE EASEMENT
 * SEE BOW 2017,
 PG. 203

C. MACONAR, JR.
 DB 1538, PG. 851
 PIN# 0783 26 281
 SINGLE FAMILY
 R-6

LINE DATA

PROPERTY	REVISION	DATE
1	1	07/29/2017
2	1	08/01/2017



- NOTES:**
1. Survey information from T.L. Good Land Survey.
 2. The lot area is 1.238 acres, as shown on the attached site plan.
 3. The lot area is 1.238 acres, as shown on the attached site plan.
 4. The lot area is 1.238 acres, as shown on the attached site plan.
 5. The lot area is 1.238 acres, as shown on the attached site plan.
 6. The lot area is 1.238 acres, as shown on the attached site plan.
 7. The lot area is 1.238 acres, as shown on the attached site plan.
 8. The lot area is 1.238 acres, as shown on the attached site plan.
 9. The lot area is 1.238 acres, as shown on the attached site plan.
 10. The lot area is 1.238 acres, as shown on the attached site plan.

TRANSPORTATION NOTES:

1. The proposed road shall be constructed to meet the minimum standards of the North Carolina Department of Transportation (NCDOT) for a 20-foot wide, 12-foot deep, 12-inch diameter concrete pipe.
2. The proposed road shall be constructed to meet the minimum standards of the North Carolina Department of Transportation (NCDOT) for a 20-foot wide, 12-foot deep, 12-inch diameter concrete pipe.
3. The proposed road shall be constructed to meet the minimum standards of the North Carolina Department of Transportation (NCDOT) for a 20-foot wide, 12-foot deep, 12-inch diameter concrete pipe.
4. The proposed road shall be constructed to meet the minimum standards of the North Carolina Department of Transportation (NCDOT) for a 20-foot wide, 12-foot deep, 12-inch diameter concrete pipe.
5. The proposed road shall be constructed to meet the minimum standards of the North Carolina Department of Transportation (NCDOT) for a 20-foot wide, 12-foot deep, 12-inch diameter concrete pipe.



GRAPHIC SCALE



SUBDIVISION PLAN

506 JONES FRANKLIN ROAD
 SUBDIVISION
 RALEIGH, NORTH CAROLINA



DIEHL & PHILLIPS, P.A.
 CONSULTING ENGINEERS - LIC. NO. C-6465
 1500 Piny Plains Rd., Suite 200
 CARY, N.C. 27518 • (919) 487-9972

REVISIONS

NO.	DATE	DESCRIPTION
1	07/29/2017	ISSUED FOR PERMIT
2	08/01/2017	REVISED PER PERMIT COMMENTS

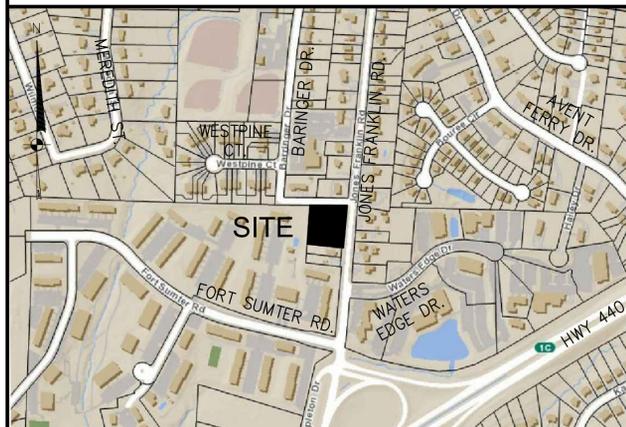
506 JONES FRANKLIN ROAD

SINGLE FAMILY SUBDIVISION PRELIMINARY SUBDIVISION PLANS S-90-17 TRANSACTION No. 539547

The Solid Waste Design Manual has been reviewed. Trash services will be by the City of Raleigh SWS, with rollout containers that will be stored in the individual lot garages or on a concrete pad beside residence per design manual.

NOTES:

ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



VICINITY MAP

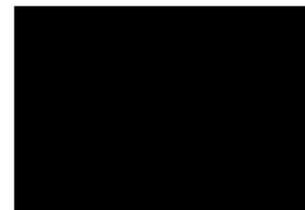
SCALE: 1" = 500'

OWNER & DEVELOPER:
BGM DEVELOPMENT COMPANY, INC.
51 KILMAYNE DRIVE SUITE 100
CARY, N.C. 27511
(919) 481-9000

PIN 0783 26 2982
PROPERTY ADDRESS:
506 JONES FRANKLIN ROAD
RALEIGH, N.C.
INSIDE CITY LIMITS
ZONE: R-6
TOTAL AREA: 0.99 AC.

INDEX OF DRAWINGS

	COVER SHEET
1	EXISTING CONDITIONS
2	SUBDIVISION PLAN
3	UTILITY PLAN
4	LANDSCAPE PLAN



PLANS PREPARED BY:
DIEHL & PHILLIPS, P.A.
CONSULTING ENGINEERS - LIC. NO. C-0465
1500 PINEY PLAINS ROAD, SUITE 200
CARY, N.C. 27518 • (919) 467-9972

DATE: 4/2/18

Preliminary Subdivision Plan Application



Development Services Customer Service Center | 1 Colburn Plaza, Suite 100 | Raleigh, NC 27601 | (919) 996-2000 | (919) 996-2021
Lackland Satellite Office | 1331 - 130 Lackland Road | Raleigh, NC 27601 | (919) 996-4200

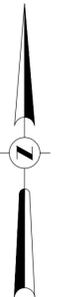
When submitting plans, please check the appropriate review type and include the Plan Checklist document.

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 ID:		
GENERAL INFORMATION		
Development Name: 506 Jones Franklin Subdivision		
Proposed Use: Single Family Residential		
Property Address(es): 506 Jones Franklin Road		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 0783 26 2982	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: BGM Development Company, Inc. Owner/Developer Name: Colin MacNair, President		
Address: 51 Kilmayne Drive Suite 100 Cary, NC 27511		
Phone: 919 481 9000	Email: mclandbroker@gmail.com	Fax: 919 469 8444
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 x 25	Email: arkeith@bellsouth.net	Fax: 919 467 5327

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 03.11.16

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Zoning District(s): R-6	
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 #:	
COA (Certificate of Appropriateness) Case #:	
BOA (Board of Adjustment) Case #:	
STORMWATER INFORMATION	
Existing Impervious Surface: 4,361 sf	acres/sf
Proposed Impervious Surface: 20,576 sf	acres/sf
Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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: 5	Total # of All Lots: 5
Overall Unit(s)/Acre Densities Per Zoning District(s): 5.05	
Total # of Open Space and/or Common Area Lots: 0	
SIGNATURE BLOCK (Applicable to all developments)	
I, the undersigned, as the property owner(s), 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 Alan Keith, P.E., to serve as my agent regarding this application, to receive and respond to administrative comments, to respond to questions 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: <i>Alan Keith</i>	Date: 12/13/17
Signature: <i>Alan Keith</i>	Date:

PAGE 2 OF 3 WWW.RALEIGHNC.GOV REVISION 03.11.16



JOB NO. ?
 DESIGN ARK
 DRAWN MAT
 CHECKED ARK
 SCALE 1" = 20'
 FILE BGM Investments
 Property R1.dwg

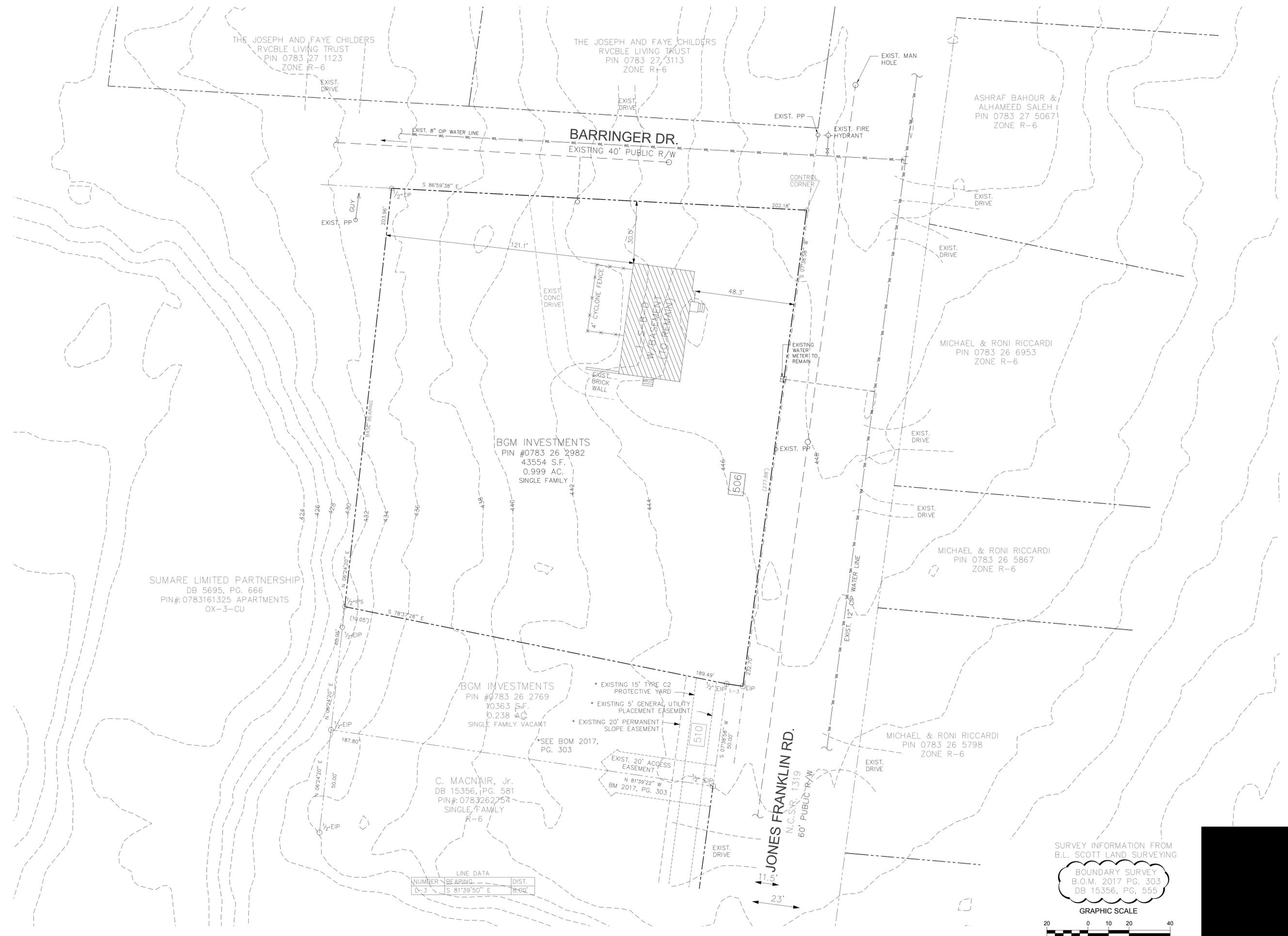
REVISIONS
 SECOND SUBMITAL 2/27/18

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



506 JONES FRANKLIN ROAD
 SUBDIVISION
 RALEIGH, NORTH CAROLINA

ITATIONS



SUMARE LIMITED PARTNERSHIP
 DB 5695, PG. 666
 PIN#: 0783161325 APARTMENTS
 OX-3-CU

BGM INVESTMENTS
 PIN #0783 26 2982
 43554 S.F.
 0.999 AC.
 SINGLE FAMILY

BGM INVESTMENTS
 PIN #0783 26 2769
 10363 S.F.
 0.238 AC.
 SINGLE FAMILY VACANT

C. MACNAIR, Jr.
 DB 15356, I/P. 581
 PIN#: 0783262754
 SINGLE FAMILY
 R-6

MICHAEL & RONI RICCARDI
 PIN 0783 26 6953
 ZONE R-6

MICHAEL & RONI RICCARDI
 PIN 0783 26 5867
 ZONE R-6

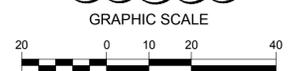
MICHAEL & RONI RICCARDI
 PIN 0783 26 5798
 ZONE R-6

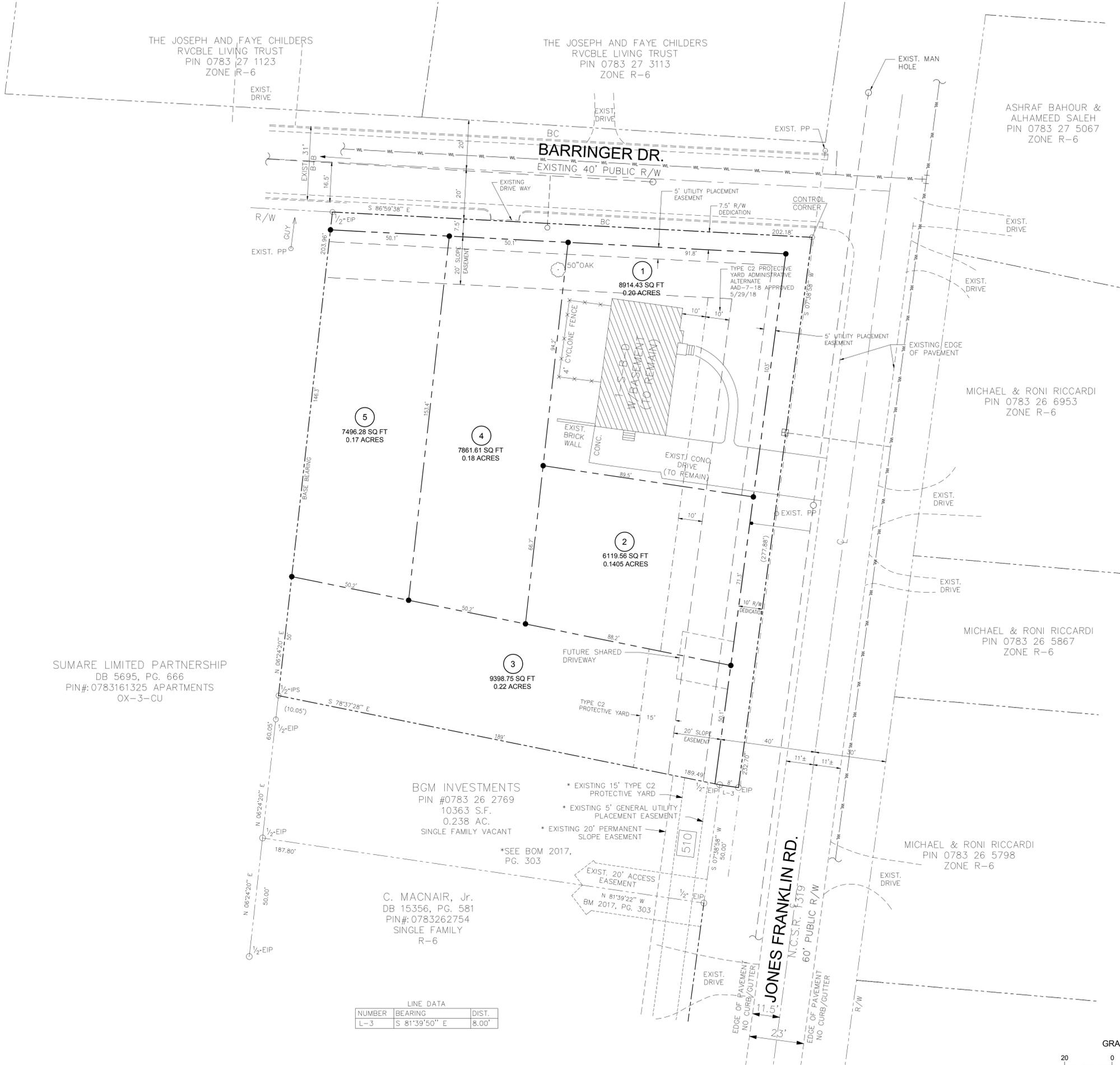
LINE DATA

NUMBER	BEARING	DIST.
L-3	S 81°39'50" E	18.00'

SURVEY INFORMATION FROM
 B.L. SCOTT LAND SURVEYING

BOUNDARY SURVEY
 B.O.M. 2017 PG. 303
 DB 15356, PG. 555





SUMARE LIMITED PARTNERSHIP
DB 5695, PG. 666
PIN#: 0783161325 APARTMENTS
OX-3-CU

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LINE DATA		
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L-3	S 81°39'50" E	8.00'

- Notes**
1. Survey information from B.L. Scott Land Surveying.
 2. Existing residence will remain.
 3. Per UDO Section 9.2.2.A.2 subdivision is exempt from active stormwater control requirements. The lots are subject to impervious surface coverage requirements of UDO Section 9.2.2.
 4. Per UDO Section 9.1.2 subdivision is exempt from tree conservation requirements.
 5. All construction and materials in street right of way shall be in compliance with City of Raleigh Standards.
 6. Fee-in-lieu for 6 foot of sidewalk and pavement (one side of Jones Franklin Road) for street frontage. Fee-in-lieu for 6 foot of sidewalk (one side of Barringer Drive) for street frontage.
 7. Fee-in-lieu for five (5) street trees for Barringer Drive frontage for Lots 1, 4 and 5.
 8. No public improvements are proposed.
 9. Administrative Alternate is requested for C2 Protective yard width on Lot 1 and 2.

- TRANSPORTATION NOTES:**
1. RIGHT OF WAY SHALL BE CLEARED AND GRUBBED WITHIN 50 FEET OF ALL RESIDENTIAL OR RESIDENTIAL COLLECTOR STREET INTERSECTIONS, RIGHT OF WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL OTHER STREET INTERSECTIONS.
 2. MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY AND NO DRIVEWAYS OR PARKING SPACES SHALL ENDOACH ON THE MINIMUM CORNER CLEARANCE. DRIVEWAY TURNOUTS ON THE CORNER LOTS WILL BE REQUIRED TO BE A MINIMUM OF 20' FROM THE TERMINUS OF THE INTERSECTION RADIUS AND NO CLOSER THAN 3.5' FROM AN ADJACENT PROPERTY LINE.
 3. NO SIGHT OBSTRUCTING, OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECT BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
 5. WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMING OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.

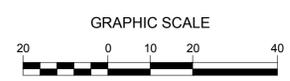
Impervious Surface Summary

Category	Value
Existing Impervious Surface:	4,362 sq. ft.
Proposed Maximum Impervious Surface (Maximum 51% lot area for R-6 Zoning)	
Lot 1	4,546 Sq. ft.*
Lot 2	3,121 Sq. ft.
Lot 3	4,793 Sq. ft.
Lot 4	4,009 Sq. ft.
Lot 5	3,823 Sq. ft.

*Existing gravel drive will be removed resulting in 3,229 square feet existing impervious surface on Lot 1. Additional impervious surface may be added to Lot 1 up to the maximum allowable 51% of lot area.

Site Data

Owner and Developer:	BGM Development Company, Inc. 51 Kilmayne Drive Suite 100 Cary, NC 27511 919 481 9000
Street Address	506 Jones Franklin Road (inside City limits)
PIN	0783 26 2982
Area	0.99 acre
Zoning	R-6
Existing Land Use	Single Family Residential
Proposed Number of Lots	5 (One Phase)
Minimum Lot Size	6,000 sq. ft.
Proposed Minimum Lot Area	6,119 sq. ft.
Proposed Density	5 units / 0.99 ac = 5.05 units / ac
Allowable Density	6 units per acre



JOB NO. ?
DESIGN: ARK
DRAWN: MAT
CHECKED: ARK
SCALE: 1" = 20'
FILE: BGM Investments Property R1.dwg

REVISIONS:
SECOND SUBMITTAL 2/21/18

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

D&P

506 JONES FRANKLIN ROAD
SUBDIVISION
RALEIGH, NORTH CAROLINA

SUBDIVISION PLAN
SHEET
12
OF
4

CITY OF RALEIGH STANDARD UTILITY NOTES:

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: COR PUD HANDBOOK, CURRENT EDITION).
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCES SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER & RCP SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10' IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER COR PUD DETAILS W-41 & S-49).
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- INSTALL 1/2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS &/OR SERVICE TAPS) WITHIN STATE ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 250-7825 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

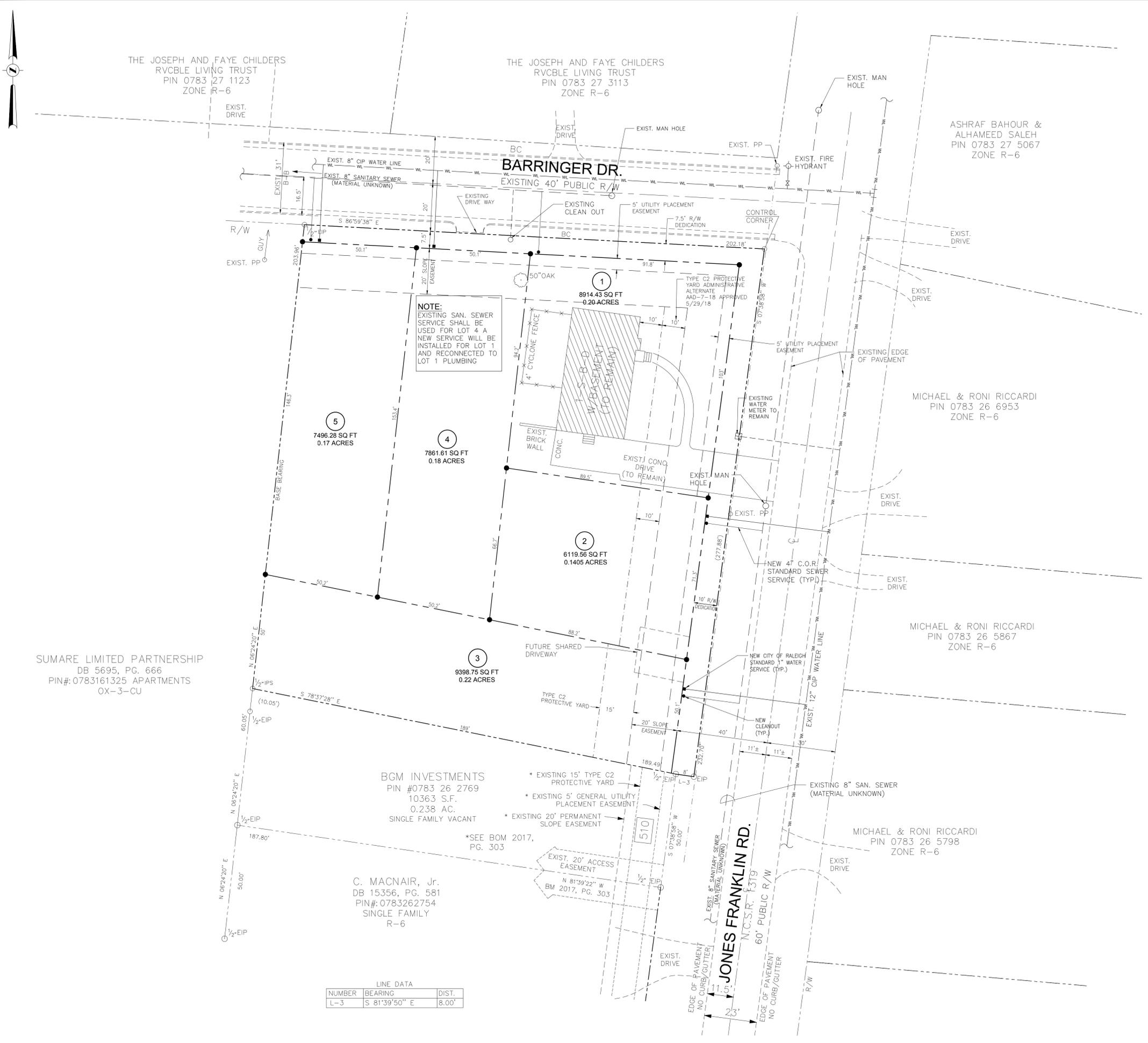
CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OR THE OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HELVEY AT (919) 212-5923 OR JOANIE.HELVEY@RALEIGHNC.GOV

Notes

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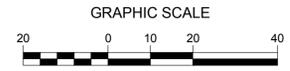
Note

Taps from a water main 2" or less must have a copper pipe to the meter. Services on Jones Franklin Road shall be installed per NCDOT Encroachment Agreement. Bore & Jack as Required.

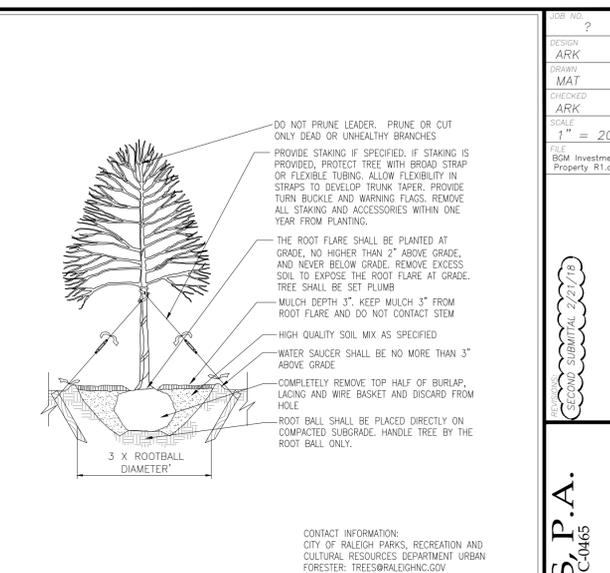


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 SECOND SUBMITTAL 2/27/18
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 1500 Piney Plains Rd., Suite 200
 CARY, N.C. 27518 • (919) 467-9972
D&P
 506 JONES FRANKLIN ROAD
 SUBDIVISION
 RALEIGH, NORTH CAROLINA
 UTILITY PLAN
 SHEET 3 OF 4



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.

CITY OF RALEIGH
 PARKS, RECREATION AND CULTURAL RESOURCES DEPT
 FORESTER: TREES@RALEIGHNC.GOV
 WWW.RALEIGHNC.GOV

REVISIONS (DATE) BY/TSJ
 TREE PLANTING DETAIL
PRCR-03

Notes

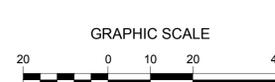
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TYPE C2 YARD
JONES FRANKLIN ROAD FRONTAGE 224.5'
 224.5/100' = 2.24 x 4 = 9 SHADE TREES REQ'D. 9 PROVIDED
 224.5/100' = 2.24 x 15 = 33.6 - 34 SHRUBS REQ'D. 41 PROVIDED

506 JONES FRANKLIN PLANT LIST.xls

QUANTITIES	LOT	LOT	TOTAL	KEY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	REMARKS	COLOR
1	2	3	QUAN								
TREES											
2	1	3	AB	Acer buergerianum	Trident Maple	3" Cal.	10' Hl. Min.				
2	1	3	ARO	Acer rubrum 'October Glory'	October Glory Red Maple	3" Cal.	10' Hl. Min.				
2	1	2	QP	Quercus phellos	Willow Oak	3" Cal.	10' Hl. Min.				
		1	QS	Quercus shumardii	Shumardii Oak	3" Cal.	10' Hl. Min.				
SHRUBS											
4		4	ICS	Ilex cornata 'Steddy'	Steddy Holly			7 Gal.			
7	6	13	IVN	Ilex vomitoria 'Nana'	Dwarf Yaupon			7 Gal.			
4	4	8	LCD	Loropetalum chinense 'Danuma'	Danuma Chinese Fringe Flower			7 Gal.		Hot pink	
8	5	13	PLO	Pinus taeda 'Ola Luykx'	Ola Luykx Laurel			7 Gal.		White	
8	8	24	RKO	Rosa 'Razaz' PPA11836	Knock Out® Shrub Rose			9 Gal.		Red	
PERENNIALS											
5	5	15	RFG	Rutbeckia fulcra 'Goldstrum'	Goldstrum Black-eyed Susan			1 Gal.	18" etc. spring preferred	Golden-yellow	

NOTE: PLANTINGS APPROVED BY ADMINISTRATIVE ALTERNATE AAD-7-18 APPROVED 5/29/18



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 DB 5695, PG. 666
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