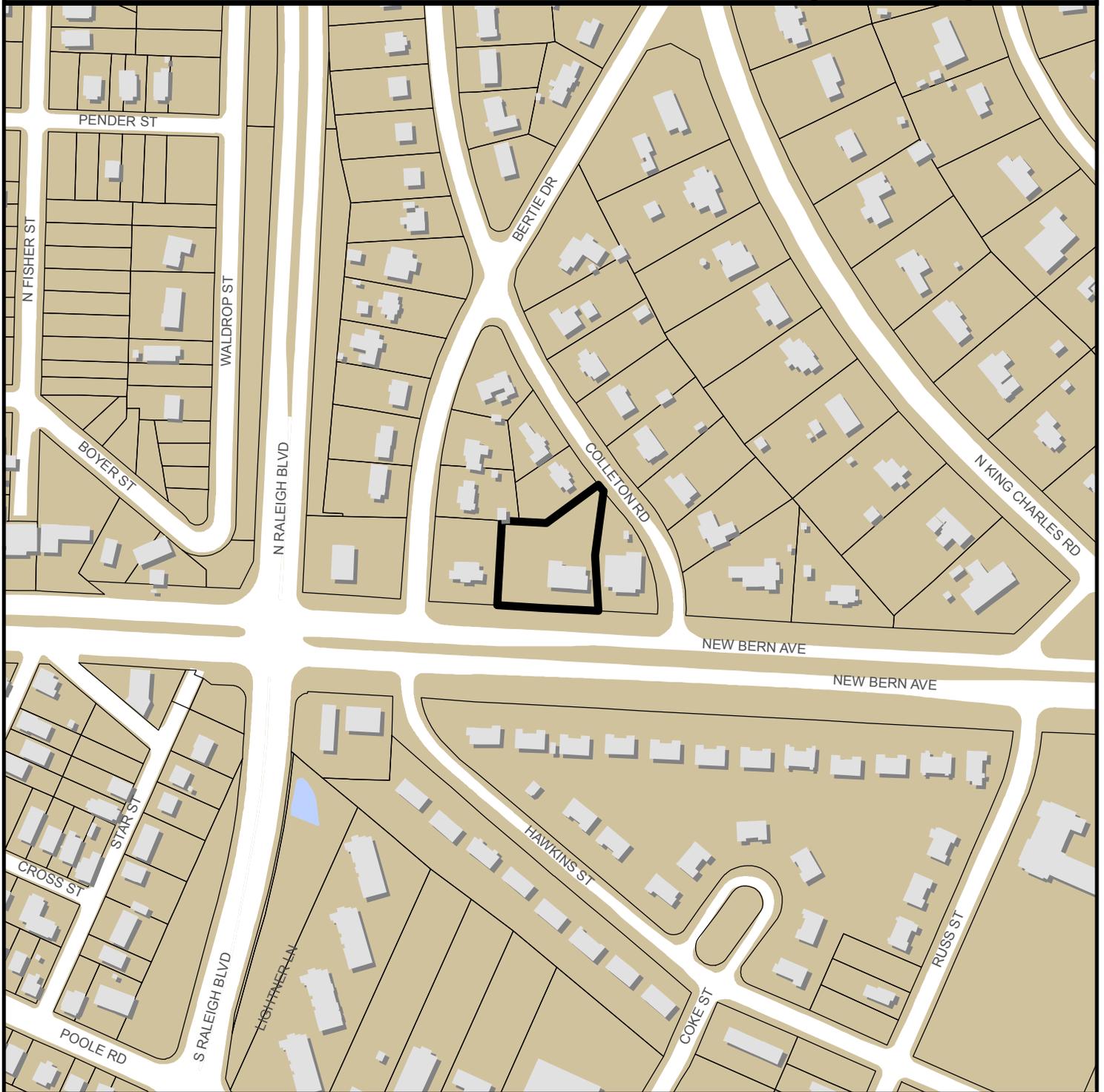


# WILLIAMS GENERAL SUBDIVISION S-25-2016



0 300 600 Feet

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**





# Planning & Development

Development Services  
 Customer Service Center  
 One Exchange Plaza  
 1 Exchange Plaza, Suite 400  
 Raleigh, North Carolina 27601  
 Phone 919-996-2495  
 Fax 919-516-2685

## Preliminary Development Plan Application

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

*S-25-2016*

Preliminary Approvals		FOR OFFICE USE ONLY
<input type="checkbox"/> Site Plans for Planning Commission <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input checked="" type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number <i>463027</i> Assigned Project Coordinator <i>C. Shankle</i> Assigned Team Leader <i>Bradshaw</i>
* 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	P.I.N. Recorded Deed	P.I.N. Recorded Deed	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:

<b>PRELIMINARY ADMINISTRATIVE REVIEW</b>	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval.
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<b>PLANNING COMMISSION</b>	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.
----------------------------	---

<b>CLIENT</b> (Owner or Developer)	Company	WILLIAMS GENERAL CONTRACTING, LLC		Name (s)	DUANE WILLIAMS	
	Address	4497 SUNSET AVENUE, ROCKY MOUNT, NC 27804				
	Phone	(252) 443-3242	Email	WILLIAMSGCLLC@GMAIL.COM	Fax	(252) 451-0052

<b>CONSULTANT</b> (Contact Person for Plans)	Company	STOCKS ENGINEERING, P.A.		Name (s)	KEVIN VARNELL
	Address	P.O. BOX 1108, NASHVILLE, NC 27856			
	Phone	(252) 459-8196	Email	KVARNELL@STOCKSENGINEERING.COM	Fax

**DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)**

Zoning Information	Building Information
Zoning District(s) <u>R-10</u>	Proposed building use(s) <u>RESIDENTIAL</u>
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross <u>2281 SQ FT</u>
Overlay District <u>NCOD</u>	Proposed Building(s) sq. ft. gross <u>2281 SQ FT</u>
Total Site Acres <u>0.683</u> Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) <u>2281 SQ FT</u>
Off street parking Required <u>YES</u> Provided <u>YES</u>	Proposed height of building(s) <u>+/- 16'</u>
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage <u>7.6</u> (site plans only)
CUD (Conditional Use District) case # Z-	

**Stormwater Information**

Existing Impervious Surface <u>4981</u> acres/square feet <u>SF</u>	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface <u>N/A</u> acres/square feet	If Yes, please provide Alluvial Soils      Flood Study      FEMA Map Panel #
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No      Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

**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**

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

**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 STOCKS ENGINEERING, PA 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.

Signed Paul D. Williams      3/8/16      Date  
Signed \_\_\_\_\_      \_\_\_\_\_      Date

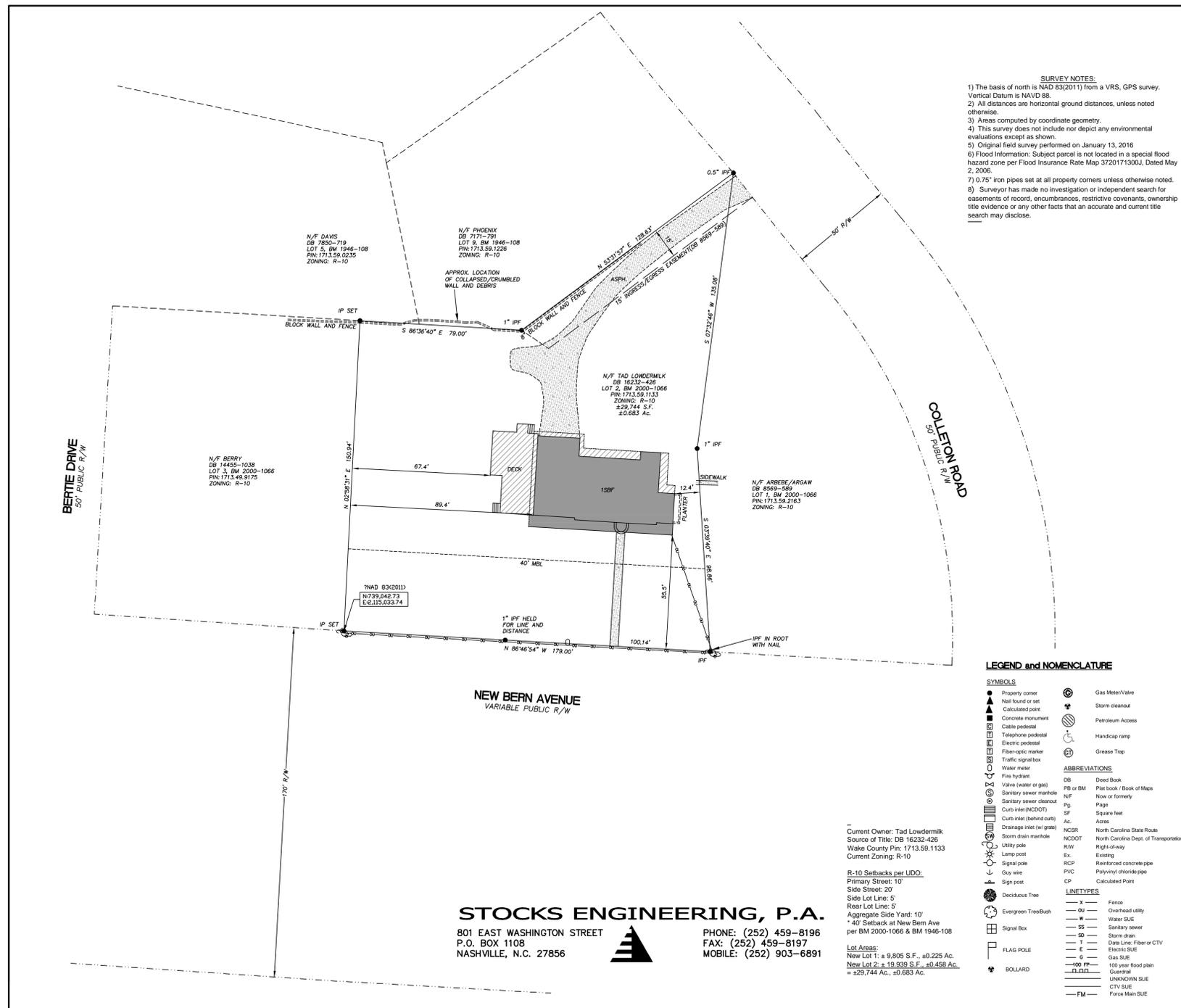
**TO BE COMPLETED BY APPLICANT**

YES    N/A

**General Requirements**

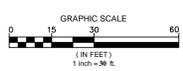
✓ 1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>		✓		
✓ 2. <b>Preliminary Development Plan Application</b> completed and signed by the property owner	<input checked="" type="checkbox"/>		✓		
✓ 3. Client must complete and print page 1 and 2 of the <b>Preliminary Development Plan Application</b> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
✓ 4. I have referenced the <b>Preliminary Development Plan Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		✓		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>		✓		
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>				
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site or 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 type="checkbox"/>	<input checked="" type="checkbox"/>			
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
✓ 6. 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"/>		✓		
✓ 7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		✓		
✓ 8. 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"/>		✓		
9. 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"/>				0
✓ 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	<input checked="" type="checkbox"/>		✓		
✓ 11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
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	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓

?



**SURVEY NOTES:**

- 1) The basis of north is NAD 83(2011) from a VRS, GPS survey. Vertical Datum is NAVD 86.
- 2) All distances are horizontal ground distances, unless noted otherwise.
- 3) Areas computed by coordinate geometry.
- 4) This survey does not include nor depict any environmental evaluations except as shown.
- 5) Original field survey performed on January 13, 2016.
- 6) Flood Information: Subject parcel is not located in a special flood hazard zone per Flood Insurance Rate Map 3720171300J, Dated May 2, 2006.
- 7) 0.75" iron pipes set at all property corners unless otherwise noted.
- 8) 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.



**REVISIONS**

02/04/2016 - Pre-submittal review

Subdivision Plat  
of:  
**1911 New Bern Avenue  
Raleigh, NC**

Longview Park  
Block A, Lot 2  
BM 2000, Page 1066  
DB 16232, Page 426  
PIN: 1713.59.1133

Raleigh Township  
Wake County, NC

**PTS**  
Land Surveying  
PO Box 726 • Apex, NC 27502  
Phone: (919) 625-6980  
www.ptslnc.com



3/4/16  
**EXISTING  
CONDITIONS**

**LEGEND and NOMENCLATURE**

<b>SYMBOLS</b>		
● Property corner	⊙ Gas Meter/Valve	
▲ Nail found or set	☼ Storm cleanout	
▲ Calculated point	⊙ Petroleum Access	
■ Concrete monument	♿ Handicap ramp	
⊠ Cable pedestal	⊙ Grease Trap	
⊠ 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		
○ Guy wire		
○ Sign post		
○ Deciduous Tree		
○ Evergreen Tree/Bush		
○ Signal Box		
○ FLAG POLE		
○ BOLLARD		

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

<b>LINETYPES</b>	
— x — Fence	
— OU — Overhead utility	
— W — Water SUE	
— SS — Sanitary sewer	
— SD — Storm drain	
— T — Data Line/Fiber or CTV	
— E — Electric SUE	
— G — Gas SUE	
— HD — 100 year flood plain	
— U — UNKNOWN SUE	
— CTV — CTV SUE	
— FM — Force Main SUE	

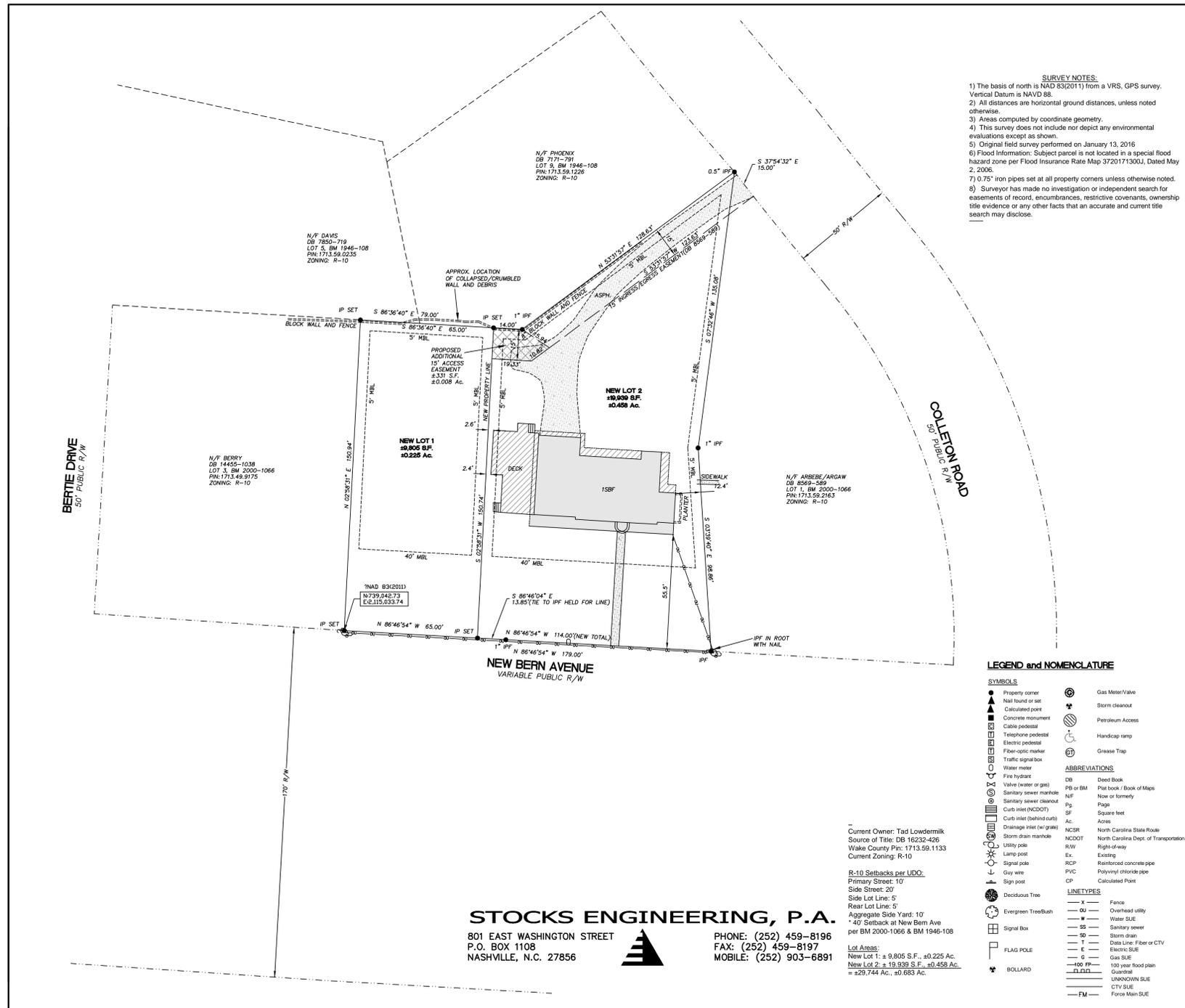
Current Owner: Tad Lowdermilk  
Source of Title: DB 16232-426  
Wake County Pin: 1713.59.1133  
Current Zoning: R-10

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: ± 9,905 S.F., ± 0.225 Ac.  
New Lot 2: ± 19,939 S.F., ± 0.459 Ac.  
± 29,744 Ac., ± 0.683 Ac.

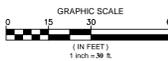
**STOCKS ENGINEERING, P.A.**  
801 EAST WASHINGTON STREET  
P.O. BOX 1108  
NASHVILLE, N.C. 27856

PHONE: (252) 459-8196  
FAX: (252) 459-8197  
MOBILE: (252) 903-6891



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**REVISIONS**

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Raleigh Township  
Wake County, NC

**LEGEND and NOMENCLATURE**

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○	Calculated point
■	Concrete monument
□	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
⊭	Gay wire
⊮	Sign post
⊯	Deciduous Tree
⊰	Evergreen Tree/Bush
⊱	Signal Box
⊲	FLAG POLE
⊳	BOLLARD
⊴	Gas Meter/Valve
⊵	Storm cleanout
⊶	Petroleum Access
⊷	Handicap ramp
⊸	Grease Trap

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

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— 100 —	100 year flood plain
— 100 —	Quarant
— U —	UNKNOWN SUE
— CTY —	CTY SUE
— FM —	Force Main SUE

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801 EAST WASHINGTON STREET  
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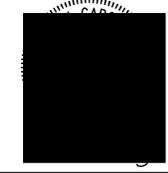
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± 29,744 Ac. ± 0.683 Ac.

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**SITE PLAN**