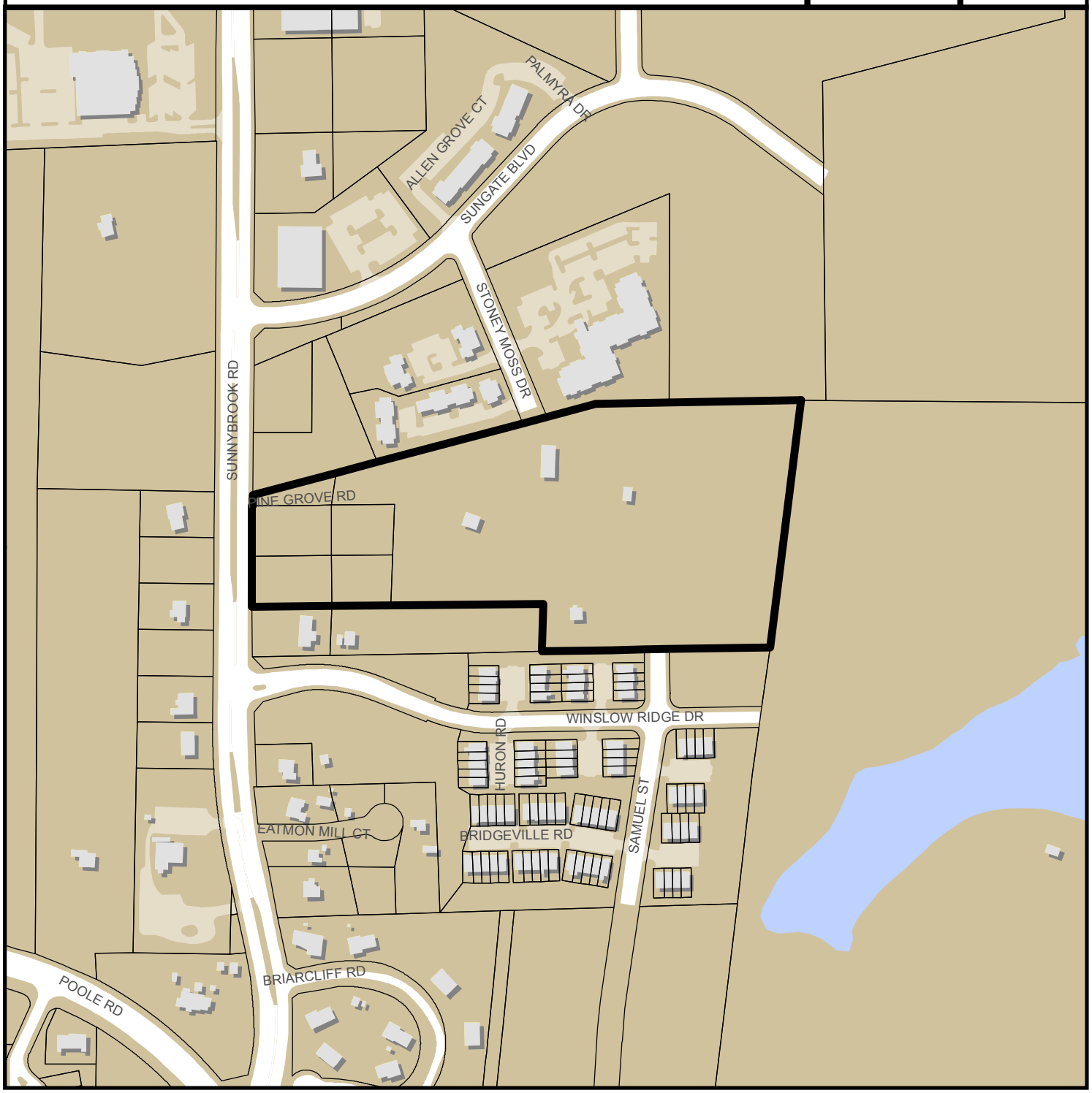
GRACE'S LANDING SUBDIVISION
S-56-2016



Zoning:	**R-6, RX-3-CU**
CAC:	**SOutheast**
Drainage Basin:	**Crabtree Basin**
Acreage:	**13.3**
Number of Lots:	**2**

Planner:	**Justin Rametta**
Phone:	**(919) 996-2665**
Applicant:	**Carolina Project Equities LLC**
Phone:	**919-870-0842**

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 S-56-14

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

Office Use Only: Transaction # 484781 | Project Coordinator Shankle | Team Leader Romatto

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 Grace's Landing Subdivision

Proposed Use Subdivision

Property Address(es) 3304 PINE GROVE RD, 413 SUNNYBROOK RD, 423 SUNNYBROOK, 423 SUNNYBROOK RD A, 417 SUNNYBROOK RD, 503 SUNNYBROOK RD

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

PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed
1723-47-4286	1723-37-7336	1723-37-7219, 1723-37-8197	1723-37-8299, 1723-37-6197

What is your project type?

☐ Single family ☐ Townhouse ☐ Subdivision in a non-residential zoning district

☒ Other (describe): Subdivision in RX-3-CU and R-6 zoning districts

OWNER/DEVELOPER INFORMATION

Company Name Carolina Project Equities LLC | Owner/Developer Name Mark Tipton

Address 9104 Falls of Neuse Road, Suite 300, Raleigh, NC 27615

Phone 919-435-1597 | Email mark.tipton@whistlerinvestmentgroup.com | Fax N/A

CONSULTANT/CONTACT PERSON FOR PLANS

Company Name JDavis Architects | Contact Name Ken Thompson

Address 510 S. Wilmington Street, Raleigh, NC 27601

Phone 919-835-1500 | Email kent@jdavisarchitects.com | Fax 919-835-1510

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

ZONING INFORMATION

Zoning District(s) RX-3-CU and R-6

If more than one district, provide the acreage of each: 11.47 AC (RX-3-CU); 1.83 AC (R-6)

Overlay District? ☐ Yes ☒ No

Inside City Limits? ☒ Yes ☐ No

CUD (Conditional Use District) Case # Z- 10-2002

COA (Certificate of Appropriateness) Case # N/A

BOA (Board of Adjustment) Case # A- N/A

STORMWATER INFORMATION

Existing Impervious Surface 0.45/19703	acres/sf	Flood Hazard Area	☐ Yes	☒ No
Proposed Impervious Surface 1.83/79908	acres/sf	Neuse River Buffer	☐ Yes	☒ No
		Wetlands	☐ Yes	☒ No

If in a Flood Hazard Area, provide the following:

Alluvial Soils Me Flood Study FEMA Map Panel # 1723

NUMBER OF LOTS AND DENSITY

Total # of Townhouse Lots: Detached 0 Attached 0

Total # of Single Family Lots 0 | Total # of All Lots 2

Overall Unit(s)/Acre Densities Per Zoning Districts N/A

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.

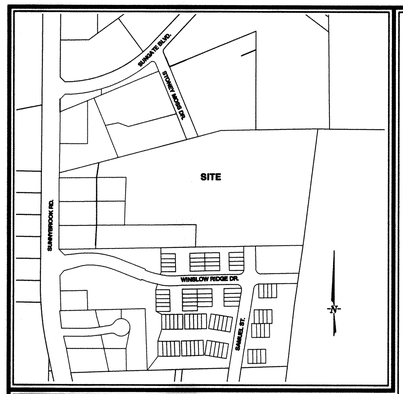
I hereby designate Ken Thompson to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.

E. Carroll Joyner 5/15/2016

Signature Date

Signature Date



VICINITY MAP
NOT TO SCALE

" I, RANDY D. MASON, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95 PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC/PLANIMETRIC SURVEY TO THE ACCURACY OF CLASS AA AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS A STANDARD, AND THAT THE ORIGINAL DATA WAS OBTAINED ON 9-12-2013; THAT THE SURVEY WAS COMPLETED ON 9-12-2013; THAT CONTOURS SHOWN AS [SOLID LINES] MAY NOT MEET THE STATED STANDARD; AND ALL COORDINATES ARE BASED ON BM 2007 PG 381.

NOTES:

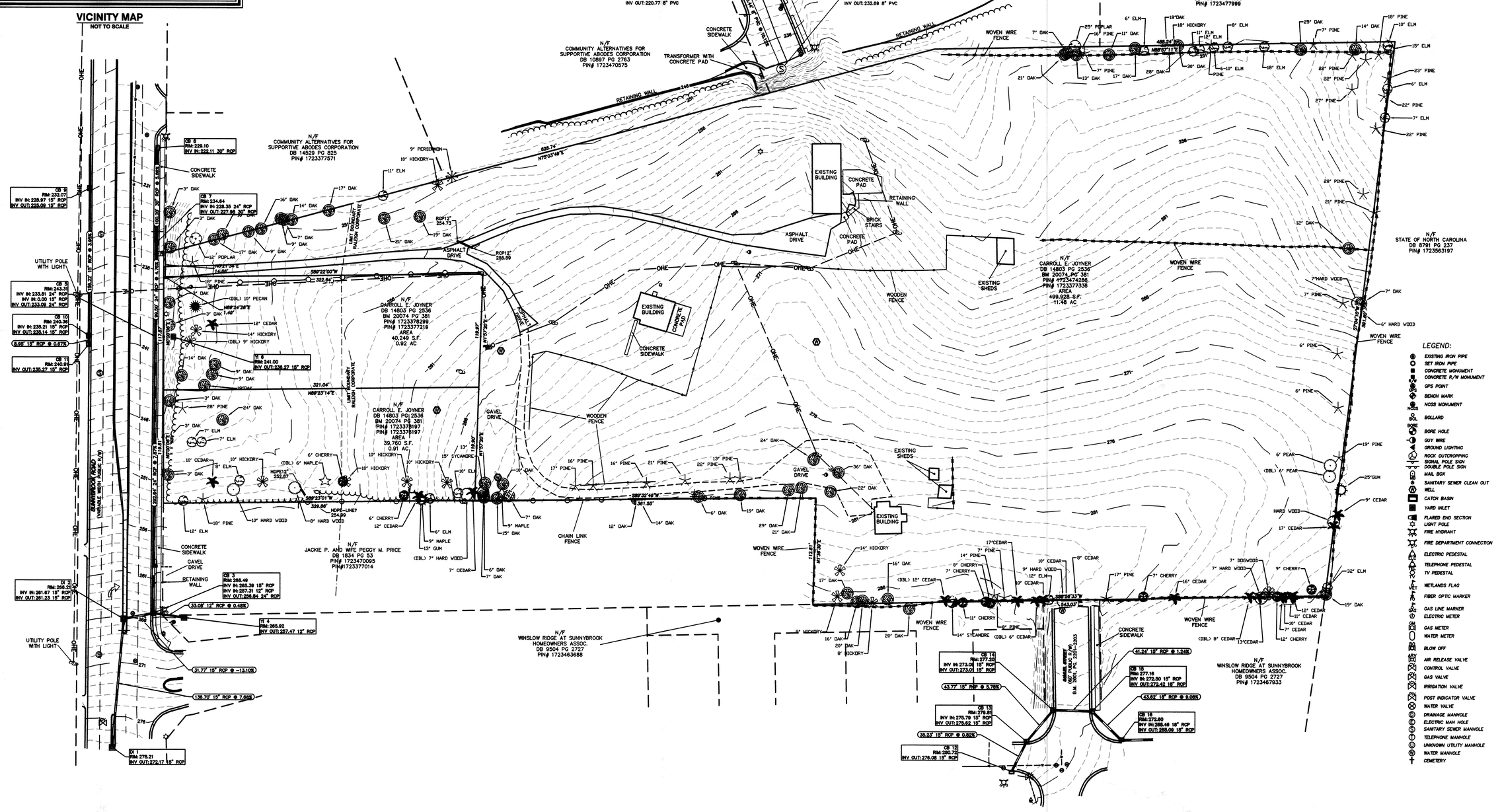
1. AREAS COMPUTED BY COORDINATE METHOD.
2. BASIS OF BEARINGS:BM 2007 PG 381
3. NO BOUNDARY SURVEY WAS DONE FOR THIS MAP.
4. BOUNDARY SHOWN HEREON PER BM 2007 PG 381
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
6. THE SOLE PURPOSE OF THE MAP IS TO SHOW THE TOPOGRAPHY AND TREES.

SEE NOTES

N

40 0 40 80

SCALE: 1" = 40'



LEGEND:

- EXISTING IRON PIPE
- SET IRON PIPE
- CONCRETE MONUMENT
- CONCRETE R/W MONUMENT
- GPS POINT
- BENCH MARK
- NGS MONUMENT
- BOLLARD
- BORE HOLE
- GUY WIRE
- GROUND LIGHTING
- ROCK OUTCROPPING
- SIGNAL POLE SIGN
- DOUBLE POLE SIGN
- MAIL BOX
- SANITARY SEWER CLEAN OUT
- WELL
- CATCH BASIN
- YARD INLET
- FLARED END SECTION
- LIGHT POLE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL
- TV PEDESTAL
- WETLANDS FLAG
- FIBER OPTIC MARKER
- GAS LINE MARKER
- ELECTRIC METER
- GAS METER
- WATER METER
- BLOW OFF
- AIR RELEASE VALVE
- CONTROL VALVE
- GAS VALVE
- IRRIGATION VALVE
- POST INDICATOR VALVE
- WATER VALVE
- DRAINAGE MANHOLE
- ELECTRIC MAN HOLE
- SANITARY SEWER MANHOLE
- TELEPHONE MANHOLE
- UNKNOWN UTILITY MANHOLE
- WATER MANHOLE
- CEMETERY

970 TRINITY ROAD
RALEIGH, NC 27607
TEL: 919-822-2222
WWW.M-III.COM
LICENSE #: P-0661

GRACES LANDING
FOR SPAULDING AND NORRIS P.A.
OWNER: CARROLL E. JOYNER

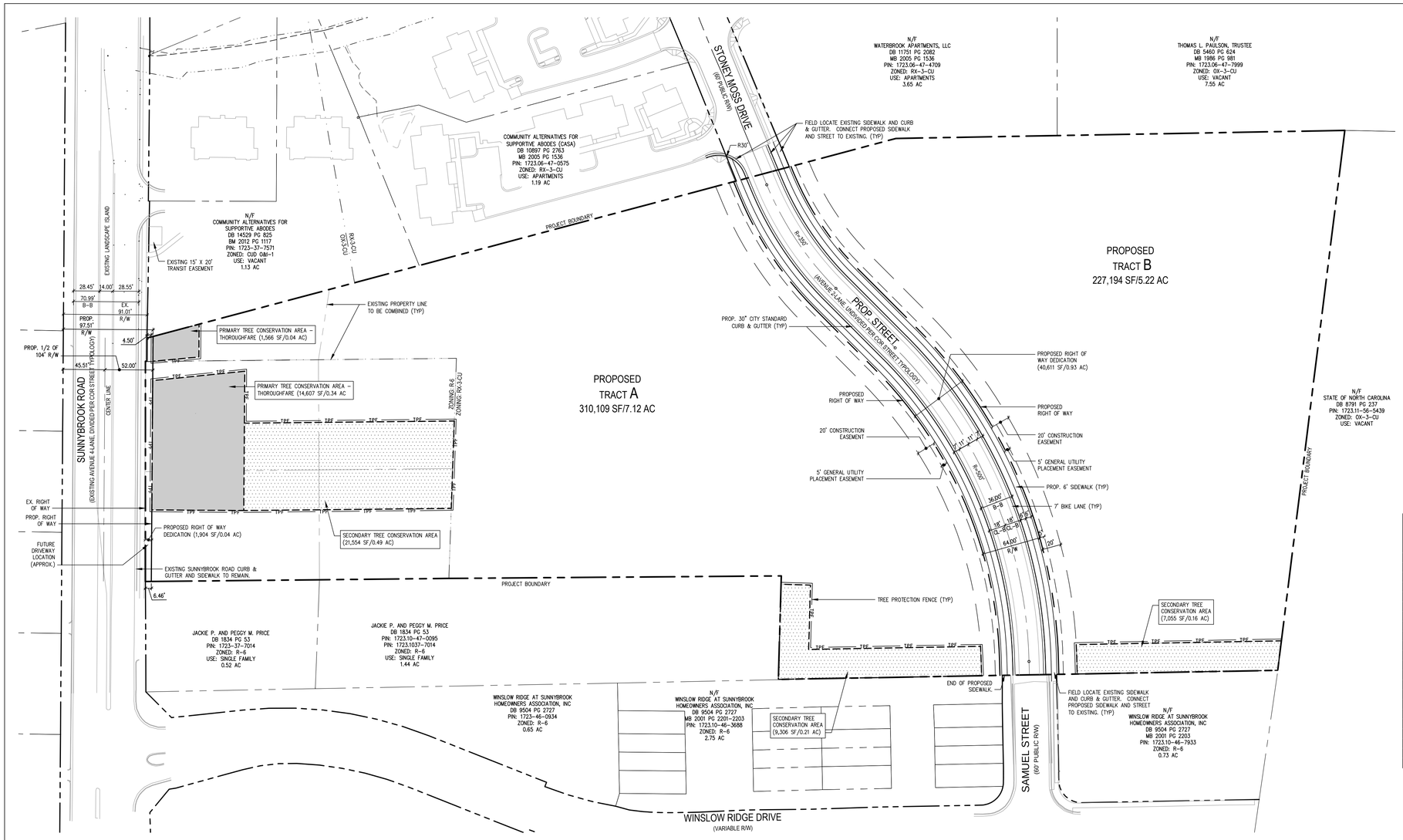
RALEIGH TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

TOPOGRAPHIC AND TREE SURVEY

NO.	DATE	DESCRIPTION	BY

DATE: 8-30-13
SCALE: 1" = 40'
DRAWN: RDM
CHECKED: MWY
SHEET: 1 OF 1
CAD FILE: FLAT.DWG
PROJECT NO: 130130

P:\130129 - Graces Landing\Survey\DWG\FINAL TOPO map.dwg- Tuesday, July 21, 2015 3:51:31 PM - RANDY



EXISTING SITE DATA:

SITE ADDRESS:	3304 PINE GROVE RD, 413 SUNNYBROOK RD, 423 SUNNYBROOK, 423 SUNNYBROOK RD A, 417 SUNNYBROOK RD, 503 SUNNYBROOK RD
PIN NUMBER:	1723-47-4286, 1723-37-7336, 1723-37-7219, 1723-37-8197, 1723-37-8299, 1723-37-6197
ZONING(S):	RX-3-CU AND R-6
GROSS SITE ACRES:	13.01 AC
EXISTING USE:	VACANT AND SINGLE FAMILY USE

GENERAL NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
2. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT THE DEVELOPMENT SERVICES RIGHT-OF-WAY SERVICE PERMITTING COORDINATOR AT (919) 996-2483.
3. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A MEETING THE DEVELOPMENT SERVICES RIGHT-OF-WAY SERVICE PERMITTING COORDINATOR AT (919) 996-2483.
4. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S) AND/OR SIDEWALK FROM THE TRANSPORTATION OPERATION DIVISION/PUBLIC WORKS DEPARTMENT.
5. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
6. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
7. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
8. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND 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).

TREE CONSERVATION AREA LEGEND:

- PRIMARY TREE CONSERVATION AREA - THOROUGHFARE
- SECONDARY TREE CONSERVATION AREA

City of Raleigh Zoning Requirements
Project: Grace's Landing Subdivision
Date: 08.19.2016 (revised: xx.xx.2016)

Overall Site Data	
Zoning	RX-3 CU & R-6
Tract area	
parcel 1723-47-4286	11.24 AC
parcel 1723-37-7336	0.24 AC
parcel 1723-37-7219	0.47 AC
parcel 1723-37-8197	0.45 AC
parcel 1723-37-8299	0.45 AC
parcel 1723-37-6197	0.46 AC
Gross tract area	13.31 AC
less R/W dedication	0.98 AC
Net tract area	12.33 AC
Proposed lots	
Tract A	7.12 AC
Tract B	5.22 AC
R/W dedication	0.98 AC
Gross tract area	13.32 AC
Required Tree Conservation Area	
Net tract area	12.33 AC
10% requirement	10%
Total Required	1.23 AC
TCA provided	1.24 AC

S-XX-16

SUBDIVISION PLAN

Know what's **below.** **Call** before you dig.

NAD 83 F & NAVD 88 F

60' 30' 0 60' 120'

SCALE: 1" = 60'

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JDAVIS
510 South Wilmington Street | Raleigh, NC 27601 | tel 919.835.1500
1518 Walnut St. Suite 1308 | Philadelphia, PA 19102 | tel 215.545.0121

S-XX-16
TRANSACTION NO: XXXXXX (Prelim. Subdivision)

Whistler Investment Group
Grace's Landing Subdivision
3304 Pine Grove Road
Raleigh, North Carolina 27610

PRELIMINARY

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

		DATE
PROJECT:	16065	08.19.2016
ISSUE:	Preliminary Subdivision	08.19.2016
REVISIONS:		
DRAWN BY:	SB	
CHECKED BY:	KT	
CONTENT:	SUBDIVISION PLAN	

L2.1

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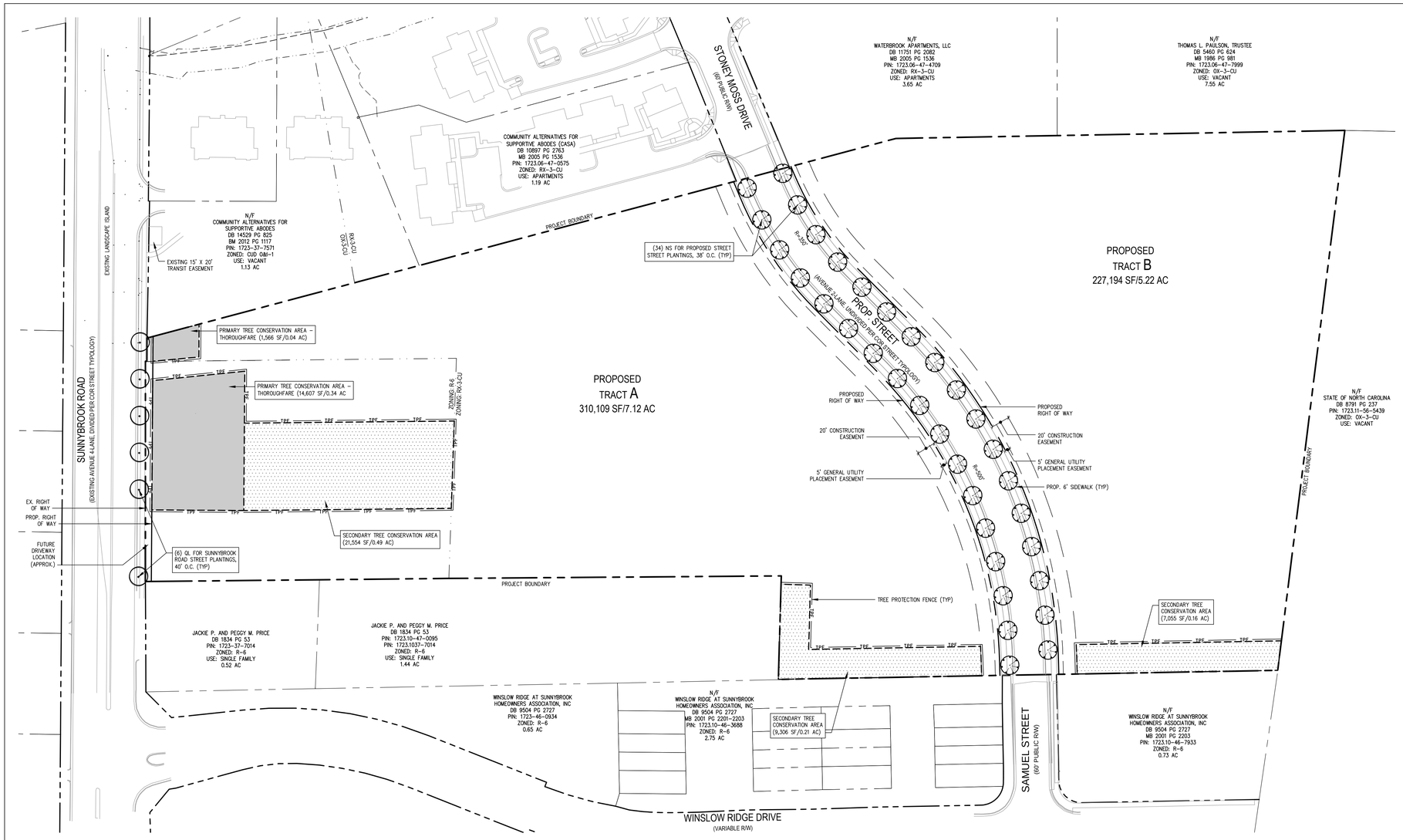

EXISTING SITE DATA:

SITE ADDRESS:	3304 PINE GROVE RD, 413 SUNNYBROOK RD, 423 SUNNYBROOK, 423 SUNNYBROOK RD A, 417 SUNNYBROOK RD, 503 SUNNYBROOK RD
PIN NUMBER:	1723-47-4286, 1723-37-7336, 1723-37-7219, 1723-37-8197, 1723-37-8299, 1723-37-6197
ZONING(S):	RX-3-CU AND R-6
GROSS SITE ACRES:	13.01 AC
EXISTING USE:	VACANT AND SINGLE FAMILY USE

SEE L3.2 FOR LANDSCAPE DETAILS AND SPECIFICATION.

LANDSCAPE NOTES

1. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF UTILITIES PRIOR TO INSTALLATION
2. THE PLAN DEPICTS REQUIRED PLANTINGS REQUIRED BY THE CITY OF RALEIGH.
3. ALL PLANT MATERIAL TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
4. LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL CONSTRUCTION TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH.
6. ALL PLANTING BEDS ARE TO BE MULCHED TO A MINIMUM DEPTH OF 3". DOUBLE SHREDDED HARDWOOD MULCH; DYED BROWN; 2" MAXIMUM PARTICLE SIZE. NO PINE STRAW PERMITTED.
7. ALL LAWN AREAS TO BE SEEDED AS PER SEEDING SPECIFICATIONS. ALL DISTURBED AREA SHALL EITHER BE MULCH OR LAWN. REFER TO SPECIFICATIONS. PROVIDE ADD ALTERNATE FOR "TIFBLAIR" CENTIPEDE SOD IN LIEU OF LAWN SEEDING.
8. ALL PLANTS TO BE COMPACT, UNIFORM AND WELL GROWN.
9. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
10. ALL ABOVE-GROUND HVAC EQUIPMENT AND UTILITY DEVICES (TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS; ELECTRICAL TRANSFORMERS; BACKFLOW-DEVICE HOTBOX; ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE OR WALL.

TREE CONSERVATION AREA LEGEND:

- PRIMARY TREE CONSERVATION AREA - THOROUGHFARE
- SECONDARY TREE CONSERVATION AREA

City of Raleigh UDO Requirements for Grace's Landing Subdivision
Date: 08.19.2016 (Revised: xx.xx.xxxx)

Sunnybrook Road Street Plantings					
Street Typelogy			Avenue 4-Lane, Divided (Existing)		
Length of Right of Way				267	LF
less driveways				50	LF
net length				**217**	LF
Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average)	217	/	40	5.4	EA
Shade Trees Provided (3" cal. 10' ht. @ 40' o.c. average)				**6**	EA
Proposed Public Street, Street Plantings					
Street Typelogy				Avenue 2-Lane, Undivided	
Length of Right of Way (West Side)				627	LF
less driveways				0	LF
net length				**627**	LF
Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average)	627	/	40	15.7	EA
Shade Trees Provided (3" cal. 10' ht. @ 40' o.c. average)				**17**	EA
Length of Right of Way (East Side)				642	LF
less driveways				0	LF
net length				**642**	LF
Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average)	642	/	40	16.1	EA
Shade Trees Provided (3" cal. 10' ht. @ 40' o.c. average)				**17**	EA

GRACE'S LANDING SUBDIVISION STREET TREE LIST

PLANT LIST

QTY	SYM	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT
TREES						
34	NS	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	3" MIN.	12'	B&B
6	QP	Quercus lyrata	Overcup Oak	3" MIN.	12'	B&B

S-XX-16

LANDSCAPE PLAN

Know what's **below.** **Call** before you dig.

NAD 83 F & NAVD 88 F

60' 30' 0 60' 120'

SCALE: 1" = 60'

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CONTENT:	LANDSCAPE PLAN	

L3.1

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