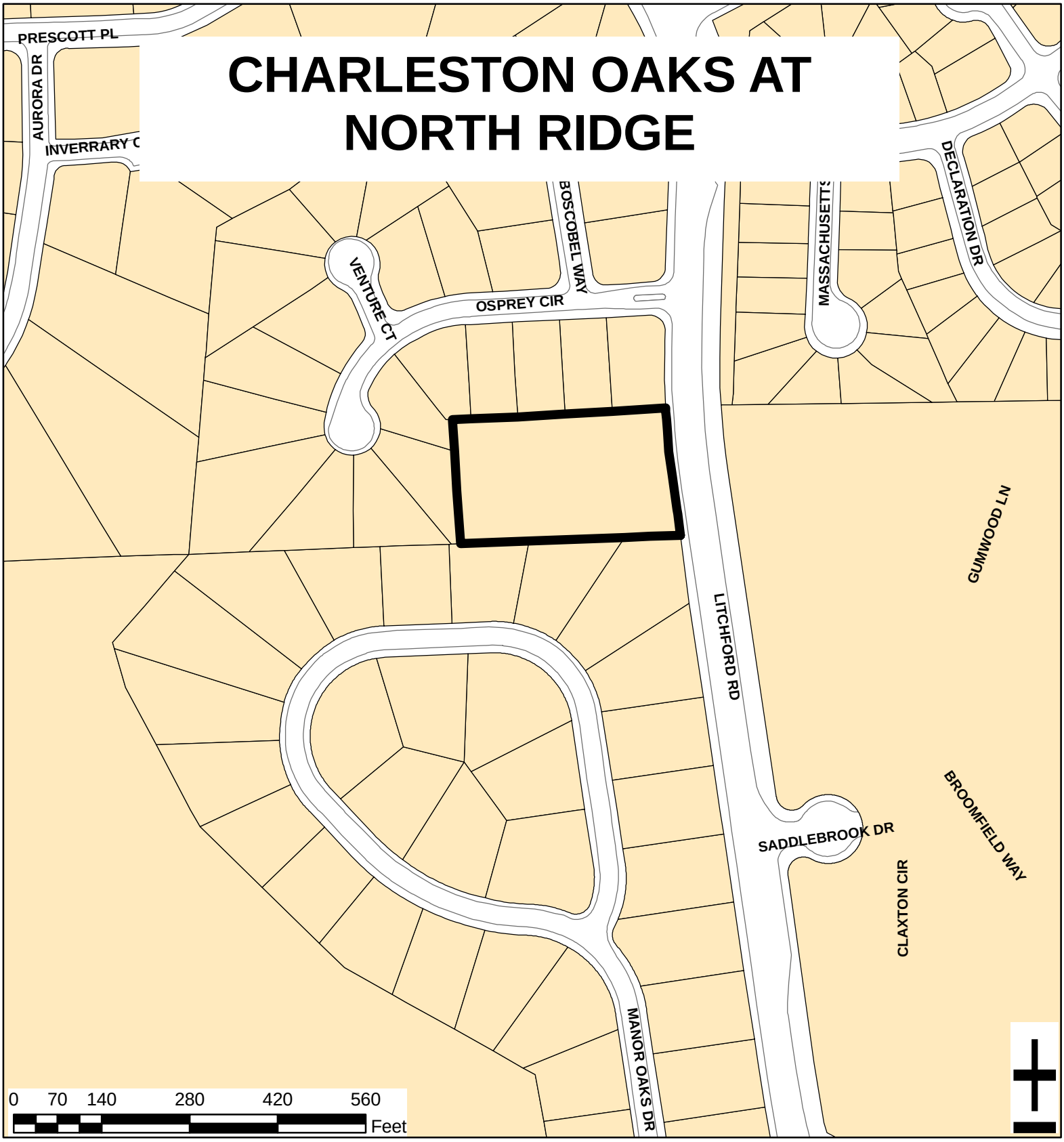
CHARLESTON OAKS AT NORTH RIDGE



Zoning:	**R-4**
CAC:	**NORTH**
Drainage Basin:	**PERRY CREEK**
Acreage:	**1.57**
Number of Lots:	**3**
Planner:	**ERIC HODGE**
Phone:	**(919) 516-2639**
Applicant Contact:	**MCINTYRE & ASSOCIATES**
Phone:	**(919) 876-0145**

5-9-11

Preliminary Development Plan Application

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

Preliminary Approvals		FOR OFFICE USE ONLY
☐ Site Plans for Planning Commission or City Council ☒ ~~Preliminary Administrative Site Plans~~ ☐ Group Housing * ☐ Multifamily (Infill)*	☒ Subdivision* ☐ Infill Subdivision* ☐ Cluster Subdivision ☐ Expedited Subdivision Review	Transaction Number 302386
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name ~~Litchford Road Estaes Subdivision~~ Charleston Oaks @ North Ridge

Proposed Use single family residential development

Property Address(es) 7313 Litchford Road

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

P.I.N. 1717 85 9534	P.I.N.	P.I.N.	P.I.N.

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:

PRELIMINARY ADMINISTRATIVE REVIEW	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. **Standard preliminary subdivision submittal , as per calculations performed this is not an infill development.**
PLANNING COMMISSION OR CITY COUNCIL REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. n/a

CLIENT (Owner or Developer)	Company		
	Name (s) Austin Family Properties, LLC		
	Address 5300 Falls of Neuse Road Raleigh North Carolina 27609		
	Phone 876-2726	Email	Fax
CONSULTANT (Contact Person for Plans)	Company Mcintyre and Associates , Pllc		
	Name (s) George " Mac" Mcintyre		
	Address 4932 - B Windy Hill drive		
	Phone 919-876-0145	Email MMcintyrepe@aol.com → DRDSURVEY@NC.RR.COM	Fax 919-876-0145

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

Has your project previously been through the pre-submittal process? If yes, provide the transaction #

Zoning Information	Building Information
Zoning District(s) R-4	Proposed building use(s) Single Family dwellings

If more than one district, provide the acreage [illegible]ach 1.575	Existing Building(s) sq. ft. gross 1608
Overlay District n/a	Proposed Building(s) sq. ft. gross 7,226
Total Site Acres 1.575 Inside City Limits ☒ Yes ☐ No	Total sq. ft. gross (existing & proposed) 7,226
Off street parking Required 00 Provided 00	Proposed height of building(s) 30'
COA (Certificate of Appropriateness) case # n/a	FAR (floor area ratio percentage) 10.5%
BOA (Board of Adjustment) case # A-n/a	Building Lot Coverage percentage 10.5% (site plans only)
CUD (Conditional Use District) case # Z-	

Stormwater Information

Existing Impervious Surface 0.1639 ac / 7132 s.f.acres/square feet	Flood Hazard Area ☐ Yes ☒ No
Proposed Impervious Surface 0.33 ac / 14,592 s.f. acres/square feet	**If Yes, please provide**
Neuse River Buffer ☐ Yes ☒ No Wetlands ☐ Yes ☒ No	Alluvial Soils Flood Study FEMA Map Panel #

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 Plan use Low density Resiidential, proposed use as per this submittal 1.9 units per acres which falls within the 2030 guidelines of low resiidental use.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots Detached 3 Attached	9. Total number of commercial lots? 0
2. Total # Of Apartment Or Condominium Units 0	10. Is your project a cluster unit development? ☐ Yes ☒ No
3. Total # Of Congregate Care Or Life Care Dwelling Units 0	**If Yes, please answer the questions below:**
4. Total # Of Mobile Home Lots 0	a) Minimum Lot Size
5. Overall Total # Of Dwelling Units (1-5 Above) 3	b) Total # Of Open Space Lots
6. Bedroom Units 1br 2br 3 3br 4br or more	c) Total # Of Phases
7. Overall Unit(s)/Acre Densities Per Zoning District(s)	d) Perimeter Protective Yards Provided
8. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	e) Must provide open space quotient per City Code 10-3071(5)

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 George "Mac" Mcintyre and Associates , Pllc_____ 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 [signature], Sr, Manager Date 5/17/11

Signed _____ Date

Section B

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	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	☒		✓		
2. **Preliminary Development Plan Application** completed and signed by the property owner	☒		✓		
3. Client must print page 1 and 2 of the **Preliminary Development Plan Application** to the plan cover sheet	☒		✓		
4. I have referenced the **Preliminary Development Plan Checklist** and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	☒		✓		
5. Provide the following plan sheets:	☒		✓		
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	☒		✓		
b) Existing Conditions Sheet	☒		✓		
c) Proposed Site or Subdivision Plan	☒		✓		
d) Proposed Grading and Stormwater Plan	☒	☐	✓		
e) Proposed Utility Plan, including Fire	☒	☐	✓		
f) Proposed Tree Conservation Plan	☐	☒			✓
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	☒	☐	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	☐	☒			✓
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	☐		✓		
7. Plan size 18"x24" or 24"x36"	☒		✓		
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	☒		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	☒		✓		
10. Digital copy of only the site plan and elevations. The purpose of this image is to illustrate the basic character of the preliminary plan. It should contain only such basic information as: building outline, landscaping, parking and drives, stormwater facilities, and lot boundary. The digital image should be provided in the form of .pdf on a CD. If the plan was not digitally created, provide an 8 ½" x 11" reduction of the plan. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	☐				
11. Wake County School Form, if dwelling units are proposed	☒	☐	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	☒	☐	✓		
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	☒	☒			✓

NC GRID NORTH
NAD '83

N03°36'48"W 196.66'

68.01'

68.01'

60.63'

EIP

EIP

clearing limits

334

(existing iron pipe)

AREA = 1.575 AC.

Lot 1
21,673 S.F.
0.498 Ac.

Lot 2
23,298 S.F.
0.535 Ac.

Lot 3
23,651 S.F.
0.543 Ac.

29

326

324

Patio

Patio

Patio

Proposed Dwelling

Proposed Dwelling

Proposed Dwelling

CHAIN LINK FENCE

N86°24'28"E 338.46'

S87°31'20"W 350.56'

345.18'

340.13'

322

320

318

316

314

312

X321.09

X317.90

X314.87

X312.85

X316.01

X322.48

X318.65

X316.99

ingress/egress easement

phone line
318.67

phone line
318.05

16.35'
S03°21'31"E

EIP

53.13'
S05°30'04"E

67.26'

68.34'

68.34'

33.87'
S08°19'07"E

100.56'
S07°56'00"E

GAS LINE

EIP

FH

X314.02
GAS LINE GRND

X315.42
GAS LINE GRND

X316.44
GAS LINE GRND

X317.43
GAS LINE GRND

X317.97
GAS LINE GRND

FIBER OPTIC

C1
323.98
X312.04
WL

WV 313.70

WV 313.09

12" WATERLINE

8" SEWERLINE

42" WATERLINE

EXISTING TURN LANE

EXISTING TURN LANE

existing 5' sidewalk

existing 5' sidewalk

EXISTING RIP-RAP STORM CHANNEL

90' R/W

X308.31
WL

Ex MH top=311.04
Inv in 305.54
Inv out 305.29

Ex MH top=316.41
Inv in 306.91
Inv out 306.81

316.56
WL

LITCHFORD ROAD

SCALE 1"=20'

VILLAGE OF INVERRARY SUBD.
BOM 1985 PG. 1286
BOM 1985 PG. 2286

NORTH RIDGE – NEWMARKET WAY
SECTION 4
BOM 1991 PG. 1074

Zoning R-4
Single Family Dwelling
1717 85 8710

Zoning R-4
Single Family Dwelling
1717 85 8780

Zoning R-4
Single Family Dwelling
1717 85 7730

Zoning R-4
Single Family Dwelling
1717 85 9761

Zoning R-4
Single Family Dwelling
1717 85 7503

Zoning R-4
Single Family Dwelling
1717 85 6671

Zoning R-6
Single Family Dwelling
1717 85 6396

Zoning R-6
Single Family Dwelling
1717 85 8306

Zoning R-6
Single Family Dwelling
1717 85 9316

Zoning R-6
Single Family Dwelling
1717 95 0345

Zoning R-4
Single Family Dwelling
1717 95 0741

DRAWING No. P-1

JOB CODE
START DATE
APPROVED
CHECKED
DRAWN

CLIENT
Austin Family Properties LLC
5003 Falls of Neuse Road
Raleigh BC 27609

REVISIONS

Preliminary Plan
Subdivision of Lot 29 Village of Inverrary
Into Lots 1 , 2 and 3
CHARLESTON OAKS at NORTH RIDGE SUBDIVISION
Site Layout Sheet

McIntyre & Associates, PLLC
Engineering & Land Planners
4932-B Windy Hill Drive
Raleigh, NC 27609
(919) 427-5227 (Office)
(919) 876-0699 (Fax)