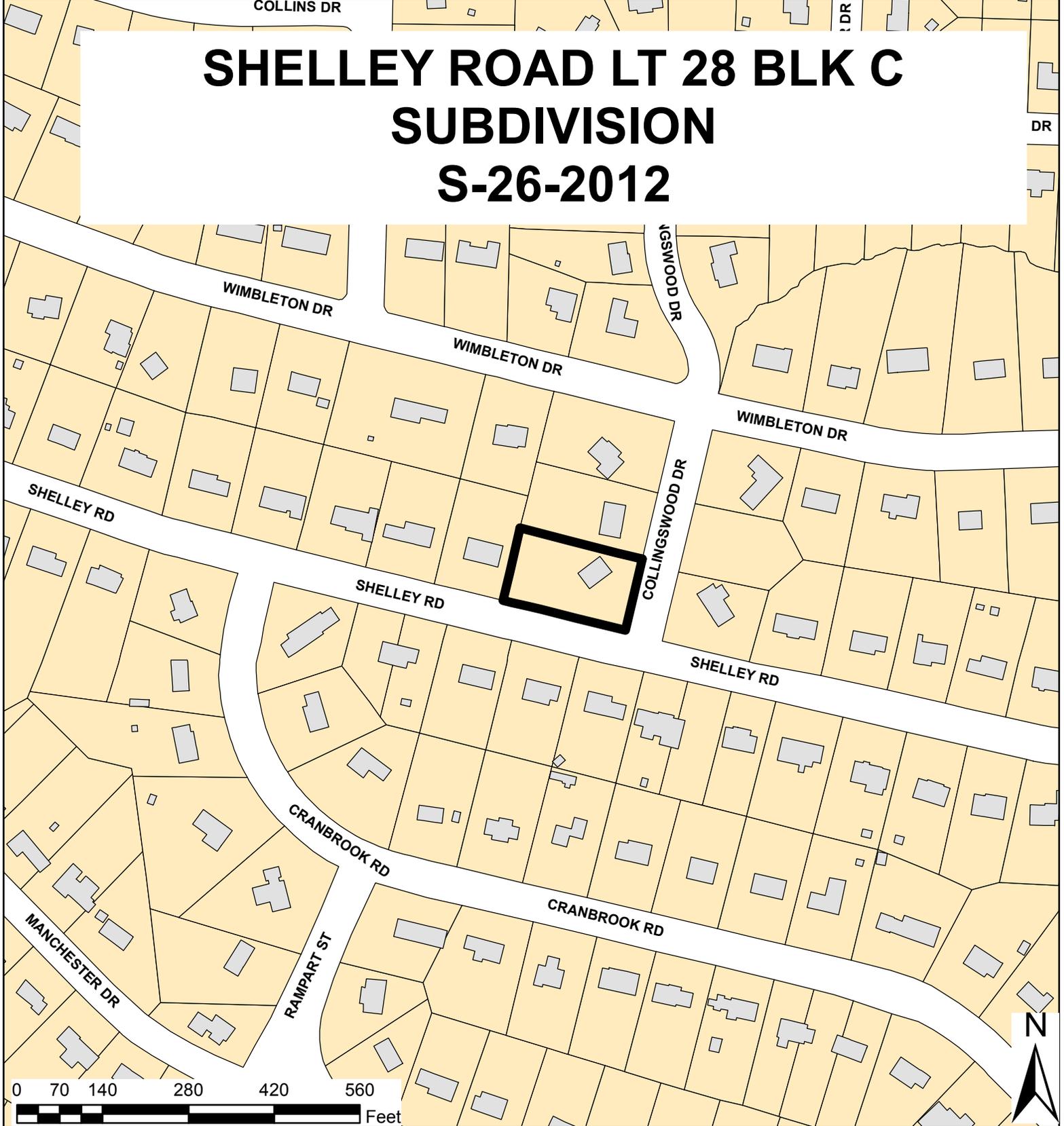


SHELLEY ROAD LT 28 BLK C SUBDIVISION S-26-2012



Zoning: **R-4**
CAC: **Midtown**
Drainage **Mine**
Basin:
Acreage: **0.57**

Number of Lots:
Planner:
Phone:
Applicant Contact:
Phone:

2
Meade Bradshaw
(919) 996-2642
John Phelps, RLS
(919) 787-3658



Development SERVICES

FIRE • INSPECTIONS • PLANNING
PUBLIC UTILITIES • PUBLIC WORKS

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

Preliminary Development Plan Application

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

Preliminary Approvals		FOR OFFICE USE ONLY
<input type="checkbox"/> Site Plans for Planning Commission or City Council <input checked="" type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing * <input type="checkbox"/> Multifamily (Infill)*	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Infill Subdivision* <input type="checkbox"/> Infill Recombination* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number <div style="font-size: 2em; color: blue;">345689</div>
* May require Planning Commission or City Council Approval		

Section A

5-26-12

GENERAL INFORMATION

Development Name: SUBDIVISION OF LOT 28 BKG CHESTNUT HILLS

Proposed Use: SINGLE FAMILY

Property Address(es): 822 SHELLEY ROAD RALEIGH, N.C. 27609-5168

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

P.I.N. <u>1706-35-8173</u>	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. <div style="font-size: 1.5em; color: blue;">NOT INFILL.</div>
-----------------------------------	---

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.
--	---

CLIENT (Owner or Developer)	Company <u>FRANK P. LOUICK</u>
	Name (s)
	Address <u>7200 BELLWEATHER COURT RALEIGH 27615</u>
	Phone <u>919 846-0261</u> Email _____ Fax _____

CONSULTANT (Contact Person for Plans)	Company <u>JOHN Y. PHELPS JR SURVEYOR</u>
	Name (s) <u>JOHN Y. PHELPS JR</u>
	Address <u>5110 BUR OAK CIRCLE, RALEIGH 27612</u>
	Phone <u>919 787-3658</u> Email <u>JR81@BELL SOUTH.NET</u> Fax <u>919 787-6727</u>

Map 1706.10 .57 acres
Mine-Drainage Midtown CAC R-4

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)	RESIDENTIAL
If more than one district, provide the acreage of each		Existing Building(s) sq. ft. gross	
Overlay District		Proposed Building(s) sq. ft. gross	
Total Site Acres 0.07	Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed)	
Off street parking Required	Provided	Proposed height of building(s)	
COA (Certificate of Appropriateness) case #		FAR (floor area ratio percentage)	
BOA (Board of Adjustment) case # A-		Building Lot Coverage percentage	(site plans only)
CUD (Conditional Use District) case # Z-			
Stormwater Information			
Existing Impervious Surface	acres/square feet	Flood Hazard Area	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface	acres/square feet	If Yes, please provide	
Neuse River Buffer <input type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input type="checkbox"/> 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

REMAIN RESIDENTIAL.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots	Detached	Attached	11. Total number of Open Space (only) lots	-0-
2. Total # Of Single Family Lots	2		12. Total number of all lots	2
3. Total # Of Apartment Or Condominium Units		-0-	13. Is your project a cluster unit development?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4. Total # Of Congregate Care Or Life Care Dwelling Units		-0-	If Yes, please answer the questions below:	
5. Total # Of Mobile Home Lots		-0-	a)	Total number of Townhouse Lots
6. Total Number of Hotel Units		-0-	b)	Total number of Single Family Lots
7. Overall Total # Of Dwelling Units (1-6 Above)		2	c)	Total number of Group Housing Units
8. Bedroom Units 1br 2br 3br 4br or more			d)	Total number of Open Space Lots
9. Overall Unit(s)/Acre Densities Per Zoning District(s)			e)	Minimum Lot Size
10. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets			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)

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 JOHN Y. PHELPS JR 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 Frank P. Lewis Date 10-16-12

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 (No fee for Infill recombination)	<input type="checkbox"/>		✓		
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>		✓		
3. Client must complete and print page 1 and 2 of the Preliminary Development Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
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	<input checked="" type="checkbox"/>		✓		
5. Provide the following plan sheets:	<input 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 checked="" type="checkbox"/>	✓		
c) Proposed Site, Subdivision Plan, or Recombination 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"/>			✓
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input 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"/>		✓		
10. Digital copy of only the plan and elevations, if applicable. 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	<input 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"/>			✓

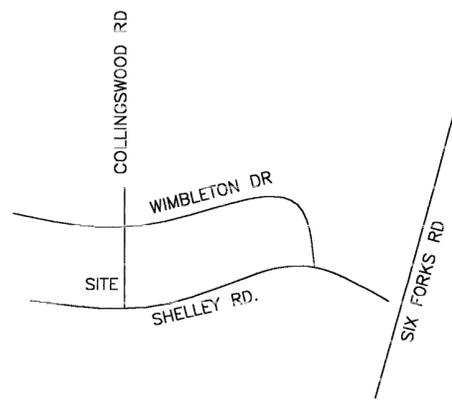
PIN 1706-35-9204
 WILLIAM C. GLASS
 KELLY S. GLASS
 LOT 28 BK C CHESTNUT HILLS
 BOM 1954 PG 36
 6501 WYNBROOK WAY
 RALEIGH N.C. 27612-2370
 SIZE 0.53 AC.

PIN 1706-45-1148
 JOHN A. PARRISH
 JACKIE D. PARRISH
 LOT 12 BK B CHESTNUT HILLS
 BOM 1954 PG 36
 1623 BEECHWOOD PL
 RALEIGH N.C. 27609-4147
 SIZE 0.45 AC.

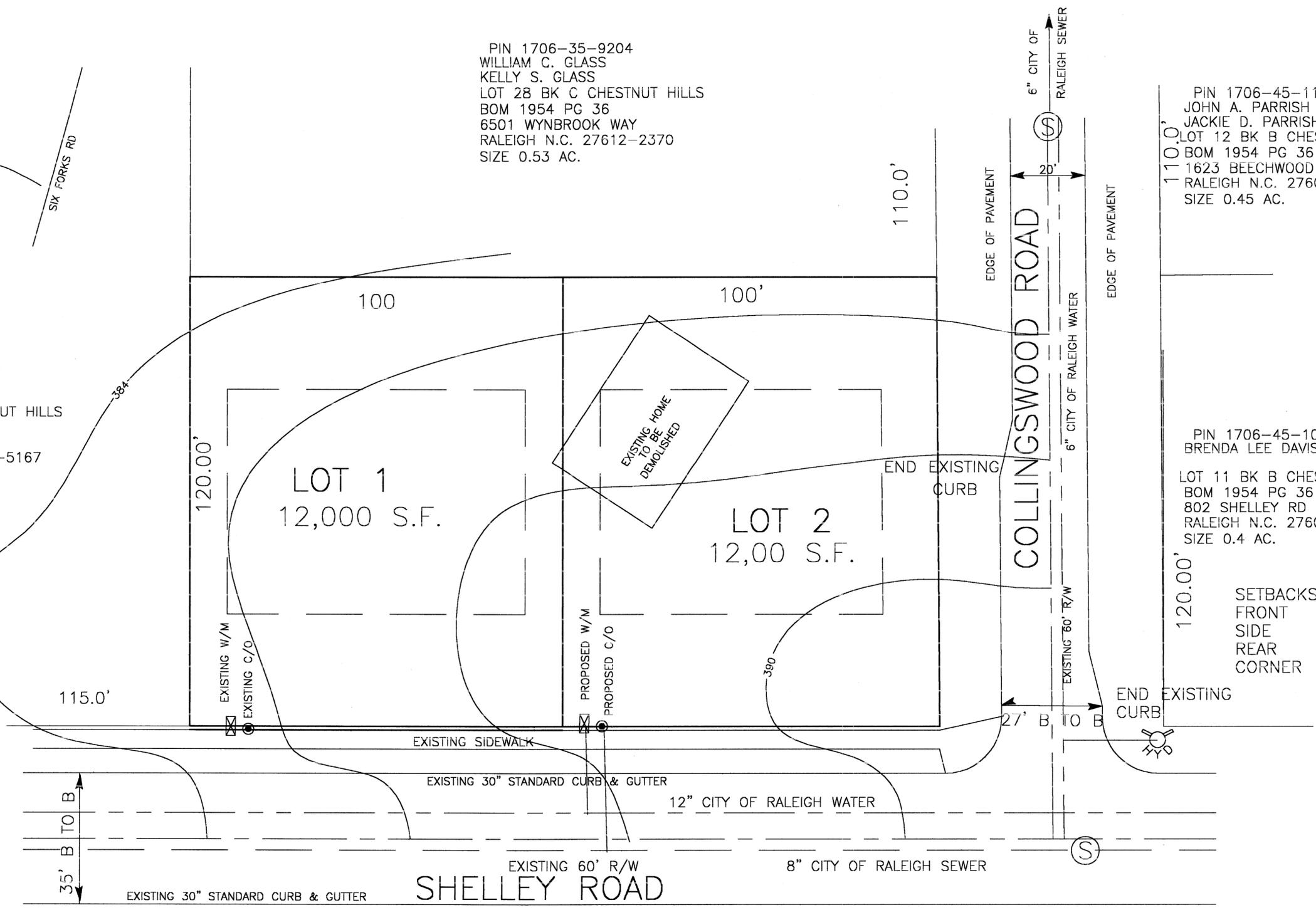
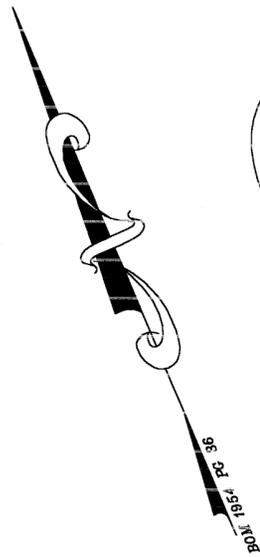
PIN 1706-45-1007
 BRENDA LEE DAVIS
 LOT 11 BK B CHESTNUT HILLS
 BOM 1954 PG 36
 802 SHELLEY RD
 RALEIGH N.C. 27609-5168
 SIZE 0.4 AC.

PIN 1706-35-7220
 JOHN L. MOULSON
 JILL M. MOULSON
 LOT 1 BK C CHESTNUT HILLS
 BOM 1954 PG 36
 862 SHELLEY RD
 RALEIGH N.C. 27609-5167
 SIZE 0.48 AC.

SETBACKS
 FRONT 30'
 SIDE 10'
 REAR 30'
 CORNER 20'



VICINITY MAP
 NTS



110.0'
 PIN 1706-34-6994
 HELEN K. CANDES
 LOT 18 CHESTNUT HILLS
 BOM 1954 PG 36
 811 SHELLEY RD
 RALEIGH N.C. 27609-5167
 SIZE 0.47 AC.

110.0'
 PIN 1706-34-8930
 TUCKER SHADE
 COURTNEY SHADE
 LOT 19 CHESTNUT HILLS
 BOM 1954 PG 36
 841 SHELLEY RD
 RALEIGH N.C. 27609-5167
 SIZE 0.47 AC.

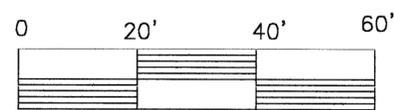
110.0'
 PIN 1706-34-9910
 CHRISTOPHER PROBEST
 LOT 20 CHESTNUT HILLS
 BOM 1954 PG 36
 821 SHELLEY RD
 RALEIGH N.C. 27609-5167
 SIZE 0.46 AC.

108.0'
 PIN 1706-44-0808
 IMPERIAL CUSTOM HOMES
 LOT 12 CHESTNUT HILLS
 BOM 2012 PG 838
 OWNER ADDRESS
 12223 HAMPTONWAY DR
 RALEIGH N.C. 27587
 SIZE 0.32 AC.

WAKE COUNTY PIN NO. 1706-35-8173

LEGEND

EIP	EXISTING IRON PIPE	MH	MANHOLE
NIP	NEW IRON PIPE	PP	POWER POLE
MON	MONUMENT	R/W	RIGHT OF WAY
PK	PARKER KALON NAIL	C/L	CENTER LINE



BAR GRAPH

OWNER FRANK P. LOVICK
 7200 BELLWEATHER CT
 RALEIGH, N. C. 27615

SCALE 1"=20'	PROPOSED SUBDIVISION OF SHEET 2 OF 2
DATE 10/15/12	LOT 28 BLOCK C CHESTNUT HILLS
FD. BK	BOOK OF MAPS 1954 PAGE 36
	822 SHELLEY ROAD
	RALEIGH, N.C.
JOHN Y. PHELPS JR. PROFESSIONAL SURVEYOR	
5110 BUR OAK CIRCLE, RALEIGH, N.C. 27612 PHONE (919) 787-3658	