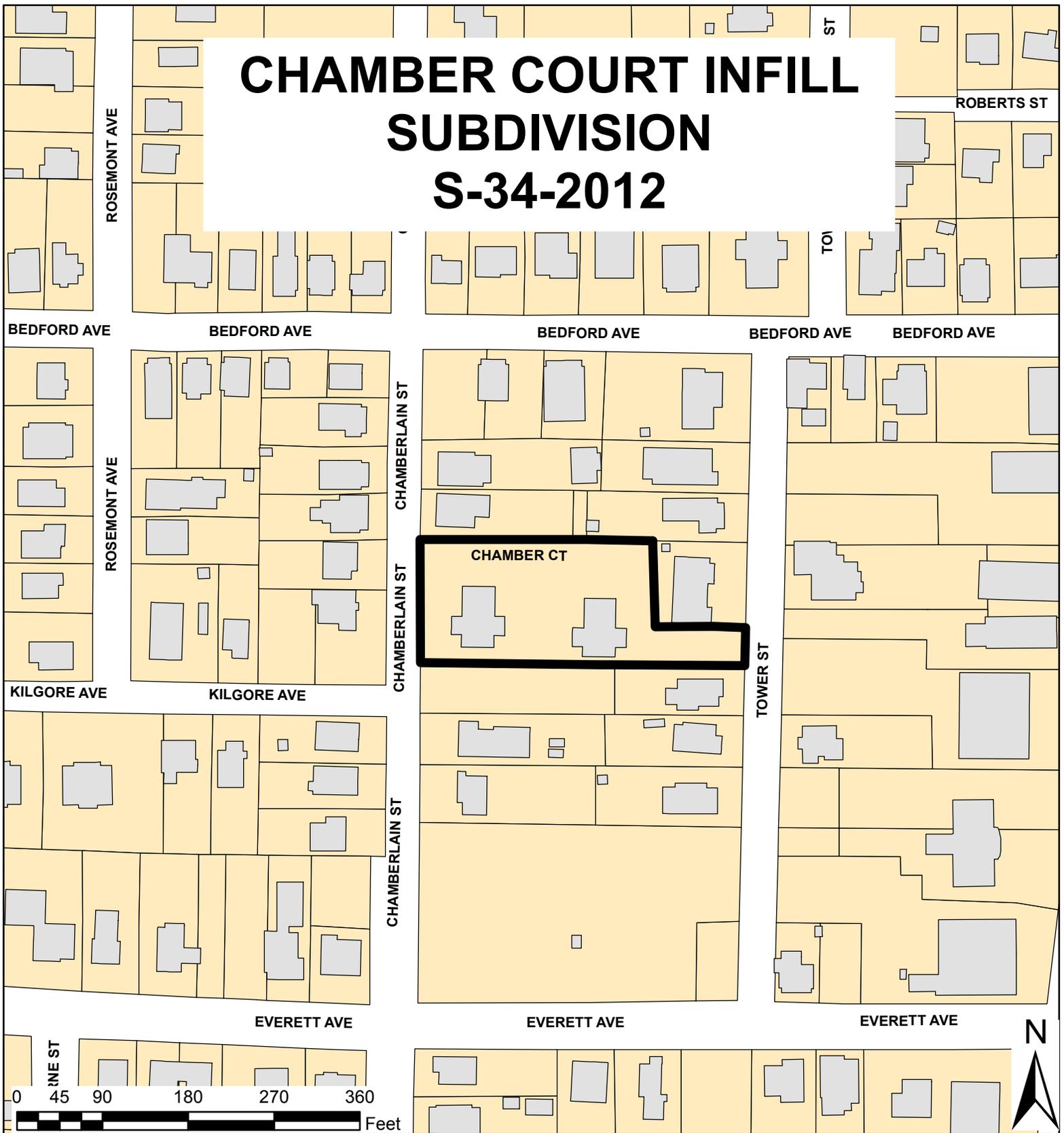


# CHAMBER COURT INFILL SUBDIVISION S-34-2012



Zoning: **R-R-10, NCOD**  
 CAC: **Wade**  
 Drainage **Pigeon House**  
 Basin:  
 Acreage: **0.81**

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

**3**  
**James Marapoti**  
**(919) 996-2642**  
**Timmons Group**  
**(919) 870-9101**



# Planning & Development

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

## Preliminary Development Plan Application

5-34-12

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 type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing * <input type="checkbox"/> Multifamily (Infill)*	<input type="checkbox"/> Subdivision* <input checked="" type="checkbox"/> Infill Subdivision* <input type="checkbox"/> Infill Recombination* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number  <i>3510008</i>
* May require Planning Commission or City Council Approval		

### Section A

### GENERAL INFORMATION

Development Name: Chamberlain Court

Proposed Use: Three (3) Single Family Residential Lots and Homes

Property Address(es): 2303 Chamber Court, Raleigh, NC

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

P.I.N.: 0794934629

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:

<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. N/A; This is an infill subdivision requiring Planning Commission Approval because lot frontage of the new subdivided tract on Tower St. will be less than 80% of the median of the frontage of adjacent lots.
<b>PLANNING COMMISSION OR CITY COUNCIL REVIEW</b>	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. The lot frontage of the new subdivided tract on Tower St. will be less than 80% of the median of the frontage of adjacent lots.
<b>CLIENT (Owner or Developer)</b>	Company: Lambert Development, LLC
	Name (s): Henry Lambert
	Address: 6 Hanover Square, 14 <sup>th</sup> Floor, NY, NY, 10004
	Phone: 212.785.0090      Email: <a href="mailto:hlambert@lambertdevelopment.com">hlambert@lambertdevelopment.com</a> Fax: 212.785.7931
<b>CONSULTANT (Contact Person for Plans)</b>	Company: The Kuhn Law Firm, PLLC
	Name (s): Ben Kuhn
	Address: 127 West Hargett Street, Suite 604, Raleigh, NC 27601
	Phone: 919.870.9101      Email: <a href="mailto:bkuhn@kuhnlawfirm.com">bkuhn@kuhnlawfirm.com</a> Fax: 919.870.9102

**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-10	Proposed building use(s): 3 Single Family homes/detached garages
If more than one district, provide the acreage of each: N/A	Existing Building(s) sq. ft. gross N/A
Overlay District: Oberlin Village	Proposed Building(s) sq. ft. gross 10,940 s.ft.
Total Site Acres .8 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 10,940 s.ft.
Off street parking Required: No Provided: Yes	Proposed height of building(s) Bldg 1 (24', 6-1/4"); Bldg 2 (24', 7-3/4"); Bldg 3 (24', 9")
COA (Certificate of Appropriateness) case #: (N/A)	FAR (floor area ratio percentage) 0.199
BOA (Board of Adjustment) case # A-81-12	Building Lot Coverage percentage (site plans only): See below
CUD (Conditional Use District) case # Z- (N/A)	Lot 1: 0.22; Lot 2: 0.21; Lot 3: 0.18

**Stormwater Information**

Existing Impervious Surface: 14,030 square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface: 13,606 square feet	<b>If Yes, please provide</b>
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

See description attached as Exhibit A hereto.

**FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY**

1. Total # Of Townhouse Lots Detached Attached (N/A)	11. Total number of Open Space (only) lots: N/A
2. Total # Of Single Family Lots: 3	12. Total number of all lots: 3
3. Total # Of Apartment Or Condominium Units (N/A)	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 (N/A)	<b>If Yes, please answer the questions below: (N/A)</b>
5. Total # Of Mobile Home Lots (N/A)	a) Total number of Townhouse Lots: (N/A)
6. Total Number of Hotel Units (N/A)	b) Total number of Single Family Lots: (N/A)
7. Overall Total # Of Dwelling Units (1-6 Above): 3	c) Total number of Group Housing Units: (N/A)
8. Bedroom Units 1br 2br 3br 4br or more <u>See Note Below</u>	d) Total number of Open Space Lots: (N/A)
9. Overall Unit(s)/Acre Densities Per Zoning District(s): 3.75 (R-10)	e) Minimum Lot Size: 5,000 sq. ft. per Oberlin Overlay District
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 ( <u>See calculations attached as Exhibit B hereto</u> )	f) Total Number of Phases: (N/A)
	g) Perimeter Protective Yard Provided: <input type="checkbox"/> Yes <input type="checkbox"/> No (N/A)
	h) Must provide open space quotient per City Code 10-3071 (5): (N/A)

**SIGNATURE BLOCK (Applicable to all developments)**

In filing this plan as the Contract Purchaser and Developer, 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 Benjamin R. Kuhn 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.

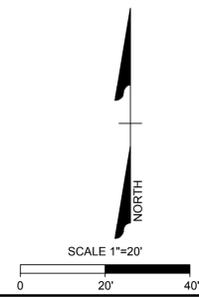
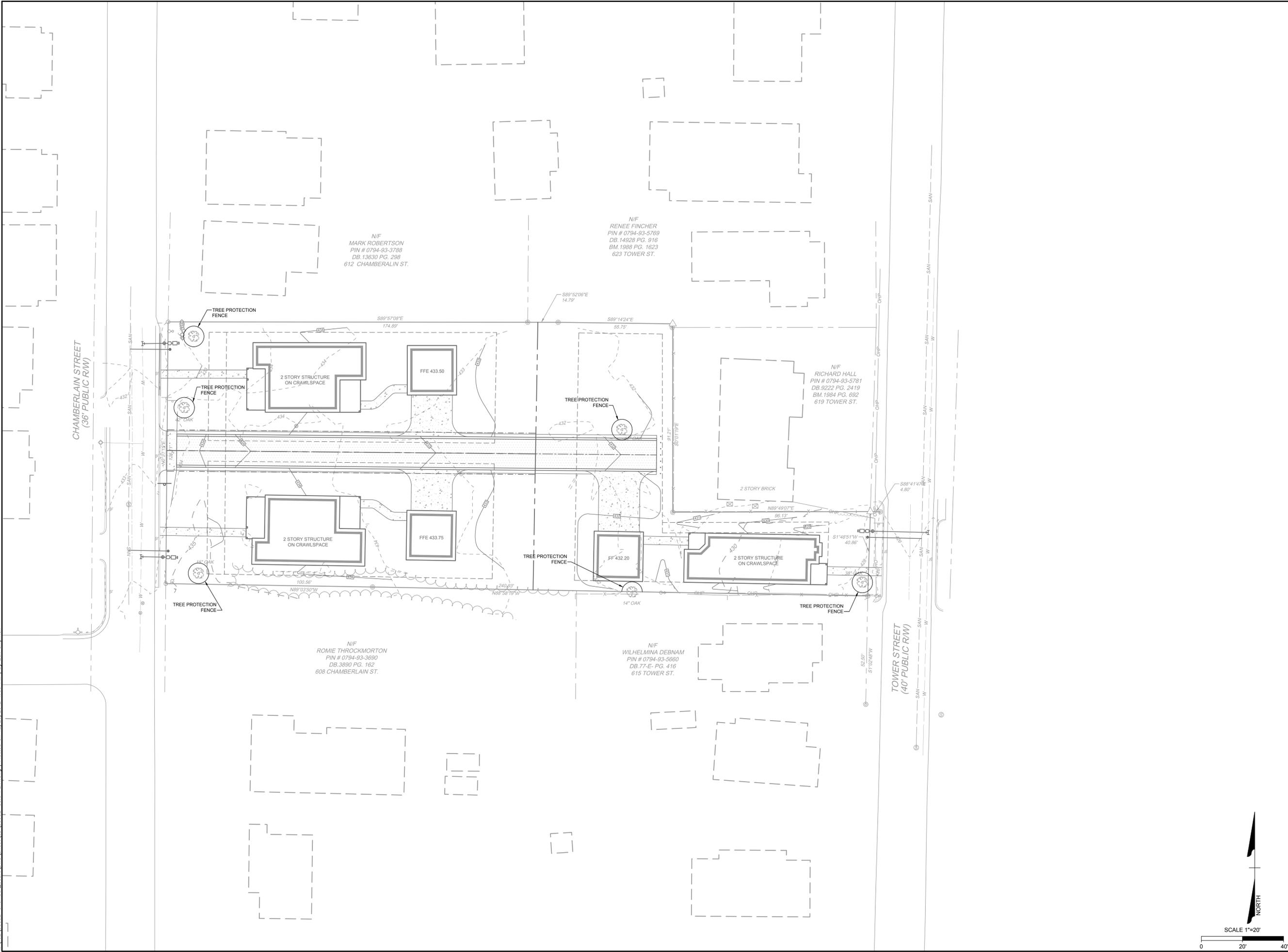
Signed Benjamin R. Kuhn, Attorney for Lambert Development, LLC Date 12/21/2012  
 Signed \_\_\_\_\_ Date \_\_\_\_\_

**NOTE:** Bldgs 1 & 2 (Chamberlain): 4 bedroom; Bldg 3 (Tower Street): 3 bedroom (Re Item # 8 above).  
See Elevation Drawings attached hereto as Exhibit C.

**Section B**

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<b>General Requirements</b>					
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"/>		<input checked="" type="checkbox"/>		
2. <u>Preliminary Development Plan Application</u> completed and signed by the property owner	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
3. Client must complete and print page 1 and 2 of the <u>Preliminary Development Plan Application</u> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	
4. I have referenced the <u>Preliminary Development Plan Checklist</u> 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"/>		<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"/>		<input checked="" type="checkbox"/>		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c) Proposed Site, Subdivision Plan, or Recombination Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input checked="" type="checkbox"/>	<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"/>		<input checked="" type="checkbox"/>		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		<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"/>		<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"/>		<input checked="" type="checkbox"/>		
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"/>		<input checked="" type="checkbox"/>		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input 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"/>		<input checked="" type="checkbox"/>	

R:\02\_33652-Chamber\_Court\DWG\Sheet\CD\33652-C5.0 PLNT.dwg | Plotted on 12/20/2012 4:06 PM | By Zak Shipman



THIS DRAWING PREPARED AT THE  
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 www.timmons.com  
 NORTH CAROLINA LICENSE NO. C1932

YOUR VISION ACHIEVED THROUGH OURS.

**Site Development** | **Residential** | **Infrastructure** | **Technology**

REVISION DESCRIPTION

DATE

12/21/2012

DRAWN BY

Z. SHIPMAN

DESIGNED BY

Z. SHIPMAN

CHECKED BY

Z. SHIPMAN

SCALE

AS SHOWN

CHAMBER COURT  
 RALEIGH, WAKE COUNTY, NORTH CAROLINA  
 TREE CONSERVATION PLAN

JOB NO.  
 33652

SHEET NO.  
 C5.0

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