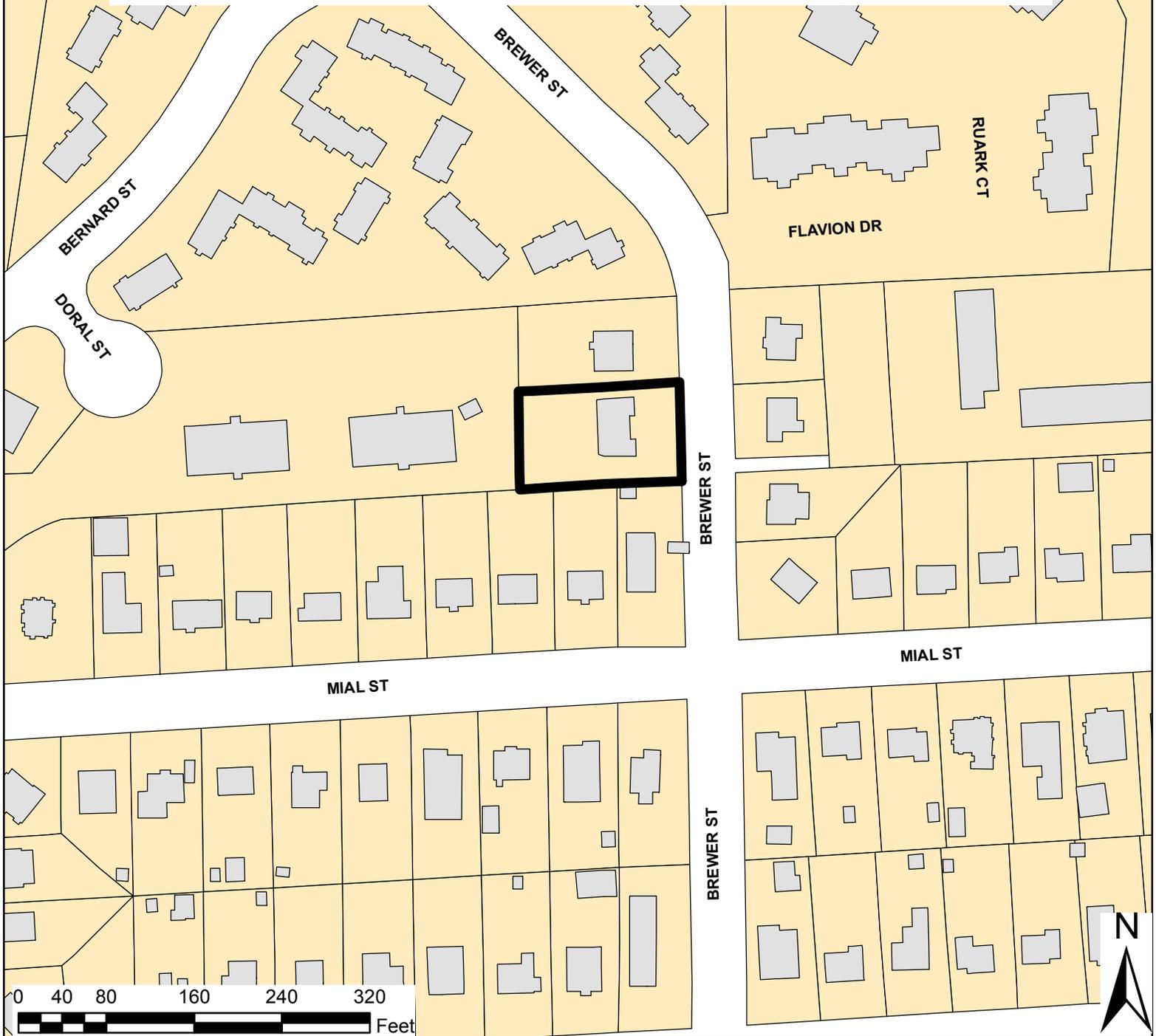


BREWER STREET SUBDIVISION S-14-2013



Zoning: **R-10**
CAC: **Five Points**
Drainage Basin: **Crabtree Creek**
Acreage: **0.31**

Number of Lots: **2**
Planner:
Phone:
Applicant Contact:
Phone:

Stan Wingo
(919) 996-2663
Chance & Associates
(919) 779-7245



Planning & Development

S-14-B

Customer Service Center
 One 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.

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 <div style="font-size: 2em; color: blue;">358109</div>
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name – Brewer Street Subdivision

Proposed Use – Single Family Residential

Property Address(es) 2111 & 2111.5 Brewer Street, Raleigh, NC 27608

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

P.I.N. 1715000439	P.I.N.	P.I.N.	P.I.N.
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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.
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. Plan does not comply with median lot area or frontage.
CLIENT (Owner or Developer)	Company – Five Horizons Development
	Name (s) Stuart Cullinan
	Address – 310 Heck Street, Raleigh, NC 27601
	Phone 919-398-3927 Email stuart@fivehorizonsdevelopment.com Fax 919-516-0705
CONSULTANT (Contact Person for Plans)	Company – Chance & Associates
	Name (s) – Stoney Chance
	Address – 500 Benson Road, Suite 207, Garner, NC 27529
	Phone 919-779-7245 Email cstoney@bellsouth.net Fax 919-779-3889

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

Has your project previously been through the pre-submittal process? If yes, provide the transaction # **NO**

Zoning Information	Building Information
Zoning District(s) R-10	Proposed building use(s) N/A
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross N/A
Overlay District N/A	Proposed Building(s) sq. ft. gross N/A
Total Site Acres 0.312 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) N/A
Off street parking Required N/A Provided	Proposed height of building(s) N/A
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) N/A
BOA (Board of Adjustment) case # A-N/A	Building Lot Coverage percentage N/A (site plans only)
CUD (Conditional Use District) case # Z-N/A	
Stormwater Information	
Existing Impervious Surface .07/2,999 acres/square feet	Flood Hazard Area Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface N/A 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- **Low density residential development**

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots N/A Detached Attached	11. Total number of Open Space (only) lots N/A
2. Total # Of Single Family Lots 2	12. Total number of all lots 2
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	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)
5. Total # Of Mobile Home Lots N/A	
6. Total Number of Hotel Units N/A	
7. Overall Total # Of Dwelling Units (1-6 Above) 2	
8. Bedroom Units 1br 2br 3br <input checked="" type="checkbox"/> 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 2.72 per ac.	
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	

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.

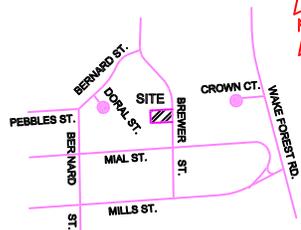
I hereby designate **Stoney Chance** _____ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

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

Signed Stuart Cullinan  _____ Date 3/20/13

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)	X		✓		
2. Preliminary Development Plan Application completed and signed by the property owner	X		✓		
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)	X	<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	X		✓		
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	X		✓		
b) Existing Conditions Sheet	X	<input type="checkbox"/>	✓		
c) Proposed Site, Subdivision Plan, or Recombination Plan	X		✓		✓
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	X		✓	✓
e) Proposed Utility Plan, including Fire	X	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	X			✓
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	X	<input type="checkbox"/>	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	X			✓
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>	X		✓		
7. Plan size 18"x24" or 24"x36"	X		✓		
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	X		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	X		✓		
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	X		✓		
11. Wake County School Form, if dwelling units are proposed	X	<input type="checkbox"/>			✓
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	X			✓
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"/>	X			✓



VICINITY MAP (NOT TO SCALE)

D.B. 15087, PG. 2316



SITE DATA:
 TOTAL AREA: 0.312 AC./13,858 SF
 TOTAL LOTS: 2
 ZONING: R-10
 INSIDE CITY LIMITS
 PIN#: 1715000439

PRELIMINARY MAP

NOT FOR SALES, CONVEYANCES OR RECORDING

- LEGEND:**
- IPF = IRON PIPE FOUND
 - IPS = IRON PIPE SET
 - CP = COMPUTED POINT
 - N/F = NOW OR FORMERLY
 - R/W = RIGHT OF WAY
 - LP = LIGHT POLE
 - PP = POWER POLE
 - OE = OVERHEAD ELECTRIC LINE
 - SSMH = SANITARY SEWER MANHOLE
 - P = PORCH
 - FH = FIRE HYDRANT
 - WM = WATER METER

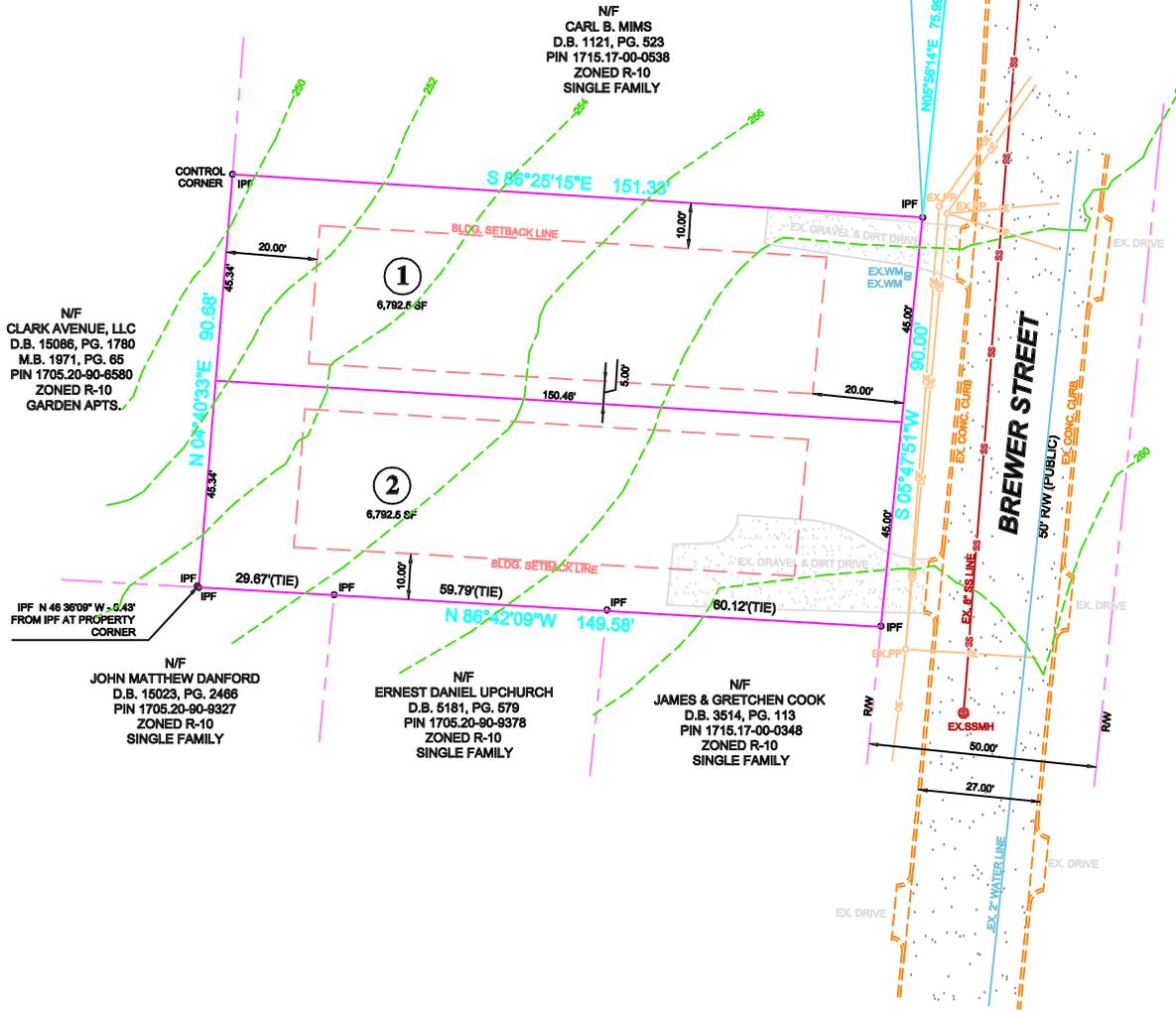
- REFERENCES:**
1. D.B. 15087, PG. 2316
 2. PIN 1715.17-00-0439

MEDIAN LOT AREA:

.20 AC. = 8,712.0 S.F.
 x80%
 6,969.6 S.F.

MEDIAN LOT FRONT:

72.0' x 80% = 57.6'



N/F
 CLARK AVENUE, LLC
 D.B. 15086, PG. 1780
 M.B. 1971, PG. 65
 PIN 1705.20-00-6580
 ZONED R-10
 GARDEN APTS.

IPF N 46 36°08' W - 0.43'
 FROM IPF AT PROPERTY
 CORNER

N/F
 JOHN MATTHEW DANFORD
 D.B. 15023, PG. 2466
 PIN 1705.20-00-9327
 ZONED R-10
 SINGLE FAMILY

N/F
 ERNEST DANIEL UPCHURCH
 D.B. 5181, PG. 579
 PIN 1705.20-00-9378
 ZONED R-10
 SINGLE FAMILY

N/F
 JAMES & GRETCHEN COOK
 D.B. 3514, PG. 113
 PIN 1715.17-00-0348
 ZONED R-10
 SINGLE FAMILY

N/F
 CARL B. MIMS
 D.B. 1121, PG. 523
 PIN 1715.17-00-0538
 ZONED R-10
 SINGLE FAMILY

- NOTES:**
1. BOUNDARY SURVEY AND ALL EXISTING ON-SITE AND OFF-SITE FEATURES PROVIDED BY CHANCE SURVEY CO., P.A., DATED 3-11-13.
 2. STREETS, SANITARY & STORM SEWERS ARE EXISTING PER ABOVE SURVEY.
 3. THE LOCATION OF EXISTING WATER MAINS ARE SHOWN PER CITY OF RALEIGH UTILITIES MAPS.
 4. CONTOURS WERE TAKEN FROM CITY OF RALEIGH GIS MAPS AND SHOULD BE VERIFIED BY SURVEYOR.
 5. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CITY OF RALEIGH DEVELOPMENT STANDARDS AND SPECIFICATIONS.
 6. DEMOLITION PERMIT MUST BE REQUESTED BY OWNER AND ISSUED BY CITY AND PERMIT NUMBER PLACED ON PLAT FOR RECORDING.

STORMWATER EXEMPTION: PER SECTION 10-9021(3), THIS PROJECT IS EXEMPT FROM CITY OF RALEIGH STORMWATER REQUIREMENTS.



DATE: 13 MARCH 2013
SCALE: 1" = 20'
DRAWN BY: SC
CHECKED BY: STONEY CHANCE
FILE NAME: 2111 Brewer Street Sub.dwg

NO.	REVISIONS	DATE

PRELIMINARY SUBDIVISION PLAN
2111 & 2111.5 BREWER ST.
 BREWER STREET SUBDIVISION
 FOR
STUART CULLINAN
 RALEIGH TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

SHEET: **3** OF **5**

CHANCE & ASSOCIATES
 Land Planning Services
 500 Benson Road, Suite 207, Garner, North Carolina 27529
 Phone: (919) 779-7245 Fax: (919) 779-3889

FILE #: S-00-13
 TRANS. #:

NOT RELEASED FOR CONSTRUCTION