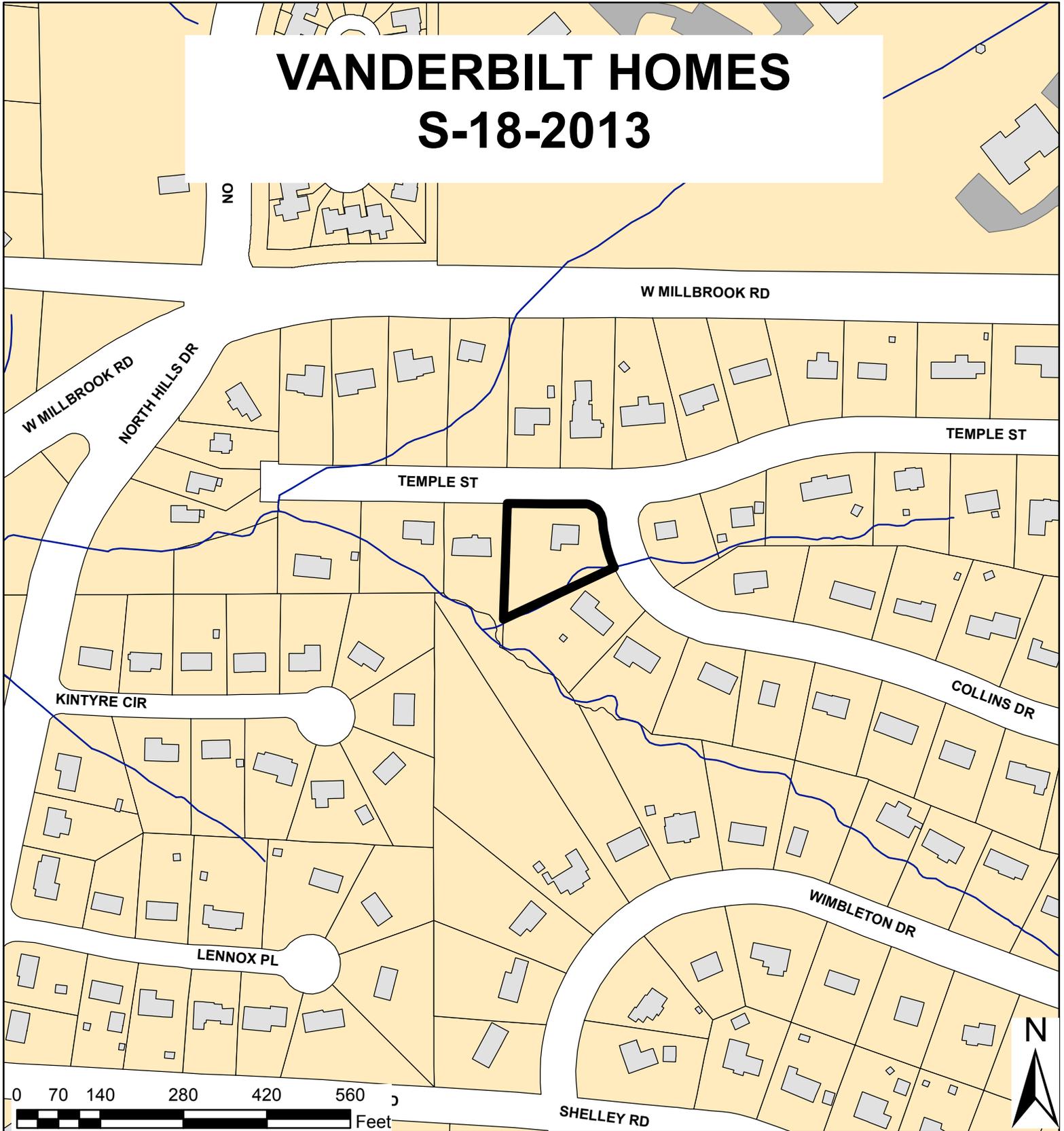


VANDERBILT HOMES

S-18-2013



Zoning: **R-4**
CAC: **Midtown**
Drainage **Mine**
Basin:
Acreage: **0.59**

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

2
Meade Bradshaw
(919) 996-2664
Stewart-Proctor, PLLC
(919) 779-1855



FEE - \$333.00

Planning & Development

S-18-13

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 <p style="font-size: 2em; color: blue;">360859</p>
<p>* May require Planning Commission or City Council Approval</p>		

Section A

GENERAL INFORMATION

Development Name: VANDERBILT HOMES

Proposed Use: 2 RESIDENTIAL LOTS AND HOMES

Property Address(es): 1101 TEMPLE STREET RALEIGH, N.C. 27609

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

P.I.N. 1706 26 3401	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 not requiring Planning Commission or City Council approval.

N/A THIS IS AN INFILL AND REQUIRES PLANNING COMMISSION 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.

THE FRONTAGE OF THE NEW LOTS WILL BE LESS THAN 80% OF THE MEDIAN OF THE FRONTAGE OF ADJACENT LOTS.

CLIENT (Owner or Developer)

Company: VANDERBUILT HOMES

Name (s): WAYNE KOLUCH

Address: 1001 GOODWORTH DRIVE SUITE 105 APEX, N.C. 27539

Phone: 919 201 6750 | Email: WAYNE@tree2key.com | Fax:

CONSULTANT (Contact Person for Plans)

Company: STEWART - PROCTOR, PLLC

Name (s): MIKE STEWART

Address: 319 CHAPANOKE ROAD SUITE 106 RALEIGH, N.C. 27603

Phone: 919 779-1855 | Email: STEWARTPE@901.com | Fax: 919 779-1661

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)	2 SINGLE FAMILY
If more than one district, provide the acreage of each	N/A	Existing Building(s) sq. ft. gross	1754 SF
Overlay District	N/A	Proposed Building(s) sq. ft. gross	5050 SF
Total Site Acres	0.59 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed)	6804 SF
Off street parking Required	NO Provided YES	Proposed height of building(s)	30'
COA (Certificate of Appropriateness) case #	N/A	FAR (floor area ratio percentage)	0.196
BOA (Board of Adjustment) case # A-	N/A	Building Lot Coverage percentage (site plans only)	
CUD (Conditional Use District) case # Z-	N/A		0.27
Stormwater Information			
Existing Impervious Surface	acres/square feet 2110 SF	Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface	acres/square feet 6850 SF	If Yes, please provide	
Neuse River Buffer	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Alluvial Soils	Flood Study FEMA Map Panel #
	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

SEE ATTACHED

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	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:	
5. Total # Of Mobile Home Lots	N/A			a)	Total number of Townhouse Lots
6. Total Number of Hotel Units	N/A			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	d)	Total number of Open Space Lots
			4br or more	e)	Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s)					
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.

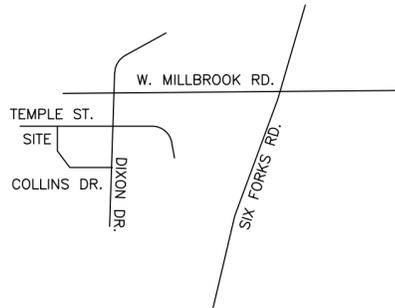
I hereby designate _____ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

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

Signed _____ Date 4/17/13
 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)	<input checked="" 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 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"/>				
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input 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 checked="" 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. 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 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"/>			



VICINITY MAP (no scale)

NOTES

1. AREA BY COORDINATE CALCULATION.
2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
3. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL FACTS DISCLOSED BY A FULL AND ACCURATE TITLE REPORT.
4. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.
5. THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH NORTH CAROLINA STANDARDS, GS47-30, AND REQUIREMENTS OF LAW, BUT A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND OWNERSHIP OF EASEMENTS AND OTHER TITLE QUESTIONS REVEALED BY A TITLE EXAMINATION.

REFERENCES

- DEED BOOK 1764, PAGE 107
- BOOK OF MAPS 1924, PAGE 227
- MAPS SUPPLIED BY WAKE COUNTY G.I.S.
- ALL MAPS AND DEEDS SHOWN WITH ADJOINERS

BOOK OF MAPS 1959, PAGE 210

THIS PROPERTY IS NOT LOCATED IN A F.E.M.A. 100 YEAR FLOOD HAZARD AREA
 REFERENCE: F.E.M.A. COMMUNITY PANEL NO. 3720170600 J MAY 2, 2006

LEGEND

- EIP = EXISTING IRON PIPE
- ERB = EXISTING RE-BAR
- ERS = EXISTING RAILROAD SPIKE
- ERWM = EXISTING RIGHT-OF-WAY MONUMENT
- IPS = IRON PIPE SET
- CP = COMPUTED POINT (NOT FOUND OR SET)
- ET = EXISTING ELECTRICAL TRANSFORMER
- TELE = EXISTING TELEPHONE PEDESTAL
- CATV = EXISTING CABLE TELEVISION PEDESTAL
- ⊕ = EXISTING POWER POLE
- ⊕ = EXISTING FIRE HYDRANT
- ⊕ = EXISTING WATER VALVE
- ⊕ = EXISTING SANITARY SEWER MANHOLE
- OHE = EXISTING OVERHEAD ELECTRIC LINE
- CO = EXISTING SEWER CLEAN-OUT
- ⊕ WM = EXISTING WATER METER

- R/W = RIGHT-OF-WAY
- N/F = NOW OR FORMERLY
- E.O.P. = EDGE OF PAVEMENT
- ▨ = CONCRETE AREAS

NOTE:
 NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE EXISTENCE OF THE FOLLOWING.

- WETLANDS
- UNDER GROUND UTILITIES
- UNDER GROUND STORAGE FACILITIES
- CEMETERIES OR BURIAL GROUNDS
- FLOOD HAZARD SOILS

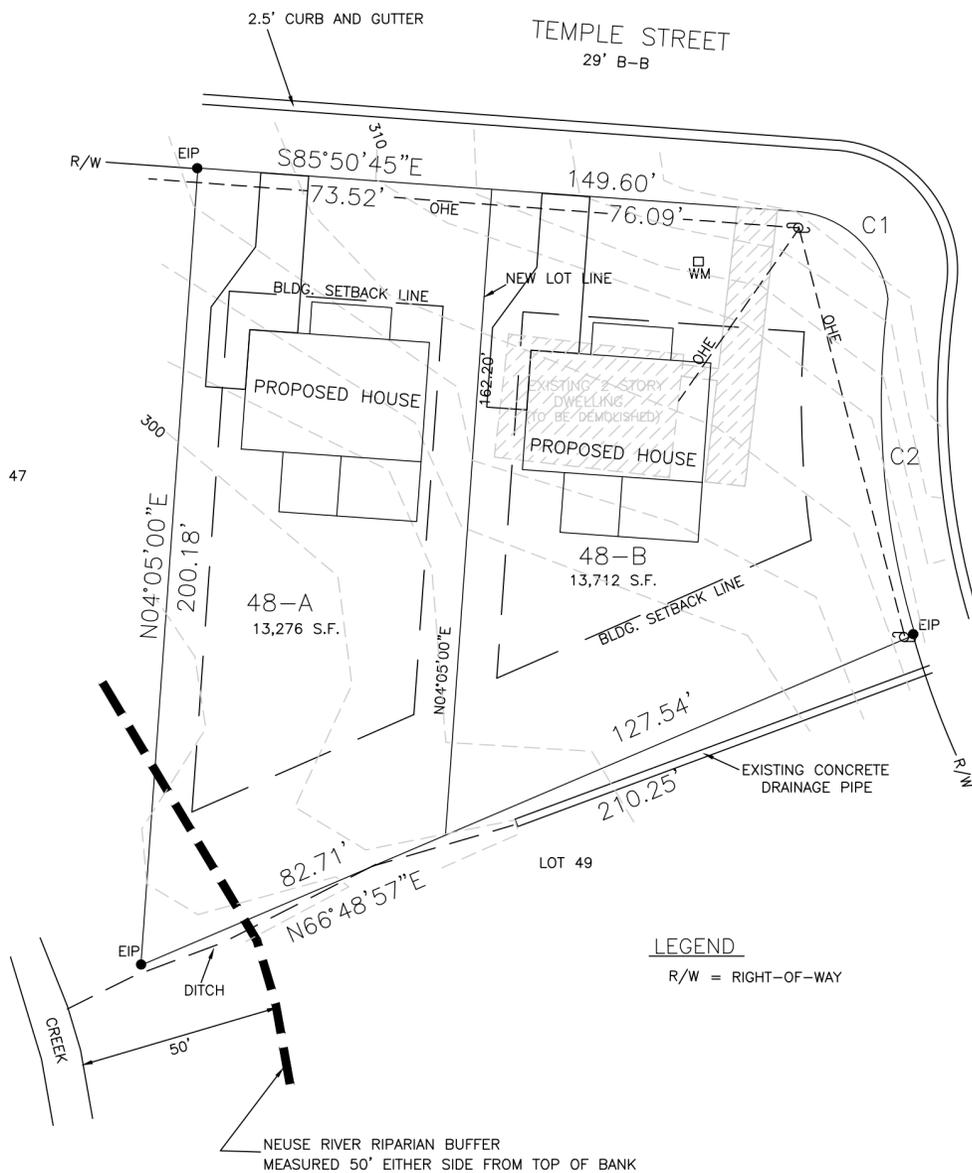
I, Herbert H. Proctor Jr., certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

I, Herbert H. Proctor Jr., certify that this plat was drawn under my supervision from an actual survey made under my supervision; that the ratio of precision as calculated by latitudes and departures is 1/_____ that the boundaries not surveyed are shown as broken lines plotted from information found in Book _____ page _____; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this _____ day of _____, 20____.

IMPERVIOUS SURFACE INFORMATION
 2110 EXISTING IMPERVIOUS
 6850 PROPOSED IMPERVIOUS

OWNERS
 DENA FARISS
 1101 TEMPLE STREET
 RALEIGH, N.C. 27609

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHD. BRG.	CHORD
1	25.00	34.59	79°17'08"	N46°16'26"W	31.90
2	203.37	84.90	23°55'14"	S04°35'51"E	84.29



LEGEND

R/W = RIGHT-OF-WAY

THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNERS OF THE PROPERTY SHOWN ON THIS MAP OR PLAT AND ANY ACCOMPANYING SHEETS SUBJECT TO THE EXCEPTIONS ON RECORD, HAVING ACQUIRED THE PROPERTY IN FEE SIMPLE BY DEED(S) RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY, NORTH CAROLINA, OR OTHERWISE, AS SHOWN BELOW, AND AS SUCH, HAS (HAVE) THE RIGHT TO CONVEY THE PROPERTY IN FEE SIMPLE BY, AND THAT THE DEDICATOR(S) WILL WARRANT AND DEFEND THE TITLE AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER UNLESS EXCEPTED HEREIN AND THAT BY SUBMISSION OF THIS PLAT OR MAP FOR APPROVAL, I (WE) DO DEDICATE TO THE CITY OF RALEIGH FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS OF WAY, PARKS AND GREENWAYS, (AS THESE INTERESTS ARE DEFINED IN THE CODE) AND AS THE SAME MAY BE SHOWN THEREON FOR ALL LAWFUL PURPOSES TO WHICH THE CITY MAY DEVOTE OR ALLOW THE SAME TO BE USED AND UPON ACCEPTANCE THEREOF IN ACCORDANCE WITH ALL CITY POLICIES, ORDINANCES, REGULATIONS OR CONDITIONS OF THE CITY OF RALEIGH FOR THE BENEFIT OF THE PUBLIC, SAID DEDICATION SHALL BE IRREVOCABLE; PROVIDED, ANY DEDICATION OF EASEMENTS FOR STORM DRAINAGE ARE NOT MADE TO THE CITY OF RALEIGH BUT ARE IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT SUBJECT TO CONDITIONS OF SUBSECTIONS (b), (c), (d), AND (f) OF SECTION 1 AND SECTION 4 OF THE "CITY STORM DRAINAGE POLICY" (RESOLUTION 1970-742 AS THE SAME MAY BE FROM TIME TO TIME AMENDED).

BOOK NO.	PAGE NO.	DATE

I certify that the following person(s) personally appeared before me acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

 _____, 2007
 _____, Notary Public
 My commission expires: _____

THIS PLAT OR MAP IS NOT A SUBDIVISION, BUT A RECOMBINATION OF PREVIOUSLY PLATTED PROPERTY AND MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

PLANNING DIRECTOR/WAKE COUNTY REVIEW OFFICER

THIS PLAT IS NOT TO BE RECORDED AFTER _____ DAY OF _____ 1 COPY TO BE RETAINED FOR THE CITY.

THIS PROPERTY IS IN OUT OF THE CITY LIMITS.

PRELIMINARY PLAT. NOT FOR RECORDATION, SALES OR CONVEYANCES.

MINIMUM BUILDING SETBACKS (R-4 ZONING)
 - FRONT = 30'
 - SIDE = 10'
 - CORNER SIDE = 20'
 - REAR = 30'

STEWART-PROCTOR ENGINEERING and SURVEYING
 319 CHAPANOKE ROAD SUITE 106
 RALEIGH, NC 27603
 TEL. 919 779-1855 FAX 919 779-1661

SURVEY FOR

VANDERBILT HOMES
 LOT 48
 CHESTNUT HILLS ESTATE
 BOOK OF MAPS 1959, PAGE 210
 ADDRESS: 1101 TEMPLE STREET

DATE	SURVEYED BY	JOB	CITY OF RALEIGH	NORTH CAROLINA
04/08/2013				
SCALE	DRAWN BY	DWG. NO.	WAKE COUNTY	OWNER
1"=30'				
REVISIONS		1101-TEMPL-STREET	ZONED: R-4	P.I.N. 1706263401

Professional Land Surveyor L-3621

RECORDED IN BOOK OF MAPS 2013, PAGE _____