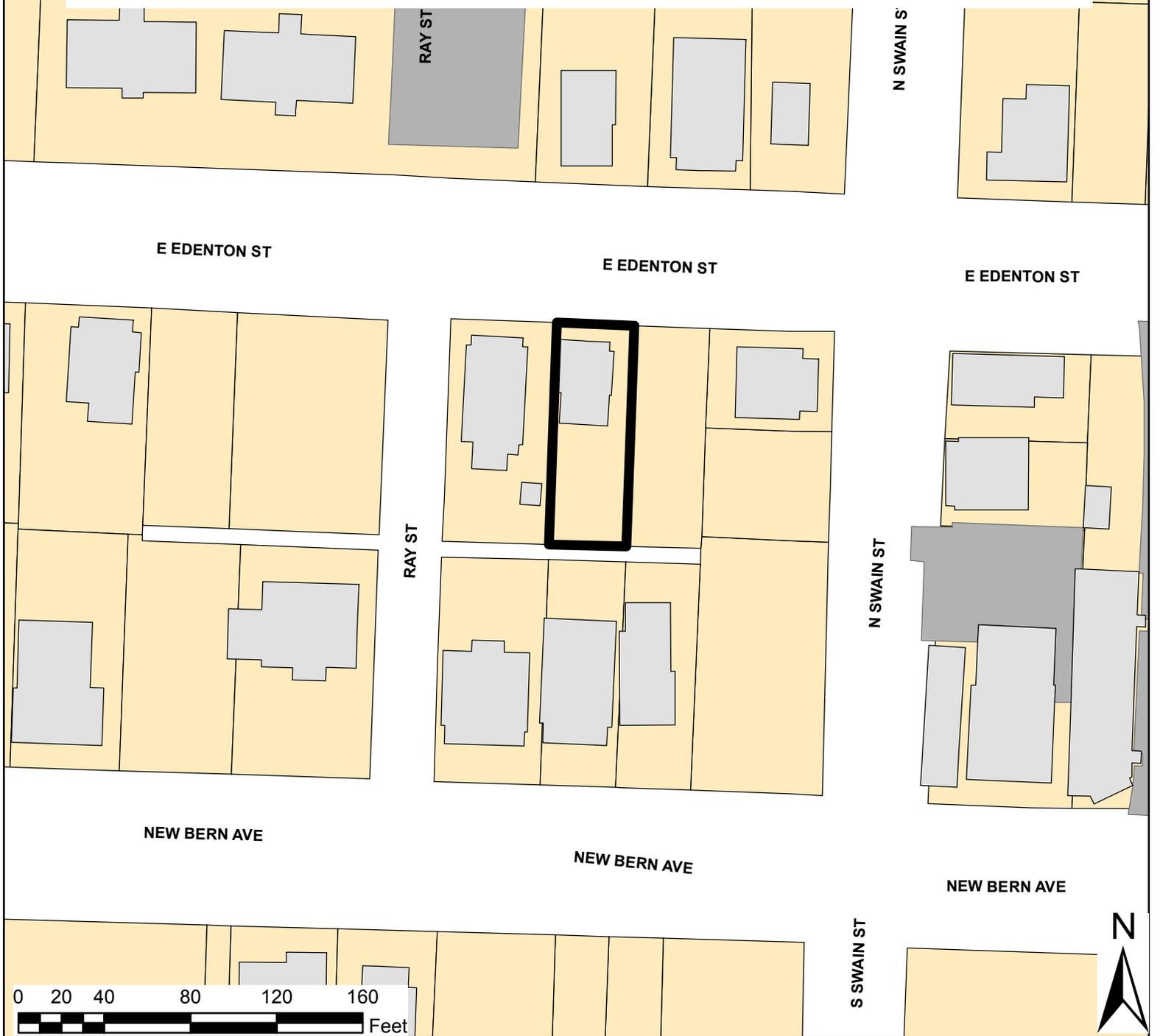


HENRY J CROMARTIE PROPERTY S-20-2013



Zoning: **O&I-1-2/NCOD**
CAC: **North Central**
Drainage Basin: **Pigeon House**
Acreage: **0.16**

Number of Lots: **2**
Planner: **Eric Hodge**
Phone: **(919) 996-2639**
Applicant Contact: **Mitchell Hatchett**
Phone: **(919) 855-9766**



Planning & Development

5-20-13

Customer Service Center
 One Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-996-2495
 Fax 919-516-2685

5-20-2013

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 checked="" 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 362031
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name RE-SUBDIVISION OF LOT 4, HENRY J. CROMARTIE PROPERTY

Proposed Use RESIDENTIAL

Property Address(es) 554 EAST EDENTON STREET

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

P.I.N. 1703-99-9205	P.I.N. 1703-99-9245	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: RESIDENTIAL

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.
 PROPERTY IS ZONED O AND I-2. THIS IS NOT AN INFILL SUBDIVISION

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 JOHN R. JOHNSTON (THERE ARE TWO OWNERS)

Name (s)	OWNER 1- JOHN R. JOHNSTON	OWNER-2 NABARUN DASGUPTA
Address	559 NEW BERN AVE., RALEIGH, NC 27601-1545	82 DOGWOOD ACRES CHAPEL HILL, N.C. 27516-3111
Phone	704 258-6784	Email
		Fax

CONSULTANT (Contact Person for Plans)

Company

Name (s) MITCHELL HATCHETT

Address 805 SPRING FOREST RD. RALEIGH, NC 27601

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)	0+1-2/W Neighborhood Overlay	Proposed building use(s)	Residential
If more than one district, provide the acreage of each		Existing Building(s) sq. ft. gross	
Overlay District	Neighborhood Conservation	Proposed Building(s) sq. ft. gross	
Total Site Acres	0.16 Inside City Limits <input type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed)	
Off street parking Required N/A 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

Single Family Homes Will Be Built

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots	Detached	Attached	11. Total number of Open Space (only) lots		
2. Total # Of Single Family Lots	2		12. Total number of all lots		
3. Total # Of Apartment Or Condominium Units			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			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					
6. Total Number of Hotel Units					
7. Overall Total # Of Dwelling Units (1-6 Above)	2				
8. Bedroom Units	1br	2br		3br	4br or more
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					

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. Consultant 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.

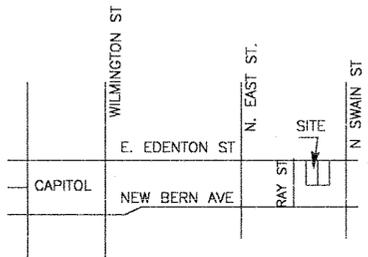
Signed [Signature] LORANNE SAUCIER Date _____
 Signed [Signature] NABARON DASAPTA Date _____

JOHN P. JOHNSTON IV 09.25.2013

MERYL RYAN COYNE-JOHNSTON 4/25/13

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. <u>Preliminary Development Plan Application</u> completed and signed by the property owner	<input 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 type="checkbox"/>	<input 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 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 type="checkbox"/>		/		
b) Existing Conditions Sheet	<input type="checkbox"/>	<input type="checkbox"/>	/		
c) Proposed Site, Subdivision Plan, or Recombination Plan	<input type="checkbox"/>		/		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input type="checkbox"/>	/		
e) Proposed Utility Plan, including Fire	<input type="checkbox"/>	<input type="checkbox"/>	/		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input type="checkbox"/>			/
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input type="checkbox"/>	<input type="checkbox"/>			/
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	<input 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 type="checkbox"/>		/		
7. Plan size 18"x24" or 24"x36"	<input 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 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 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 type="checkbox"/>	<input type="checkbox"/>	/		
12. Preliminary stormwater quantity and quality summary and calculations package	<input 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 type="checkbox"/>			/



VICINITY MAP (NTS)

(APPLICABLE) STANDARD UTILITY NOTES
 ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW AND APPROVAL OF AN AMENDED PLAN AND/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION

INSTALL 3/4" COPPER WATER SERVICE WITH METERS LOCATED AT R/W OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. (IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW AND PRESSURE

INSTALL 4" PVC SEWER SERVICE @ 1.0% MINIMUM GRADE WITH CLEAN OUTS LOCATED AT R/W OR EASEMENT LINE AND SPACED EVERY 75 LINEAR FEET MAXIMUM

PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI, BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.

ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE AND/OR FEMA FOR ANY RIPARIAN BUFFER, WETLANDS AND/OR FLOOD PLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.

2" CALIPER SHADE TREES ARE TO BE PLACED EVERY 50', AS SHOWN ON SHEET 2, ALONG SHELLEY ROAD AND COLLINGSWOOD ROAD.

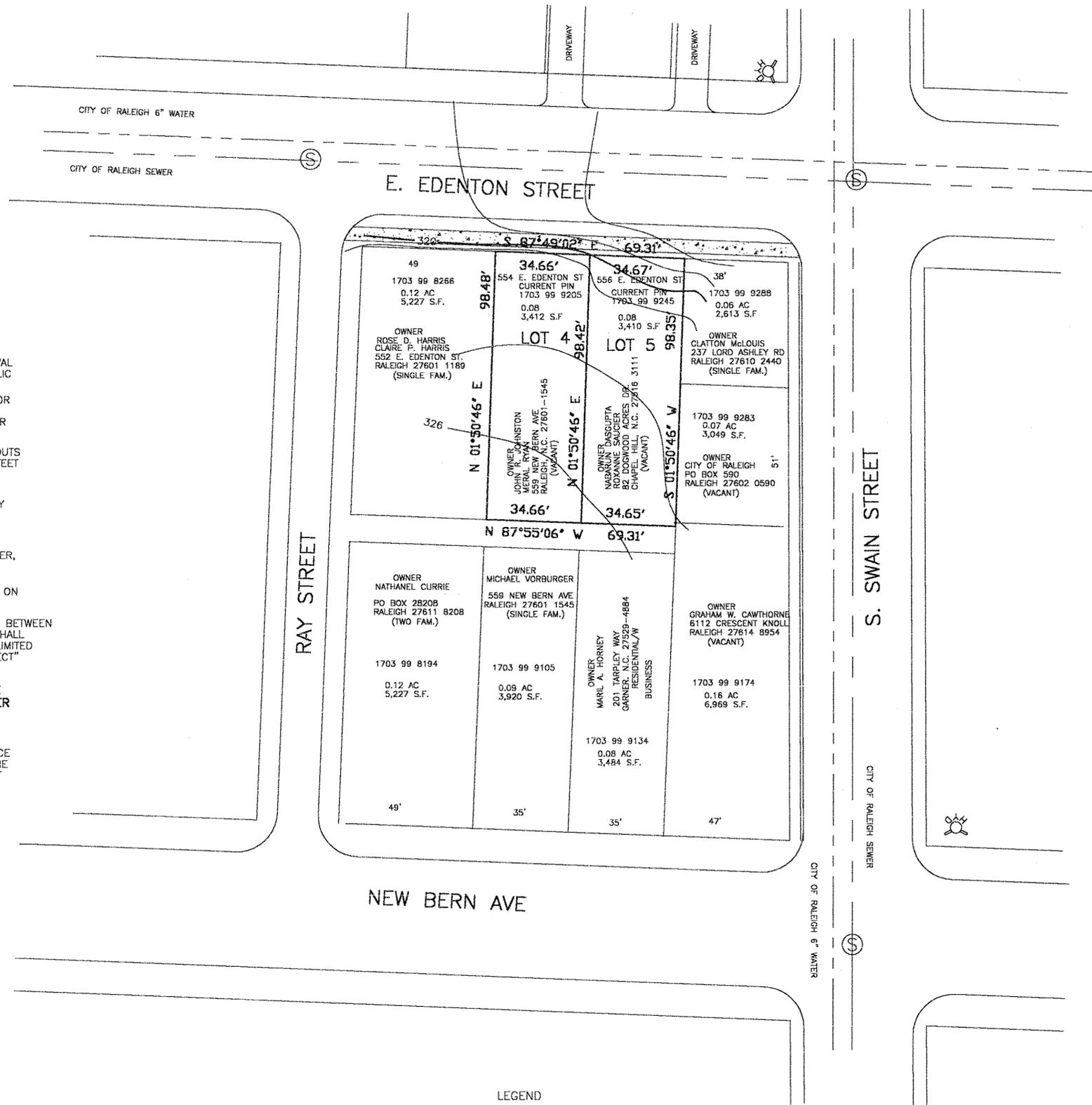
WITHIN THE SIGHT TRIANGLE SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATIONS SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT NOT LIMITED TO ANY BERM, FOLIAGE, WALL, SIGN, PARKED VEHICLE OR OTHER OBJECT"

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA, THERE ARE NO WETLANDS ON SITE AND THERE IS NO NEUSE RIVER BUFFER ON SITE.

SITE DRIVEWAYS WILL BE DETERMINED AT SITE PLAN SUBMITTAL FOR EACH LOT. DRIVEWAYS MUST NOT BE WITHIN THE 20' CORNER CLEARANCE FROM THE END OF THE RADIUS TRANSITION TO TANGENT SECTION AT THE INTERSECTION. DRIVEWAYS MUST BE A MINIMUM OF 3.5' FROM ADJACENT PROPERTY LINES.

SEWER AND WATER TAPS EXIST FOR BOTH LOTS
 NO DRIVEWAY WILL BE NEEDED INTO EDENTON STREET,
 THE EXISTING 10' ALLEY IN REAR WILL BE USED.

TOPO TAKEN FROM WAKE COUNTY GIS (NAVD 88)



RAY STREET

S. SWAIN STREET

NEW BERN AVE

E. EDENTON STREET

LEGEND

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

CB CATCH BASIN

WAKE COUNTY PIN NO. LOT 4 1703 99 9205, LOT 5 1703 99 9245
 ZONE O & I-2, WITH NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT SHEET 2 OF 2

SCALE 1"=30'	RE--SUBDIVISION OF LOT 4 (BOOK OF MAPS 2008 PAGE 2130) INTO ORIGINAL LOTS 4 AND 5 R.I. POOL MAP (MAP NOT RECORDED) RALEIGH, N.C.
DATE 04/13/13	
FD. BK	

RECORDED IN BOOK OF MAPS _____ PAGE _____ WAKE COUNTY

JOHN Y. PHELPS JR. PROFESSIONAL SURVEYOR
 5110 BUR OAK CIRCLE, RALEIGH, N.C. 27612 PHONE (919) 787-3658

