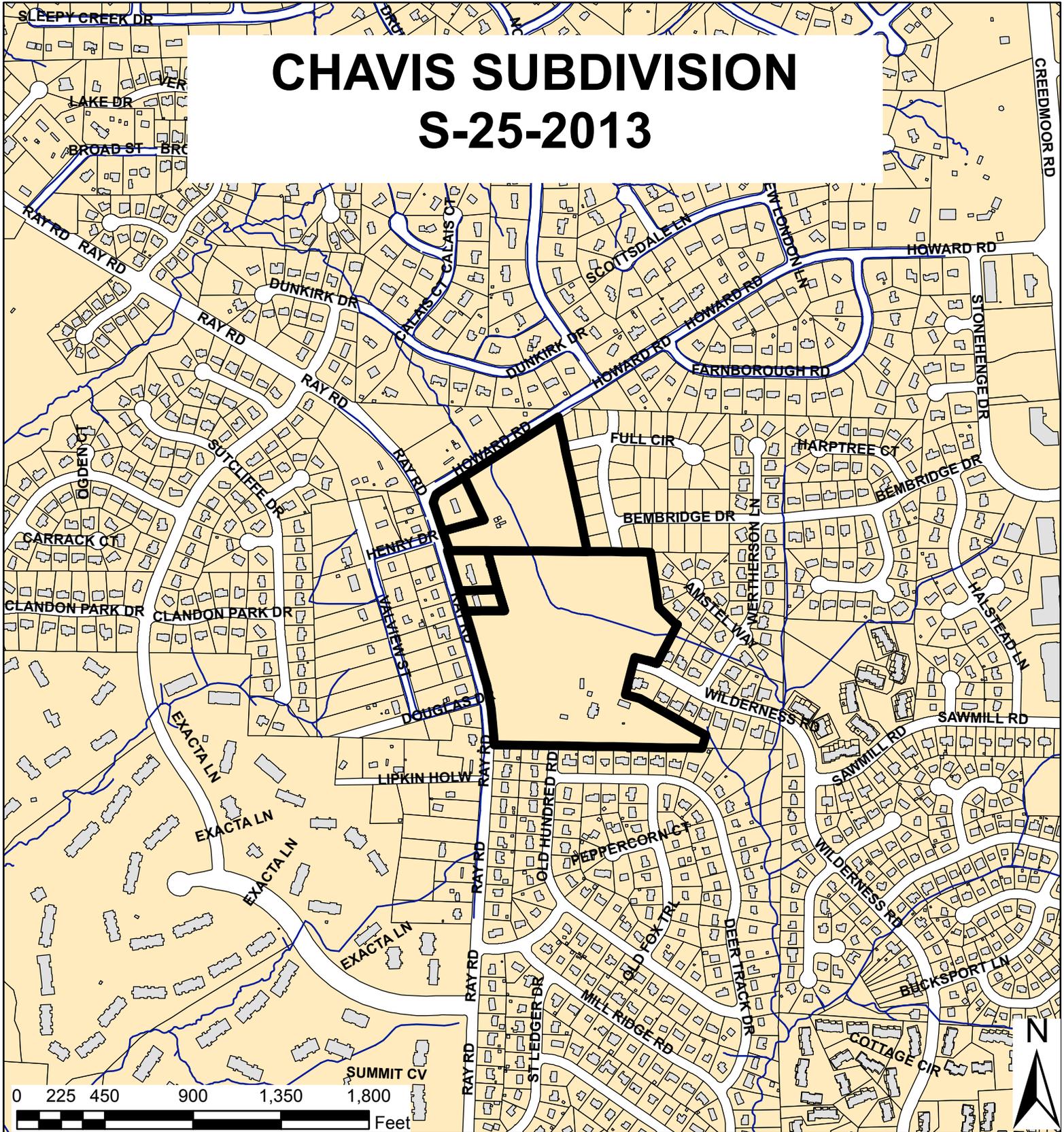


CHAVIS SUBDIVISION S-25-2013



Zoning: **R-4**
CAC: **Northwest**
Drainage **Hare Snipe Creek**
Basin:
Acreage: **29.26**

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

85
Stan Wingo
(919) 996-2663
Cole Jenest & Stone, PA
(919) 719-1800



Planning & Development

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 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 checked="" type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number 368372 S-25-13
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name: Chavis Subdivision

Proposed Use: Single Family Residential Subdivision

Property Address(es): 3023 Howard Rd, 7650 Ray Rd, 7620 Ray Rd, 7616 Ray Rd, 7522 Ray Rd

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 0797.09-26-4718 ✓

P.I.N. 0797.05-17-7545 ✓	P.I.N. 0797.09-27-0642 ✓	P.I.N. 0797.09-17-8273 ✓	P.I.N. 0797.09-17-9007
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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	<p>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.</p> <p>The Chavis Subdivision Preliminary Site Plan is a proposed R4 Cluster Single Family Subdivision and does not meet the requirements of subsections (a) and (b) for Planning Commission or City Council approval, and therefore approval is only required by the City Staff.</p>
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PLANNING COMMISSION OR CITY COUNCIL REVIEW	<p>Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. N/A</p>
---	--

CLIENT (Owner or Developer)	Company: Royal Oaks Building Group		
	Name (s): Bruce Herbert		
	Address: 1210 Trinity Road, Suite 102, Raleigh, NC 27607		
	Phone: 919-233-3886 ext 352	Email: bherbert@royaloakshomes.com	Fax: 919-233-6912

CONSULTANT (Contact Person for Plans)	Company: ColeJenest & Stone, PA		
	Name (s): Cindy Hoffman, RLA		
	Address: 119 E. Hargett Street, Suite 300, Raleigh, NC 27601		
	Phone: 919-719-1800	Email: choffman@colejeneststone.com	Fax: 919-719-1819

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): R4 Cluster Development	Proposed building use(s): Single-Family Residential
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross: 14,375±sf total bldg. to be demolished
Overlay District: NA	Proposed Building(s) sq. ft. gross: 3100sf avg./ house
Total Site Acres: 29.26± ac. Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed): 260,400±sf 254,200±sf
Off street parking Required: 1-sp/dwelling unit Provided: 2-sp/du	Proposed height of building(s): 45' max.
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage): N/A
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage: N/A (site plans only)
CUD (Conditional Use District) case # Z-	

Stormwater Information

Existing Impervious Surface: 1.86± acres	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet 155,756±sf or 3.57±ac.	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" 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:

Policy LU 2.2 – Compact Development	Policy T 2.4 – Road Connectivity	Policy EP 3.12 – Mitigating Stormwater Impacts
Policy LU 4.5 – Connectivity	Policy T 2.5 – Multi-Modal Grids	Policy UD 6.4 – Appropriate Street Tree Selection
Policy LU 5.6 – Buffering Requirements	Policy T 2.6 – Preserving the Grid	
Policy LU 8.9 – Open Space in New Development	Policy T 2.9 – Curb Cuts	

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots: 0 Detached Attached	11. Total number of Open Space (only) lots: 3
2. Total # Of Single Family Lots: 0 82	12. Total number of all lots: 87 85
3. Total # Of Apartment Or Condominium Units: 0	13. Is your project a cluster unit development? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
4. Total # Of Congregate Care Or Life Care Dwelling Units: 0	If Yes, please answer the questions below: a) Total number of Townhouse Lots: N/A b) Total number of Single Family Lots: 0 82 c) Total number of Group Housing Units: N/A d) Total number of Open Space Lots: 3 e) Minimum Lot Size: 6,487±sf 6,545±sf f) Total Number of Phases: 4 g) Perimeter Protective Yard Provided <input checked="" 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: 0	
6. Total Number of Hotel Units: 0	
7. Overall Total # Of Dwelling Units (1-6 Above): 0 82	
8. Bedroom Units 1br 2br 3br 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s): 2.07 2.80 units/acre	
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 **ColeJenest & Stone, PA** 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 Clarence E. Chaire Jr. Date 7/11/30/2013
 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		✓		
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:					
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		✓		
c) Proposed Site, Subdivision Plan, or Recombination Plan	X		✓		
d) Proposed Grading and Stormwater Plan	X		✓		
e) Proposed Utility Plan, including Fire	X		✓		
f) Proposed Tree Conservation Plan	X		✓		
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	X		✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed		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		✓		
12. Preliminary stormwater quantity and quality summary and calculations package	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	X		✓		

STAKING AND MATERIALS PLAN NOTES

1. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
2. ALL DIMENSIONS ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL ESTABLISH AND VERIFY POINT OF BEGINNING (P.O.B.) AND STAKE SITE.
4. AS INDICATED ON CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION, NOTIFY COLEJENEST & STONE, P.A. IMMEDIATELY OF ANY DISCREPANCIES.
5. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, OR CENTERLINE UNLESS OTHERWISE NOTED.
6. ALL DETAILS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
7. ALL RADI SHALL BE 29'-6" (B.O.C.) UNLESS OTHERWISE NOTED.
8. STOP SIGNS SHALL BE R1-1 30"x30".
9. SIGHT TRIANGLES INDICATED ARE THE MINIMUM REQUIRED.
10. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERMING, PARKED VEHICLES OR SIGN BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE OF A PUBLIC STREET, PRIVATE STREET OR DRIVEWAY CONTAINED EITHER ON THE PROPERTY OR ON AN ADJOINING PROPERTY.

SOLID WASTE SERVICES INSPECTIONS STATEMENT:

INDIVIDUAL DWELLING UNITS WILL STORE ROLL-OUT CONTAINERS IN THEIR GARAGES OR 6'x6' PADS ON THE SIDE (AT LEAST 5' FROM THE FRONT OF THE HOUSE) OR REAR OF THE HOUSE. OCCUPANTS WILL ROLL CARTS TO THE CURB OF THE NEAREST PUBLIC RIGHT-OF-WAY ON DESIGNATED TRASH COLLECTION DAYS.

ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-6910 and the Public Utilities Department at (919) 996-4540 at least twenty-four hours prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of Monetary Fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for inspection, install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

CITY OF RALEIGH

All Construction must be in accordance with all Local, State, and Federal Rules and Regulations.

TRANSPORTATION SERVICES _____

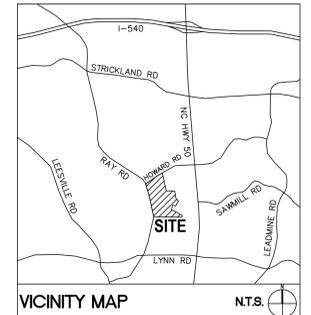
PUBLIC UTILITIES _____

STORMWATER _____

PLANNING _____

FIRE _____

URBAN FORESTRY _____



SURVEY DISCLAIMER

BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY CAWTHORNE, MOSS AND PANGERA, P.C., PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27988. (919) 556-3148. ORIGINALLY ISSUED AND SEALED BY MICHAEL A. MOSS, P.L.S. L-3794 ON APRIL 30, 2013.

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+ Landscape Architecture
Civil Engineering
+ Urban Design

119 East Hargett Street, Suite 300
Raleigh, North Carolina 27601

919 919 719 1800 • 919 719 1819
www.colejeneststone.com

**ROYAL OAKS BUILDER GROUP
HOUSE CREEK TOWNSHIP
WAKE COUNTY, NC**

CHAVIS PROPERTY SUBDIVISION

SUBDIVISION PLAN

Project No.
50332.00

Issued:
07/03/13

PRELIMINARY SUBDIVISION PLAN

NOT FOR CONSTRUCTION

Revised

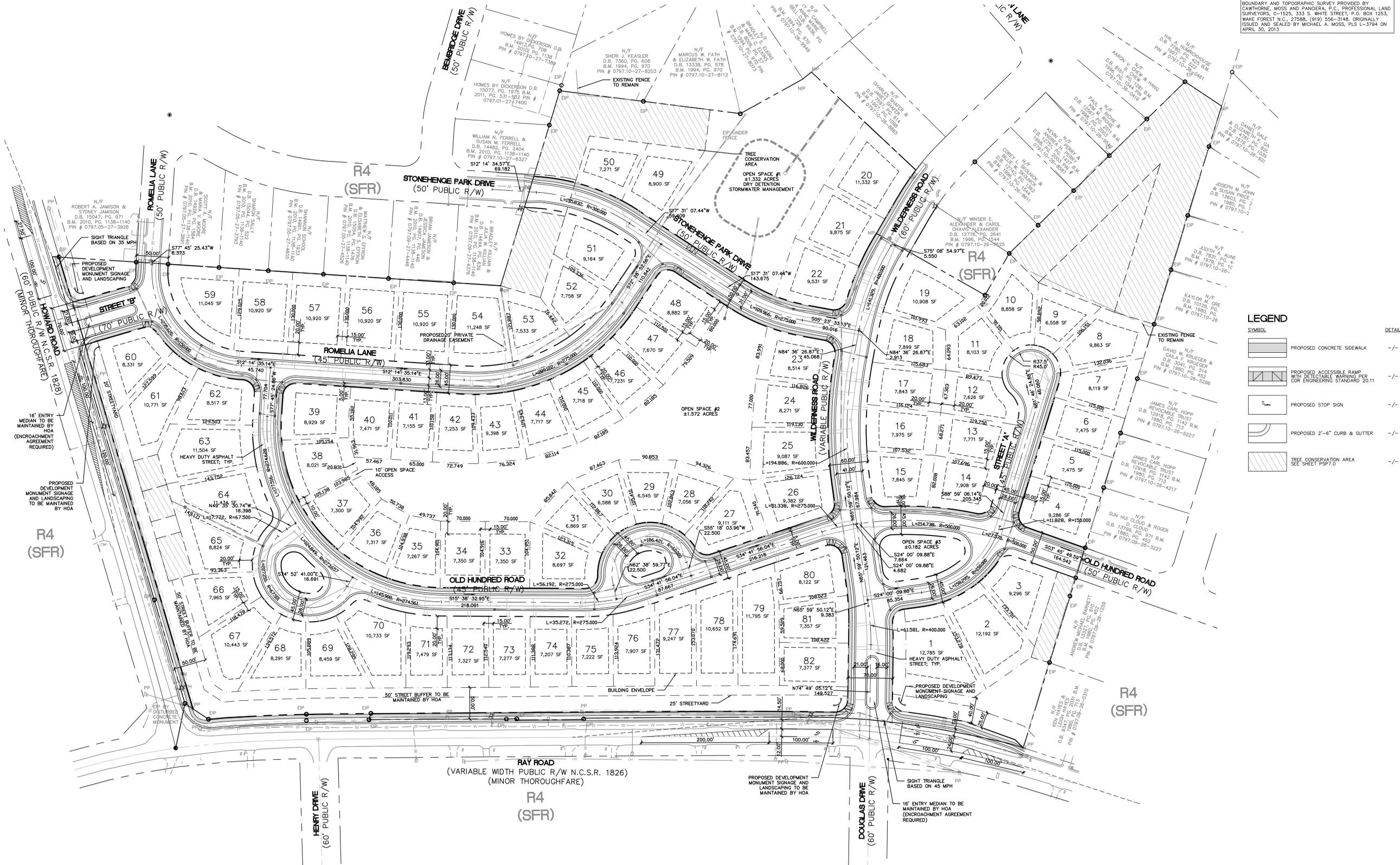
SCALE: 1"=60'

0 30' 60' 120'

PSP3.0

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ColeJenest & Stone, P.A. 2013 ©



LEGEND

SYMBOL	DETAIL
[Pattern]	PROPOSED CONCRETE SIDEWALK
[Pattern]	PROPOSED ACCESSIBLE RAMP WITH DETECTABLE WARNING PER COR ENGINEERING STANDARD 20.11
[Symbol]	PROPOSED STOP SIGN
[Symbol]	PROPOSED 2'-6" CURB & GUTTER
[Pattern]	TREE CONSERVATION AREA SEE SHEET PSP7.0