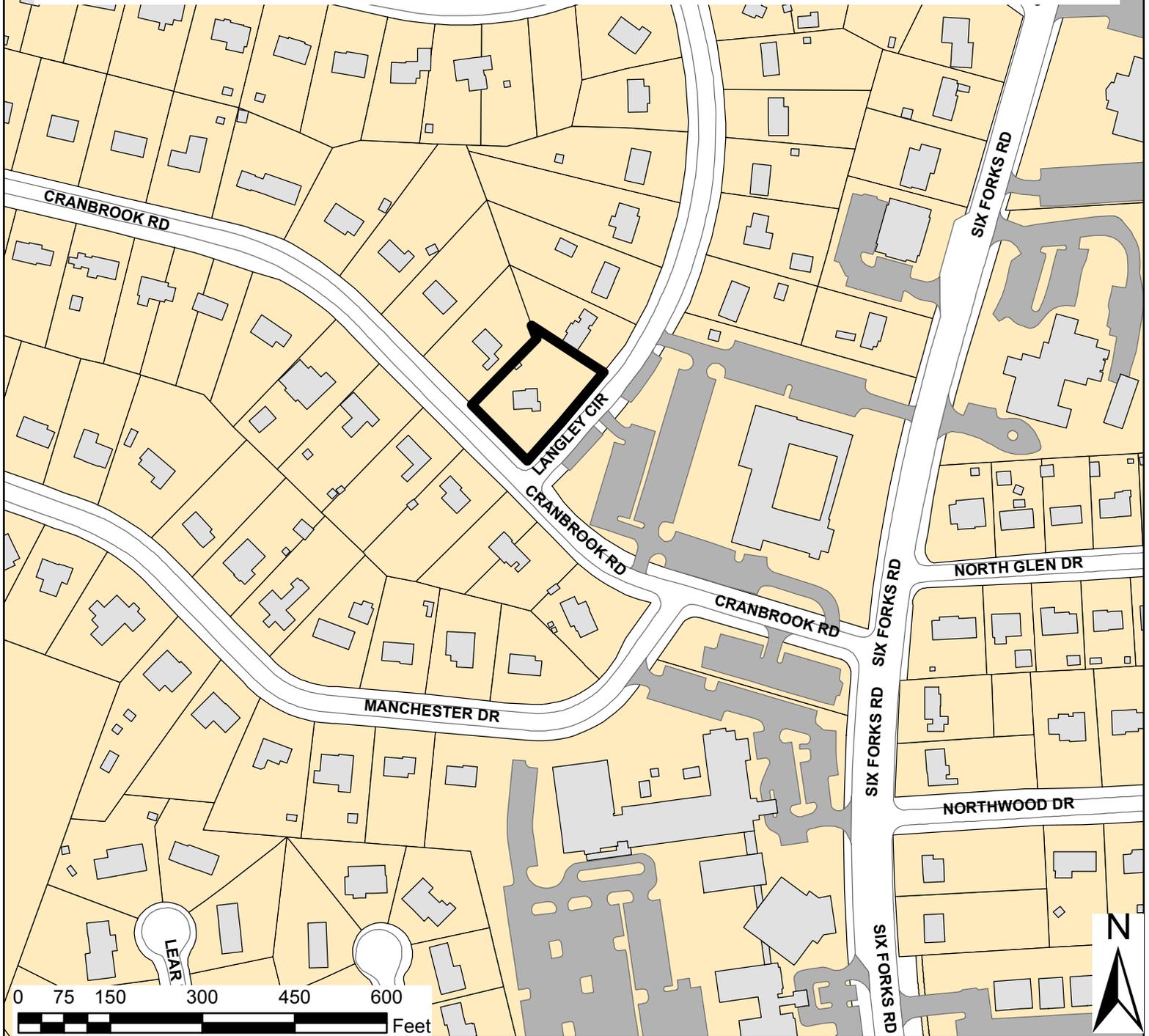


CHESTNUT HILLS SUBDIVISION LOT 36

S-54-2013



Zoning: **R-4**
CAC: **Midtown**
Drainage **Mine**
Basin:
Acreage: **0.50**

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

2
Stan Wingo
(919) 996-2663
RWK, PA
(919) 779-4854



Planning & Development

3-54-13

Development Services
 Customer Service Center
 One Exchange Plaza
 1 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 <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)** <i>Let me Demo to 381789.</i>	<input checked="" type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number <i>382178/316169</i> Assigned Project Coordinator <i>CHP</i> Assigned Team Leader <i>Wingo</i> <i>3</i>
* May require Planning Commission or City Council Approval ** Legacy Districts Only		

Has your project previously been through the Due Diligence process? If yes, provide the transaction #

GENERAL INFORMATION

Development Name Subdivision of Lot 36, Block F, Chestnut Hills

Proposed Use single family residential

Property Address(es) 622 Cranbrook Rd

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 1706448242

P.I.N. Recorded Deed Book: 15463, Pages: 716 - 721	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
-------------------------------------------------------	----------------------	----------------------	----------------------

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.
 This is a subdivision plan but is not located in the Metro Park or a historic overlay district and therefore should not require Planning Commission or City Council Approval

PLANNING COMMISSION
 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: Jacobs Building Co., Inc & Raleigh Custom Homes	Name (s) Joey Jacobs	
Address 4441 Six Forks Rd., Suite 106. Raleigh, NC 27609		
Phone 919 422-9384	Email joeyjacobs@nc.rr.com	Fax

CONSULTANT (Contact Person for Plans)

Company: RWK, PA	Name (s) Chuck Piratzky	
Address: 101 W. Main St., Garner, NC 27529		
Phone 919 779-4854	Email cpiratzky@nc.rr.com	Fax 919 779-4056

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

Zoning Information	Building Information
Zoning District(s) R-4	Proposed building use(s)
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross
Overlay District N/A	Proposed Building(s) sq. ft. gross
Total Site Acres 0.51 Inside City Limits <input checked="" 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 # n/a	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A- n/a	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z- n/a	

Stormwater Information

Existing Impervious Surface 3,192 square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet	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.

The area is located in a low density residential zone, R-4, currently and in a low density residential area on the comprehensive plan. The proposed use is low density residential at a rate of four units per acre. Therefore the proposed development meets and follows the Comprehensive Plan.

The anticipated area of disturbance is estimated to be 9,974 SF which is under the 12,000 SF threshold set in the UDO Section 9.4.6 as the determination for the requirement of a land disturbing permit. As per Section 9.2.1 a stormwater exemption also exists. In addition, Section 9.1.3 allows for the exemption of a tree conservation plan as the total land area is 0.51 acres.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

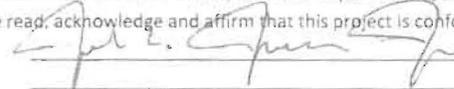
1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots 2
2. Total # Of Single Family Lots 2	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots	b) Total number of Single Family Lots
6. Total Number of Hotel Units	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) 2	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more <input checked="" type="checkbox"/>	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 4	f) Total Number of Phases
10. Total number of Open Space (only) lots 0	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.

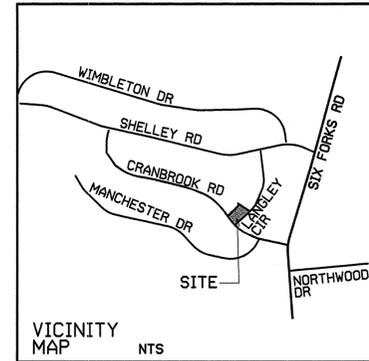
Signed  Date 11-19-13

Signed _____ Date _____

	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"/>		<input checked="" type="checkbox"/>		
2. Preliminary Development Plan Application 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 Preliminary Development Plan Application 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 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"/>		<input checked="" 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 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 or Subdivision Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
e) Proposed Utility Plan, including Fire - the utilities are shown on the site plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input type="checkbox"/>	<input checked="" 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"/>			<input checked="" type="checkbox"/>
i) Transportation Plan	<input type="checkbox"/>	<input checked="" 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"/>		<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 type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" 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"/>	

MANHOLE	TOP	INV 1	INV 2	INV OUT	LENGTH	DELTA E	SLOPE/f
MH 1	396.61	389.11					
MH 2	408.82	403.82	403.82	402.52	248	13.41	0.055
MH 3	410.34	405.74		405.74	201	1.92	0.010
MH 4	419.18			408.78	173	3.04	0.018

STRUCTURE	TOP	INV IN	INV OUT	LENGTH	DELTA E	SLOPE/f
CI 1	404.42	400.42	400.42			
CI 2	408.62	405.32	404.92	96.1	4.5	0.048
CI 3	409.36	406.66	406.66	31.1	1.34	0.048
JB 4	NA					
YI 5	411.71					



NO	DATE	REVISION	BY	APPROVED

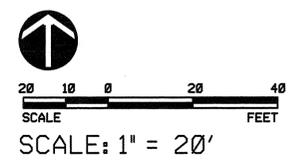
LOT 1, BLOCK F
BM 1953, PG 38
VIRGINIA C. OWENS
DB 2168, PG 690
PIN# 1706447371

LOT 36, CHESTNUT HILLS
BM 2013-0134
DB 15463 PG 0716
PIN# 1706448242
22332 SF (0.5127 AC)

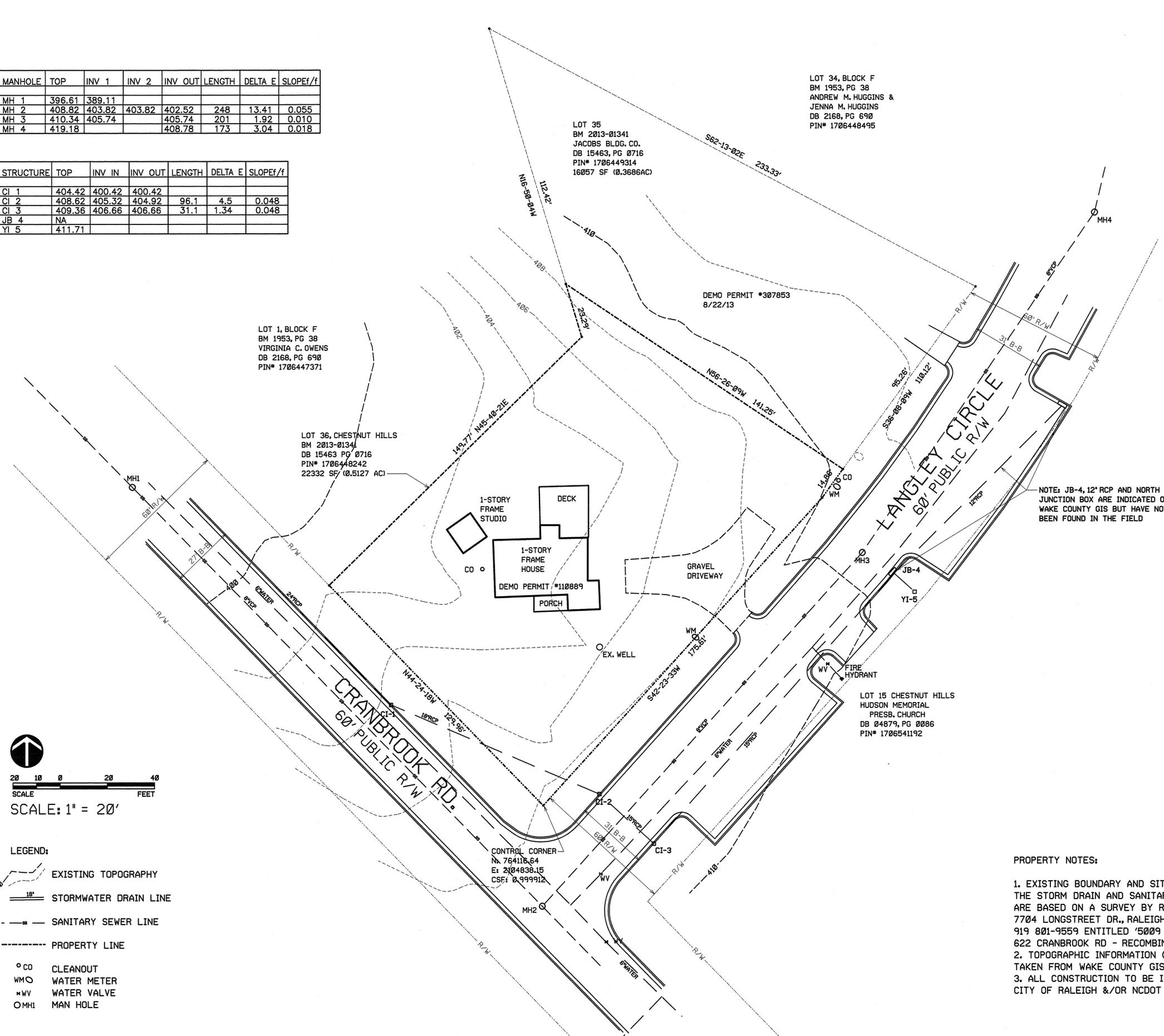
LOT 35
BM 2013-01341
JACOBS BLDG. CO.
DB 15463, PG 0716
PIN# 1706449314
16057 SF (0.3686AC)

LOT 34, BLOCK F
BM 1953, PG 38
ANDREW M. HUGGINS &
JENNA M. HUGGINS
DB 2168, PG 690
PIN# 1706448495

LOT 15 CHESTNUT HILLS
HUDSON MEMORIAL
PRESB. CHURCH
DB 04879, PG 0086
PIN# 1706541192



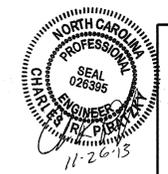
- LEGEND:
- EXISTING TOPOGRAPHY
 - 18" STORMWATER DRAIN LINE
 - SANITARY SEWER LINE
 - PROPERTY LINE
 - CLEANOUT
 - WATER METER
 - WATER VALVE
 - MAN HOLE



NOTE: JB-4, 12" RCP AND NORTH JUNCTION BOX ARE INDICATED ON WAKE COUNTY GIS BUT HAVE NOT BEEN FOUND IN THE FIELD

PROPERTY NOTES:

- EXISTING BOUNDARY AND SITE ELEMENTS, INCLUDING THE STORM DRAIN AND SANITARY TOPS AND INVERTS, ARE BASED ON A SURVEY BY RITCHIE SURVEYING COMPANY, 7704 LONGSTREET DR., RALEIGH, NC, PHONE NUMBER 919 801-9559 ENTITLED '5009 LONGLEY CIRCLE & 622 CRANBROOK RD - RECOMBINATION SURVEY.'
- TOPOGRAPHIC INFORMATION (CONTOUR DATA) WAS TAKEN FROM WAKE COUNTY GIS - IMAPS.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.



ALISON APOKAI ASIA
LANDSCAPE ARCHITECT
LAND PLANNER
101 W. Main St., Suite 202
Raleigh, NC 27601
Phone: (919) 774-4654
Fax: (919) 774-4656

JACOBS BUILDING CO., INC /
RALEIGH CUSTOM HOMES
4441 SIX FORKS RD., SUITE 106, RALEIGH, NC 27609

SUBDIVISION OF LOT 36, CHESTNUT HILLS
622 CRANBROOK, RALEIGH, NC

PROJECT #: SHEET NAME: SHEET NUMBER:
DATE: NOV 1, 2013 EXISTING EC-1
DRAWN BY: AAP
CHKD BY:

MANHOLE	TOP	INV 1	INV 2	INV OUT	LENGTH	DELTA E	SLOPE/f
MH 1	396.61	389.11					
MH 2	408.82	403.82	403.82	402.52	248	13.41	0.055
MH 3	410.34	405.74		405.74	201	1.92	0.010
MH 4	419.18			408.78	173	3.04	0.018

STRUCTURE	TOP	INV IN	INV OUT	LENGTH	DELTA E	SLOPE/f
CI 1	404.42	400.42	400.42			
CI 2	408.62	405.32	404.92	96.1	4.5	0.048
CI 3	409.36	406.66	406.66	31.1	1.34	0.048
JB 4	NA					
YI 5	411.71					

SITE DATA:
 PIN NUMBER - 1706448242
 ADDRESS: 622 CRANBROOK RD
 TOTAL ACREAGE - 0.51 AC
 LOT 1 - 11,611 SF - 0.27 AC
 AREA WITHIN SETBACKS - 5155 SF
 LOT 2 - 10,720 SF - 0.25 AC
 AREA WITHIN SETBACKS - 4810 SF
 EXISTING IMPERVIOUS AREA - 3,192 SF - .073 AC
 THESE STRUCTURES ARE TO BE DEMOLISHED
 PRIOR TO SUBDIVISION OF LOT
 ZONING - R-4
 CITIZENS ADVISORY COUNCIL -
 MIDTOWN

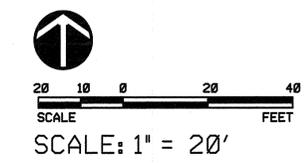
LOT 1, BLOCK F
 BM 1953, PG 38
 VIRGINIA C. OWENS
 DB 2168, PG 690
 PIN# 1706447371

LOT 36, CHESTNUT HILLS
 BM 2013-0134
 DB 15463 PG 0716
 PIN# 1706448242
 22332 SF (0.5127 AC)

LOT 35
 BM 2013-01341
 JACOBS BLDG. CO.
 DB 15463, PG 0716
 PIN# 1706449314
 16057 SF (0.3686AC)

LOT 34, BLOCK F
 BM 1953, PG 38
 ANDREW M. HUGGINS &
 JENNA M. HUGGINS
 DB 2168, PG 690
 PIN# 1706448495

LOT 15 CHESTNUT HILLS
 HUDSON MEMORIAL
 PRESB. CHURCH
 DB 04879, PG 0086
 PIN# 1706541192



- LEGEND:**
- - - - - EXISTING TOPOGRAPHY
 - ==== 18" STORMWATER DRAIN LINE
 - - - - - SANITARY SEWER LINE
 - - - - - PROPERTY LINE
 - o CD CLEANOUT
 - WMO WATER METER
 - WV WATER VALVE
 - o MH1 MAN HOLE

PRIVATE STORM SEWER
 EASEMENT -
 VARIABLE WIDTH

CONTROL CORNER
 N: 764118.64
 E: 204838.15
 CSF1: 0.999912

- NOTES:**
1. THE AREA WITHIN THE SETBACKS ON THE TWO LOTS EQUALS 9,974. IT IS NOT ANTICIPATED THAT WITH THE ADDITION OF DRIVEWAYS TO THE STREET THAT THE TOTAL DISTURBED AREA WILL TOTAL OVER 12,000 SQFT. UNDER SECTION 9.4.6 OF THE UDO, NO LAND DISTURBING PERMIT WILL BE REQUIRED. AS PER 9.2.1 A STORMWATER EXEMPTION EXISTS.
 2. THE SITE IS 0.51 ACRES. UNDER SECTION 9.1.3 NO TREE CONSERVATION PLAN WILL BE REQUIRED/
 3. EXISTING HOUSE AND STUDIO STRUCTURES WILL BE REMOVED PRIOR TO ANY SUBDIVISION OF LAND.
 4. RELOCATE THE CLEAN-OUT AND WATER METER TO LOT 35 CHESTNUT HILLS.
 5. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS.

- PROPERTY NOTES:**
1. EXISTING BOUNDARY AND SITE ELEMENTS, INCLUDING THE STORM DRAIN AND SANITARY TOPS AND INVERTS, ARE BASED ON A SURVEY BY RITCHIE SURVEYING COMPANY, 7704 LONGSTREET DR., RALEIGH, NC, PHONE NUMBER 919 801-9559 ENTITLED '5009 LONGLEY CIRCLE & 622 CRANBROOK RD - RECOMBINATION SURVEY.'
 2. TOPOGRAPHIC INFORMATION (CONTOUR DATA) WAS TAKEN FROM WAKE COUNTY GIS - IMAPS.
 3. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.



ALISON APOKAI ASIA
 LANDSCAPE ARCHITECT
 LAND PLANNER
 919 883-4415
 408 STEEPBANK DRIVE
 CARY, NC 27513

THE CONTRACT DOCUMENTS WITH THE SURVEY AND RECORDS PRESENTED HEREIN AS AN INSTRUMENT OF SERVICES, IS HEREBY ACCEPTED BY THE CLIENT AND THE SURVEYOR HAS AGREED TO PREPARE, REVISIONS AND IMPROVEMENTS TO THIS DOCUMENT IN ACCORDANCE WITH THE STANDARD AND PRACTICES OF THE PROFESSION AS SET FORTH IN THE NORTH CAROLINA SURVEYING AND MAPPING ACT AND ADAPTATION BY RMC, PA SHALL BE APPLIED TO THIS PROJECT.

11-26-13

JACOBS BUILDING CO., INC /
RALEIGH CUSTOM HOMES
 4441 SIX FORKS RD., SUITE 106, RALEIGH, NC 27609

SUBDIVISION OF LOT 36, CHESTNUT HILLS
 622 CRANBROOK, RALEIGH, NC

PROJECT #: SHEET NAME: SHEET NUMBER:
 DATE: NOV 1, 2013
 DRAWN BY: AAP
 PROPOSED SUBDIVISION SP-1
 CHKD BY:

NO.	DATE	REVISION	BY	APPROVED