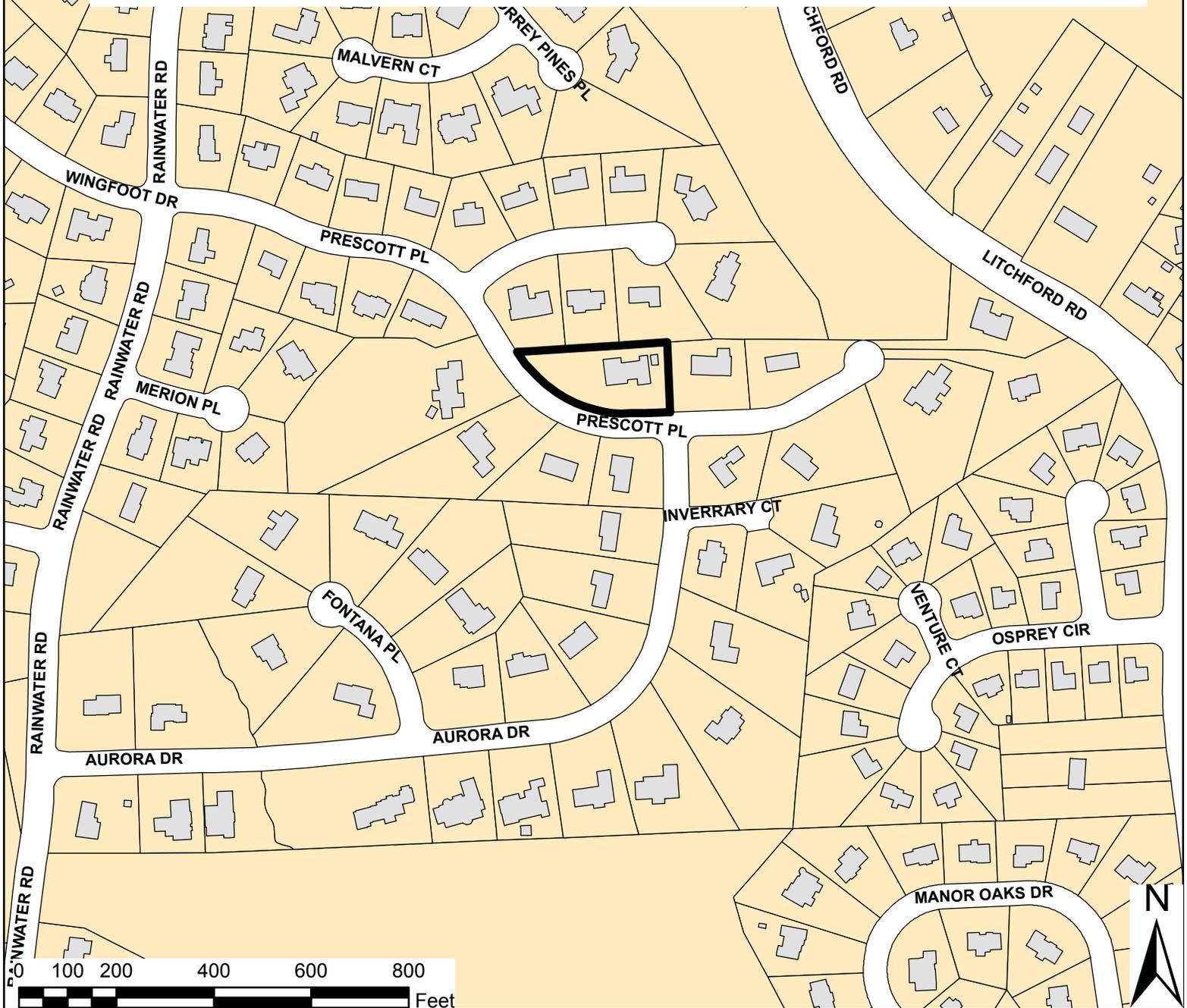


# SUBDIVISION OF LOT 11 INVERRARY 3 S-5-2014



Zoning: **R-4**  
CAC: **North**  
Drainage  
Basin: **Perry Creek**  
Acreage: **0.78**

Number of Lots: **2**  
Planner: **Stan Wingo**  
Phone: **(919) 996-2663**  
Applicant Contact: **Raleigh Custom Homes**  
Phone: **(919) 847-2664**



# Planning & Development

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.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                        |                                  |                                                                                                                                                                                                                                                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Preliminary Approvals</b><br><input type="checkbox"/> Site Plans for Planning Commission<br><input type="checkbox"/> Preliminary Administrative Site Plans<br><input type="checkbox"/> Group Housing **<br><input type="checkbox"/> Multifamily (Infill)**<br><br><span style="font-size: 2em; color: green;">S-5-14</span>                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                       | <input checked="" type="checkbox"/> Subdivision*<br><input type="checkbox"/> Cluster Subdivision**<br><input type="checkbox"/> Infill Subdivision**<br><input type="checkbox"/> Expedited Subdivision Review<br><input type="checkbox"/> Conventional Subdivision<br><input type="checkbox"/> Compact Development<br><input type="checkbox"/> Conservation Subdivision |                                  | <b>FOR OFFICE USE ONLY</b><br><br>Transaction Number<br><span style="font-size: 1.5em;">388751</span><br>Assigned Project Coordinator<br><span style="font-size: 1.2em; color: green;">shankle</span><br>Assigned Team Leader<br><br><span style="font-size: 1.5em; color: green;">Wingo</span> |
| Has your project previously been through the Due Diligence process? If yes, provide the transaction #                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                        |                                  |                                                                                                                                                                                                                                                                                                 |
| <b>GENERAL INFORMATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                        |                                  |                                                                                                                                                                                                                                                                                                 |
| Development Name <b>Subdivision of <del>2021 Prescott Place</del> Lot 11 Inverrary III</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                        |                                  |                                                                                                                                                                                                                                                                                                 |
| Proposed Use <b>single family residential</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                        |                                  |                                                                                                                                                                                                                                                                                                 |
| Property Address(es) <b>2021 Prescott Place</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                        |                                  |                                                                                                                                                                                                                                                                                                 |
| Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: <b>1717769353</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                        |                                  |                                                                                                                                                                                                                                                                                                 |
| P.I.N. Recorded Deed<br><b>Book: 10947, Page: 2159</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | P.I.N. Recorded Deed                                                                                                                                                                                                                                                                                                                  | P.I.N. Recorded Deed                                                                                                                                                                                                                                                                                                                                                   | P.I.N. Recorded Deed             |                                                                                                                                                                                                                                                                                                 |
| What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building<br><input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center<br><input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> Other: If other, please describe: |                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                        |                                  |                                                                                                                                                                                                                                                                                                 |
| <b>PRELIMINARY ADMINISTRATIVE REVIEW</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 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. <b>This subdivision site is not located in the Metro Park or Historic Overlay Districts and thus should not require Planning Com. or City Council Approval</b> |                                                                                                                                                                                                                                                                                                                                                                        |                                  |                                                                                                                                                                                                                                                                                                 |
| <b>PLANNING COMMISSION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                        |                                  |                                                                                                                                                                                                                                                                                                 |
| <b>CLIENT</b><br>(Owner or Developer)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Company <b>Raleigh Custom Homes</b>                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                        | Name (s) <b>Tim Thompson</b>     |                                                                                                                                                                                                                                                                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Address <b>6736 Falls of Neuse Rd., Suite 300, Raleigh, NC 27615</b>                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                        |                                  |                                                                                                                                                                                                                                                                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Phone <b>919-847-2664</b>                                                                                                                                                                                                                                                                                                             | Email <b>tim@raleighcustomhomes.net</b>                                                                                                                                                                                                                                                                                                                                | Fax <b>919-395-1529</b>          |                                                                                                                                                                                                                                                                                                 |
| <b>CONSULTANT</b><br>(Contact Person for Plans)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Company <b>Alison A. Pockat, ASLA</b>                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                        | Name (s) <b>Alison A. Pockat</b> |                                                                                                                                                                                                                                                                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Address <b>106 Steep Bank Dr., Cary, NC 27518</b>                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                        |                                  |                                                                                                                                                                                                                                                                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Phone <b>919-363-4415</b>                                                                                                                                                                                                                                                                                                             | Email <b>aapockat@earthlink.net</b>                                                                                                                                                                                                                                                                                                                                    | Fax <b>919-363-4415</b>          |                                                                                                                                                                                                                                                                                                 |

**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 0.78    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 8,797 SqFt acres/square feet                                                                                                                 | Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Proposed Impervious Surface acres/square feet                                                                                                                            | <b>If Yes, please provide</b>                                                         |
| 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, currently R-4, and in a low density residential area on the Comprehensive Plan. The proposed use is for Low density residential at a rate of three units per acre. Therefore the proposed development meets and follows the Comprehensive Plan.

The anticipated area of disturbance is estimated to be 11,000 SqFt which is under the 12,000 SqFt threshold set in the UDO Sect. 9.4.6 as the determination for the requirement for a land disturbing permit. As per Sect. 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 0.78 acres which is under the one acre threshold.

**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                 | <b>If Yes, please answer the questions below:</b>                                                                   |
| 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 X | 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)**

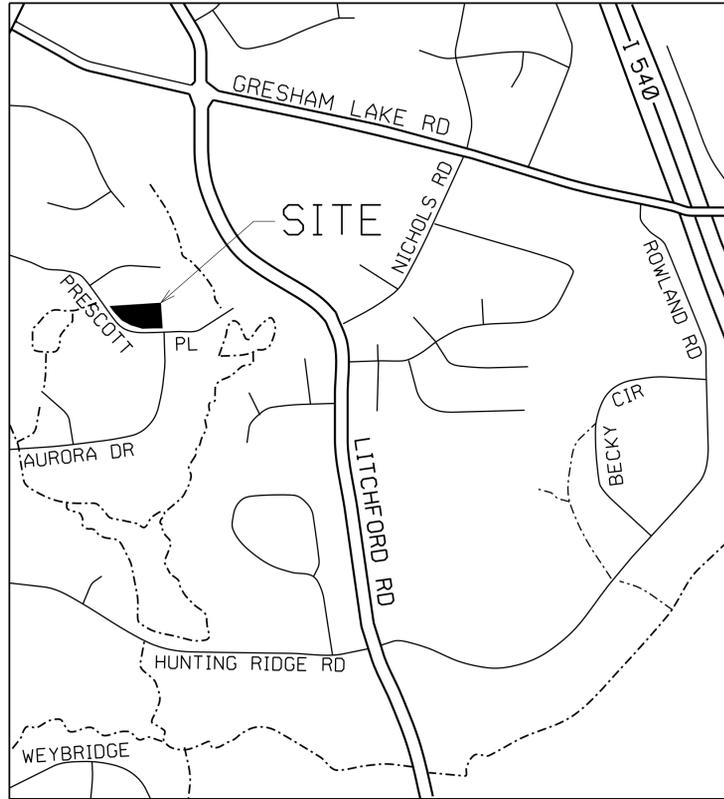
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate ALISON ROCKAT 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.

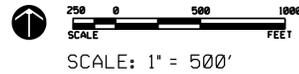
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed [Signature] Date 2/14/14

|                                                                                                                                                                                                                                                     | TO BE COMPLETED BY APPLICANT        |                                     | TO BE COMPLETED BY CITY STAFF |    |     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|-------------------------------|----|-----|
|                                                                                                                                                                                                                                                     | YES                                 | N/A                                 | YES                           | NO | N/A |
| <b>General Requirements</b>                                                                                                                                                                                                                         |                                     |                                     |                               |    |     |
| 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. <b>Preliminary Development Plan Application</b> completed and signed by the property owner                                                                                                                                                       | <input checked="" type="checkbox"/> |                                     | ✓                             |    |     |
| 3. Client must complete and print page 1 and 2 of the <b>Preliminary Development Plan Application</b> to the plan cover sheet (not applicable for infill recombination)                                                                             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | ✓                             |    |     |
| 4. I have referenced the <b>Preliminary Development Plan Checklist</b> 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 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 or Subdivision 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 checked="" type="checkbox"/> | <input 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"/> |                               |    | ✓   |
| i) Transportation Plan                                                                                                                                                                                                                              | <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 checked="" 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 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"/> |                               |    | ✓   |



VICINITY MAP



RALEIGH CASE NUMBER:

| LIST OF DRAWINGS |          |                          |
|------------------|----------|--------------------------|
| SEQ. NO.         | DWG. NO. | TITLE                    |
| 1                | C0-0     | COVER SHEET              |
| 2                | EC-1     | EXISTING CONDITIONS PLAN |
| 3                | SP-1     | PROPOSED SUBDIVISION     |
| 4                | D-1      | UTILITY DETAILS          |
|                  |          |                          |
|                  |          |                          |

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

# SUBDIVISION OF LOT NUMBER 11 INVERRARY III

2021 PRESCOTT PLACE  
RALEIGH, NORTH CAROLINA

OWNERS:  
**RALEIGH CUSTOM HOMES**  
 6736 FALLS OF NEUSE RD., SUITE 300  
 RALEIGH, NC 27615  
 OFFICE PHONE - 919 395-1529  
 CONTACT: TIM THOMPSON  
 CONTACT: JOEY JACOBS  
 PHONE NO. - 919 442-9384

## SITE DATA

ADDRESS: 2021 PRESCOTT PLACE  
 PIN #: 1717769353 ACREAGE: 0.78  
 ZONING: R-4  
 LAND CLASS: LOW DENSITY RESIDENTIAL - LESS THAN 10 UNITS PER AC - HOMESITE  
 CITIZENS ADVISORY COUNCIL - NORTH  
 WATERSHED: LOWER NEUSE RIVER UPPER NEUSE BASIN

PROPOSED USE - LOW DENSITY RESIDENTIAL

THE SITE IS A SUBDIVISION OF LOT NO. 11, INVERRARY III SUBDIVISION

TOTAL SURFACE AREA FOR LOT = 33,977 SF, 0.78 ACRES  
 EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 8,797 SF  
 PERCENT IMPERVIOUS (EXISTING COND.) FOR LOT 23 = 25.89%

PROPOSED USE - TWO RESIDENTIAL LOTS  
 LOT 1 - 19,942 SF - 0.458 AC  
 AREA WITHIN THE SETBACK - 7,931.5 SF  
 LOT 2 - 14,035 SF - 0.322 AC  
 AREA WITHIN SETBACKS - 7,237.8 SF

TOTAL POTENTIAL IMPERVIOUS SURFACE AREA FOR LOT = 11,000 SF  
 PERCENT IMPERVIOUS (PROPOSED COND.) FOR LOT 23 = 32%

PROJECTED WASTEWATER FLOW = 960 GPD  
 2 DWELLINGS X 4 BEDROOMS X 120 GRP



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<br><input type="checkbox"/> Preliminary Administrative Site Plans<br><input type="checkbox"/> Group Housing **<br><input type="checkbox"/> Multifamily (Infill)** | <input checked="" type="checkbox"/> Subdivision*<br><input type="checkbox"/> Cluster Subdivision**<br><input type="checkbox"/> Infill Subdivision**<br><input type="checkbox"/> Expedited Subdivision Review<br><input type="checkbox"/> Conventional Subdivision<br><input type="checkbox"/> Compact Development<br><input type="checkbox"/> Conservation Subdivision |
|                                                                                                                                                                                                                               | Transaction Number                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                                                                                                                                                               | Assigned Project Coordinator                                                                                                                                                                                                                                                                                                                                           |
|                                                                                                                                                                                                                               | Assigned Team Leader                                                                                                                                                                                                                                                                                                                                                   |

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

### GENERAL INFORMATION

Development Name **Subdivision of 2021 Prescott Place**

Proposed Use **single family residential**

Property Address(es) **2021 Prescott Place**

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: **1717769353**

|                                              |                      |                      |                      |
|----------------------------------------------|----------------------|----------------------|----------------------|
| P.I.N. Recorded Deed Book: 10947, Page: 2159 | 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 subdivision site is not located in the Metro Park or Historic Overlay Districts and thus should not require Planning Com. 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 **Raleigh Custom Homes** Name (s) **Tim Thompson**  
 Address **6736 Falls of Neuse Rd., Suite 300, Raleigh, NC 27615**  
 Phone **919-847-2664** Email **tim@raleighcustomhomes.net** Fax **919-395-1529**

CONSULTANT (Contact Person for Plans)  
 Company **Alison A. Pockat, ASLA** Name (s) **Alison A. Pockat**  
 Address **106 Steep Bank Dr., Cary, NC 27518**  
 Phone **919-363-4415** Email **aapockat@earthlink.net** Fax **919-363-4415**

PRELIMINARY DEVELOPMENT PLAN APPLICATION | 10.01.13 1

| DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)                                                 |                                                    |
|---------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| Zoning Information                                                                                                  | Building Information                               |
| Zoning District(s) <b>R-4</b>                                                                                       | Proposed building use(s)                           |
| If more than one district, provide the acreage of each                                                              | Existing Building(s) sq. ft. gross                 |
| Overlay District <b>N/A</b>                                                                                         | Proposed Building(s) sq. ft. gross                 |
| Total Site Acres <b>0.78</b> Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Total sq. ft. gross (existing & proposed)          |
| Off street parking Required <b>N/A</b> Provided                                                                     | Proposed height of building(s)                     |
| COA (Certificate of Appropriateness) case # <b>N/A</b>                                                              | FAR (floor area ratio percentage)                  |
| BOA (Board of Adjustment) case # <b>A- N/A</b>                                                                      | Building Lot Coverage percentage (site plans only) |
| CUD (Conditional Use District) case # <b>Z- N/A</b>                                                                 |                                                    |

| Stormwater Information                                                                 |                                                                                       |
|----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Existing Impervious Surface <b>8,797</b> Sq/ft acres/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)

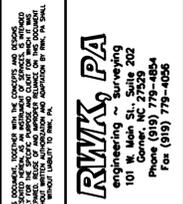
Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030.  
 The area is located in a low density residential zone, currently R-4, and in a low density residential area on the Comprehensive Plan. The proposed use is for Low density residential at a rate of three units per acre. Therefore the proposed development meets and follows the Comprehensive Plan.  
 The anticipated area of disturbance is estimated to be 11,000 SqFt which is under the 12,000 SqFt threshold set in the UD0 Sect. 9.4.6 as the determination for the requirement for a land disturbing permit. As per Sect. 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 0.78 acres which is under the one acre threshold.

| FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY  |  |                                                                                                                     |
|-------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------|
| 1. Total # of Townhouse Lots Detached Attached                    |  | 11. Total number of all lots <b>2</b>                                                                               |
| 2. Total # of Single Family Lots <b>2</b>                         |  | 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) <b>2</b>         |  | d) Total number of Open Space Lots                                                                                  |
| 8. Bedroom Units 1br 2br 3br 4br or more X                        |  | e) Minimum Lot Size                                                                                                 |
| 9. Overall Unit(s)/Acre Densities Per Zoning District(s) <b>4</b> |  | f) Total Number of Phases                                                                                           |
| 10. Total number of Open Space (only) lots <b>0</b>               |  | g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input checked="" 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 **ALISON A. POCKAT** 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 applicable requirements applicable with the proposed development use.  
 Signed **Alison A. Pockat** Date **2/14/14**

2 | PRELIMINARY DEVELOPMENT PLAN APPLICATION | 10.01.13



ALISON A. POCKAT, ASLA  
 LANDSCAPE ARCHITECT  
 LAND PLANNER  
 (919) 363-4415  
 106 STEEPBANK DRIVE  
 CARY, NC 27518

DESIGNED: AAP  
 DRAWN:  
 APPROVED:



PROJECT 14001

SUBDIVISION OF 2021 PRESCOTT PLACE  
 INVERRARY III, RALEIGH, NC  
 RALEIGH CUSTOM HOMES  
 6736 FALLS OF NEUSE RD.,  
 SUITE 300, RALEIGH, NC 27615

| NO. | DATE | REVISIONS |
|-----|------|-----------|
|     |      |           |
|     |      |           |
|     |      |           |
|     |      |           |

SCALE: NTS  
 DATE: FEB. 7, 2014

SHEET NO. 1  
 COVER SHEET  
 CO-1

SEQUENCE NO. 1 OF 4

**SITE DATA:**

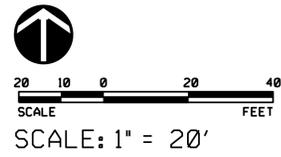
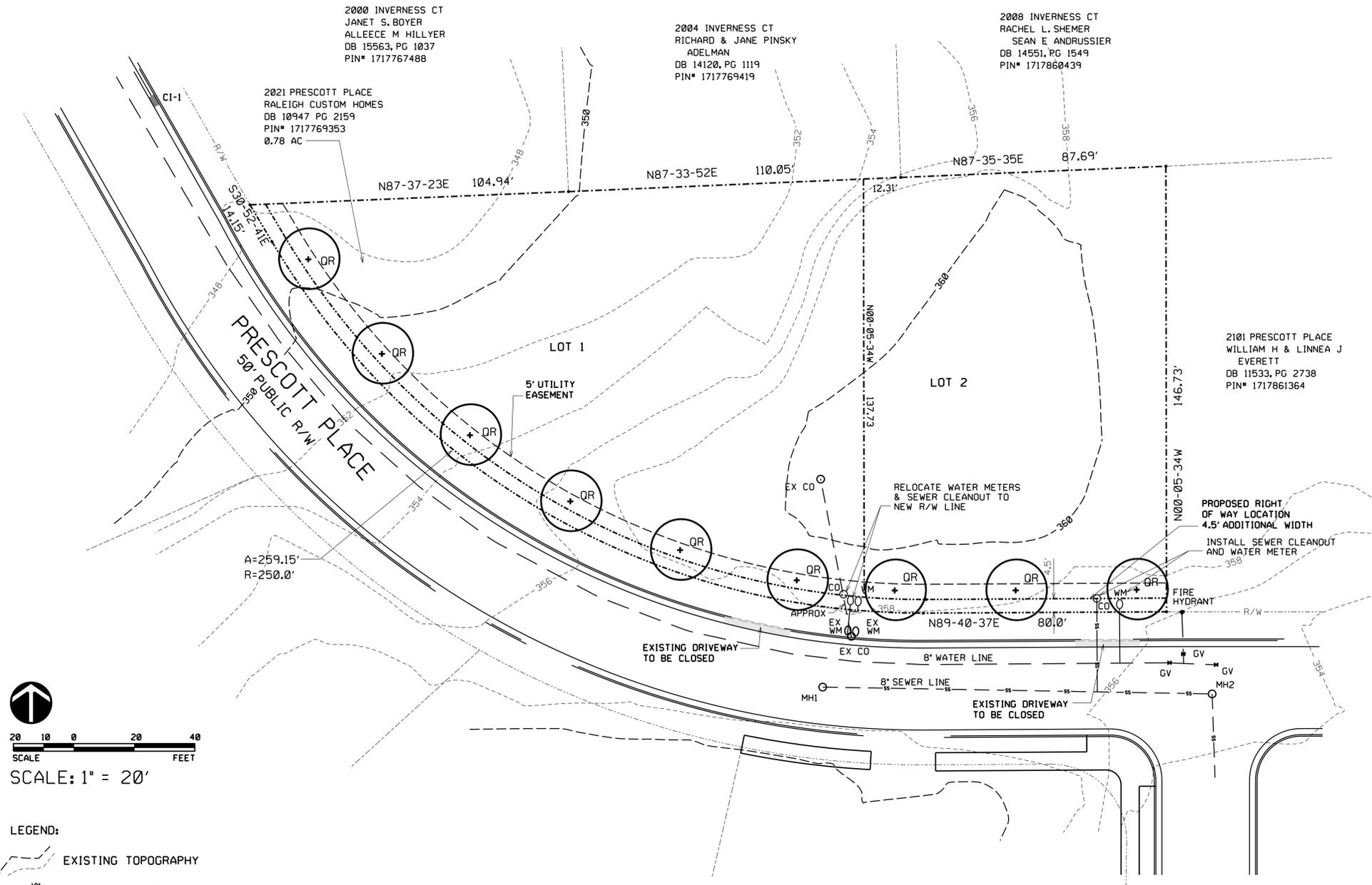
PIN NUMBER - 1717769353  
 ADDRESS: 2021 PRESCOTT PLACE  
 TOTAL ACREAGE - 0.78 AC  
 LOT 1 - 19,942 SF - 0.458 AC  
 AREA WITHIN SETBACKS - 7,931.5 SF  
 LOT 2 - 14,035 SF - 0.322 AC  
 AREA WITHIN SETBACKS - 7,237.8 SF  
 EXISTING IMPERVIOUS AREA - 8,797 SF - .202 AC  
 THESE STRUCTURES ARE TO BE DEMOLISHED  
 PRIOR TO SUBDIVISION OF LOT  
 ZONING - R-4  
 CITIZENS ADVISORY COUNCIL -  
 NORTH

| MANHOLE | TOP    | INV IN | INV OUT | LENGTH | DELTA E | SLOPE/F |
|---------|--------|--------|---------|--------|---------|---------|
| MH 1    | 358.00 |        | 352.60  |        |         |         |
| MH 2    | 355.53 | 348.67 | 348.61  | 128    | 3.99    | 0.031   |

**NOTES:**

1. THE AREA WITHIN THE SETBACKS ON THE TWO LOTS EQUALS 15,169.3 SQFT. 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 0.78 ACRES. UNDER SECTION 9.1.3 NO TREE CONSERVATION PLAN WILL BE REQUIRED.
3. EXISTING HOUSE AND DRIVEWAY STRUCTURES WILL BE REMOVED PRIOR TO ANY SUBDIVISION OF LAND.
4. RELOCATE THE CLEAN-OUT AND WATER METER TO APPROXIMATE LOCATIONS SHOWN ON THE PLAN.
5. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS.

BUILDING SETBACK FROM STREET -  
 STRUCTURES ON BOTH PROPOSED LOTS  
 MUST BE SETBACK FROM THE STREET IN  
 LINE WITH THE EXISTING NEIGHBORING  
 STRUCTURES. SETBACKS ARE AS FOLLOWS:  
 2000 INVERNESS - 25' TO R/W  
 2101 PRESCOTT PL - 70' TO R/W  
 2105 PRESCOTT - 50' TO R/W  
 SETBACKS FOR THESE TWO LOTS ARE TO BE  
 NO CLOSER TO THE R/W THAN 25' AND NO  
 FURTHER BACK FROM THE R/W THAN 70'



**LEGEND:**

- - - - - EXISTING TOPOGRAPHY
- ==== 18" STORMWATER DRAIN LINE
- - - - - SANITARY SEWER LINE
- - - - - PROPERTY LINE
- o CO CLEANOUT
- WM WATER METER
- WV WATER VALVE
- OH1 MAN HOLE

**STREET TREE PLANTING**

| KEY | COUNT | PLANT NAME             | SPACE   | SIZE           |
|-----|-------|------------------------|---------|----------------|
| QR  | 9     | QUERCUS RUBRA, RED OAK | 40' O/C | 3" CAL, 10' HT |

**PROPERTY NOTES:**

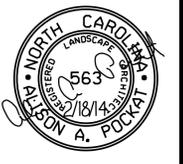
1. EXISTING BOUNDARY AND SITE ELEMENTS ARE BASED ON A SURVEY BY BERNARD & ASSOCIATES, 324 DIMOCK WAY, WAKE FOREST, NC, PHONE NUMBER: 919 414-3601.
2. SANITARY TOPS AND INVERTS WERE PROVIDED BY RWK, PA, GARNER, NC, PHONE NUMBER: 919 779-4854. ELEVATIONS OF MANHOLES ARE BASED ON ACTUAL FIELD MEASUREMENTS AND ADJUSTED TO WAKE COUNTY GIS IMAPS USING A SCALED ELEVATION OF 358.00 AT MH-1
3. TOPOGRAPHIC INFORMATION (CONTOUR DATA) WAS TAKEN FROM WAKE COUNTY GIS - IMAPS.
4. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

**RWK PA**  
 engineering - surveying  
 101 W. Main St., Suite 202  
 Garner, NC 27529  
 Phone: (919) 779-4854  
 Fax: (919) 779-4856



**ALISON A. POCKAT, ASLA**  
 LANDSCAPE ARCHITECT  
 LAND PLANNER  
 (919) 363-4415  
 106 STEEPBANK DRIVE  
 CARY, NC 27518

DESIGNED: AAP  
 DRAWN:  
 APPROVED:



PROJECT 14001

SUBDIVISION OF 2021 PRESCOTT PLACE  
 INVERRARY III, RALEIGH, NC  
 RALEIGH CUSTOM HOMES  
 6736 FALLS OF NEUSE RD.,  
 SUITE 300, RALEIGH, NC 27615

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |

SCALE: NTS  
 DATE: FEB. 7, 2014

SHEET NO. 1  
**SITE PLAN**  
 SP-1