

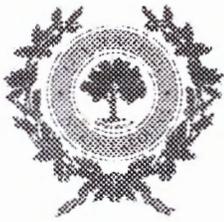
CHESTNUT HILLS SUB. LOT 60 S-24-2014



Zoning: **R-4**
CAC: **Midtown**
Drainage Basin: **Mine**
Acreage: **0.52**
Number of Lots: **2**

Planner: **Stan Wingo**
Phone: **(919) 996-2642**
Applicant: **Alison A. Pockat,**
ASLA
Phone: **(919) 363-4415**





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.

3-24-14

| 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)** | <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 402424 Assigned Project Coordinator Assigned Team Leader WINGO |
| Has your project previously been through the Due Diligence process? If yes, provide the transaction # | | |
| GENERAL INFORMATION | | |
| Development Name Subdivision of Lot 60, Chestnut Hills | | |
| Proposed Use single family residential | | |
| Property Address(es) 5207 Dixon Dr., Raleigh, NC | | |
| Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 1706354841 | | |
| P.I.N. Recorded Deed Book: 015652, Page: 01083 | 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 <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 <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> 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 <u>not</u> 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 Jacobs Building Company | Name (s) Joey Jacobs |
| | Address 4441 Six Forks Rd., Suite 106, Raleigh, NC 27609 | |
| | Phone 919-422-9384 | Email joeyjacobs@nc.rr.com |
| 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 |

| 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 0.52 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 3,214 SqFt 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 four 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 | 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 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.

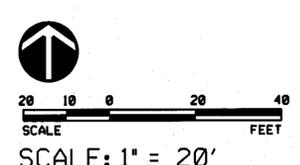
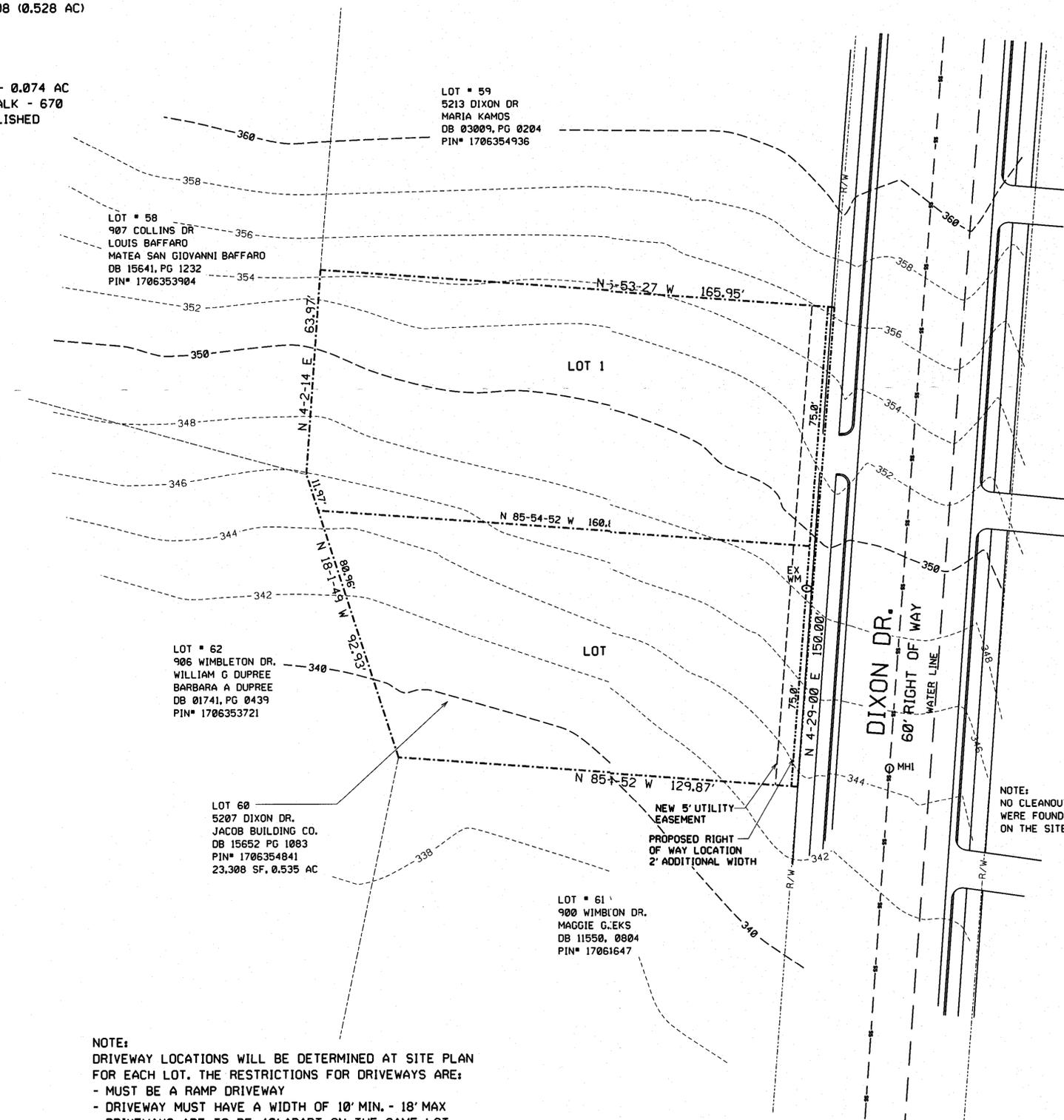
I hereby designate _____ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

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 7-9-14
 Signed _____ Date _____

SITE DATA:

PIN NUMBER - 1706354841
 ADDRESS: 5207 DIXON DR., RALEIGH
 TOTAL ACREAGE - 23,308 SF - 0.535 AC
 WITH RIGHT OF WAY DEDICATION - 23,008 (0.528 AC)
 LOT 1 - 12,255 SF - 0.281 AC
 AREA WITHIN SETBACKS - 6,355 SF
 LOT 2 - 10,753 SF - 0.25 AC
 AREA WITHIN SETBACKS - 5,114 SF
 EXISTING IMPERVIOUS AREA - 3,214 SF - 0.074 AC
 HOUSE - 2,530, HVAC - 14, DRIVE / WALK - 670
 THESE STRUCTURES ARE TO BE DEMOLISHED
 PRIOR TO SUBDIVISION OF LOT
 ZONING - R-4
 CITIZENS ADVISORY COUNCIL -
 MIDTOWN



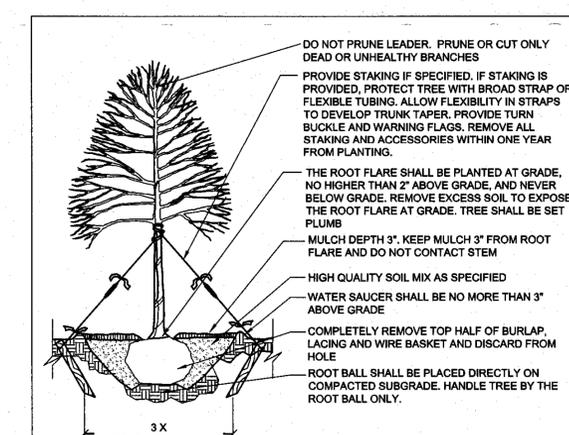
- LEGEND:**
- EXISTING TOPOGRAPHY
 - 18" STORMWATER DRAIN LINE
 - SANITARY SEWER LINE
 - PROPERTY LINE
 - CLEANOUT
 - WATER METER
 - WATER VALVE
 - MAN HOLE

NOTE:
 DRIVEWAY LOCATIONS WILL BE DETERMINED AT SITE PLAN FOR EACH LOT. THE RESTRICTIONS FOR DRIVEWAYS ARE:
 - MUST BE A RAMP DRIVEWAY
 - DRIVEWAY MUST HAVE A WIDTH OF 10' MIN. - 18' MAX
 - DRIVEWAYS ARE TO BE 40' APART ON THE SAME LOT
 - DRIVEWAY MAY NOT BE WITHIN THE 20' MINIMUM CORNER CLEARANCE FROM THE POINT OF TANGENCY OF THE INTERSECTION RADIUS
 - DRIVEWAY MUST BE LOCATED A MINIMUM OF 3.5' FROM AN ADJACENT PROPERTY LINE UNLESS IT IS SHARED

NOTES:

1. THE AREA WITHIN THE SETBACKS ON THE TWO LOTS EQUALS 11,469 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 0.535 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. NO CLEAN-OUT COULD BE LOCATED ON THE SITE. RELOCATE THE WATER METER TO APPROXIMATE LOCATION 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:
 900 WIMBLETON DR - 27' TO R/W
 5213 DIXON DR - 41' TO R/W
 THREE LOTS EXIST ON THIS BLOCK
 SETBACKS FOR THESE TWO LOTS ARE TO BE NO CLOSER TO THE R/W THAN 27' AND NO FURTHER BACK FROM THE R/W THAN 41'



- NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
 2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
 3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
 4. PLANTING SEASON OCTOBER - APRIL.
 5. A TREE IMPACT PERMIT IS REQUIRED.
 6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
- CONTACT INFORMATION:**
 CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:
 TREES@RALEIGHNC.GOV
 WWW.RALEIGHNC.GOV
- CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPT**
 REVISIONS (DATE: #) NOT TO SCALE
 TREE PLANTING DETAIL
PRCR-03

PROPERTY NOTES:

1. EXISTING BOUNDARY AND SITE ELEMENTS ARE BASED ON A PLOT PLAN BY BERNARD & ASSOCIATES, 324 DIMOCK WAY, WAKE FOREST, NC, PHONE NUMBER: 919 414-3601, ENTITLED 'LANDS OF JACOBS BUILDING CO, INC., 5009 LANGLEY CIRCLE, CHESTNUT HILLS AND DATED 05-05-14.
2. TOPOGRAPHIC INFORMATION (CONTOUR DATA) WAS TAKEN FROM WAKE COUNTY GIS - IMAPS.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

RWK PA
 Engineering & Surveying
 101 E. Main St., Suite 202
 Raleigh, NC 27601
 Phone: (919) 779-4084
 Fax: (919) 779-4085

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

DESIGNED: AAP
 DRAWN:
 APPROVED:

 PROJECT 14005

SUBDIVISION OF LOT 60
 CHESTNUT HILLS, RALEIGH, NC
 JACOBS BUILDING COMPANY INC
 4441 SIX FORKS RD.
 SUITE 106, RALEIGH, NC 27609

SCALE: NTS
 DATE: JUNE 25, 2014
 SHEET NO.:
SITE PLAN
 SP-1
 SEQUENCE NO. 3 OF 4

MH
RIM ELEV. 371.2
4" INV. IN 366.0
8" INV. IN 365.6
8" INV. OUT 365.5

PROPERTY NOTES:

- SANITARY TOPS AND INVERTS WERE PROVIDED BY: RWK, P.A. ELEVATIONS OF MANHOLES ARE BASED ON ACTUAL FIELD MEASUREMENTS AND ADJUSTED TO WAKE COUNTY GIS IMAPS USING A SCALED ELEVATION OF 344.6 AT MH-1.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

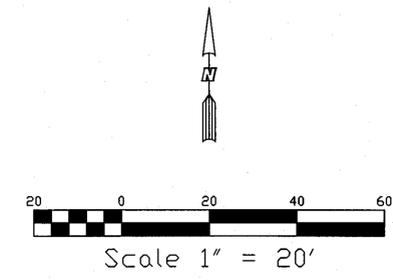
CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES AND VERIFY SIZE AND LOCATION OF EACH UTILITY.

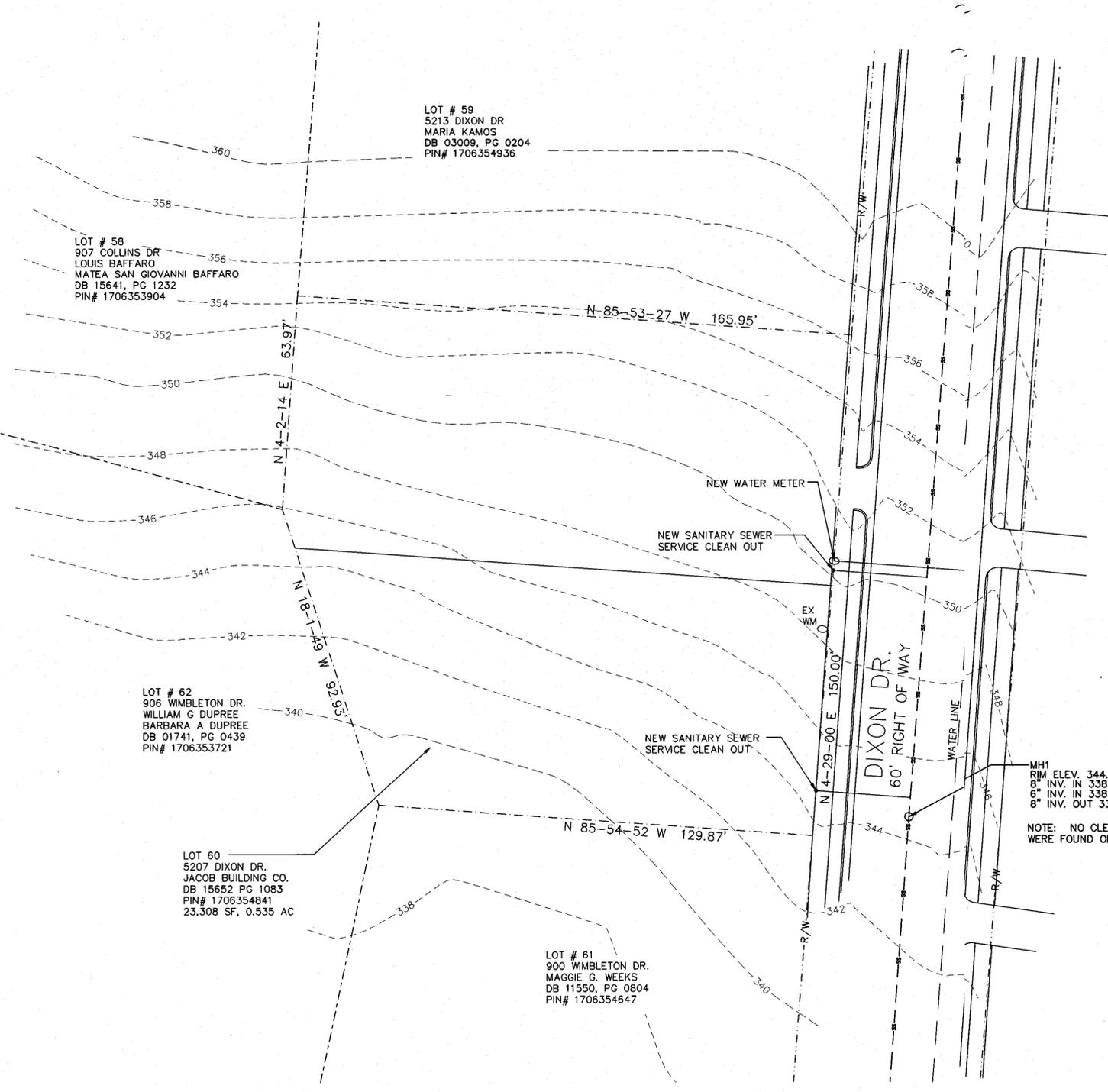
LEGEND:

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

SITE DATA SHEET
PIN: ####-##-####
OWNER
ZONING
DB PG
SITE ACRES



Ch R. Piatry 7-8-2014



NOTE: NO CLEANOUTS WERE FOUND ON THE SITE

| | | | |
|---|--|---|--|
| <p>THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICES, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY RWK, PA SHALL BE WITHOUT LIABILITY TO RWK, PA.</p> | | <p>PROJECT: PROPOSED UTILITY FOR LOT DIVISION 5207 DIXON DRIVE RALEIGH, WAKE, NORTH CAROLINA</p> | |
| <p>RWK, PA ENGINEERING & SURVEYING CORPORATE LICENSE # C-1771 101 W. MAIN ST., SUITE 202 GARNER, NC 27529 PHONE (919) 779-4854 FAX (919) 779-4056</p> | | <p>PROJECT #: DATE: 7-1-14 DRAWN BY: SMM CHKD BY: CRP</p> | <p>SHEET NAME: UTILITY PLAN WATER METER AND CLEAN-OUT ONLY</p> <p>SHEET NUMBER: C1</p> |