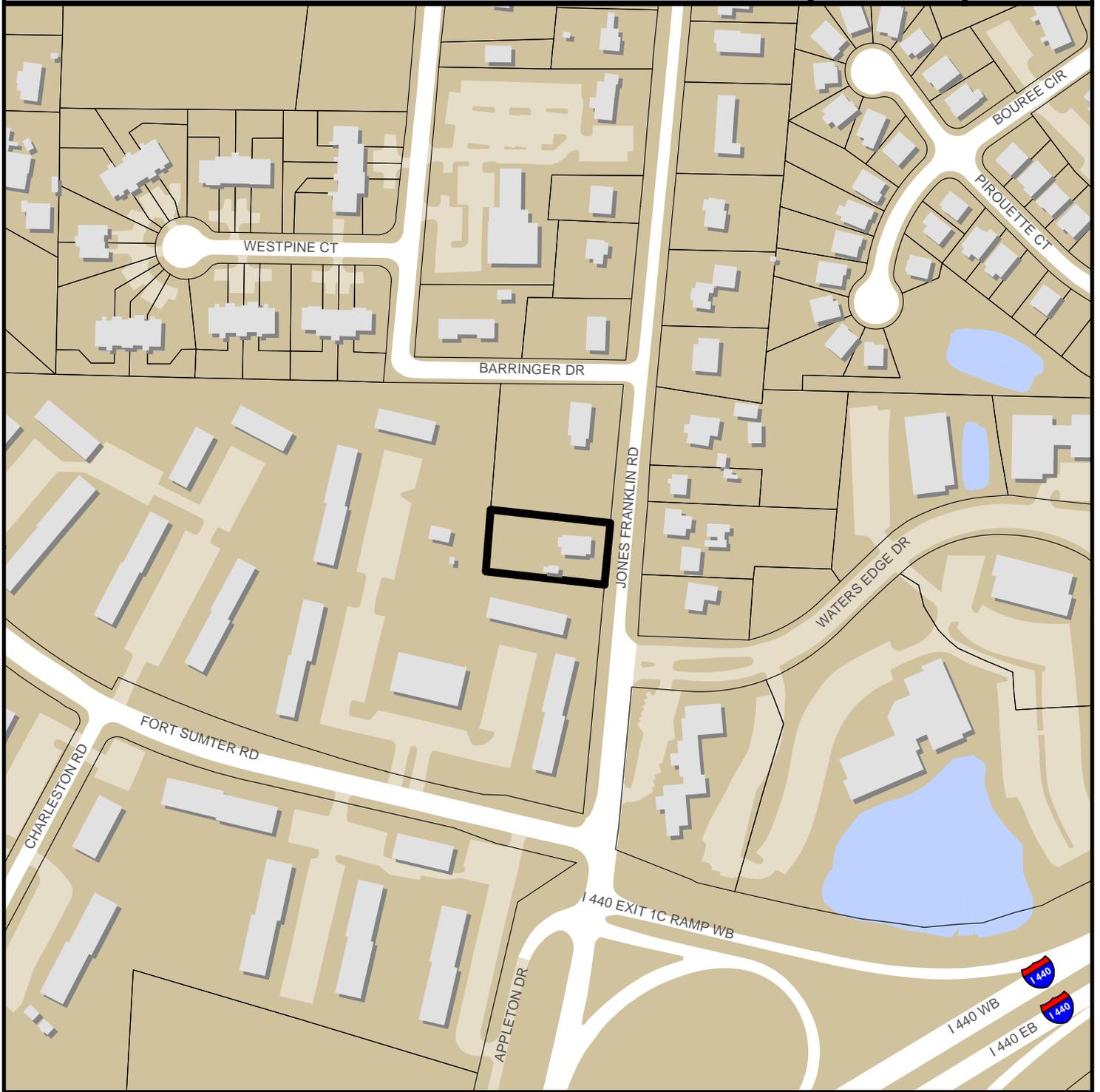


JF-1 SUBDIVISION S-44-2014



Zoning: **R-6, SPROD**

CAC: **West**

Drainage Basin: **Walnut Creek**

Acreage: **0.46**

Number of Lots: **2**

Planner: **Stan Wingo**

Phone: **(919) 996-2642**

Applicant: **Colin and Bridget
MacNair**

Phone: **(919) 481-9008**





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.

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 <i>411637</i> Assigned Project Coordinator Assigned Team Leader
* 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 *JF-1*

Proposed Use *R-6 Single Family*

Property Address(es) *512 Jones Franklin Road Raleigh NC 27606*

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

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
<i>078326 2776</i>			

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. *Simple subdivision of one .46 acre lot into 2 (two) .23 acre lots*

PLANNING COMMISSION
 Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. *Staff approval only. No planning commission or city council*

CLIENT (Owner or Developer)

Company	Name (s) <i>Colin and Bridget MacNair</i>
Address <i>51 Kilmayne Drive Suite 100 Cary 27511</i>	
Phone <i>919-481-9008</i>	Email <i>nclandbroker@gmail.com</i>
	Fax <i>919-469-8444</i>

CONSULTANT (Contact Person for Plans)

Company	Name (s) <i>C. Drake MacNair</i>
Address <i>51 Kilmayne Drive Suite 100 Cary NC 27511</i>	
Phone <i>919-795-0609</i>	Email <i>nclandbroker@gmail.com</i>
	Fax <i>919-469-8444</i>

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

Zoning Information	Building Information
Zoning District(s) <i>R-6</i>	Proposed building use(s) <i>single family residential</i>
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross <i>0</i>
Overlay District	Proposed Building(s) sq. ft. gross <i>2 x 2200 = 4400</i>
Total Site Acres <i>.46</i> Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) <i>0 existing 4400 proposed</i>
Off street parking Required <i>Provided</i>	Proposed height of building(s) <i>30 feet maximum</i>
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # <i>A-</i>	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # <i>Z-</i>	

Stormwater Information

Existing Impervious Surface <i>0</i> acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet <i>2100sf/lot</i>	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.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots <i>2</i>
2. Total # Of Single Family Lots <i>2</i>	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) <i>2</i>	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) <i>6</i>	f) Total Number of Phases
10. Total number of Open Space (only) lots	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 *C. Drake MacNair* 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 *10/21/14*
 Signed *[Signature]* Date *Oct 21, 2014*

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

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Zoning District(s) <i>R-6</i>	Proposed building use(s) <i>single family residential</i>
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COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage)
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CUD (Conditional Use District) case # Z-	

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Proposed Impervious Surface acres/square feet <i>2100sf/lot</i>	If Yes, please provide
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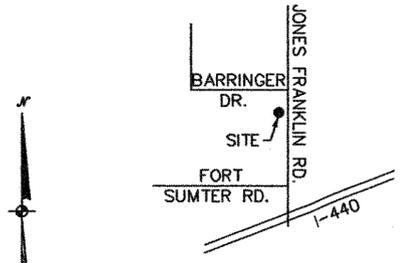
Signed _____ Date *10/2/14*

Signed _____ Date _____

TO BE COMPLETED BY APPLICANT

TO BE COMPLETED BY CITY STAFF

	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"/>				
2. Preliminary Development Plan Application completed and signed by the property owner	<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"/>			
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"/>				
5. Provide the following plan sheets:	<input type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input type="checkbox"/>				
b) Existing Conditions Sheet	<input type="checkbox"/>	<input type="checkbox"/>			
c) Proposed Site 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 type="checkbox"/>	<input checked="" 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 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 type="checkbox"/>			
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. For re-submittals only – include all revision dates	<input 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 type="checkbox"/>			
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input type="checkbox"/>			



VICINITY MAP N.T.S.

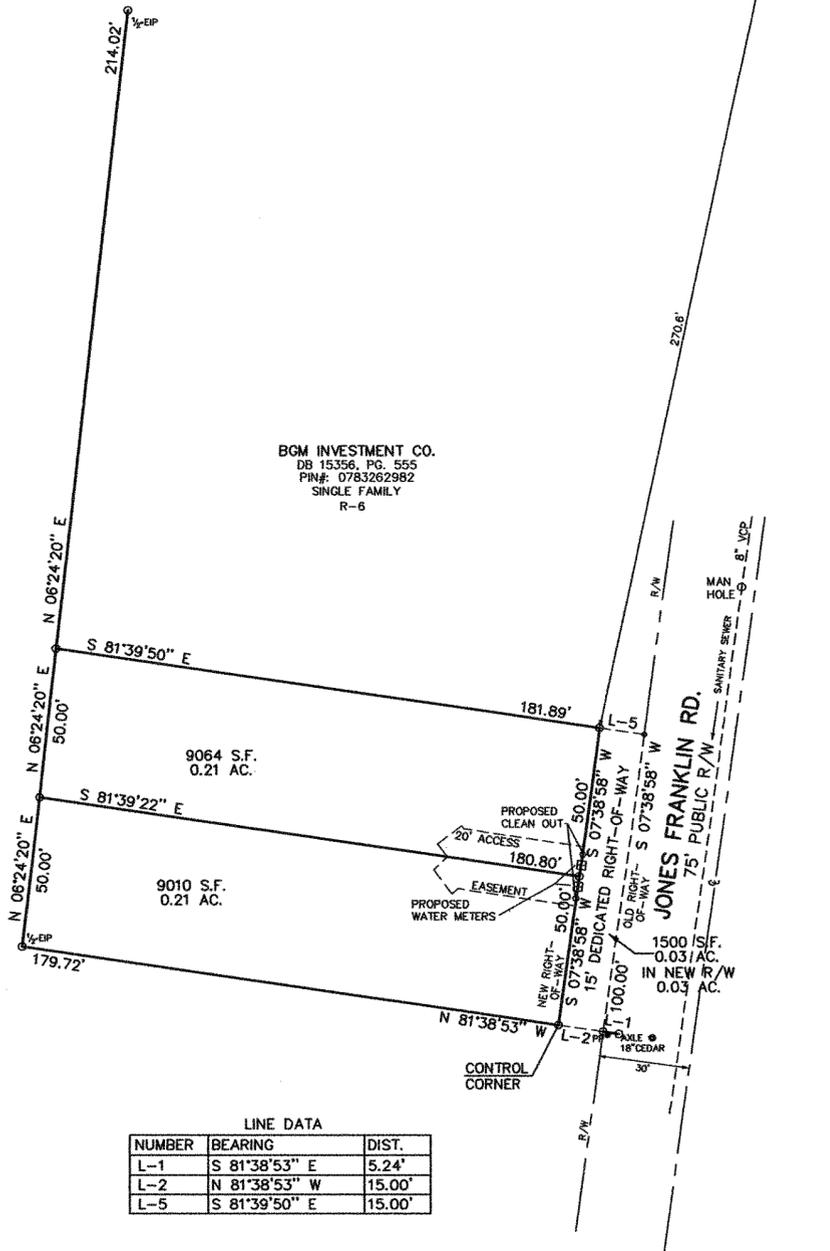
LEGEND

- LINES SURVEYED
- - - LINES NOT SURVEYED
- E.I.P. --- EXISTING IRON PIPE
- I.P.S. --- IRON PIPE SET
- C.M.S. --- CONCRETE MONUMENT SET
- E.C.M. --- EXISTING CONCRETE MONUMENT
- P.K.S. --- P.K. NAIL SET
- E.P.K. --- EXISTING P.K. NAIL
- R/W --- RIGHT OF WAY
- D.B. --- DEED BOOK
- P.P. --- POWER POLE
- O.H.W. --- OVER HEAD WIRE
- R.R.S. --- RAILROAD SPIKE
- (1234) --- ADDRESSES

PRELIMINARY
NOT FOR RECORDATION
CONVEYANCES OR SALES

SUMARE LIMITED PARTNERSHIP
DB 5695, PG. 666
PIN#: 0783161325
APARTMENTS
CUD 0&-2

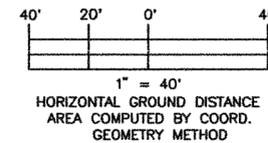
BCM INVESTMENT CO.
DB 15356, PG. 555
PIN#: 0783262982
SINGLE FAMILY
R-6



NUMBER	BEARING	DIST.
L-1	S 81°38'53" E	5.24'
L-2	N 81°38'53" W	15.00'
L-5	S 81°39'50" E	15.00'

LOT DATA
NUMBER OF LOTS: 2
MIN. LOT SIZE: 9010 S.F.
AVG. LOT SIZE: 9037 S.F.
TOTAL AREA: 18074 S.F.
1500 S.F. IN DEDICATED R/W

PLAT REFERENCE
BM 1971, PG. 310 W.C.R.
BM 2001, PG. 17 W.C.R.



NORTH B.M. 1971, PAGE 310
NO N.C.G.S CONTROL WITHIN 2000'

B. L. SCOTT
LAND SURVEYING
PROFESSIONAL LAND SURVEYORS
P. O. BOX 12493
RALEIGH, NORTH CAROLINA 27605
JOB NO: 13-09-089

PRELIMINARY SUBDIVISION PLAT
PROPERTY OF

COLIN MACNAIR JR. & BRIDGET G. MACNAIR

ZONED: R-6 TAX MAP: COUNTY: WAKE PARCEL(S):
TOWNSHIP: RALEIGH STATE OF NORTH CAROLINA, U.S.A. PIN(S): 0783262776

DATE: 1-20-14
FIELD BK: M428/25
SURVEYED BY: BLS
REVISED
DATE: 09-02-14
DATE: