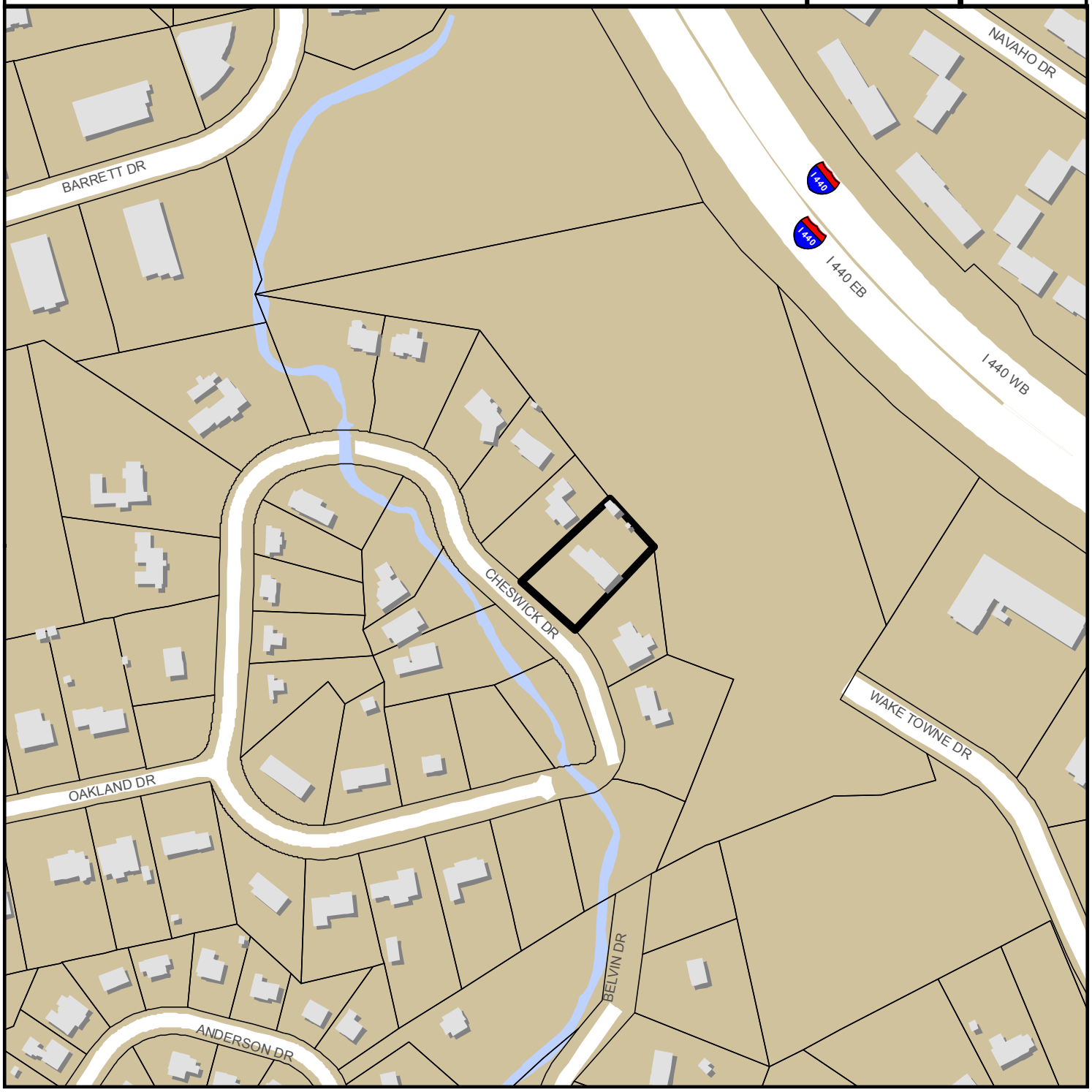
D.L. JORDAN SUBDIVISION
S-8-2015



Zoning: **R-4**
CAC: **Midtown**
Drainage Basin: **Big Branch**
Acreage: **0.6**
Number of Lots: **2**

Planner: **Michael Walter**
Phone: **(919) 996-2636**

Applicant: **HI Tiders, LLC**
Phone: **(919) 795-8160**

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. 5-8-15

Preliminary Approvals		FOR OFFICE USE ONLY
☐ Site Plans for Planning Commission ☐ Preliminary Administrative Site Plans ☐ Group Housing ** ☐ Multifamily (Infill)**	■ Subdivision* ☐ Cluster Subdivision** ☐ Infill Subdivision** ☐ Expedited Subdivision Review ☐ Conventional Subdivision ☐ Compact Development ☐ Conservation Subdivision	Transaction Number 423438 Assigned Project Coordinator SHANKLE Assigned Team Leader WALTERS
* 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 D. L. Jordan Subdivision

Proposed Use Residential

Property Address(es) 3339 Cheswick Drive, Raleigh, NC 27609

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 1715061031

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
DB 15891 Pg 1101			

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. Minor Subdivision - 1 LOT
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 Hi Tiders LLC	Name (s) Ron Walker	
	Address 713 Fernwood Drive, Clayton, NC 27520		
	Phone (919) 795-8160	Email rwalker75@aim.com	Fax (919) 553-0330
CONSULTANT (Contact Person for Plans)	Company True Line Surveying	Name (s) Curk Lane	
	Address 205 W. Main Street, Clayton, NC 27520		
	Phone (919) 359-0427	Email curk@truelinesurveying	Fax (919) 359-0428

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

Zoning Information	Building Information
Zoning District(s) R-4	Proposed building use(s) RESIDENTIAL
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross REMOVED
Overlay District None	Proposed Building(s) sq. ft. gross N/A
Total Site Acres 0.62± Inside City Limits ☑ Yes ☐ No	Total sq. ft. gross (existing & proposed) N/A
Off street parking Required N/A Provided	Proposed height of building(s) N/A
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) N/A
BOA (Board of Adjustment) case # A- N/A	Building Lot Coverage percentage N/A (site plans only)
CUD (Conditional Use District) case # Z- N/A	
Stormwater Information	
Existing Impervious Surface acres/square feet 7081 SF	Flood Hazard Area ☐ Yes ☑ No
Proposed Impervious Surface N/A acres/square feet	**If Yes, please provide**
Neuse River Buffer ☐ Yes ☐ No Wetlands ☐ Yes ☑ 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.

SINGLE FAMILY LOT SUBDIVISION

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached 1 Existing- 2 Attached	11. Total number of all lots 2
2. Total # Of Single Family Lots 1 Existing- 2 Proposed	12. Is your project a cluster unit development? ☐ Yes ☐ No
3. Total # Of Apartment Or Condominium Units N/A	**If Yes, please answer the questions below:**
4. Total # Of Congregate Care Or Life Care Dwelling Units N/A	**a)** Total number of Townhouse Lots
5. Total # Of Mobile Home Lots N/A	**b)** Total number of Single Family Lots
6. Total Number of Hotel Units N/A	**c)** Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) N/A	**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) N/A	**f)** Total Number of Phases
10. Total number of Open Space (only) lots N/A	**g)** Perimeter Protective Yard Provided ☐ Yes ☑ No
	h) Must provide open space quotient per City Code 10-3071 (5)

SIGNATURE BLOCK (Applicable to all developments)

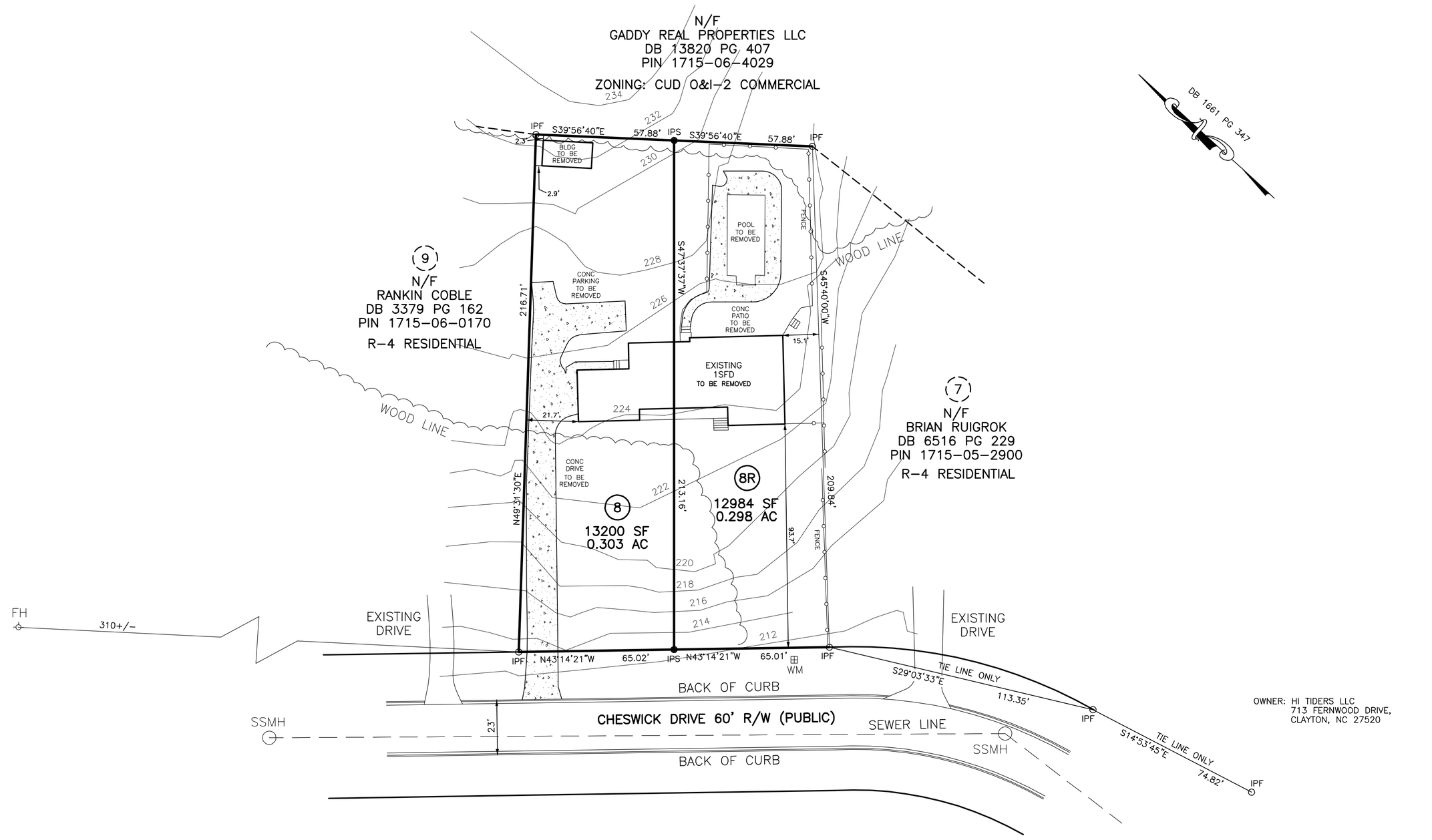
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate CURKE LANE/TRUE LINE SURVEYING 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 Ron Darrell C. Walker /Hi Tides 2-11-2015 Date

Signed _____ Date



OWNER: HI TIDERS LLC
713 FERNWOOD DRIVE,
CLAYTON, NC 27520

SUBDIVISION PLAN
OF

LOTS 8 & 8R
D. L. JORDAN SUBDIVISION

RALEIGH TOWNSHIP, WAKE COUNTY
NORTH CAROLINA
DECEMBER 23, 2014

30 0 30 60 90
Scale: 1" = 30'

LEGEND

○	IPF	IRON PIPE FOUND
●	IPS	IRON PIPE SET
□	CMF	CONCRETE MONUMENT FOUND
○	PKNF	PARKER-KALON NAIL FOUND
●	PNKS	PARKER-KALON NAIL SET
●	RRS	RAILROAD SPIKE
○	CSF	COTTON SPIKE FOUND
●	CSS	COTTON SPIKE SET
△	CC	CONTROL CORNER
	CP	COMPUTED POINT
	P/P	POWER POLE
	OPW	OVERHEAD POWER LINE
	R/W	RIGHT OF WAY
	S.F.	SQUARE FEET
	AC	ACRE
	DB	DEED BOOK
	PB	PLAT BOOK
	BOM	BOOK OF MAPS
	PG	PAGE
	LF	LINEAR FEET
	15S	LOT HAS OFFSITE SEWER
	15SL	OFFSITE SEWER LOT
	15R	RECOMBINATION LOT
	100	STREET ADDRESS
	- - - -	LINES NOT SURVEYED

SURVEYED BY:	YASIR
DRAWN BY:	DANNY
CHECKED BY:	C. LANE PLS
DRAWING NAME:	SUBD.DWG
SURVEY DATE:	12/11/14
JOB NO.	2051.012

TRUE LINE SURVEYING, P.C.

205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com

C-1859

SHEET 1