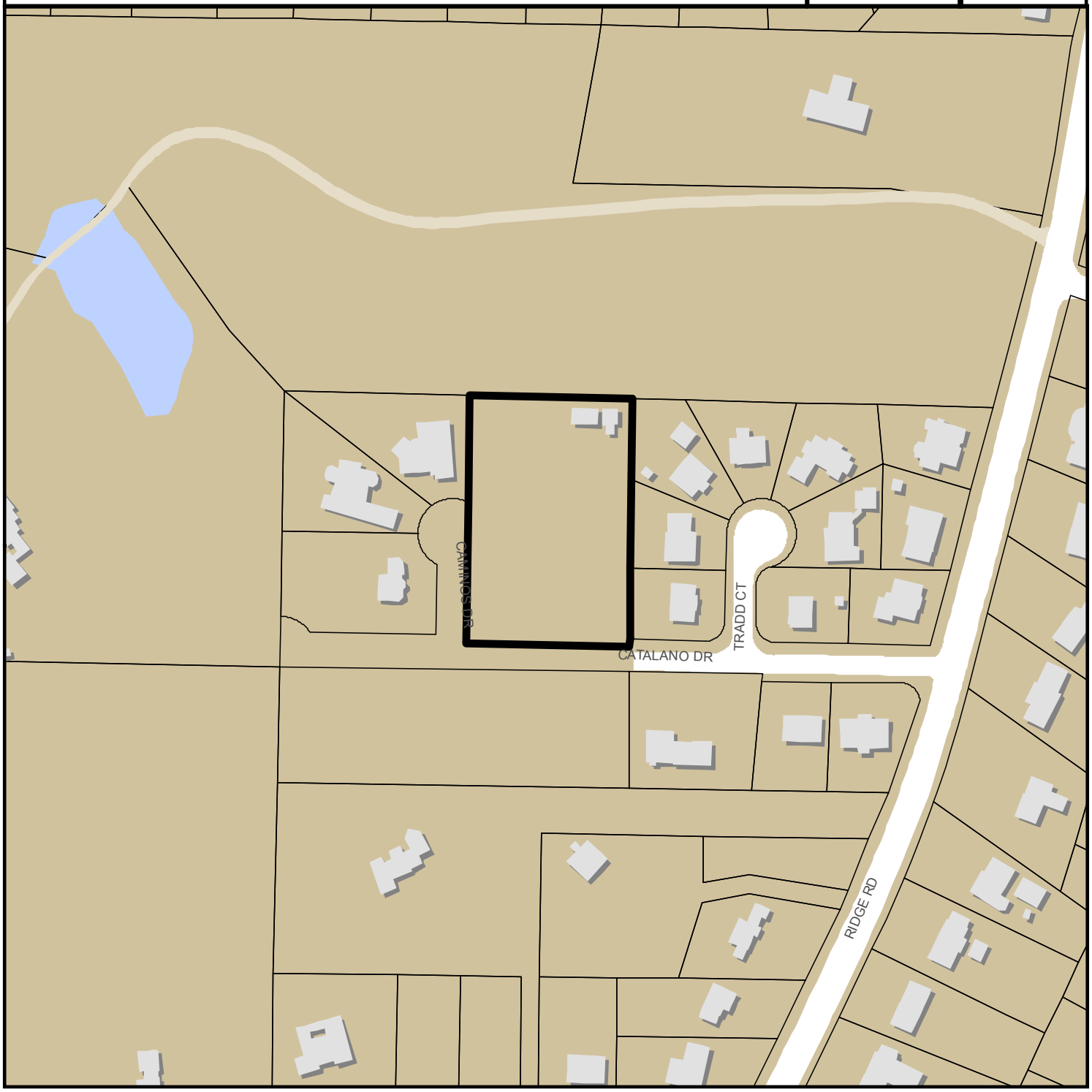
HOWARD PLACE SUBDIVISION
S-13-2015



Zoning: **R-4**
CAC: **Glenwood**
Drainage Basin: **House**
Acreage: **1.54**
Number of Lots: **3**

Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**

Applicant: **Thom Williams**
Phone: **(919) 616-1747**

5-13-15

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
☐ 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 424699 Assigned Project Coordinator Sandra M. Assigned Team Leader Ms Bradshaw
* 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: Howard Place Subdivision

Proposed Use: Residential Lots

Property Address(es) 3528 Catalano Drive

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
0794297379			

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.** **Property is currently zoned R-4 and is adjacent to a residential neighborhood.**
PLANNING COMMISSION	**Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. N/A**

CLIENT (Owner or Developer)	**Company**	**Name (s): Thom Williams**	
	Address: 2100 Banbury Road, Raleigh, NC 27608		
	Phone: (919) 616-1747	**Email: twilliams2019@nc.rr.com**	**Fax N/A**
CONSULTANT (Contact Person for Plans)	**Company: William C. Piver, PE**	**Name (s) : Bill Piver**	
	Address : 2709 Scottsdale Lane, Raleigh, NC 27613		
	Phone: (919) 880-4217	**Email: bill_piver@yahoo.com**	**Fax: N/A**

DEVELOPMENT TYPE SITE DATA TABLE (Applicable to all developments)

Zoning Information	Building Information
Zoning District(s): R-4	Proposed building use(s) Single Family Residential
If more than one district, provide the acreage of each: N/A	Existing Building(s) sq. ft. gross
Overlay District: N/A	Proposed Building(s) sq. ft. gross
Total Site Acres: 1.54 Inside City Limits ☒ Yes ☐ 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 acres/square feet	Flood Hazard Area ☐ Yes ☒ No
Proposed Impervious Surface 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.

Site is designated for residential development and will be developed accordingly.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots: N/A Detached: N/A Attached: N/A	11. Total number of all lots: 3
2. Total # Of Single Family Lots: 3	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): 3	**d)** Total number of Open Space Lots
8. Bedroom Units 1br: 0 2br: 0 3br: 0 4br or more: 3	**e)** Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s): 1.95	**f)** Total Number of Phases
10. Total number of Open Space (only) lots: 0	**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 **William C. Piver, PE** to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

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

Signed _____ Date 18 Feb 15

Signed _____ Date

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	☒		✓		
2. **Preliminary Development Plan Application** completed and signed by the property owner	☒		✓		
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)	☒	☐	✓		
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	☒				
5. Provide the following plan sheets:	☒				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	☒		✓		
b) Existing Conditions Sheet	☒	☐	✓		
c) Proposed Site or Subdivision Plan	☒		✓		
d) Proposed Grading and Stormwater Plan	☒	☐	✓		
e) Proposed Utility Plan, including Fire	☒	☐	✓		
f) Proposed Tree Conservation Plan	☐	☒			✓
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	☒	☐	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	☐	☒			✓
i) Transportation Plan	☐	☒	✓		
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	☒		✓		
7. Plan size 18"x24" or 24"x36"	☒		✓		
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	☒		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	☒		✓		
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	☒		✓		
11. Wake County School Form, if dwelling units are proposed	☒	☐	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	☒	☐			
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	☐	☒			

SURVEY DATA PROVIDED BY BARRY SCOTT & CO LAND SURVEYING

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

LEGEND & NOMENCLATURE

PROPERTY BOUNDARIES

- EX. PROPERTY CORNER
- NEW 1/4" IRON PIPE
- EX. CONCRETE MONUMENT
- COMPUTED POINT
- FENCE

D.B. DEED BOOK
B.M. BOOK OF MAPS
Pg. PAGE
PIN PARCEL ID NUMBER
S.F. SQUARE FEET
Ac. ACRES

STORM DRAINAGE
- CATCH BASIN
- STORM JUNCTION BOX
- STORM GRATED INLET
- FLARED-END SECTION
- STORM CLEANOUT
- STORM PIPE

WATER
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- IRRIGATION VALVE
- WATER MAIN

ELECTRICAL
- POWER POLE
- POWER PEDESTAL
- LAMP POST
- OVERHEAD POWER
- UNDERGROUND POWER

SANITARY
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER PIPE

GAS
- GAS MARKER
- GAS MAIN

COMMUNICATIONS
- FIBER OPTIC MARKER
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- UNDERGROUND COMM.

PRELIMINARY DESIGN / NOT RELEASED FOR CONSTRUCTION

NO.	REVISION	DATE

HOWARD PLACE SUBDIVISION
3528 CATALANO DRIVE
RALEIGH, NC

[redacted]

William C. Piver, PE
2709 SCOTTSDALE LANE
RALEIGH, NORTH CAROLINA 27613
TELEPHONE: (919) 880-4217
EMAIL: bill_piver@yahoo.com

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DATE: 02/27/15

DRAWN: SJB

SHEET: EXISTING CONDITIONS C-2

SITE DATA

DEVELOPER:
THOM WILLIAMS
2100 BANBURY ROAD
RALEIGH, NC 27608
(919) 835-9452
twilliams2019@nc.rr.com
PIN#:0794-29-7379

OWNER:
BETTY LITTLE HOWARD
3413 CHURCHILL ROAD
RALEIGH, NC 27607

ZONING: R4

EXISTING LAND USE: VACANT

TOTAL ACREAGE: 1.54 ACRES
TOTAL NUMBER OF LOTS: 3

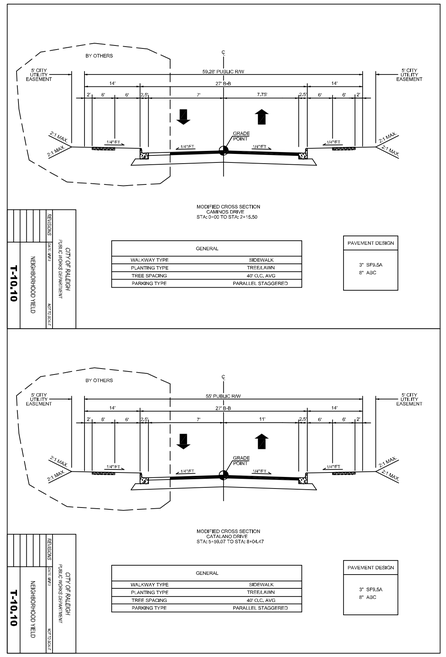
BUILDING SETBACKS:
FRONT: 20'
SIDE: 10'
CORNER SIDE: 20'
REAR: 30'

Construction Sequence

1. Prior to beginning construction, call the Stormwater Inspections Regional Coordinator at (919) 278-646 to schedule an on-site pre-construction meeting.
2. Install gravel construction entrance, temporary diversions, silt fence, sediment basins or other measures as shown on the approved plan. Clear only as necessary to install these devices. Seed temporary diversions, berms and basins immediately after construction.
3. Call the rapid response number (919) 857-4412 to schedule a Stormwater Site Inspection.
4. Upon approval of the Stormwater Site Inspection, commence permitted land disturbing activity – clearing and grubbing
5. All erosion control measures shall be inspected and maintained, if needed, at least once per week and after every rainfall event.
6. Stabilization is required within 14 calendar days of completion of any phase of grading or inactivity on project site.
7. Begin grading for the street widening. Maintain existing paved drive and provide safe access to all existing residents at all times.
8. Relocate existing fire hydrant and install water and sewer services as shown on the approved plans.
9. Install curb and gutter along Catalano frontage.
10. Install pavement on Catalano and Caminos drives.
11. Install 8 inches of ABC stone outside of existing pavement and level with existing asphalt. Overlay existing asphalt and new stone with 3 inches of SF9.5A.
12. Stabilize site as areas are brought up to finish grade with vegetation, paving, ditch linings, etc. Seed and mulch denuded areas within fourteen (14) days of completion of any phase of construction.
13. Install curb and gutter along Caminos drive as shown on the approved plan.
14. Install sidewalk as shown on the approved plan.
15. Site stabilization is required prior to final approval of grading permit. Grass utilized as permanent ground cover must be at a mowable height that generally provides at least 80% coverage throughout the site, with no large bare patches or evidence of erosion.
16. When construction is complete and all areas are stabilized completely, call the rapid response number (919) 857-4412 to schedule an Inspection. If site is approved, remove temporary diversions, silt fence, sediment basins, etc., and seed out or stabilize any resulting bare areas. Any remaining permanent erosion control devices, such as velocity dissipaters, should now be installed.
17. When vegetation has become established call the rapid response number (919) 857-4412 to schedule a Stormwater Final Inspection

Project Notes

1. All construction shall be performed in accordance with the current City of Raleigh standards, specifications and details.
2. Contractor to secure all necessary permits for construction work shown on these plans prior to commencing work.
3. Safe access shall be maintained to existing residences on Caminos Drive at all times.
4. Contractor shall at all times maintain adequate safety measures, activities and barricades for the adequate protection for all persons on or about the location of the site.
5. Locations shown on these plans for existing utilities are approximate. Contractor shall verify locations of all utilities and is responsible for any damage to same.
6. Call North Carolina One Call Center @1- 800-632-4949 before any digging.
7. Denuded area is 0.64 Ac.
8. The pavement shall be kept free and clear of dirt and debris.
9. This site is not within a 100 year floodway fringe area.
10. Cul-de-Sac improvements to be Fee-in-Lieu except as noted on approved plans.



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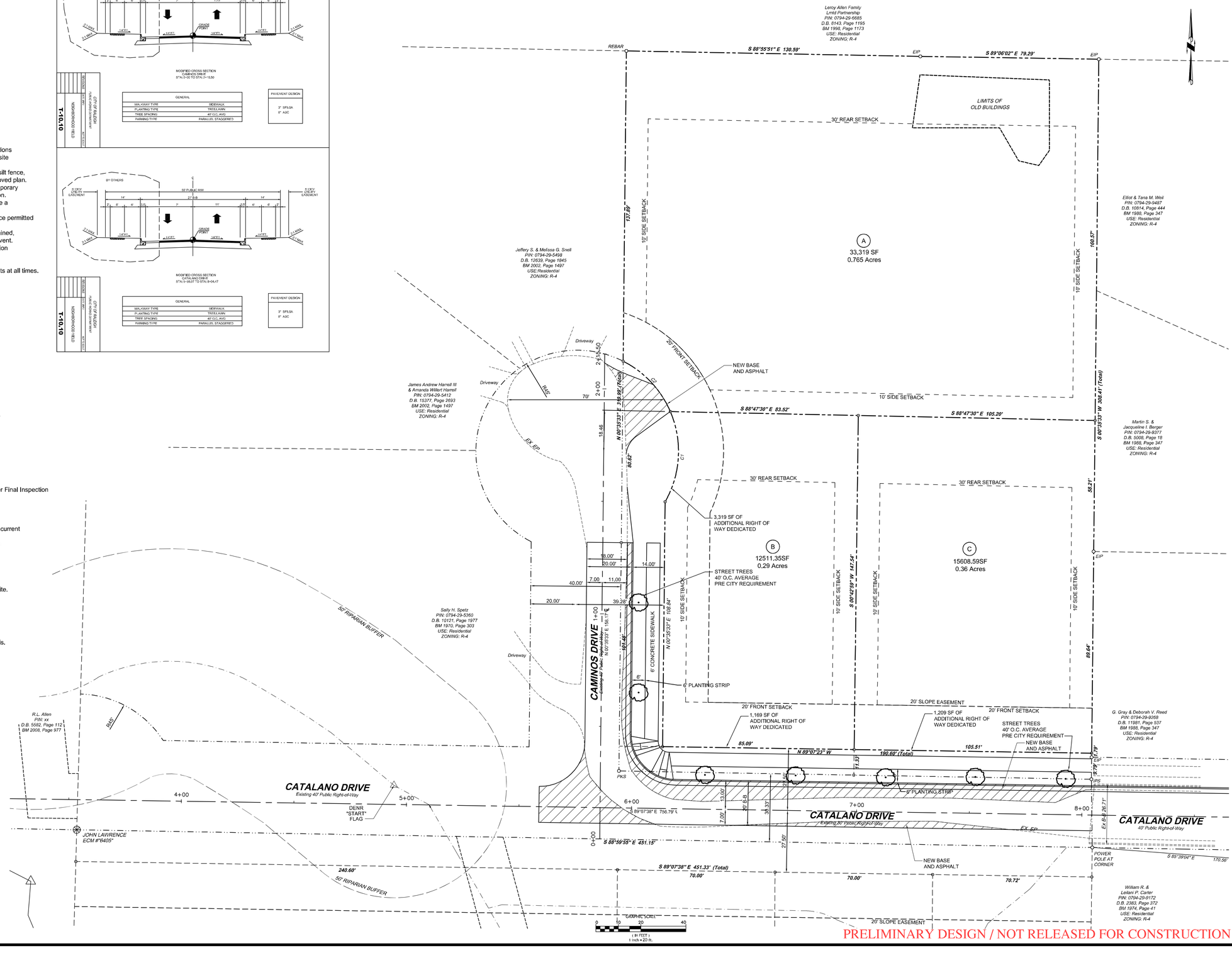

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DATE: 02/27/15

DRAWN: SJB

SHEET:
SUBDIVISION PLAN
C-3