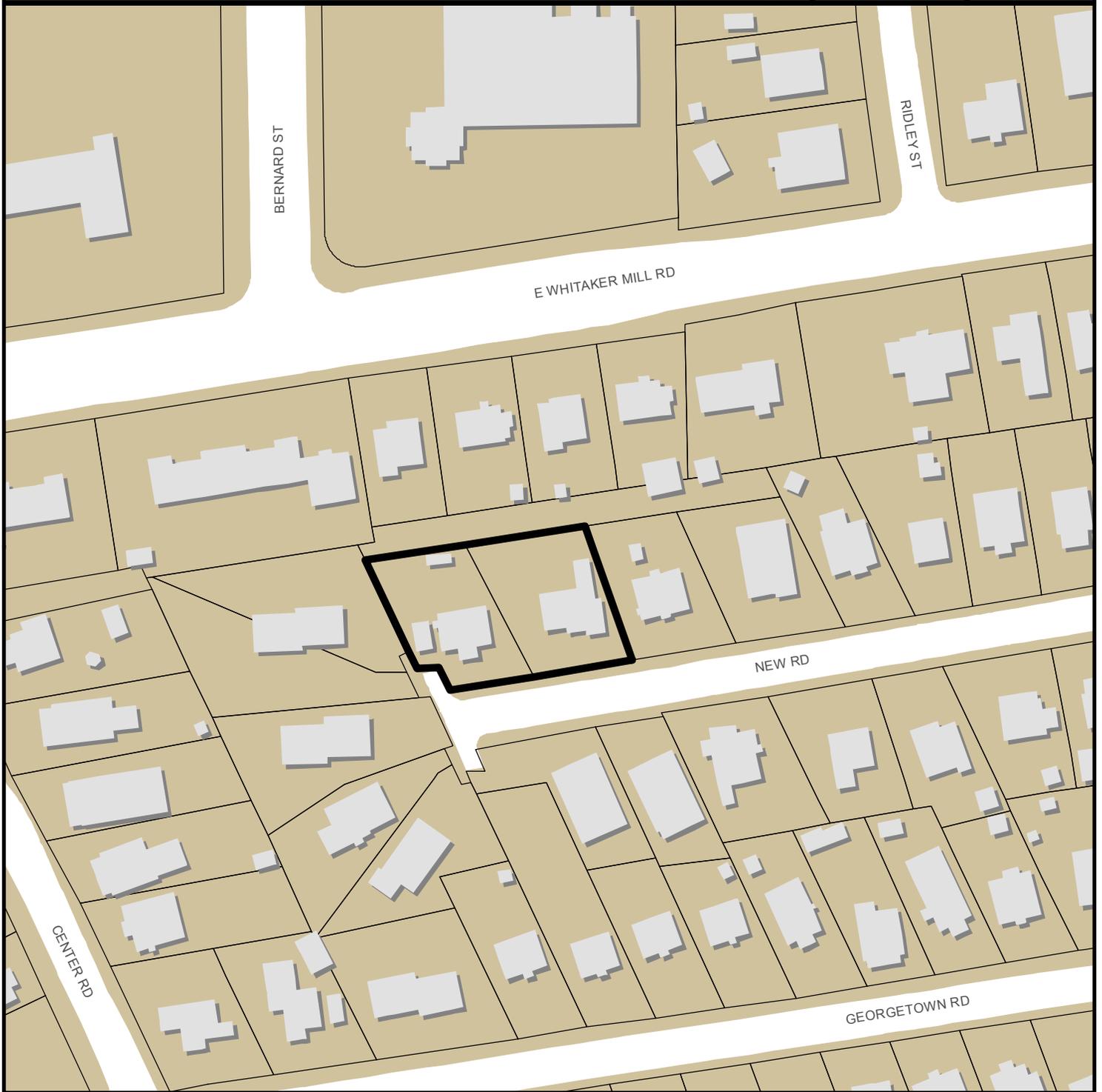


# NEW COURT SUBDIVISION S-28-2015



0 145 290 Feet

Zoning: **R-10**

CAC: **Five Point**

Drainage Basin: **Pigeon House**

Acreage: **0.34**

Number of Lots: **3**

Planner: **Justin Rametta**

Phone: **(919) 996-2665**

Applicant: **Ray Cooper**

Phone: **(919) 468-9000**





# 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 <p style="font-size: 1.5em;">431246</p> Assigned Project Coordinator  Assigned Team Leader <p style="font-size: 1.5em;">Rometta</p>
* 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 <b>SUBDIVISION OF LOTS 5 &amp; 6, NEW COURT</b>			
Proposed Use <b>SINGLE FAMILY RESIDENTIAL</b>			
Property Address(es) <b>615 NEW RD / 617 NEW RD</b>			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: <b>1704.08-98-5516/1704.08-98-5586</b>			
P.I.N. Recorded Deed <b>1704985516</b> DB 16001, PG. 117-120	P.I.N. Recorded Deed <b>1704985586</b> DB 15978, PG. 294	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. <b>THIS SUBDIVISION IS NOT LOCATED IN THE METRO PARK OR HISTORIC OVERLAY DISTRICTS AND THUS SHOULD NOT REQUIRE PLANNING COMMISSION OR CITY COUNCIL APPROVAL.</b>		
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. <b>N/A</b>		
CLIENT (Owner or Developer)	Company <b>RAY COOPER REALTY INC., PROFIT SHARING PLAN</b>		Name (s) <b>RAY COOPER, TRUSTEE</b>
	Address <b>110 LAWNWOOD CT, CARY, NC 27519-7703</b>		
	Phone <b>919-468-9000</b>	Email <b>RAYCOOPERREALTY@GMAIL.COM</b>	Fax
CONSULTANT (Contact Person for Plans)	Company <b>WARD SURVEYING SERVICES, PLLC.</b>		Name (s) <b>SONYA WARD</b>
	Address <b>124 SEABOARD ST. APEX, NC 27502</b>		
	Phone <b>(919) 367-7858</b>	Email <b>GDWSONYA@BELLSOUTH.NET</b>	Fax <b>(919) 367-7833</b>

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to developments)

Zoning Information	Building Information
Zoning District(s) <b>R-10</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>.338</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 # A- <b>N/A</b>	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z- <b>N/A</b>	

Stormwater Information

Existing Impervious Surface acres/square feet <b>0.089 AC./3,908 SF</b>	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. **THIS SITE IS LOCATED IN A LOW DENSITY, CURRENTLY ZONED R-10, AND IN A LOW DENSITY RESIDENTIAL AREA ON THE COMPREHENSIVE PLAN. THE PROPOSED USE IS FOR LOW DENSITY RESIDENTIAL AT A RATE OF TEN SINGLE FAMILY UNITS PER ACRE. THE ANTICIPATED AREA OF DISTURBANCE IS ESTIMATED TO BE 11,657 SF WHICH IS UNDER THE 12,000 SF THRESHOLD SET AS THE DETERMINATION FOR THE REQUIREMENT FOR A LAND DISTURBING PERMIT. AS PER SECTION 9.2.1, AN EXEMPTION FOR A STORMWATER PLAN ALSO EXISTS. AS PER SECTION 9.1.2, AN EXEMPTION OF A TREE CONSERVATION PLAN EXISTS BECAUSE THE TOTAL LAND AREA IS 0.338 ACRES.**

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

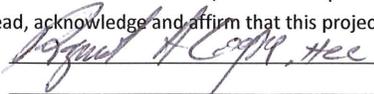
1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots <b>3</b>
2. Total # Of Single Family Lots <b>3</b>	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units	If Yes, please 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>3</b>	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) <b>10</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 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.

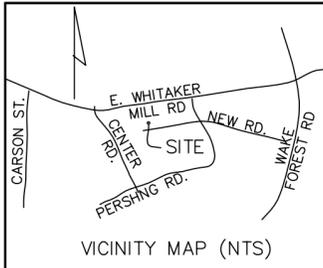
I hereby designate **SONYA WARD** to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

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

Signed  Date **5/4/15**

Signed \_\_\_\_\_ Date \_\_\_\_\_

	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 <i>noted</i>	<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 <i>noted</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions) <i>NOTE: FEE IN LIEU OF</i>	<input checked="" 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 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"/>			✓



- LEGEND:**
- R/W = RIGHT OF WAY
  - IPS = IRON PIPE SET
  - EIP = EXISTING IRON PIPE
  - = OVERHEAD UTILITY LINE
  - = CABLE TV PEDESTAL
  - = SAN. SEWER MANHOLE
  - = TELECOM PEDESTAL
  - = ELECTRIC PEDESTAL
  - = UTILITY POLE
  - = ADDRESS
  - = WATER METER
  - = METAL FENCE
  - = SEWER LINE
  - = EXISTING CONTOUR LINE
  - ⊙ = CLEAN-OUT(SEWER)

LINE TABLE		
LINE	LENGTH	BEARING
L1	2.59	N20°50'11"W
L2	2.53	S14°10'29"E

**ACREAGE TABLE AND LOT INFORMATION**

TOTAL SITE ACREAGE:	14,735 SF / 0.338 AC.
<b>OLD LOT 6:</b> 615 NEW RD PIN# 1704.08-98-5516 ZONING R-10	7,214 SF / 0.166 AC.
<b>OLD LOT 5:</b> 617 NEW RD PIN# 1704.08-98-5586 ZONING R-10	7,521 SF / 0.173 AC.

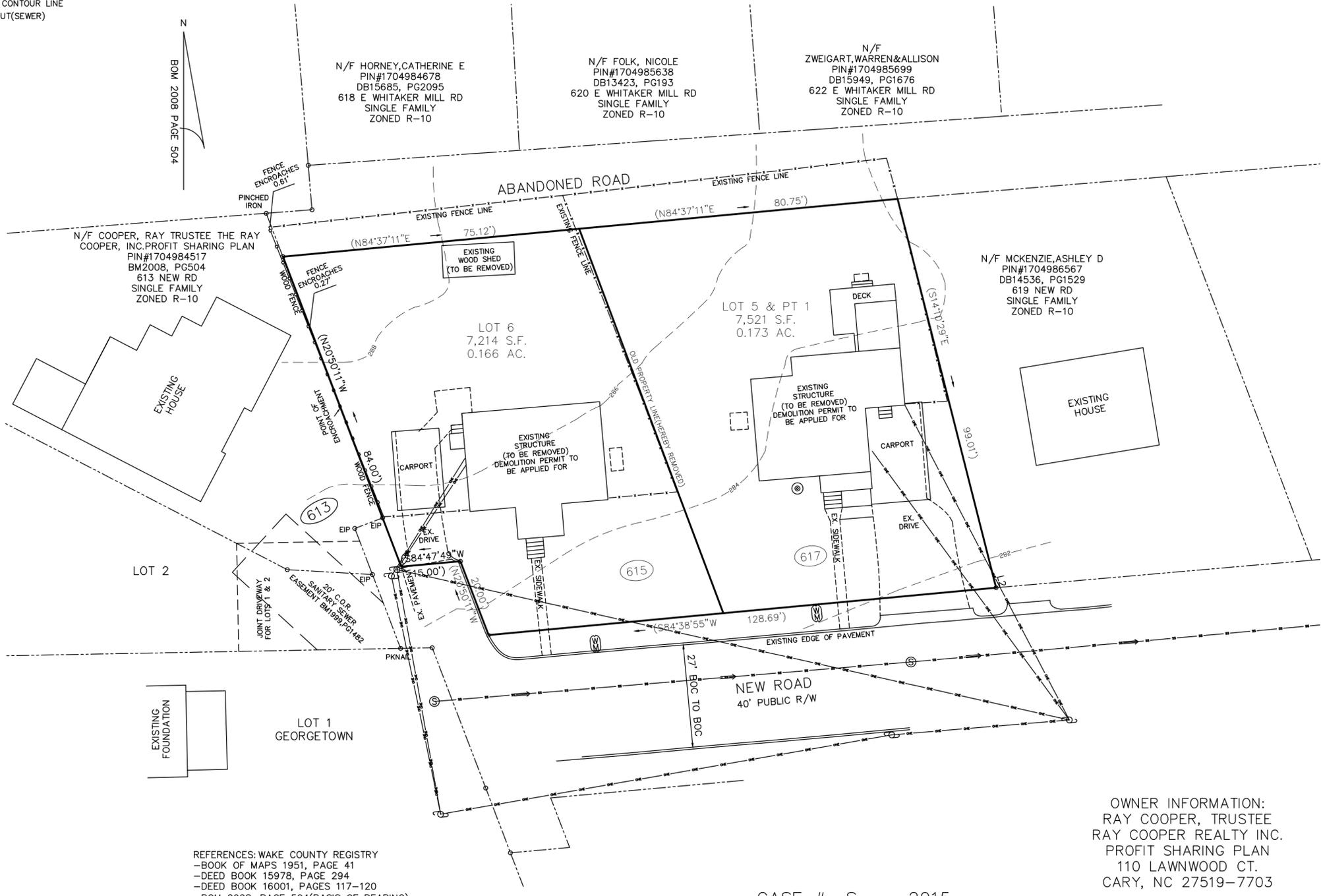
**IMPERVIOUS AREA CALCULATIONS:**

TOTAL SITE ACREAGE:	14,735 SF / 0.338 AC.
<b>OLD LOT 6:</b> PIN# 1704.08-98-5516 EX. IMPERVIOUS AREA: 1,693 S.F. HOUSE: 965 SF DRIVE/SIDEWALK: 296 SF CARPORT: 240 SF DECK/STEPS: 42 SF SHED: 150 SF	
<b>OLD LOT 5:</b> PIN# 1704.08-98-5586 EX. IMPERVIOUS AREA: 2,215 S.F. HOUSE: 1,141 SF DRIVE/SIDEWALK: 529 SF CARPORT: 355 SF DECK/STEPS: 190 SF	

**NOTES:**  
- TOPOGRAPHIC CONTOUR DATA WAS BASED ON WAKE COUNTY GIS(MAPS) WITH AN ASSUMED ELEVATION ADOPTED.

- NOTES AND INFORMATION FOUND:**
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
  - ALL AREA CALCULATED BY COORDINATE COMPUTATION.
  - PROPERTY SUBJECT TO ANY EASEMENTS OF RECORD.
  - THIS SURVEY IS SUBJECT TO ANY FACTS UNCOVERED BY AN ACTUAL AND CORRECT TITLE SEARCH. TITLE SEARCH NOT PERFORMED BY THIS OFFICE.
  - UNDERGROUND OBJECTS, IF ANY, NOT LOCATED BY THIS OFFICE.
  - SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 3720170400 J, DATED MAY 2, 2006, AS PER www.ncfloodmaps.com.
  - NO NCGS MONUMENT FOUND WITHIN 2000 FEET.

**REFERENCES:** WAKE COUNTY REGISTRY  
 -BOOK OF MAPS 1951, PAGE 41  
 -DEED BOOK 15978, PAGE 294  
 -DEED BOOK 16001, PAGES 117-120  
 -BOM 2008, PAGE 504(BASIS OF BEARING)



**OWNER INFORMATION:**  
 RAY COOPER, TRUSTEE  
 RAY COOPER REALTY INC.  
 PROFIT SHARING PLAN  
 110 LAWNWOOD CT.  
 CARY, NC 27519-7703

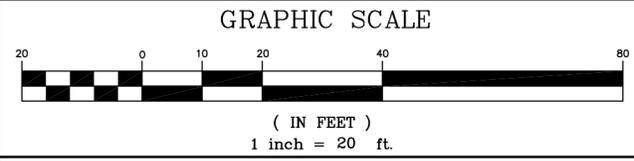
CASE # S- -2015  
 TRANSACTION # \_\_\_\_\_

NEW COURT\2015039LOTS\_5\_6\_SUBDIVISION.DWG

STATE OF NORTH CAROLINA WAKE COUNTY  
 I, SONYA A. WARD, certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, etc.) (other); that the ratio of precision as calculated by latitudes and departure is >1/\_\_\_\_\_; that the boundaries not surveyed are clearly indicated as drawn from information found in Book \_\_\_\_\_, Page \_\_\_\_\_; that this map was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Professional Land Surveyor L - 4017 Reg. No.

SEAL



Date	Revision	By

Date: 03/12/2015	EXISTING CONDITIONS LOTS 5, 6, AND PT. OF 1, NEW COURT FOR RAY COOPER REALTY INC. PROFIT SHARING PLAN	SHEET 2
Scale: 1" = 20'		
Drawn By: S. WARD	CITY OF RALEIGH WAKE COUNTY N.C. WARD SURVEYING SERVICES, PLLC LAND SURVEYING & PLANNING 124 SEABOARD ST. APEX, N.C. 27502 TELEPHONE: (919) 367-7858 FAX: (919) 367-7833	OF 3
Checked By: S. WARD		
Field Book: 291p65		

