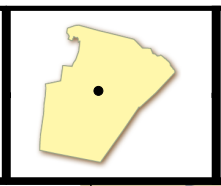
MILLS STREET SUBDIVISION
S-31-2015



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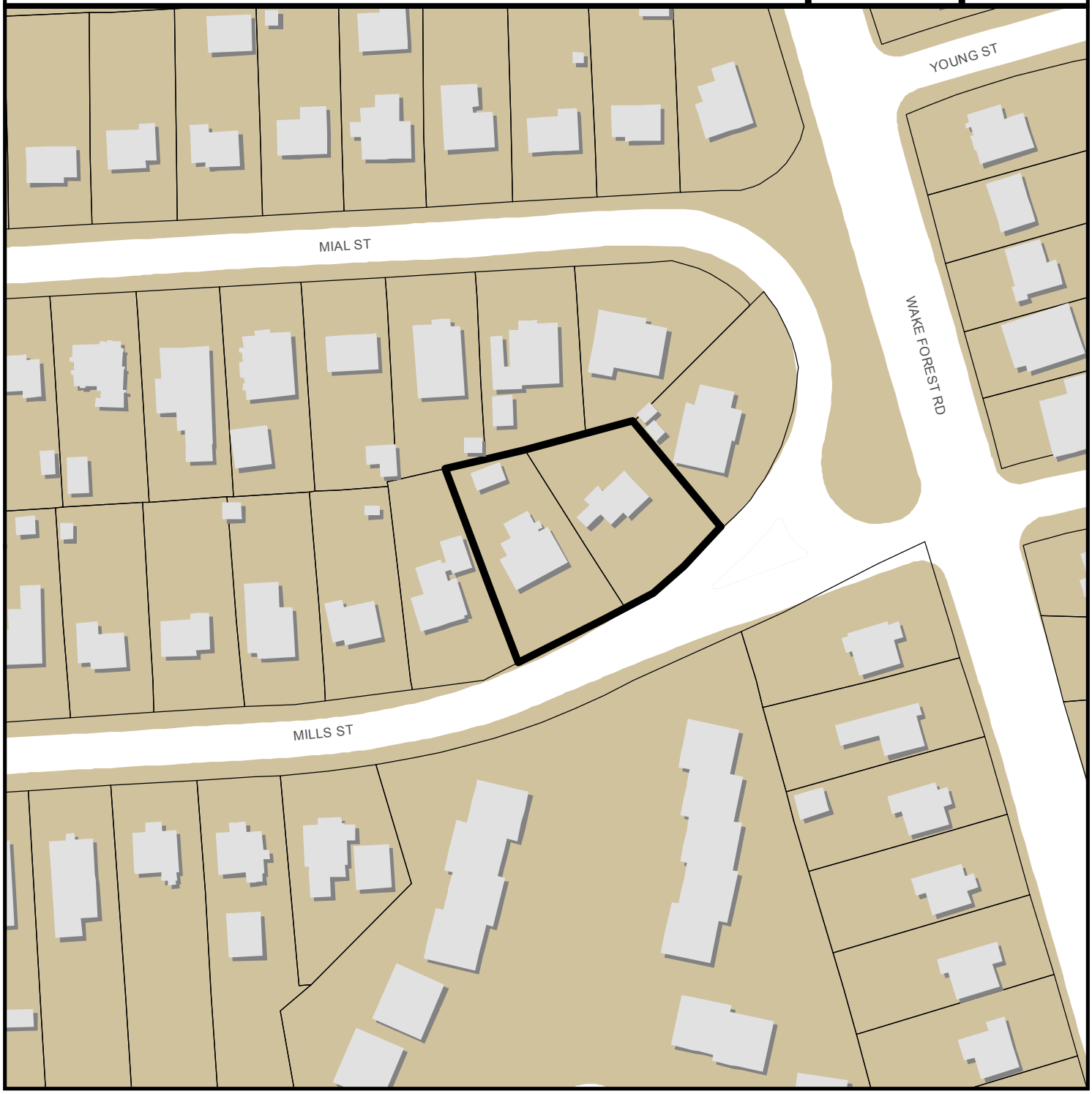


0 145 290 Feet

Zoning: **R-10**
CAC: **Five Points**
Drainage Basin: **Crabtree Basin**
Acreage: **0.46**
Number of Lots: **3**

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

Applicant: **Justin Huntley**
Phone: **(919 630-5577**

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** X Infill Subdivision** ☐ Expedited Subdivision Review ☐ Conventional Subdivision ☐ Compact Development ☐ Conservation Subdivision	Transaction Number 432697 Assigned Project Coordinator Hodges 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 Mills Street Preliminary Subdivision

Proposed Use Single Family

Property Address(es) 733 & 737 Mills Street, Raleigh, NC 27608

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
1715006049	1715007112		

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 X 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. Plan is compliant with UDO requirements
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 N/A	Name (s) Justin R. Huntley	
	Address 514 Daniels St., Box 311, Raleigh, NC 27605		
	Phone 919-630-5577	Email justin.huntley@gmail.com	Fax
CONSULTANT (Contact Person for Plans)	Company Chance & Associates	Name (s) Stoney Chance	
	Address 500 Benson Road, Ste. 207, Garner, NC 27529		
	Phone 919-779-7245	Email cstoney@bellsouth.net	Fax 919-779-3889

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

Zoning Information	Building Information
Zoning District(s) R-10	Proposed building use(s) N/A
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross N/A
Overlay District N/A	Proposed Building(s) sq. ft. gross N/A
Total Site Acres 0.46 Inside City Limits X 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 0.134/5,876.06acres/square feet	Flood Hazard Area ☐ Yes X No
Proposed Impervious Surface N/A acres/square feet	**If Yes, please provide**
Neuse River Buffer ☐ Yes X No Wetlands ☐ Yes X 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 is a low density development.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots N/A Detached Attached	11. Total number of all lots 3
2. Total # Of Single Family Lots 3	12. Is your project a cluster unit development? ☐ Yes X 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 2br 3br 4br or more	**e)** Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 4.49	**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 Stoney Chance_____ 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.

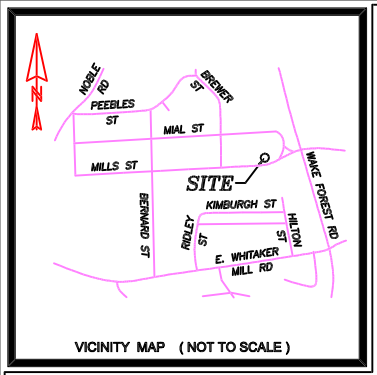
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed Justin R. Huntley_____ Date May 15, 2015

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)	X		✓		
2. **Preliminary Development Plan Application** completed and signed by the property owner	X		✓		
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)	X	☐	✓		
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	X		✓		
5. Provide the following plan sheets:	X				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	X		✓		
b) Existing Conditions Sheet	X	☐	✓		
c) Proposed Site or Subdivision Plan	X		✓		
d) Proposed Grading and Stormwater Plan	☐	X			✓
e) Proposed Utility Plan, including Fire	X	☐	✓		
f) Proposed Tree Conservation Plan	☐	X			✓
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	X	☐	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	☐	X			✓
i) Transportation Plan	☐	X			✓
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	X		✓		
7. Plan size 18"x24" or 24"x36"	X		✓		
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	X		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	X		✓		
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	X		✓		
11. Wake County School Form, if dwelling units are proposed	X	☐	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	☐	X			✓
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	☐	X			✓

Mills Street Subdivision
3 lots
.46 acres



VICINITY MAP (NOT TO SCALE)

TOTAL PROJECT AREA: 0.41 AC.

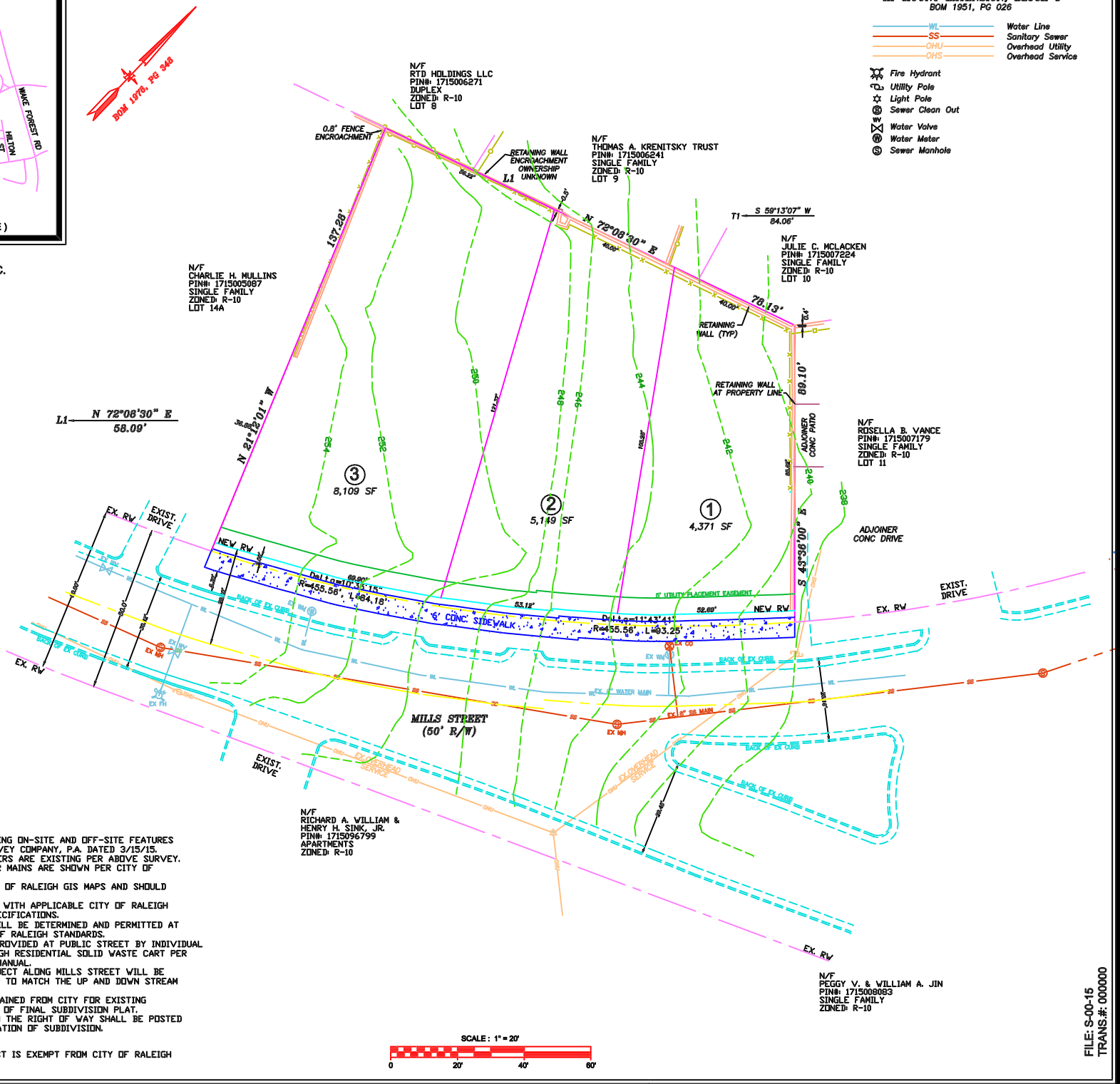
NOTE:
THIS PROPERTY DOES NOT LIE WITHIN 2000' OF A N.C.G.S. MONUMENT.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.

UTILITIES SHOWN ARE FOR REPRESENTATION ONLY AND NOT TO BE USED FOR PROPERTY LINE LOCATION

ALL CREEKS, EASEMENTS, BUFFERS, FLOOD LIMITS & SETBACKS TAKEN FROM BOM 1978 , PG 348 .

LEGEND
- EXISTING IRON PIPE
- NEW IRON PIPE
- COMPUTED CORNER



NOTES:
1. BOUNDARY SURVEY AND ALL EXISTING ON-SITE AND OFF-SITE FEATURES PROVIDED BY TURNING POINT SUEVEY COMPANY, P.A. DATED 3/15/15.
2. STREETS, SANITARY & STORM SEWERS ARE EXISTING PER ABOVE SURVEY.
3. THE LOCATION OF EXISTING WATER MAINS ARE SHOWN PER CITY OF RALEIGH UTILITIES MAPS.
4. CONTOURS WERE TAKEN FROM CITY OF RALEIGH GIS MAPS AND SHOULD BE VERIFIED BY SURVEYOR.
5. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CITY OF RALEIGH DEVELOPMENT STANDARDS AND SPECIFICATIONS.
6. ALL NEW DRIVEWAY LOCATIONS WILL BE DETERMINED AND PERMITTED AT SITE PLAN SUBMITTAL PER CITY OF RALEIGH STANDARDS.
7. SOLID WASTE SERVICE WILL BE PROVIDED AT PUBLIC STREET BY INDIVIDUAL 96-GAL. STANDARD CITY OF RALEIGH RESIDENTIAL SOLID WASTE CART PER CITY OF RALEIGH WASTE DESIGN MANUAL.
8. EXISTING DRIVEWAYS WITHIN PROJECT ALONG MILLS STREET WILL BE CLOSED AND REPLACED WITH CURB TO MATCH THE UP AND DOWN STREAM PER CITY OF RALEIGH STANDARDS.
9. DEMOLITION PERMITS WILL BE OBTAINED FROM CITY FOR EXISTING BUILDINGS PRIOR TO RECORDATION OF FINAL SUBDIVISION PLAT.
10. A SURITY COVERING ALL WORK IN THE RIGHT OF WAY SHALL BE POSTED WITH THE CITY PRIOR TO RECORDATION OF SUBDIVISION.

STORMWATER EXEMPTION:
PER SEC. 9.2.2, A, 2, THIS PROJECT IS EXEMPT FROM CITY OF RALEIGH STORMWATER REQUIREMENTS.

FILE: S-00-15
TRANS.#: 000000

DATE:	APRIL 27, 2015
SCALE:	1" = 20'
DRAWN BY:	SC
CHECKED BY:	SC
FILE NAME:	Mills Street Sub.dwg

DATE	REVISIONS	BY

TITLE:
PRELIMINARY SUBDIVISION PLAN
MILLS STREET SUBDIVISION
FOR
JUSTIN R. HUNTLEY
RALEIGH TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

SHEET: 3 OF: 5

CHANCE & ASSOCIATES
Land Planning Services
500 Benson Road, Suite 207, Garner, North Carolina 27529
Phone: (919) 779-7245 Fax: (919) 779-3889

NOT RELEASED FOR CONSTRUCTION