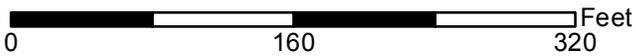
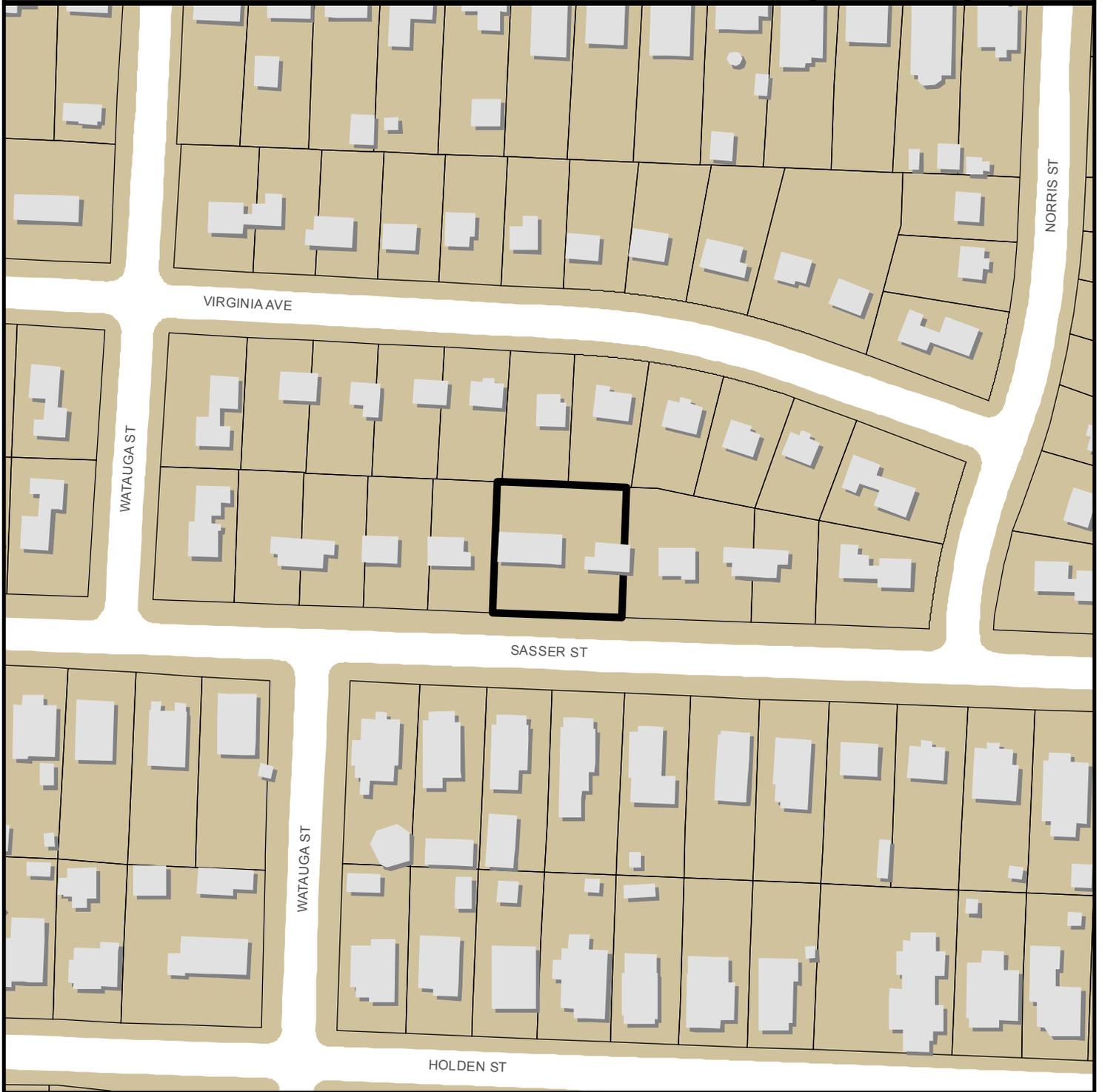


# OAKDALE AT MORDECAI LOT 16 S-64-2015



Zoning: **R-10**  
CAC: **Mordecai**  
Drainage Basin: **Pigeon House**  
Acreage: **0.23**  
Number of Lots: **2**

Planner: **Michael Walters**  
Phone: **(919) 996-2636**  
Applicant: **Robuck Partners, LLC**  
Phone: **(919) 785-4472**





# Planning & Development

5-03-15  
64

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 <b>448904</b> Assigned Project Coordinator <b>Chip</b> Assigned Team Leader <b>M. WALTER</b>

Has your project previously been through the Due Diligence process? If yes, provide the transaction #

### GENERAL INFORMATION

Development Name Lot 16 Oakdale at Mordecai

Proposed Use - Subdivision

Property Address(es) 715 Sasser Street

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
1714-03-3380			

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 <u>not</u> requiring Planning Commission or City Council approval. The Preliminary subdivision is not within the Historic Overlay District, or a designated Historic Landmark, nor is the plan located within a MPOD.		
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 Robuck Partners, LLC		Name (s) John C. Morisey, III
	Address 1000 St. Albans Drive Raleigh, NC 27609		
	Phone 919-785-4472	Email <a href="mailto:JackMorisey@communityproperties.com">JackMorisey@communityproperties.com</a>	Fax 919-595-4411
CONSULTANT (Contact Person for Plans)	Company CE Group,		Name (s) Joe Faulkner, RLA
	919-367-8970 ext 102		

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

Zoning Information	Building Information
Zoning District(s) R-10	Proposed building use(s)
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross
Overlay District (AOD) Airport Overlay District	Proposed Building(s) sq. ft. gross
Total Site Acres 0.227 ac. Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed)
Off street parking Required <input type="checkbox"/> Provided <input checked="" type="checkbox"/>	Proposed height of building(s)
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z-	

**Stormwater Information**

Existing Impervious Surface 0 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 0 acres/square feet	<b>If Yes, please provide</b>
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. The proposed subdivision of the individual tracts are in conformity with the 2030 Comprehensive Plan. The site is located in the Mordecai CAC in an area designated as Moderate Density Residential.

**FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY**

1. Total # Of Townhouse Lots 0 Detached Attached	11. Total number of all lots 2
2. Total # Of Single Family Lots 2	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units 0	<b>If Yes, please answer the questions below:</b>
4. Total # Of Congregate Care Or Life Care Dwelling Units 0	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots 0	b) Total number of Single Family Lots
6. Total Number of Hotel Units 0	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) 2	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more X	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 10	f) Total Number of Phases
10. Total number of Open Space (only) lots 0	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 Joe Faulkner, RLA CE Group, Inc. 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 John C. Morisey, III John C. Morisey, III manager Robuck Partners, LLC Date 9-29-15  
 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 checked="" 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	<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 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"/>			



**SITE DATA**

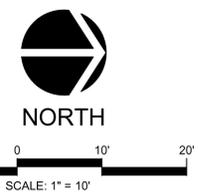
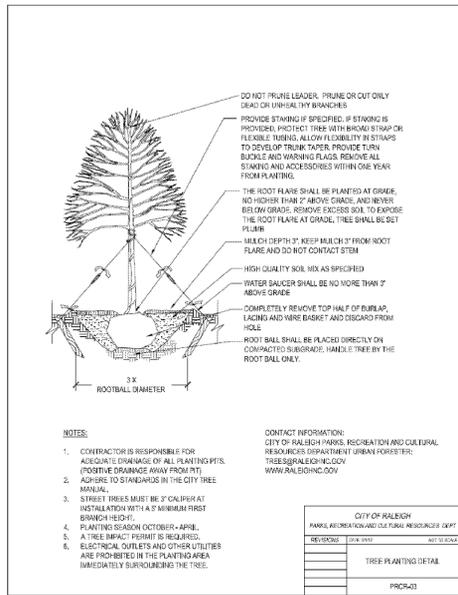
OWNER: ROBUCK PARTNERS LLC  
 DEED: DB 15960 PG 757  
 PIN: 1714-03-3380

ZONED: R-10  
 CUARENT USE: VACANT  
 PROPOSED USE: SINGLE RESIDENCE

SITE AREA  
 LOT 16: 4,957 SF / 0.114 AC  
 LOT 17: 4,939 SF / 0.113 AC  
 TOTAL AREA: 9,896 SF / 0.227 AC

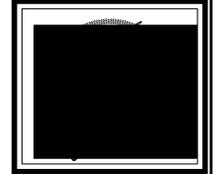
**GENERAL NOTES**

- EXISTING UNDERGROUND STRUCTURES AND UTILITIES SHOWN ARE BASED ON FIELD SURVEYS PERFORMED ON-THE-GROUND ON 3/23/2015 BY CE GROUP, INC AND BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS PRIOR TO STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL CONTACT NORTH CAROLINA ONE CALL AT 1-800-632-4949 AND THE CITY OF RALEIGH FOR ASSISTANCE LOCATING EXISTING UTILITIES. THE CONTRACTOR SHALL CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, SPECIFICATIONS AND STANDARD DETAILS, LATEST EDITION.
- ALL UTILITIES CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, SPECIFICATIONS AND STANDARD DETAILS, LATEST EDITION.
- ALL CONSTRUCTION WITHIN THE CITY OF RALEIGH RIGHT-OF-WAY SHALL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- SUBJECT PROPERTY DOES NOT LOCATE IN A FLOOD HAZARD AREA PER FEMA FIRN COMMUNITY NUMBER 3720170400J EFFECTIVE 05/02/2006.
- EXISTING TOPOGRAPHIC SURVEY WAS PROVIDED BY CE GROUP, INC. EXISTING BOUNDARY HEREIN REFERENCED BM 2015 PG 1505.
- WATER AND SANITARY SEWER SERVICES ARE BEING REPLACED AS PART OF CITY OF RALEIGH REPLACEMENT PLANS 2012 - PROJECT 3 (PHASE B).
- DESIGN ADJUSTMENT HAS BEEN APPLIED FOR SIDEWALK WIDTH, LOCATION, AND STREET TREE PLACEMENT/NUMBER.



NO.	REVISIONS	DATE

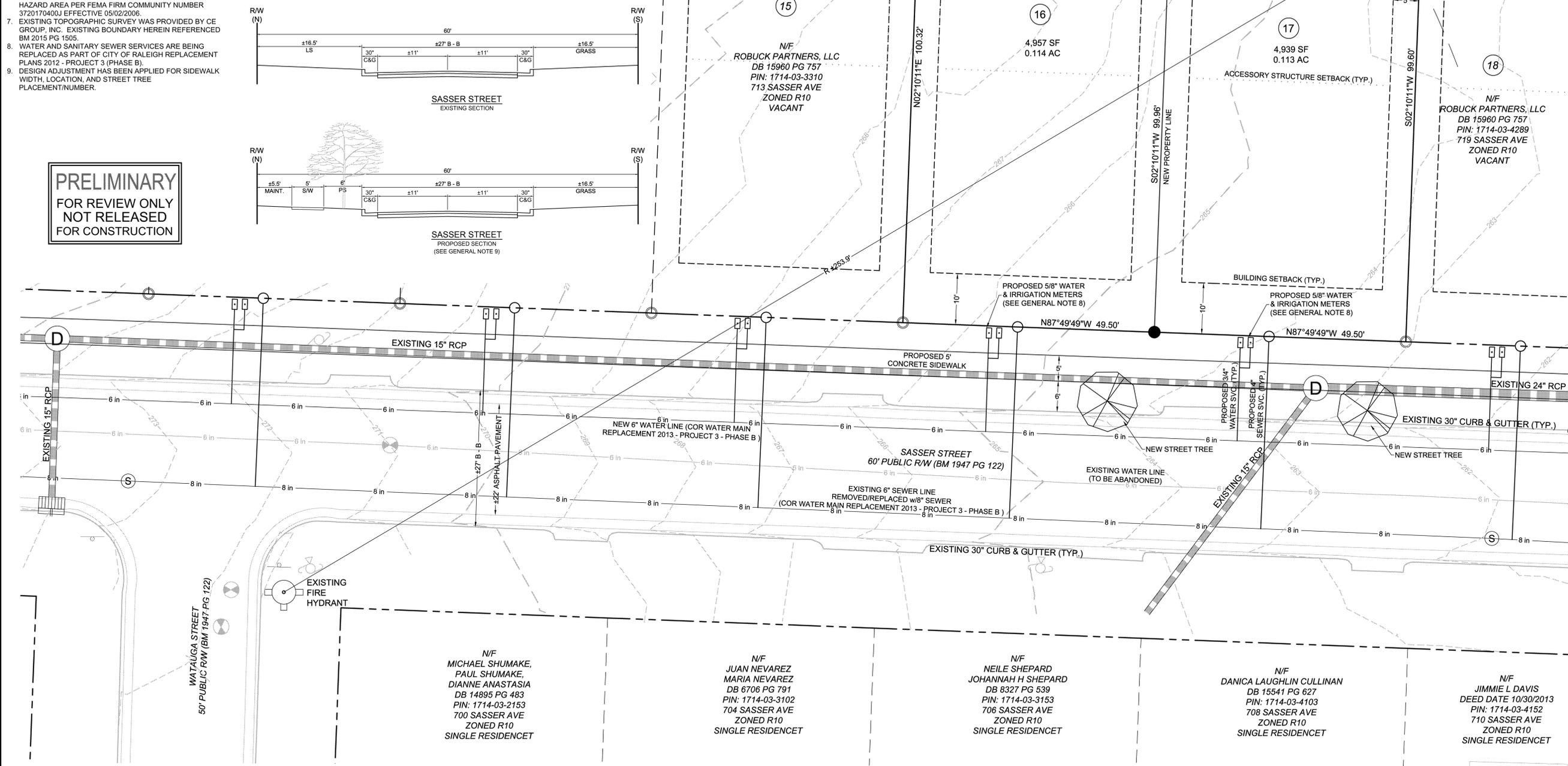
**CE GROUP**  
 301 GLENWOOD AVE. 220  
 RALEIGH, NC 27603  
 PHONE: 919-367-8790  
 FAX: 919-322-0032  
 www.cegroupinc.com  
 License # C-1739



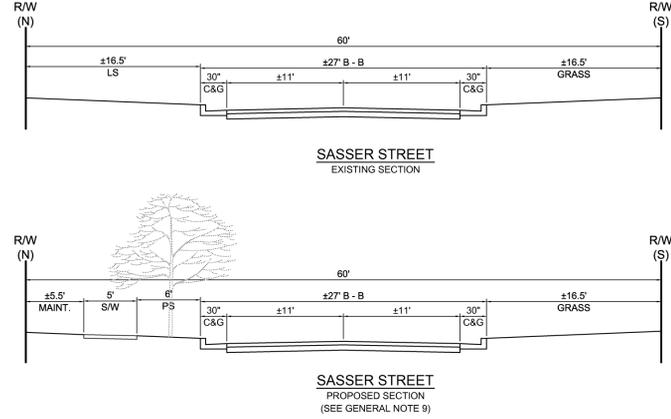
**OAKDALE AT MORDECAI  
 FORMERLY BROOKVIEW SUBDIVISION  
 715 SASSER STREET  
 SUBDIVISION PLAN  
 RALEIGH, NORTH CAROLINA**

Date:	9/29/2015
Scale:	1" = 10'
Drawn:	RJH
Checked:	AJF
Project No.:	120-61
Computer Dwg. Name:	715_sasser.dwg

Sheet No:  
**3**  
 Of 3



**PRELIMINARY  
 FOR REVIEW ONLY  
 NOT RELEASED  
 FOR CONSTRUCTION**



N/F  
 MICHAEL SHUMAKE,  
 PAUL SHUMAKE,  
 DIANNE ANASTASIA  
 DB 14895 PG 483  
 PIN: 1714-03-2153  
 704 SASSER AVE  
 ZONED R10  
 SINGLE RESIDENCET

N/F  
 JUAN NEVAREZ  
 MARIA NEVAREZ  
 DB 6706 PG 791  
 PIN: 1714-03-3102  
 704 SASSER AVE  
 ZONED R10  
 SINGLE RESIDENCET

N/F  
 NEILE SHEPARD  
 JOHANNAH H SHEPARD  
 DB 8327 PG 539  
 PIN: 1714-03-3153  
 706 SASSER AVE  
 ZONED R10  
 SINGLE RESIDENCET

N/F  
 DANICA LAUGHLIN CULLINAN  
 DB 15541 PG 627  
 PIN: 1714-03-4103  
 708 SASSER AVE  
 ZONED R10  
 SINGLE RESIDENCET

N/F  
 JIMMIE L DAVIS  
 DEED DATE 10/30/2013  
 PIN: 1714-03-4152  
 710 SASSER AVE  
 ZONED R10  
 SINGLE RESIDENCET