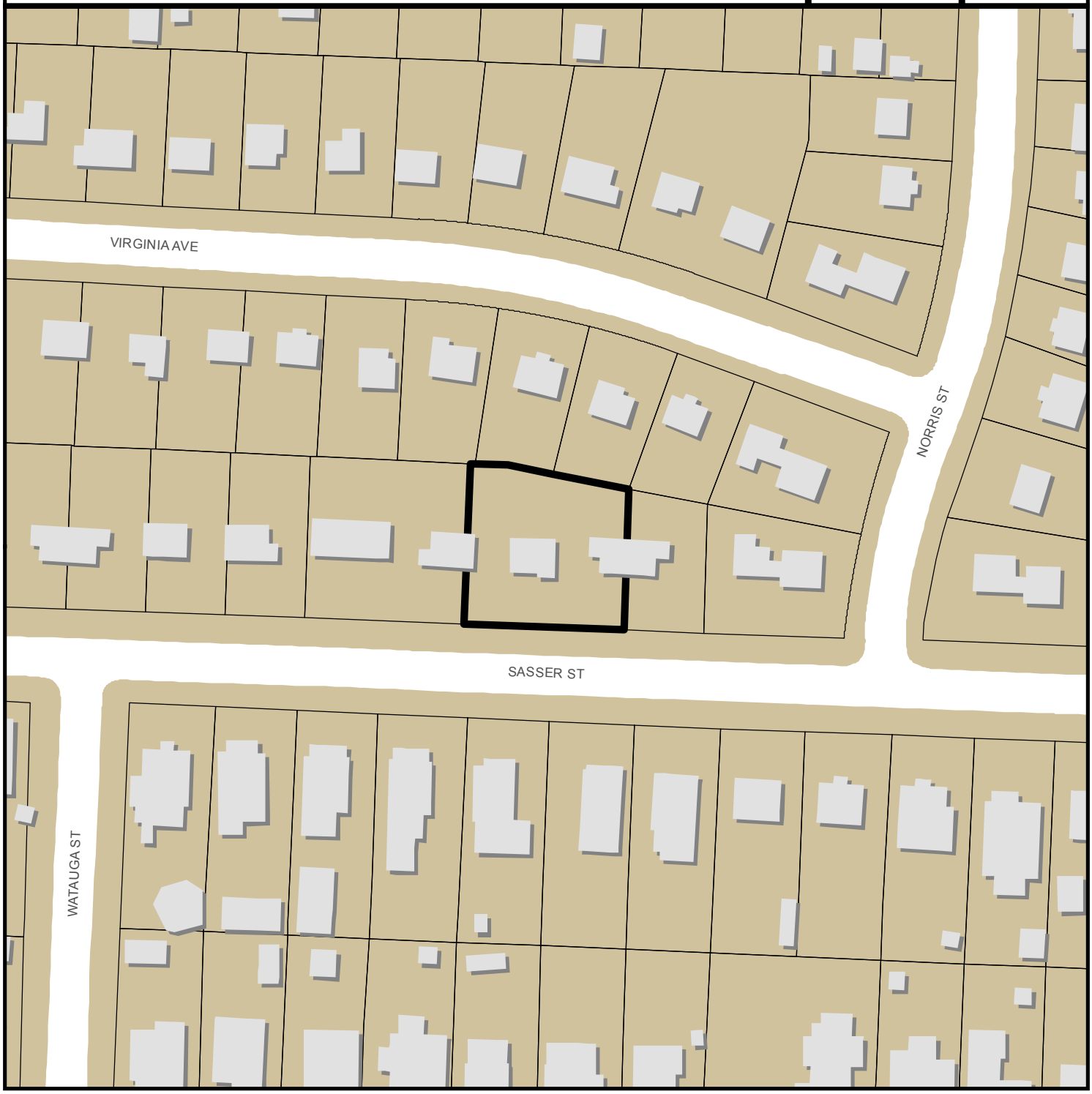
OAKDALE AT MORDECAI LOT 18
S-65-2015



Zoning: **R-10**
CAC: **Mordecai**
Drainage Basin: **Pigeon House**
Acreage: **0.22**
Number of Lots: **2**

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

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 448905 Assigned Project Coordinator Shenkle Assigned Team Leader walters

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

GENERAL INFORMATION

Development Name Lot18 Oakdale at Mordecai

Proposed Use - Subdivision

Property Address(es) 719 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
1714-03-4289			

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. 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 JackMorisey@communityproperties.com	Fax 919-595-4411
CONSULTANT (Contact Person for Plans)	Company CE Group,	Name (s) Joe Faulkner, RLA	

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 0.216 ac. Inside City Limits ☒ Yes ☐ No	Total sq. ft. gross (existing & proposed)
Off street parking Required Provided	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 ☐ Yes ☒ No
Proposed Impervious Surface 0 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. 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? ☐ Yes ☒ No
3. Total # Of Apartment Or Condominium Units 0	**If Yes, please answer the questions below:**
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 ☐ 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 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 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
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	☐	☒			✓

GENERAL CONSTRUCTION NOTES

1. 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.
2. 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.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, SPECIFICATIONS AND STANDARD DETAILS, LATEST EDITION.
4. ALL UTILITIES CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, SPECIFICATIONS AND STANDARD DETAILS, LATEST EDITION.
5. ALL CONSTRUCTION WITHIN THE CITY OF RALEIGH RIGHT-OF-WAY SHALL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
6. SUBJECT PROPERTY DOES NOT LOCATE IN A FLOOD HAZARD AREA PER FEMA FIRM COMMUNITY NUMBER 3720170400J EFFECTIVE 05/02/2006.
7. EXISTING TOPOGRAPHIC SURVEY WAS PROVIDED BY CE GROUP, INC. EXISTING BOUNDARY HEREIN REFERENCED BM 2015 PG 1505.
8. WATER AND SANITARY SEWER SERVICES ARE BEING REPLACED AS PART OF CITY OF RALEIGH REPLACEMENT PLANS 2012 - PROJECT 3 (PHASE B).
9. DESIGN ADJUSTMENT HAS BEEN APPLIED FOR SIDEWALK WIDTH, LOCATION, AND STREET TREE PLACEMENT/NUMBER.

SITE DATA

OWNER: ROBUCK PARTNERS LLC
DEED: DB 15960 PG 757
PIN: 1704-03-4289

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

EXISTING LOT AREA	9,389 SF / 0.216 AC
LOT 18:	4,871 SF / 0.112 AC
LOT 19:	4,518 SF / 0.104 AC
TOTAL AREA:	9,389 SF / 0.216 AC

PRELIMINARY
FOR REVIEW ONLY
NOT RELEASED
FOR CONSTRUCTION

NORTH

10' 0 10' 20'
SCALE: 1" = 10'

26 N/F ROBUCK PARTNERS, LLC DB 15960 PG 757 PIN: 1714-03-4420 712 VIRGINIA AVE ZONED R10 VACANT

25 N/F ROBUCK PARTNERS, LLC DB 15960 PG 757 PIN: 1714-03-4379 712 VIRGINIA AVE ZONED R10 VACANT

24 N/F ROBUCK PARTNERS, LLC DB 15960 PG 757 PIN: 1714-03-5328 712 VIRGINIA AVE ZONED R10 VACANT

23 N/F ROBUCK PARTNERS, LLC DB 15960 PG 757 PIN: 1714-03-5376 718 VIRGINIA AVE ZONED R10 VACANT

16 N/F ROBUCK PARTNERS, LLC DB 15960 PG 757 PIN: 1714-03-3380 715 SASSER AVE ZONED R10 VACANT

18 9,389 SF 0.216 AC

20 N/F ROBUCK PARTNERS, LLC DB 15960 PG 757 PIN: 1714-03-5258 723 SASSER AVE ZONED R10 VACANT

21 N/F ROBUCK PARTNERS, LLC DB 15960 PG 757 PIN: 1714-03-6227 725 SASSER AVE ZONED R10 VACANT

S87°24'47"E 20.15'
S87°28'31"E 3.30'
28.10'
S78°58'22"E 76.19'
48.09'
N02°10'11"E 99.60'
S01°59'27"W 87.70'
N87°49'49"W 99.00'

EXISTING TREE TO BE REMOVED (TYP.)
EXISTING WATER METERS TO BE REPLACED (TYP.)
EXISTING 15" RCP
EXISTING 24" RCP
EXISTING 30" RCP
EXISTING 30" CURB & GUTTER (TYP.)
EXISTING WATER LINE
EXISTING SEWER LINE
EXISTING FIRE HYDRANT
27' B - B
22' ASPHALT PAVEMENT
2 in
6 in

SASSER STREET
60' PUBLIC R/W (BM 1947 PG 122)

NORRIS STREET
50' PUBLIC R/W (BM 1947 PG 122)

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

N/F
THE WILLIAMS/MATTHEWS TRUST
GARY LEE WILLIAMS, TRUSTEE
DB 15730 PG 2104
PIN: 1714-03-5103
714 SASSER AVE
ZONED R10
SINGLE RESIDENCE

N/F
CHERYL L HOLMES
DB 6006 PG 709
PIN: 1714-03-5153
716 SASSER AVE
ZONED R10
SINGLE RESIDENCE

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
719 SASSER STREET
EXISTING CONDITIONS PLAN
RALEIGH, NORTH CAROLINA

Date:	10/2/2015
Scale:	1" = 10'
Drawn:	RJH
Checked:	AJF
Project No.	120-61
Computer Dwg. Name	719 sasser.dwg

Sheet No: 2 Of 3

PRELIMINARY
FOR REVIEW ONLY
NOT RELEASED
FOR CONSTRUCTION

NORTH

10' 0 10' 20'

SCALE: 1" = 10'

SITE DATA

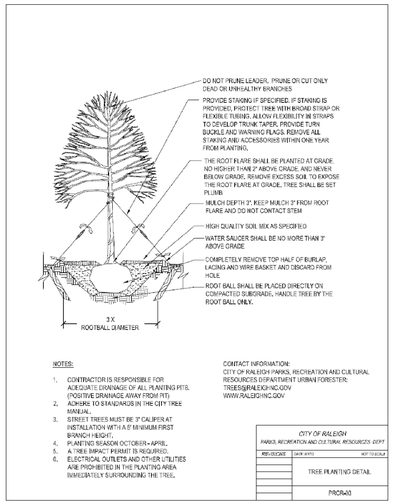
OWNER: ROBUCK PARTNERS LLC
DEED: DB 15960 PG 757
PIN: 1704-03-4289

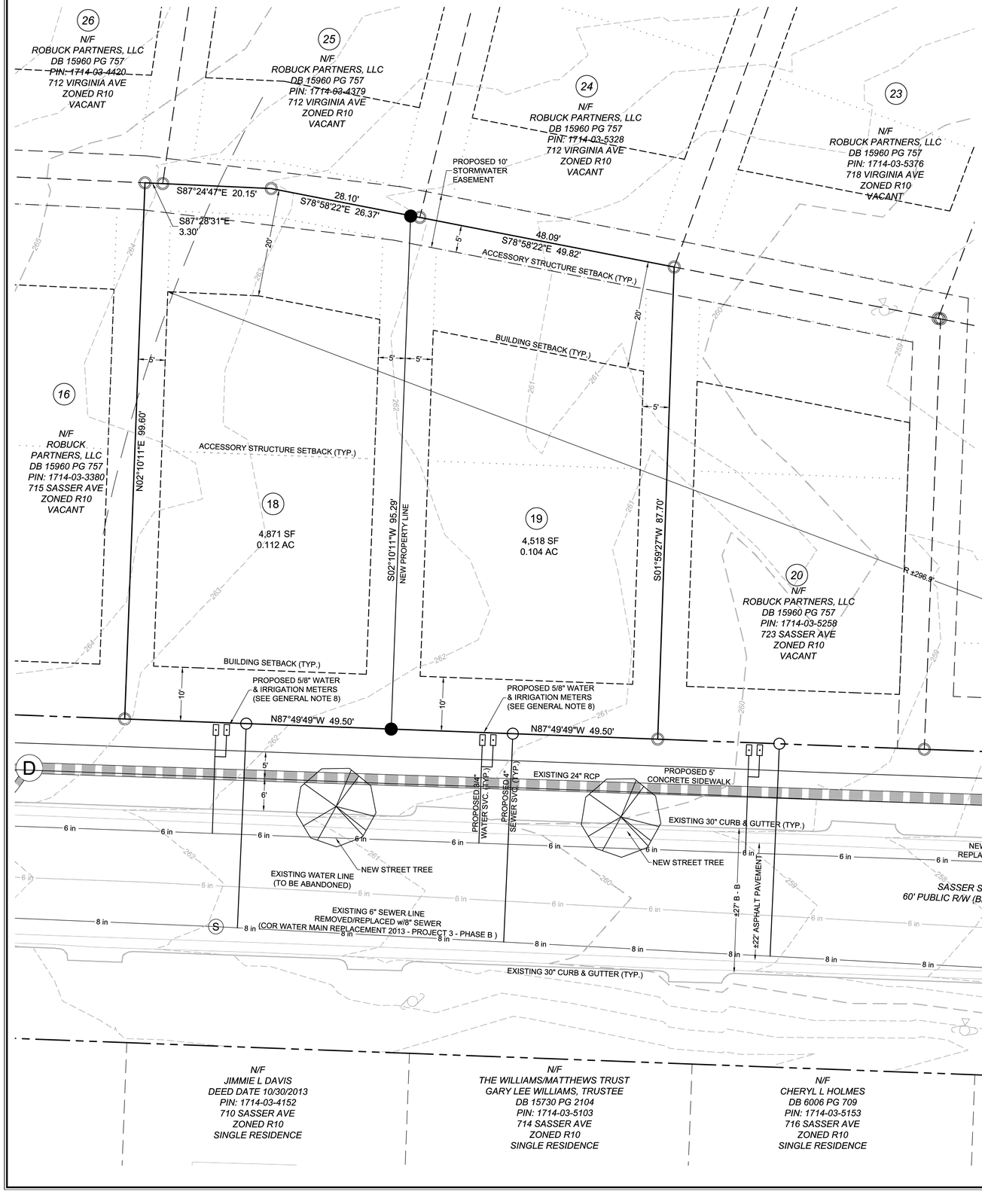
ZONED: R-10
CUURENT USE: VACANT
PROPOSED USE: SINGLE RESIDENCE

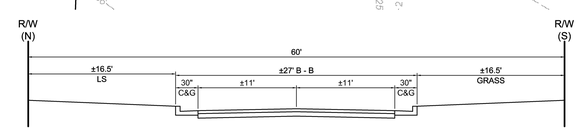
EXISTING LOT AREA	9,389 SF / 0.216 AC
LOT 18:	4,871 SF / 0.112 AC
LOT 19:	4,518 SF / 0.104 AC
TOTAL AREA:	9,389 SF / 0.216 AC

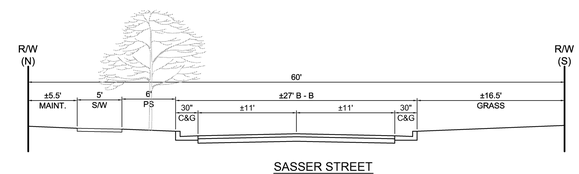
GENERAL NOTES

1. 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.
2. 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.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, SPECIFICATIONS AND STANDARD DETAILS, LATEST EDITION.
4. ALL UTILITIES CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, SPECIFICATIONS AND STANDARD DETAILS, LATEST EDITION.
5. ALL CONSTRUCTION WITHIN THE CITY OF RALEIGH RIGHT-OF-WAY SHALL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
6. SUBJECT PROPERTY DOES NOT LOCATE IN A FLOOD HAZARD AREA PER FEMA FIRM COMMUNITY NUMBER 3720170400J EFFECTIVE 05/02/2006.
7. EXISTING TOPOGRAPHIC SURVEY WAS PROVIDED BY CE GROUP, INC. EXISTING BOUNDARY HEREIN REFERENCED BM 2015 PG 1505.
8. WATER AND SANITARY SEWER SERVICES ARE BEING REPLACED AS PART OF CITY OF RALEIGH REPLACEMENT PLANS 2012 - PROJECT 3 (PHASE B).
9. DESIGN ADJUSTMENT HAS BEEN APPLIED FOR SIDEWALK WIDTH, LOCATION, AND STREET TREE PLACEMENT/NUMBER.









DATE
REVISIONS
NO.

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
719 SASSER STREET
SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA

Date: 10/2/2015
Scale: 1" = 10'
Drawn: RJH
Checked: AJF
Project No. 120-61
Computer Dwg. Name: 719 sasser.dwg

Sheet No: 3 Of 3