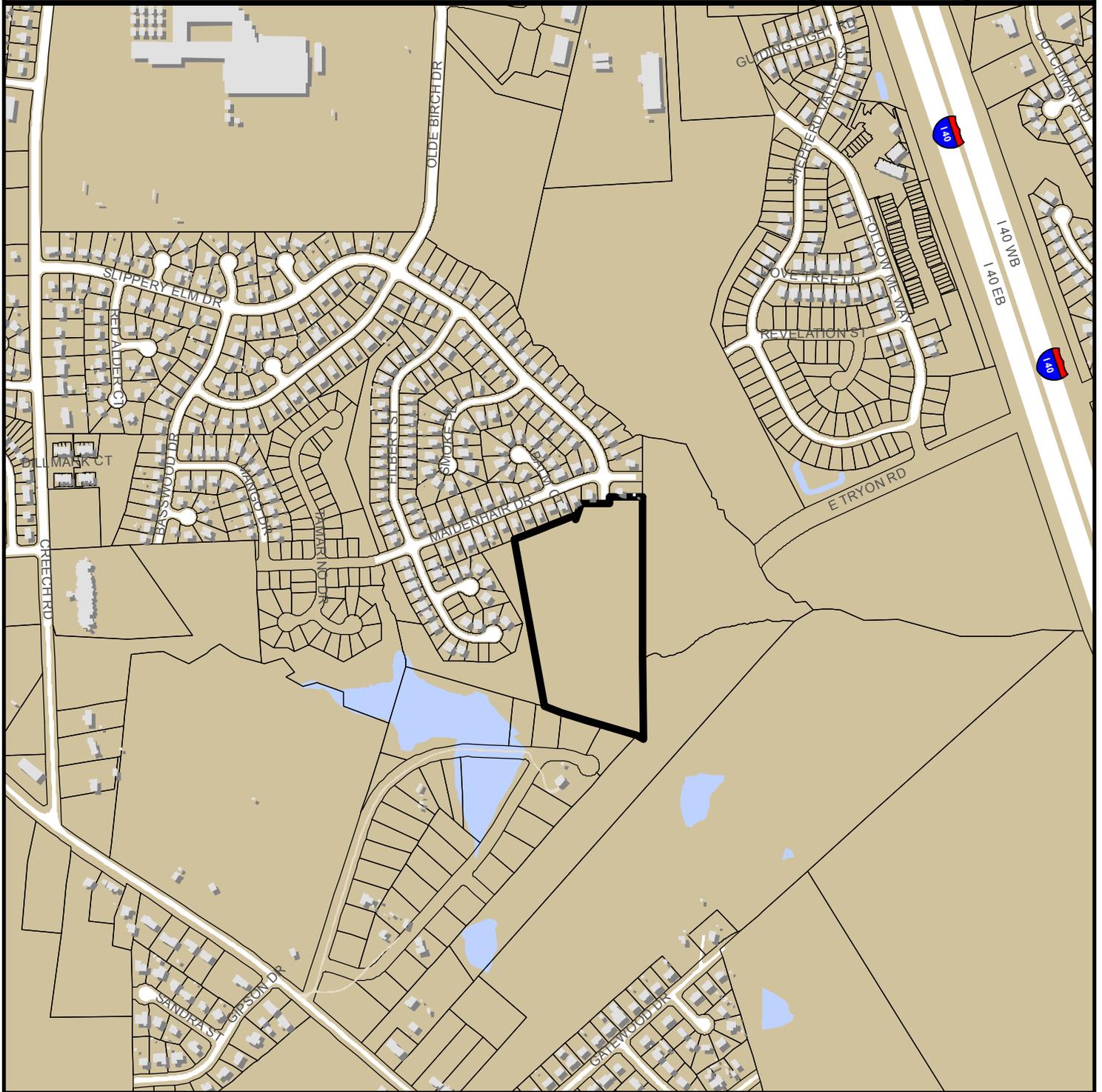


# ELMWOOD SUBDIVISION S-20-2016



0 300 600 1,200 1,800 Feet

Zoning: **R-6**

CAC: **South**

Drainage Basin: **Big Branch**

Acreage: **12.06**

Number of Lots: **65**

Planner: **Meade Bradshaw**

Phone: **(919) 996-2664**

Applicant: **MITEPE LLC**

Phone: **919 848-1461**



# Preliminary Subdivision Plan Application



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | cfax 919-996-1831  
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

Office Use Only: Transaction # <b>465316</b>		Project Coordinator		Team Leader <b>Bradshaw</b>	
PRELIMINARY APPROVALS					
<input checked="" type="checkbox"/> Subdivision *		<input type="checkbox"/> Conventional Subdivision		<input type="checkbox"/> Compact Development	
				<input checked="" type="checkbox"/> Conservative Subdivision	
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District					
If your project has been through the Due Diligence process, provide the transaction #:					
GENERAL INFORMATION					
Development Name		<b>ELMWOOD SUBDIVISION</b>			
Proposed Use		<b>RESIDENTIAL SINGLE FAMILY + TOWNHOME SUBDIVISION</b>			
Property Address(es)		<b>END OF SLIPPERY ELM DR.</b>			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:					
PIN Recorded Deed		PIN Recorded Deed		PIN Recorded Deed	
<b>1712 93 2809</b>					
What is your project type?					
<input checked="" type="checkbox"/> Single family		<input checked="" type="checkbox"/> Townhouse		<input type="checkbox"/> Subdivision in a non-residential zoning district	
<input type="checkbox"/> Other (describe):					
OWNER/DEVELOPER INFORMATION					
Company Name <b>MITEPE LLC</b>			Owner/Developer Name <b>MITCHELL MURPHY</b>		
Address <b>PO BOX 90427 RALEIGH NC 27675</b>					
Phone <b>919 782 8675</b>		Email <b>MITCHELLMURPHY@AOL.COM</b>			
CONSULTANT/CONTACT PERSON FOR PLANS					
Company Name <b>PENNY ENGINEERING DESIGN</b>			Contact Name <b>PENNY SEVADLO</b>		
Address <b>9220 FAIRBANKS DR SUITE 220 RALEIGH NC 27613</b>					
Phone <b>919 848 1461</b>		Email <b>PENNYENGINEER@AOL.COM</b>			

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

Zoning Information	Building Information
Zoning District(s) <b>R-6</b>	Proposed building use(s)
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross
Overlay District	Proposed Building(s) sq. ft. gross
Total Site Acres <input checked="" type="checkbox"/> Inside City Limits <input type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed)
Off street parking <b>Required</b> <input type="checkbox"/> <b>Provided</b> <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 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 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.

**Matches residential R-6 use**

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

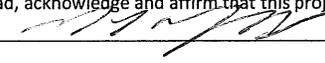
1. Total # Of Townhouse Lots Detached <b>42</b> Attached <b>20</b>	11. Total number of all lots <b>64</b>
2. Total # Of Single Family Lots <b>42</b>	12. Is your project a cluster unit development? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units	<b>If Yes, please answer the questions below:</b>
4. Total # Of Congregate Care Or Life Care Dwelling Units	<b>a)</b> Total number of Townhouse Lots
5. Total # Of Mobile Home Lots	<b>b)</b> Total number of Single Family Lots
6. Total Number of Hotel Units	<b>c)</b> Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) <b>62</b>	<b>d)</b> Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br <input checked="" type="checkbox"/> 4br or more	<b>e)</b> Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) <b>5.14/ ac</b>	<b>f)</b> Total Number of Phases
10. Total number of Open Space (only) lots <b>2</b>	<b>g)</b> Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No
	<b>h)</b> 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 Penny Sekadlo 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.

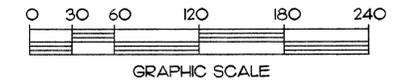
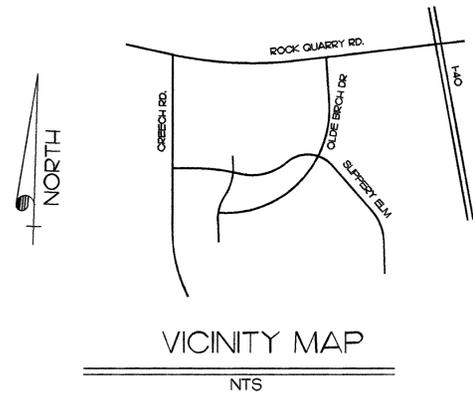
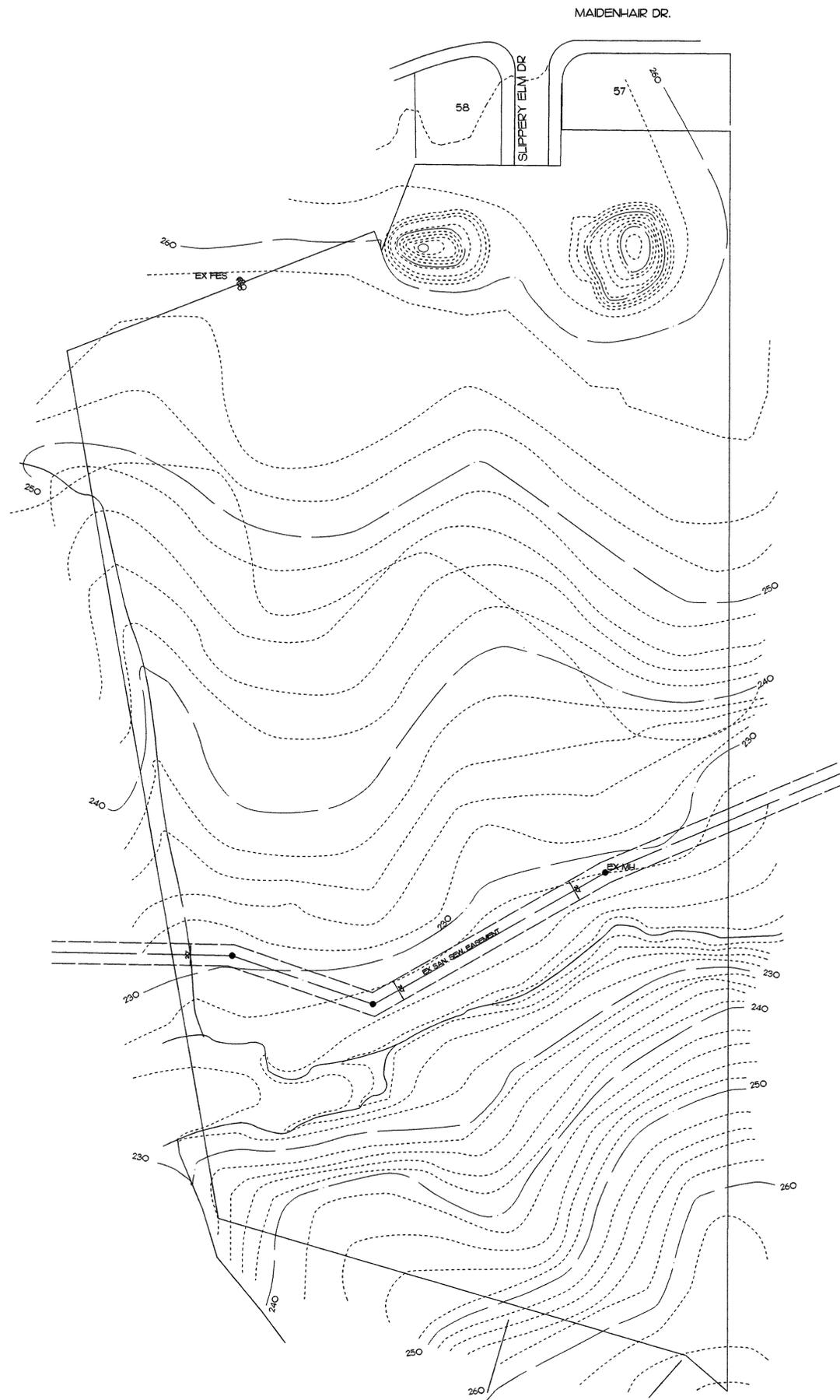
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed  3-4-16 Date

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

GENERAL REQUIREMENTS	TO BE COMPLETED BY APPLICANT		OFFICE USE ONLY		
	YES	N/A	YES	NO	N/A
1. Applicant must contact a Planner to determine if a Pre-Application Conference is required prior to application submittal ✓	<input type="checkbox"/>		✓		
2. Filing fee for plan review – payments may be made by cash, Visa, Mastercard, or check made payable to the City of Raleigh (no fee for infill recombination) <i>call 10.38 acres</i>	<input type="checkbox"/>		✓		
3. Preliminary Subdivision Plan Application must be completed and signed by the property owner	<input type="checkbox"/>	<input type="checkbox"/>	✓		
4. Applicant must complete and print page 1 and 2 of the Preliminary Subdivision Plan Application to the plan cover sheet (not applicable for infill recombination) ✓	<input type="checkbox"/>	<input type="checkbox"/>	✓		
5. I have referenced the Preliminary Subdivision Plan Checklist, and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City ✓	<input type="checkbox"/>		✓		
6. Provide the following plan sheets: —	<input type="checkbox"/>				
a) Cover sheet, to include general notes, owner's name, contact's name, phone number, mailing address, email address ✓	<input type="checkbox"/>		✓		
b) Existing conditions sheet ✓	<input type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Subdivision Plan ✓	<input type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan ✓	<input type="checkbox"/>	<input type="checkbox"/>	✓		
e) Proposed Utility Plan, including Fire ✓	<input type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan ✓	<input type="checkbox"/>	<input type="checkbox"/>	✓		
g) Proposed Landscaping ✓	<input type="checkbox"/>	<input type="checkbox"/>	✓		
h) Transportation Plan <i>I don't? S. 8</i>	<input type="checkbox"/>	<input type="checkbox"/>	✓		
7. 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. ✓	<input type="checkbox"/>		✓		
8. Plan size must be 18" x 24" or 24" x 36" ✓	<input type="checkbox"/>		✓		
9. 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 type="checkbox"/>		✓		
10. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input type="checkbox"/>		✓		
11. 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 type="checkbox"/>		✓		
12. Wake County School form, if dwelling units are proposed ✓	<input type="checkbox"/>	<input type="checkbox"/>	✓		
13. Preliminary stormwater quantity and quality summary and calculations package ✓	<input type="checkbox"/>	<input type="checkbox"/>	✓		
14. 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 type="checkbox"/>	✓		

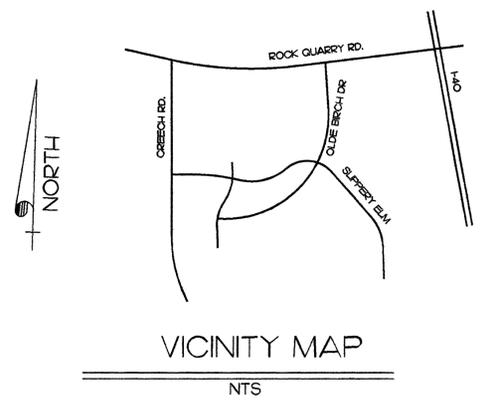
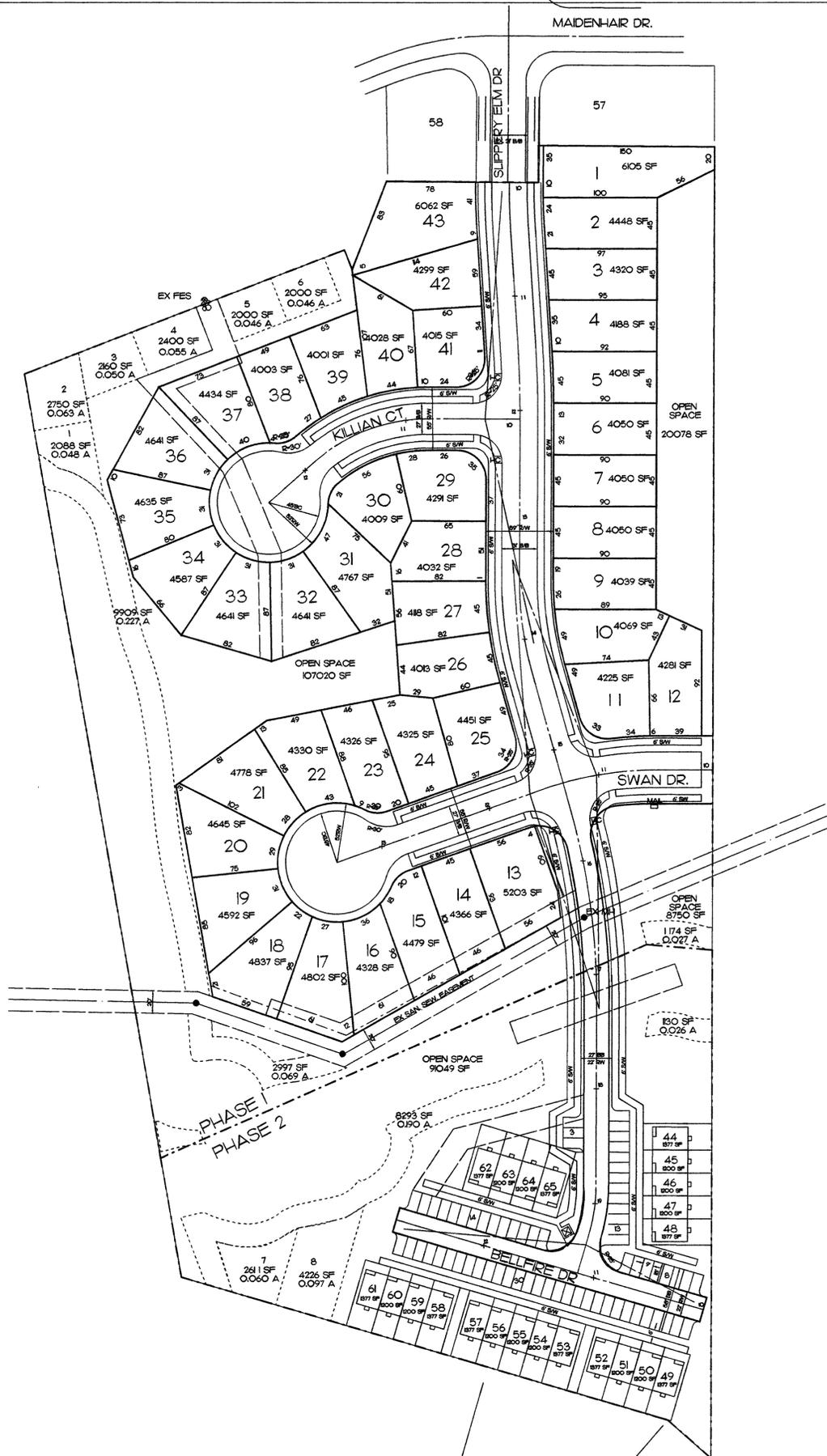
*Call Tony 919.937.8643 for payment*



**PENNY ENGINEERING DESIGN**  
 CONSULTING ENGINEERS & LAND DESIGNERS  
 9220 FAIRBANKS DRIVE, SUITE 220 RALEIGH, NC 27613  
 OFFICE 919/948-1461 FAX 919/948-0813

**ELMWOOD SUBDIVISION**  
 RALEIGH NORTH CAROLINA  
 EXISTING CONDITIONS

SCALE:	DRAWN:
1"=60'	PLS
DATE:	CHK'D:
3-4-16	
REV'D:	TH STREET
3-2-16	
SHEET	
[Symbol] OF 8	
PROJ. #	
P 1102	



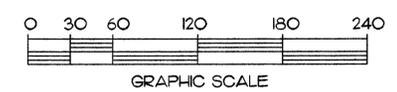
**PENNY ENGINEERING DESIGN**  
CONSULTING ENGINEERS & LAND DESIGNERS  
9220 FAIRBANKS DRIVE, SUITE 220 RALEIGH, NC 27613  
OFFICE 919/848-1461 FAX 919/846-0813

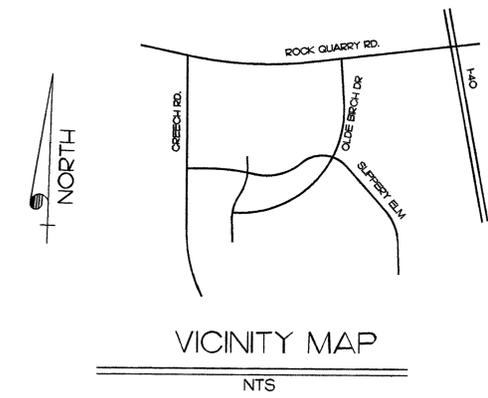
S- -16

**ELMWOOD SUBDIVISION**  
RALEIGH NORTH CAROLINA  
PRELIMINARY SUBDIVISION

SCALE: 1"=60'  
DATE: 3-4-16  
DRAWN: PLS  
CHK'D:

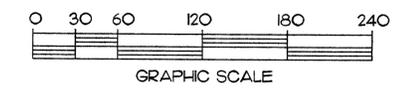
SHEET 51 OF 8  
PROJ. # P 1102





**PLANTING NOTES:**

1. TREE PLACEMENT MAY MOVE DUE TO INFRASTRUCTURE LOCATION AT FINAL CONSTRUCTION PLAN DESIGN.
2. TREE SELECTION SHALL BE ACER RUBRUM, ACER ACCHARUM, OR QUERCUS PALUSTRIS.
3. DRY POND SCREENING SELECTION SHALL INCLUDE HOLLIES, COTONEASTER, VIBURNUM, AND EUONYMUS.
4. STREET TREES @ 40' OC = 91 TREES



**PENNY ENGINEERING DESIGN**  
 CONSULTING ENGINEERS & LAND DESIGNERS  
 9220 FAIRBANKS DRIVE, SUITE 220 RALEIGH, NC 27613  
 OFFICE 919/848-1461 FAX 919/846-0813

**ELMWOOD SUBDIVISION**  
 RALEIGH NORTH CAROLINA  
 PRELIMINARY TREE LANDSCAPE PLAN

SCALE:	DRAWN:
1"=60'	PLS
DATE:	CHK'D:
3-4-16	
REV'D:	TH STREET
3-2-16	
SHEET	
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PROJ. #	
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