

**NORTH RIDGE SUBDIVISION LOT 30 & 31
S-36-2016**



Zoning: **R-4**
CAC: **North**
Drainage Basin: **Perry Creek**
Acreage: **0.7**
Number of Lots: **2**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **Wagoner Homes, INC**
Phone: **919-427-8207**



Preliminary Subdivision Plan Application



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 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 # <u>475749</u> Project Coordinator <u>Shankle</u> Team Leader <u>Walters</u>			
PRELIMINARY APPROVALS			
<input type="checkbox"/> Subdivision *	<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input 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 #: <u>469623</u>			
GENERAL INFORMATION			
Development Name <u>North Ridge</u>			
Proposed Use <u>Single Family Dwelling</u>			
Property Address(es) <u>7200 Grist Mill Rd., Raleigh, NC 27615</u>			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
PIN Recorded Deed <u>1717.10-26-7812</u>	PIN Recorded Deed <u>DB 16347, PG 941</u>	PIN Recorded Deed	PIN Recorded Deed
What is your project type?			
<input checked="" type="checkbox"/> Single family	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Subdivision in a non-residential zoning district	
<input type="checkbox"/> Other (describe):			
OWNER/DEVELOPER INFORMATION			
Company Name <u>Wagoner Homes, Inc.</u>		Owner/Developer Name <u>Jerry Wagoner</u>	
Address <u>PO Box 58602, Raleigh, NC 27658</u>			
Phone <u>(919) 427-8207</u>	Email <u>jwagcinc@aol.com</u>	Fax	
CONSULTANT/CONTACT PERSON FOR PLANS			
Company Name <u>Chance Surveying Co., P.A.</u>		Contact Name <u>Kevin Chance</u>	
Address <u>6900 Field Hill Rd., Raleigh, NC 27603</u>			
Phone <u>(919) 329-5795</u>	Email <u>kchance@nc.rr.com</u>	Fax	

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)

ZONING INFORMATION

Zoning District(s) **R-4**

If more than one district, provide the acreage of each:

Overlay District? Yes No

Inside City Limits? Yes No

CUD (Conditional Use District) Case # Z- **N/A**

COA (Certificate of Appropriateness) Case # **N/A**

BOA (Board of Adjustment) Case # A- **N/A**

STORMWATER INFORMATION

Existing Impervious Surface **4,553 sq.ft.** acres/sf Flood Hazard Area Yes No

Proposed Impervious Surface **N/A** acres/sf Neuse River Buffer Yes No

Wetlands Yes No

If in a Flood Hazard Area, provide the following:

Alluvial Soils Flood Study FEMA Map Panel # **3720171700J**

NUMBER OF LOTS AND DENSITY

Total # of Townhouse Lots: Detached **N/A** Attached **N/A**

Total # of Single Family Lots **2** Total # of All Lots **2**

Overall Unit(s)/Acre Densities Per Zoning Districts **four dwelling units per acre**

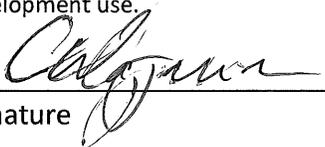
Total # of Open Space and/or Common Area Lots **N/A**

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.

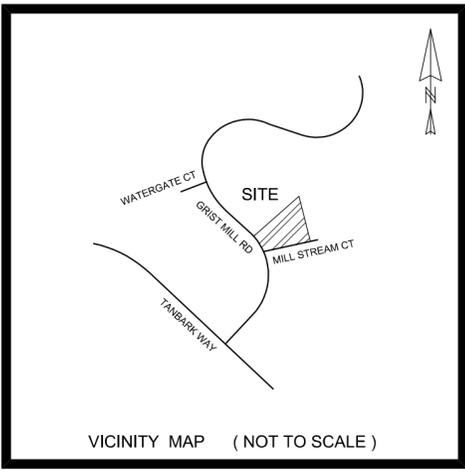
I hereby designate **Kevin Chance** to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

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


Signature _____ Date April 22, 2016

Signature _____ Date _____

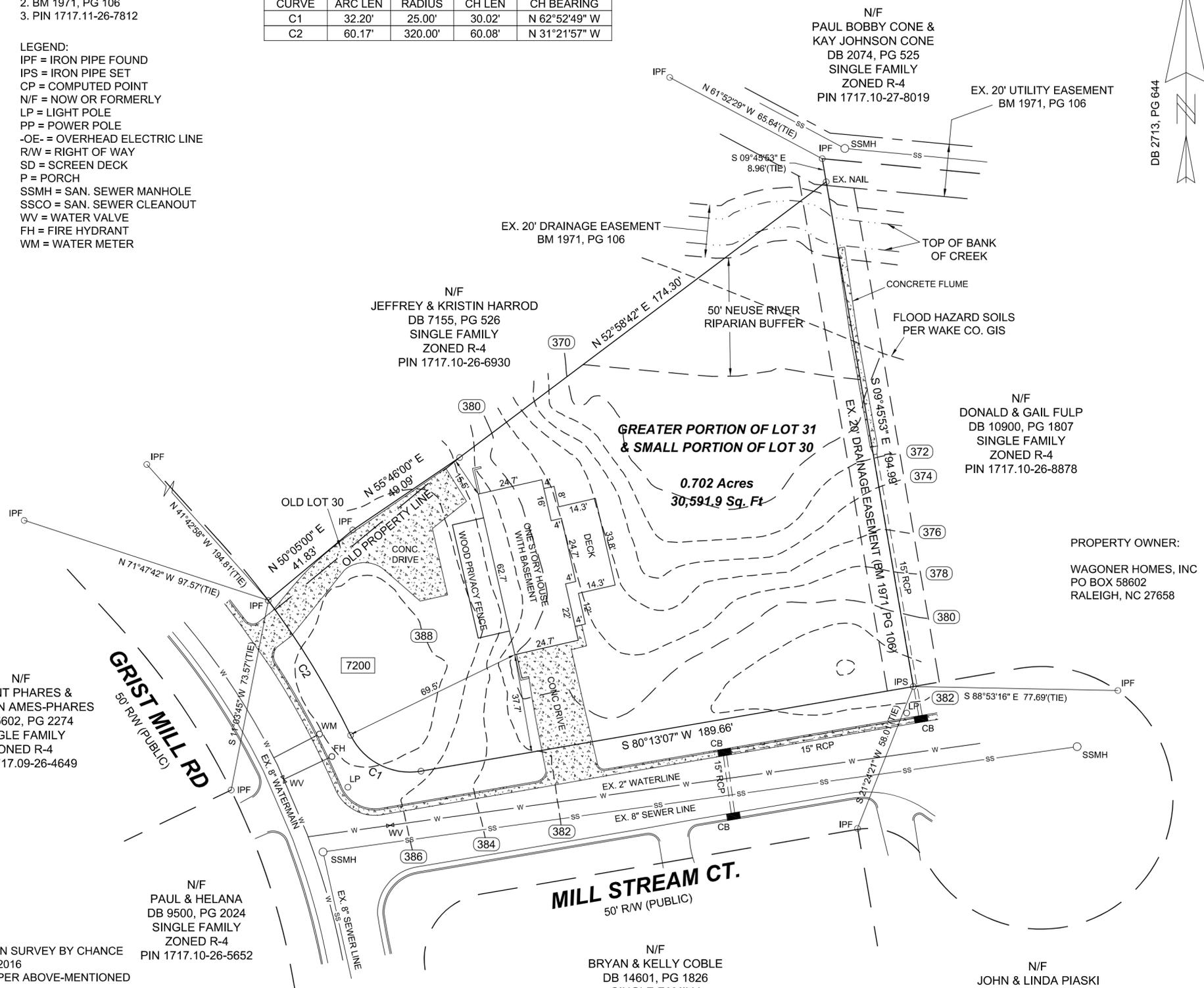
GENERAL REQUIREMENTS	TO BE COMPLETED BY APPLICANT		OFFICE USE ONLY		
	YES	N/A	YES	NO	N/A
1. Applicant must contact a Planner to determine if a Pre-Application Conference is required prior to application submittal	<input checked="" type="checkbox"/>		✓		
2. Filing fee for plan review – payments may be made by cash, Visa, Mastercard, or check made payable to the City of Raleigh (no fee for infill recombination)	<input checked="" type="checkbox"/>		✓		
3. Preliminary Subdivision Plan Application must be completed and signed by the property owner	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>		✓		
6. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet, to include general notes, owner's name, contact's name, phone number, mailing address, email address	<input checked="" type="checkbox"/>		✓		
b) Existing conditions sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed 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 checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
g) Proposed Landscaping <i>Street scape</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
h) Transportation Plan	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>		✓		
8. Plan size must be 18" x 24" or 24" x 36"	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>		✓		
12. Wake County School form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
13. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>			✓



- REFERENCES:
1. DB 16347, PG 941
 2. BM 1971, PG 106
 3. PIN 1717.11-26-7812

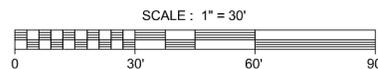
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 - WV = WATER VALVE
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CURVE	ARC LEN	RADIUS	CH LEN	CH BEARING
C1	32.20'	25.00'	30.02'	N 62°52'49" W
C2	60.17'	320.00'	60.08'	N 31°21'57" W



- NOTES:
1. THIS EXISTING CONDITIONS SURVEY IS BASED ON SURVEY BY CHANCE SURVEYING COMPANY, P.A., DATED MARCH 28, 2016
 2. STREETS AND SANITARY SEWER ARE EXISTING PER ABOVE-MENTIONED SURVEY
 3. CONTOURS ARE TAKEN FROM WAKE COUNTY GIS
 4. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CITY OF RALEIGH DEVELOPMENT STANDARDS AND SPECIFICATIONS
 5. ALL NEW DRIVEWAY LOCATIONS WILL BE DETERMINED AND PERMITTED AT SITE PLAN SUBMITTAL PER CITY OF RALEIGH STANDARDS
 6. 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
 7. A SURETY 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, 1, THIS PROJECT IS EXEMPT FROM CITY OF RALEIGH STORMWATER REQUIREMENTS



DATE:	25 APRIL 2016
SCALE:	1" = 30'
DRAWN BY:	KSC
CHECKED BY:	KEVIN S. CHANCE
FILE NAME:	North Ridge Lot 30 & 31.dwg

NO.	DATE	REVISIONS	BY

TITLE:
**EXISTING CONDITIONS SURVEY OF
GREATER PORTION OF LOT 31 &
A SMALL PORTION OF LOT 30,
NORTH RIDGE SUBDIVISION**
NEUSE RIVER TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

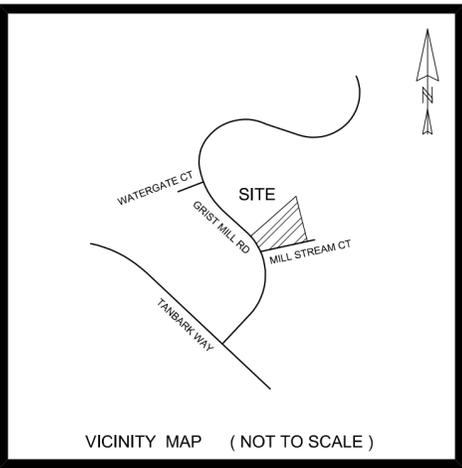
SHEET:
2
OF:
5

6900 FIELD HILL ROAD
RALEIGH, NORTH CAROLINA - 27603

CHANCE SURVEYING CO., P.A.

LICENSE NO. C-2964

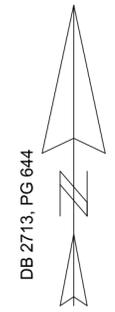
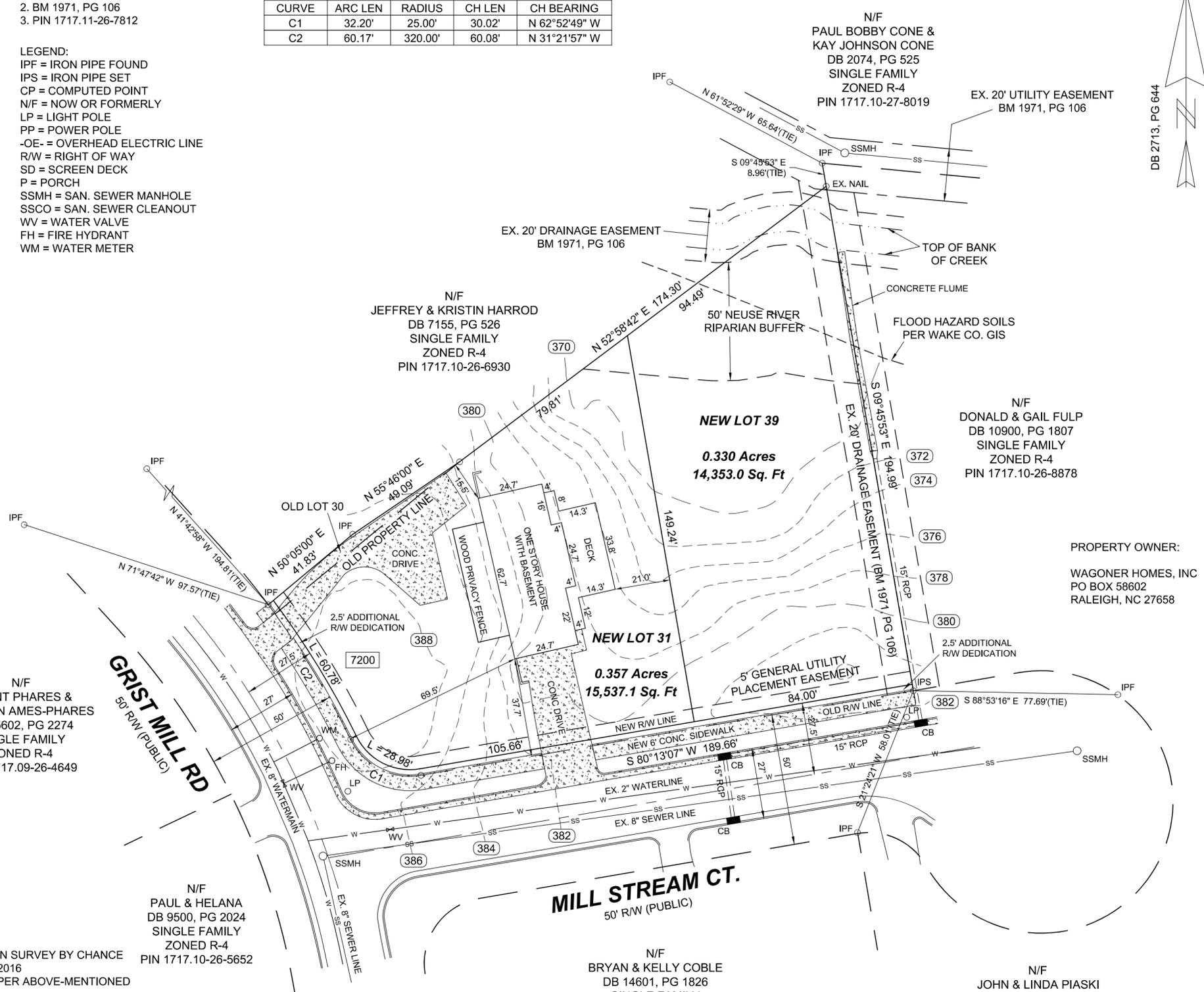
PHONE (919) 329-5795
www.chancesurvey.com
E-MAIL: kchance@nc.rr.com



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DRAWN BY:	KSC
CHECKED BY:	KEVIN S. CHANCE
FILE NAME:	North Ridge Lot 30 & 31.dwg

NO.	DATE	REVISIONS	BY

TITLE: PRELIMINARY SUBDIVISION PLAN
 GREATER PORTION OF LOT 31 & A SMALL PORTION OF LOT 30, BLOCK 19
 NORTH RIDGE SUBDIVISION
 NEUSE RIVER TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

SHEET: 3 OF 5

6900 FIELD HILL ROAD
 RALEIGH, NORTH CAROLINA - 27603
CHANCE SURVEYING CO., P.A.
 LICENSE NO. C-2964
 PHONE (919) 329-5795
 www.chancesurvey.com
 E-MAIL: kchance@nc.rr.com

N/F BRENT PHARES & BRENNAN AMES-PHARES
 DB 15602, PG 2274
 SINGLE FAMILY
 ZONED R-4
 PIN 1717.09-26-4649

N/F PAUL & HELANA
 DB 9500, PG 2024
 SINGLE FAMILY
 ZONED R-4
 PIN 1717.10-26-5652

N/F JEFFREY & KRISTIN HARROD
 DB 7155, PG 526
 SINGLE FAMILY
 ZONED R-4
 PIN 1717.10-26-6930

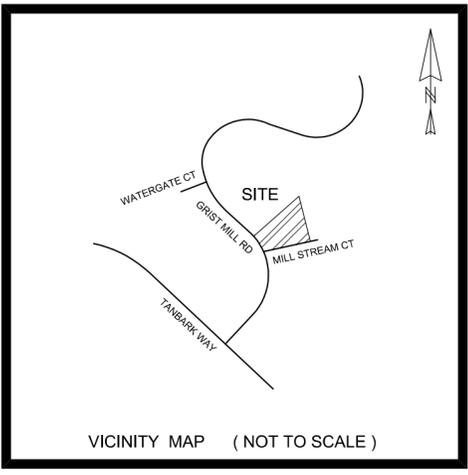
N/F BRYAN & KELLY COBLE
 DB 14601, PG 1826
 SINGLE FAMILY
 ZONED R-4
 PIN 1717.10-26-7642

N/F PAUL BOBBY CONE & KAY JOHNSON CONE
 DB 2074, PG 525
 SINGLE FAMILY
 ZONED R-4
 PIN 1717.10-27-8019

N/F DONALD & GAIL FULP
 DB 10900, PG 1807
 SINGLE FAMILY
 ZONED R-4
 PIN 1717.10-26-8878

PROPERTY OWNER:
 WAGONER HOMES, INC
 PO BOX 58602
 RALEIGH, NC 27658

N/F JOHN & LINDA PIASKI
 DB 2913, PG 521
 SINGLE FAMILY
 ZONED R-4
 PIN 1717.10-26-9612



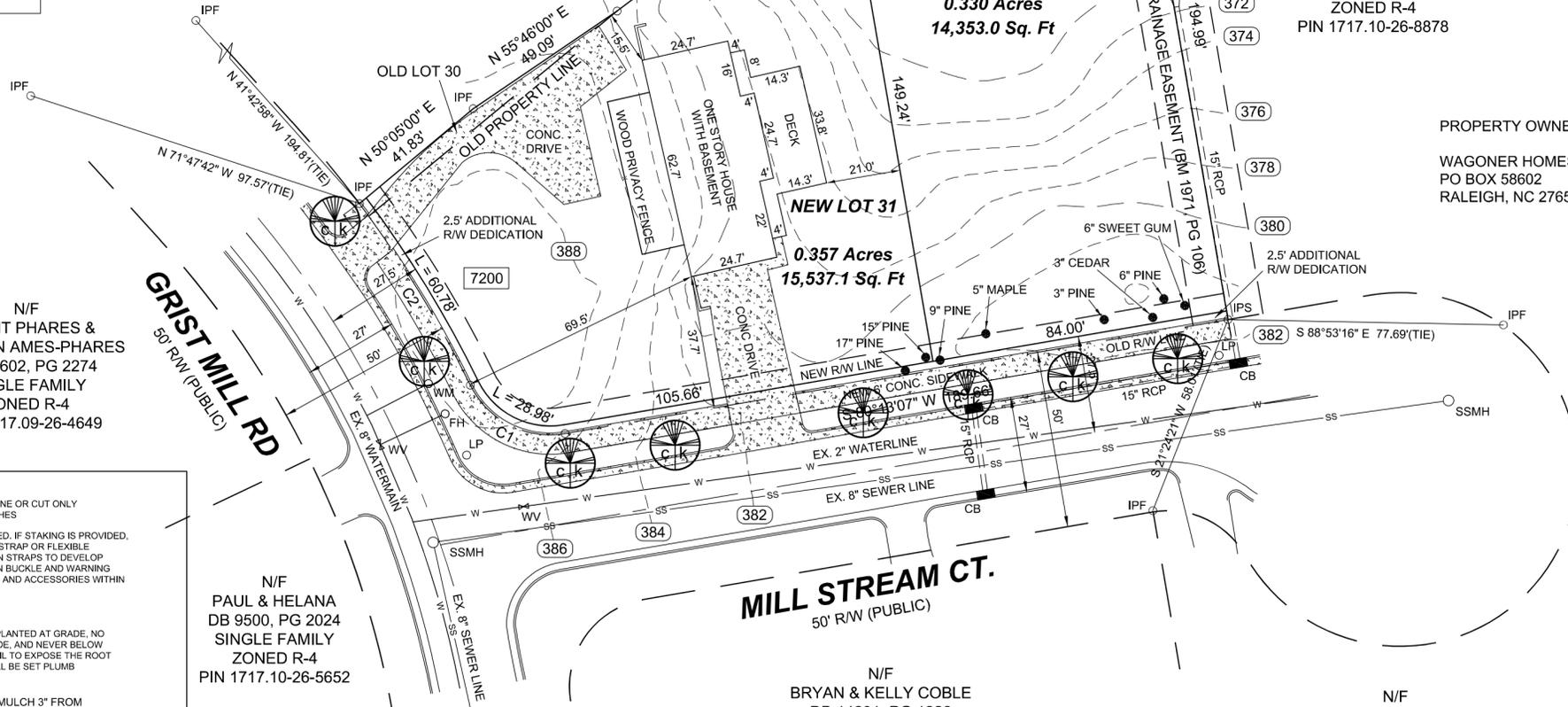
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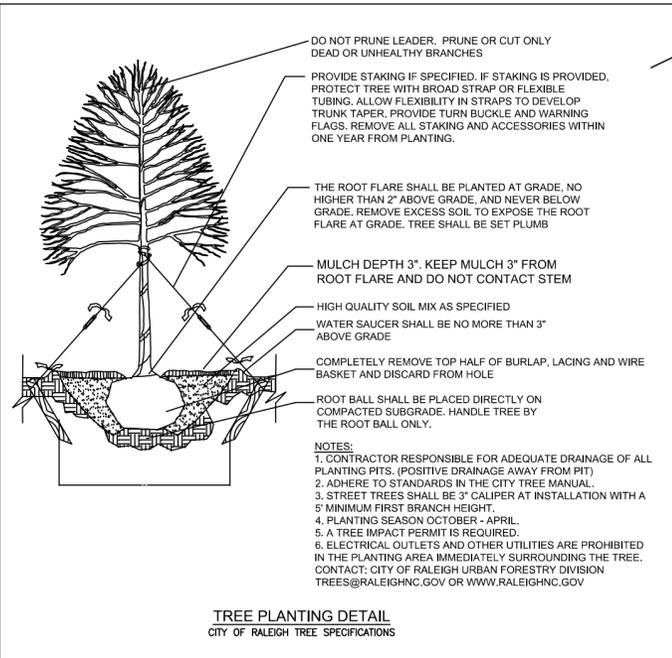
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STREETSCAPE YARD

MILL STREAM COURT FRONTAGE: 221.86'
 STREETSCAPE TREES REQUIRED:
 221.86'/40' = 6 TREES
 GRIST MILL ROAD FRONTAGE: 60.17'
 STREETSCAPE TREES REQUIRED:
 60.17'/40' = 2 TREES

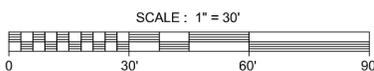


PROPERTY OWNER:
 WAGONER HOMES, INC
 PO BOX 58602
 RALEIGH, NC 27658



NEW TREES PLANT LEGEND:

QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
8	KOUSA DOGWOOD	Cornus kousa	11/2" - CAL. 6' to 8' HGT. - B&B



NOTES:

1. ALL STREET TREE INSTALLATION AND MAINTENANCE WILL COMPLY WITH CITY OF RALEIGH STREET DESIGN MANUAL SECTIONS 6.18.1 AND 6.18.2.
2. TREES SHALL BE PLANTED AT A MAXIMUM OF 40' OFF-CENTER AND 3' OFF THE BACK OF THE CURB.
3. A TREE IMPACT PERMIT IS REQUIRED FROM THE CITY OF RALEIGH PRIOR TO INSTALLATION OF STREET TREES PER UDO SECTION 8.5.1.

PLANTING STANDARDS:

1. ALL PLANT MATERIAL AND INSTALLATION WORK SHALL CONFORM TO THE STANDARDS DETAILED IN THE FOLLOWING DOCUMENTS:
 a. AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300, AMERICAN NATIONAL STANDARDS INSTITUTE, 11 WEST 42ND STREET, NEW YORK, NY, 10036
 b. AMERICAN NATIONAL STANDARD FOR NURSERY STOCK, ANSI Z60.1, AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, 1250 EYE STREET, NW, SUITE 500, WASHINGTON, DC, 20005
 c. HORTUS THIRD, THE STAFF OF THE L.H. BAILEY HORTORIUM, 1976, MacMILLAN PUBLISHING CO., NEW YORK

DATE:	31 MAY 2016
SCALE:	1" = 30'
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