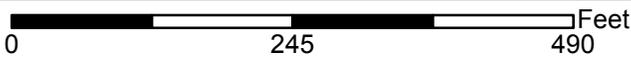
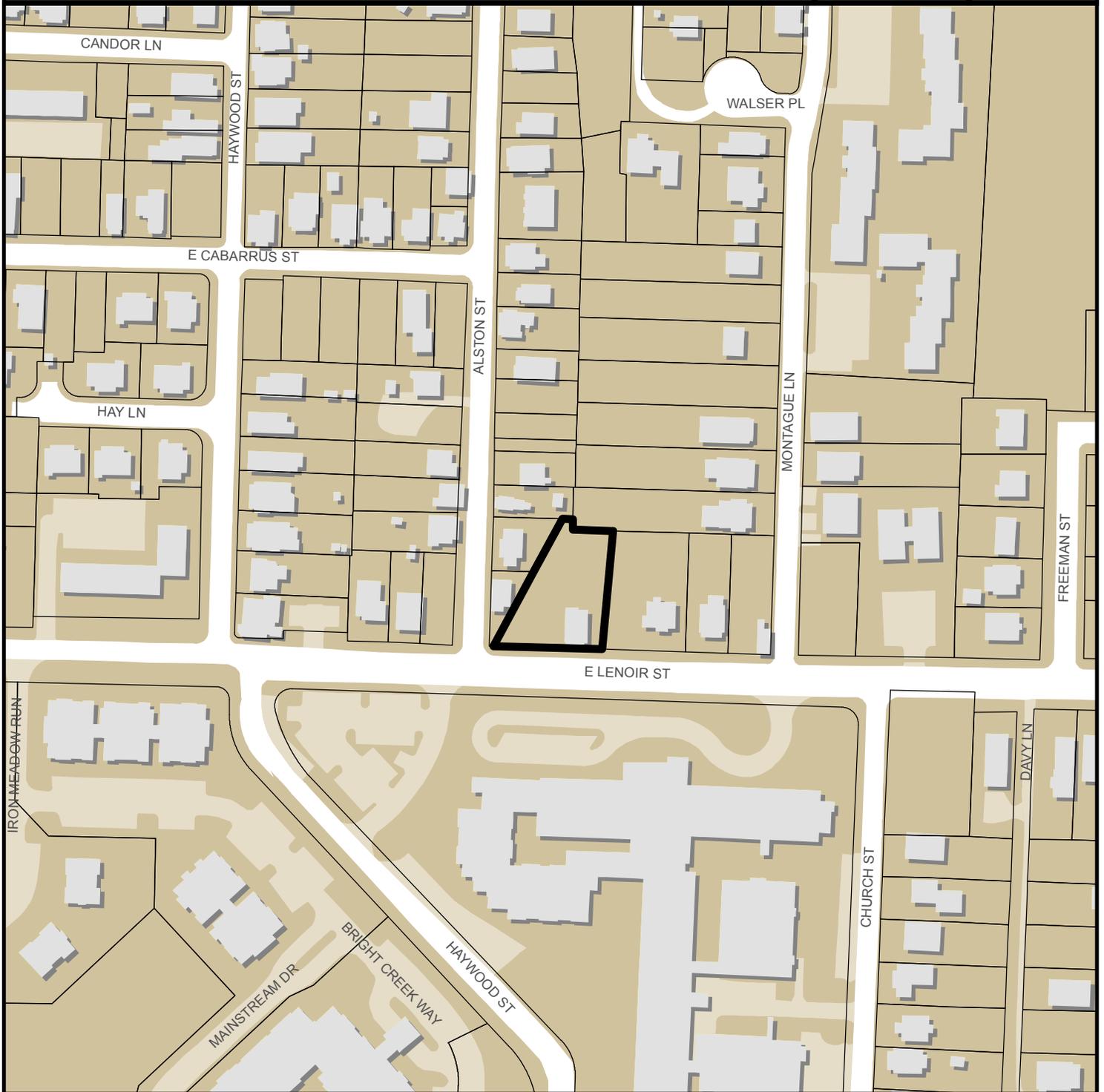


705 E. LENOIR SUBDIVISION S-72-2016



Zoning: **R-10**
CAC: **South Central**
Drainage Basin: **Walnut Creek**
Acreage: **0.31**
Number of Lots: **2**

Planner: **Martha Lobo**
Phone: **(919) 996-2664**
Applicant: **Duke Properties & Construction**
Phone: **(919) 637-7776**



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 # 493018	Project Coordinator	Team Leader M. L. BO
PRELIMINARY APPROVALS			
<input checked="" type="checkbox"/> Subdivision *	<input 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 #:			
GENERAL INFORMATION			
Development Name 705 E. Lenoir Street			
Proposed Use Residential			
Property Address(es) 705 E. Lenoir Street Raleigh, NC 27601			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
PIN Recorded Deed 1713-06-6483	PIN Recorded Deed	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 Dukes Properties & Construction		Owner/Developer Name Nasir Dukes	
Address 3803 Junction Blvd, Raleigh, NC 27603			
Phone 919.637.7776	Email ndukes@dukesproperties.com	Fax	
CONSULTANT/CONTACT PERSON FOR PLANS			
Company Name Stewart		Contact Name Mike Tarrant	
Address 421 Fayetteville St. Suite 400			
Phone 919.866.4789	Email mtarrant@stewartinc.com	Fax 919.380.8752	

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

ZONING INFORMATION

Zoning District(s) **R-10**

If more than one district, provide the acreage of each: **0.31**

Overlay District? Yes No

Inside City Limits? Yes No

CUD (Conditional Use District) Case # **Z-**

COA (Certificate of Appropriateness) Case #

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

STORMWATER INFORMATION

Existing Impervious Surface 0.03ac/1385sf acres/sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	---

Proposed Impervious Surface 0 acres/sf	Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	--

	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
--	--

If in a Flood Hazard Area, provide the following:

Alluvial Soils	Flood Study	FEMA Map Panel #
----------------	-------------	------------------

NUMBER OF LOTS AND DENSITY

Total # of Townhouse Lots: Detached **0** Attached **0**

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

Overall Unit(s)/Acre Densities Per Zoning Districts **2 units per 0.31 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 **Mike Tarrant** 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.

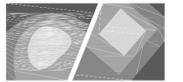
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signature *Colleen A. Ducker*
Executive Administrative Assistant
Dukes Properties & Construction

Date *10-27-16*

 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"/>		<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"/>	<input checked="" 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"/>	<input checked="" 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"/>		<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"/>		<input checked="" type="checkbox"/>		
b) Existing conditions sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c) Proposed Subdivision Plan	<input checked="" type="checkbox"/>				
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
g) Proposed Landscaping	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
h) Transportation Plan	<input type="checkbox"/>	<input checked="" 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"/>		<input checked="" type="checkbox"/>		
8. Plan size must be 18" x 24" or 24" x 36"	<input checked="" type="checkbox"/>		<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"/>		<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"/>		<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"/>		<input checked="" type="checkbox"/>		
12. Wake County School form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
13. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<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"/>			<input checked="" type="checkbox"/>



STEWART

421 FAYETTEVILLE ST. STE 400 FIRM LICENSE # C-1051
RALEIGH, NC 27601 www.stewartinc.com
T: 919.380.8750 PROJECT # C16128

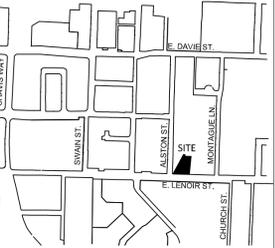
Client:

DUKES PROPERTIES AND CONSTRUCTION
3803 JUNCTION BLVD
RALEIGH, NC 27603
T: 919.637.7776

Project:

705 E. LENOIR STREET

Vicinity map:



Seal:

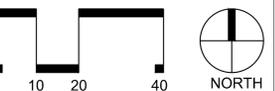
PRELIMINARY - DO NOT
USE FOR CONSTRUCTION

Issued for:

PRELIMINARY SUBDIVISION

No. Date Description

No.	Date	Description



SCALE: 1"=20'

Title:

ASBUILT SURVEY

Project number: C16128 Sheet:

Date: 10.28.2016

Drawn by: ---

Approved by: --- **C1.00**

SHEET NOTES:

- REFER TO C3.00 FOR GENERAL NOTES.
- THIS SURVEY MAP IS INTENDED TO REPRESENT THE EXISTING CONDITIONS ON A PORTION OF THE PROPERTY AND ALL ENCUMBRANCES UPON THE PROPERTY MAY NOT BE SHOWN.
- SURVEY INFORMATION BASED ON FIELD SURVEY BY WARD SURVEYING SERVICES, PLLC, COMPLETED ON 4/4/2016.

VICINITY MAP (NTS)

LEGEND:

- R/W = RIGHT OF WAY
- C/L = CENTER LINE
- EIP = EXISTING IRON PIPE
- () = FIELD MEASUREMENTS
- ⊕ = CABLE TV PEDESTAL
- ⊖ = CLEAN OUT (SEWER)
- ⊞ = TELECOM PEDESTAL
- ⊚ = ELECTRIC PEDESTAL
- ⊙ = LIGHT POLE
- ⊗ = WATER METER

NOTES:

NOT FOR RECORDATION, CONVEYANCES, OR SALE.
PROPERTY SUBJECT TO ANY EASEMENTS OF RECORD.
TITLE SEARCH NOT PERFORMED BY THIS OFFICE.
FIELD CLOSURE > 1/10000.
POSSIBLE GAP TO WEST OF SUBJECT PROPERTY WAS NOT INCLUDED IN THE ACREAGE FOR 705 E. LENOIR.

SETBACKS FOR R-10 ZONING:

PRINCIPAL BUILDING SETBACKS:

- FROM PRIMARY STREET = 10'
- FROM REAR LOT LINE = 20'
- FROM SIDE LOT LINE = 5'
- SUM OF SIDE SETBACKS = 10'
- FROM SIDE STREET = 10'

ACCESSORY STRUCTURE SETBACKS:

- FROM PRIMARY STREET = 50'
- FROM SIDE STREET = 20'
- FROM SIDE LOT LINE = 5'
- FROM REAR LOT LINE = 5'

705 E. LENOIR ST.
PIN: 1713066483
DB. 4179, PG. 675
10,947 SF OR
0.251 AC. BY
MONUMENTATION

THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS HAVING SPECIAL FLOOD HAZARDS ACCORDING TO FLOOD INSURANCE RATE MAP #3720171300 J . EFFECTIVE DATE: MAY 2, 2006.

LOT _____ BLOCK _____ SECTION _____

SUBDIVISION _____

RECORDED IN DEED BOOK 4179 PAGE 675 WAKE COUNTY REGISTRY

AS-BUILT

SAW/MW
2016060

SURVEY FOR: **DUKES PROPERTIES**

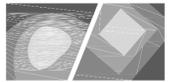
RALEIGH TOWNSHIP WAKE COUNTY NC

SCALE: _____

DATE: 04/04/16

BOOK #: 298p5

WARD SURVEYING SERVICES, PLLC
LAND SURVEYING & PLANNING
APEX, N.C. (919) 367-7858



STEWART

421 FAYETTEVILLE ST. STE 400 FIRM LICENSE # C-1051
RALEIGH, NC 27601 www.stewartinc.com
T: 919.380.8750 PROJECT # C16128

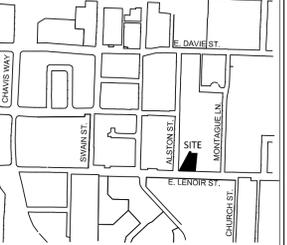
Client:

DUKES PROPERTIES AND CONSTRUCTION
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RALEIGH, NC 27603
T: 919.637.7776

Project:

705 E. LENOIR STREET

Vicinity map:



Seal:



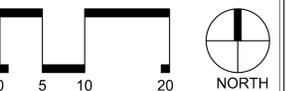
PRELIMINARY - DO NOT
USE FOR CONSTRUCTION

Issued for:

**PRELIMINARY
SUBDIVISION**

No. Date Description

No.	Date	Description



SCALE: 1"=10'

Title:

SITE PLAN

Project number: C16128 Sheet:

Date: 10.28.2016

Drawn by: MTJ

Approved by: MPT

C3.00

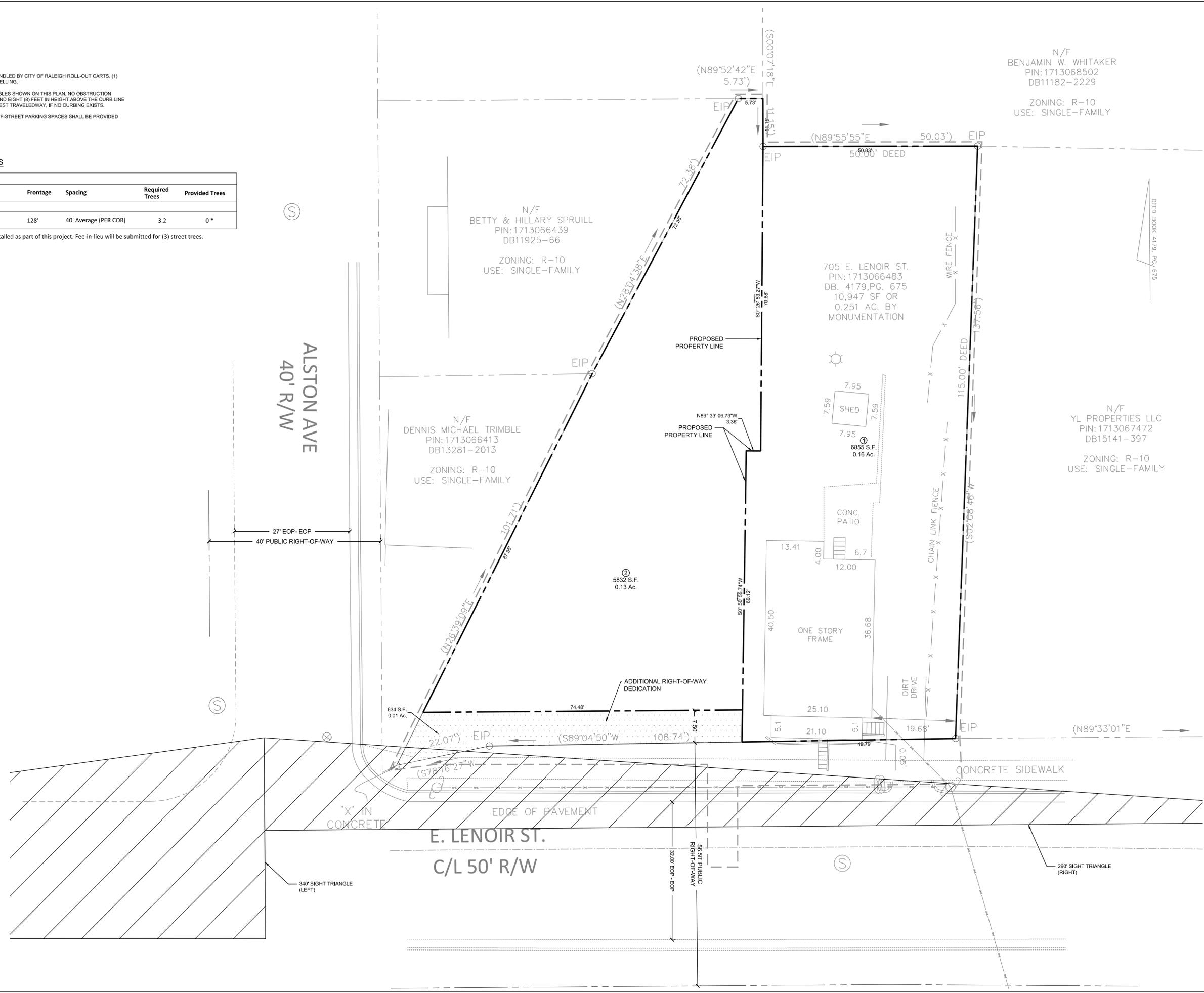
GENERAL NOTES:

- SOLID WASTE WILL BE HANDLED BY CITY OF RALEIGH ROLL-OUT CARTS. (1) 96-GALLON CART PER DWELLING.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELEDWAY, IF NO CURBING EXISTS.
- A MINIMUM OF TWO (2) OFF-STREET PARKING SPACES SHALL BE PROVIDED FOR EACH PARCEL.

TREE CALCULATIONS

Street	Frontage	Spacing	Required Trees	Provided Trees
Lenoir Street	128'	40' Average (PER COR)	3.2	0*

* No street trees will be installed as part of this project. Fee-in-lieu will be submitted for (3) street trees.



C:\2016\C16128 - 705 E Lenoir\DWGS11 - Design\Sheets\C16128-C3-00-Site Plan.dwg Oct 31, 2016 - 10:11am

