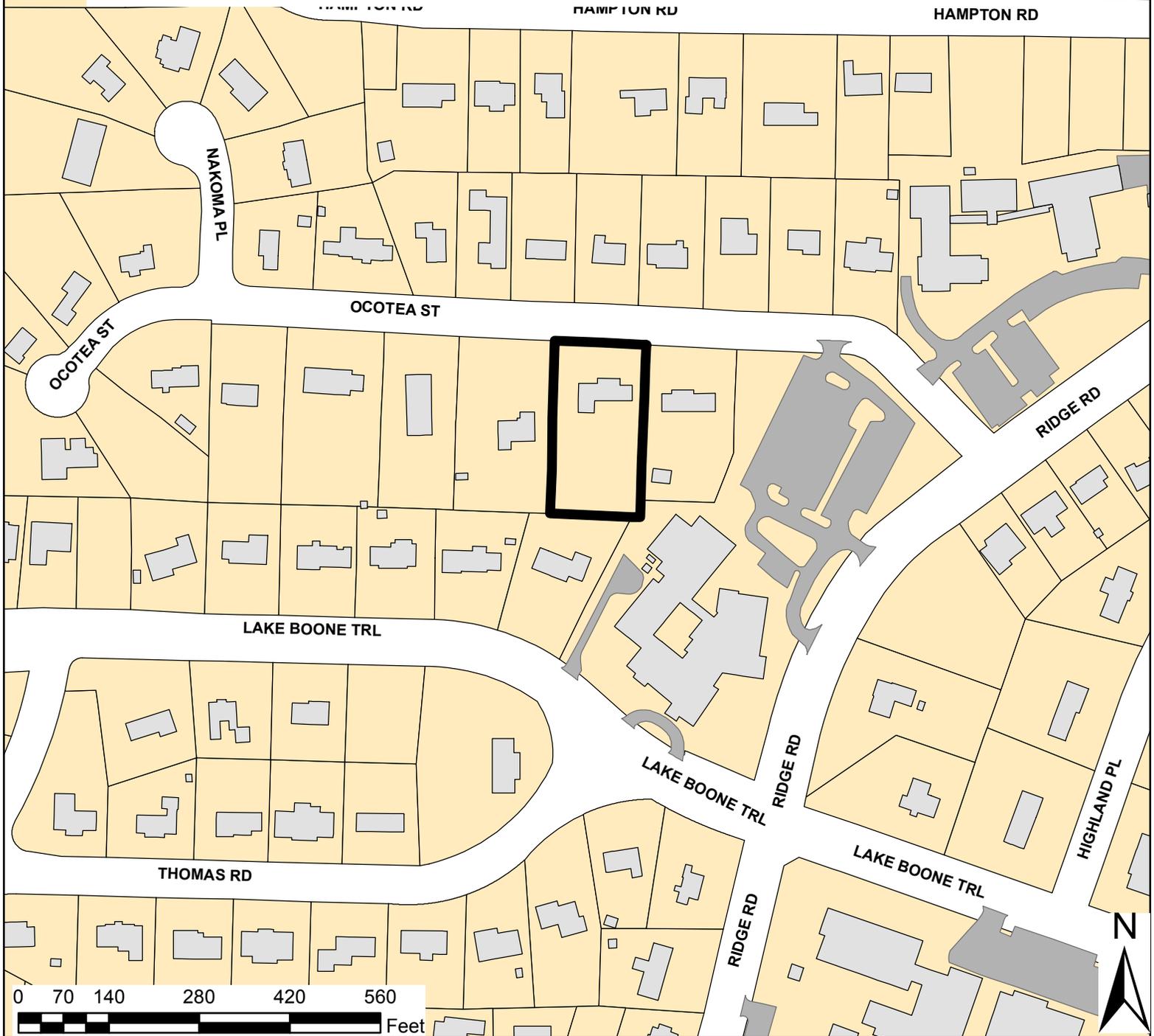


HOGAN DALY INFILL SUBDIVISION S-13-2013



Zoning: **R-4**
CAC: **Glenwood**
Drainage **House**
Basin:
Acreage: **0.86**

Number of Lots:
Planner:
Phone:
Applicant Contact:
Phone:

2
Meade Bradshaw
(919) 996-2664
Newcomb Land Surveyors
(919) 847-1800



Planning & Development

Customer Service Center
 One Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-516-2495
 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 or City Council <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing * <input type="checkbox"/> Multifamily (Infill)*	<input type="checkbox"/> Subdivision* <input checked="" type="checkbox"/> Infill Subdivision* <input type="checkbox"/> Infill Recombination* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number # S-15-09 357871 S-13-13
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name: Infill Subdivision of Joseph S. Hogan & John Daly

Proposed Use: Residential Single Family Home

Property Address(es): 3329 Ocotea Street, Raleigh NC 27607

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 0795.14-32-9506

P.I.N.	P.I.N.	P.I.N.	P.I.N.
--------	--------	--------	--------

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.

PLANNING COMMISSION OR CITY COUNCIL REVIEW
 Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.
Infill Subdivision

CLIENT (Owner or Developer)

Company		
Name (s) John Daly & Joe Hogan		
Address 1200 Westmoreland Drive, Raleigh, NC 27612		
Phone 919-349-4474	Email john.daly@cbre.com	Fax

CONSULTANT (Contact Person for Plans)

Company <i>Newcomb Land Surveyors</i>		
Name (s) <i>Tim Newcomb</i>		
Address <i>246 W. Millbrook Rd., Raleigh NC 27609</i>		
Phone <i>919-847-1800</i>	Email <i>tim@newcomblandsurveyors.com</i>	Fax <i>919-847-1804</i>

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

Has your project previously been through the pre-submittal process? If yes, provide the transaction # S-15-09

Zoning Information	Building Information
Zoning District(s) R-4	Proposed building use(s) Two (2) single family homes
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 2,296 Square Feet
Overlay District	Proposed Building(s) sq. ft. gross Maximum Floor area: 4,900 square feet - Minimum Floor area: 2,500 square feet. *** excludes basements, attics, decks or porches. Proposed for each home
Total Site Acres 0.86 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) See above
Off street parking Required No Provided	Proposed height of building(s) 39'
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	If Yes, please provide
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

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

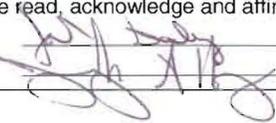
1. Total # Of Townhouse Lots 2 Detached 0 Attached	11. Total number of Open Space (only) lots
2. Total # Of Single Family Lots 2	12. Total number of all lots 2
3. Total # Of Apartment Or Condominium Units 0	13. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4. Total # Of Congregate Care Or Life Care Dwelling Units 0	If Yes, please answer the questions below: a) Total number of Townhouse Lots b) Total number of Single Family Lots c) Total number of Group Housing Units d) Total number of Open Space Lots e) Minimum Lot Size f) Total Number of Phases 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)
5. Total # Of Mobile Home Lots 0	
6. Total Number of Hotel Units 0	
7. Overall Total # Of Dwelling Units (1-6 Above)	
8. Bedroom Units 1br 2br 3br 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	
10. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	

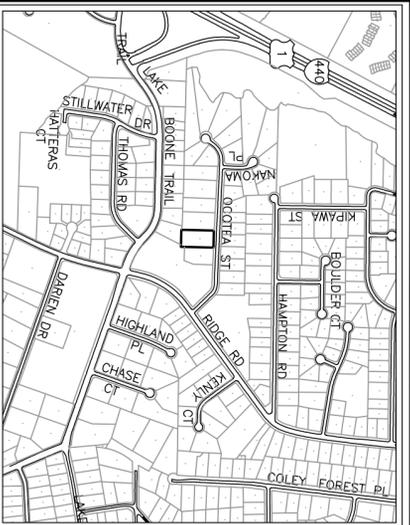
SIGNATURE BLOCK (Applicable to all developments)

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 _____ to serve as my agent regarding this application, to

receive and respond to administrative comment to resubmit plans on my behalf and to represent me at 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  3/22/13 Date
Signed _____ 3/22/13 Date



VICINITY MAP
NOT TO SCALE

DB 12869, PG 728
BM 1957, PG 94

REFERENCES:

EXISTING CONDITIONS OF PERIPHERED PROPERTY

PARCEL	LOT SIZE	FRONTAGE
0795 14-32-7566	0.92 AC	150'
0795 14-32-9717	0.45 AC	100'
0795 14-32-9718	0.46 AC	100'
0795 14-42-0716	0.47 AC	100'
0795 14-42-0546	0.75 AC	140'
0795 14-32-8226	0.62 AC	107'
0795 18-42-0117	4.50 AC	411'
MEDIAN LOT SIZE:	0.62 AC	80X= 0.49 AC
MEDIAN LOT FRONTAGE:	107'	80X= 85.6'

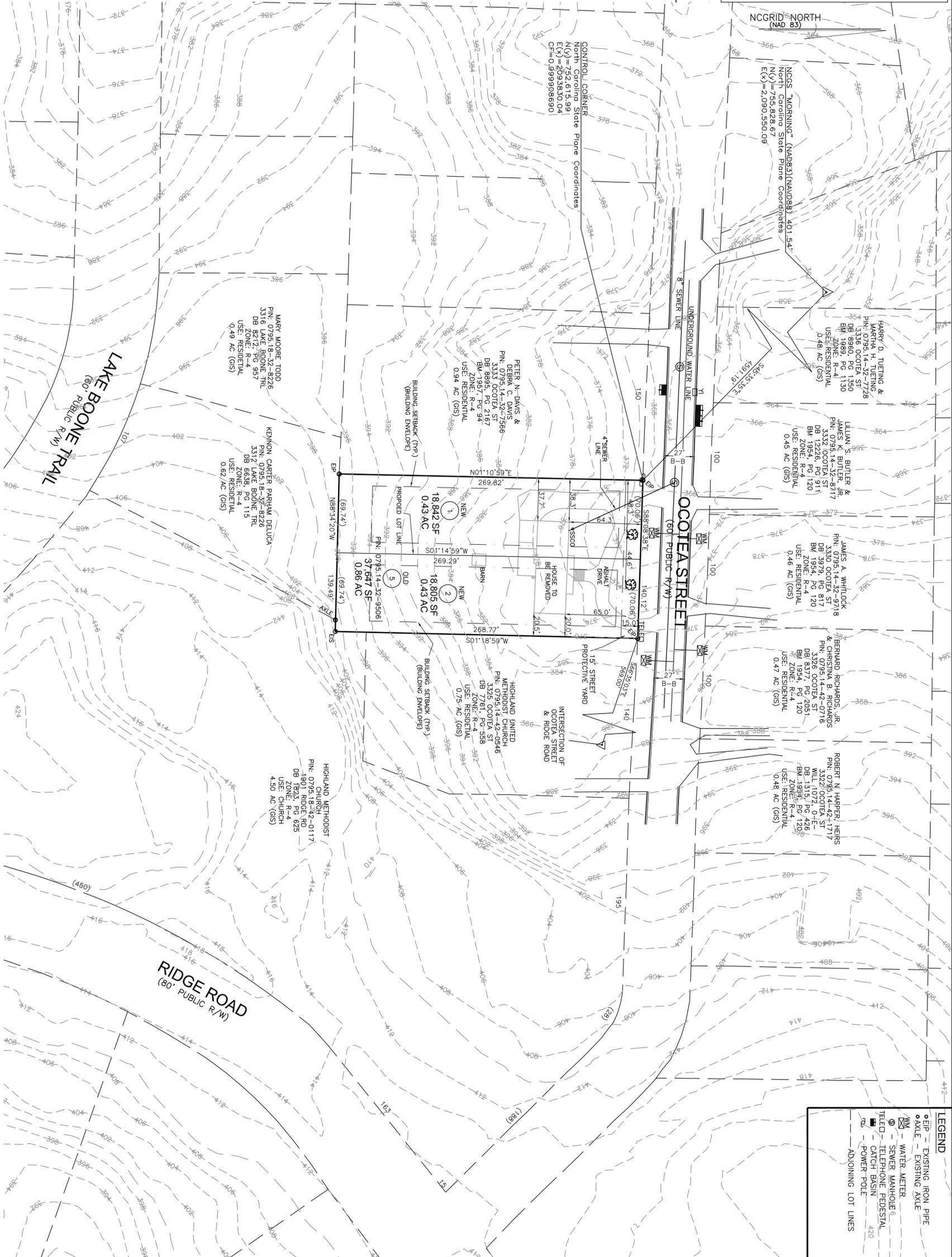
DEVELOPMENT NAME: NPL SUBDIVISION PROPERTY OF JOSEPH S. HOGAN & JOHN DALY
 WAKE CO. PROP. IDENTIFICATION # 079514-32-9506
 ZONING DISTRICT: R-4
 TOTAL ACRES: 8.86 AC
 TOTAL OPEN SPACE: 0 AC
 TOTAL # OF OPEN SPACE LOTS: 0
 INSIDE CITY LIMITS? YES
 NEARBY PL. IN PUBLIC STREETS: 140.12'
 50. FT. ACRES OF HORIZONTAL R/W: 0
 CLIENT (Owner or Developer):
 Name(s): JOSEPH S. HOGAN & JOHN DALY
 Address: 2221 COLEY FOREST PL
 Telephone: 522-2281
 Fax: 85-0154
 E-Mail Address: jpd@nddnc.com
 Consultant (Person to contact regarding questions or revisions to the plan):
 Name(s): Newcomb Land Surveyors, Inc. (Joe Whigam)
 Address: 246 West Millbrook Road, Raleigh, NC 27609
 Telephone: 847-1800
 Fax: 847-1804
 E-Mail Address: jpw@newcomblandsurveyors.com

This property is not located in a special flood hazard zone. It is located in Zone X as defined by FEMA Community Panel Number 32200295001 with an effective date of May 2, 2006.

Notes:

1. A fee-in-lieu of construction for 1/2 5 foot sidewalk on Ocotia Street will be required prior to map recording.
2. All easements shown are in accordance with all City of Raleigh Standards and specifications.
3. Subdivision is exempt from Stormwater regulations per code section 10-9021(3).
4. Unable to determine underground water line pipe size.

This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land. I, Robert T. Newcomb, III, certify that this plot was drawn under my supervision from an actual survey made under my supervision from references as noted on said plot; that the boundaries not surveyed are clearly indicated as drawn from information as indicated under references; that the ratio of precision as calculated is greater than 1:10,000; that this plot was prepared in accordance with NCGS 47-30 as amended.
 Witness my original signature, registration number and seal this day of _____, 2009.



PRELIMINARY
THIS PLAN NOT TO BE USED FOR SALES, CONVEYANCE, OR CONSTRUCTION

LEGEND

- EIP - EXISTING IRON PIPE
- AXLE - EXISTING AXLE
- WATER METER
- SEWER MANHOLE
- TELEPHONE PEDestal
- CATCH BASIN
- POWER POLE
- ADJOINING LOT LINES

PRELIMINARY INFILL SUBDIVISION
PROPERTY OF
JOSEPH S. HOGAN & JOHN DALY

Professional Land Surveyor (L-2444) **RECORDED IN BOOK 2009** PAGE _____ WAKE COUNTY REGISTRY

NEWCOMB Land Surveyors, Llc, 246 West Millbrook Road, Raleigh, NC 27609, (919) 847-1800, (919) 847-1804 (fax) **RALEIGH TOWNSHIP WAKE COUNTY NORTH CAROLINA**



SCALE: 1" = 60'

JOB NO.: 074023
FILE NAME: INFILL
PLOT DATE: 3/18/09