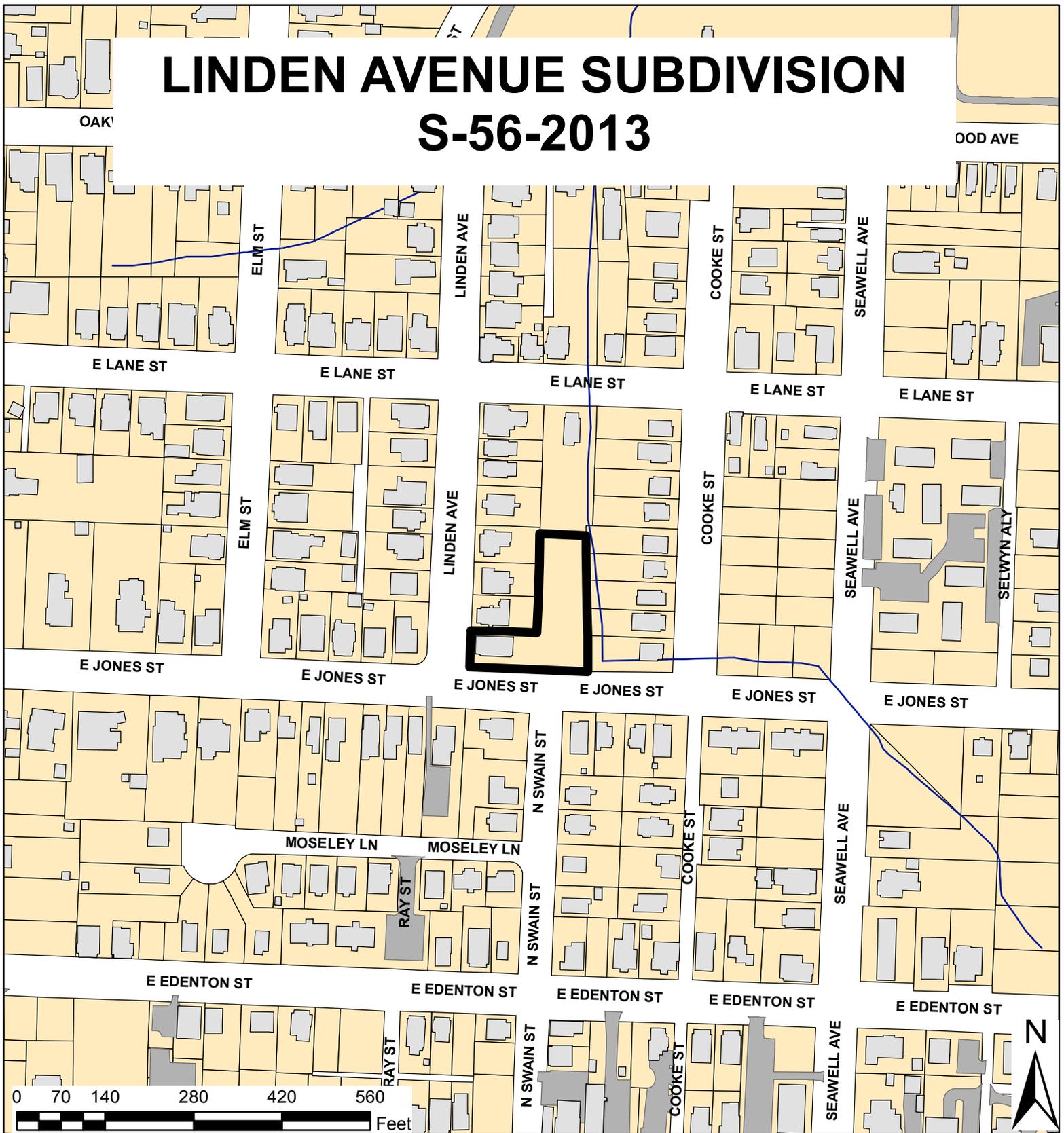


LINDEN AVENUE SUBDIVISION

S-56-2013



Zoning: **R-4**
 CAC: **North Central**
 Drainage Basin: **Pigeon House**
 Acreage: **0.53**

Number of Lots: **2**
 Planner: **Michael Walters**
 Phone: **(919) 996-2636**
 Applicant Contact: **Chance & Associates**
 Phone: **(919) 779-7245**



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

5-56-2013

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 <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input checked="" type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number 382974 Assigned Project Coordinator Assigned Team Leader
* May require Planning Commission or City Council Approval ** Legacy Districts Only		

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

GENERAL INFORMATION

Development Name Linden Ave. Subdivision

Proposed Use Single Family Residential

Property Address(es) 202 Linden Avenue, Raleigh, NC 27601

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
1713090997			

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 <u>not</u> requiring Planning Commission or City Council approval. Administrative approval per Sec. 10.2.5.E.3		
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. N/A		
CLIENT (Owner or Developer)	Company Tephra Development, LLC		Name (s) Stuart Cullinan
	Address 310 Heck St., Raleigh, NC 27601		
	Phone 919-398-3927	Email stuart@fivehorizondevelopment.com	Fax
CONSULTANT (Contact Person for Plans)	Company Chance & Associates		Name (s) Stoney Chance
	Address 500 Benson Road, Ste. 207, Garner, NC 27529		
	Phone 919-779-7245	Email cstoney@bellsouth.net	Fax 919-779-3889

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

Zoning Information	Building Information
Zoning District(s) R-10	Proposed building use(s) N/A
If more than one district, provide the acreage of each See above areas	Existing Building(s) sq. ft. gross N/A
Overlay District N.C.O.D. (.39ac.) & R.H.O.D. (.14ac.)	Proposed Building(s) sq. ft. gross N/A
Total Site Acres .528 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) N/A
Off street parking Required N/A Provided	Proposed height of building(s) N/A
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) N/A
BOA (Board of Adjustment) case # A-N/A	Building Lot Coverage percentage N/A (site plans only)
CUD (Conditional Use District) case # Z-N/A	

Stormwater Information

Existing Impervious Surface .038ac/1654.62sf acres/square feet	Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface N/A 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. **Low density residential development**

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots 2
2. Total # Of Single Family Lots 1 & # Of Duplex Lots 1	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots	b) Total number of Single Family Lots
6. Total Number of Hotel Units	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) 3	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 1.76	f) Total Number of Phases
10. Total number of Open Space (only) lots N/A	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)

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 **Stoney 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.

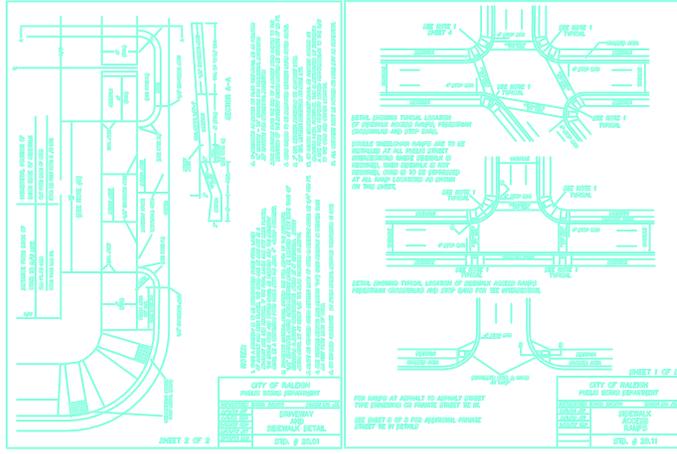
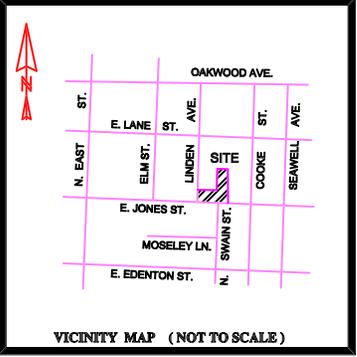
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed **Stuart Cullinan, Tephra** Date **Dec. 4, 2013**

Signed  Date

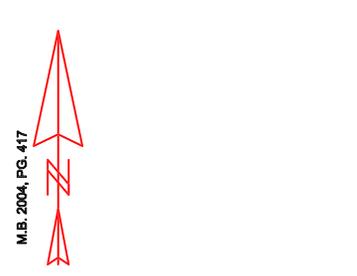
SC

	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)	X		✓		
2. Preliminary Development Plan Application completed and signed by the property owner	X		✓		
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)	X	<input type="checkbox"/>	✓		
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	X		✓		
5. Provide the following plan sheets:	<input type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	X		✓		
b) Existing Conditions Sheet	X	<input type="checkbox"/>	✓		
c) Proposed Site or Subdivision Plan	X		✓		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	X	✓		✓
e) Proposed Utility Plan, including Fire	X	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	X			✓
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	X	<input type="checkbox"/>	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	X			✓
i) Transportation Plan	<input type="checkbox"/>	X			✓
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	X		✓		
7. Plan size 18"x24" or 24"x36"	X		✓		
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	X		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	X		✓		
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	X		✓		
11. Wake County School Form, if dwelling units are proposed	X	<input type="checkbox"/>	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	X			✓
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	<input type="checkbox"/>	X			✓



REFERENCES:
 1. M.B. 2004, PG. 417
 2. D.B. 13238, PG. 241
 3. PIN 1713.05-09-0997

LEGEND:
 IPF = IRON PIPE FOUND
 IPS = IRON PIPE SET
 N/F = NOW OR FORMERLY
 R/W = RIGHT OF WAY
 SSMH = SANITARY SEWER MANHOLE
 -SS- = SANITARY SEWER CLEANOUT
 WM = WATER METER
 PP = POWER POLE
 -OE- = OVERHEAD ELECTRIC LINE
 P = PORCH



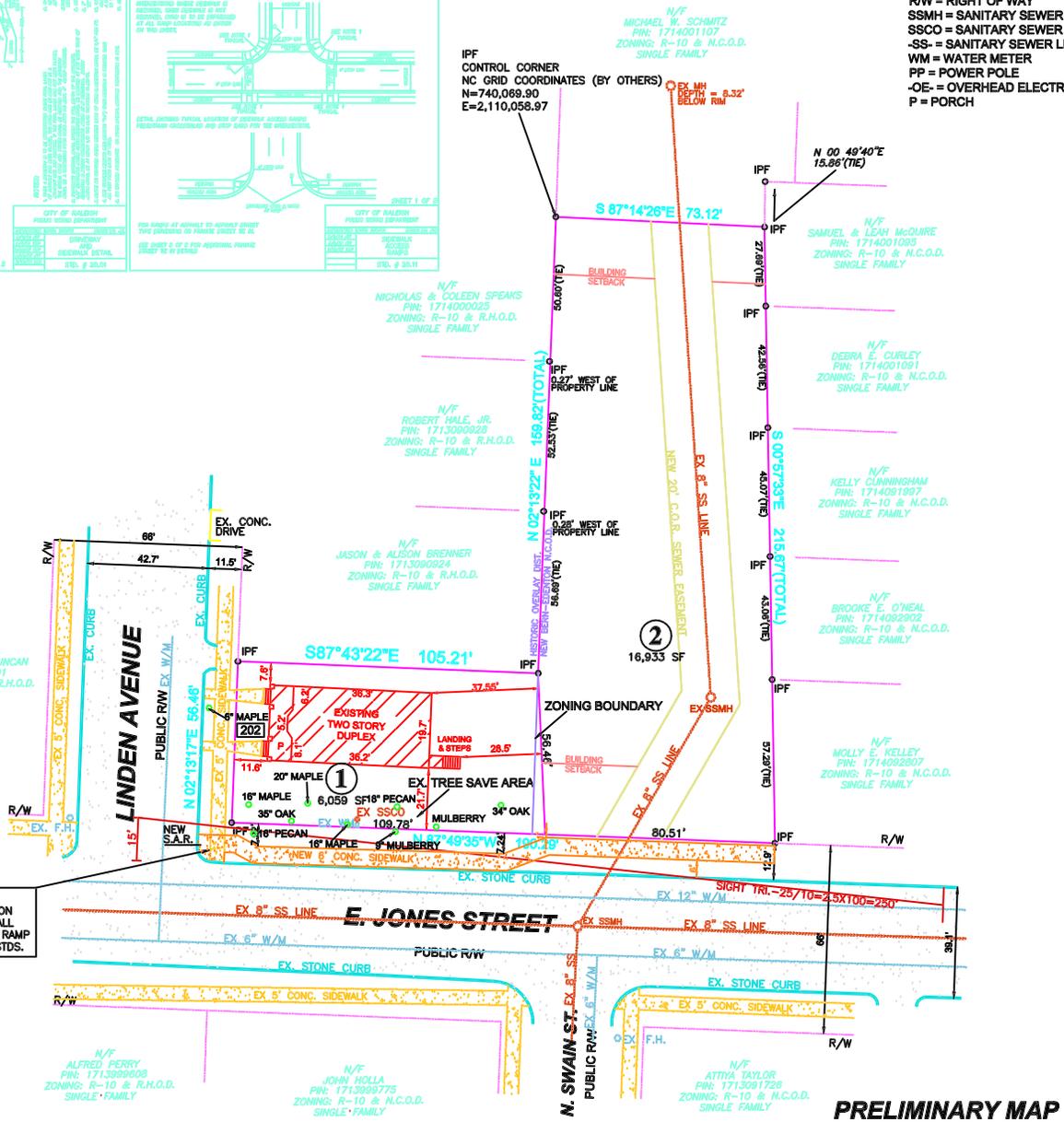
SIDEWALK VARIANCE REQUEST:
 WITH THIS SUBDIVISION, APPLICANT IS REQUESTING A VARIANCE IN THE REQUIRED SIDEWALK, STREETScape AND OVERHEAD UTILITY LOCATIONS TO PRESERVE SEVERAL EXISTING & MATURE TREES LOCATED WITHIN AND ADJACENT TO EXISTING 66' RIGHT OF WAY OF E. JONES STREET.
 APPROVAL OF THIS VARIANCE REQUEST WILL PROTECT AN EXISTING STREETScape THAT IS CONSISTENT WITH THE SURROUNDING NEIGHBORHOOD.

NEW BERN - EDENTON - NCOD
 MINIMUM LOT SIZE: 4,000 SF
 MINIMUM LOT FRONTAGE: 30'
 FRONT YARD SETBACK: MIN. 10' - MAX. 25'
 SIDE YARD SETBACK: MIN. 0' WHEN MINIMUM BLDG. SEPARATION IS MET
 BUILDING SEPARATION: MIN. 10'
 MAXIMUM BLDG. HEIGHT: 35'

- NOTES:**
- BOUNDARY SURVEY AND ALL EXISTING ON-SITE AND OFF-SITE FEATURES PROVIDED BY CHANCE SUEVEY COMPANY, P.A. DATED 3/21/13.
 - STREETS, SANITARY & STORM SEWERS ARE EXISTING PER ABOVE SURVEY.
 - THE LOCATION OF EXISTING WATER MAINS ARE SHOWN PER CITY OF RALEIGH UTILITIES MAPS.
 - CONTOURS WERE TAKEN FROM CITY OF RALEIGH GIS MAPS AND SHOULD BE VERIFIED BY SURVEYOR.
 - ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CITY OF RALEIGH DEVELOPMENT STANDARDS AND SPECIFICATIONS.
 - DEMOLITION PERMIT MUST BE REQUESTED BY OWNER AND ISSUED BY CITY AND PERMIT NUMBER PLACED ON PLAT FOR RECORDING.
 - EXISTING WATER & SEWER SERVICES ARE BEING TO CONTINUE TO SERVE EXISTING DUPLEX.
 - NEW DRIVEWAY LOCATION FOR LOT 2 WILL BE DETERMINED AND PERMITTED AT SITE PLAN SUBMITTAL PER CITY OF RALEIGH STANDARDS.
 - 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.

STORMWATER EXEMPTION:
 PER SEC. 9.2.2, A. 1, THIS PROJECT IS EXEMPT FROM CITY OF RALEIGH STORMWATER REQUIREMENTS.

S.A.R. NOTE:
 REMOVE EXISTING SECTION OF SIDEWALK AND INSTALL NEW SIDEWALK ACCESS RAMP PER CITY OF RALEIGH STDS.



DATE:	SEPTEMBER 23 2013
SCALE:	1" = 30'
DRAWN BY:	SC
CHECKED BY:	SC
FILE NAME:	Linden Ave Sub.dwg
DATE:	
BY:	
REVISIONS:	

PRELIMINARY SUBDIVISION PLAN
 FOR
LINDEN AVE. SUBDIVISION
 DEV.: TEPHRA DEVELOPMENT, LLC
 RALEIGH WAKE COUNTY NORTH CAROLINA

SHEET: **3** OF: **5**

CHANCE & ASSOCIATES
 Land Planning Services
 500 Benson Road, Suite 207, Garner, North Carolina 27529
 Phone: (919) 779-7245 Fax: (919) 779-3889

NOT RELEASED FOR CONSTRUCTION

FILE: S-00-13
 TRANS#: 000000