





# 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

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 <b>396617</b> 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 # 367140

### GENERAL INFORMATION

Development Name DARTON WAY SUBDIVISION

Proposed Use SUBDIVISION

Property Address(es) 8402 Darton Way Raleigh, NC 27587

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
1748402756			

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: Subdivision

<b>PRELIMINARY ADMINISTRATIVE REVIEW</b>	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. N/A		
<b>PLANNING COMMISSION</b>	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. N/A		
<b>CLIENT (Owner or Developer)</b>	Company N/A		Name (s) Surry Roberts
	Address 120 Woodburn Rd Raleigh, NC 27605		
	Phone (919) 303-9450	Email mkloefkorn@nc.rr.com	Fax (919)303-9449
<b>CONSULTANT (Contact Person for Plans)</b>	Company Ketchem-Crowder & Associates		Name (s) Brian Ketchem
	Address 4072 Barrett Dr. Raleigh, NC 27609		
	Phone (919) 420-7667	Email brian@ketchemcrowder.com	Fax (919) 420-7890

Zoning Information	Building Information
Zoning District(s) CUD O&I-2	Proposed building use(s) N/A
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross N/A
Overlay District N/A	Proposed Building(s) sq. ft. gross N/A
Total Site Acres 2.8 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 N/A	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-21-08	

Stormwater Information	
Existing Impervious Surface 0 square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface N/A acres/square feet	If Yes, please provide Alluvial Soils      Flood Study      FEMA Map Panel #
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No      Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

**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. Subdivision meets minimum size requirement per zoning and Comprehensive Plan

**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	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units	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)
4. Total # Of Congregate Care Or Life Care Dwelling Units	
5. Total # Of Mobile Home Lots	
6. Total Number of Hotel Units	
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. Total number of Open Space (only) lots	

**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 Brian Ketchem (Ketchem-Crowder & Associates) 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.

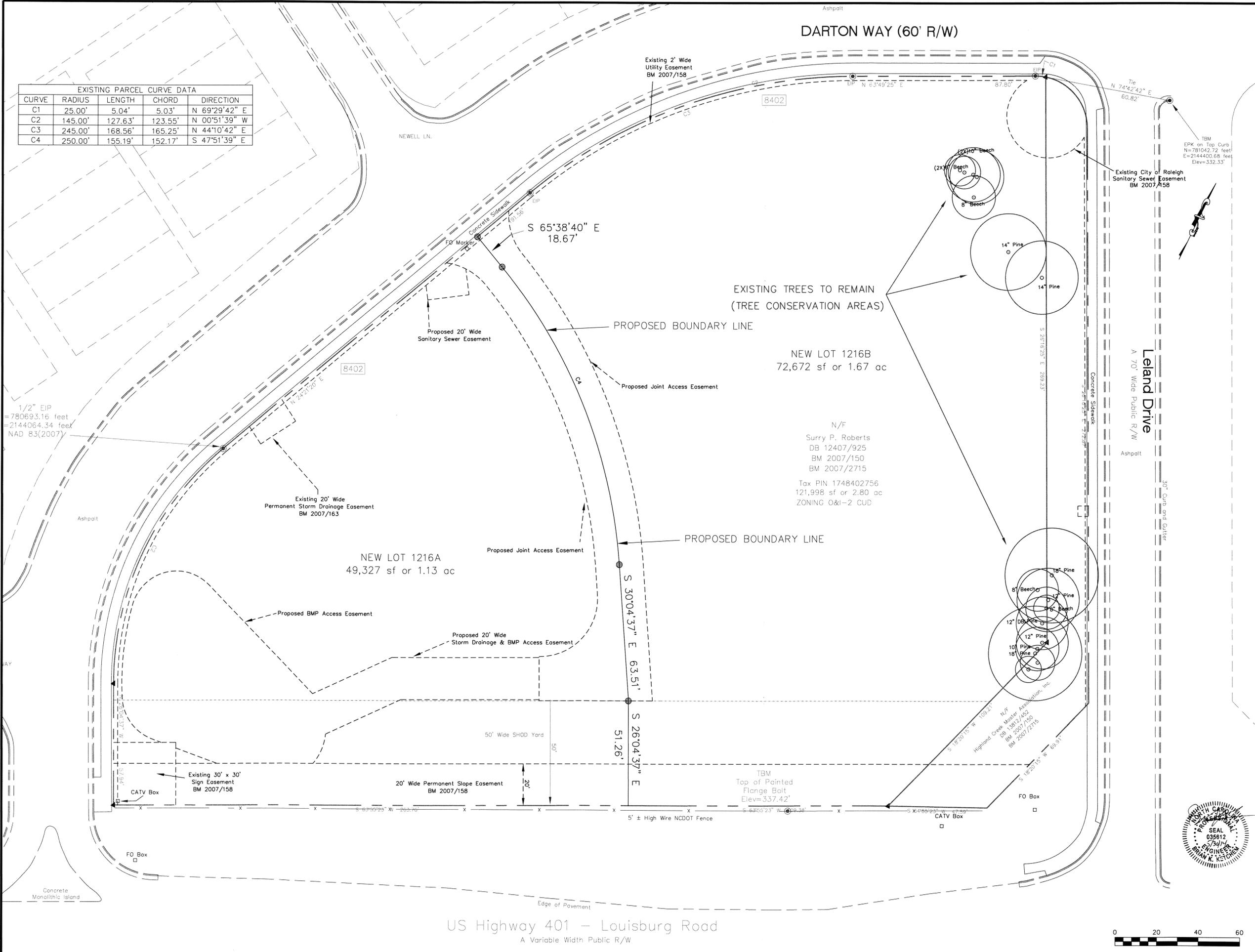
Signed   *Sunny P. Roberts*   Date 5/22/14

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

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<b>General Requirements</b>					
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)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
2. <b>Preliminary Development Plan Application</b> completed and signed by the property owner	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
3. Client must complete and print page 1 and 2 of the <b>Preliminary Development Plan Application</b> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. I have referenced the <b>Preliminary Development Plan Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and 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 Site or Subdivision Plan <i>check</i>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan <i>spoke w Kevin Kidd</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
e) Proposed Utility Plan, including Fire <i>check</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Tree Conservation Plan <i>spoke Chris Crum</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <b>For re-submittals only – include all revision dates</b>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
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	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
9. 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"/>		
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	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
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"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>

*no*  
*no*

EXISTING PARCEL CURVE DATA				
CURVE	RADIUS	LENGTH	CHORD	DIRECTION
C1	25.00'	5.04'	5.03'	N 69°29'42" E
C2	145.00'	127.63'	123.55'	N 00°51'39" W
C3	245.00'	168.56'	165.25'	N 44°10'42" E
C4	250.00'	155.19'	152.17'	S 47°51'39" E



NOTES

**Ketchem-Crowder & Assoc.**  
 Civil Engineering & Survey  
 Development Consulting  
 Construction Management

4072 Barrett Dr. Phone: (919) 420-7667  
 Raleigh, NC 27609 info@ketchemcrowder.com

Project Name and Address  
**DARTON SUBDIVISION**  
**DARTON WAY**  
**RALIEGH, NC 27616**

Project <b>DARTON SUB.</b>	Sheet <b>C-02</b>
Date <b>5/30/2014</b>	Sheet 3 of 4
Scale <b>1" = 20'</b>	<b>SUBDIVISION</b>



US Highway 401 – Louisburg Road  
 A Variable Width Public R/W

