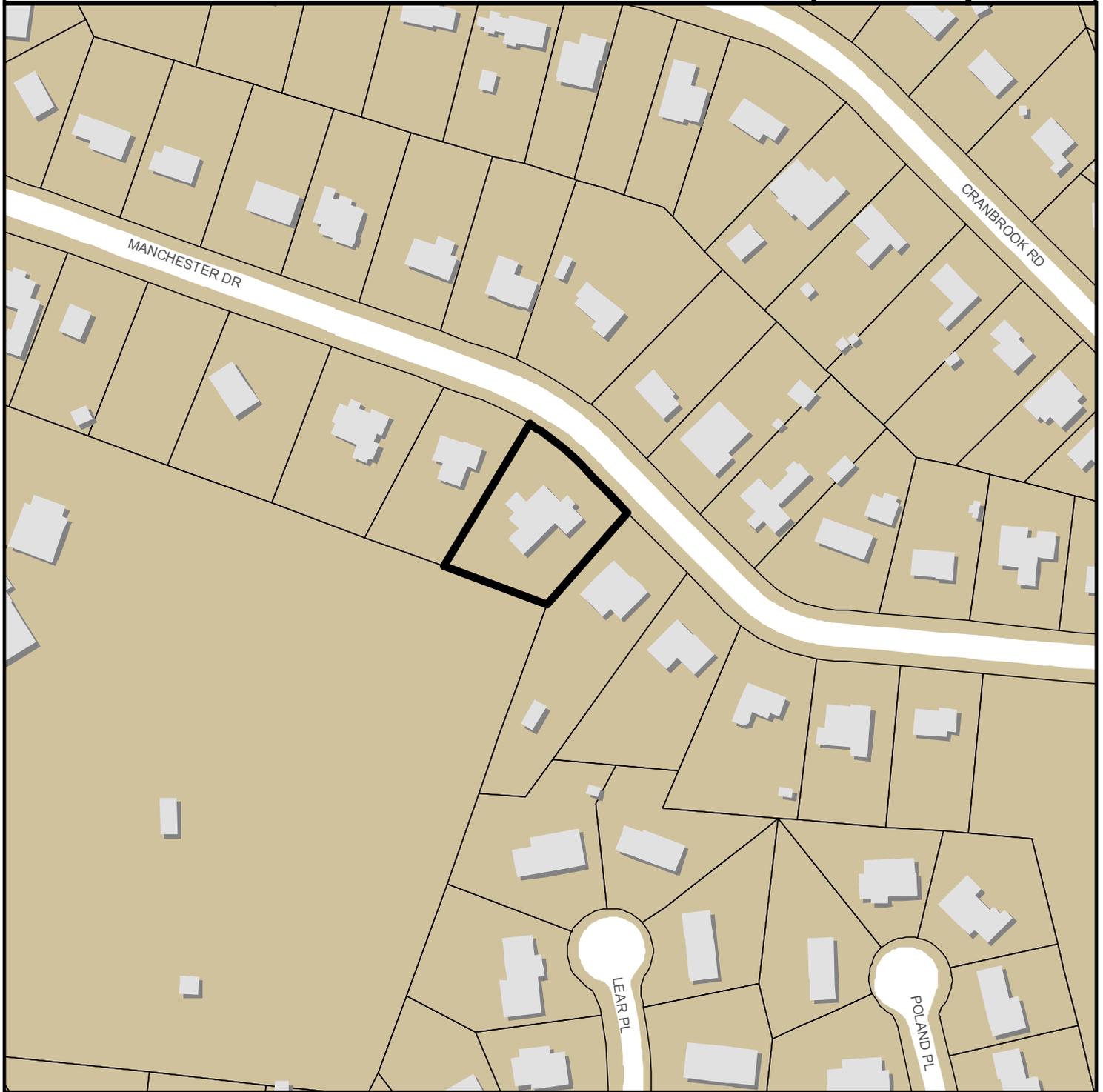


CHESTNUT HILLS LOT 13

S-14-2015



0 245 490 Feet

Zoning: **R-4**
CAC: **Midtown**

Drainage Basin: **Mine**
Acreage: **0.54**
Number of Lots: **2**

Planner: **Michael Walters**
Phone: **(919) 996-2636**

Applicant: **Grayson Homes**
Phone: **(919) 801-1187**





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.

S-14-15

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 425195 Assigned Project Coordinator Newsome Assigned Team Leader Walters	
Has your project previously been through the Due Diligence process? If yes, provide the transaction #			
GENERAL INFORMATION			
Development Name Subdivision of Lot 13, Chestnut Hills BLJ			
Proposed Use single family residential			
Property Address(es) 721 Manchester Dr., Raleigh, NC			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 1706431876			
P.I.N. Recorded Deed Book: 011017, Page: 00783	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> 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. This subdivision site is not located in the Metro Park or Historic Overlay Districts and thus should not require Planning Com. or City Council Approval		
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.		
CLIENT (Owner or Developer)	Company Grayson Homes, LLC		Name (s) Mike Poupard
	Address 104 S. White St., Suite 200, Wake Forest, NC 27587		
	Phone 919-801-1187	Email mike@graysonhomesonline.com	Fax
CONSULTANT (Contact Person for Plans)	Company Alison A. Pockat, ASLA		Name (s) Alison A. Pockat
	Address 106 Steep Bank Dr., Cary, NC 27518		
	Phone 919-363-4415	Email aapockat@earthlink.net	Fax 919-363-4415

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

Zoning Information		Building Information	
Zoning District(s) R-4		Proposed building use(s)	
If more than one district, provide the acreage of each		Existing Building(s) sq. ft. gross	
Overlay District N/A		Proposed Building(s) sq. ft. gross	
Total Site Acres 0.541	Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed)	
Off street parking Required N/A Provided		Proposed height of building(s)	
COA (Certificate of Appropriateness) case # N/A		FAR (floor area ratio percentage)	
BOA (Board of Adjustment) case # A- N/A		Building Lot Coverage percentage (site plans only)	
CUD (Conditional Use District) case # Z- N/A			
Stormwater Information			
Existing Impervious Surface 4,872 SqFt 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.			
The area is located in a low density residential zone, currently R-4, and in a low density residential area on the Comprehensive Plan. The proposed use is for Low density residential at a rate of four units per acre. Therefore the proposed development meets and follows the Comprehensive Plan.			
The anticipated area of disturbance is estimated to be 11,500 SqFt which is under the 12,000 SqFt threshold set in the UDO Sect. 9.4.6 as the determination for the requirement for a land disturbing permit. As per Sect. 9.2.1, a stormwater exemption also exists. In addition, Section 9.1.3 allows for the exemption of a tree conservation plan as the total land area is 0.541 acres which is under the one acre threshold.			

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 2		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: 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) 2		
8. Bedroom Units 1br 2br 3br 4br or more X		
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 4		
10. Total number of Open Space (only) lots 0		

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 Alison A. Packard, ASCA 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 [Signature] Date 3-4-15

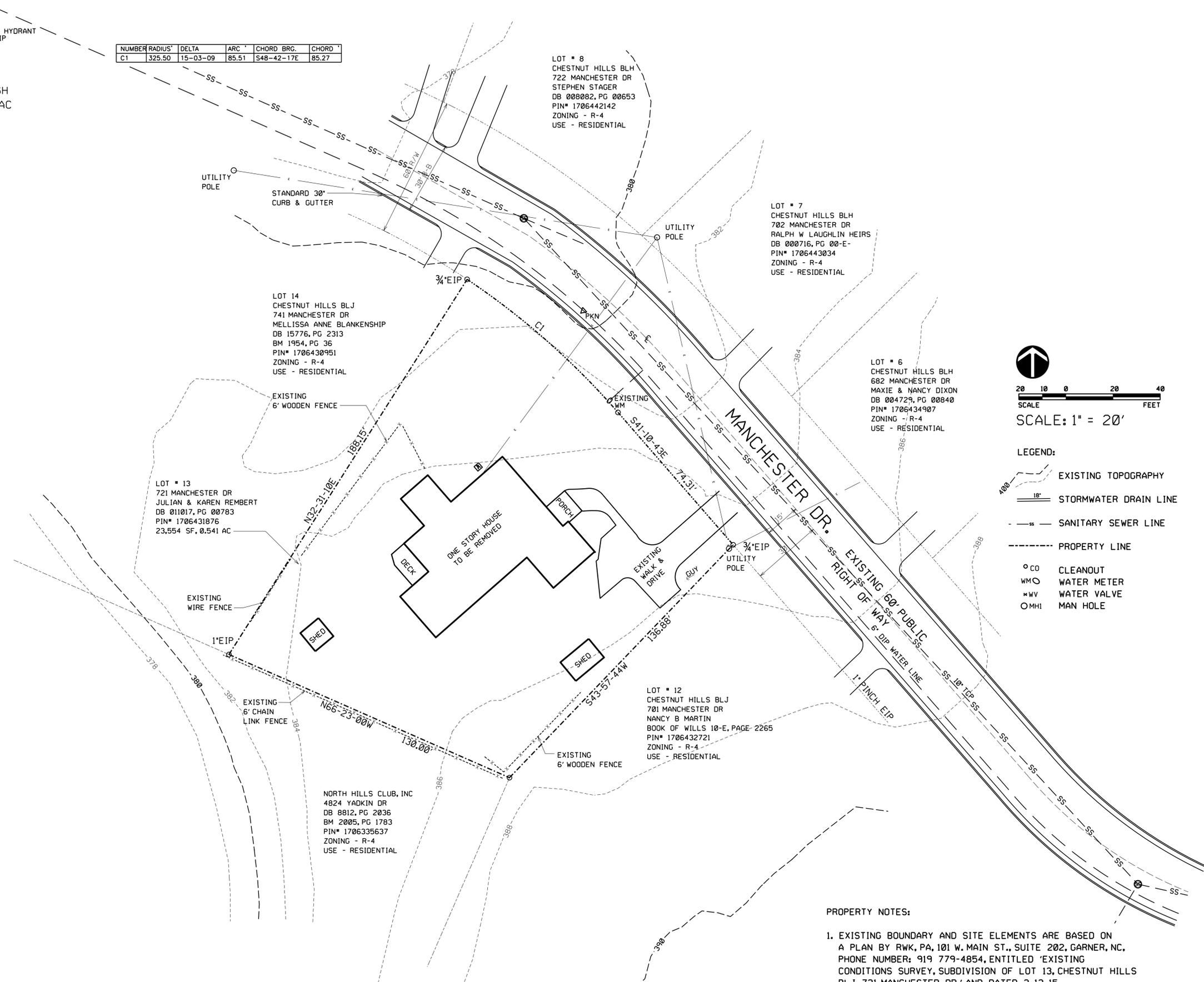
Signed _____ Date _____

TO BE COMPLETED BY APPLICANT	TO BE COMPLETED BY CITY/PLAT				
	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)	<input checked="" type="checkbox"/>				
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>				
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)	<input checked="" type="checkbox"/>	<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	<input checked="" type="checkbox"/>				
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	<input checked="" type="checkbox"/>				
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
c) Proposed Site or 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 Plan (Landscape Plan not required for commercial subdivisions)	<input 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"/>			
i) Transportation Plan	<input 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. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>				
7. Plan size 18"x24" or 24"x36"	<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"/>				
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"/>				
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"/>				
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
12. Preliminary stormwater quantity and quality summary and calculations package	<input 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"/>			

SITE DATA:

PIN NUMBER - 1706431876
 ADDRESS: 721 MANCHESTER DR., RALEIGH
 TOTAL ACREAGE - 23,554 SF - 0.541 AC
 TOTAL EXISTING IMPERVIOUS AREA
 - 4,872 SF - 0.11 AC
 HOUSE - 3,410 SF,
 DRIVE / WALK - 1,202 SF
 SHEDS - 260 SF
 ZONING - R-4
 CITIZENS ADVISORY COUNCIL -
 MIDTOWN

NUMBER	RADIUS	DELTA	ARC	CHORD BRG.	CHORD
C1	325.50	15-03-09	85.51	S48-42-17E	85.27



LOT # 8
 CHESTNUT HILLS BLH
 722 MANCHESTER DR
 STEPHEN STAGER
 DB 008082, PG 00653
 PIN# 1706442142
 ZONING - R-4
 USE - RESIDENTIAL

LOT # 7
 CHESTNUT HILLS BLH
 702 MANCHESTER DR
 RALPH W LAUGHLIN HEIRS
 DB 000716, PG 00-E-
 PIN# 1706443034
 ZONING - R-4
 USE - RESIDENTIAL

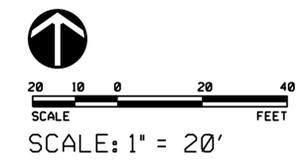
LOT 14
 CHESTNUT HILLS BLJ
 741 MANCHESTER DR
 MELLISSA ANNE BLANKENSHIP
 DB 15776, PG 36
 BM 1954, PG 36
 PIN# 1706430951
 ZONING - R-4
 USE - RESIDENTIAL

LOT # 6
 CHESTNUT HILLS BLH
 602 MANCHESTER DR
 MAXIE & NANCY DIXON
 DB 004729, PG 00840
 PIN# 1706434907
 ZONING - R-4
 USE - RESIDENTIAL

LOT # 13
 721 MANCHESTER DR
 JULIAN & KAREN REMBERT
 DB 011017, PG 00783
 PIN# 1706431876
 23,554 SF, 0.541 AC

LOT # 12
 CHESTNUT HILLS BLJ
 701 MANCHESTER DR
 NANCY B MARTIN
 BOOK OF WILLS 10-E, PAGE 2265
 PIN# 1706432721
 ZONING - R-4
 USE - RESIDENTIAL

NORTH HILLS CLUB, INC
 4824 YADKIN DR
 DB 8812, PG 2036
 BM 2005, PG 1783
 PIN# 1706335637
 ZONING - R-4
 USE - RESIDENTIAL



- LEGEND:**
- EXISTING TOPOGRAPHY
 - 18" STORMWATER DRAIN LINE
 - SANITARY SEWER LINE
 - PROPERTY LINE
 - CLEANOUT
 - WATER METER
 - WATER VALVE
 - MAN HOLE

PROPERTY NOTES:

1. EXISTING BOUNDARY AND SITE ELEMENTS ARE BASED ON A PLAN BY RWK, PA, 101 W. MAIN ST., SUITE 202, GARNER, NC. PHONE NUMBER: 919 779-4854, ENTITLED 'EXISTING CONDITIONS SURVEY, SUBDIVISION OF LOT 13, CHESTNUT HILLS BLJ, 721 MANCHESTER DR.' AND DATED 2-12-15.
2. TOPOGRAPHIC INFORMATION (CONTOUR DATA) WAS TAKEN FROM WAKE COUNTY GIS - IMAPS @ PKN = 379.9.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

RWK PA
 engineering - surveying
 101 W. Main St., Suite 202
 Garner, NC 27539
 Phone: (919) 779-4854
 Fax: (919) 779-4856



ALISON A. POKKAT, ASLA
 LANDSCAPE ARCHITECT
 LAND PLANNER
 (919) 363-4415
 106 STEEPBANK DRIVE
 CARY, NC 27518

DESIGNED: AAP
 DRAWN:
 APPROVED:



PROJECT 15003

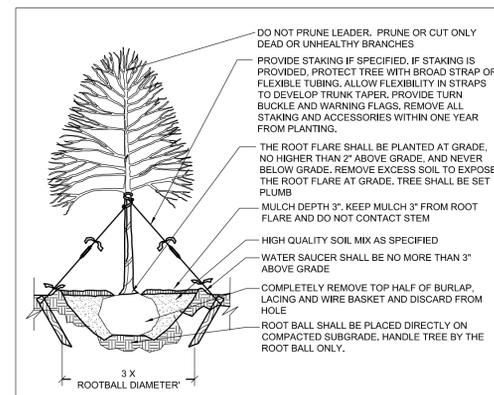
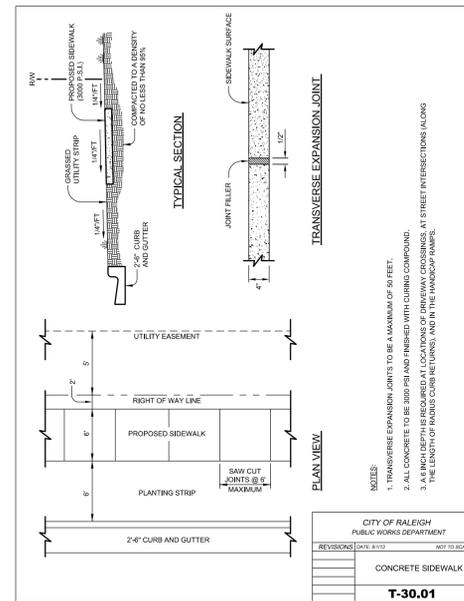
SUBDIVISION OF LOT 13
 CHESTNUT HILLS BLJ, RALEIGH, NC
 GRAYSON HOMES, LLC
 104 SOUTH WHITE ST., SUITE 200,
 WAKE FOREST, NC 27587

NO.	DATE	DESCRIPTION

SCALE: NTS
 DATE: FEB. 27, 2014
 SHEET NO.:
EXISTING CONDITIONS
 EC-1
 SEQUENCE NO. 2 OF 4

NOTES:

1. THE SITE IS A TWO LOT SUBDIVISION FOR USE FOR SINGLE FAMILY RESIDENTIAL HOMES. THE TOTAL ACREAGE FOR THE SUBDIVISION IS UNDER AN ACRE. UNDER SECTION 9.4.6 OF THE UDO, NO LAND DISTURBING PERMIT WILL BE REQUIRED. AS PER 9.2.2.A.1 OF THE UDO STORMWATER EXEMPTION EXISTS.
2. THE SITE IS 0.541 ACRES. UNDER SECTION 9.1.3 NO TREE CONSERVATION PLAN WILL BE REQUIRED.
3. EXISTING HOUSE AND DRIVEWAY STRUCTURES WILL BE REMOVED PRIOR TO ANY SUBDIVISION OF LAND.
4. NO CLEAN-OUT COULD BE LOCATED ON LOT 13. RELOCATE THE WATER METER TO APPROXIMATE LOCATION SHOWN ON THE PLAN.
5. THE CLOSEST FIRE HYDRANT IS APPROXIMATELY 380' TO THE SOUTH EAST OF LOT 2 AND 225' TO THE NORTH WEST OF LOT 1. BOTH ARE LOCATED ON THE SOUTH SIDE OF MANCHESTER DR.
6. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS.
7. A TREE IMPACT PERMIT IS REQUIRED PRIOR TO STREET TREE INSTALLATION.



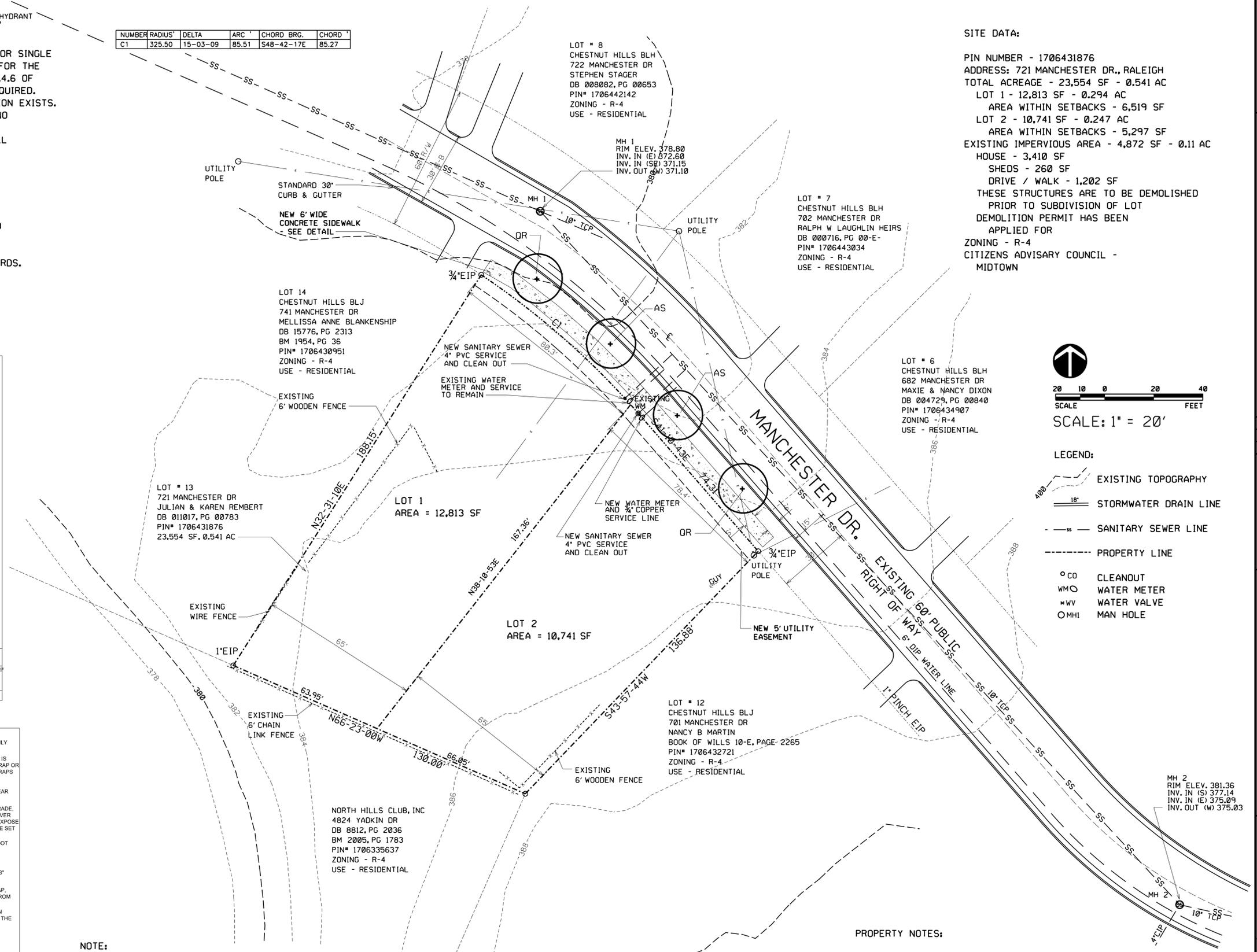
- NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
 2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
 3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
 4. PLANTING SEASON OCTOBER - APRIL.
 5. A TREE IMPACT PERMIT IS REQUIRED.
 6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

REVISIONS	DATE	BY	NOTED BY

CITY OF RALEIGH
PARKS, RECREATION AND CULTURAL RESOURCES DEPT
TREE PLANTING DETAIL
PRCR-03

NUMBER	RADIUS'	DELTA	ARC'	CHORD BRG.	CHORD'
C1	325.50	15-03-09	85.51	S48-42-17E	85.27



- NOTE:**
DRIVEWAY LOCATIONS WILL BE DETERMINED AT SITE PLAN FOR EACH LOT. THE RESTRICTIONS FOR DRIVEWAYS ARE:
- MUST BE A RAMP DRIVEWAY
 - DRIVEWAY MUST HAVE A WIDTH OF 10' MIN. - 18' MAX
 - DRIVEWAYS ARE TO BE 40' APART ON THE SAME LOT
 - DRIVEWAY MAY NOT BE WITHIN THE 20' MINIMUM CORNER CLEARANCE FROM THE POINT OF TANGENCY OF THE INTERSECTION RADIUS
 - DRIVEWAY MUST BE LOCATED A MINIMUM OF 3.5' FROM AN ADJACENT PROPERTY LINE UNLESS IT IS SHARED

STREET TREE PLANTING

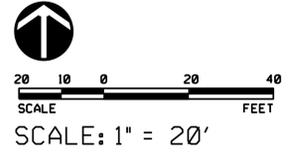
KEY	COUNT	PLANT NAME	SPACE	SIZE
AS	2	ACER SACCHARUM, SUGAR MAPLE	40' O/C	3" CAL., 10' HT
OR	2	QUERCUS RUBRA, RED OAK	40' O/C	3" CAL., 10' HT

PROPERTY NOTES:

1. EXISTING BOUNDARY AND SITE ELEMENTS ARE BASED ON A PLAN BY RWK, PA, 101 W. MAIN ST., SUITE 202, GARNER, NC. PHONE NUMBER: 919 779-4854, ENTITLED 'EXISTING CONDITIONS SURVEY, SUBDIVISION OF LOT 13, CHESTNUT HILLS BLJ, 721 MANCHESTER DR.' AND DATED 2-12-15.
2. TOPOGRAPHIC INFORMATION (CONTOUR DATA) WAS TAKEN FROM WAKE COUNTY GIS - IMAPS @ PKN = 379.9.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

SITE DATA:

PIN NUMBER - 1706431876
ADDRESS: 721 MANCHESTER DR., RALEIGH
TOTAL ACREAGE - 23,554 SF - 0.541 AC
LOT 1 - 12,813 SF - 0.294 AC
AREA WITHIN SETBACKS - 6,519 SF
LOT 2 - 10,741 SF - 0.247 AC
AREA WITHIN SETBACKS - 5,297 SF
EXISTING IMPERVIOUS AREA - 4,872 SF - 0.11 AC
HOUSE - 3,410 SF
SHEDS - 260 SF
DRIVE / WALK - 1,202 SF
THESE STRUCTURES ARE TO BE DEMOLISHED PRIOR TO SUBDIVISION OF LOT
DEMOLITION PERMIT HAS BEEN APPLIED FOR
ZONING - R-4
CITIZENS ADVISORY COUNCIL - MIDTOWN



- LEGEND:**
- - - - - EXISTING TOPOGRAPHY
 - 18" — STORMWATER DRAIN LINE
 - - - - - SANITARY SEWER LINE
 - - - - - PROPERTY LINE
 - CO CLEANOUT
 - WM ○ WATER METER
 - WV ○ WATER VALVE
 - OMH ○ MAN HOLE

RWK PA
Engineering - Surveying
101 W. Main St., Suite 202
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Phone (919) 779-4854
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LAND PLANNER
(919) 363-4415
106 STEEPBANK DRIVE
CARY, NC 27518

DESIGNED: AAP
DRAWN:
APPROVED:

PROJECT 15003

SUBDIVISION OF LOT 13
CHESTNUT HILLS BLJ, RALEIGH, NC
GRAYSON HOMES, LLC
104 SOUTH WHITE ST., SUITE 200,
WAKE FOREST, NC 27587

NO.	DATE	DESCRIPTION

SCALE: NTS
DATE: FEB. 27, 2014

SHEET NO. 1
SITE PLAN
SP-1