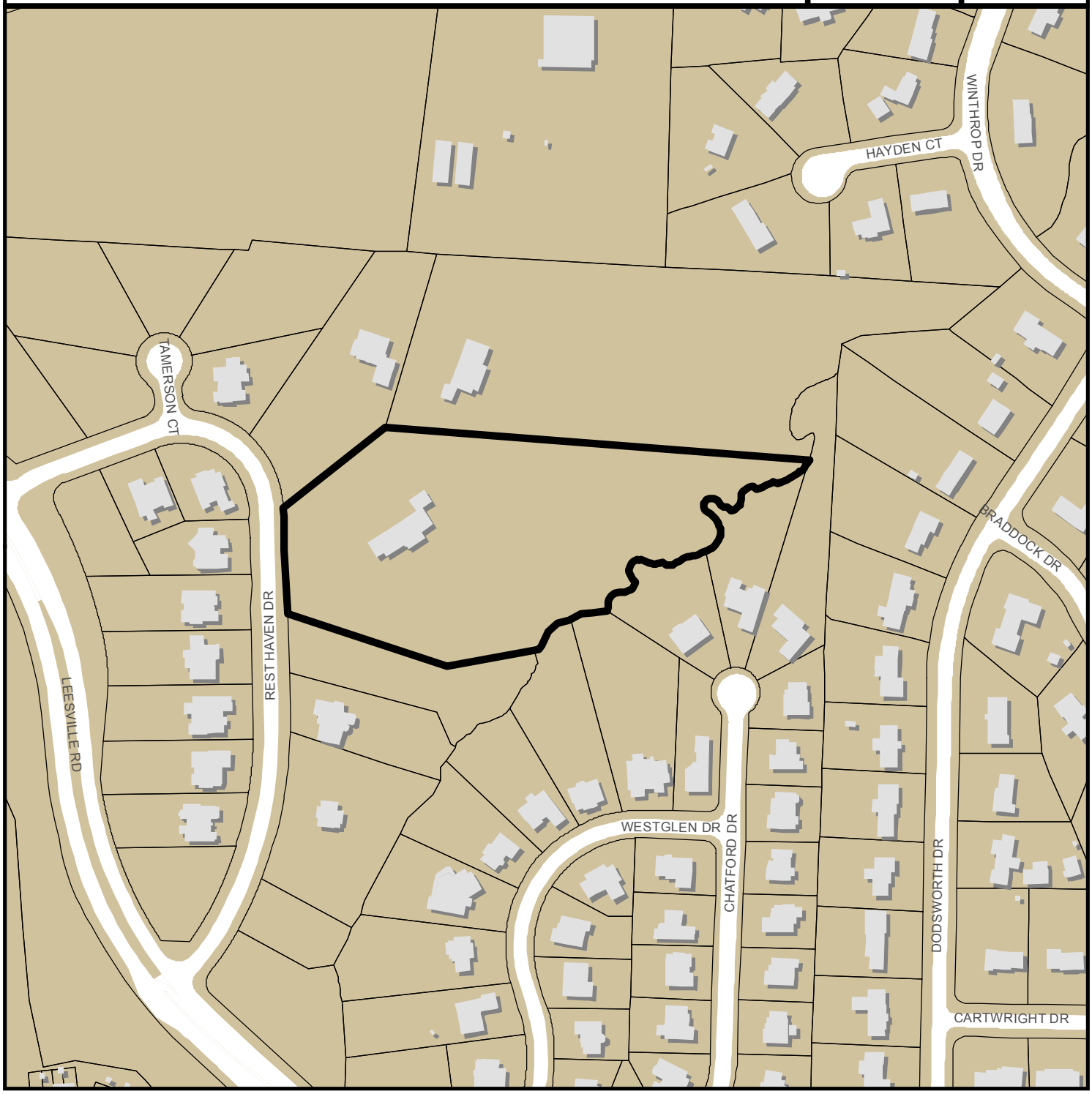
JILL MAURER SUBDIVISION
S-33-2015



Zoning: **R-4**
CAC: **Northwest**
Drainage Basin: **Hare Snipe**
Acreage: **Creek**
Number of Lots: **5.8**
3

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

Applicant: **Jill Maurer**
Phone: **(919) 649-1150**

Planning & Development

S-33-15

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
☐ Site Plans for Planning Commission ☐ Preliminary Administrative Site Plans ☐ Group Housing ** ☐ Multifamily (Infill)**	☑ Subdivision* ☐ Cluster Subdivision** ☐ Infill Subdivision** ☐ Expedited Subdivision Review ☐ Conventional Subdivision ☐ Compact Development ☐ Conservation Subdivision	Transaction Number 434293 Assigned Project Coordinator Sandra Assigned Team Leader Mike Walters
* 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: Jill Maurer Subdivision

Proposed Use: Single Family lots

Property Address(es): 6612 Rest Haven Drive

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
0797-00-3269			

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	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	Name (s) Jill Maurer	
	Address 6612 Rest Haven Drive, RALEIGH, N.C. 27612		
	Phone 919-649-1150	Email jillmaurer@hotmail.com	Fax
CONSULTANT (Contact Person for Plans)	Company Blakely Design Group	Name (s) B. Taylor Blakely	
	Address 700 Exposition Place, Ste 105, Raleigh, N. C. 27615		
	Phone 919-870-1868	Email taylor@blakelydesign.net	Fax

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		Proposed Building(s) sq. ft. gross
Total Site Acres 5.7 Inside City Limits ☑ Yes ☐ No		Total sq. ft. gross (existing & proposed)
Off street parking Required N/A Provided N/A		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 acres/square feet N/A	Flood Hazard Area ☐ Yes ☑ No
Proposed Impervious Surface acres/square feet N/A	**If Yes, please provide**
Neuse River Buffer ☑ Yes ☐ No Wetlands ☐ Yes ☑ 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.

R-4 ZONING TO REMAIN SINGLE FAMILY

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots 3
2. Total # Of Single Family Lots 3	12. Is your project a cluster unit development? ☐ Yes ☑ 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 3
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 1.0 AC.
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	**f)** Total Number of Phases 1
10. Total number of Open Space (only) lots N/A	**g)** Perimeter Protective Yard Provided ☐ Yes ☑ 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.

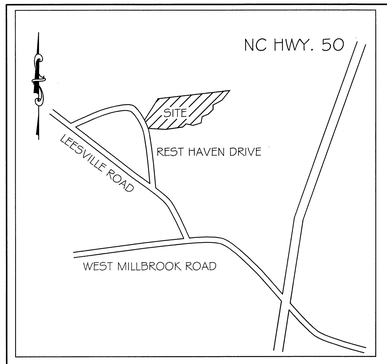
I hereby designate B. TAYLOR BLAKELY to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

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

Signed _____ Date 10/1/15

Signed _____ Date

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)	☑		✓		
2. **Preliminary Development Plan Application** completed and signed by the property owner	☑		✓		
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)	☑	☐	✓		
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	☑		✓		
5. Provide the following plan sheets:	☑		✓		
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	☐				
b) Existing Conditions Sheet	☑	☐	✓		
c) Proposed Site or Subdivision Plan	☑		✓		
d) Proposed Grading and Stormwater Plan	☐	☑			✓
e) Proposed Utility Plan, including Fire	☐	☑	✓		
f) Proposed Tree Conservation Plan	☐	☑			✓
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	☐	☑			✓
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	☐	☑			✓
i) Transportation Plan	☐	☑			✓
6. 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	☑		✓		
7. Plan size 18"x24" or 24"x36"	☑		✓		
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	☑		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	☑		✓		
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	☑		✓		
11. Wake County School Form, if dwelling units are proposed	☑	☐	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	☐	☑			✓
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	☐	☑			✓



B.M. 1992 PG. 78

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO PERFORM A BOUNDARY / EXISTING CONDITIONS SURVEY OF THE SUBJECT LOT LOCATED IN RALEIGH, N.C.
2. DISTANCES REFLECT HORIZONTAL GROUND MEASUREMENTS IN U.S. SURVEY FEET.
3. AREA CALCULATED BY THE COORDINATE METHOD.
4. NO FEMA FLOODPLAIN EXISTS ON THIS SITE.
5. THE LOCATION OF UNDERGROUND UTILITIES, WHERE SHOWN, IS BASED ON SURFACE EVIDENCE. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND UTILITIES CANNOT BE ACCURATELY OR COMPLETELY DEPICTED.
6. THIS SURVEY PERFORMED AND PLATTED WITHOUT BENEFIT OF A CURRENT TITLE SEARCH PROVIDED BY A LICENSED NORTH CAROLINA ATTORNEY.

PER UDO SECTION 2.2.7 RESIDENTIAL INFILL COMPATIBILITY
C. STREET SETBACK
THE FRONT SETBACKS FOR THE 2 LOTS ON EITHER SIDE OF THE PROPOSED SUBDIVISION ARE BETWEEN 40' AND 320', THEREFORE THE FRONT SETBACK MUST BE BETWEEN THESE DISTANCES.

THE NEW LOTS WILL BE REQUIRED TO MEET THE UDO SECTION 9.2 STORMWATER MANAGEMENT REGULATIONS.

STREET YARD REQUIREMENTS
1 – 3" CAL TREE PER 40 L.F.
REST HAVEN DRIVE – 200.72 l.f./40ft. = 5 – 3" CAL. TREES
TOTAL PROPOSED – 0 EXISTING TREES TO REMAIN

SOLID WASTE SERVICES STATEMENT
THE DEVELOPERS HAVE REVIEWED THE SOLID WASTE SERVICES MANUAL. THE SERVICE FOR THESE 3 RESIDENCES WILL COMPLY WITH THE GUIDELINES IN THE MANUAL. THE 96 GALLON ROLL-OUT CONTAINERS WILL BE USED FOR THESE LOTS.

SITE DATA

TOTAL PROPERTY SIZE	248,466 S.F.	5.704 ACRES
ZONE		R-4
PROPOSED SUBDIVISION		3 LOTS
LOT SIZES	LOT 1– 1.0 AC.; LOT 2– 3..0 AC.; LOT 3– 1.70 AC.	
WAKE COUNTY P.I.N.		0797-00-3269
DEED		DEED BOOK 11657, PAGE 1529
RECORDED PLAT		BM 1992, PAGE 0078
OWNER		JILL MAURER 6612 REST HAVEN DRIVE RALEIGH, N. C. 27613 (919) 649-1150

NOTES

1. BOUNDARY INFORMATION TAKEN FROM MAP PREPARED BY ELINGBURG LAND SURVEY CO. DATED MARCH 12, 2015. TOPOGRAPHIC INFORMATION FROM AERIAL MAPS BY WAKE COUNTY.
2. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS.
3. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS.
4. ALL DIMENSIONS AND STAKING POINT LOCATIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ANY WORK SHOWN ON THESE PLANS THAT IS FOUND TO BE IN CONFLICT WITH THE CITY OF RALEIGH ZONING AND SETBACK REQUIREMENTS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR ADJUSTMENT
6. LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME.
7. CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES, AND BARRICADES FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.
8. CONTRACTOR SHALL PAINT SYMBOLS, INSTALL SIGNS AND CONSTRUCT NECESSARY RAMPS, AS PER THE NORTH CAROLINA BUILDING CODE, FOR ALL HANDICAP PARKING SPACES AS NOTED ON PLAN.
9. CONTRACTOR SHALL PAINT ALL PAVEMENT MARKINGS, HANDICAP SYMBOLS, DIRECTIONAL ARROWS, LANE MARKINGS, "STOP" MESSAGES, ETC. AS SHOWN ON THE PLANS WITH TRAFFIC MARKING PAINT ACCORDING TO THE MANUFACTURERS SPECIFICATIONS. USE WHITE PAINT.
10. CALL NORTH CAROLINA ONE CALL CENTER @ 811 OR 1-800-632-4949 BEFORE DIGGING.
11. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE.
12. THE NEW LOTS WILL BE REQUIRED TO MEET THE UDO SECTION 9.2 STORMWATER MANAGEMENT REGULATIONS.

LOT FRONTAGE FOR PROPOSED LOT 1 - 66.90'
LOT FRONTAGE FOR PROPOSED LOT 2 - 66.90'
LOT FRONTAGE FOR PROPOSED LOT 2 - 66.90'

THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.

FOR THE PROPOSED ACCESS POINTS ON REST HAVEN DR. THE CONTRACTOR IS RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING OR PROPOSED UTILITIES, TRAFFIC SIGNAL DEVICES, UTILITY POLES, ETC. WITHIN 25 FT. OF THE CENTERLINE.

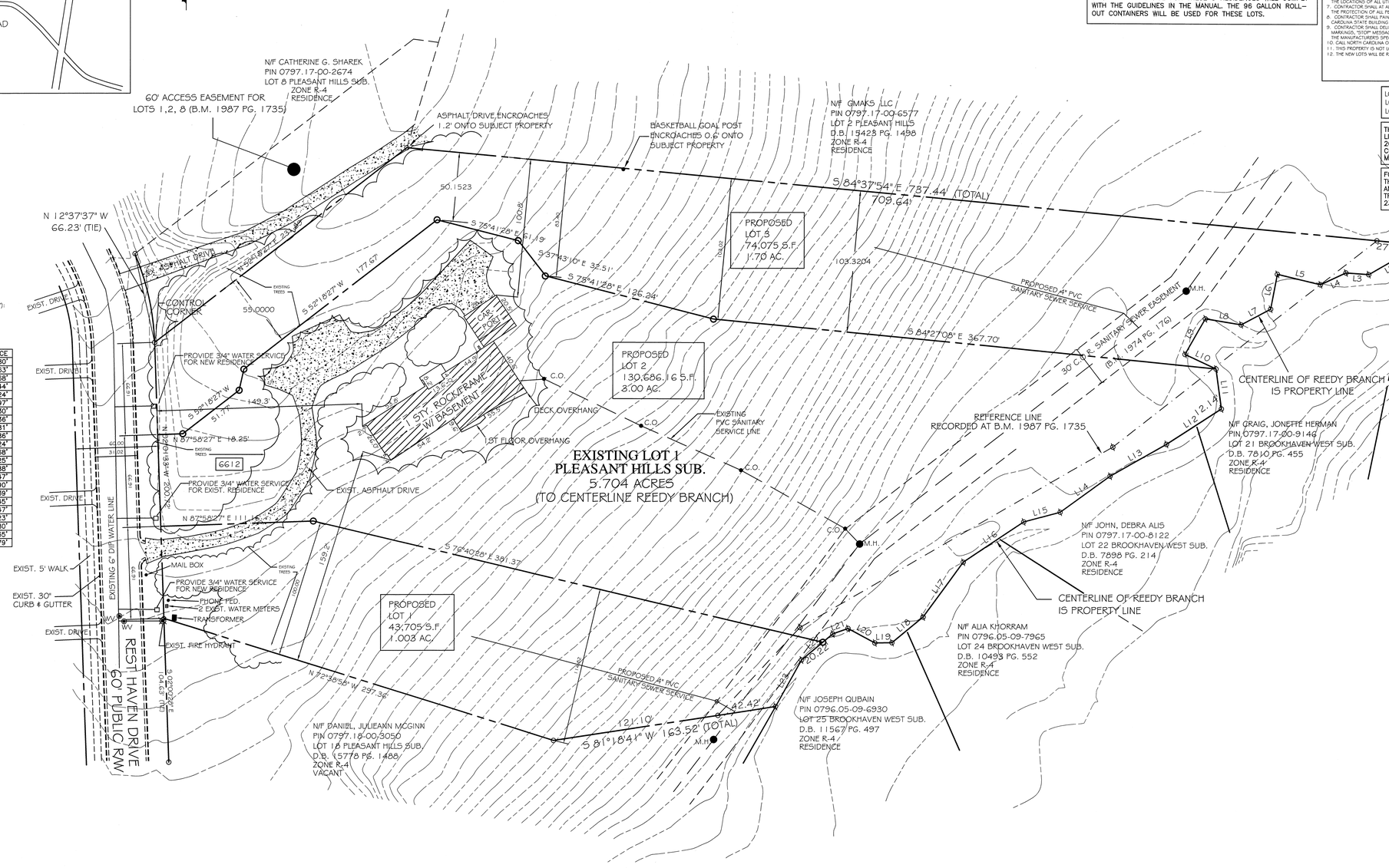
LEGEND:

- ○ = EXISTING IRON PIPE
- ● = NEW IRON PIPE
- Ø = COMPUTED POINT
- □ = STREET ADDRESS
- N/F = NOW OR FORMERLY
- R/W = RIGHT OF WAY
- HC = HANDICAP PARKING
- MH = MANHOLE
- FH = FIRE HYDRANT
- WM = WATER METER
- LP = LIGHT POLE
- CB = CATCH BASIN
- FES = FLARED END SECTION
- YI = YARD INLET
- TR = TRANSFORMER
- B/F = BRICK & FRAME BUILDING
- CO = SANITARY SEWER CLEANOUT
- SSMH = SANITARY MANHOLE
- WV = WATER VALVE
- W/I = WATER / IRRIGATION
- OE = OVERHEAD ELECTRIC

REFERENCES (WAKE COUNTY REGISTRY):

1. PIN 0797.17-00-3269
2. D.B. 11657 PG. 1529
3. B.M. 1992 PG. 78
4. B.M. 1987 PG. 1735

LINE	BEARING	DISTANCE
L1	S 45°56'27" W	9.80'
L2	S 59°53'10" W	30.63'
L3	N 86°00'21" W	16.68'
L4	S 65°02'49" W	20.44'
L5	N 76°26'07" W	32.24'
L6	S 10°49'53" W	25.97'
L7	S 62°03'29" W	24.30'
L8	N 80°44'24" W	26.36'
L9	S 29°46'44" W	29.81'
L10	S 65°13'33" E	24.86'
L11	S 07°47'49" E	29.24'
L12	S 57°04'20" W	47.68'
L13	S 60°14'50" W	47.25'
L14	S 54°04'50" W	44.88'
L15	S 75°00'00" W	27.47'
L16	S 56°22'51" W	52.90'
L17	S 36°06'35" W	49.39'
L18	S 50°21'28" W	29.45'
L19	S 89°05'00" W	12.47'
L20	N 61°33'22" W	22.23'
L21	S 70°01'31" W	11.80'
L22	S 50°04'34" W	29.65'
L23	S 29°04'58" W	38.79'



BLAKELY DESIGN GROUP
Landscape Architecture Site Planning
700 Exposition Place, Suite 105, Raleigh, North Carolina 27615
Telephone (919) 870-0752 Fax (919) 870-1868
E-Mail taylor@blakelydesign.net

PRELIMINARY SUBDIVISION PLAN

JILL MAURER SUBDIVISION

6612 REST HAVEN DRIVE, RALEIGH, N.C.

DATE	MAY 15,15
SCALE	1"=40'
DRAWN	BTB
JOB NO.	
REVISIONS	
SHEET	C1.0

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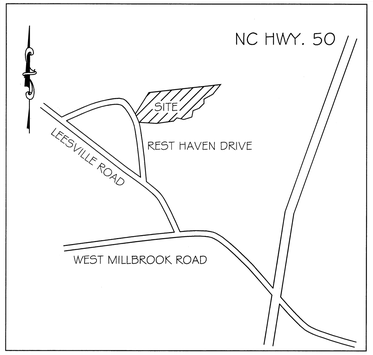

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REFERENCES (WAKE COUNTY REGISTRY):

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L21	S 70°01'31" W	11.80'
L22	S 50°04'34" W	29.65'
L23	S 29°04'58" W	38.79'

N/F CATHERINE G. SHAREK
PIN 0797.17-00-2674
LOT 8 PLEASANT HILLS SUB.
ZONE R-4
RESIDENCE

60' ACCESS EASEMENT FOR LOTS 1,2, 8 (B.M. 1987 PG. 1735)

ASPHALT DRIVE ENCROACHES 1.2' ONTO SUBJECT PROPERTY

BASKETBALL GOAL POST ENCROACHES 0.6' ONTO SUBJECT PROPERTY

N/F GMAKS LLC
PIN 0797.17-00-6577
LOT 2 PLEASANT HILLS
D.B. 15423 PG. 1458
ZONE R-4
RESIDENCE

S 84°37'54" E 737.44' (TOTAL)
709.64'

27.80'

N 12°37'37" W
66.23' (TIE)

EX. ASPHALT DRIVE

EXIST. DRIVE

EXISTING TREES

CONTROL CORNER

CAR PORT

1 STY ROCKFRAME W/ BASEMENT

DECK OVERHANG

1ST FLOOR OVERHANG

C.O.

EXISTING PVC SANITARY SERVICE LINE

EXISTING LOT 1
PLEASANT HILLS SUB.
5.704 ACRES
(TO CENTERLINE REEDY BRANCH)

EXIST. ASPHALT DRIVE

6612

N 10°19'43" W 200.72'

EXIST. DRIVE

EXISTING 6" DIA WATER LINE

EXIST. 5' WALK

EXIST. 30' CURB & GUTTER

MAIL BOX

PHONE PED.
2 EXIST. WATER METERS
TRANSFORMER

EXIST. FIRE HYDRANT

EXIST. DRIVE

REST HAVEN DRIVE
60' PUBLIC R/W

S 02°32'26" E 104.65' (TIE)

N 72°38'58" W 297.36'

N/F DANIEL, JULIEANN MCGINN
PIN 0797.18-00-3050
LOT 18 PLEASANT HILLS SUB.
D.B. 15778 PG. 1488
ZONE R-4
VACANT

30' G.U.E. SANITARY SEWER EASEMENT
(B.M. 1974 PG. 176)

M.H.

CENTERLINE OF REEDY BRANCH IS PROPERTY LINE

REFERENCE LINE
RECORDED AT B.M. 1987 PG. 1735

N/F CRAIG, JONETTE HERMAN
PIN 0797.17-00-9146
LOT 21 BROOKHAVEN WEST SUB.
D.B. 7810 PG. 455
ZONE R-4
RESIDENCE

N/F JOHN, DEBRA ALIS
PIN 0797.17-00-8122
LOT 22 BROOKHAVEN WEST SUB.
D.B. 7898 PG. 214
ZONE R-4
RESIDENCE

CENTERLINE OF REEDY BRANCH IS PROPERTY LINE

N/F ALIA KHORRAM
PIN 0796.05-09-7965
LOT 24 BROOKHAVEN WEST SUB.
D.B. 10493 PG. 552
ZONE R-4
RESIDENCE

121.10'
S 81°18'41" W 163.52' (TOTAL)
42.42'

N/F JOSEPH QUBAIN
PIN 0796.05-09-6930
LOT 25 BROOKHAVEN WEST SUB.
D.B. 11567 PG. 497
ZONE R-4
RESIDENCE

BLAKELY DESIGN GROUP
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Telephone (919) 870-1888 Fax (919) 870-0752
E-Mail - taylor@blakelydesign.net

EXISTING CONDITIONS PLAN

JILL MAURER SUBDIVISION

6612 REST HAVEN DRIVE, RALEIGH, N.C.

DATE MAY 29,15
SCALE 1"=20'
DRAWN BTB
JOB NO.
REVISIONS

SHEET
EX.0

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