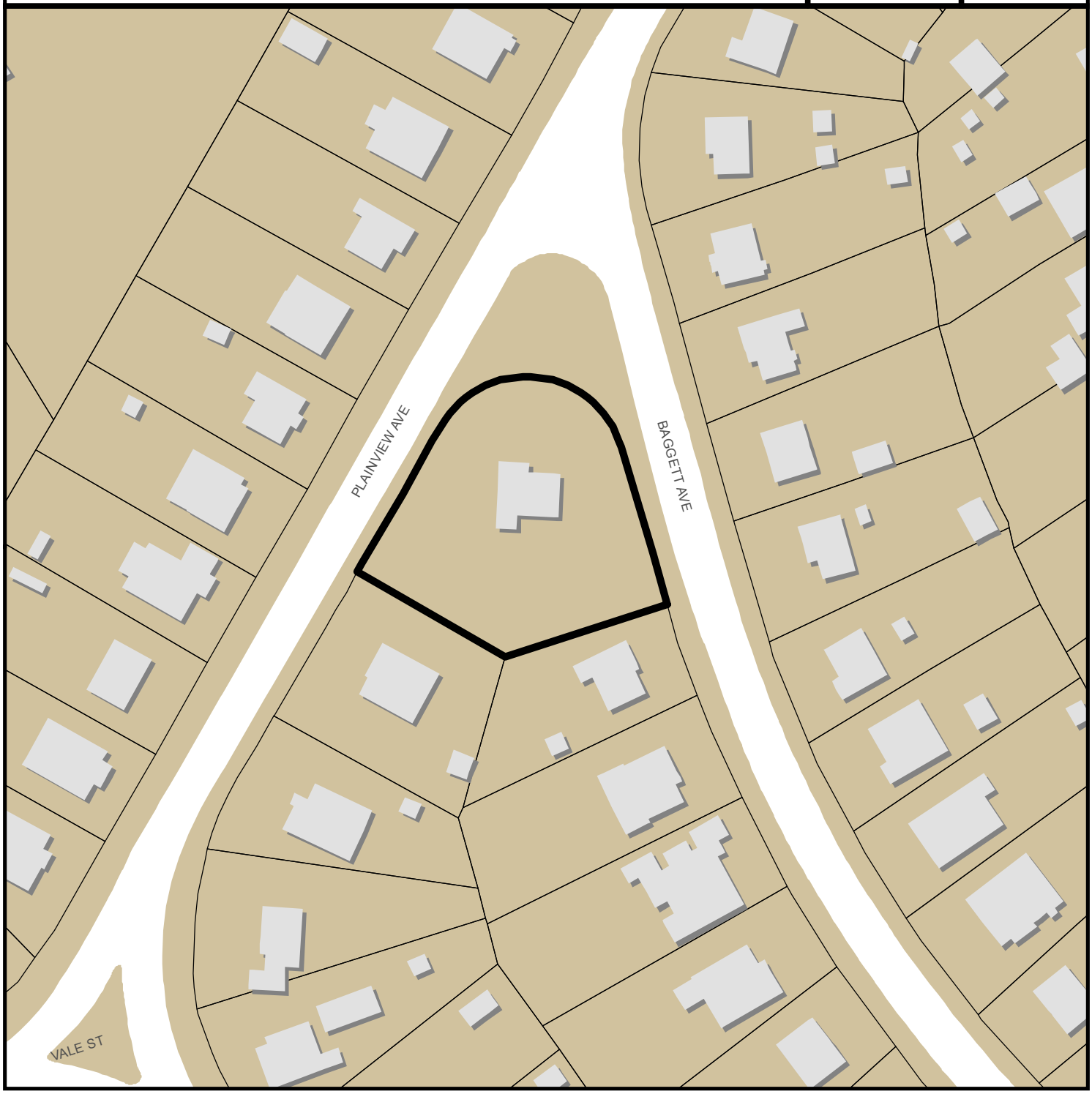
HUSBAND SUBDIVISION
S-34-2015



Zoning: **R-10**
CAC: **East Raleigh**
Drainage Basin: **Pigeon House**
Acreage: **0.45**
Number of Lots: **3**

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

Applicant: **Robert Husband**

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
☐ 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 432039 Assigned Project Coordinator Assigned Team Leader 5·34·15
* 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	HUBAND SUBDIVISION
Proposed Use	RESIDENTIAL
Property Address(es)	111 PLAINVIEW AVE. RALEIGH N.C. 27604
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:	1714-26-0115

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed

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) ROBERT K. HUBAND	
	Address 3009 HILLMER DR. RALEIGH, N.C.		
	Phone	Email	Fax
CONSULTANT (Contact Person for Plans)	Company STEWART-PROCTOR PLLC	Name (s) MIKE STEWART	
	Address 319 CHAPANOKE ROAD RALEIGH N.C.		
	Phone 919-779-1855	Email STEWARTPE@AOL.COM	Fax 919-779-1855

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

Zoning Information	Building Information
Zoning District(s) R 10	Proposed building use(s) RESIDENTIAL
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 Inside City Limits ☒ Yes ☐ No 0.45 ac.	Total sq. ft. gross (existing & proposed)
Off street parking Required ø Provided ø	Proposed height of building(s)
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 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.

SINGLE FAMILY RESIDENTIAL (R-10) ZONING MEET COMPREHENSIVE PLN

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 ø	**If Yes, please answer the questions below:**
4. Total # Of Congregate Care Or Life Care Dwelling Units ø	**a)** Total number of Townhouse Lots
5. Total # Of Mobile Home Lots ø	**b)** Total number of Single Family Lots
6. Total Number of Hotel Units ø	**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) 6.62 u/A	**f)** Total Number of Phases
10. Total number of Open Space (only) lots ø	**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 MICHAEL STEWART 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 _____ 6/5/15 Date

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	☐	☑			

Pigeon House Drainage .45 acres
East CAC R-10 zoning no overlay

LEGEND

- ○ EIP = EXISTING IRON PIPE
- ○ EPK = EXISTING P.K. NAIL
- ■ R/W MON. = R/W MONUMENT
- ■ ECM = EXISTING CONCRETE MONUMENT
- ○ ERRS = EXISTING RAILROAD SPIKE
- ○ ERB = EXISTING REBAR
- ○ EIS = EXISTING IRON STAKE
- ○ EIB = EXISTING IRON BOLT
- ○= COMPUTED POINT (NOT FOUND OR SET)
- ⌀ = UTILITY POLE
- N/F = NOW OR FORMERLY
- R/W = RIGHT-OF-WAY
- ℄ = CENTERLINE

REFERENCES

- B.M. 1948, PG. 104
- D.B. 10672, PG. 1518
- ALL DEEDS AND MAPS SHOWN ON THIS SURVEY.
- WAKE COUNTY G.I.S. INFO.

NOTES

1. AREA BY COORDINATE CALCULATION.
2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
3. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL FACTS DISCLOSED BY A FULL AND ACCURATE TITLE REPORT.
4. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE
5. THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH NORTH CAROLINA STANDARDS, GS47-30, AND REQUIREMENTS OF LAW, BUT A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND OWNERSHIP OF EASEMENTS AND OTHER TITLE QUESTIONS REVEALED BY A TITLE EXAMINATION.
6. DASHED LINES REPRESENT LINES NOT SURVEYED.
7. NO GRID MONUMENT FOUND WITHIN 2000 FEET OF PROPERTY.

MINIMUM BUILDING SETBACKS
CITY OF RALEIGH R-10

- FRONT = 10'
- SIDE = 5'
- REAR = 20'
- CORNER = 10'

NOTES:

- PRESENT LAND USE IS RESIDENTIAL.
- TOPO TAKEN FROM WAKE COUNTY TOPOGRAPHY MAPS AND CONTOUR INTERVAL IS 2'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

TRANSACTION #432039 SHEET 2

STEWART-PROCTOR, PLLC
ENGINEERING and SURVEYING
319 CHAPANOKE ROAD SUITE 106
RALEIGH, NC 27603
TEL. 919 779-1855 FAX 919 779-1661

EXISTING CONDITIONS MAP
ROBERT K. & JANE M. HUBAND
LOT 1, 2 AND LOT 109

DATE 05/11/15	SURVEYED BY	JOB	RALEIGH TOWNSHIP / NORTH CAROLINA
SCALE 1"=20'	DRAWN BY		WAKE COUNTY / OWNER THE HUBAND'S
REVISIONS		DWG. NO. HUBAN-PRELIMINARY	ZONED R10 P.I.N. 1714-26-0115

REFERENCES

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MINIMUM BUILDING SETBACKS
CITY OF RALEIGH R-10

- FRONT = 10'
- SIDE = 5'
- REAR = 20'
- CORNER = 10'

OWNERS:
ROBERT K. & JANE M. HUBAND
SITE ADDRESS:
111 PLAINVIEW AVENUE
RALEIGH, N.C. 27604

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

TRANSACTION #432039

SITE DATA TABLE

TRANSACTION #	432039
PIN#:	1714-26-0115
ZONED:	R-10
OVERLAY DISTRICT	NONE
TOTAL AREA:	0.453 ACRES
TOTAL LOTS PROPOSED:	3 SINGLE FAMILY
AVERAGE LOT SIZE:	0.151 ACRES
MINIMUM LOT SIZE:	0.115 ACRES
DENSITY: 3 LOTS / 0.453 ACS. =	6.62 UNITS
EXISTING IMPERVIOUS SURFACE:	0.038 ACS. / 1663 S.F.
PROPOSED BUILDING USE:	RESIDENTIAL
EXISTING BUILDING	1,054 S.F.
PROPOSED BUILDING(2)	2,108 S.F.
TOTAL S.F. GROSS	3,162 S.F.

SHEET 3

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TEL. 919 779-1855 FAX 919 779-1661

PRELIMINARY SITE PLAN FOR
ROBERT K. & JANE M. HUBAND
LOT 1, 2 AND LOT 109

DATE 05/11/15	SURVEYED BY	JOB	RALEIGH TOWNSHIP / NORTH CAROLINA
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