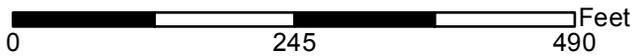
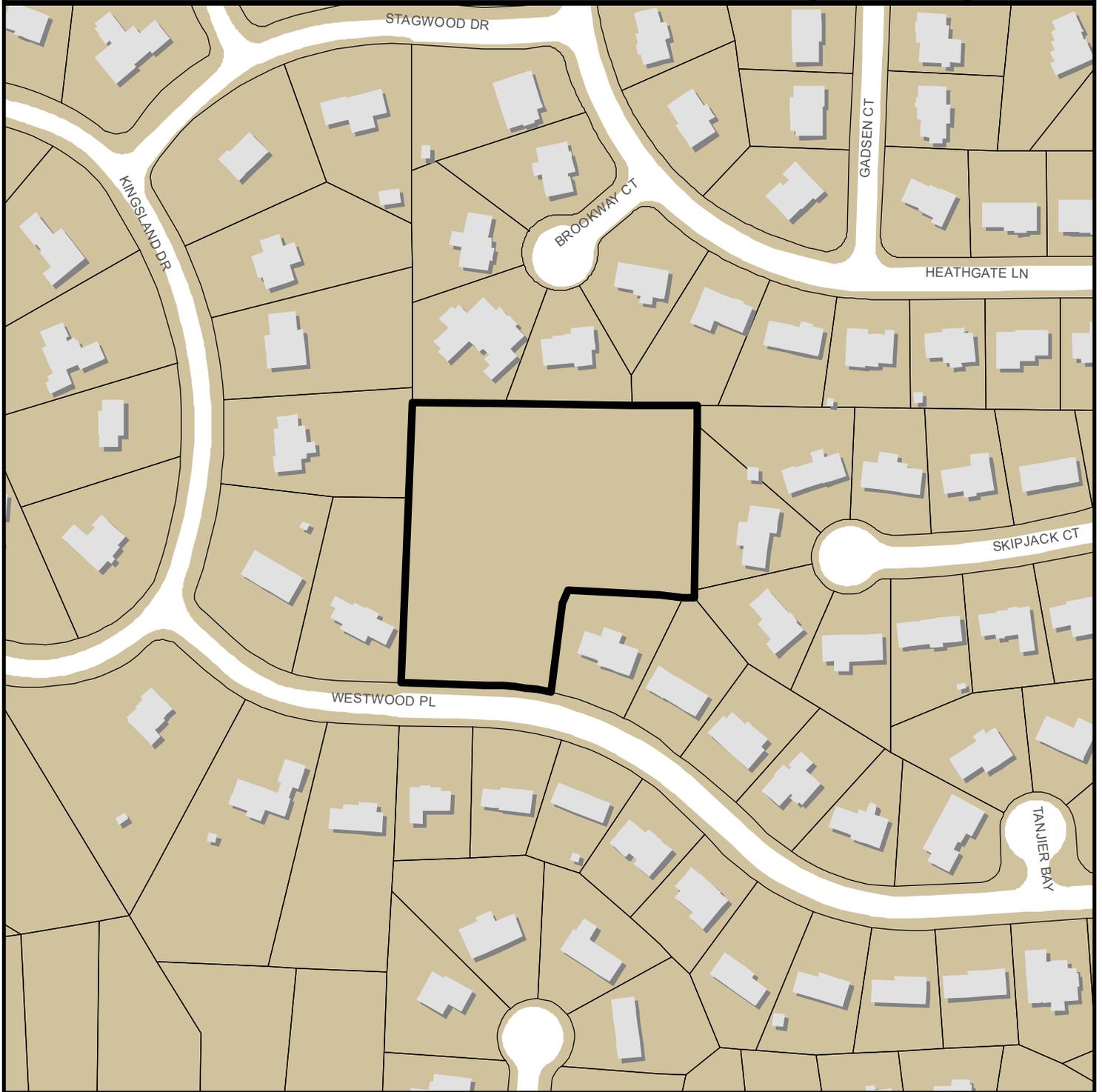


APSAN ESTATES S-54-15



Zoning: **R-4**

CAC: **Northwest**

Drainage Basin: **Hare Snipe Creek**

Acreage: **2.19**

Number of Lots: **7**

Planner: **Michael Walters**

Phone: **(919) 996-2636**

Applicant: **AANSAN, LLC**

Phone: **(919) 345-7871**





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-5415

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 <i>4460 200</i> 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 *APSAN ESTATES*

Proposed Use *R-4 Detached Single Family Residential*

Property Address(es) *4114 Westwood Place Raleigh, NC*

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: *0787783549*

P.I.N. Recorded Deed <i>Bk 16044 Pg 0465</i>	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) <i>Yogesh Sanghvi</i>
Address <i>5408 NEUSE FOREST RD RALEIGH NC</i>	
Phone <i>919-345-7871</i>	Email <i>ysanghvi64@gmail.com</i>
	Fax

CONSULTANT (Contact Person for Plans)

Company <i>Veteran Engineering Associates, Inc.</i>	Name (s) <i>Tom Kagarise, P.E., as President</i>
Address <i>Post Office Box 1625 Durham NC 27702</i>	
Phone <i>919-201-2175</i>	Email <i>tom@veteranengineeringassociates.com</i>
	Fax

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

Zoning Information		Building Information	
Zoning District(s)	R-4	Proposed building use(s)	RESIDENTIAL
If more than one district, provide the acreage of each	2.19	Existing Building(s) sq. ft. gross	N/A
Overlay District	N/A	Proposed Building(s) sq. ft. gross	
Total Site Acres	2.19 Inside City Limits <input type="checkbox"/> Yes <input checked="" 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 #		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	0% acres/square feet	Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface	36% acres/square feet	If Yes, please provide	
Neuse River Buffer	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils	Flood Study FEMA Map Panel #
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.

Existing Zoning R-4 - proposed Zoning R-4

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots	Detached	Attached	11. Total number of all lots	7
2. Total # Of Single Family Lots	7		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)	7		d)	Total number of Open Space Lots
8. Bedroom Units	1br	2br	e)	Minimum Lot Size
		3br	f)	Total Number of Phases
		4br or more	g)	Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	3.19	lot/ac	h)	Must provide open space quotient per City Code 10-3071 (5)
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.

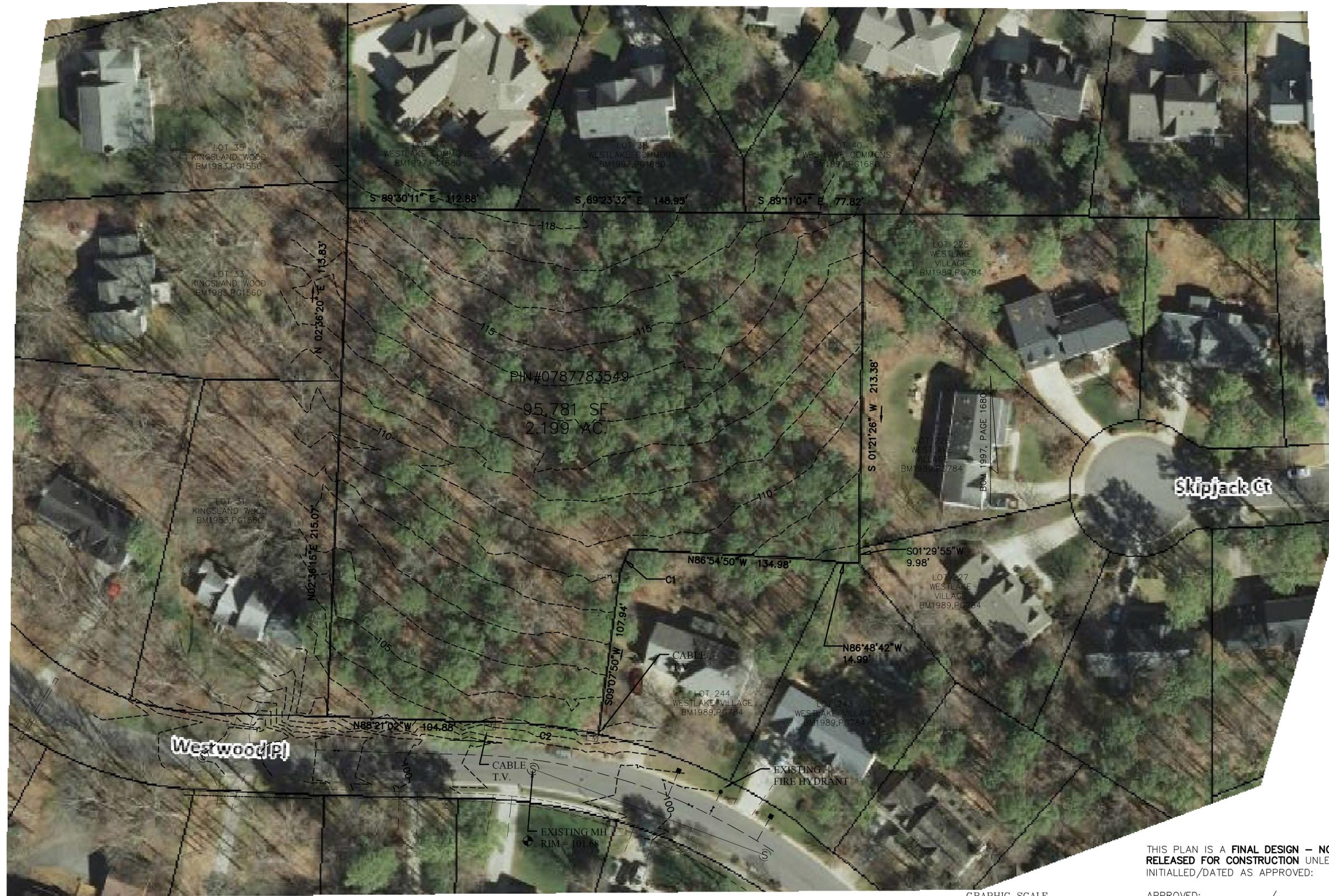
I hereby designate Veteran Engineering Associates, Inc. to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

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

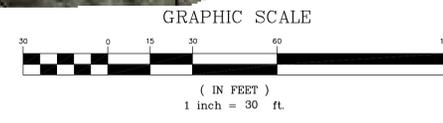
Signed Yogesh Sanghvi YOGESH SANGHVI Date 9/4/2015
 Signed Ragini Sanghvi RAGINI SANGHVI Date 9/4/2015

	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) <i>\$ 930</i>	<input type="checkbox"/>				
2. Preliminary Development Plan Application completed and signed by the property owner	<input 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 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 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 type="checkbox"/>		✓		
b) Existing Conditions Sheet	<input type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site or Subdivision Plan	<input type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input type="checkbox"/>	✓		
e) Proposed Utility Plan, including Fire	<input type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input type="checkbox"/>	✓		
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input type="checkbox"/>	<input type="checkbox"/>			✓
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	<input type="checkbox"/>			✓
i) Transportation Plan	<input type="checkbox"/>	<input 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 type="checkbox"/>		✓		
7. Plan size 18"x24" or 24"x36"	<input 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 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 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 type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input type="checkbox"/>	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input 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 type="checkbox"/>	✓		

*2.19 ac. Haneslope Drainage
Northwest CAC R-4 no overlay*



CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	16.64	35.01
C2	71.94	359.13



THIS PLAN IS A FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION - NOT INITIALED/DATED AS APPROVED:

APPROVED: _____ / _____
INITIALS DATE

PRELIMINARY PLANS
NOT RELEASED FOR
CONSTRUCTION



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<p>VETERAN ENGINEERING ASSOCIATES, INC. Civil Engineering Services Post Office Box 1625 Durham, N.C. 27702 (919) 201-2775 (p) VEA Lic# - (C-3827) veteranengineeringassociates@yahoo.com</p>	<p>YOFESH SANGHI 5408 Neuse Forest Road Raleigh, NC 27616 919-345-7871</p>	<p>CLIENT</p>	<p>PROJECT</p>	<p>SHEET TITLE</p>	<p>EXISTING CONDITIONS</p>	<p>APSAN SUBDIVISION</p>	<p>WAKE COUNTY</p>	<p>RALEIGH, NC</p>
<p>PROJECT NO.</p>	<p>SCALE 1"=30'</p>	<p>DATE 8/28/15</p>	<p>DRAWN BY [initials]</p>	<p>CHECKED BY [initials]</p>	<p>BY</p>	<p>REVISION</p>	<p>NO.</p>	<p>DATE</p>
<p>EX1</p>								

SITE DEVELOPMENT DATA

SITE DATA	
EXISTING ZONING	R-4
TOTAL AREA (APPROVED)	2.19 ACRES
PROPOSED DENSITY	
MAXIMUM ALLOWED DENSITY	3.19 D.U./ACRE
WAKE CO. PIN #	0787783549
Real Estate ID	0071589
TOTAL NO OF PROPOSED LOTS	
ACREAGE IN LOTS	7 LOTS
ACREAGE IN R/W	1.80 AC
TREE PRESERVATION AREA REQUIRED (10% OF NET)	
MIN. LOT AREA	7841 SF
IMPERVIOUS IN R/W	10,000 S.F.
IMPERVIOUS IN LOT 7	11,678 S.F.
AVERAGE IMPERVIOUS IN LOTS 1 - 6	5500 S.F.
AVERAGE IMPERVIOUS IN TOTAL PROJECT	2925 S.F. / LOT
SEWER FLOW FOR DEVELOPMENT	36.4%
WATERLINE TAKEOFF: 248 LF - 6" W.L.	=2,520 GPD
1 FIRE HYDRANT	
WATERLINE SERVICES: 7 SERVICE TAPS 3/4"	
SEWER TAKEOFF: 239 LF - 8" S/S; 1 - 4" MH	
SEWER SERVICES: 7 SERVICE TAPS	
STREET LENGTH	238 LF

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	16.64	35.01
C2	71.94	359.13
C3	13.14	350.00
C4	18.55	200.00
C5	29.28	20.00
C6	8.90	377.50
C7	4.81	377.50
C8	20.35	377.50
C9	22.02	25.00
C10	13.58	25.00

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.84'	S14°26'43"W
L2	17.12'	S14°47'45"W

NITROGEN CALCULATIONS

PRE DEVELOPMENT = 1.2 LB/AC/YEAR
 POST DEVELOPMENT = 5.48 LB/AC/YEAR
 DEVELOPER TO BUYDOWN NITROGEN TO 3.6 LB/AC/YEAR

LEGEND

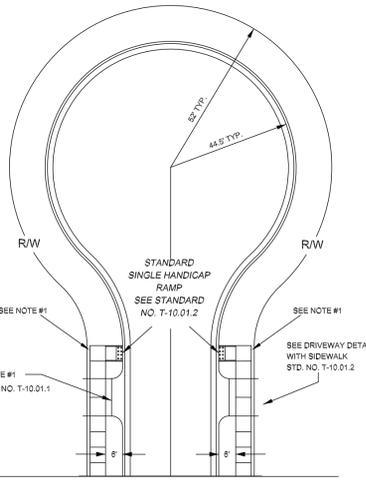
- PROPOSED EASEMENT
- EXISTING R/W
- PROPOSED R/W
- PROPOSED CENTERLINE
- PROPOSED PRIVATE DRAINAGE EASEMENT

WITH REFERENCE TO THE APSAN SUBDIVISION ONLY: WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, PARKED VEHICLE OR OTHER OBJECT, INCLUDING STREET TREES.

NEW STREET SHADE TREES: WHITE OAK TREE - QUERCUS ALBA - 10' MINIMUM HEIGHT - 3" MINIMUM CALIPER - 8 EA

WESTWOOD PLACE STREET SHADE TREES: WHITE OAK TREE - QUERCUS ALBA - 10' MINIMUM HEIGHT - 3" MINIMUM CALIPER - 2 EA

VERY IMPORTANT: STREET TREES IN WESTWOOD PLACE RIGHT OF WAY MUST HAVE A FIRST BRANCH HEIGHT GREATER THAN EIGHT (8') FEET.

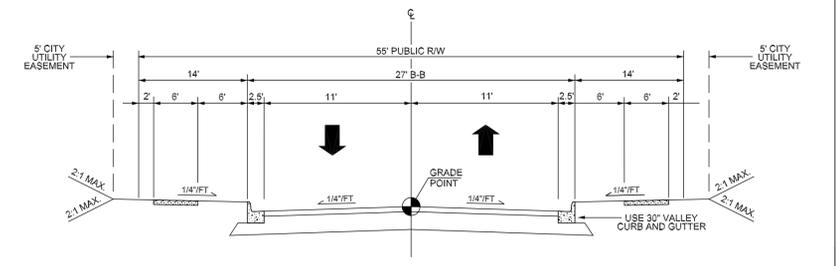


- NOTES:**
- IF DRIVEWAY IS WITHIN CLOSE PROXIMITY OF ACCESS RAMP, TIE SIDEWALK INTO DRIVEWAY.
 - REFER TO STANDARD DETAIL T-10.01.2, DRIVE WAY AND SIDEWALK DETAIL, SHEET 1 OF 2.

CITY OF RALEIGH PUBLIC WORKS DEPARTMENT		
REVISIONS	DATE	NOT TO SCALE
	8/11/13	

STANDARD RESIDENTIAL CUL-DE-SAC

T-10.06

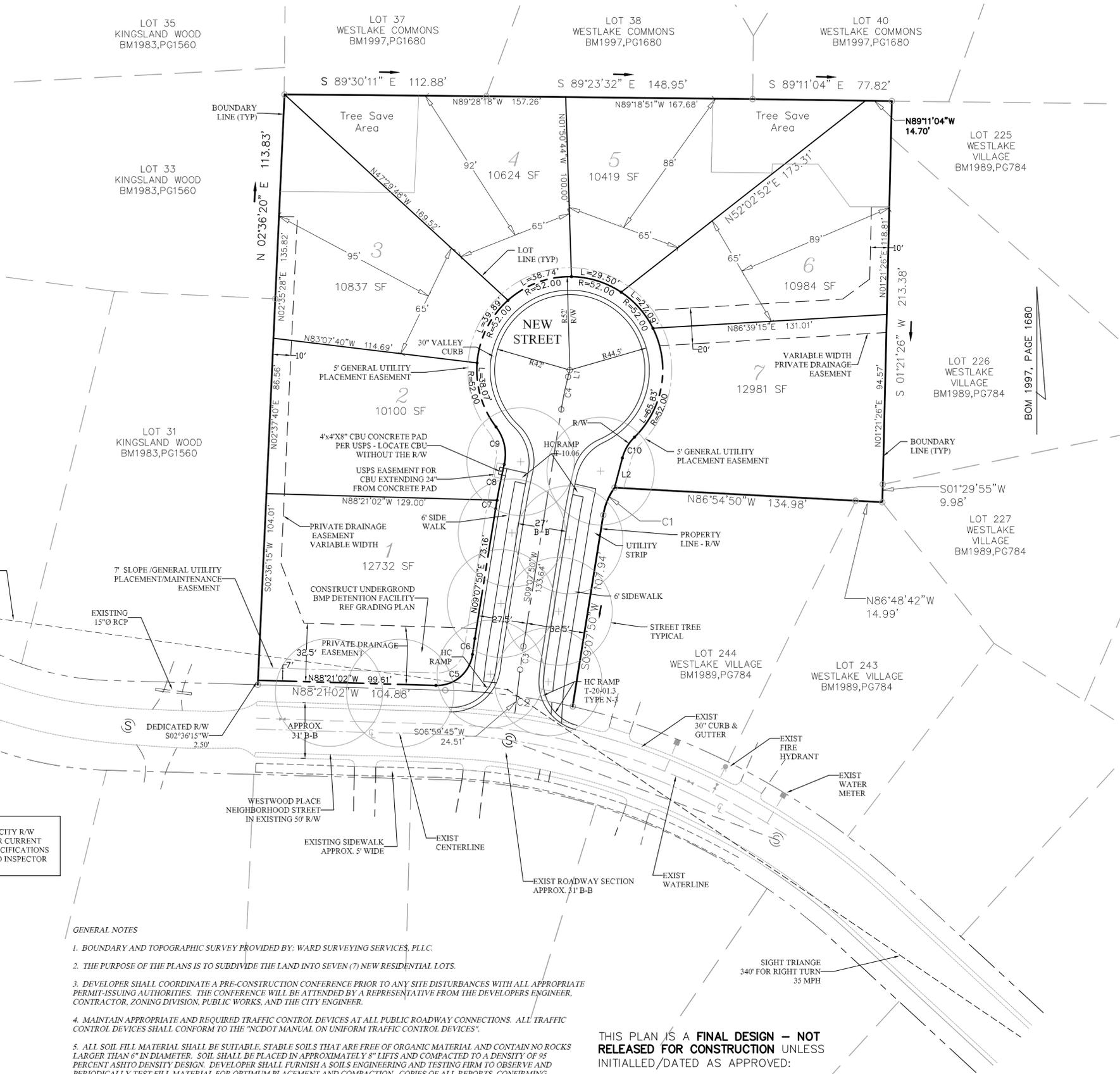


CITY OF RALEIGH PUBLIC WORKS DEPARTMENT		
REVISIONS	DATE	NOT TO SCALE
	8/11/13	

NEIGHBORHOOD YIELD

T-10.10

GENERAL		PAVEMENT DESIGN
WALKWAY TYPE	SIDEWALK	3" SF9.5A
PLANTING TYPE	TREE/LAWN	8" ABC
TREE SPACING	40' O.C. AVG	



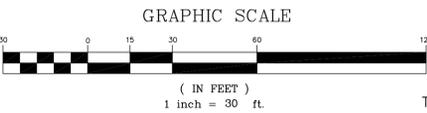
STREET TREES IN CITY R/W TO BE LOCATED PER CURRENT CITY OF RALEIGH SPECIFICATIONS AND/OR AS PER FIELD INSPECTOR

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY: WARD SURVEYING SERVICES, PLLC.
- THE PURPOSE OF THE PLANS IS TO SUBDIVIDE THE LAND INTO SEVEN (7) NEW RESIDENTIAL LOTS.
- DEVELOPER SHALL COORDINATE A PRE-CONSTRUCTION CONFERENCE PRIOR TO ANY SITE DISTURBANCES WITH ALL APPROPRIATE PERMIT-ISSUING AUTHORITIES. THE CONFERENCE WILL BE ATTENDED BY A REPRESENTATIVE FROM THE DEVELOPERS ENGINEER, CONTRACTOR, ZONING DIVISION, PUBLIC WORKS, AND THE CITY ENGINEER.
- MAINTAIN APPROPRIATE AND REQUIRED TRAFFIC CONTROL DEVICES AT ALL PUBLIC ROADWAY CONNECTIONS. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "NCDOT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
- ALL SOIL FILL MATERIAL SHALL BE SUITABLE, STABLE SOILS THAT ARE FREE OF ORGANIC MATERIAL AND CONTAIN NO ROCKS LARGER THAN 6" IN DIAMETER. SOIL SHALL BE PLACED IN APPROXIMATELY 4" LIFTS AND COMPACTED TO A DENSITY OF 95 PERCENT ASHTO DENSITY DESIGN. DEVELOPER SHALL FURNISH A SOILS ENGINEERING AND TESTING FIRM TO OBSERVE AND PERIODICALLY TEST FILL MATERIAL FOR OPTIMUM PLACEMENT AND COMPACTION. COPIES OF ALL REPORTS, CONFIRMING OBSERVATION AND DENSITY TEST RESULTS, SHALL BE FORWARDED TO THE ENGINEERING DEPARTMENT.
- THERE ARE EXISTING UNDERGROUND UTILITIES ON THIS SITE. CONTRACTOR SHALL CALL NC NO-CUTS AND LOCAL AUTHORITIES TO VERIFY ALL UTILITY LOCATIONS PRIOR TO BEGINNING CONSTRUCTION.
- ALL ROADS LOCATED IN THIS DEVELOPMENT ARE PUBLIC.
- UNLESS OTHERWISE SPECIFIED, ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- THERE IS NO FEMA 100 YEAR FLOOD PLAIN ON THIS SITE.
- THE CONTRACTOR WILL FIELD LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ANY EXISTING UTILITIES SHOWN HEREIN ARE TO BE CONSIDERED APPROXIMATE. SHOULD THE CONTRACTOR FIND THAT THERE MAY BE A CONFLICT WITH INFORMATION SHOWN IN THESE CONTRACT DOCUMENTS, THE CONTRACTOR WILL REPORT THE INFORMATION FOUND TO THE ENGINEER OF RECORD AND THEN AWAIT FURTHER DIRECTION FROM THE ENGINEER OF RECORD.

THIS PLAN IS A FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION UNLESS INITIALED/DATED AS APPROVED:

APPROVED: _____ INITIALS _____ DATE _____



PRELIMINARY PLANS NOT RELEASED FOR CONSTRUCTION



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VETERAN ENGINEERING ASSOCIATES, INC.
 Civil Engineering Services
 Post Office Box 1625 Durham, N.C. 27702
 (919) 201-2775 (P) VEA Lic# - (C-3627)
 veteranengr@veteranengr.com

YOGESH SANGHI
 5408 Neuse Forest Road
 Raleigh, NC 27616
 919-345-7871

SITE PLAN

APSAN SUBDIVISION

CLIENT: WAKE COUNTY

PROJECT: WAKE COUNTY

NO.	DATE	REVISION	BY
1	10/13/15	PER CITY OF RALEIGH COMMENTS	

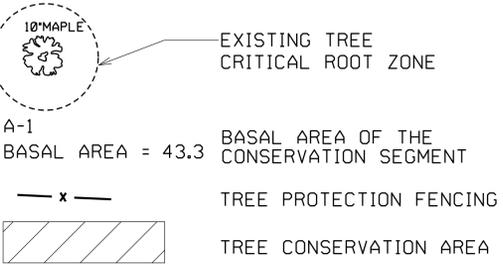
SCALE: 1"=30'
 DATE: 8/28/15
 DRAWN BY: [initials]
 CHECKED BY: [initials]

SP1

SECONDARY TREE CONSERVATION AREA A -
 54' WIDE PERIMETER YARD
 AREA = 4051 SF
 0.093 AC

TOTAL SITE ACREAGE - 2.19 AC
 AVAILABLE SITE AREA AFTER DEDICATION
 OF PROPOSED RIGHT OF WAY - 78,296.4 SF
 ZONING - R-4
 10% REQ FOR TREE CONSERVATION AREA
 REQ. = 7,830 SF
 PROVIDED = 8,535 SF

LEGEND:



10' MAPLE
 EXISTING TREE CRITICAL ROOT ZONE

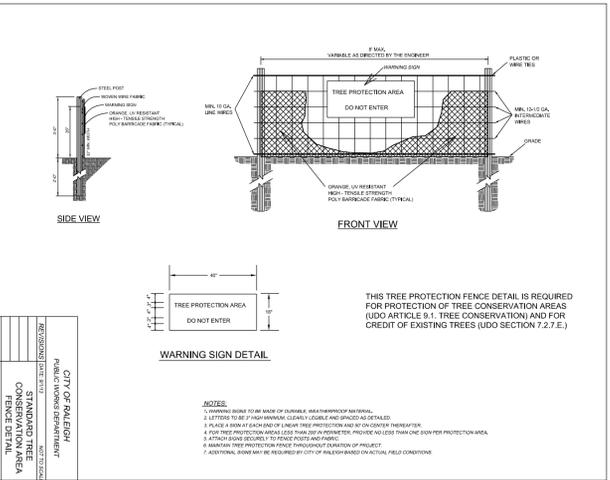
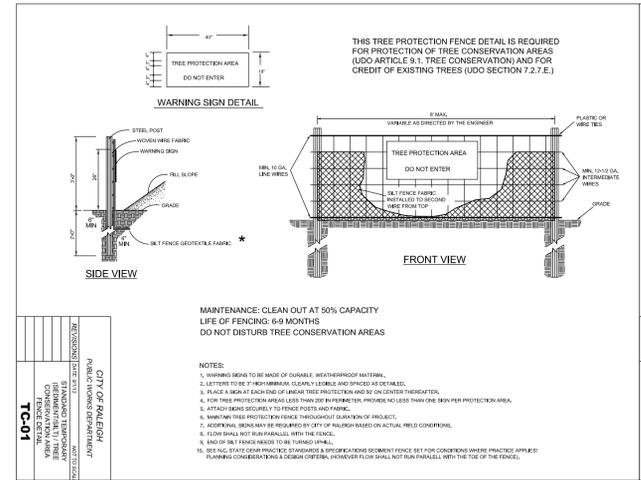
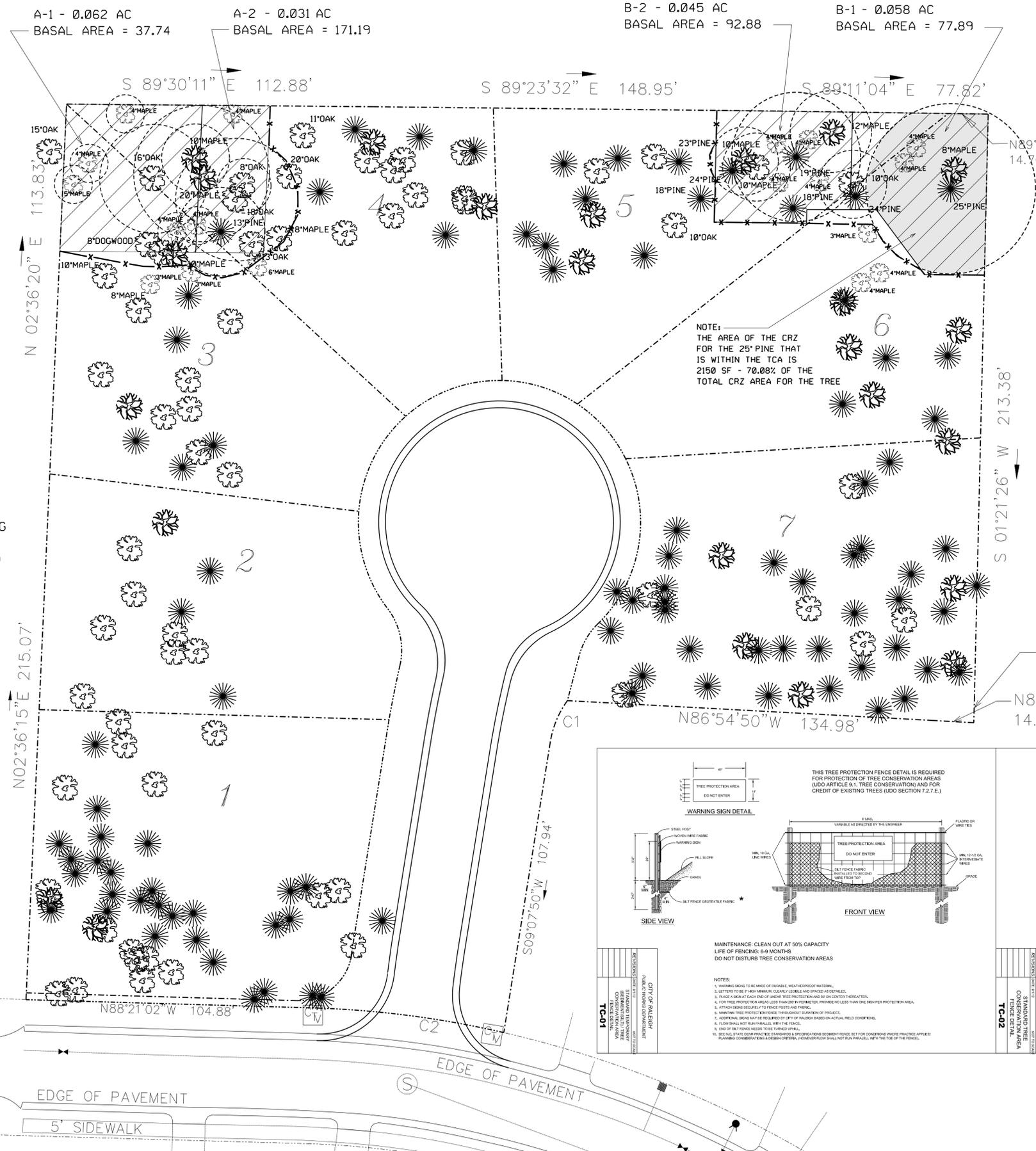
A-1
 BASAL AREA = 43.3
 BASAL AREA OF THE CONSERVATION SEGMENT

x
 TREE PROTECTION FENCING

[Hatched Box]
 TREE CONSERVATION AREA



SCALE: 1" = 20'

CLIENT: YOGESH SANGHVI
 5408 Neuse Forest Road
 Raleigh, NC 27616
 919-345-7871

PROJECT: TREE CONSERVATION PLAN
 WESTWOOD PLACE
 WAKE COUNTY, RALEIGH, NC

NO.	DATE	REVISION	BY
1	10.11.15	CITY OF RALEIGH COMMENTS	
2	10.9.15	TCA AREA B	

PROJECT NO: TC-01
 SCALE: n/a
 DATE: 10/21/15
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

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Veteran Engineering Associates, Inc.