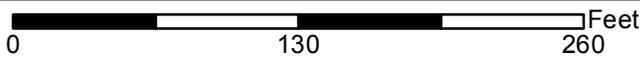
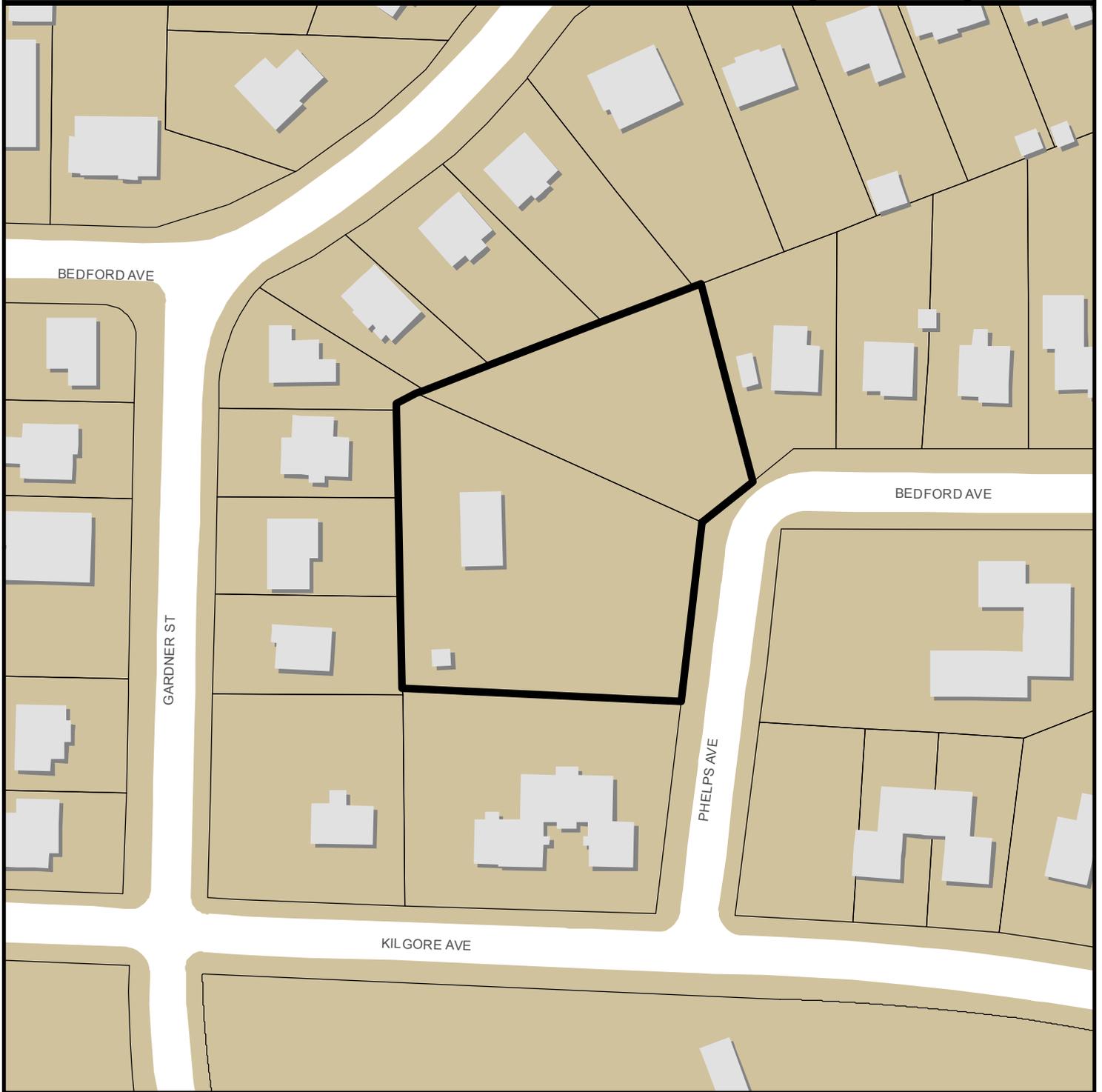


PHELPS ROAD SUBDIVISION S-59-2015



Zoning: **R-6**
CAC: **Wade**
Drainage Basin: **Beaver**
Acreage: **0.98**
Number of Lots: **3**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **Rockford Custom
Homes**
Phone: **(919) 524-1078**





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.

SB-59-15

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 <i>448177</i> Assigned Project Coordinator <i>Hodges</i> Assigned Team Leader <i>Walters</i>
Has your project previously been through the Due Diligence process? If yes, provide the transaction #		
GENERAL INFORMATION		
Development Name Phelps Road Subdivision		
Proposed Use single family residential		
Property Address(es) 513 Phelps Avenue, & 2632 Bedford Avenue, Raleigh, NC		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 0794830913, & 0794840064		
P.I.N. Recorded Deed Book: 016068, Page: 00273	P.I.N. Recorded Deed Book: Page:	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 Rockford Custom Homes	Name (s) Daniel Smith
	Address 315 Mill Creek Dr., Fuquay Varina, NC 27526	
	Phone 919-524-1078	Email daniel@rockfordcustomhomes.com
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

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

Zoning District(s) R-6	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 0.975 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	

Existing Impervious Surface 0.0865 AC / 3,766 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-6 with R-10 across the street, and in a low density residential area on the Comprehensive Plan. The proposed use is for Low density residential lots at a rate of three units per acre. Therefore the proposed development meets and follows the Comprehensive Plan.

The anticipated area of disturbance is estimated to be 7,825 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 0.975 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 3
2. Total # Of Single Family Lots 3	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) 3	d) Total number of Open Space Lots _____
8. Bedroom Units 1br _____ 2br _____ 3br <input checked="" type="checkbox"/> 4br or more _____	e) Minimum Lot Size _____
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 6	f) Total Number of Phases _____
10. Total number of Open Space (only) lots 0	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)

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. Rocket ASIA 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.

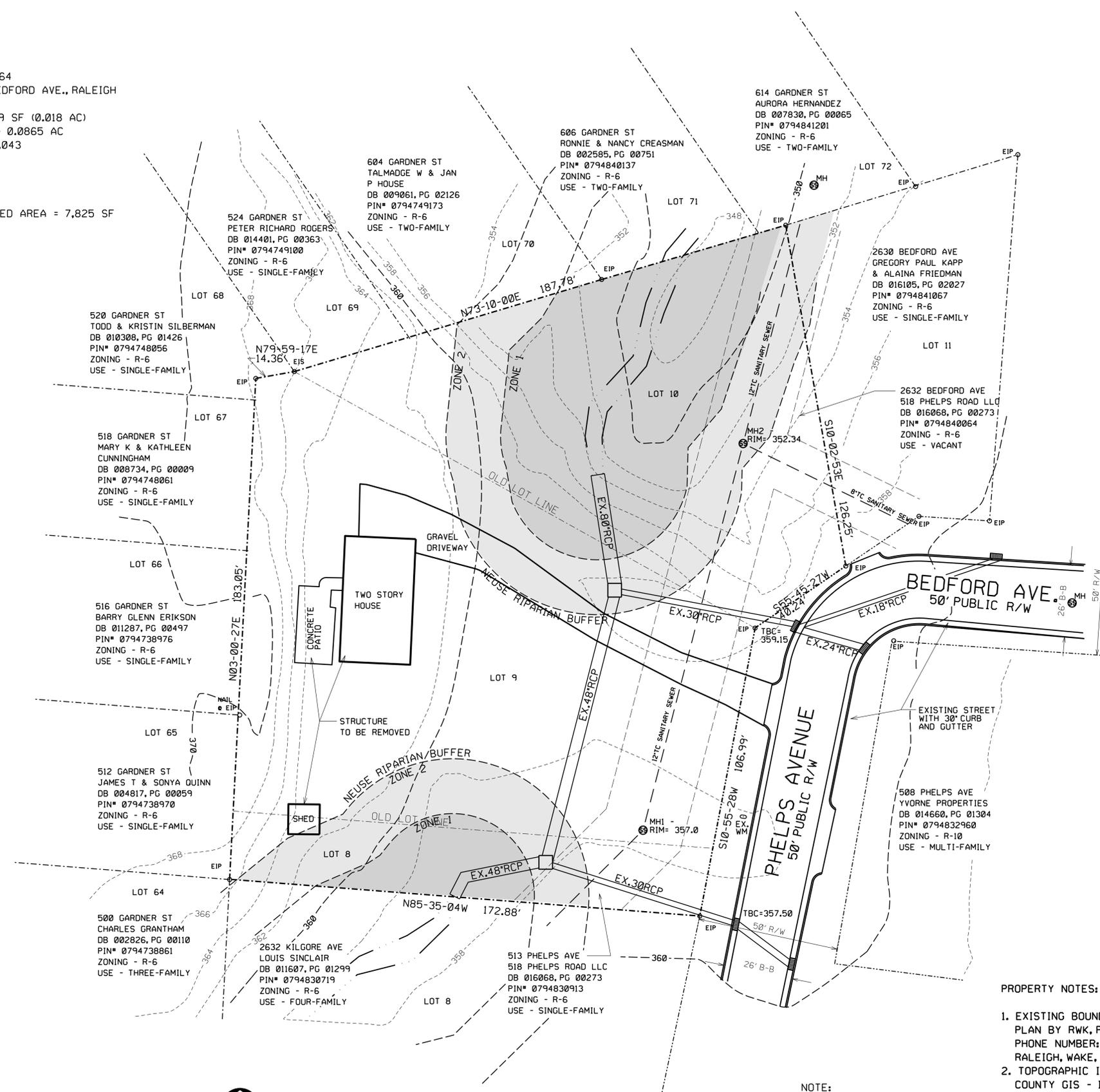
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed [Signature] Date 9/21/13
 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)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
2. Preliminary Development Plan Application 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 Preliminary Development Plan Application 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 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"/>		<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"/>		<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	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Tree Conservation Plan	<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. <u>For re-submittals only – include all revision dates</u>	<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 checked="" type="checkbox"/>	<input 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"/>

SITE DATA:

PIN NUMBERS - 0794830913 & 0794840064
 ADDRESSES: 513 PHELPS AVE., & 2632 BEDFORD AVE., RALEIGH
 TOTAL ACREAGE - 42,480 SF - 0.975 AC
 WITH RIGHT OF WAY DEDICATION - 765.09 SF (0.018 AC)
 EXISTING IMPERVIOUS AREA - 3,766 SF - 0.0865 AC
 HOUSE - 1,189, PATIO - 408, DRIVE - 2,043
 SHED - 126
 ZONING - R-6, SRPOD
 CITIZENS ADVISORY COUNCIL - WADE
 POTENTIAL SQUARE FOOTAGE OF DISTURBED AREA = 7,825 SF

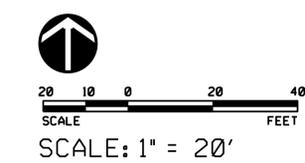


- LEGEND:**
- EXISTING TOPOGRAPHY
 - 18" STORMWATER DRAIN LINE
 - SS — SANITARY SEWER LINE
 - PROPERTY LINE
 - CO CLEANOUT
 - ◊ WM WATER METER
 - ✱ WV WATER VALVE
 - MH1 MAN HOLE

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 '513 PHELPS AVENUE RALEIGH, WAKE, NORTH CAROLINA AND DATED 9/15/15.
2. TOPOGRAPHIC INFORMATION (CONTOUR DATA) WAS TAKEN FROM WAKE COUNTY GIS - IMAPS.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.
4. VERTICAL ELEVATIONS ARE BASED ON FIELD DATA PROVIDED BY RWK, P.A. ELEVATIONS OF MANHOLES (RIM AND INVERTS) AND ELEVATIONS OF TOP OF CURB INLET ARE BASED ON ACTUAL FIELD MEASUREMENTS.

NOTE:
 A FIRE HYDRANT IS LOCATED AT THE NORTH EAST CORNER OF THE INTERSECTION OF PHELPS AVE AND KILGORE. DISTANCE FROM THIS HYDRANT TO THE FURTHEST POINT OF THIS SUBDIVISION IS 465'



RWK, PA
 ARCHITECTS & ENGINEERS
 101 W. MAIN ST., SUITE 202
 GARNER, NC 27539
 Phone (919) 779-4854
 Fax (919) 779-4854



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

DESIGNED: AAP
 DRAWN:
 APPROVED:



PROJECT 15013

PHELPS ROAD SUBDIVISION
 LOTS 9 & 10, PHELPS PROPERTY, RALEIGH, NC
 ROCKFORD CUSTOM HOMES
 315 MILLCREEK DR
 FUQUAY VARINA, NC 27526

NO.	DATE	REVISIONS

SCALE: NTS
 DATE: AUG. 28, 2015

SHEET NO. 1
EXISTING CONDITIONS
 EC-1



ALISON A. POKKAT, ASLA
 LANDSCAPE ARCHITECT
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 (919) 363-4415
 106 STEEPBANK DRIVE
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PROJECT 15013

PHELPS ROAD SUBDIVISION
 LOTS 9 & 10, PHELPS PROPERTY, RALEIGH, NC
 ROCKFORD CUSTOM HOMES
 315 MILLCREEK DR
 FUYOUY VARINA, NC 27526

NO.	DATE	REVISIONS
1	10.21.15	RALEIGH REVIEW COMMENTS

SCALE: NTS
 DATE: AUG. 28, 2015

SHEET NO. 1
SITE PLAN
 SP-1

NOTES:

1. THE SITE IS A THREE LOT SUBDIVISION TO BE USED 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.3, PER TC-6-2015 OF THE UDO A STORMWATER EXEMPTION EXISTS.
2. THE SITE IS 0.975 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. RELOCATE THE WATER METER TO APPROXIMATE LOCATION SHOWN ON THE PLAN.
5. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS.
6. A FEE-IN-LIEU WILL BE REQUIRED TO BE PAID FOR THE FUTURE ADDITION OF THE 6' WIDE SIDEWALK AND FOR THE STREET TREE PLANTING. THE FEE IS TO BE PAID PRIOR TO MAP RECORDATION.
7. A TREE IMPACT PERMIT IS REQUIRED PRIOR TO STREET TREE INSTALLATION.
8. ANY RIPARIAN BUFFER IMPACTS PROPOSED DURING DEVELOPMENT OF EACH LOT MUST BE APPROVED BY THE NC DIVISION OF WATER QUALITY.

LEGEND:

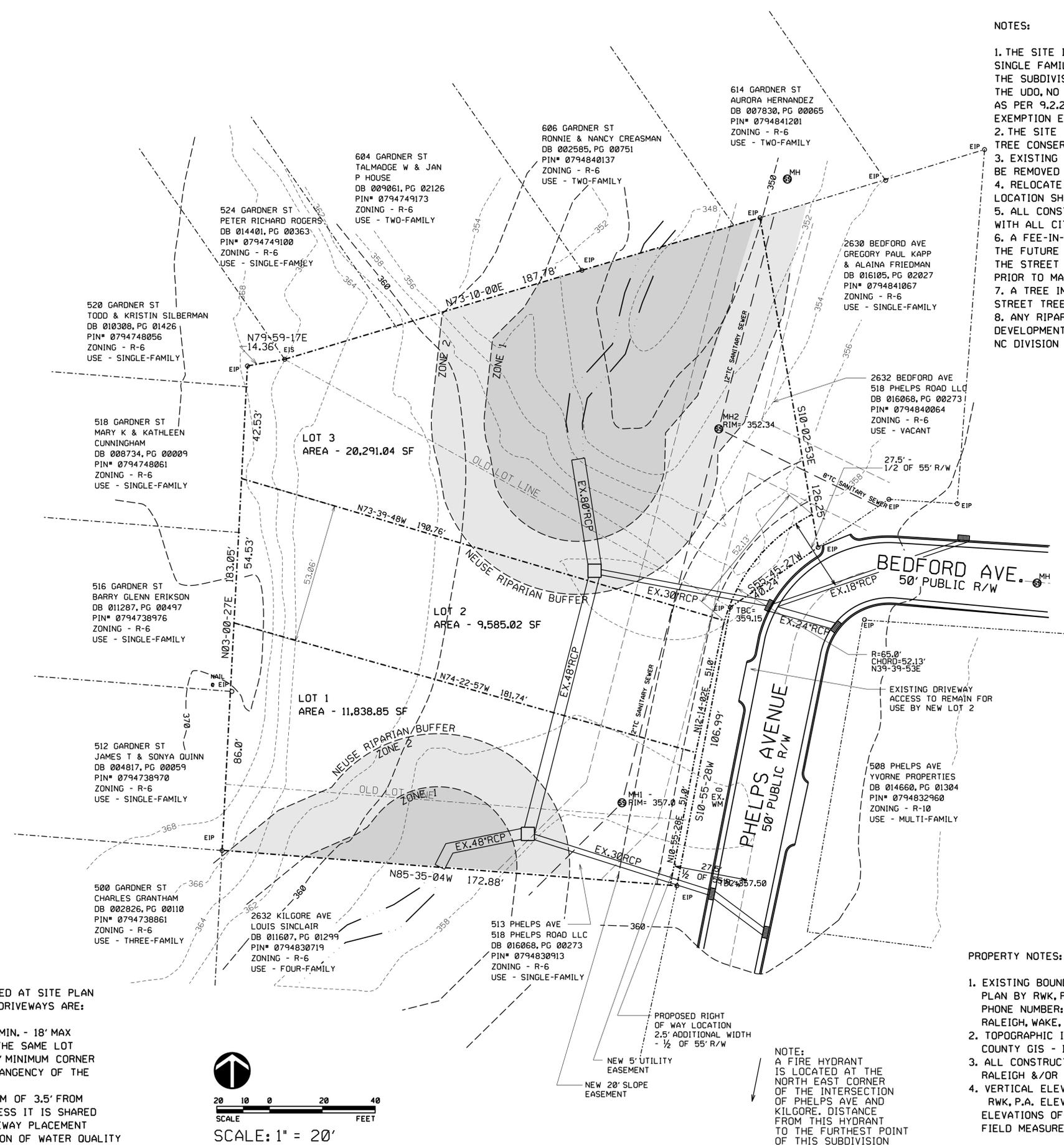
- EXISTING TOPOGRAPHY
- 18" STORMWATER DRAIN LINE
- 12" SANITARY SEWER LINE
- PROPERTY LINE
- CO CLEANOUT
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SITE DATA:

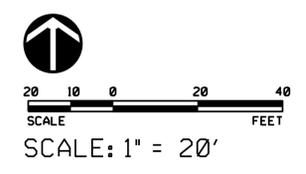
PIN NUMBER - 0794830913, & 0794840064
 ADDRESS: 513 PHELPS AVE., &
 2632 BEDFORD AVE., RALEIGH
 TOTAL ACREAGE - 42,480 SF - 0.975 AC
 WITH RIGHT OF WAY DEDICATION -
 41,714.9 SF (0.958 AC)
 LOT 1 - 11,838.85 SF - 0.272 AC
 LOT 2 - 9,585.02 SF - 0.220 AC
 LOT 3 - 20,291.04 SF - 0.466 AC
 EXISTING IMPERVIOUS AREA -
 3,766 SF - 0.0865 AC
 HOUSE - 1,189 SF, PATIO - 408 SF,
 DRIVE - 2,043 SF, SHED - 126 SF
 THESE STRUCTURES ARE TO BE DEMOLISHED
 PRIOR TO SUBDIVISION OF LOT
 DEMOLITION PERMIT NUMBER -
 ZONING - R-6, SRPOD
 CITIZENS ADVISORY COUNCIL - WADE

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 '513 PHELPS AVENUE RALEIGH, WAKE, NORTH CAROLINA AND DATED 9/15/15.
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4. VERTICAL ELEVATIONS ARE BASED ON FIELD DATA PROVIDED BY RWK, P.A. ELEVATIONS OF MANHOLES (RIM AND INVERTS) AND ELEVATIONS OF TOP OF CURB INLET ARE BASED ON ACTUAL FIELD MEASUREMENTS.



DRIVEWAY NOTES:
 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
 - ANY BUFFER ENCROACHMENT FOR DRIVEWAY PLACEMENT MUST BE APPROVED BY THE DIVISION OF WATER QUALITY



NOTE:
 A FIRE HYDRANT IS LOCATED AT THE NORTH EAST CORNER OF THE INTERSECTION OF PHELPS AVE AND KILGORE. DISTANCE FROM THIS HYDRANT TO THE FURTHEST POINT OF THIS SUBDIVISION IS 465'