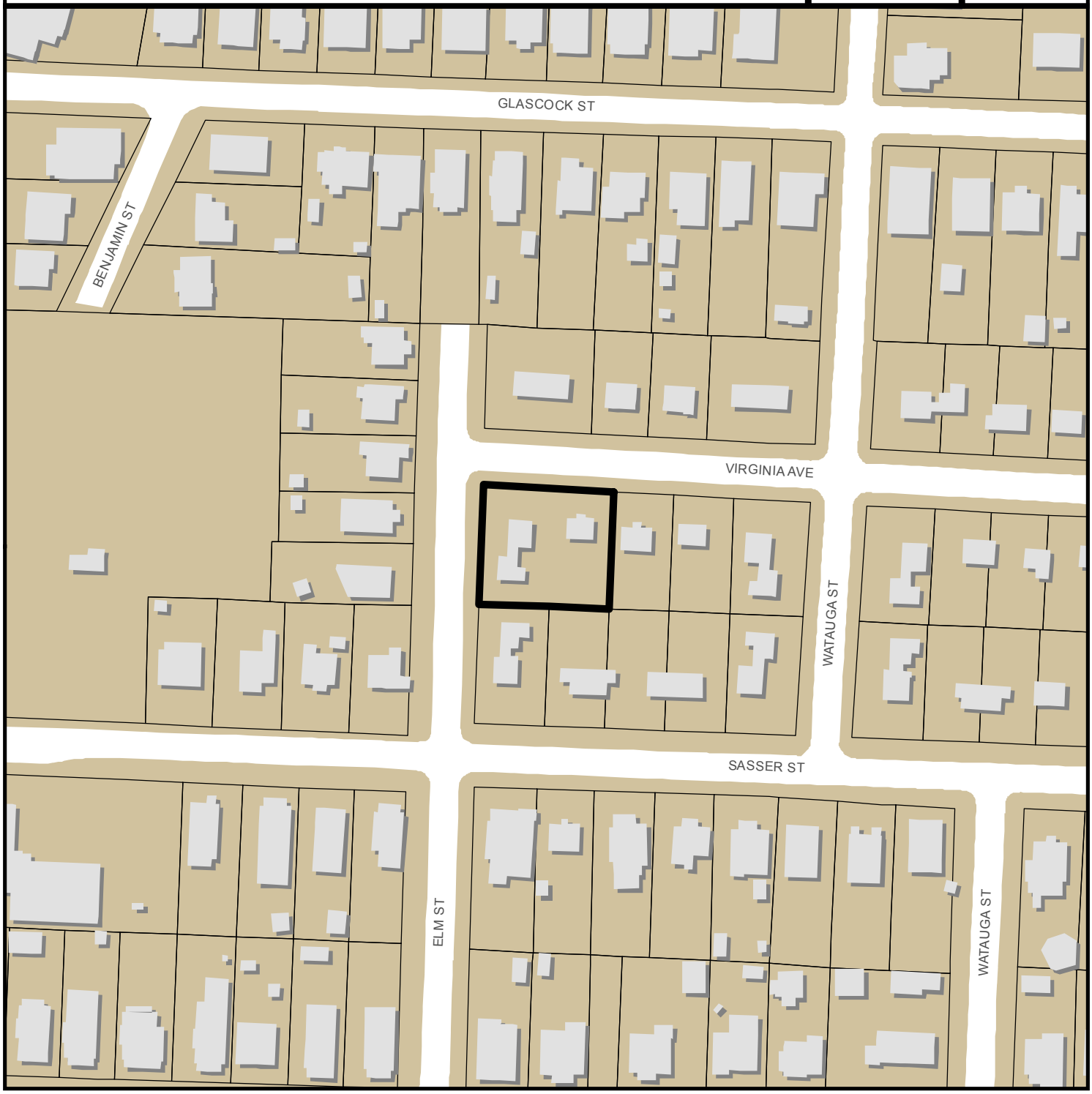
OAKDALE AT MORDECAI LOT 9
S-62-2015



Zoning: **R-10**
CAC: **Mordecai**
Drainage Basin: **Pigeon House**
Acreage: **0.27**
Number of Lots: **2**

Planner: **Meade Brashaw**
Phone: **(919) 996-2664**

Applicant: **CE Group**
Phone: **(919) 367-8970**

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 448966 Assigned Project Coordinator Shankle Assigned Team Leader Bradshaw

Has your project previously been through the Due Diligence process? If yes, provide the transaction #

GENERAL INFORMATION

Development Name Lot 9 Oakdale at Mordecai

Proposed Use - Subdivision

Property Address(es) 600 Virginia Avenue

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
1704-93-8403			

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. The Preliminary subdivision is not within the Historic Overlay District, or a designated Historic Landmark, nor is the plan located within a MPOD.
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 Robuck Partners, LLC — Name (s) John C. Morisey, III Address 1000 St. Albans Drive Raleigh, NC 27609 Phone 919-785-4472 — Email JackMorisey@communityproperties.com — Fax 919-595-4411
CONSULTANT (Contact Person for Plans)	Company CE Group, — Name (s) Joe Faulkner, RLA

fax 919 332-0032

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

Zoning Information	Building Information
Zoning District(s) R-10	Proposed building use(s)
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross
Overlay District (AOD) Airport Overlay District	Proposed Building(s) sq. ft. gross
Total Site Acres 0.274 ac. Inside City Limits ☒ Yes ☐ No	Total sq. ft. gross (existing & proposed)
Off street parking Required 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 ☐ Yes ☒ No
Proposed Impervious Surface 0 acres/square feet	**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. The proposed subdivision of the individual tracts are in conformity with the 2030 Comprehensive Plan. The site is located in the Mordecai CAC in an area designated as Moderate Density Residential.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots 0 Detached Attached	11. Total number of all lots 2
2. Total # Of Single Family Lots 2	12. Is your project a cluster unit development? ☐ Yes ☒ No
3. Total # Of Apartment Or Condominium Units 0	**If Yes, please answer the questions below:**
4. Total # Of Congregate Care Or Life Care Dwelling Units 0	**a)** Total number of Townhouse Lots
5. Total # Of Mobile Home Lots 0	**b)** Total number of Single Family Lots
6. Total Number of Hotel Units 0	**c)** Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) 2	**d)** Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more X	**e)** Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 10	**f)** Total Number of Phases
10. Total number of Open Space (only) lots 0	**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 Joe Faulkner, RLA CE Group, 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 John C. Morisey, III John C. Morisey, III manager Robuck Partners , LLC Date 9-29-15

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	☒				will bring back
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	☐	☒			✓

N/F
WILLIAM S TARLTON, JR
DB 14587 PG 186
PIN: 1704-93-6362
513 SASSER ST
ZONED R10
SINGLE RESIDENCE

N/F
CHRISTINE ANNE CASORIA
DB 15799 PG 143
PIN: 1704-93-6430
903 ELM ST
ZONED R10
SINGLE RESIDENCE

N/F
BENJAMIN H,
TYLER BETH
VAN STEINBURGH
DB 15537 PG 2059
PIN: 1704-93-6435
907 ELM ST
ZONED R10
SINGLE RESIDENCE

N/F
MARY CARLYLE ALLEN
BROWN
DEED DATE 4/5/2009
PIN: 1704-93-6530
911 ELM ST
ZONED R10
SINGLE RESIDENCE

N/F
ADRIANNE M LOPEZ
DB 11784 PG 2079
PIN: 1704-93-6535
915 ELM ST
ZONED R10
SINGLE RESIDENCE

N/F
BARBE WILSON, NICOLAS
WILSON, BITTANY CASY
DB 15940 PG 979
PIN: 1704-93-6630
919 ELM ST
ZONED R10
SINGLE RESIDENCE

ELM STREET
50' PUBLIC R/W (BM 1947 PG 122)

EXISTING WATER LINE

EXISTING SANITARY SEWER

±27' B - B

±22' ASPHALT PAVEMENT

EXISTING 30" CURB & GUTTER (TYP.)

EXISTING FIRE HYDRANT

N02°10'43"E 105.00'

N/F
ROBUCK PARTNERS, LLC
DB 15960 PG 757
PIN: 1704-93-7372
601 SASSER ST
ZONED R10
VACANT

1

61.50'

N87°49'17"W 114.50'

EXISTING TREE TO BE REMOVED (TYP.)

9
11,925 SF
0.274 AC

EXISTING WATER METERS TO BE REPLACED (TYP.)

S86°57'58"E 114.51'

N/F
ROBUCK PARTNERS, LLC
DB 15960 PG 757
PIN: 1704-93-8507
601 VIRGINIA AVE
ZONED R10
VACANT

VIRGINIA AVENUE
50' PUBLIC R/W (BM 1947 PG 122)

EXISTING WATER LINE

EXISTING SEWER LINE

EXISTING 30" CURB & GUTTER (TYP.)

2

N/F
ROBUCK PARTNERS, LLC
DB 15960 PG 757
PIN: 1704-93-8332
603 SASSER ST
ZONED R10
VACANT

53.00'

S02°10'43"W 103.29'

3

N/F
ROBUCK PARTNERS, LLC
DB 15960 PG 757
PIN: 1704-93-8382
605 SASSER ST
ZONED R10
VACANT

8

N/F
ROBUCK PARTNERS, LLC
DB 15960 PG 757
PIN: 1704-93-8482
604 VIRGINIA AVE
ZONED R10
VACANT

N/F
ROBUCK PARTNERS, LLC
DB 15960 PG 757
PIN: 1704-93-8577
605 VIRGINIA AVE
ZONED R10
VACANT

NORTH

10' 0 10' 20'

SCALE: 1" = 10'

SITE DATA

OWNER: ROBUCK PARTNERS LLC
DEED: DB 15960 PG 757
PIN: 1704-93-8403

ZONED: R-10
CUURENT USE: VACANT
PROPOSED USE: SINGLE RESIDENCE

EXISTING LOT AREA:	11925 SF / 0.274 AC
LOT 9:	5,363 SF / 0.123 AC
LOT 10:	6,276 SF / 0.144 AC
2.5' R/W DEDICATION:	286 SF / 0.007 AC
TOTAL AREA:	11,925 SF / 0.274 AC

GENERAL NOTES

1. EXISTING UNDERGROUND STRUCTURES AND UTILITIES SHOWN ARE BASED ON FIELD SURVEYS PERFORMED ON-THE-GROUND ON 3/23/2015 BY CE GROUP, INC AND BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS PRIOR TO STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL CONTACT NORTH CAROLINA ONE CALL AT 1-800-632-4949 AND THE CITY OF RALEIGH FOR ASSISTANCE LOCATING EXISTING UTILITIES. THE CONTRACTOR SHALL CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, SPECIFICATIONS AND STANDARD DETAILS, LATEST EDITION.
4. ALL UTILITIES CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, SPECIFICATIONS AND STANDARD DETAILS, LATEST EDITION.
5. ALL CONSTRUCTION WITHIN THE CITY OF RALEIGH RIGHT-OF-WAY SHALL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
6. SUBJECT PROPERTY DOES NOT LOCATE IN A FLOOD HAZARD AREA PER FEMA FIRM COMMUNITY NUMBER 3720170400J EFFECTIVE 05/02/2006.
7. EXISTING TOPOGRAPHIC SURVEY WAS PROVIDED BY CE GROUP, INC. EXISTING BOUNDARY HEREIN REFERENCED BM 2015 PG 1505.
8. WATER AND SANITARY SEWER SERVICES ARE BEING REPLACED AS PART OF CITY OF RALEIGH REPLACEMENT PLANS 2012 - PROJECT 3 (PHASE B).
9. DESIGN ADJUSTMENT HAS BEEN APPLIED FOR SIDEWALK WIDTH, LOCATION, AND STREET TREE PLACEMENT/NUMBER.

NO. | REVISIONS | DATE

CE GROUP
301 GLENWOOD AVE. 220
RALEIGH,NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032

www.cegroupinc.com

License # C-1739

[redacted]

OAKDALE AT MORDECAI
FORMERLY BROOKVIEW SUBDIVISION
600 VIRGINIA AVENUE
EXISTING CONDITIONS PLAN
RALEIGH, NORTH CAROLINA

Date:	10/2/2015
Scale:	1" = 10'
Drawn:	RJH
Checked:	AJF
Project No.	120-61
Computer Dwg. Name	600 virginia.dwg

PRELIMINARY
FOR REVIEW ONLY
NOT RELEASED
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Sheet No:
2
Of 3

N/F
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SINGLE RESIDENCE

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919 ELM ST
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ELM STREET
50' PUBLIC R/W (BM 1947 PG 122)

EXISTING WATER LINE

EXISTING SANITARY SEWER

NEW 6" WATER LINE (COR WATER MAIN REPLACEMENT 2013 - PROJECT 3 - PHASE B)

EXISTING 30" CURB & GUTTER (TYP.)

±27' B - B

±22' ASPHALT PAVEMENT

N02°10'43"E 102.50'

BUILDING SETBACK (TYP.)

ACCESSORY STRUCTURE SETBACK (TYP.)

2.5' R/W DEDICATION
286 SF/0.007AC

EXISTING FIRE HYDRANT

N/F
ROBUCK PARTNERS, LLC
DB 15960 PG 757
PIN: 1704-93-7372
601 SASSER ST
ZONED R10
VACANT

N87°49'17"W 61.50'

PROPOSED 10' RETAINING WALL MAINTENANCE AND ACCESS EASEMENT

PROPOSED 5/8" WATER & IRRIGATION METERS (SEE GENERAL NOTE 8)

S86°57'58"E 61.51'

10
6,276 SF
0.144 AC

NEW STREET TREE

S02°15'21"W 98.10'
NEW LOT LINE

R ±227.5'

9
5,363 SF
0.123 AC

N87°49'17"W 53.00'

PROPOSED 3/4" WATER SVC. (TYP.)

PROPOSED 4" SEWER SVC. (TYP.)

S86°57'58"E 52.97'

PROPOSED 5' CONCRETE SIDEWALK

EXISTING 30" CURB & GUTTER (TYP.)

NEW 6" WATER LINE (COR WATER MAIN REPLACEMENT 2013 - PROJECT 3 - PHASE B)

EXISTING 6" SEWER LINE TO BE REMOVED/REPLACED W/8" SEWER (COR WATER MAIN REPLACEMENT 2013 - PROJECT 3 - PHASE B)

EXISTING WATER LINE (TO BE ABANDONED)

VIRGINIA AVENUE
50' PUBLIC R/W (BM 1947 PG 122)

PROPOSED 5' CONCRETE SIDEWALK

PROPOSED 5/8" WATER & IRRIGATION METERS (SEE GENERAL NOTE 8)

S02°10'43"W 100.79'
103.29'

N/F
ROBUCK PARTNERS, LLC
DB 15960 PG 757
PIN: 1704-93-8332
603 SASSER ST
ZONED R10
VACANT

N/F
ROBUCK PARTNERS, LLC
DB 15960 PG 757
PIN: 1704-93-8382
605 SASSER ST
ZONED R10
VACANT

PROPOSED 10' STORMWATER EASEMENT

N/F
ROBUCK PARTNERS, LLC
DB 15960 PG 757
PIN: 1704-93-8482
604 VIRGINIA AVE
ZONED R10
VACANT

N/F
ROBUCK PARTNERS, LLC
DB 15960 PG 757
PIN: 1704-93-8507
601 VIRGINIA AVE
ZONED R10
VACANT

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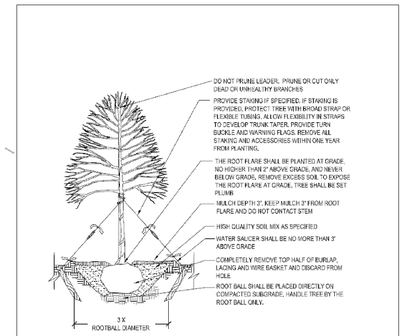
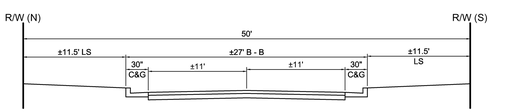


NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
4. PLANTING SEASON OCTOBER - APRIL.
5. A TREE IMPACT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

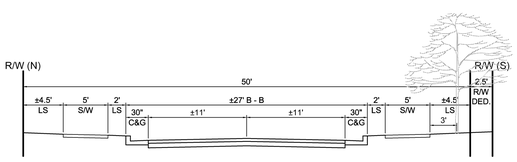
CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPT		
REVISIONS	DATE	INITIALS
TREE PLANTING DETAIL		
PRD5403		

PRELIMINARY
FOR REVIEW ONLY
NOT RELEASED
FOR CONSTRUCTION



VIRGINIA AVENUE
EXISTING SECTION



VIRGINIA AVENUE
PROPOSED SECTION
(SEE GENERAL NOTE 9)

CE GROUP
301 GLENWOOD AVE. 220
RALEIGH,NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032
www.cegroupinc.com
License # C-1739

OAKDALE AT MORDECAI
FORMERLY BROOKVIEW SUBDIVISION
600 VIRGINIA AVENUE
SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA

Date: 10/2/2015
Scale: 1" = 10'
Drawn: RJH
Checked: AJF
Project No.: 120-61
Computer Dwg. Name: 600 virginia.dwg

Sheet No: 3 Of 3