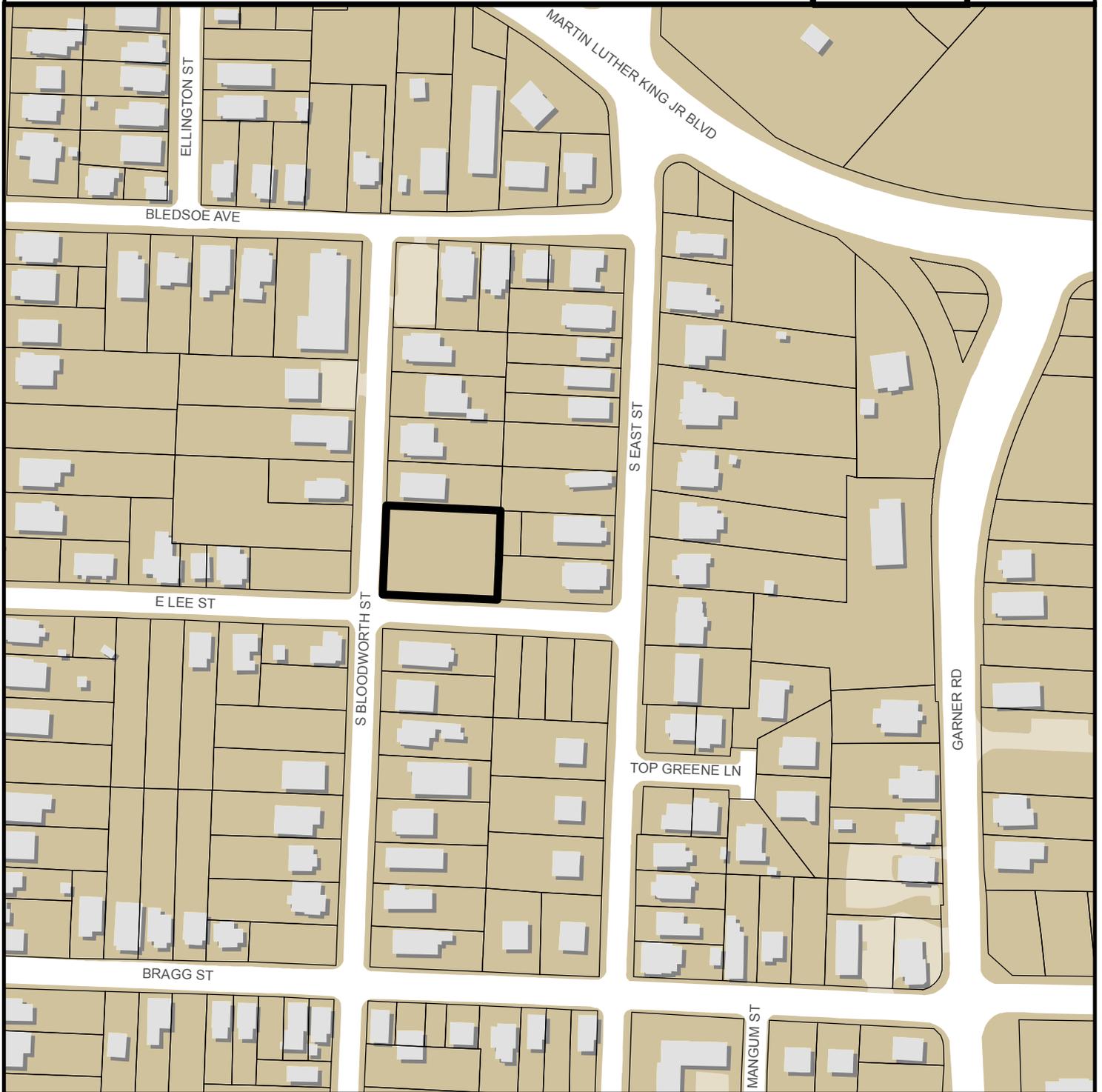


# BLOODWORTH STREET SUBDIVISION S-62-2016



Zoning: **R-10 w/NCOD**  
CAC: **Central**  
Drainage Basin: **Rocky Branch**  
Acreage: **0.17**  
Number of Lots: **2**

Planner: **Justin Rametta**  
Phone: **(919) 996-2665**  
Applicant: **Mike Tarrant**  
**(919) 866-4789**



# Preliminary Subdivision Plan Application

5-22-16



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

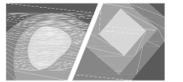
Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | cfax 919-996-1831  
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

<b>Office Use Only:</b> Transaction # <u>483631</u>		Project Coordinator		Team Leader <u>Rametta</u>	
<b>PRELIMINARY APPROVALS</b>					
<input checked="" type="checkbox"/> Subdivision *		<input checked="" type="checkbox"/> Conventional Subdivision		<input type="checkbox"/> Compact Development	
				<input type="checkbox"/> Conservative Subdivision	
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District					
If your project has been through the Due Diligence process, provide the transaction #:					
<b>GENERAL INFORMATION</b>					
Development Name <u>923 S. BLOODWORTH STREET SUBDIVISION</u>					
Proposed Use <u>(3) SINGLE-FAMILY RESIDENTIAL LOTS</u>					
Property Address(es) <u>923 S. BLOODWORTH STREET</u>					
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:					
PIN Recorded Deed <u>1703-84-6385</u>		PIN Recorded Deed		PIN Recorded Deed	
What is your project type?					
<input checked="" type="checkbox"/> Single family		<input type="checkbox"/> Townhouse		<input type="checkbox"/> Subdivision in a non-residential zoning district	
<input type="checkbox"/> Other (describe):					
<b>OWNER/DEVELOPER INFORMATION</b>					
Company Name <u>OAK CITY PARTNERS, LLC</u>			Owner/Developer Name <u>JOHNNY CHAPPELL</u>		
Address <u>555 FAYETTEVILLE STREET, 3RD FLOOR / RALEIGH, NC 27601</u>					
Phone <u>919.909.0004</u>		Email <u>JOHNNY@CHAPPELLRES.COM</u>		Fax	
<b>CONSULTANT/CONTACT PERSON FOR PLANS</b>					
Company Name <u>STEWART</u>			Contact Name <u>MIKE TARRANT, PLA</u>		
Address <u>421 FAYETTEVILLE STREET, SUITE 4 / RALEIGH, NC 27601</u>					
Phone <u>919.866.4789</u>		Email <u>MTARRANT@STEWARTINC.COM</u>		Fax <u>919.380.8752</u>	



GENERAL REQUIREMENTS	TO BE COMPLETED BY APPLICANT		OFFICE USE ONLY		
	YES	N/A	YES	NO	N/A
1. Applicant must contact a Planner to determine if a Pre-Application Conference is required prior to application submittal	<input type="checkbox"/>		✓		
2. Filing fee for plan review – payments may be made by cash, Visa, Mastercard, or check made payable to the City of Raleigh (no fee for infill recombination)	<input checked="" type="checkbox"/>		✓		
3. Preliminary Subdivision Plan Application must be completed and signed by the property owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
4. Applicant must complete and print page 1 and 2 of the Preliminary Subdivision Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
5. I have referenced the Preliminary Subdivision Plan Checklist, and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City	<input checked="" type="checkbox"/>		✓		
6. Provide the following plan sheets:	<input checked="" type="checkbox"/>		✓		
a) Cover sheet, to include general notes, owner's name, contact's name, phone number, mailing address, email address	<input checked="" type="checkbox"/>		✓		
b) Existing conditions sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Subdivision Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	✗		/
g) Proposed Landscaping	<input type="checkbox"/>	<input checked="" type="checkbox"/>			/
h) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			/
7. 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.	<input checked="" type="checkbox"/>		✓		
8. Plan size must be 18" x 24" or 24" x 36"	<input checked="" type="checkbox"/>		✓		
9. 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"/>		✓		
10. 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"/>		✓		
11. 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"/>		✓		
12. Wake County School form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			/
13. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/		
14. 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"/>			/

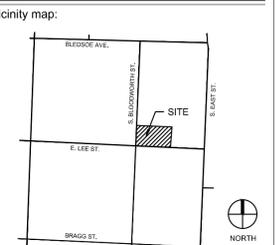


**STEWART**

421 FAYETTEVILLE ST. STE 400 FIRM LICENSE #: C-1051  
RALEIGH, NC 27601 www.stewartinc.com  
T: 919.380.8750 PROJECT #: C16115

Client:  
  
OAK CITY PARTNERS, LLC  
555 FAYETTEVILLE STREET, 3RD FLOOR  
RALEIGH, NC 27601  
T: 919.909.0004  
F:

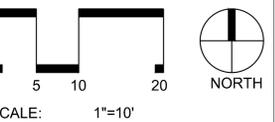
Project:  
  
**923  
S. BLOODWORTH  
STREET  
SUBDIVISION**



Seal:  
  
PRELIMINARY - DO NOT  
USE FOR CONSTRUCTION

Issued for:  
**PRELIMINARY  
SUBDIVISION**

No.	Date	Description



Title:  
  
**EXISTING  
CONDITIONS**

Project number: C16115 Sheet:  
Date: 09.22.2016  
Drawn by: MTJ  
Approved by: MPT **C1.00**

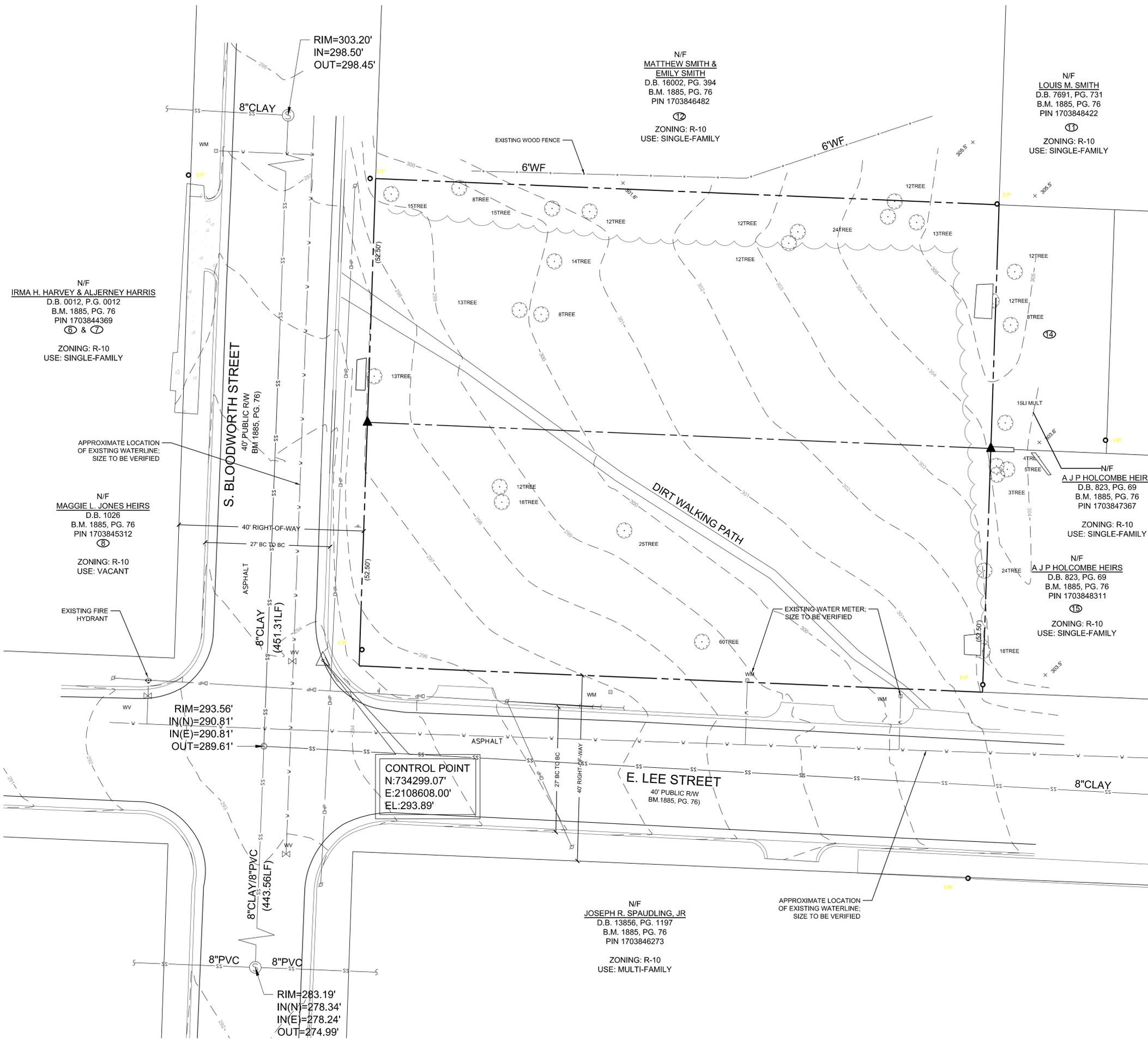
**GENERAL NOTES**

1. THIS SURVEY MAP IS INTENDED TO REPRESENT THE EXISTING CONDITIONS AND TOPOGRAPHY ON A PORTION OF THE PROPERTY OF LORENZO JACKSON ALLEN, TRUSTEE, PIN 1703846385, AND IS NOT A BOUNDARY SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE ALL ENCUMBRANCES UPON THE PROPERTY MAY NOT BE SHOWN.
2. THE PROPERTY LINES SHOWN HEREON HAVE BEEN CONFIRMED FROM A PARTIAL SURVEY BY STEWART ENGINEERS. PROPERTY LINES SHOWN TAKEN FROM BOOK OF MAPS 1885, PAGE 76.
3. HORIZONTAL DATUM IS NAD 83 (2011) AND VERTICAL DATUM IS NAVD88. BASED ON GPS METHODS USING REAL-TIME KINEMATIC SOLUTIONS FOR THE SURVEY CONTROL POINTS SHOWN HEREON AND TIED TO NORTH CAROLINA GEODETIC SURVEY MONUMENTS "NOSWIM".  
  
"NOSWIM"  
N 732572.01'  
E 2087468.60'  
EL. 349.0'
4. THIS DRAWING DOES NOT CONFORM TO N.C. 847-30 AND THEREFORE IS NOT FOR RECORDATION.
5. UTILITIES SHOWN HEREON ARE BASED SOLELY ON ABOVE-GROUND VISIBLE EVIDENCE. NO UTILITY DESIGNATION/MARKING SERVICES WERE PERFORMED AS A PART OF THIS SURVEY. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES BEFORE COMMENCING CONSTRUCTION.
6. TREES SHOWN HEREON MAY NOT REPRESENT ALL VEGETATION ON THE SUBJECT PROPERTY.
7. THE SUBJECT PROPERTY IS ZONED "R-10" (PER WAKE COUNTY MAPS).
8. THE SUBJECT PROPERTY LIES IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN), BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720170300J DATED 05/02/08.
9. ADDRESS: 923 S. BLOODWORTH ST.

**LEGEND**

- △ SURVEY CONTROL POINT
- EIP EXISTING IRON PIPE
- EIR EXISTING IRON ROD
- ▲ COMPUTED POINT
- ⊙ SANITARY SEWER MANHOLE
- ⊙ WM WATER METER
- ⊙ UTY UTILITY POLE
- ⊙ GUY WIRE
- ⊙ SIGN
- ⊙ DECIDUOUS TREE
- ⊙ EVERGREEN TREE
- WOOD FENCE
- SS TREELINE
- SS SANITARY SEWER LINE
- OHW OVERHEAD WIRES
- PVC POLYVINYL CHLORIDE PIPE
- WF WOOD FENCE
- ⊙ OLD LOT NUMBER

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N37°10'30"W	63.63'
L2	S04°30'36"W	40.20'



N/F  
**IRMA H. HARVEY & ALJERNEY HARRIS**  
D.B. 0012, P.G. 0012  
B.M. 1885, PG. 76  
PIN 1703844369  
⑥ & ⑦  
  
ZONING: R-10  
USE: SINGLE-FAMILY

N/F  
**MAGGIE L. JONES HEIRS**  
D.B. 1026  
B.M. 1885, PG. 76  
PIN 1703845312  
⑧  
  
ZONING: R-10  
USE: VACANT

N/F  
**MATTHEW SMITH & EMILY SMITH**  
D.B. 16002, PG. 394  
B.M. 1885, PG. 76  
PIN 1703846482  
⑫  
  
ZONING: R-10  
USE: SINGLE-FAMILY

N/F  
**LOUIS M. SMITH**  
D.B. 7691, PG. 731  
B.M. 1885, PG. 76  
PIN 1703848422  
⑬  
  
ZONING: R-10  
USE: SINGLE-FAMILY

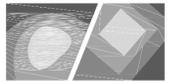
N/F  
**A J P HOLCOMBE HEIR**  
D.B. 823, PG. 69  
B.M. 1885, PG. 76  
PIN 1703847367  
  
ZONING: R-10  
USE: SINGLE-FAMILY

N/F  
**A J P HOLCOMBE HEIRS**  
D.B. 823, PG. 69  
B.M. 1885, PG. 76  
PIN 1703848311  
⑮  
  
ZONING: R-10  
USE: SINGLE-FAMILY

N/F  
**JOSEPH R. SPAUDLING, JR**  
D.B. 13856, PG. 1197  
B.M. 1885, PG. 76  
PIN 1703846273  
  
ZONING: R-10  
USE: MULTI-FAMILY

**CONTROL POINT**  
N:734299.07'  
E:2108608.00'  
EL:293.89'

C:\2016\C16115 - 923 S Bloodworth St\DWGS\1 - Design\Sheets\C16115-C1.00-Existing Conditions.dwg Sep 22, 2016 - 12:15pm



**STEWART**

421 FAYETTEVILLE ST. STE 400 FIRM LICENSE # C-1051  
RALEIGH, NC 27601 www.stewartinc.com  
T 919.380.8750 PROJECT # C16115

Client:

OAK CITY PARTNERS, LLC  
555 FAYETTEVILLE STREET, 3RD FLOOR  
RALEIGH, NC 27601  
T: 919.909.0004  
F:

Project:

# 923 S. BLOODWORTH STREET SUBDIVISION

Vicinity map:



Seal:



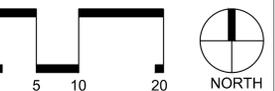
PRELIMINARY - DO NOT  
USE FOR CONSTRUCTION

Issued for:

## PRELIMINARY SUBDIVISION

No. Date Description

No.	Date	Description



SCALE: 1"=10'

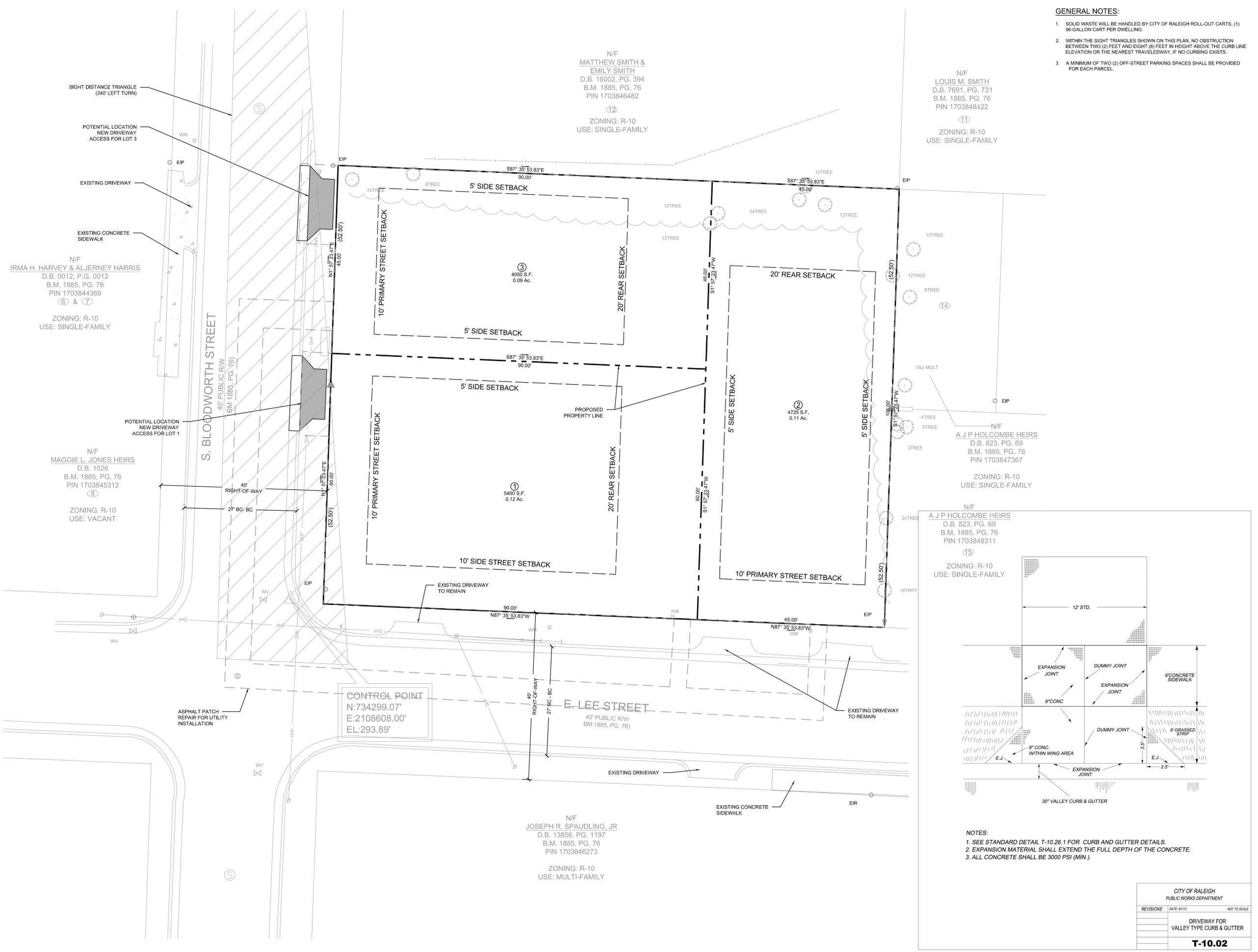
Title:

## SITE PLAN

Project number: C16115 Sheet:  
Date: 09.22.2016  
Drawn by: MTJ  
Approved by: MPT **C3.00**

### GENERAL NOTES:

- SOLID WASTE WILL BE HANDLED BY CITY OF RALEIGH ROLL-OUT CARTS, (1) 96-GALLON CART PER DWELLING.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELEDWAY, IF NO CURBING EXISTS.
- A MINIMUM OF TWO (2) OFF-STREET PARKING SPACES SHALL BE PROVIDED FOR EACH PARCEL.



N/F  
MATTHEW SMITH &  
EMILY SMITH  
D.B. 16002, PG. 394  
B.M. 1885, PG. 76  
PIN 1703846482  
12  
ZONING: R-10  
USE: SINGLE-FAMILY

N/F  
LOUIS M. SMITH  
D.B. 7691, PG. 731  
B.M. 1885, PG. 76  
PIN 1703848422  
11  
ZONING: R-10  
USE: SINGLE-FAMILY

N/F  
IRMA H. HARVEY & ALJERNEY HARRIS  
D.B. 0012, P.G. 0012  
B.M. 1885, PG. 76  
PIN 1703844369  
6 & 7  
ZONING: R-10  
USE: SINGLE-FAMILY

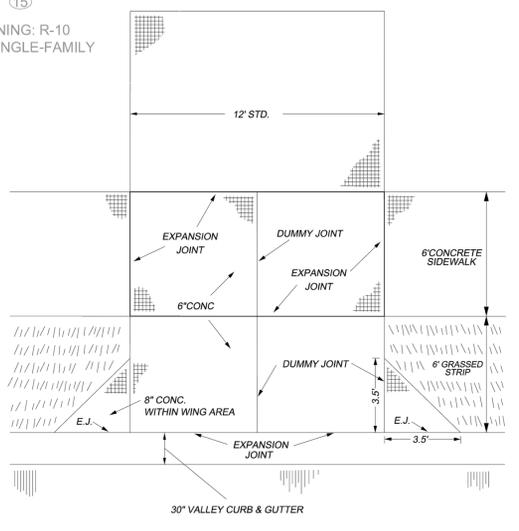
N/F  
MAGGIE L. JONES HEIRS  
D.B. 1026  
B.M. 1885, PG. 76  
PIN 1703845312  
8  
ZONING: R-10  
USE: VACANT

N/F  
A J P HOLCOMBE HEIRS  
D.B. 823, PG. 69  
B.M. 1885, PG. 76  
PIN 1703847367  
15  
ZONING: R-10  
USE: SINGLE-FAMILY

N/F  
A J P HOLCOMBE HEIRS  
D.B. 823, PG. 69  
B.M. 1885, PG. 76  
PIN 1703848311  
15  
ZONING: R-10  
USE: SINGLE-FAMILY

N/F  
JOSEPH R. SPAUDLING, JR  
D.B. 13856, PG. 1197  
B.M. 1885, PG. 76  
PIN 1703846273  
ZONING: R-10  
USE: MULTI-FAMILY

CONTROL POINT  
N:734299.07'  
E:2108608.00'  
EL:293.89'

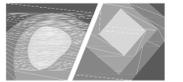


- NOTES:
- SEE STANDARD DETAIL T-10.26.1 FOR CURB AND GUTTER DETAILS.
  - EXPANSION MATERIAL SHALL EXTEND THE FULL DEPTH OF THE CONCRETE.
  - ALL CONCRETE SHALL BE 3000 PSI (MIN.).

CITY OF RALEIGH PUBLIC WORKS DEPARTMENT		
REVISIONS	DATE	BY

DRIVEWAY FOR  
VALLEY TYPE CURB & GUTTER  
**T-10.02**

C:\2016\C16115 - 923 S Bloodworth St\DWGS1 - Design\Sheets\C16115-C3.00-Site Plan.dwg Sep 22, 2016 - 12:46pm



**STEWART**

421 FAYETTEVILLE ST. STE 400 FIRM LICENSE # C-1051  
RALEIGH, NC 27601 www.stewartinc.com  
T: 919.380.8750 PROJECT # C16115

Client:

OAK CITY PARTNERS, LLC  
555 FAYETTEVILLE STREET, 3RD FLOOR  
RALEIGH, NC 27601  
T: 919.909.0004  
F:

Project:

### 923 S. BLOODWORTH STREET SUBDIVISION

Vicinity map:



Seal:

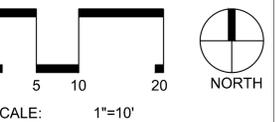


PRELIMINARY - DO NOT  
USE FOR CONSTRUCTION

Issued for:

### PRELIMINARY SUBDIVISION

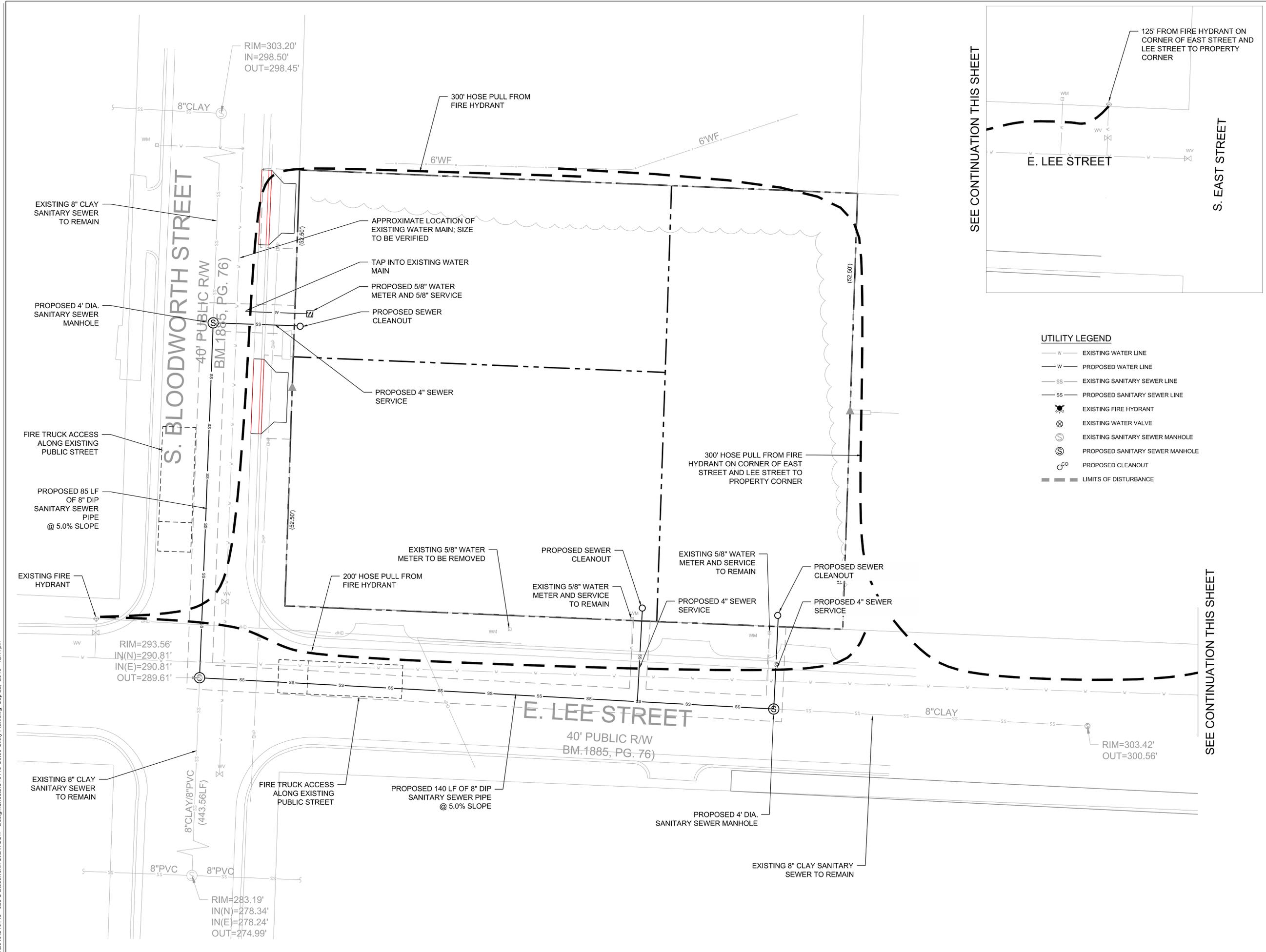
No.	Date	Description



Title:

### UTILITY PLAN

Project number: C16115 Sheet:  
Date: 09.22.2016  
Drawn by: MTJ  
Approved by: DMB **C6.00**



SEE CONTINUATION THIS SHEET

SEE CONTINUATION THIS SHEET

- UTILITY LEGEND**
- W — EXISTING WATER LINE
  - - - W - PROPOSED WATER LINE
  - SS — EXISTING SANITARY SEWER LINE
  - - - SS - PROPOSED SANITARY SEWER LINE
  - ⊗ EXISTING FIRE HYDRANT
  - ⊗ EXISTING WATER VALVE
  - ⊗ EXISTING SANITARY SEWER MANHOLE
  - ⊗ PROPOSED SANITARY SEWER MANHOLE
  - ⊗ PROPOSED CLEANOUT
  - LIMITS OF DISTURBANCE

C:\2016\C16115 - 923 S Bloodworth St\DWG\SS1 - Design\Sheets\C16115-C6.00-Utility Plan.dwg Sep 22, 2016 - 12:17pm