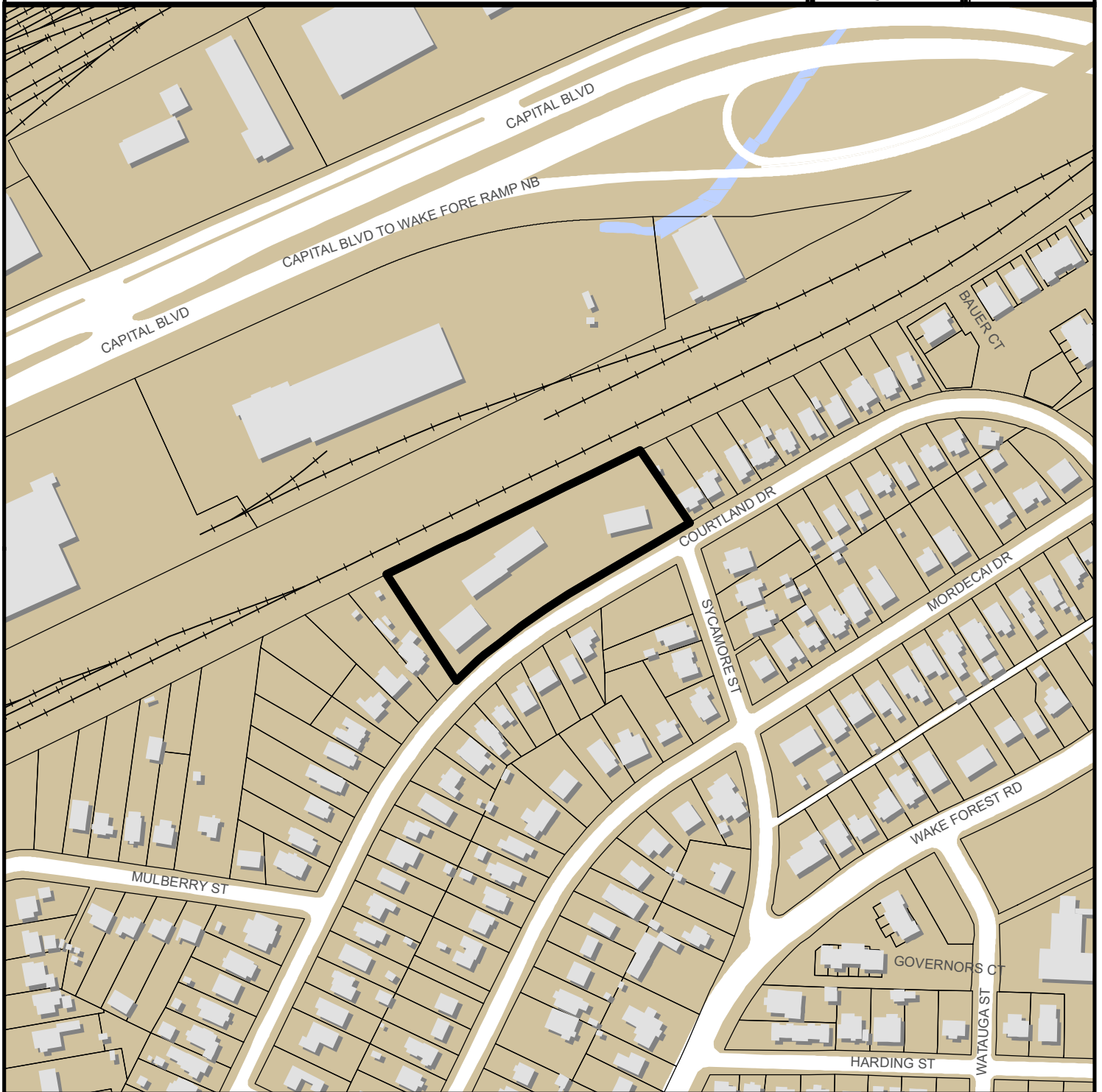
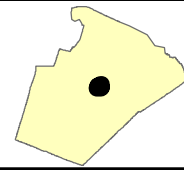


COURTLAND SUBDIVISION- REVISION S-22-14



0 300 600 Feet

Zoning: **R-10**
CAC: **Mordecai**
Drainage Basin: **Pigeon House**
Acreage: **1.97**
Number of Lots: **9**

Planner: **Mike Walters**
Phone: **(919) 996-2636**
Applicant: **1335 Courtland, LLC**
Phone: **(919) 398-3927**



Preliminary Subdivision Plan Application



**DEVELOPMENT
SERVICES
DEPARTMENT**

S-22-14 Revision

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 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. *(N.C.D.S.)*

Office Use Only:	Transaction # <i>567323</i>	Project Coordinator	Team Leader <i>M. Walters</i>
-------------------------	-----------------------------	---------------------	-------------------------------

PRELIMINARY APPROVALS

- Subdivision *
 Conventional Subdivision
 Compact Development
 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 #:

GENERAL INFORMATION

Development Name **Courtland Subdivision**

Proposed Use **Single Family**

Property Address(es) **1335 Courtland Drive**

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

PIN Recorded Deed <i>1704965009</i>	PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed
--	-------------------	-------------------	-------------------

What is your project type?

- Single family
 Townhouse
 Subdivision in a non-residential zoning district
 Other (describe):

OWNER/DEVELOPER INFORMATION

Company Name **1335 Courtland LLC** Owner/Developer Name **Stuart Cullinan**

Address **310 Heck Street**

Phone **919.398.3927** Email **stuart@thefivehorizons.com** Fax

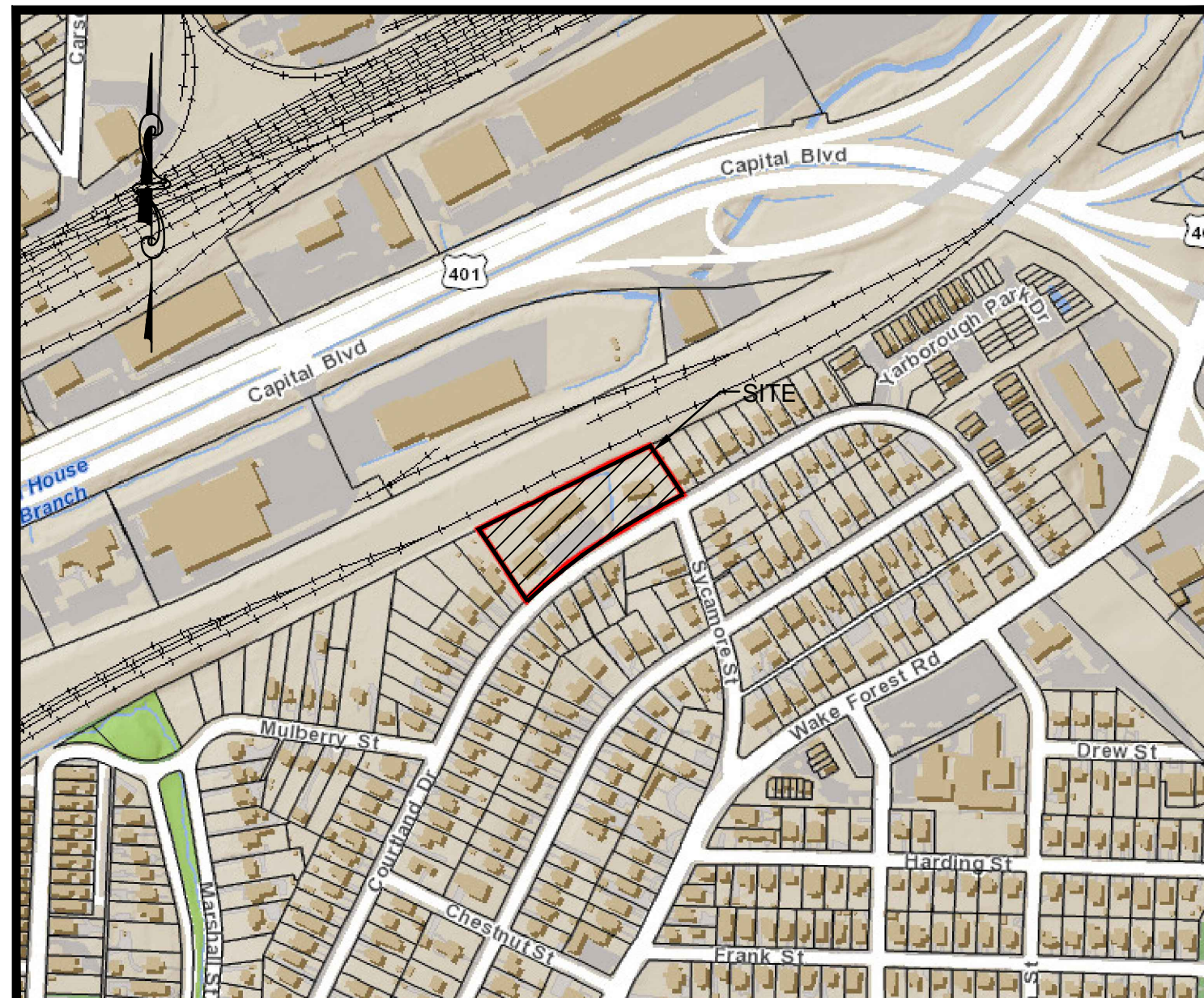
CONSULTANT/CONTACT PERSON FOR PLANS

Company Name **John A. Edwards & Company** Contact Name **Jason Meadows**

Address **333 Wade Ave.**

Phone **919.443.0262** Email **jason@jaeco.com** Fax **919.828.4711**

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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>			
h) Transportation Plan	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>			
13. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" 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"/>			



COURTLAND SUBDIVISION

SUBDIVISION PLAN

S-22-14

TRANS# XXXXX

RALEIGH, NORTH CAROLINA

REVISION TO PREVIOUSLY
APPROVED SUBDIVISION

S-22-14

REVISED AUGUST 20, 2018

SITE DATA	
PROPERTY OWNER:	1335 COURTLAND LLC 310 HECK STREET RALEIGH, NC 27601
SITE ADDRESS:	1335 COURTLAND DRIVE
LOT SIZE: BEFORE R/W DEDICATION AFTER R/W DEDICATION	85,781 SF (1.969 AC.) 84,466 SF (1.939 AC.)
WAKE COUNTY PIN #:	1704965009
ZONING DISTRICT: OVERLAY DISTRICT:	R-10 NCOD - MORDECAI1
TOTAL ACREAGE:	1.939 AC.
EXISTING USE:	APARTMENT
STREET CLASSIFICATION:	NEIGHBORHOOD YIELD
MINIMUM LOT WIDTH:	50' (NCOD)
STREETScape REQUIRED:	6' SIDEWALK 6' TREE LAWN
STREETScape PROVIDED:	6' SIDEWALK 6' TREE LAWN

UDO-5.4.3.F8 MORDECAI NEIGHBORHOOD
A. CONSERVATION DISTRICT 1 (WEST OF WAKE FOREST ROAD AND NORTH OF CEDAR STREET, EXCEPT FOR PART OF THE NORTH SIDE OF COURTLAND DRIVE - SEE MORDECAI PLAN BOUNDARIES)
 I. MINIMUM LOT SIZE: 7,260 SQUARE FEET.
 II. MAXIMUM LOT SIZE: 14,520 SQUARE FEET.
 III. MINIMUM LOT WIDTH: 50 FEET.
 IV. MAXIMUM LOT WIDTH: 100 FEET.
 V. FRONT YARD SETBACK: MINIMUM OF 35 FEET.
 VI. MAXIMUM BUILDING HEIGHT: 35 FEET.

THIS REVISION TO THE APPROVED S-22-14 SUBDIVISION IS TO REVISE THE STORMWATER MANAGEMENT APPROACH. THIS REVISION INCLUDES THE DELETION OF THE STORMWATER DETENTION DEVICE AND ASSOCIATED DRAINAGE EASEMENT AND REALLOCATES THE EXISTING IMPERVIOUS AREA TO THE PUBLIC SIDEWALK AND SINGLE FAMILY LOTS. THE OVERALL IMPERVIOUS AREA WILL NOT BE INCREASED FROM THE EXISTING CONDITION AND IS THEREFORE EXEMPT IN ACCORDANCE WITH UDO SEC. 9.2.2.A.3. NO CHANGES TO THE LOTS ARE BEING MADE WITH THIS REVISION.

OWNER/DEVELOPER:

FIVE HORIZONS DEVELOPMENT

410 Boylan Ave.
Raleigh, N.C. 27603
919-398-3927

stuart@fivehorizondevelopment.com

CIVIL ENGINEER:

JOHN A. EDWARDS & COMPANY

Consulting Engineers
NC License F-0289

333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com



INDEX

CE-1	EXISTING SURVEY
CE-2	EXISTING CONDITIONS
CE-3	SITE & UTILITY PLAN
CE-4	GRADING & STORMWATER PLAN
CE-5	STREET TREE PLAN

Preliminary Subdivision Plan Application



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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.

Office Use Only:	Transaction #	Project Coordinator	Team Leader
PRELIMINARY APPROVALS			
<input checked="" type="checkbox"/> Subdivision * <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservative Subdivision <small>*May require City Council approval if in a Metro Park Overlay or Historic Overlay District</small>			
If your project has been through the Due Diligence process, provide the transaction #:			
GENERAL INFORMATION			
Development Name: Courtland Subdivision			
Proposed Use: Single Family			
Property Address(es): 1335 Courtland Drive			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
PIN Recorded Deed 1704965009	PIN Recorded Deed	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):			
OWNER/DEVELOPER INFORMATION			
Company Name 1335 Courtland LLC		Owner/Developer Name Stuart Cullinan	
Address 310 Heck Street			
Phone 919.398.3927	Email stuart@thefivehorizons.com	Fax	
CONSULTANT/CONTACT PERSON FOR PLANS			
Company Name John A. Edwards & Company		Contact Name Jason Meadows	
Address 333 Wade Ave.			
Phone 919.443.0262	Email jason@jaeco.com	Fax 919.828.4711	

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)			
ZONING INFORMATION			
Zoning District(s) R-10			
If more than one district, provide the acreage of each:			
Overlay District?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NCOD (Mordecai1)	
Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
CUD (Conditional Use District) Case # Z-			
COA (Certificate of Appropriateness) Case #			
BOA (Board of Adjustment) Case # A-			
STORMWATER INFORMATION			
Existing Impervious Surface	27,100 sf acres/sf	Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface	27,100 sf acres/sf	Neuse River Buffer	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Exempt per UDO 9.2.2.A.3		Wetlands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If in a Flood Hazard Area, provide the following:			
Alluvial Soils	Flood Study	FEMA Map Panel #	
NUMBER OF LOTS AND DENSITY			
Total # of Townhouse Lots:	Detached	Attached	
Total # of Single Family Lots	9	Total # of All Lots 9	
Overall Unit(s)/Acre Densities Per Zoning Districts N/A			
Total # of Open Space and/or Common Area Lots N/A			
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 Jason G. Meadows, P.E. 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.			
Signature		8/20/18	Date
Stuart Cullinan, Manager			
Signature			Date



JOHN A. EDWARDS & COMPANY
Consulting Engineers
and Land Surveyors

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Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

www.jaeco.com

Seals

Project

1335 COURTLAND DR.
1335 COURTLAND DRIVE
RALEIGH, NC 27604

Client

FIVE HORIZONS DEVELOPMENT
410 N. BOYLAN AVE.
RALEIGH, NC 27603

Revisions

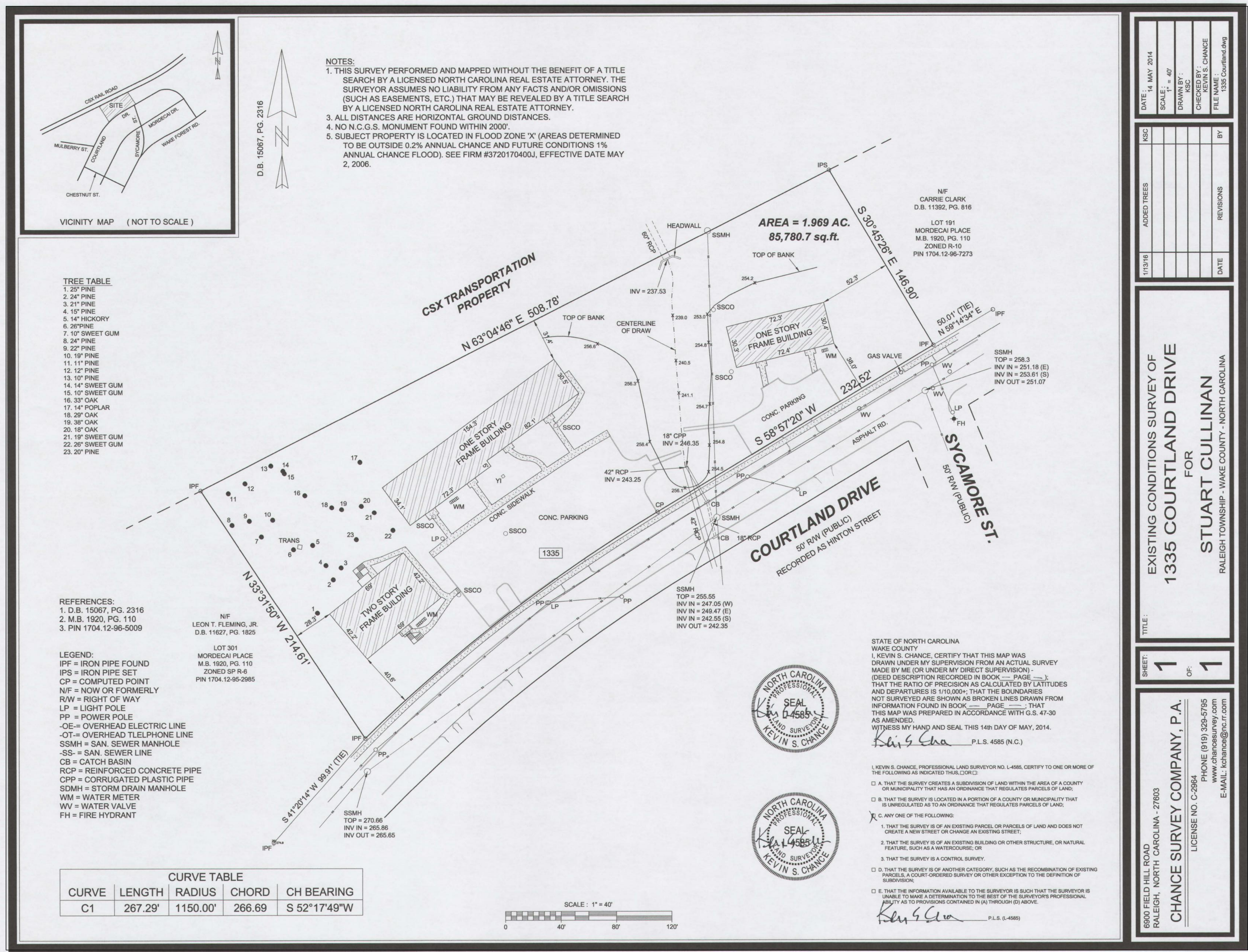
Number	Description	Date
1	STORMWATER REVISION	8/20/18

Approvals

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

EXISTING SURVEY

JAECO # 327.06
Drawing Title
Drawn By CZB
Checked By JRC
Date Issued 8/20/18



DATE: 14 MAY 2014
SCALE: 1" = 40'
DRAWN BY: KSC
CHECKED BY: KEVIN S. CHANCE
FILE: 1335 Courtland.dwg

NO.	ADDED TREES	BY
1/13/16		

EXISTING CONDITIONS SURVEY OF
1335 COURTLAND DRIVE
FOR
STUART CULLINAN
RALEIGH TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

SHEET: 1 OF 1

6900 FIELD HILL ROAD
RALEIGH, NORTH CAROLINA - 27603
CHANCE SURVEY COMPANY, P.A.
LICENSE NO. C-2954
PHONE (919) 329-5795
www.chancesurvey.com
E-MAIL: kchance@ncr.com



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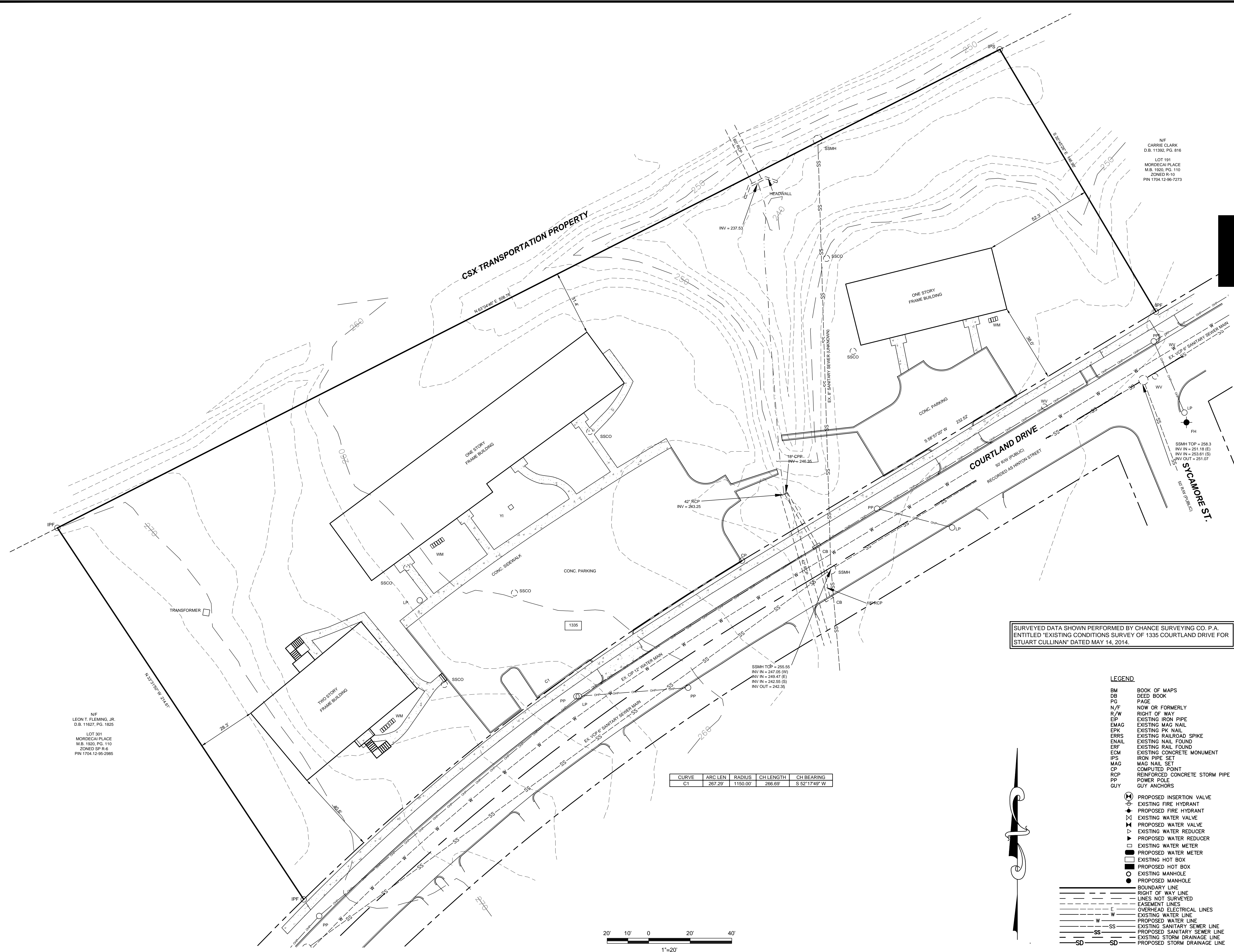
Revisions		
Number	Description	Date
1	STORMWATER REVISION	8/20/18

Approvals
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

Drawing Title
EXISTING CONDITIONS PLAN

JAECO # 327.06
Drawn By CZB
Checked By JRC
Date Issued 8/20/18

CE-2



NF
CARRIE CLARK
D.B. 11992, PG. 816
LOT 191
MORDECAI PLACE
M.B. 1820, PG. 110
ZONED R-10
PIN 1704.12-96-7273

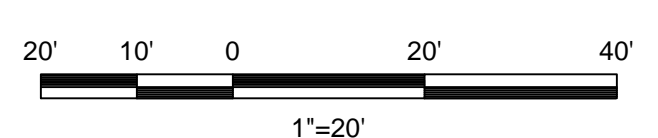
NF
LEON T. FLEMING, JR.
D.B. 11627, PG. 1825
LOT 301
MORDECAI PLACE
M.B. 1820, PG. 110
ZONED SP-R-6
PIN 1704.12-95-2985

SURVEYED DATA SHOWN PERFORMED BY CHANCE SURVEYING CO. P.A.
ENTITLED 'EXISTING CONDITIONS SURVEY OF 1335 COURTLAND DRIVE FOR
STUART CULLINAN' DATED MAY 14, 2014.

CURVE	ARC LEN	RADIUS	CH LENGTH	CH BEARING
C1	267.29	1150.00	266.69	S 52°17'49" W

LEGEND

- BM BOOK OF MAPS
- DB DEED BOOK
- PG PAGE
- N/F NOW OR FORMERLY
- R/W RIGHT OF WAY
- EP EXISTING IRON PIPE
- EMAG EXISTING MAG NAIL
- EPK EXISTING PK NAIL
- ERRS EXISTING RAILROAD SPIKE
- ENAIL EXISTING NAIL FOUND
- ERF EXISTING RAIL FOUND
- EDM EXISTING CONCRETE MONUMENT
- IPS IRON PIPE SET
- MAG MAG NAIL SET
- CP COMPUTED POINT
- RCP REINFORCED CONCRETE STORM PIPE
- PP POWER POLE
- GUY GUY ANCHORS
- PROPOSED INSERTION VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING WATER REDUCER
- PROPOSED WATER REDUCER
- EXISTING WATER METER
- PROPOSED WATER METER
- EXISTING HOT BOX
- PROPOSED HOT BOX
- EXISTING MANHOLE
- PROPOSED MANHOLE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- LINES NOT SURVEYED
- EASEMENT LINES
- E OVERHEAD ELECTRICAL LINES
- EXISTING WATER LINE
- PROPOSED WATER LINE
- SS EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING STORM DRAINAGE LINE
- SD PROPOSED STORM DRAINAGE LINE





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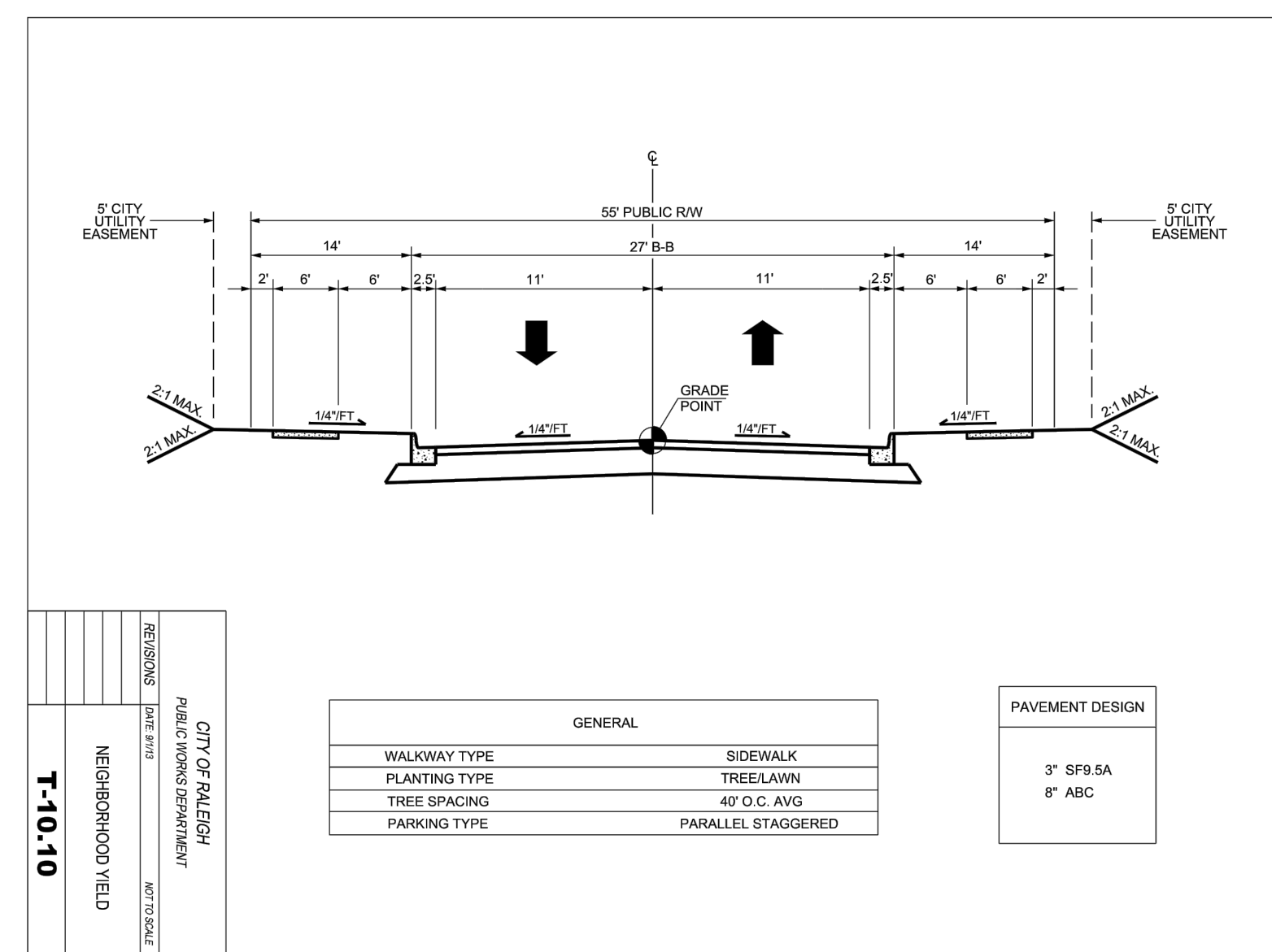
Revisions		
Number	Description	Date
1	STORMWATER REVISION	8/20/18

Approvals
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

SITE & UTILITY PLAN

JAECO # 327.06
Drawn By CZB
Checked By JRC
Date Issued 8/20/18

CE-3



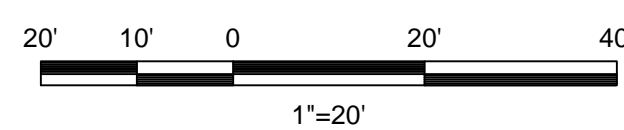
GENERAL		PAVEMENT DESIGN
WALKWAY TYPE	SIDEWALK	3" SF9.5A
PLANTING TYPE	TREELAWN	6" ABC
TREE SPACING	40' G.C. AVG.	
PARKING TYPE	PARALLEL STAGGERED	

CITY OF RALEIGH
PUBLIC WORKS DEPARTMENT
CITY ENGINEER
DATE: 8/20/18
DRAWN BY: CZB
CHECKED BY: JRC
SCALE: AS SHOWN
PROJECT: 1335 COURTLAND DRIVE
SHEET: T-10-10

CSX TRANSPORTATION PROPERTY



CURVE	ARC LEN	RADIUS	CH LENGTH	CH BEARING
C2	15.11'	1152.68'	16.11'	S 58°49'42" W
C3	50.00'	1152.68'	50.00'	S 57°11'07" W
C4	50.04'	1152.68'	50.03'	S 54°23'31" W
C5	50.16'	1152.68'	50.16'	S 51°56'07" W
C6	50.38'	1152.68'	50.38'	S 49°28'11" W
C7	50.71'	1152.68'	50.70'	S 46°55'28" W



- GENERAL NOTES**
- CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
 - ABANDONMENT OF SERVICE CONNECTIONS SHALL BE "PER CORPUD STANDARDS" (SEE PU HANDBOOK, PGS 67 & 125).

LEGEND

- BM BOOK OF MAPS
- DB DEED BOOK
- PG PAGE
- N/F NOW OR FORMERLY
- R/W RIGHT OF WAY
- EP EXISTING IRON PIPE
- EMAG EXISTING MAG NAIL
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- ⊕ PROPOSED WATER METER
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- PROPOSED STORM DRAINAGE LINE

NIF
LEON T. FLEMING, JR.
D.B. 11627, PG. 1825

LOT 301
MORDECAI PLACE
M.B. 1820, PG. 110
ZONED R-10
PIN 1704.12-95-2885

NIF
CARRIE CLARK
D.B. 11352, PG. 816

LOT 191
MORDECAI PLACE
M.B. 1820, PG. 110
ZONED R-10
PIN 1704.12-96-7273



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RALEIGH, NC 27604

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410 N. BOYLAN AVE.
RALEIGH, NC 27603

Revisions		
Number	Description	Date
1	STORMWATER REVISION	8/20/18

Approvals
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

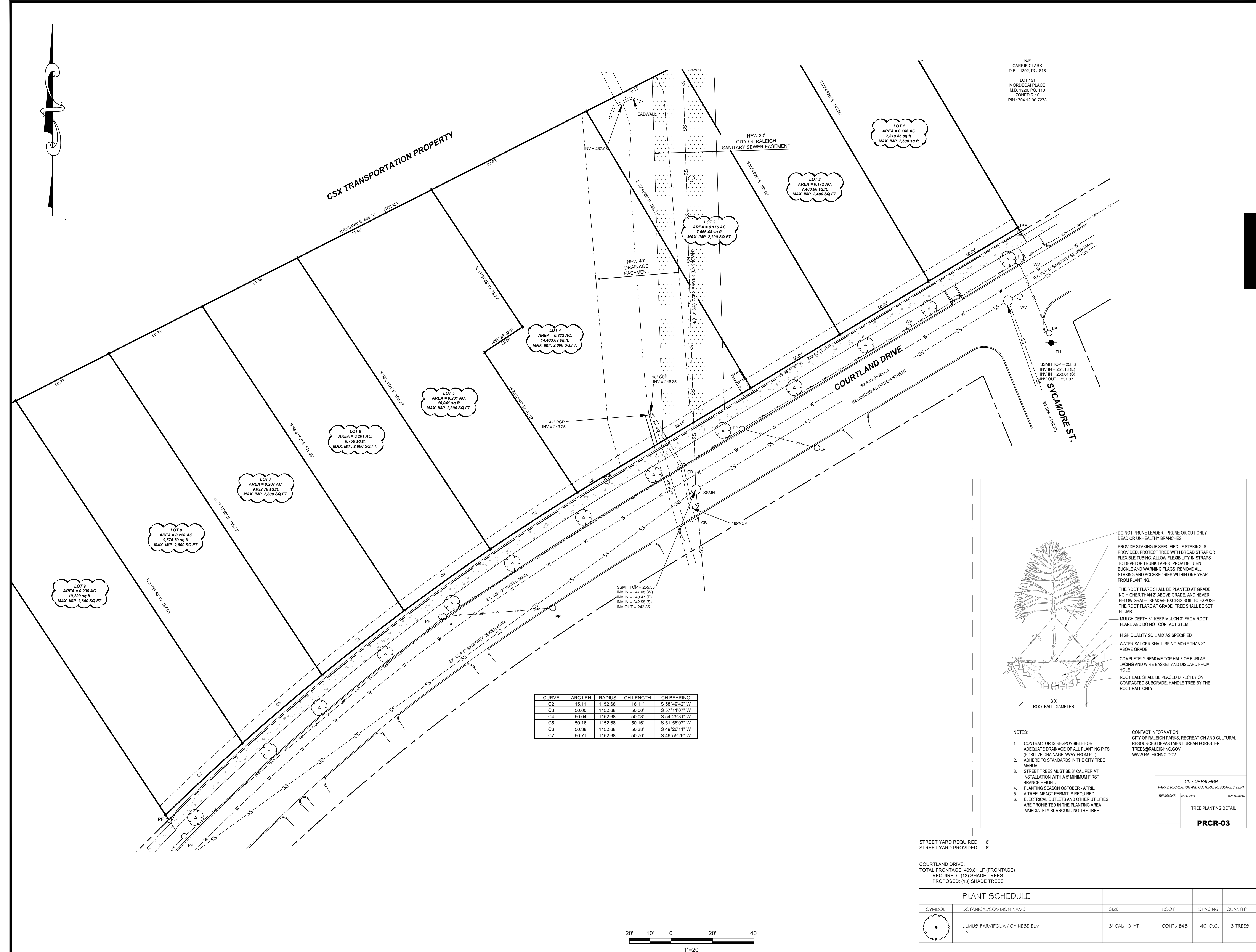
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPT		
REVISIONS	DATE	BY

Tree Planting Detail
PRCR-03

STREET TREE PLAN

JAECO # 327.06
Drawn By **CZB**
Checked By **JRC**
Date Issued **8/20/18**

CE-5



STREET YARD REQUIRED: 6'
STREET YARD PROVIDED: 6'

COURTLAND DRIVE:
TOTAL FRONTAGE: 499.81 LF (FRONTAGE)
REQUIRED: (13) SHADE TREES
PROPOSED: (13) SHADE TREES

PLANT SCHEDULE					
SYMBOL	BOTANICAL/Common Name	SIZE	ROOT	SPACING	QUANTITY
	ULMUS PARVIFOLIA / CHINESE ELM Up	3" CAL/1'0" HT	CONT./B&B	40' O.C.	13 TREES

