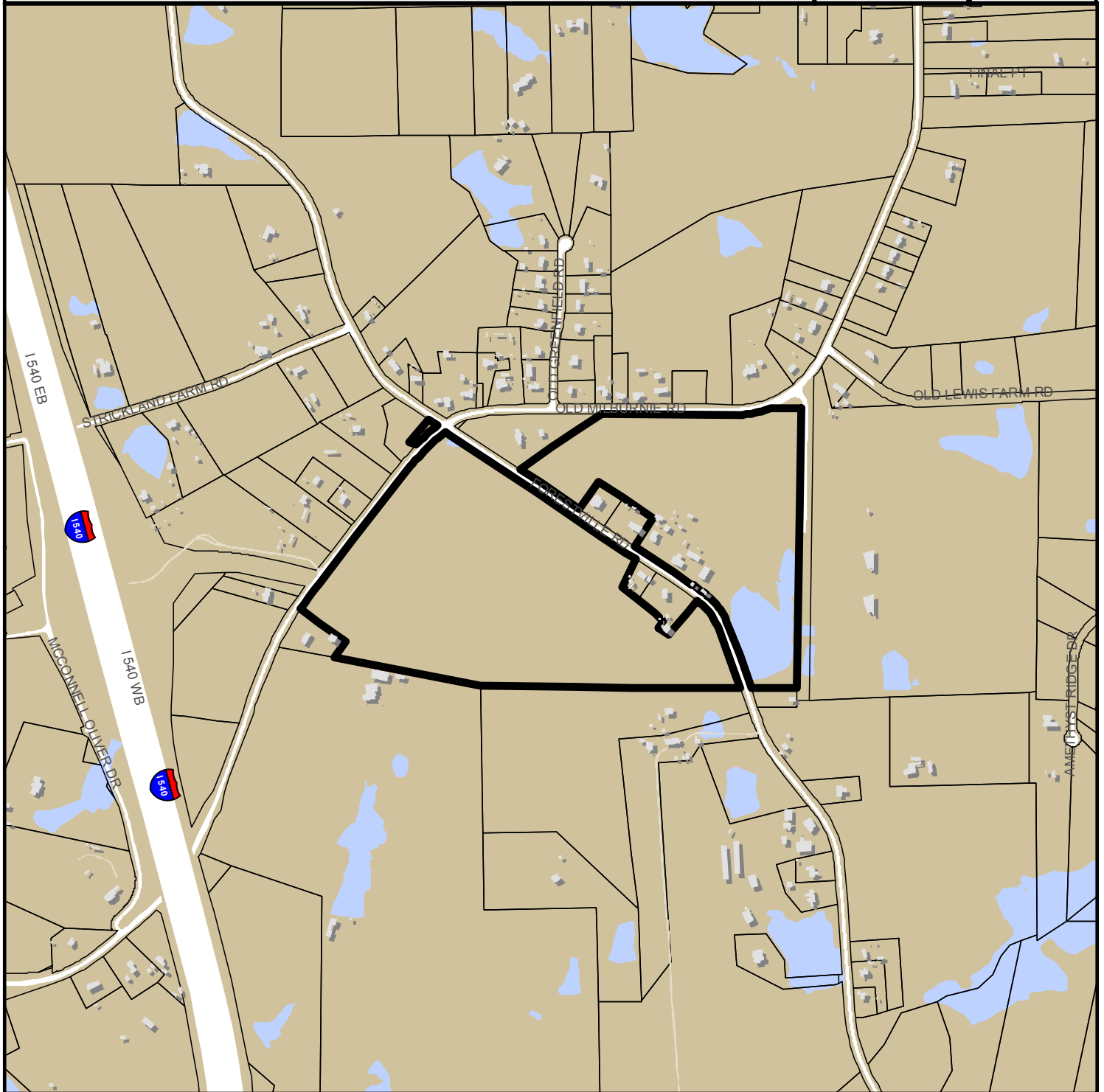


SMITH RIDGE SUBDIVISION S-22-2015



0 300 600 1,200 1,800 2,400 Feet

Zoning: **R-4**

CAC: **Northeast**

Drainage Basin: **Beaverdam Creek**

Acreage: **85.43**

Number of Lots: **226**

Planner: **Michael Walters**

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

Applicant: **Meritage Homes INC**

Phone: **(919) 926-2600**





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.

5-22-15

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 checked="" type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number 424279 Assigned Project Coordinator <i>Chip</i> Assigned Team Leader <i>WALTON</i>
* 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 <u>SMITH RIDGE SUBDIVISION</u>			
Proposed Use <u>RESIDENTIAL</u>			
Property Address(es) <u>5909 FORSTVILLE ROAD</u>			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: <u>1745-66-5354</u>			
P.I.N. Recorded Deed	P.I.N. Recorded Deed	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.		
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 <u>MERITAGE HOMES</u>		Name (s)
	Address <u>5400 TRINITY ROAD RALEIGH NC 27607</u>		
	Phone	Email	Fax
CONSULTANT (Contact Person for Plans)	Company <u>STEWART-PROCTOR PLLC</u>		Name (s) <u>MIKE STEWART</u>
	Address <u>319 CHAPANOKE RD. SUITE 100 RALEIGH NC 27603</u>		
	Phone <u>779-1855</u>	Email <u>STEWARTM@AOL.COM</u>	Fax <u>779-1661</u>

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

Zoning Information	Building Information
Zoning District(s) R-4	Proposed building use(s)
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross
Overlay District	Proposed Building(s) sq. ft. gross
Total Site Acres Inside City Limits <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 85.43 AC.	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 acres/square feet 1.13/49,222	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet 30.16/1,313,567	If Yes, please provide
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input 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.

PLAN IS FOR RESIDENTIAL SUBDIVISION WITHIN DENSITY OF COMPREHENSIVE PLAN

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots 226
2. Total # Of Single Family Lots 221	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: a) Total number of Townhouse Lots b) Total number of Single Family Lots c) Total number of Group Housing Units d) Total number of Open Space Lots e) Minimum Lot Size f) Total Number of Phases 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)
4. Total # Of Congregate Care Or Life Care Dwelling Units	
5. Total # Of Mobile Home Lots	
6. Total Number of Hotel Units	
7. Overall Total # Of Dwelling Units (1-6 Above)	
8. Bedroom Units 1br 2br 3br 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 2.58	
10. Total number of Open Space (only) lots 5	

SIGNATURE BLOCK (Applicable to all developments)

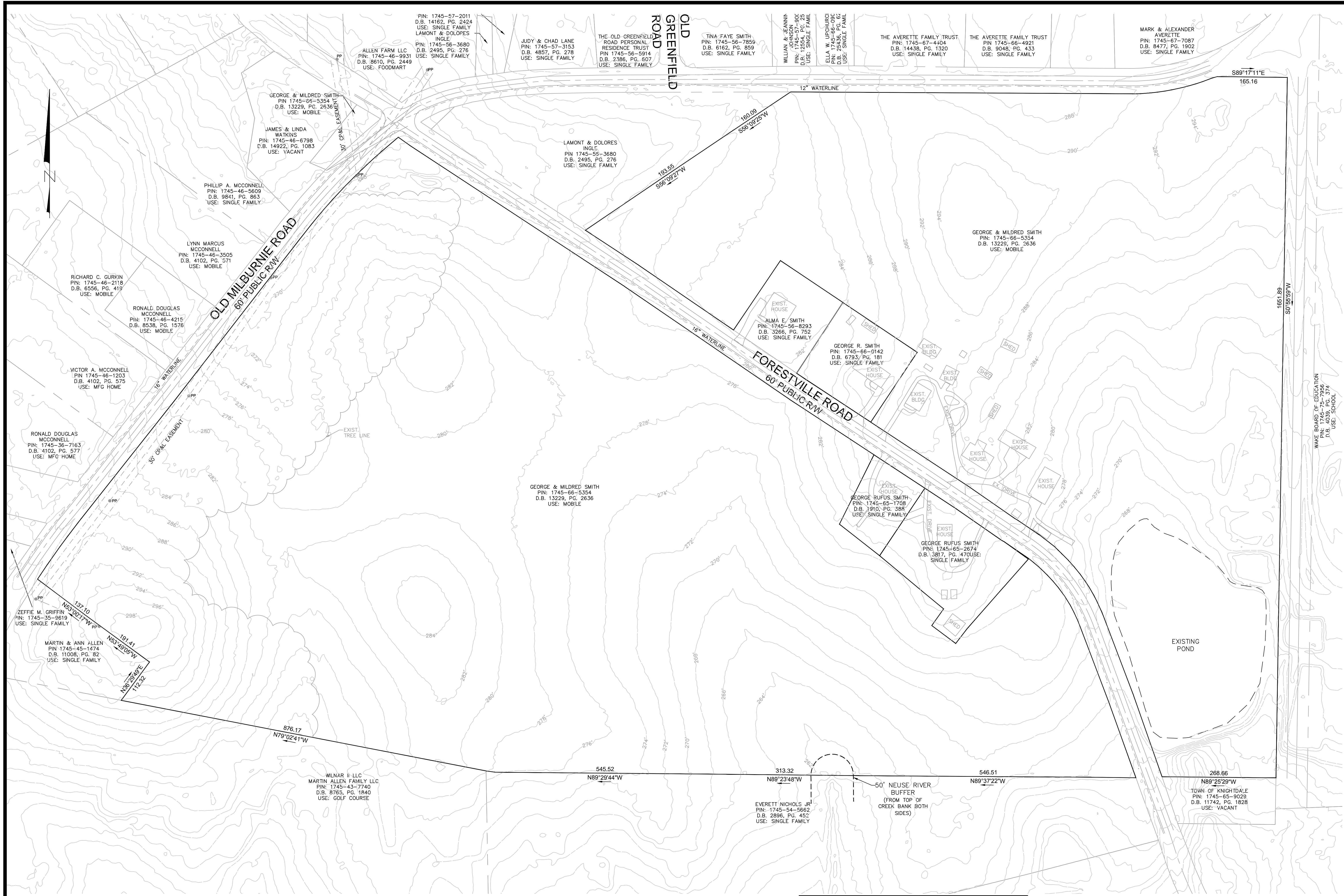
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate MICHAEL STEWART 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 2-13-15
 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)	<input checked="" type="checkbox"/>				
2. Preliminary Development Plan Application completed and signed by the property owner	<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"/>			
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"/>				
5. Provide the following plan sheets:	<input checked="" 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"/>				
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
c) Proposed Site or 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 checked="" type="checkbox"/>	<input type="checkbox"/>			
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" 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 checked="" type="checkbox"/>			
i) Transportation Plan	<input 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"/>				
7. Plan size 18"x24" or 24"x36"	<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"/>				
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"/>				
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"/>				
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" 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 checked="" type="checkbox"/>			

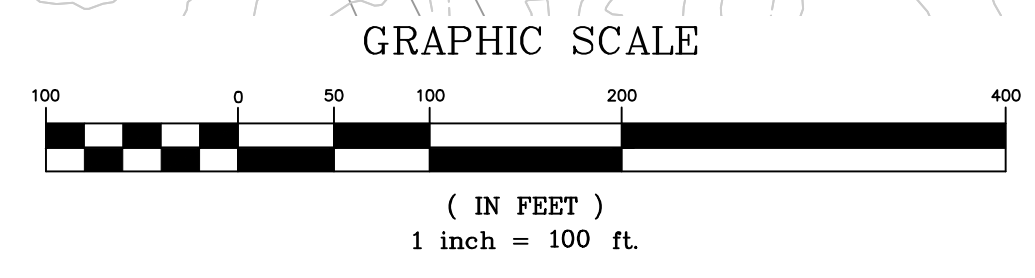


FOR REVIEW ONLY—
NOT FOR CONSTRUCTION

PLAN IS SUBJECT TO REVISIONS DURING
THE CONSTRUCTION APPROVAL PROCESS

NOTES:

- PRESENT LAND USE IS RESIDENTIAL, VACANT, WOODED AND FALLOW.
- TOPO TAKEN FROM WAKE COUNTY TOPOGRAPHY MAPS AND
- CONTOUR INTERVAL IS 2'
- BOUNDARY INFORMATION TAKEN FROM WAKE COUNTY TAX MAPS.



NO.	REVISION	DATE

SCALE: _____

STEWART - PROCTOR
ENGINEERING AND SURVEYING
319 CHAPANOKE ROAD
Raleigh, North Carolina 27603
Phone (919) 779-1855 Fax (919) 779-1661

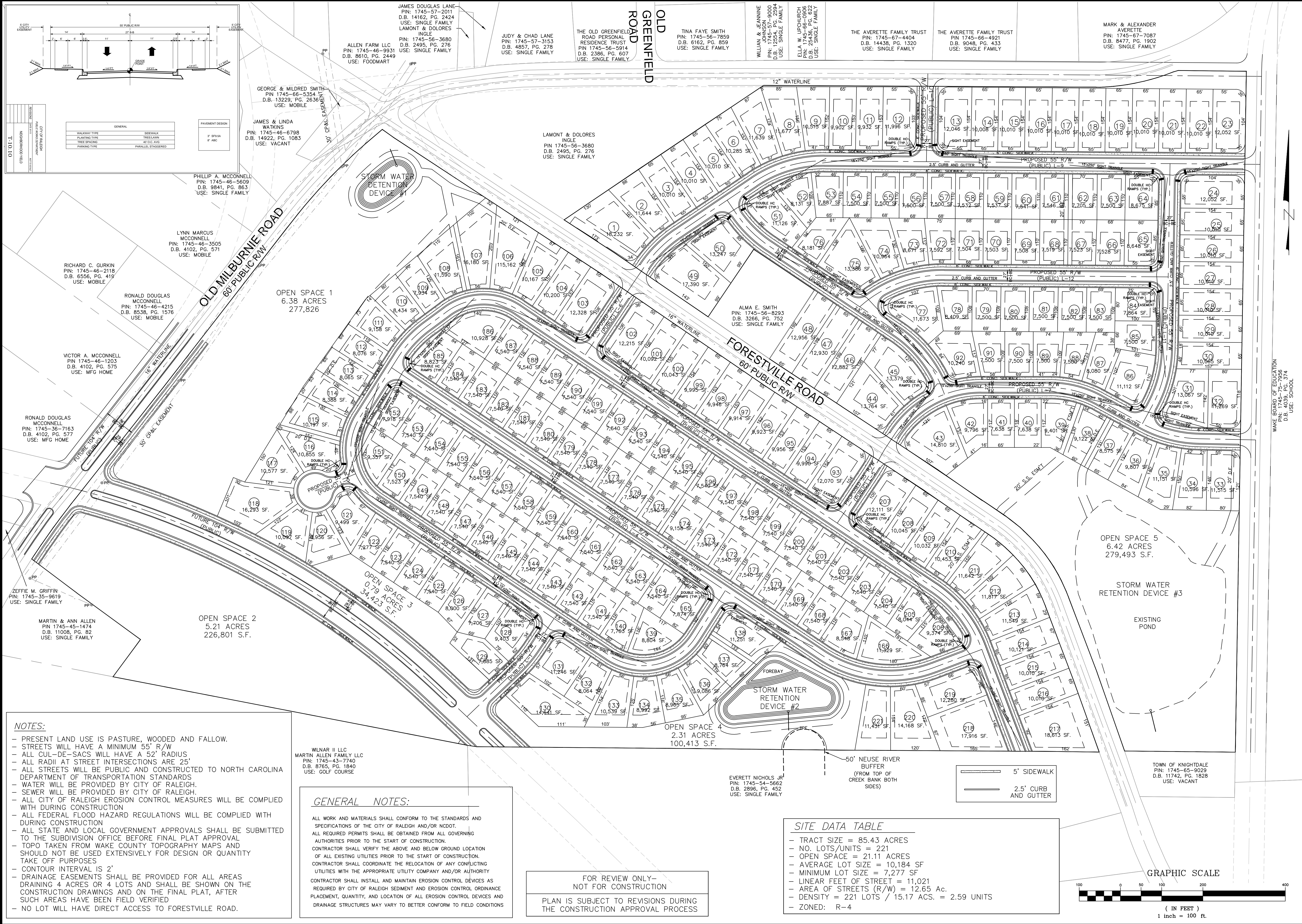
SP

PREPARED FOR: MERFACE HOMES RALEIGH, NC 27607	DATE: 2-25-15
PROJECT ENGINEER: MIKE STEWART	PROJECT CAD DESIGNER: JOHN A. TEEL
PROJECT NUMBER:	

SMITH RIDGE SUBDIVISION
CITY OF RALEIGH, NORTH CAROLINA

EXISTING CONDITIONS

DRAWING SHEET
P-2



NOTES:

- PRESENT LAND USE IS PASTURE, WOODED AND FALLOW.
- STREETS WILL HAVE A MINIMUM 55' R/W
- ALL CUL-DE-SACS WILL HAVE A 52' RADIUS
- ALL RADII AT STREET INTERSECTIONS ARE 25'
- ALL STREETS WILL BE PUBLIC AND CONSTRUCTED TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS
- WATER WILL BE PROVIDED BY CITY OF RALEIGH.
- SEWER WILL BE PROVIDED BY CITY OF RALEIGH.
- ALL CITY OF RALEIGH EROSION CONTROL MEASURES WILL BE COMPLIED WITH DURING CONSTRUCTION
- ALL FEDERAL FLOOD HAZARD REGULATIONS WILL BE COMPLIED WITH DURING CONSTRUCTION
- ALL STATE AND LOCAL GOVERNMENT APPROVALS SHALL BE SUBMITTED TO THE SUBDIVISION OFFICE BEFORE FINAL PLAT APPROVAL
- TOPO TAKEN FROM WAKE COUNTY TOPOGRAPHY MAPS AND SHOULD NOT BE USED EXTENSIVELY FOR DESIGN OR QUANTITY TAKE OFF PURPOSES
- CONTOUR INTERVAL IS 2'
- DRAINAGE EASEMENTS SHALL BE PROVIDED FOR ALL AREAS DRAINING 4 ACRES OR 4 LOTS AND SHALL BE SHOWN ON THE CONSTRUCTION DRAWINGS AND ON THE FINAL PLAT, AFTER SUCH AREAS HAVE BEEN FIELD VERIFIED
- NO LOT WILL HAVE DIRECT ACCESS TO FORESTVILLE ROAD.

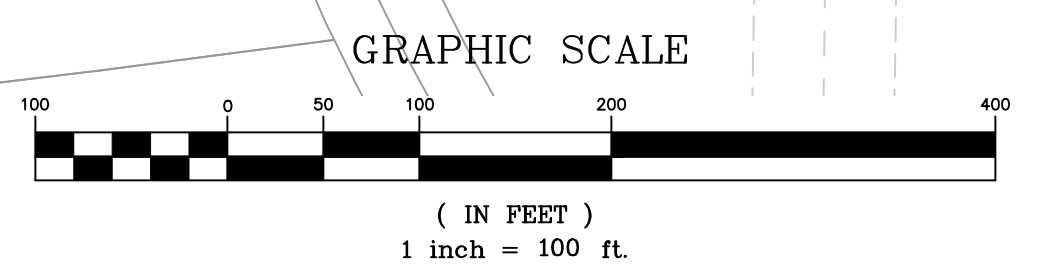
GENERAL NOTES:

ALL WORK AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH AND/OR NCDOT. ALL REQUIRED PERMITS SHALL BE OBTAINED FROM ALL GOVERNING AUTHORITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY THE ABOVE AND BELOW GROUND LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE THE RELOCATION OF ANY CONFLICTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANY AND/OR AUTHORITY. CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL DEVICES AS REQUIRED BY CITY OF RALEIGH SEDIMENT AND EROSION CONTROL ORDINANCE. PLACEMENT, QUANTITY, AND LOCATION OF ALL EROSION CONTROL DEVICES AND DRAINAGE STRUCTURES MAY VARY TO BETTER CONFORM TO FIELD CONDITIONS.

FOR REVIEW ONLY - NOT FOR CONSTRUCTION
 PLAN IS SUBJECT TO REVISIONS DURING THE CONSTRUCTION APPROVAL PROCESS

SITE DATA TABLE

- TRACT SIZE = 85.43 ACRES
- NO. LOTS/UNITS = 221
- OPEN SPACE = 21.11 ACRES
- AVERAGE LOT SIZE = 10,184 SF
- MINIMUM LOT SIZE = 7,277 SF
- LINEAR FEET OF STREET = 11,021
- AREA OF STREETS (R/W) = 12.65 AC.
- DENSITY = 221 LOTS / 15.17 ACS. = 2.59 UNITS
- ZONED: R-4



DATE: _____
 REVISION: _____
 NO.: _____

SCALE: _____

STEWART - PROCTOR
 ENGINEERING AND SURVEYING
 319 CHAPANOKE ROAD
 Raleigh, North Carolina 27603
 Phone (919) 779-1855 Fax (919) 779-1661

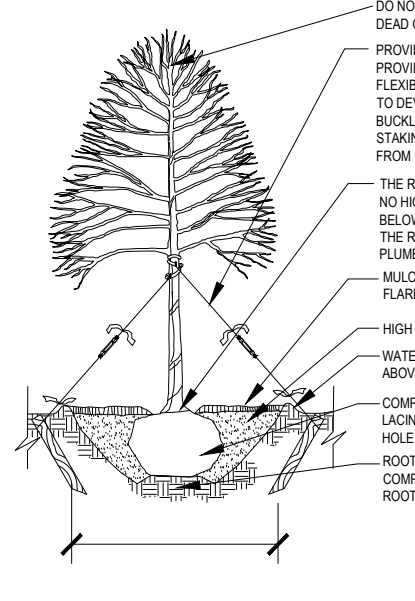
SP

PREPARED FOR: WAKE BOARD OF EDUCATION
 PROJECT NUMBER: 2000

DATE: 2-25-15
 PROJECT ENGINEER: MIKE STEWART
 PROJECT CAD DESIGNER: JOHN A. TEEL

SMITH RIDGE SUBDIVISION
 CITY OF RALEIGH, NORTH CAROLINA
 PRELIMINARY SITE PLAN

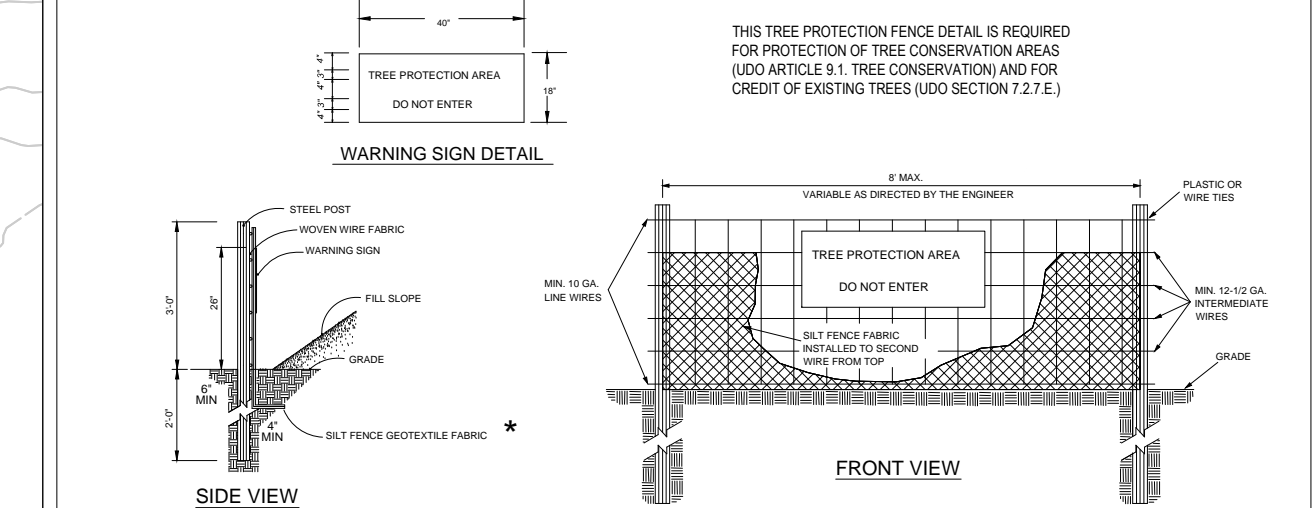
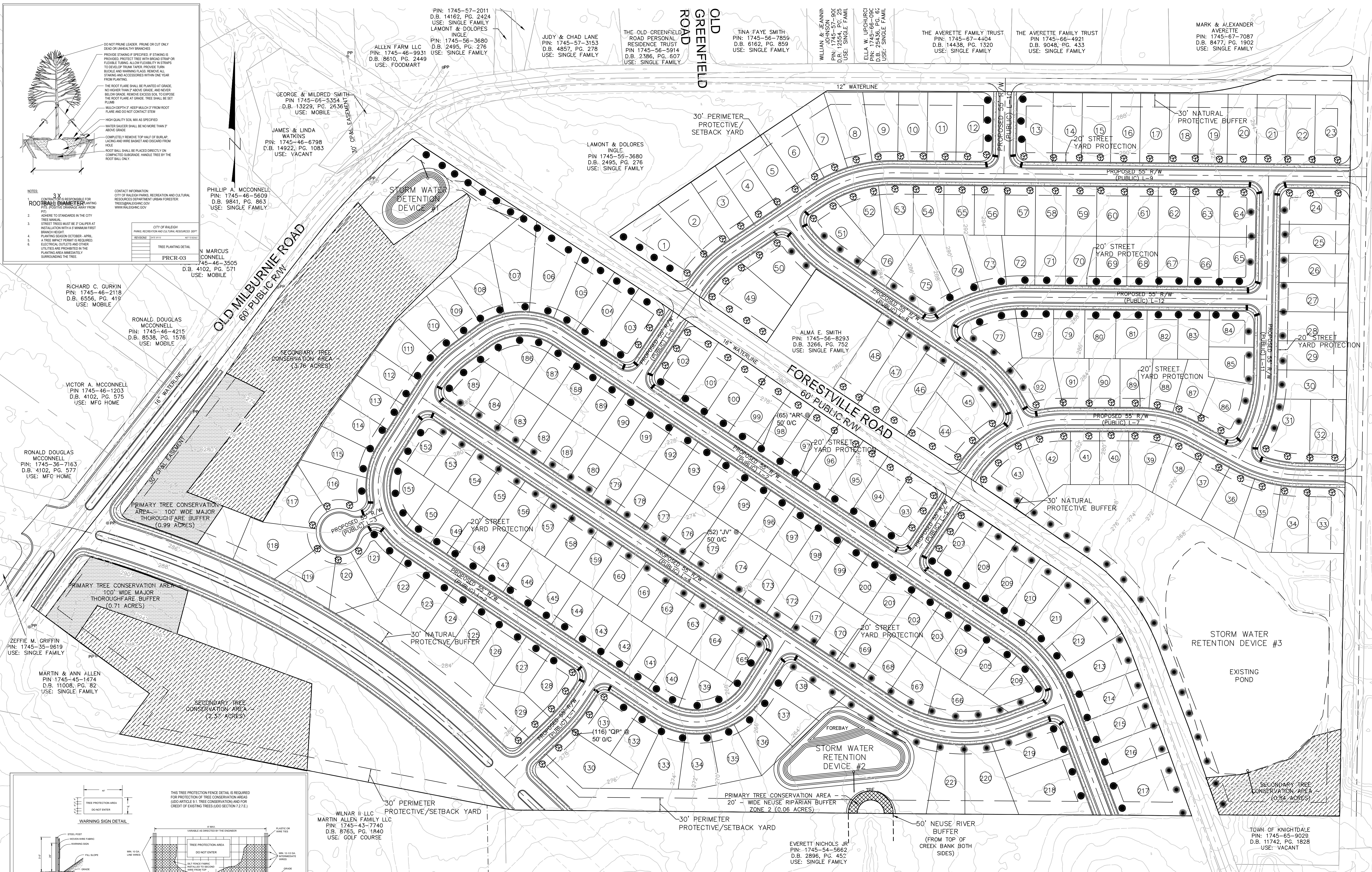
DRAWING SHEET
P-3



- NOTES
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL TREES WITHIN THE SITE. POSITIVE PROTECTION SHALL BE INSTALLED PRIOR TO ANY EROSION CONTROL MEASURES.
 - ADDITIONAL PROTECTION SHALL BE PROVIDED FOR ANY TREES THAT ARE IDENTIFIED IN THE CITY TREE MANUAL.
 - STREET TREES MUST BE CUT PER AT INSTALLATION WITH A MINIMUM FIRST BRANCH HEIGHT.
 - PLANTING SEASON OCTOBER - APRIL. A TREE WAX/PURSE MUST BE APPLIED TO ELECTRICAL CABLES AND OTHER UTILITIES ARE PROVIDED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
 - CONTACT INFORMATION: CITY OF RALEIGH, PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT, URBAN FORESTER, TREE SERVICES DIVISION, WWW.RELAGOV.GOV
 - CITY OF RALEIGH, PARS, RECREATION AND CULTURAL RESOURCES DEPARTMENT, URBAN FORESTER, TREE SERVICES DIVISION, WWW.RELAGOV.GOV

PRCR-03

DATE	DESCRIPTION
08/11/2010	ISSUED FOR PERMIT
08/11/2010	REVISED
08/11/2010	REVISED



TCA CONSERVATION ORDINANCE CALCULATIONS

- TRACT SIZE = 85.43 ACRES x 0.10 = 8.54 ACRES

PRIMARY TCA

- PRIMARY TREE CONSERVATION AREA - 20' - WIDE NEUSE RIPARIAN BUFFER ZONE 2 = 0.06 ACRES
- PRIMARY TREE CONSERVATION AREA - 100' - WIDE MAJOR THOROUGHFARE BUFFER = 1.70 ACRES

SECONDARY TCA

- SECONDARY TREE CONSERVATION AREA = 6.97 ACRES

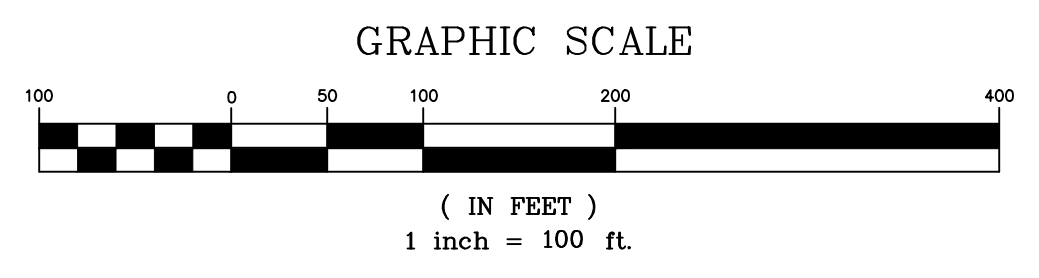
TOTAL TREE CONSERVATION AREA = 8.73 ACRES

TCA PROVIDED 8.73 ACRES > 8.54 ACRES

	SECONDARY TCA = 6.97 ACRES
	PRIMARY TCA (ZONE 2 NRB) = 0.06 ACRES
	PRIMARY TCA (100' THOROUGHFARE BUFFER) = 1.70 ACRES

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

PLAN IS SUBJECT TO REVISIONS DURING THE CONSTRUCTION APPROVAL PROCESS



MATERIALS LIST

1. BRIND STRAP TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL.
2. LITTER BIN TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL.
3. PLACE A SIGN ON EACH END OF LITTER BIN PROTECTIVE AND ON OTHER THROUGHTFARE.
4. FOR TREE PROTECTION, BRIND STRAP SHALL BE MADE OF 3/4" RIBBED NYLON OR POLYESTER WITH A MINIMUM STRENGTH OF 1500 LBS.
5. ATTACH STRAPS SECURELY TO TREE TRUNKS AND BRANCHES.
6. MINIMUM TREE PROTECTION SHALL BE THROUGHOUT DURATION OF PROJECT.
7. BRIND STRAP SHALL BE USED TO PROTECT TREE TRUNKS AND BRANCHES.
8. FLAM SHALL NOT RUN PARALLEL WITH THE DIRECTION OF FLOW.
9. BRIND STRAP SHALL BE USED TO PROTECT TREE TRUNKS AND BRANCHES.
10. BRIND STRAP SHALL BE USED TO PROTECT TREE TRUNKS AND BRANCHES.

STEWART - PROCTOR ENGINEERING AND SURVEYING
 319 CHAPANOKE ROAD, Raleigh, North Carolina 27603
 Phone (919) 779-1855 Fax (919) 779-1661

SMITH RIDGE SUBDIVISION
 CITY OF RALEIGH, NORTH CAROLINA
PRELIMINARY TREE CONSERVATION PLAN

REVISIONS
 NO. DATE

SEAL
 DATE

PREPARED FOR: HERBERT HONES, 3500 WALKER RD, RALEIGH, NC 27608
 DATE: 2-25-15
 PROJECT ENGINEER: MIKE STEWART
 PROJECT CAD DESIGNER: JOHN A. TEEL
 PROJECT NUMBER:

DRAWING SHEET P-7