

Preliminary Subdivision Plan Application



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 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. *S-62-18*

Office Use Only: Transaction # <i>574901</i>		Project Coordinator <i>JE</i>		Team Leader <i>Poufay</i>	
PRELIMINARY APPROVALS					
<input checked="" type="checkbox"/> Subdivision *		<input 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 #:					
GENERAL INFORMATION					
Development Name GRAHAM SUTTON SUBDIVISION					
Proposed Use RESIDENTIAL					
Property Address(es) 805 GRAHAM STREET					
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:					
PIN Recorded Deed 1704.13-14-4403		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 GRAYSON HOMES, LLC			Owner/Developer Name MIKE POUPARD		
Address 3948 BROWNING PLACE, #109					
Phone 919-801-1187		Email MIKE.POUPARD @GMAIL.COM		Fax N/A	
CONSULTANT/CONTACT PERSON FOR PLANS					
Company Name CAWTHORNE, MOSS & PANCIERA			Contact Name JORDAN PARKER		
Address 333 S. WHITE STREET, WAKE FOREST NC, 27587					
Phone 919-556-3148		Email JORDAN@CMPPLS.COM		Fax 919-554-1370	

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)

ZONING INFORMATION

Zoning District(s) **R-6**

If more than one district, provide the acreage of each:

Overlay District? Yes No

Inside City Limits? Yes No

CUD (Conditional Use District) Case # Z- **N/A**

COA (Certificate of Appropriateness) Case # **N/A**

BOA (Board of Adjustment) Case # A- **N/A**

STORMWATER INFORMATION

Existing Impervious Surface	acres/sf	Flood Hazard Area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Proposed Impervious Surface	acres/sf	Neuse River Buffer	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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		Wetlands	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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If in a Flood Hazard Area, provide the following:

Alluvial Soils	Flood Study	FEMA Map Panel #
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NUMBER OF LOTS AND DENSITY

Total # of Townhouse Lots:	Detached N/A	Attached
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Total # of Single Family Lots	2	Total # of All Lots	2
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Overall Unit(s)/Acre Densities Per Zoning Districts **5.5 UNITS PER ACRE**

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 **GRAYSON HOMES . LLC** 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.

Grayson Homes, LLC by <u><i>Mike Poupard</i></u>	<u>OCTOBER 23, 2018</u>
Signature Mike Poupard (President)	Date

Signature	Date
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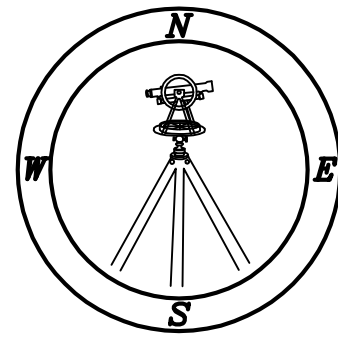
GENERAL REQUIREMENTS	TO BE COMPLETED BY APPLICANT		OFFICE USE ONLY		
	YES	N/A	YES	NO	N/A
1. Applicant must contact a Planner to determine if a Pre-Application Conference is required prior to application submittal	<input checked="" type="checkbox"/>				
2. Filing fee for plan review – payments may be 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 type="checkbox"/>	<input checked="" 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 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"/>		✓	

LAND SURVEYOR/CONTACT

CAWTHORNE, MOSS & PANCIERA, PC
 MICHAEL A. MOSS, PLS
 333 S. WHITE STREET
 WAKE FOREST, NC 27587
 (919) 556-3148
 MIKE@CMPPLS.COM

DEVELOPER:

GRAYSON HOMES, LLC
 3948 BROWNING PL., #109
 RALEIGH, NC 27609
 919-801-1187



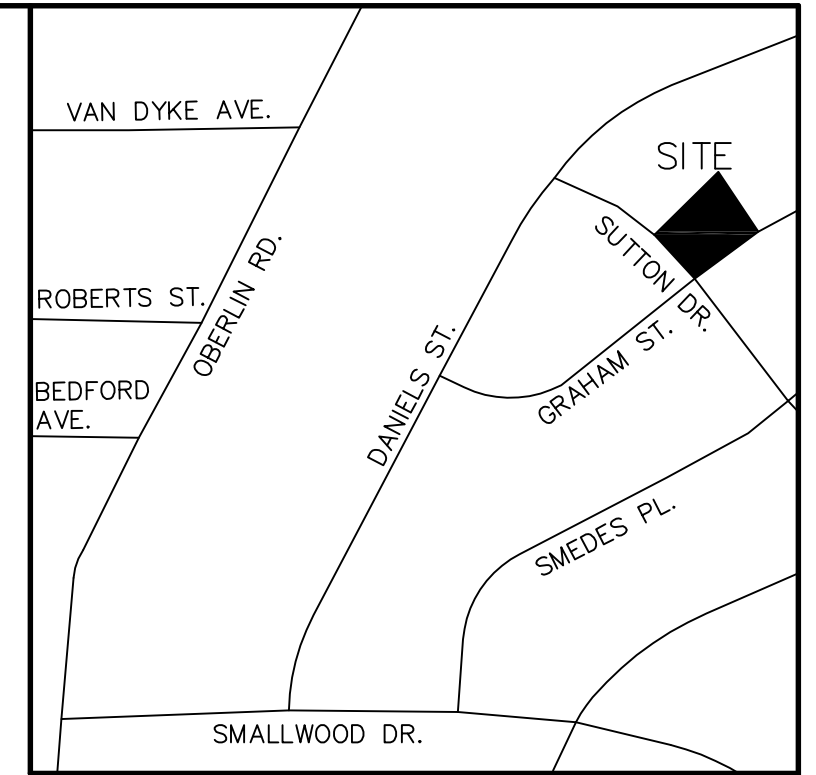
SHEET INDEX:

SHEET 1 - COVER SHEET
 SHEET 2 - EXISTING CONDITIONS
 SHEET 3 - PRELIMINARY SUBDIVISION PLAN

LOT SUMMARY
 TOTAL NUMBER OF LOTS 2
 MIN. LOT SIZE 0.183 AC.
 AVERAGE LOT SIZE 0.183 AC.
 TOTAL SITE AREA 0.365 AC.
 ZONING R-6
 SITE DENSITY 5.5 UNITS PER ACRE

NOTES:

- All construction shall be in accordance with all City of Raleigh Standards and Specifications.
- Developer is responsible for installation of all lines necessary to provide service to this site.
- Developers have reviewed and are in compliance with the requirements set forth in the Solid Waste Design Manual. The lots will be using residential bins.
- Refuse containers are to be rolled to the curb of the public right-of-way and serviced by City of Raleigh Solid Waste Services. Carts will be stored in garage or on a 6' x 6' concrete pad to the side or rear of the house.
- Per Section 9.2.2.A.2.b.i subject to 4.a of the Part 10A Raleigh Unified Development Ordinance, these lots are exempt from active stormwater measures and subject to further review upon placement of impervious surface areas.
- The subject property is exempt from Tree Conservation requirements due to gross site acreage being less than 2 ac.
- No lots are proposed to require a private pump service.
- This Project requires recordation of a Subdivision Plat prior to issuance of a Building Permit.
- Proposed lots are subject to Residential Infill Rules, as per Sec. 2.2.7.
- Diameter & material of water & sewer services are 3/4" CU with 5/8" meter & 4" PVC or DIP @ 1.0% min. grade for each lot.
- Residential driveways are to be constructed as per RSDM Sections 6.5.2 and Table 6.5a. Plot plan criteria for residential driveways shall follow the requirements per RSDM Section 6.5.7. Driveways are determined at submittal of the plot plan.



VICINITY MAP

GRAHAM SUTTON SUBDIVISION

Preliminary Subdivision Plan Application



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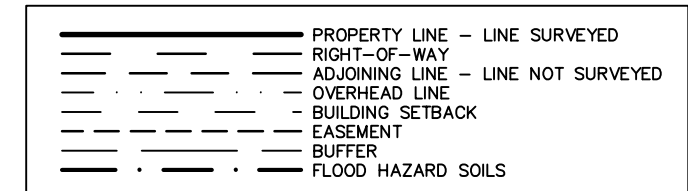
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Signature	<i>Mike Poupard</i>
Signature	Mike Poupard (President)
Date	OCTOBER 23, 2018
Date	

LEGEND:

- EIP - EXISTING IRON PIPE
- EPK - EXISTING PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PP - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT
- - ADDRESS
- P-WM - PROPOSED WATER METER
- P-CO - PROPOSED SEWER CLEAN-OUT
- E-WM - EXISTING WATER METER
- E-CO - EXISTING SEWER CLEAN-OUT

LINE TYPE LEGEND



SHEET 1 OF 3

PRELIMINARY
 SUBDIVISION PLAN
 COVER SHEET

GRAHAM SUTTON SUBDIVISION

OWNER: ANNE O. JENKINS
 REF: D.B. 2094, PAGE 45
 REF: B.M. 1950, PAGE 69

CITY OF RALEIGH
 WAKE COUNTY, NORTH CAROLINA



SCALE 1"=30'

OCTOBER 12, 2018

ZONED R-6

PIN # 1704.13-14-4403

CASE # S-62-2018
 TRANSACTION # 574901

LAND SURVEYOR/CONTACT

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 MICHAEL A. MOSS, PLS
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DEVELOPER:

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 RALEIGH, NC 27609
 919-801-1187

PRELIMINARY
 FOR REVIEW PURPOSES ONLY

IMPERVIOUS SURFACE TABLE

HOUSE	2,215 S.F.
DECK(584 S.F.@50%)	292 S.F.
DRIVEWAY	904 S.F.
BRICK SIDEWALK	284 S.F.
SHED	85 S.F.
MISC./UTILITIES	9 S.F.
TOTAL IMPERVIOUS AREA	3,789 S.F.
TOTAL LOT AREA	15,921 S.F.
PERCENTAGE OF IMPERVIOUS AREA	23.80%
MAX PERCENTAGE OF IMPERVIOUS ALLOWED	51.00%

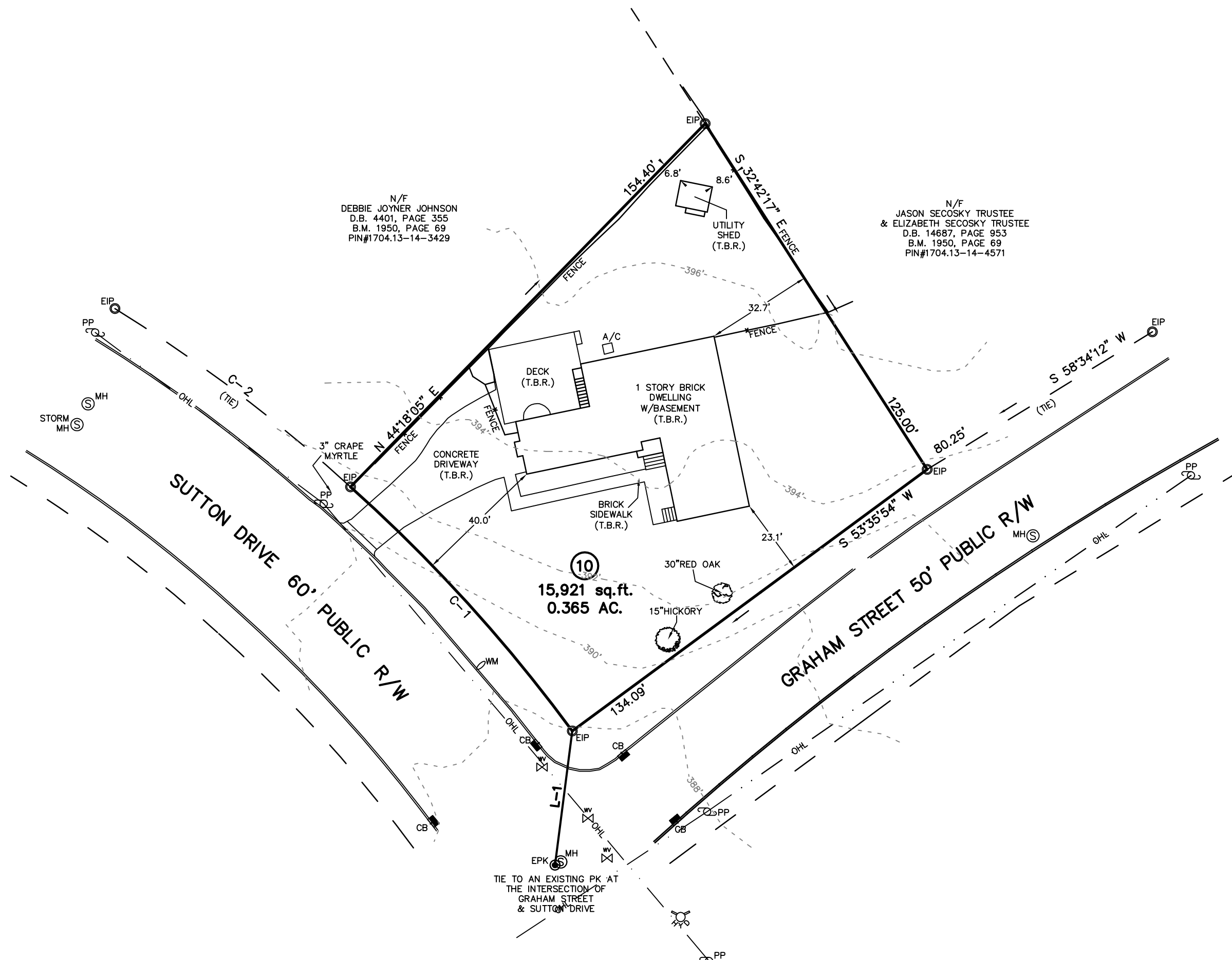
ADOPTED FROM B.M. 1950, PAGE 69

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- P-WM - PROPOSED WATER METER
- P-CO - PROPOSED SEWER CLEAN-OUT
- E-WM - EXISTING WATER METER
- E-CO - EXISTING SEWER CLEAN-OUT

NOTES:

1. THIS PLAT SUBJECT TO ALL EASEMENTS, AGREEMENTS AND RIGHTS OF WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT.
2. NO UNDERGROUND UTILITIES HAVE BEEN MARKED OR LOCATED FOR THIS PLAT.
3. ALL BEARINGS AND DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS
4. CONTOUR LINES HAVE BEEN TAKEN FROM WAKE COUNTY GIS SITE.
5. ALL CONTOURS ARE AT 2' INTERVALS.



LINE TYPE LEGEND

	PROPERTY LINE - LINE SURVEYED
	RIGHT-OF-WAY
	ADJOINING LINE - LINE NOT SURVEYED
	OVERHEAD LINE
	BUILDING SETBACK
	EASEMENT
	BUFFER
	FLOOD HAZARD SOILS

SHEET 2 OF 3
 EXISTING CONDITIONS PLAN FOR
GRAHAM SUTTON SUBDIVISION

805 GRAHAM STREET
 OWNER: ANNE O. JENKINS
 REF: D.B. 2094, PAGE 45
 REF: B.M. 1950, PAGE 69
 CITY OF RALEIGH
 WAKE COUNTY, NORTH CAROLINA



SCALE 1"=30'

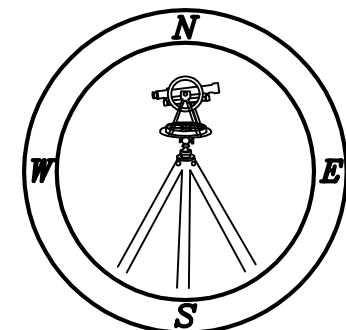
OCTOBER 12, 2018
 ZONED R-6
 PIN # 1704.13-14-4403

LINE TABLE

LINE	LENGTH	BEARING
L-1	41.14'	S 07°20'46" W

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C-1	100.49'	489.00'	100.32'	N 42°15'00" W
C-2	89.99'	489.00'	89.87'	N 52°52'00" W



CAMERONVILLE10.DWG - JG

