

Preliminary Subdivision Plan Application

5-8-19



**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.

Office Use Only: Transaction # <u>586421</u>		Project Coordinator		Team Leader <u>M. Ke Walters</u>	
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 <u>1712 Mayridge Lane</u>					
Proposed Use <u>Multifamily - Townhomes</u>					
Property Address(es) <u>1712 Mayridge Lane Raleigh, NC</u>					
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:					
PIN Recorded Deed		PIN Recorded Deed		PIN Recorded Deed	
		<u>1722783541</u>			
What is your project type?					
<input type="checkbox"/> Single family		<input checked="" type="checkbox"/> Townhouse		<input type="checkbox"/> Subdivision in a non-residential zoning district	
<input type="checkbox"/> Other (describe):					
OWNER/DEVELOPER INFORMATION					
Company Name <u>Squared Corners Construction, LLC</u>			Owner/Developer Name <u>Jansen Mitchell</u>		
Address <u>PO Box 41262 Raleigh, NC 27629</u>					
Phone <u>919-390-8331</u>		Email <u>jmitchell@squaredcorners.com</u>		Fax <u>N/A</u>	
CONSULTANT/CONTACT PERSON FOR PLANS					
Company Name <u>Veteran Engineering Associates, Inc.</u>			Contact Name <u>Thomas R. Kagarise, P.E.</u>		
Address <u>PO Box 1625 Durham, NC 27702</u>					
Phone <u>919-201-2175</u>		Email <u>tom@veteranengineeringassociates.com</u>		Fax <u>N/A</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 checked="" type="checkbox"/>		<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"/>		<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"/>	<input checked="" 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"/>	<input checked="" 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 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"/>		<input checked="" type="checkbox"/>		
b) Existing conditions sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c) Proposed Subdivision Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
g) Proposed Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
h) Transportation Plan	<input type="checkbox"/>	<input checked="" 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"/>		<input checked="" type="checkbox"/>		
8. Plan size must be 18" x 24" or 24" x 36"	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<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"/>	<input checked="" type="checkbox"/>	<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"/>	<input checked="" type="checkbox"/>	<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"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
12. Wake County School form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
13. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		



**WAKE COUNTY
PUBLIC SCHOOL SYSTEM**

Wake County Residential Development Notification

Developer Company Information

Company Name *Squared Corners Construction*
Company Phone Number *919-390-8331*
Developer Representative Name *Jansen Mitchell*
Developer Representative Phone Number *919-390-8331*
Developer Representative Email *Jmitchell@SquaredCorners.com*

New Residential Subdivision Information

Date of Application for Subdivision *2-15-2019*
City, Town or Wake County Jurisdiction *Raleigh*
Name of Subdivision *1712 Mayridge Lane*
Address of Subdivision (if unknown enter nearest cross streets) *1712 Mayridge Lane Raleigh*
REID(s) *0092337*
PIN(s) *172278354*

Projected Dates Information

Subdivision Completion Date _____
Subdivision Projected First Occupancy Date _____

Lot by Lot Development Information

Unit Type	Total # of Units	Senior Living	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Square Foot Range		Price Range		Anticipated Completion Units & Dates							
								Min	Max	Low	High	Year	# Units	Year	# Units	Year	# Units		
Single Family																			
Townhomes						✓		1300	1700	170K	185K	2020	18						
Condos																			
Apartments																			
Other																			

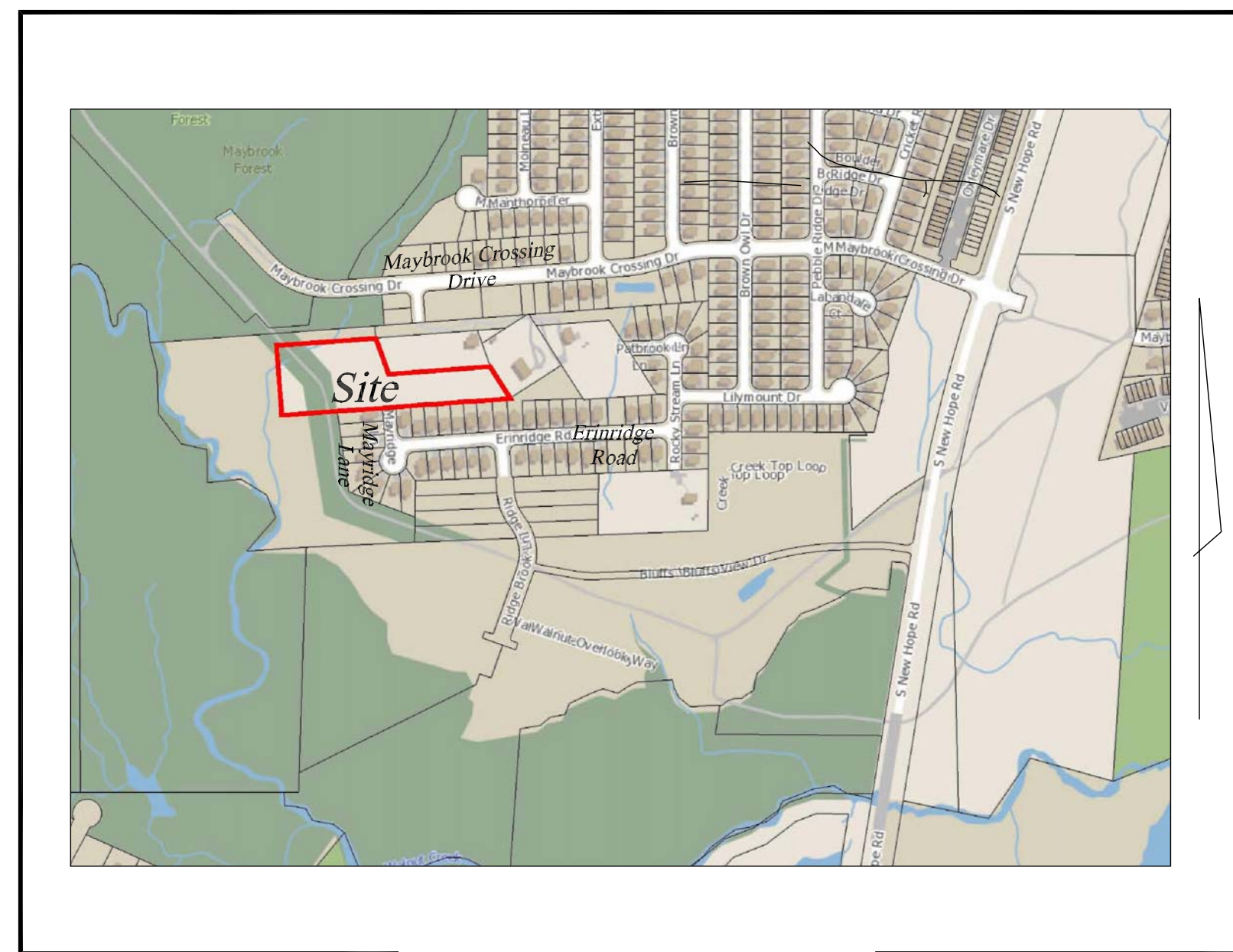
Please complete each section and return by email or fax to all:
WCPS
 Debra Adams
 dbadams@wcps.net
 Judy Stafford
 jstafford1@wcps.net
 Fax: 919-431-7302
WAKE
 Mike Ping
 Mike.ping@wakegov.com
 Fax: 919-856-6389

1712 MAYRIDGE LANE

A Quality/Affordable Housing Subdivision

GENERAL NOTES

- BOUNDARY, TREE AND TOPOGRAPHIC SURVEY BY RS JONES & ASSOCIATES, P.A. CIVIL PLANS PREPARED, DESIGNED AND DRAWN BY VETERAN ENGINEERING ASSOCIATES, INC.
 - THE PURPOSE OF THESE PLANS IS TO CONSTRUCT IMPROVEMENTS TO SERVE A NEW 18 LOT TOWNHOME DEVELOPMENT.
 - ALL SOIL FILL MATERIAL SHALL BE SUITABLE, STABLE SOILS THAT ARE FREE OF ORGANIC MATERIAL CONTAIN NO ROCKS.
 - THERE ARE EXISTING UNDERGROUND UTILITIES ON THIS SITE. CONTRACTOR SHALL CALL NC NO-CUTS AND LOCAL AUTHORITIES TO VERIFY ALL UTILITY LOCATIONS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR WILL FIELD LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. AN EXISTING UTILITIES SHOWN HEREIN ARE TO BE CONSIDERED APPROXIMATE. SHOULD THE CONTRACTOR FIND THAT THERE MAY BE A CONFLICT WITH INFORMATION SHOWN IN THESE CONTRACT DOCUMENTS, THE CONTRACTOR WILL REPORT THE INFORMATION FOUND TO THE ENGINEER OF RECORD AND THEN AWAIT FURTHER DIRECTION FROM THE OWNER.
 - FEMA 100-YR FLOODPLAIN ON THIS SITE - 3720172200J
 - DEVELOPER SHALL COORDINATE A PRE-CONSTRUCTION CONFERENCE PRIOR TO ANY SITE DISTURBANCES WITH ALL APPROPRIATE PERMIT-ISSUING AUTHORITIES. THE CONFERENCE WILL BE ATTENDED BY A REPRESENTATIVE FROM THE DEVELOPERS ENGINEER, CONTRACTOR, ZONING DIVISION, PUBLIC WORKS, AND THE CITY ENGINEER.
 - NO STORMWATER CONTROLS ARE REQUIRED FOR THIS PROJECT.
- SIGNAGE NOTES:**
- NO SIGNAGE OR MONUMENTATION IS PROPOSED AT THIS TIME.
 - A COPY OF THE APPROVED SITE PLAN MUST BE DISPLAYED IN A KIOSK AT THE SITE SHOWING LOT CONFIGURATION, EASEMENTS, STREETS, AMMENITIES, AND OTHER DESIGN FEATURES (WATER, SEWER, OPEN SPACE, ETC).
- PUBLIC WORKS NOTES:**
- DEVELOPER/OWNER IS RESPONSIBLE FOR SCHEDULING AND COORDINATING AN ON-SITE PRE-CONSTRUCTION MEETING WITH ALL APPLICABLE APPROVING AGENCIES PRIOR TO ANY SITE DISTURBANCE.
 - THE DEVELOPER/OWNER/CONTRACTORS SHALL BE RESPONSIBLE FOR THE PROMPT REMOVAL OF ANY AND ALL MUD, SOILS, STONE AND/OR CONSTRUCTION RELATED MATERIALS DEPOSITED UPON THE STREET SURFACES INCIDENTAL TO ON-SITE DEVELOPMENT ACTIVITIES AND DELIVERIES. THIS WOULD INCLUDE MAINTENANCE AS NEEDED FOR THE REQUIRED CONSTRUCTION DRIVE ACCESS. DESIGNATE CONSTRUCTION ENTRANCE.
 - THE DEVELOPER/OWNER/CONTRACTOR SHALL FURNISH AND MAINTAIN WORK ZONE TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH NCDOT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR WORK ZONE OPERATIONS WITHIN ALL PUBLIC STREET RIGHT-OF-WAYS.
- TRUTH IN DRAINAGE STATEMENT:** THE PROPOSAL MEETS OR EXCEEDS LOCAL AND STATE DESIGN GUIDELINES.



VICINITY MAP
1"=500'

**PRELIMINARY PLANS
NOT RELEASED FOR
CONSTRUCTION**

ENGINEERING FIRM:

PLANS PREPARED BY:

ADDRESS:

PHONE:

DEVELOPER

ADDRESS:

PHONE:

VETERAN ENGINEERING ASSOCIATES, INC. (C-3527)

POST OFFICE BOX 1625 DURHAM N.C. 27701

(919) 201-2175

ATTN: Thomas R. Kagarise, P.E., as President (11622)

SQUARED CORNERS CONSTRUCTION, LLC Jansen Mitchell, as Manager

PO BOX 41262

RALEIGH, NC 27629

(919) 390-8331

SHEET INDEX

- SHEET 1 C1 - COVER SHEET
- SHEET 2 EX1 - EXISTING CONDITIONS & TREE CONSERVATION PLAN
- SHEET 3 SP1 - SITE PLAN
- SHEET 4 GR1 - GRADING/DRAINAGE
- SHEET 5 UP1 - UTILITY PLAN
- SHEET 6 EC1 - EROSION CONTROL PLAN
- SHEET 7 D1 - DEVELOPMENT DETAILS
- SHEET 8 D2 - DEVELOPMENT DETAILS

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**Preliminary Subdivision
Plan Application**



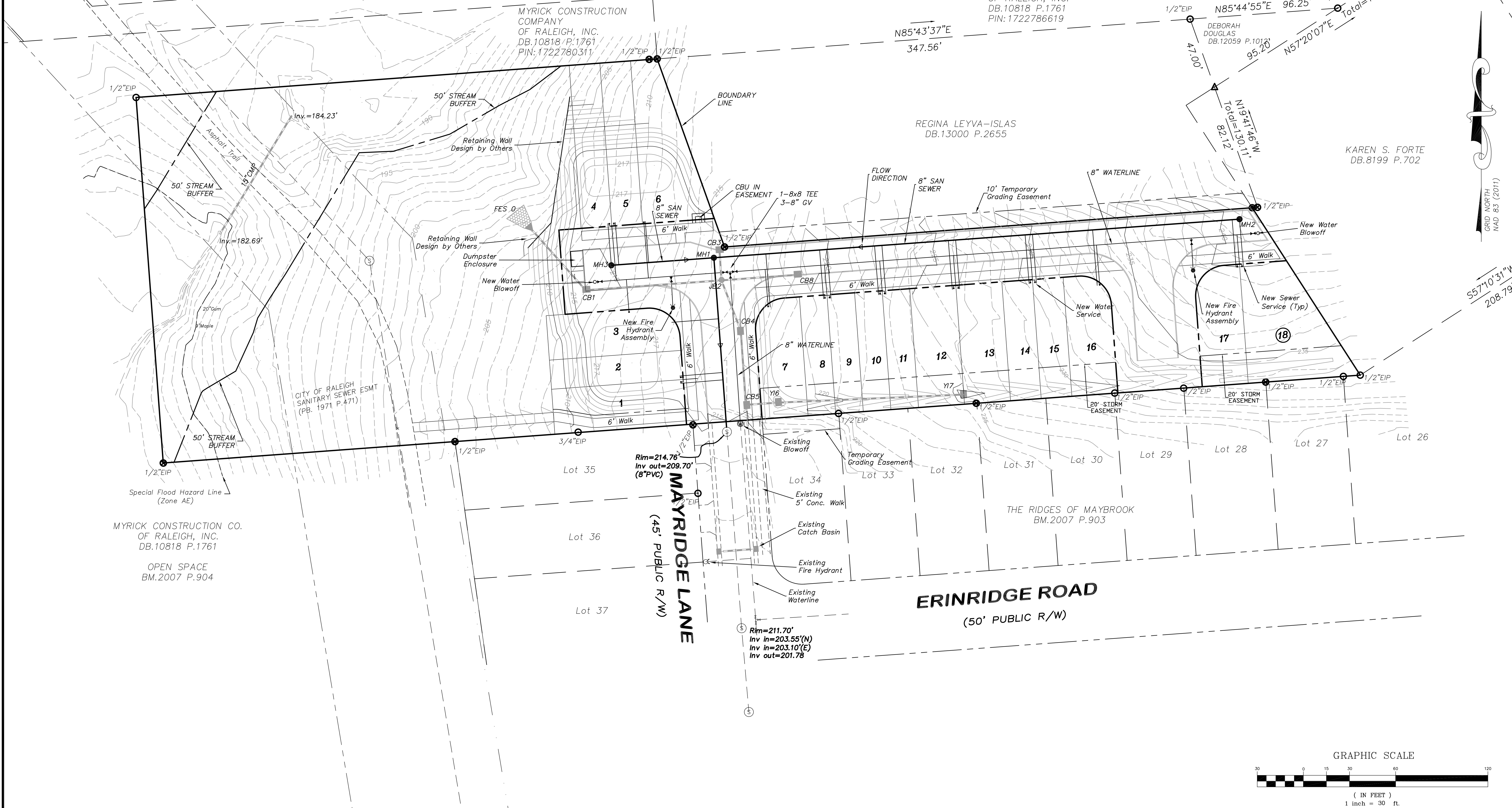
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Address PO Box 1625 Durham, NC 27702		
Phone 919-201-2175	Email tom@veteranengineeringassociates.com	Fax N/A

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

ZONING INFORMATION		
Zoning District(s) R-10-CU		
If more than one district, provide the acreage of each:		
Overlay District?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Inside City Limits?	<input type="checkbox"/> Yes <input checked="" 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	3578 SF acres/sf	Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface	acres/sf	Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
		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 # 3720172200J
NUMBER OF LOTS AND DENSITY		
Total # of Townhouse Lots:	Detached	Attached 18
Total # of Single Family Lots	18	Total # of All Lots 19
Overall Unit(s)/Acre Densities Per Zoning Districts 18 Units / 2.98 Acres = 6.04 Units/Acre		
Total # of Open Space and/or Common Area Lots 1		
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.		
Veteran Engineering Associates, Inc.		
I hereby designate _____ 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.		
	, as Manager	<u>01/31/19</u> Date
Signature		Date



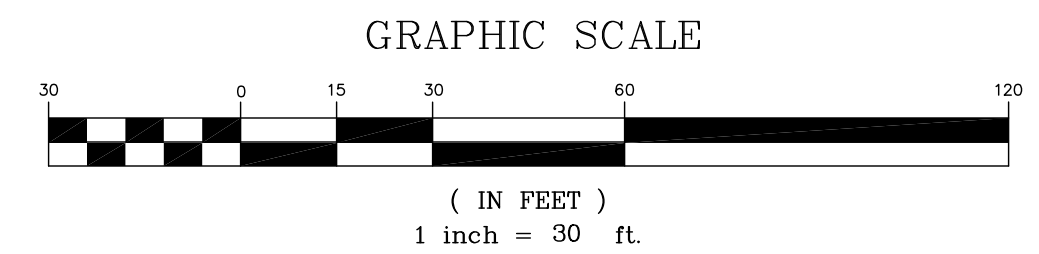
- GENERAL NOTES:**
- ALL ROADS SHOWN ARE PUBLIC
 - ALL DIMENSIONS SHOWN ON SITE PLAN
 - DUMPSTER SHALL BE ADEQUATELY SCREENED PER C.O.R. SOLID WASTE STANDARDS
 - STORMWATER ANALYSIS AT SITE PLAN ISSUE
 - BOUNDARY, TOPOGRAPHIC AND TREE SURVEY PER RS JONES & ASSOCIATES
 - PROVIDE HANDICAP ACCESS RAMPS AS SHOWN ON SITE PLAN
 - STREET TREES PLANTED BEHIND BACK OF CURB AND SIDEWALK IN 6' PLANTING STRIP
 - SITE REQUIRES ANNEXATION
 - PROVIDE A UTILITY EASEMENT BEHIND THE RIGHT OF WAY FOR PUBLIC SERVICES
 - REFERENCE SITE PLAN FOR ACCESS EASEMENT ON LOT 1
 - STORM DRAINAGE DESIGN BY RATIONAL METHOD FOR SMALL WATERSHEDS
 - POST DEVELOPMENT NITROGEN EXPORT = 4.06 lb/ac/yr (Owner to buydown to 3.6 lb/ac/yr)
 - WATER, STORM AND SANITARY SEWER UTILITIES TO BE CONSTRUCTED PER THE CITY OF RALEIGH CURRENT STANDARDS AND SPECIFICATIONS.

SANITARY SEWER MANHOLE DATA TABLE

STRUCTURE	MH - MH	RIM ELEV	INVERT IN	INVERT OUT	LENGTH	SLOPE
MH 0	---	214.76	209.70			
MH 1	1 TO 0	216.40	210.35	210.25	110	0.50
MH 2	2 TO 1	241.00	---	235.00	342	7.20
MH 3	3 TO 1	215.00	---	210.68	66	0.50

STORM SEWER DATA TABLE

STRUCTURE	TOP/TOC	INVERT UPSTRM	INVERT DOWN	LENGTH	DIA.	SLOPE
1 TO 0	215.00	206.80	204.00	67.0	18	4.18
2 TO 1	216.50	207.75	207.00	88.0	18	0.85
4 TO 2	216.40	210.10	209.75	35.0	15	1.00
5 TO 4	215.60	210.80	210.30	48.0	15	1.04
6 TO 5	219.00	213.80	211.00	20.0	15	14.00
7 TO 6	226.00	221.00	214.00	120.0	15	5.83
3 TO 2	216.75	212.75	212.00	19.0	15	3.95
8 TO 2	219.25	214.25	212.00	49.0	15	4.59



**PRELIMINARY PLANS
NOT RELEASED FOR
CONSTRUCTION**



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VETERAN ENGINEERING ASSOCIATES, INC.
Civil Engineering Services
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(919) 201-2775 (P) VEA Lic# - (C-8527)
tom@veteranengineeringassociates.com

SQUARED CORNERS CONSTRUCTION, LLC
PO BOX 41262
RALEIGH, NC 27629

UTILITY PLAN

MAYRIDGE LANE

CITY OF RALEIGH

PROJECT

WAKE CO. N.C.

BY

REVISION

NO. DATE

SCALE 1"=30'

DATE 1/4/19

DRAWN BY mjl

CHECKED BY trk

UP1