Preliminary Subdivision Plan Application S-48-18

DEVELOPMENT SERVICES DEPARTMENT

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.

Office Use Only: Transaction # 570015	Project Coordinator ~~Walters~~ Suni	Team Leader Walters

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 501 E Lane St ✓

Proposed Use Single Family Residential

Property Address(es) 501 E Lane St

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

PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed
1704-90-2431			

What is your project type?

☑ Single family ☐ Townhouse ☐ Subdivision in a non-residential zoning district

☐ Other (describe):

OWNER/DEVELOPER INFORMATION

Company Name Oakwood Sanctuary LLC	Owner/Developer Name Mike Poupard	
Address 3948 Browning Pl #109, Raleigh, NC 27601		
Phone 919-578-6222	Email mike@graysonhomesonline.com	Fax n/a

CONSULTANT/CONTACT PERSON FOR PLANS

Company Name FLM Engineering	Contact Name Jon Frazier	
Address PO Box 91727, Raleigh, NC 27675		
Phone 919-610-1051	Email jfrazier@flmengineering.com	Fax n/a

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: n/a

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 0.19 / 8,436 acres/sf	Flood Hazard Area	☐ Yes	■ No
Proposed Impervious Surface 0.24 / 10,607 acres/sf	Neuse River Buffer	☐ Yes	■ No
	Wetlands	☐ Yes	■ 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 0 Attached 0

Total # of Single Family Lots 3 | Total # of All Lots 3

Overall Unit(s)/Acre Densities Per Zoning Districts 10

Total # of Open Space and/or Common Area Lots 0

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 FLM Engineering 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 MANAGER Date 9-17-18

Signature Date

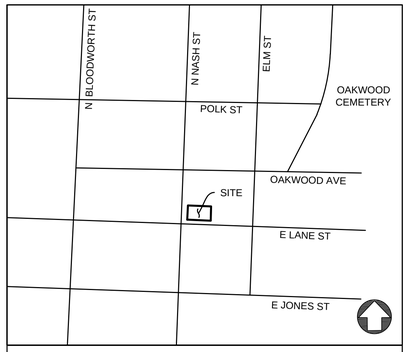
GENERAL REQUIREMENTS	TO BE COMPLETED BY APPLICANT		OFFICE USE ONLY		
	YES	N/A	YES	NO	N/A
1. Applicant must contact a Planner to determine if a Pre-Application Conference is required prior to application submittal	☑		✓		
2. Filing fee for plan review – payments may be made by cash, Visa, Mastercard, or check made payable to the City of Raleigh (no fee for infill recombination)	☑		✓		
3. Preliminary Subdivision Plan Application must be completed and signed by the property owner	☑	☐	✓		
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)	☑	☐	✓		
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	☑		✓		
6. Provide the following plan sheets:	☑		✓		
a) Cover sheet, to include general notes, owner's name, contact's name, phone number, mailing address, email address	☑		✓		
b) Existing conditions sheet	☑	☐	✓		
c) Proposed Subdivision Plan	☑		✓		
d) Proposed Grading and Stormwater Plan	☐	☑			✓
e) Proposed Utility Plan, including Fire	☐	☑	✓		
f) Proposed Tree Conservation Plan	☐	☑			✓
g) Proposed Landscaping	☐	☑	✓		
h) Transportation Plan	☐	☑			✓
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.	☑		✓		
8. Plan size must be 18" x 24" or 24" x 36"	☑		✓		
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	☑		✓		
10. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	☑		✓		
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	☑		✓		
12. Wake County School form, if dwelling units are proposed	☑	☐	✓		
13. Preliminary stormwater quantity and quality summary and calculations package	☐	☑			✓
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	☐	☑			✓

PRELIMINARY SUBDIVISION PLANS FOR

501 E LANE ST

S-48-18 / TRANS. NO. 570015

501 E LANE ST
RALEIGH, NC 27601
PIN: 1704-90-2431



VICINITY MAP
1" = 500'

NOTES

1. DUE TO THE SIZE OF THE PARCEL (0.38 ACRE), THE SITE IS EXEMPT FROM TREE CONSERVATION AREAS (TCAs) PER CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE (UDO) SECTION 9.1.2.
2. PER SECTION 9.2.2.A.A.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.

SHEET	TITLE
C-1	COVER
C-2	EXISTING CONDITIONS
C-3	SITE PLAN, UTILITY & LANDSCAPING PLAN
C-4	STORM SEWER RELOCATION PLAN & PROFILE

ENGINEER OF RECORD:

FLM ENGINEERING, INC
CONTACT: JON FRAZIER, PE
PO BOX 91727
RALEIGH, NC 27675
919.610.1051
JFRAZIER@FLMENGINEERING.COM

DEVELOPER:

OAKWOOD SANCTUARY LLC
CONTACT: MIKE POUPARD
3948 BROWNING PL #109
RALEIGH, NC 27609
919.578.6222
MIKE@GRAYSONHOMESONLINE.COM

CALL 48 HOURS BEFORE YOU DIG
NORTH CAROLINA ONE-CALL CENTER
1-800-632-4949

ALL CONSTRUCTION SHALL BE PER CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS

FLM ENGINEERING
POST OFFICE BOX 91727
RALEIGH, NORTH CAROLINA 27675
PHONE: 919.610.1051
FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	COR 1ST COMMENTS	10/10/2018	FLM
2	COR 2ND COMMENTS	1/4/2019	FLM
3	COR 3RD COMMENTS	2/7/2019	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION

SCALE ADJUSTMENT
THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING
0 — 1"
IF IT IS NOT 1 INCH ON THIS SHEET, ADJUST YOUR SCALE ACCORDINGLY

PRELIMINARY SUBDIVISION PLANS

501 E LANE ST
RALEIGH, NC 27601

OAKWOOD SANCTUARY LLC

DATE:	09-19-2018
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	18059

COVER

C-1
SHEET 1 OF 4

Preliminary Subdivision Plan Application

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Company Name: FLM Engineering | Contact Name: Jon Frazier
Address: PO Box 91727, Raleigh, NC 27675
Phone: 919-610-1051 | Email: jfrazier@flmengineering.com | Fax: n/a

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I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signature: [signature] MANAGER — Date: 9-17-18
Signature — Date

© 2018 THIS DRAWING SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF FLM ENGINEERING, INC.

LEGEND

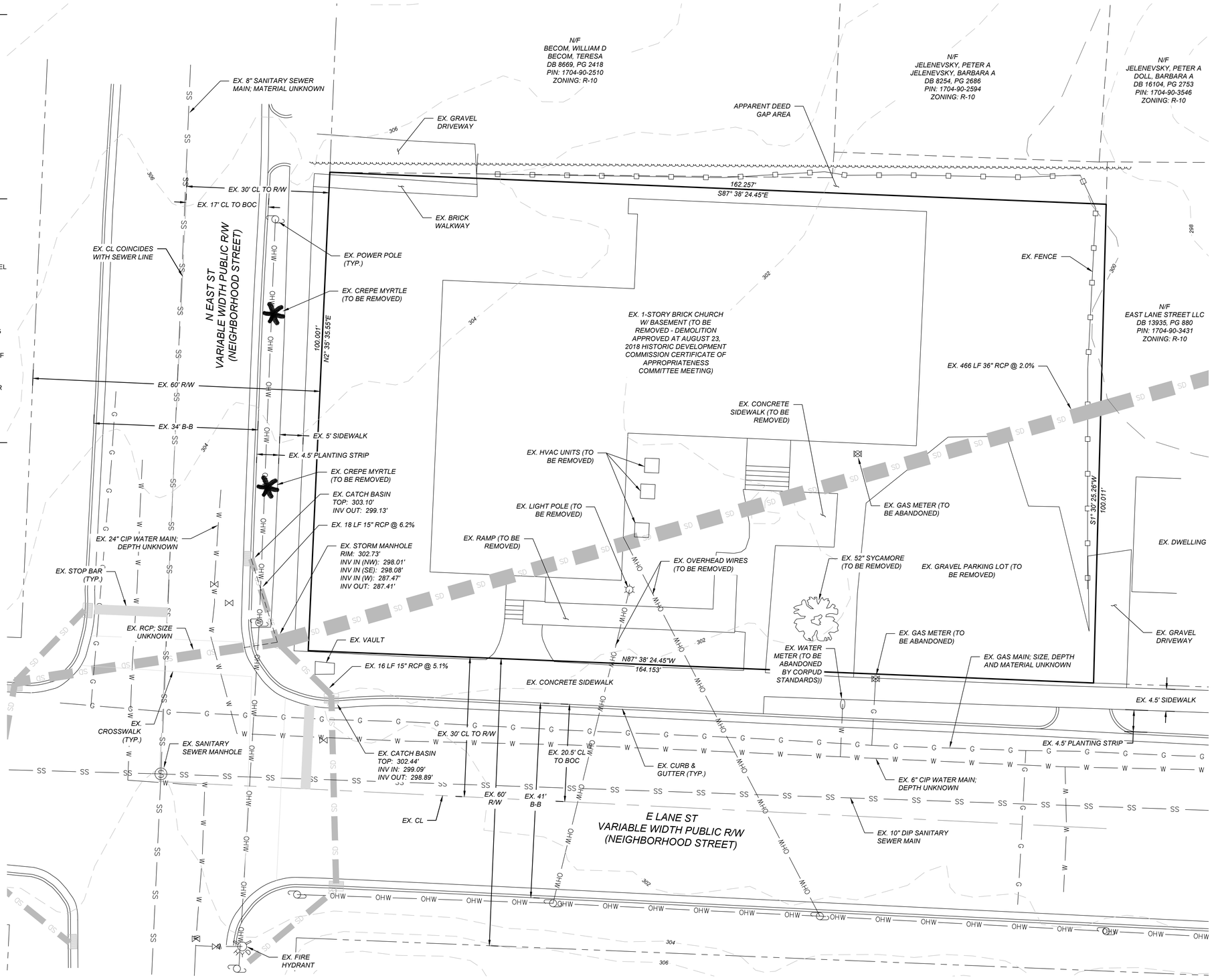
- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. ADJACENT OWNERS
- EX. ROAD CENTERLINE
- EX. MAJOR CONTOUR (10')
- EX. MINOR CONTOUR (2')
- EX. OVERHEAD ELECTRIC LINE
- EX. SANITARY SEWER
- EX. WATER LINE
- EX. GAS LINE
- EX. STORM SEWER
- EX. TREE LINE

NOTES

1. BOUNDARY AND SURVEY DATA PROVIDED BY CAWTHORNE, MOSS & PANCIERA, PC.
2. CONTOURS SHOWN ON THIS SHEET WERE OBTAINED FROM WAKE COUNTY GIS.
3. NO PORTION OF THIS PROPERTY LIES WITHIN A FEMA DESIGNATED 100-YEAR FLOOD HAZARD AREA PER FEMA PANEL 3720170400J DATED MAY 2, 2006.
4. THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
5. THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
6. THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EX. UTILITIES.
7. THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EX. UTILITIES DAMAGED DURING CONSTRUCTION.

SOIL TYPES

HeB - HELENA SANDY LOAM, 2 TO 6 PERCENT SLOPES



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FIRM NC LICENSE NUMBER C-4222

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ORIGINAL PLAN SIZE: 24" X 36"

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PRELIMINARY SUBDIVISION PLANS

501 E LANE ST
RALEIGH, NC 27601

OAKWOOD SANCTUARY LLC

DATE:	09-19-2018
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	18059

EXISTING CONDITIONS

C-2

SHEET 2 OF 4

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LEGEND

- EX. PROPERTY LINE
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- EX. SANITARY SEWER
- EX. WATER LINE
- EX. GAS LINE
- EX. STORM SEWER
- EX. TREE LINE
- PROP. RIGHT-OF-WAY
- PROP. LOT LINES
- PROP. STORM SEWER
- PROP. STREET TREE (QA)
- PROP. UNDERSTORY TREE (LA)
- PROP. LIMITS OF NEW SIDEWALK

NOTES

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5. THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EX. UTILITIES DAMAGED DURING CONSTRUCTION.
6. GRADING IS NOT PROPOSED, SO THE EXISTING CONTOURS WILL NOT CHANGE AS PART OF THE SITE DEVELOPMENT.

SUMMARY INFORMATION

DEVELOPMENT NAME: 501 E LANE ST

STREET ADDRESS: 501 E LANE ST

PIN NUMBER(S): 1704-90-2431

TOTAL AREA: 0.38 AC

PROPOSED SINGLE FAMILY LOTS: 3

AVERAGE LOT SIZE: 5,440 SF
MINIMUM LOT SIZE: 4,700 SF

PROPOSED LOT 1 SIZE: 6,004 SF
PROPOSED LOT 1 IMPERVIOUS AREA: 3,902 SF (65%, OR LESS DEPENDING ON ANY IMPERVIOUS SURFACE ADDED IN THE RIGHT-OF-WAY)

PROPOSED LOT 2 SIZE: 4,700 SF
PROPOSED LOT 2 IMPERVIOUS AREA: 3,055 SF (65%, OR LESS DEPENDING ON ANY IMPERVIOUS SURFACE ADDED IN THE RIGHT-OF-WAY)

PROPOSED LOT 3 SIZE: 5,616 SF
PROPOSED LOT 3 IMPERVIOUS AREA: 3,650 SF (65%, OR LESS DEPENDING ON ANY IMPERVIOUS SURFACE ADDED IN THE RIGHT-OF-WAY)

ZONING DISTRICT: R-10
MINIMUM LOT AREA (SINGLE FAMILY): 4,000 SF
MINIMUM LOT WIDTH: 45' (60' CORNER LOT)
MINIMUM LOT DEPTH: 60'

PROPOSED DENSITY: 7.9 UNITS/AC
MAXIMUM DENSITY: 10 UNITS/AC

OVERLAY DISTRICT: HOD-G (OAKWOOD)

JURISDICTION: CITY OF RALEIGH
PROPOSED USE: RESIDENTIAL SUBDIVISION

DEVELOPER:
OAKWOOD SANCTUARY LLC
3948 BROWNING PL #109
RALEIGH, NC 27609
919.578.6222

ENGINEER:
FLM ENGINEERING, INC.
PO BOX 91727
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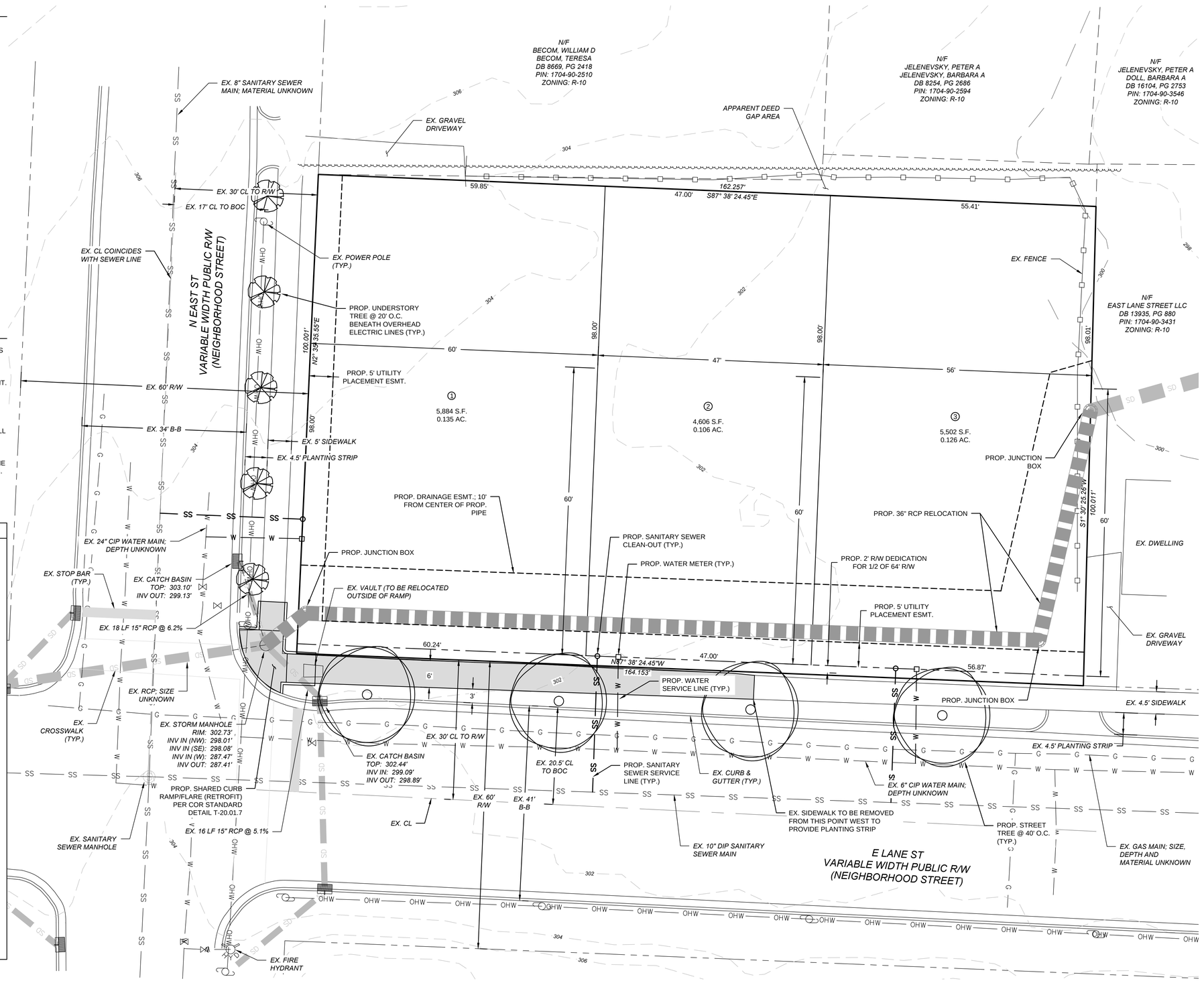

PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.	CAL.	HT.
QA	QUERCUS ALBA	WHITE OAK	4	3"	10'
LA	LAGERSTROEMIA	CREPE MYRTLE (SINGLE STEM)	5	1.5"	6'

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OAKWOOD SANCTUARY LLC

DATE:	09-19-2018
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SITE, UTILITY AND LANDSCAPING PLAN

C-3