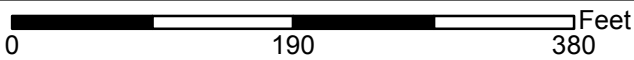
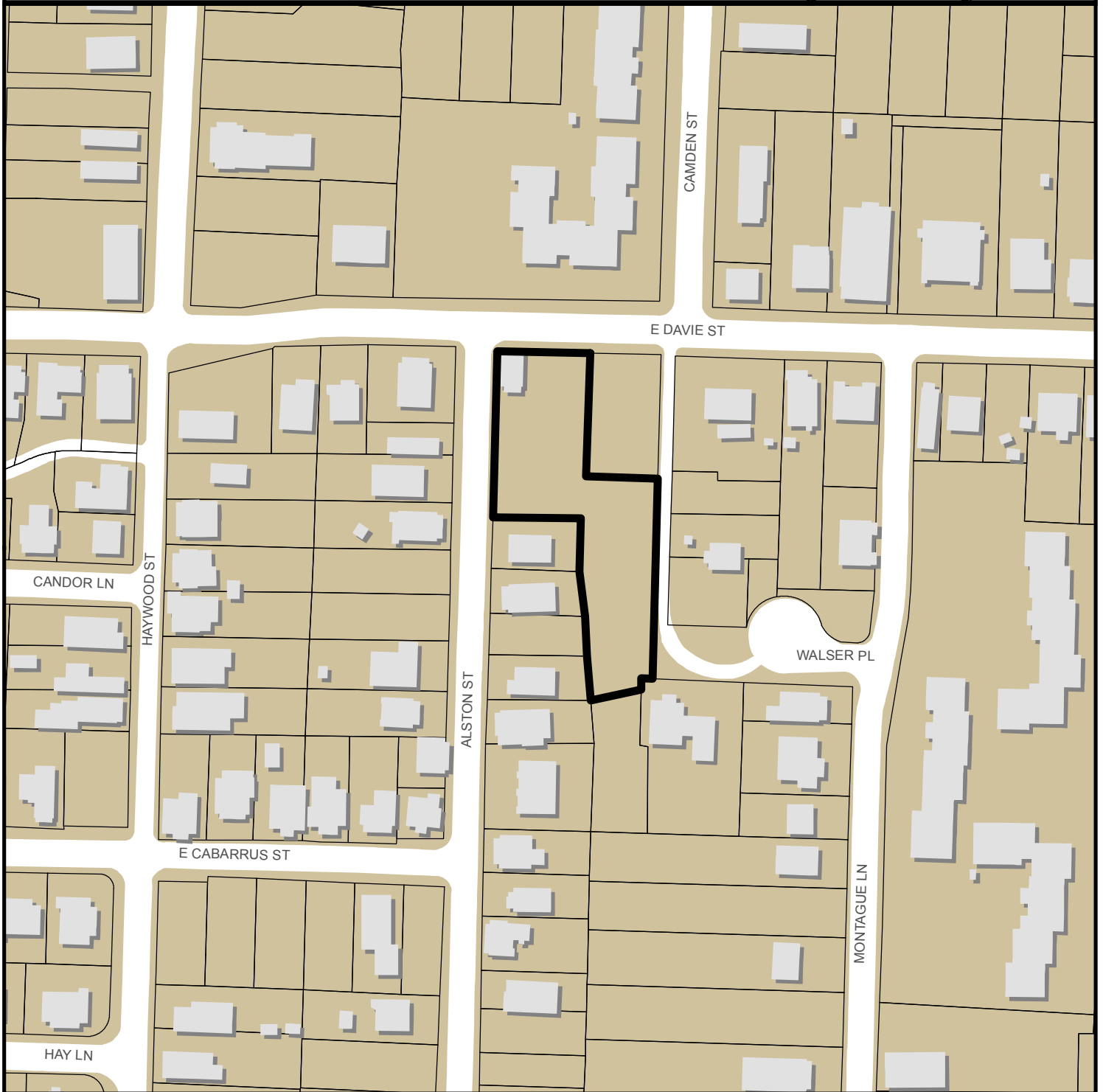
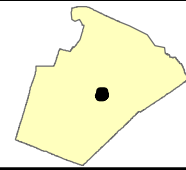


DAVIE STREET SUBDIVISION S-25-2018



Zoning: **R-10**
CAC: **South Central**
Drainage Basin: **Walnut Creek**
Acreage: **0.59**
Number of Lots: **5**

Planner: **Ryan Boivin**
Phone: **(919) 996-2681**
Applicant: **Two Apples Properties, LLC**
Phone: **(919) 931-6505**



Preliminary Subdivision Plan Application

5-25-18



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | cfax 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>558397</u> Project Coordinator _____		Team Leader <u>Ryan Boivin</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>Davie St Lots</u>			
Proposed Use <u>SFD</u>			
Property Address(es) <u>710 E. DAVIE ST</u>			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
PIN Recorded Deed <u>1713076184</u>	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 <u>Steve Sypher Designs</u>		Owner/Developer Name <u>Two Apples Properties</u>	
Address <u>2114 Woodview Dr Raleigh NC 27604</u>			
Phone <u>919-931-6505</u>	Email <u>stevesypher@AOL.com</u>	Fax <u>N/A</u>	
CONSULTANT/CONTACT PERSON FOR PLANS			
Company Name <u>Manner Architecture</u>		Contact Name <u>David Manner</u>	
Address <u>Margett St Raleigh NC 27601</u>			
Phone <u>919-834-3600</u>	Email <u>David@mannerdesigns.com</u>	Fax _____	

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?

Yes

No

Inside City Limits?

Yes

No

CUD (Conditional Use District) Case # Z-

COA (Certificate of Appropriateness) Case #

BOA (Board of Adjustment) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface

acres/sf

Flood Hazard Area

Yes

No

Proposed Impervious Surface

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

Total # of Single Family Lots

5

Total # of All Lots

Overall Unit(s)/Acre Densities Per Zoning Districts

5 / R-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.

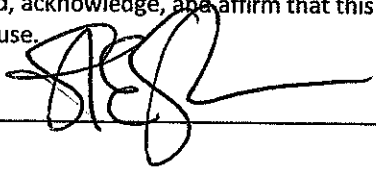
I hereby designate

_____ 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



Date

5/23/18

Signature

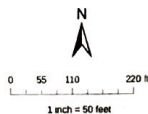
Date

Preliminary Subdivision Plan 720 E. Davie Street, Raleigh, NC 27601



Owner:
Two Apples Properties
2114 Woodview Drive
Raleigh, NC 27604
stevesypher@aol.com
919.931.6505

Designer:
TightLines Designs
115 1/2 E. Hargett Street
Suite 300
Raleigh, NC 27601
david@tightlinesdesigns.com
919.834.3600



GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S) AND OR SIDEWALK FROM THE TRANSPORTATION OPERATION DIVISION/PUBLIC WORKS DEPARTMENT
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMIT OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION
- ALL CURB AND GUTTER SHOWN ON SITE IS STANDARD 24" CURB AND GUTTER ALL GUTTER SHOWN WITHIN RIGHT OF WAY SHALL BE STANDARD 30" CURB AND GUTTER
- UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM
- ALL HVAC UNITS SHALL BE SCREEN FROM VIEW OF THE PUBLIC RIGHT OF WAY
- CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES CONTACT NC ONE AT 811 FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIANS EXISTING ROUTES AND ALTERANTE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES, 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A MEETING WITH THE CITY OF RALEIGH, PUBLIC DEPARTMENT /TRANSPORTATION OPERATIONS DIVISION TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THE FACILITIES DURING CONSTRUCTION.

Preliminary Subdivision Plan Application



DEVELOPMENT
SERVICES
DEPARTMENT

Development Services Customer Service Center | 11 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919.996.2095 | Fax 919.996.1851
Litchfield Satellite Office | 1320 S 13th Litchfield Road | Raleigh, NC 27601 | 919.996.4300

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

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: 720 E. Davie St. Lots

Proposed Use: SFD

Property Address(es): 720 E. Davie St. Raleigh NC 27601

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

PIN Recorded Deed: 115076184 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: Two Apples Properties LLC Owner/Developer Name: Steve Sypher

Address: 2114 Woodview Dr Raleigh NC 27604

Phone: 919-931-6505 Email: stevesypher@aol.com

CONSULTANT/CONTACT PERSON FOR PLANS

Company Name: TightLines Designs Contact Name: David Mauerer

Address: 115 1/2 Hargett St Raleigh NC 27601

Phone: 919-834-3600 Email: david@tightlinesdesigns.com

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

ZONING INFORMATION

Zoning District(s): R-10

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

Overlay District? Yes No

Inside City Limits? Yes No

CLUD (Conditional Use District) Case # Z: N/A

CDA (Certificate of Appropriateness) Case # N/A

BOA (Board of Adjustments) Case # A: N/A

STORMWATER INFORMATION

Existing Impervious Surface: 620 acres/ft Flood Hazard Area Yes No

Proposed Impervious Surface: 620 acres/ft 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 _____

Total # of Single Family Lots: 5 Total # of All Lots: 5

Overall Units/Acre Densities Per Zoning Districts _____

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 _____ 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, understood, and affirm that this project is conforming to all application requirements applicable with the proposed development.

Signature: [Signature] Date: 6/12/18

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.	<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"/>				
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"/>				
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:					
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 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 type="checkbox"/>	<input checked="" 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"/>				
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"/>				

IPF

R/W

CAMDEN STREET
50' PUBLIC R/W
BM 1982 P 971

R/W

E. DAVIE STREET
55' PUBLIC R/W
BM 1982 P 977

BACK OF CURB

S 84°42'54" E 119.37'
TIE LINES ONLY

SIDEWALKS 84°42'54" E 150.25' TOTAL

BACK OF CURB

SIDEWALK
BACK OF CURB
R/W
N 84°42'54" W 138.61'
TIE LINES ONLY

CAMDEN STREET
PUBLIC R/W
NO RECORDED R/W
WIDTH FOUND
10' R/W PER
THIS SURVEY

CAMDEN STREET
PUBLIC R/W
NO RECORDED R/W
WIDTH FOUND
10' R/W PER
THIS SURVEY



ALSTON STREET
40' PUBLIC R/W

BACK OF CURB

R/W

BACK OF CURB

R/W

POLE

IPS

PROPOSED LOT
4,003 SF

PROPOSED LOT
4,006 SF

PROPOSED LOT
3,893 SF

EXISTING LOT
7,405 SF

NORMA W. HAYWOOD
PIN 1713076141
DB 1264 P 618

JEB RENTALS, LLC
PIN 1713076053
DB 15524 P 1703

CITY OF RALEIGH
PIN 1713076057
DB 3224 P 921

MARITZA HICKS
PIN 1713066959
DB 9284 P 199

Y.L. PROPERTIES
PIN 1713066954
DB 15320 P 345

S 88°58'57" E 98.38'
TIE LINES ONLY

N 00°01'10" E 39.40'

OWN OWNERSHIP
713067921
EED REFERENCES FOUND

N 05°41'08" E 50.79'
RECORD DISTANCE
61.8'

RALEIGH RITE LIVING LLC
PIN 1713067991
DB 15216 P 405
LOT 1 OF BM 1928 P 130

APPARTMENT DEED OVERLAP
94 SF
0.002 ACRES

WALSER PL,
30' PUBLIC
BM 1928 P

R/W

R/W

NOT FOUND

REVIEW SET FOR:
E. Davie Lot Subdivision

PROPOSED SUBDIVISION SCALE: 1:30 DATE: 03.23.18