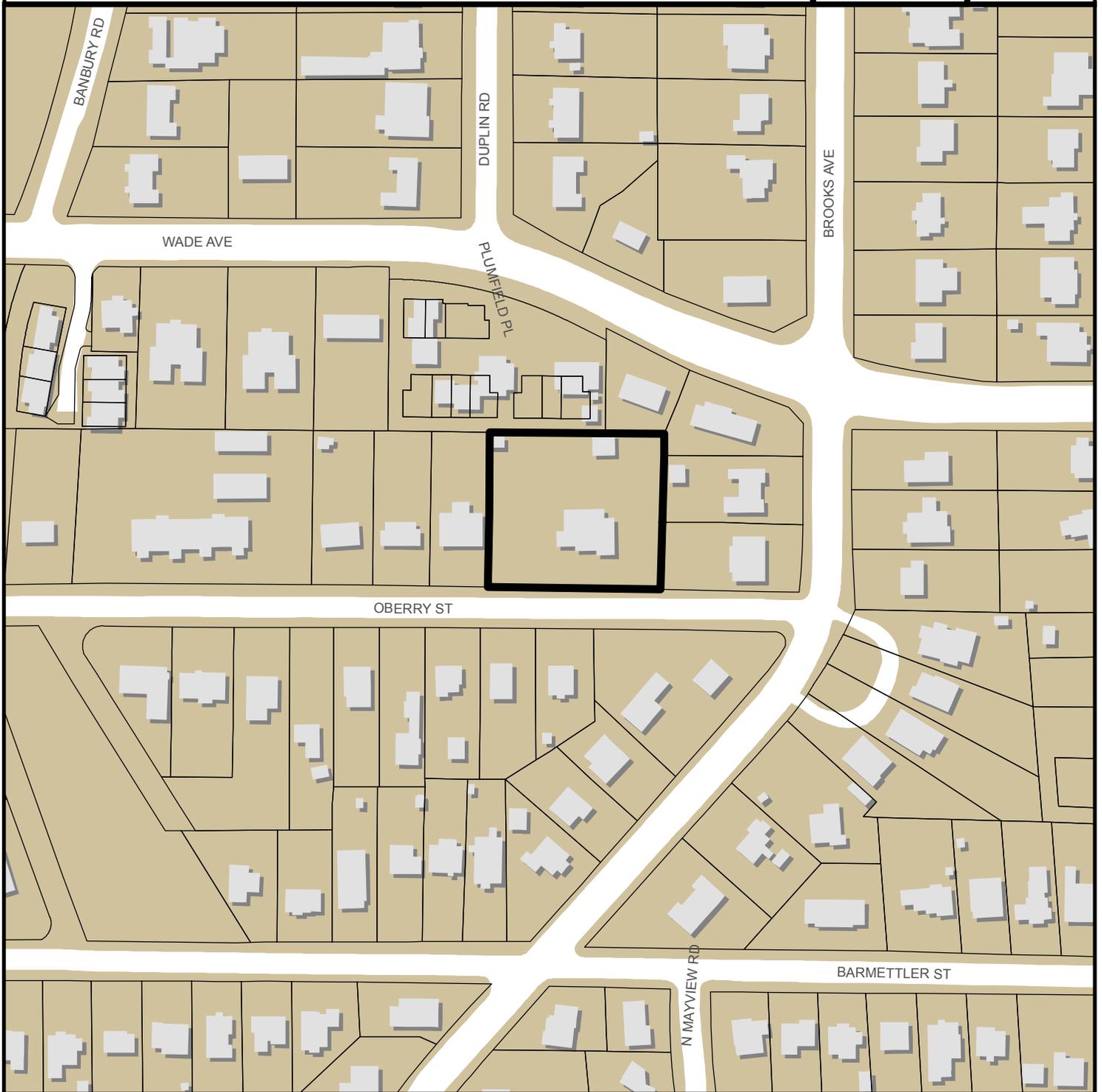


OBERRY SUBDIVISION S-31-2016



Zoning: **R-10**

CAC: **Wade**

Drainage Basin: **Beaver**

Acreage: **0.91**

Number of Lots: **3**

Planner: **Meade Bradshaw**

Phone: **(919) 996-2664**

Applicant: **John Dougher**



Preliminary Subdivision Plan Application



**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 # <u>470282</u>		Project Coordinator <u>Frankie</u>		Team Leader <u>Bradshaw</u>	
PRELIMINARY APPROVALS					
<input type="checkbox"/> Subdivision *		<input checked="" 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 #: <u>470282</u>					
GENERAL INFORMATION					
Development Name <u>Oberry Subdivision</u>					
Proposed Use <u>3 lot residential subdivision</u>					
Property Address(es) <u>2802 Oberry Street Raleigh, NC 27607</u>					
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:					
PIN Recorded Deed <u>0794762350</u>		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			Owner/Developer Name <u>John Dougher</u>		
Address <u>PO Box 20428 Raleigh, NC 27619</u>					
Phone <u>919-427-6661</u>		Email <u>dougherdevelopment@gmail.com</u>		Fax	
CONSULTANT/CONTACT PERSON FOR PLANS					
Company Name <u>Blackburn Consulting Engineering</u>			Contact Name <u>Daniel Blackburn</u>		
Address <u>305 East Main Street Clayton, NC 27520</u>					
Phone <u>919-553-2900</u>		Email <u>blackburneng@embarqmail.com</u>		Fax <u>919-553-7298</u>	

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 **5589 sf** acres/sf

Flood Hazard Area Yes No

Proposed Impervious Surface acres/sf

Neuse River Buffer Yes No

Exempt per UDO 9.2.2.A.1

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 _____ Attached _____

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

Overall Unit(s)/Acre Densities Per Zoning Districts **3.33 units/ac**

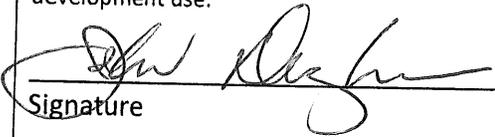
Total # of Open Space and/or Common Area Lots **0**

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 **Daniel W. Blackburn** 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.

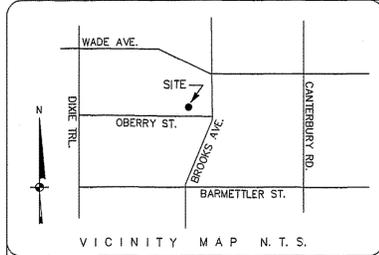

Signature _____

5-11-16
Date _____

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 <i>offer to purchase included</i>	<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 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 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 <i>noted</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓



I, Barry L. Scott, certify that this plot was drawn under my supervision from (an actual survey made under my supervision) (best description recorded in Book 844, page 387, etc.) (other), that the ratio of precision as calculated by latitude and departures is 1/10,000, that the boundaries not surveyed are shown as broken lines plotted from information found in Book 844, page 387, etc.; that this plot was prepared in accordance with the G.S. 47-30 as amended. Witness my original signature, registration number and seal this 22th day of APRIL, A.D. 2016.

- LEGEND**
- LINES SURVEYED
 - - - LINES NOT SURVEYED
 - E.I.P. --- EXISTING IRON PIPE
 - I.P.S. --- IRON PIPE SET
 - C.M.S. --- CONCRETE MONUMENT SET
 - E.C.M. --- EXISTING CONCRETE MONUMENT
 - P.K.S. --- P.K. NAIL SET
 - E.P.K. --- EXISTING P.K. NAIL
 - R/W --- RIGHT OF WAY
 - D.B. --- DEED BOOK
 - P.P. --- POWER POLE
 - O.H.W. --- OVER HEAD WIRE
 - R.R.S. --- RAILROAD SPIKE
 - (1234) --- ADDRESSES

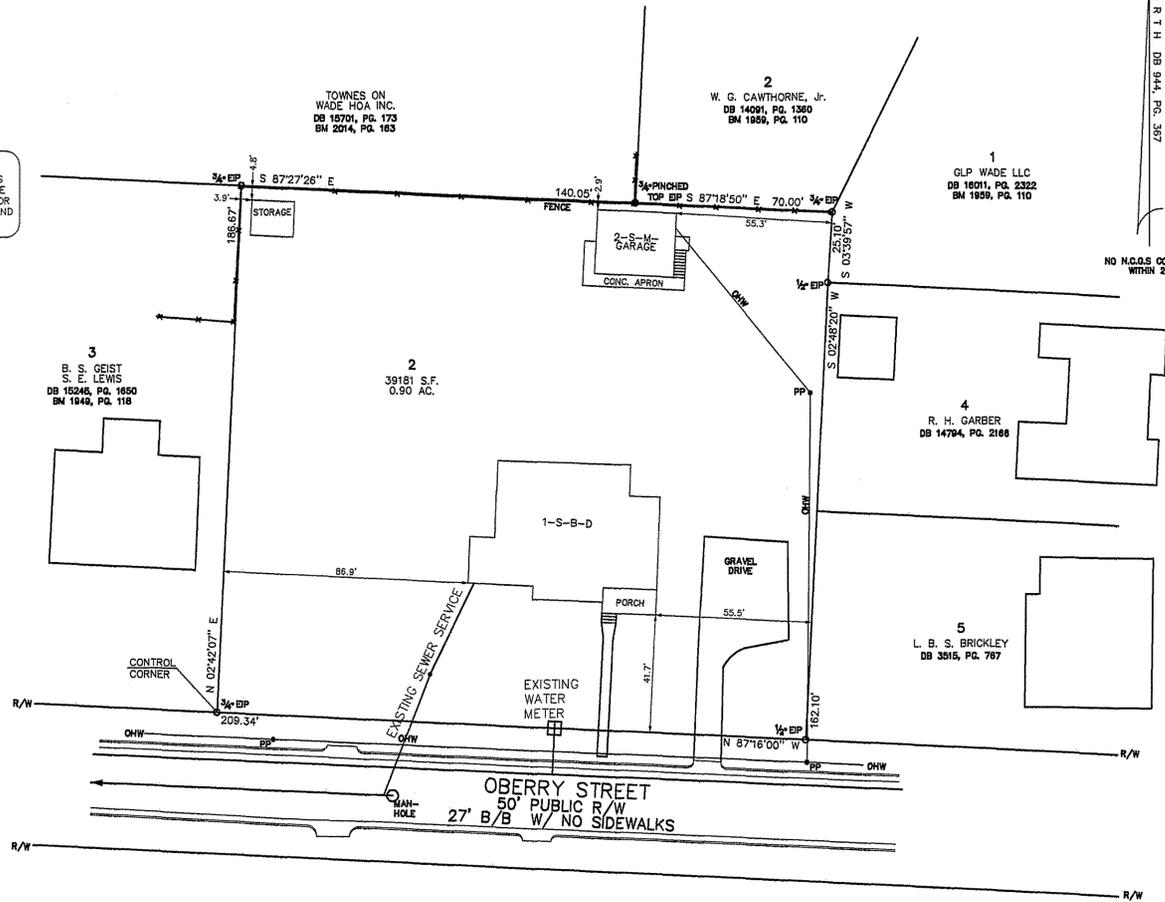
SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE

- a. This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- b. This survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- c. Any one of the following:
 1. That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street;
 2. That the survey is of an existing building or other structure, or natural feature, such as a watercourse; or
 3. That the survey is a control survey.
- d. This survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.
- e. The information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

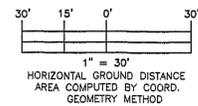
Professional Land Surveyor

This parcel is located in the RALEIGH Planning jurisdiction.

NORTH CAROLINA
WAKE COUNTY



PLAT REFERENCE
BOM 1949, PG. 118 W.C.R.
BOM 1959, PG. 110 W.C.R.
BOM 2014, PG. 163 W.C.R.



NOTE:
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP # 3720079400J EFFECTIVE DATE: MAY 2, 2006

LOT 2, ELIZABETH B. AND MARY C. BLEDSOE SUBDIVISION AS RECORDED IN B.O.M. 1949, PG. 118 W.C.R.

THIS PLAT RECORDED IN B. O. M. / P. B. / P. C. _____, P. G. _____, WAKE COUNTY REGISTRY

B. L. SCOTT
LAND SURVEYING
PROFESSIONAL LAND SURVEYORS
P. O. BOX 12485
CLAYTON, NC 27520
TEL: 919/689-9464
JOB NO: 16-04-06

JOHN DOUGHER CO.
2802 OBERRY ST. - RALEIGH, N. C.
PIN(S): 0794762350
STATE OF NORTH CAROLINA, U.S.A.

TAX MAP: _____ COUNTY: WAKE
ZONED: R-10 TOWNSHIP: RALEIGH
PARCEL(S): _____

DATE: 04-25-16
FIELD BK: M557/1
SURVEYED BY: BLS
REVISED: _____
DATE: _____

BLACKBURN CONSULTING ENGINEERING F-0219
305 EAST MAIN STREET
CLAYTON, NC 27520
(919) 553-2900 FAX (919) 553-7298

EXISTING CONDITIONS
OBERRY SUBDIVISION
JOHN DOUGHER

REVISIONS:

SCALE:
1" = 60'
DRAWN BY:
DWB
DATE:
05/10/2016
PROJECT NO.
J-636

SHEET
2
OF 4

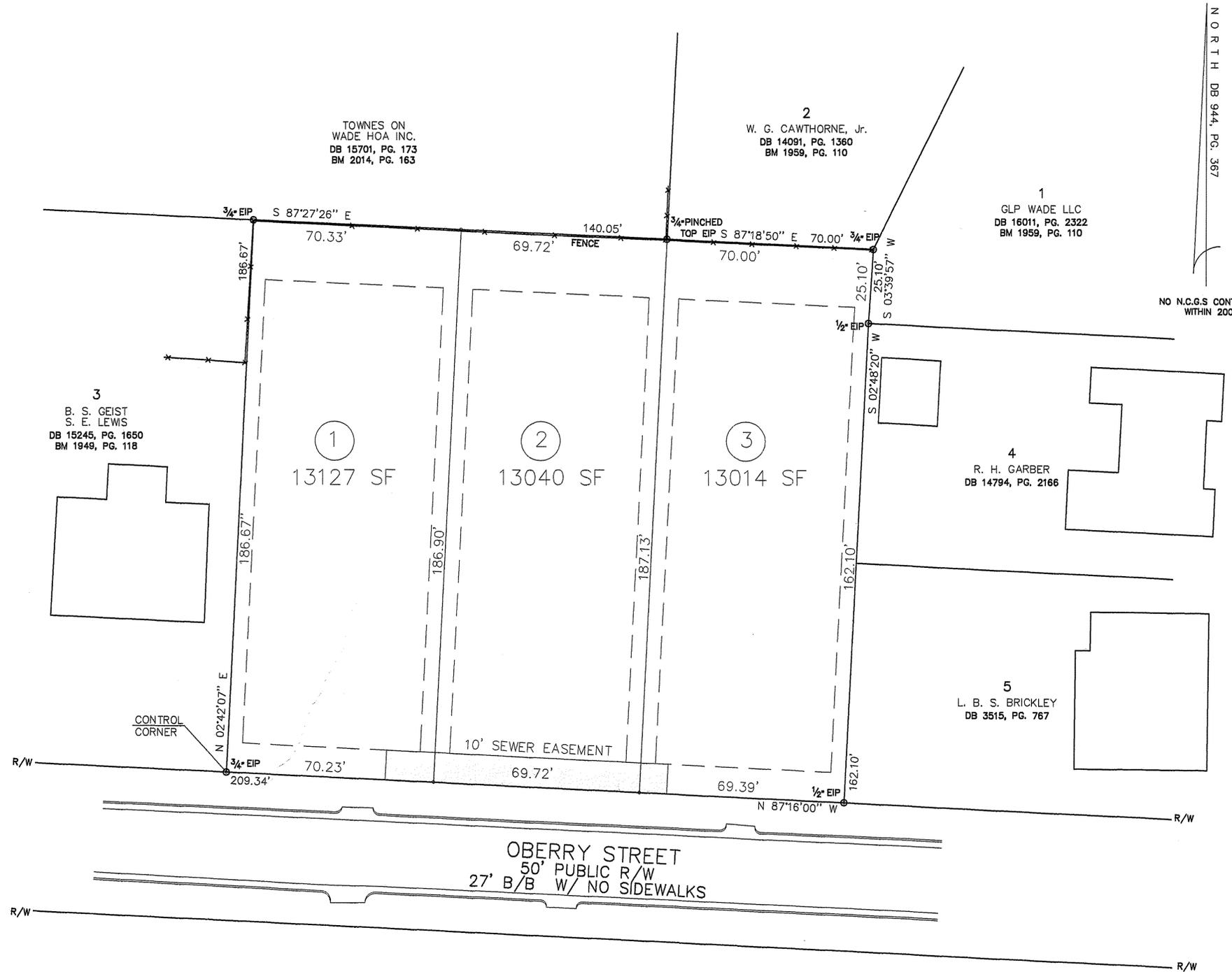
SITE DATA

PIN - 0794762350
 TRACT AREA - 0.90 ACRES
 ZONING - R-10
 PROPOSED NUMBER OF LOTS - 3
 AVERAGE LOT SIZE - 13,060 SF
 DENSITY - 3.33 UNITS/ACRE

ZONING STANDARDS

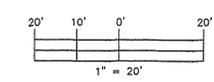
MIN LOT SIZE - 4,000 SF
 MIN WIDTH - 45'
 MIN DEPTH - 60'
 MAX DENSITY - 10 UNITS/ACRE
 MIN FRONT SETBACK - 10'
 MIN SIDE SETBACK - 5'
 MIN REAR SETBACK - 20'
 MAX BUILDING HT - 40' / 3 STORIES

NOTE:
 ALL EXISTING STRUCTURES TO BE REMOVED.



NORTH DB 944, PG. 367

NO N.C.G.S CONTROL WITHIN 200'



BLACKBURN CONSULTING ENGINEERING F-0219
 305 EAST MAIN STREET
 CLAYTON, NC 27520
 (919) 553-2900 FAX (919) 553-7298

SUBDIVISION PLAN
OBERRY SUBDIVISION
 JOHN DOUGHER

REVISIONS:
 SCALE:
 1" = 20'
 DRAWN BY:
 DWB
 DATE:
 05/10/2016
 PROJECT NO.
 J-636

SHEET
3
 OF 4