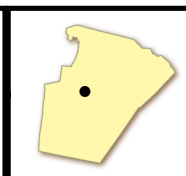
KIPAWA STREET SUBDIVISION
S-32-2016



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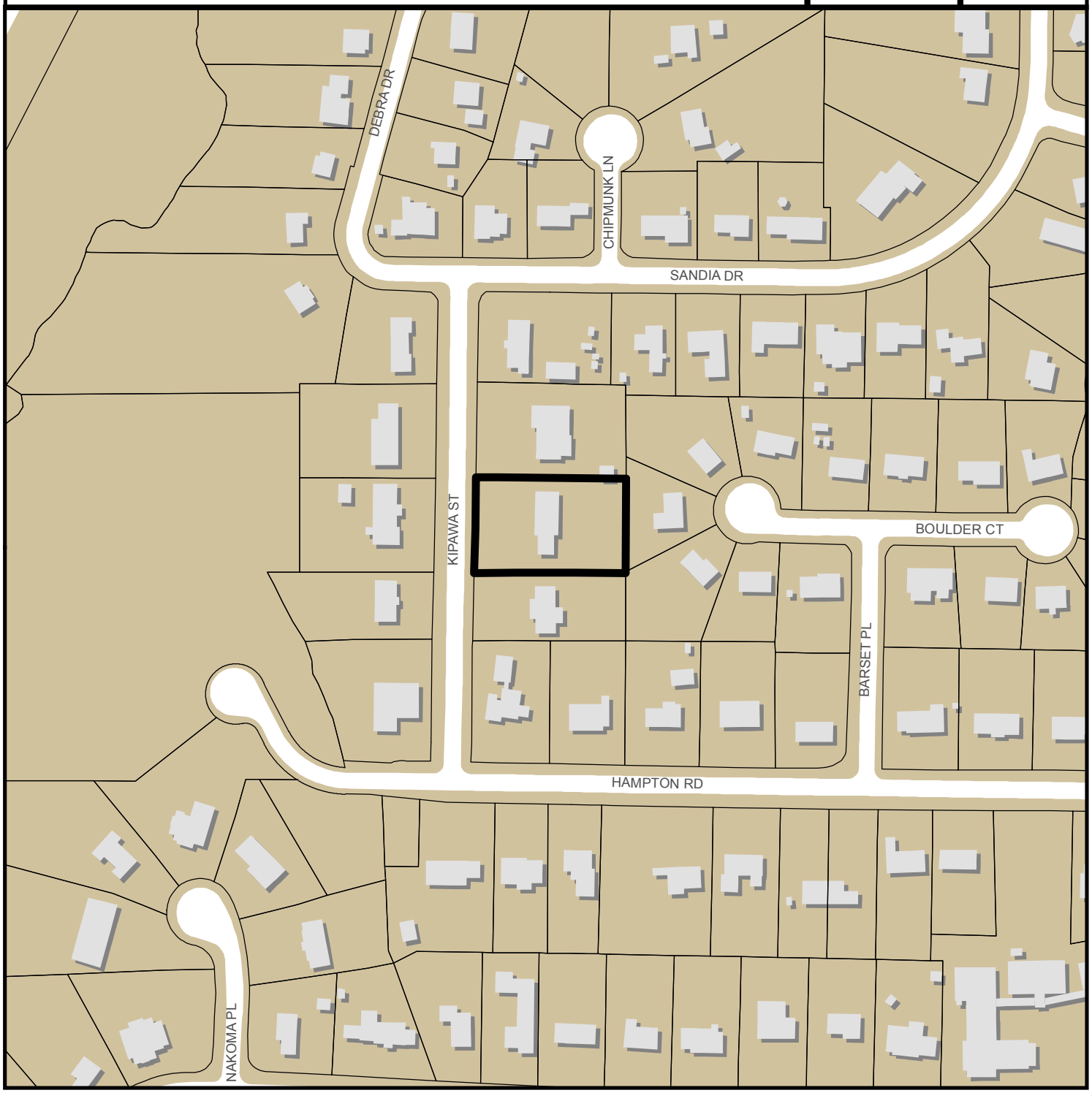


0 300 600 Feet

Zoning: **R-4**
CAC: **Glenwood**
Drainage Basin: **House**
Acreage: **0.72**
Number of Lots: **2**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**

Applicant: **Warren Smith**
Phone: **919-841-4901**

Planning & Development

.72a

T472161

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

S-32-2016

Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY
☐ Site Plans for Planning Commission ☐ Preliminary Administrative Site Plans ☐ Group Housing ** ☐ Multifamily (Infill)**	☒ Subdivision* ☐ Cluster Subdivision** ☐ Infill Subdivision** ☐ Expedited Subdivision Review ☐ Conventional Subdivision ☐ Compact Development ☐ Conservation Subdivision	Transaction Number Assigned Project Coordinator Assigned Team Leader
* May require Planning Commission or City Council Approval	** Legacy Districts Only	

Has your project previously been through the Due Diligence process? If yes, provide the transaction #

GENERAL INFORMATION

Development Name 2112 Kipawa Street Subdivision

Proposed Use Single Family Residential

Property Address(es) 2112 Kipawa Street

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

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
0795 33 7572			

What is your project type? ☐ Apartment ☐ Banks ☐ Elderly Facilities ☐ Hospitals ☐ Hotels/Motels ☐ Industrial Building ☐ Mixed Residential ☐ Non-Residential Condo ☐ Office ☐ Religious Institutions ☐ Residential Condo ☐ Retail ☐ School ☐ Shopping Center ☒ Single Family ☐ Telecommunication Tower ☐ Townhouse ☐ Other: If other, please describe:

PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively not requiring Planning Commission or City Council approval. The proposed use is consistent with the existing zoning and comprehensive plan.
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.

CLIENT (Owner or Developer)	Company L and L of Raleigh, Inc.	Name (s) Warren Smith	
	Address 2301 Stonehenge Drive Suite 107 Raleigh, NC 27613		
	Phone 919 841 4901	Email landlraleigh@yahoo.com	Fax
CONSULTANT (Contact Person for Plans)	Company Diehl & Phillips, P.A.	Name (s) Alan Keith, P.E.	
	Address 1500 Piney Plains Road Suite 200, Cary, NC 27518		
	Phone 919 467 9972 x 25	Email arkeith@bellsouth.net	Fax 919 467 5327

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

Zoning Information	Building Information
Zoning District(s) R-4	Proposed building use(s)
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross
Overlay District	Proposed Building(s) sq. ft. gross
Total Site Acres 0.72 Inside City Limits ☒ Yes ☐ No	Total sq. ft. gross (existing & proposed)
Off street parking Required Provided	Proposed height of building(s)
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z-	
Stormwater Information	
Existing Impervious Surface acres/square feet	Flood Hazard Area ☐ Yes ☒ No
Proposed Impervious Surface acres/square feet	**If Yes, please provide**
Neuse River Buffer ☐ Yes ☒ No Wetlands ☐ Yes ☒ No	Alluvial Soils Flood Study FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030.Proposed use is allowed under current zoning.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots 2
2. Total # Of Single Family Lots 2	12. Is your project a cluster unit development? ☐ Yes ☒ No
3. Total # Of Apartment Or Condominium Units	**If Yes, please answer the questions below:**
4. Total # Of Congregate Care Or Life Care Dwelling Units	**a)** Total number of Townhouse Lots
5. Total # Of Mobile Home Lots	**b)** Total number of Single Family Lots
6. Total Number of Hotel Units	**c)** Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) 2	**d)** Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more 2	**e)** Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 2.78	**f)** Total Number of Phases
10. Total number of Open Space (only) lots 0	**g)** Perimeter Protective Yard Provided ☐ Yes ☐ No
	h) Must provide open space quotient per City Code 10-3071 (5)

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 JAMES WARREN SMITH III 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.

Signed James Warren Smith III LANDL OF RALEIGH, LLC Date 5-3-16

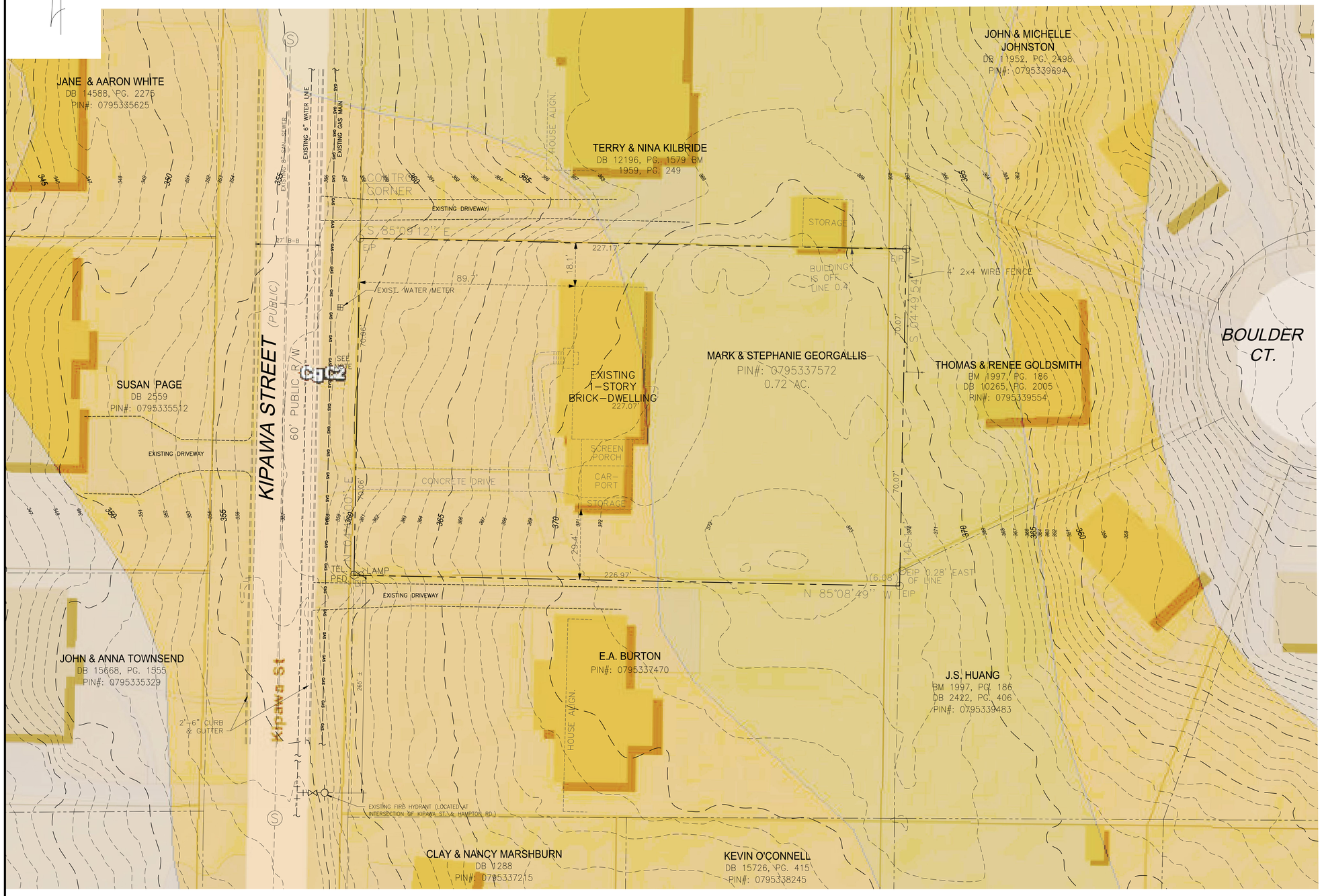
Signed _____ Date

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
General Requirements	**YES**	**N/A**	**YES**	**NO**	**N/A**
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	☒		✓		
2. **Preliminary Development Plan Application** completed and signed by the property owner	☒		✓		
3. Client must complete and print page 1 and 2 of the **Preliminary Development Plan Application** to the plan cover sheet (not applicable for infill recombination)	☒	☐		✓	
4. I have referenced the **Preliminary Development Plan Checklist** and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	☒				
5. Provide the following plan sheets:	☒				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	☒		✓		
b) Existing Conditions Sheet	☒	☐	✓		
c) Proposed Site or Subdivision Plan	☒		✓		
d) Proposed Grading and Stormwater Plan	☐	☒		✓	✓
e) Proposed Utility Plan, including Fire	☒	☐	✓		
f) Proposed Tree Conservation Plan	☐	☒			✓
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	☐	☒		✓	
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	☐	☒		✓	
i) Transportation Plan	☐	☒		✓	
6. 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	☒		✓		
7. Plan size 18"x24" or 24"x36"	☒		✓		
8. 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	☒		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	☒		✓		
10. 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	☒		✓		
11. Wake County School Form, if dwelling units are proposed	☒	☐	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	☐	☒			✓
13. 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	☐	☒			✓

NORTH BOM 1958, PAGE 86

LEGEND

IPS–Iron Pin Set
EIP–Existing Iron Pin
PKS–Parker–Kalon Nail Set
EPK–Existing Parker–Kalon Nail
PP–Power Pole
OHP–Over Head Power
℄–Center Line
R/W–Right of Way
⅊–Property Line
——— Lines Not Surveyed
ECM–Existing Concrete Monument



NOTES:

1. SURVEY INFORMATION FROM B.L. SCOTT LAND SURVEYING, RALEIGH, N.C.
2. TOPOGRAPHIC INFORMATION & SOILS FROM WAKE COUNTY G.I.S.
3. ALL PROPERTY SHOWN ZONED R–4
4. EXISTING IMPERVIOUS SURFACE 2112 KIPAWA 3,653 SQ. FT.

GRAPHIC SCALE
60 0 30 60 120

JOB NO.	L&L
DESIGN	ARK
DRAWN	MAT
CHECKED	ARK
SCALE	1" = 20'
FILE	15KP Site Plan.dwg

REVISIONS:

DIEHL & PHILLIPS, P.A.
CONSULTING ENGINEERS - LIC. NO. C-0465
1500 Piney Plains Rd., Suite 200
CARY, N.C. 27518 • (919) 467-9972

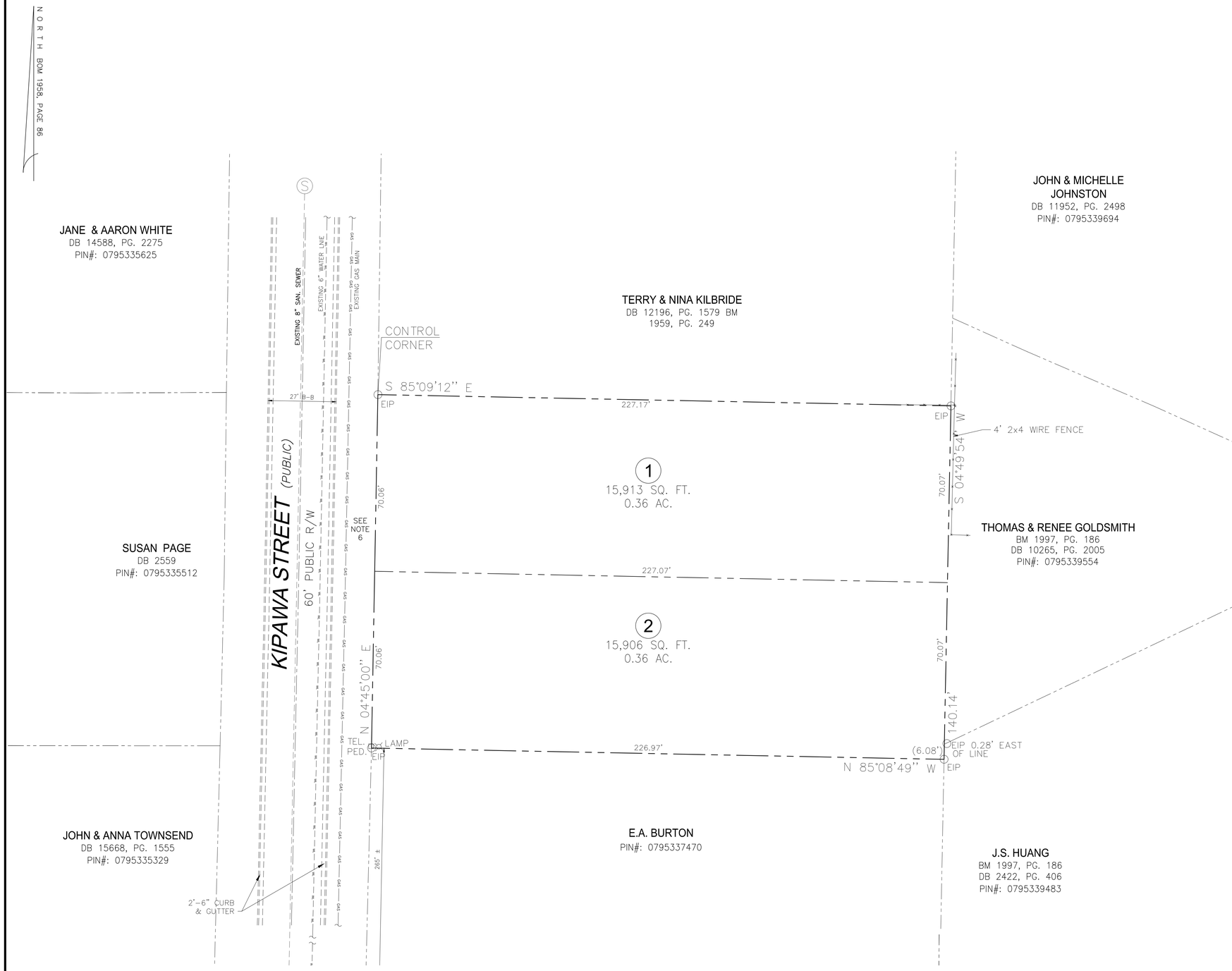
D&P

2112 KIPAWA ST.

RALEIGH, NORTH CAROLINA

EXISTING CONDITIONS

SHEET 1 OF 3



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——— Lines Not Surveyed
ECM–Existing Concrete Monument

TRANSPORTATION NOTES:

1. RIGHT OF WAY SHALL BE CLEARED AND GRUBBED WITHIN 50 FEET OF ALL RESIDENTIAL OR RESIDENTIAL COLLECTOR STREET INTERSECTIONS, RIGHT OF WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL OTHER STREET INTERSECTIONS.
2. MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY AND NO DRIVEWAYS OR PARKING SPACES SHALL ENCROACH ON THE MINIMUM CORNER CLEARANCE. DRIVEWAY TURNOUTS ON THE CORNER LOTS WILL BE REQUIRED TO BE A MINIMUM OF 20' FROM THE TERMINUS OF THE INTERSTION RADIUS AND NO CLOSER THA 3.5' FROM AN ADJACENT PROPERTY LINE.
3. NO SIGHT OBSTRUCTING, OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECT BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
5. WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMING OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY–FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.

The Solid Waste Design Manual has been reviewed. Trash services will be by the City of Raleigh SWS, with rollout containers that will be stored in the individual lot garages.

Notes:

1. Survey information from B.L. Scott Land Surveying.
2. Existing single family residence will be removed.
3. Per UDO Section 9.2.2.A.1 subdivision is exempt from active stormwater control requirements.
4. Per UDO Section 9.1.2 subdivision is exempt from tree conservation requirements.
5. All construction andmaterials in street right of way shall be in compliance with City of Raleigh Standards.
6. Fee–in–lieu payment for sidewalk and street trees (one side of Kipawa) for street frontage.
7. No public Improvements are proposed.

Site Data

Owner & Developer:
L and L of Raleigh, Inc.
2301 Stonehenge Dr.
Suite 107
Raleigh, NC 27613
919 841 4901

Street Address	2112 Kipawa Street (inside City limits)
PIN	0795 33 7572
Area	0.72 acre
Zoning	R–4
Existing Land Use	Single Family Residential
Proposed Land Use	Single Family Residential
Proposed Number of Lots	2 (One Phase)
Minimum Lot Size	10,000 sq. ft.
Proposed Minimum Lot Area	15,680 sq. ft.

GRAPHIC SCALE
20 0 10 20 40

JOB NO. L&L
DESIGN ARK
DRAWN MAT
CHECKED ARK
SCALE 1" = 20'
FILE 15KP Site Plan.dwg
REVISIONS:

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D&P

2112 KIPAWA ST.
RALEIGH, NORTH CAROLINA

SUBDIVISION PLAN

SHEET 2 OF 3