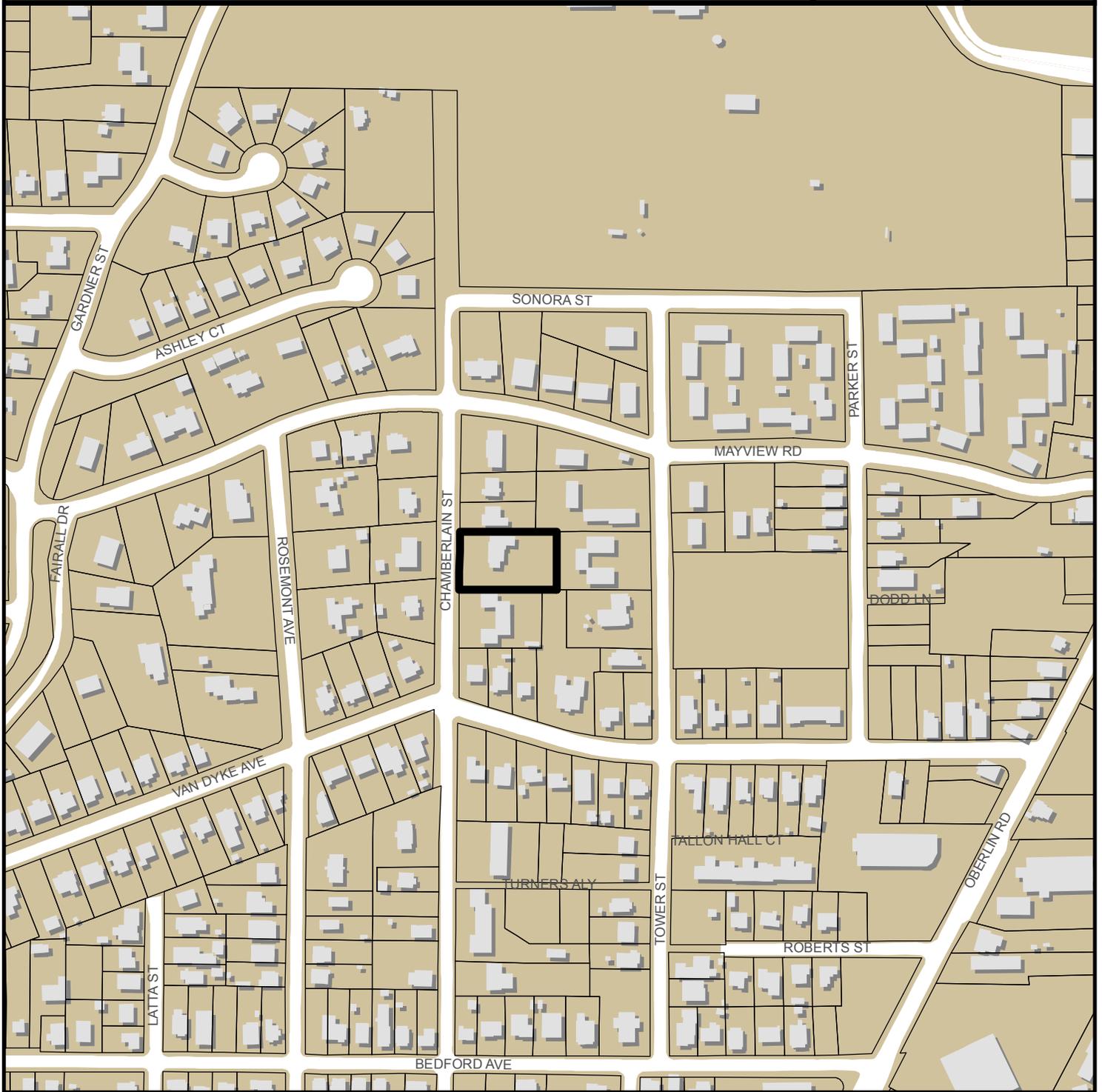


# FOREST HILLS LOT 6 SUBDIVISION S-41-2016



0 300 600 Feet

Zoning: **R-10-SRPOD & NCOD** Planner: **Michael Walters**

CAC: **Wade**

Phone: **(919) 996-2636**

Drainage Basin: **Beaver- Southwest**

Acreage: **0.55**

Applicant: **Rajebdrajynar Patel**

Number of Lots: **2**

Phone: **919-621-0900**



# 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

*S-41-16*

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

<b>Office Use Only:</b> Transaction # <i>478483</i>		Project Coordinator <i>Shenku</i>		Team Leader <i>walkes</i>	
<b>PRELIMINARY APPROVALS</b>					
<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 #:					
<b>GENERAL INFORMATION</b>					
Development Name <b>Forest Hills Lot 6 (0.55 ac.)</b>					
Proposed Use <b>Residential</b>					
Property Address(es) <b>810 Chamberlain St., Raleigh, NC 27609</b>					
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:					
PIN Recorded Deed 0794954004		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 checked="" type="checkbox"/> Other (describe): <i>1 single family &amp; 1 duplex</i>					
<b>OWNER/DEVELOPER INFORMATION</b>					
Company Name <b>Rajendrakumar &amp; Taraben Patel</b>			Owner/Developer Name <b>Same</b>		
Address <b>PO Box 25367 Raleigh, NC 27611</b>					
Phone <b>919-621-0900</b>		Email		Fax	
<b>CONSULTANT/CONTACT PERSON FOR PLANS</b>					
Company Name <b>Chance &amp; Associates</b>			Contact Name <b>Stoney Chance</b>		
Address <b>500 Benson Road, Suite 207, Garner, NC 27529</b>					
Phone <b>919-779-7245</b>		Email <b>cstoney@bellsouth.net</b>		Fax <b>919-779-3889</b>	

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

**ZONING INFORMATION**

Zoning District(s) **R-10 with NCOD & SRPOD**

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 **N/A** acres/sf Flood Hazard Area  Yes  No

Proposed Impervious Surface **N/A** 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 **2** Total # of All Lots **2**

Overall Unit(s)/Acre Densities Per Zoning Districts **0.285**

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

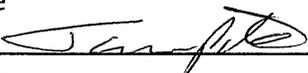
**SIGNATURE BLOCK (Applicable to all developments)**

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.

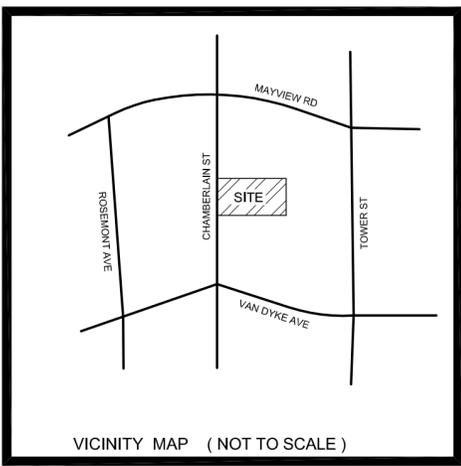
I hereby designate **Stoney Chance** to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

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

Signature  Date 6-29-16

Signature  Date 6-29-16

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"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
h) Transportation Plan	<input checked="" type="checkbox"/>	<input 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	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓



TOTAL PROJECT AREA: 0.550 AC.

**OBERLIN VILLAGE NCOD**

- a. MINIMUM LOT SIZE: 5,000 SF
- b. MAXIMUM LOT SIZE: 12,500 SF
- c. MINIMUM LOT WIDTH: 50'
- d. FRONT YARD SETBACK: WITHIN 10% OF THE MEDIAN FRONT YARD SETBACK ESTABLISHED BY BUILDINGS ON THE SAME SIDE OF THE BLOCK FACE OF THE PROPOSED BUILDING.
- e. BUILDING ENTRANCE: ALL BUILDINGS SHALL HAVE A MINIMUM OF 1 ENTRANCE FACING THE PUBLIC STREET.
- f. MAXIMUM BUILDING HEIGHT: 25 FEET OR 2 STORIES.

**Sec. 5.6.1. SRPOD**

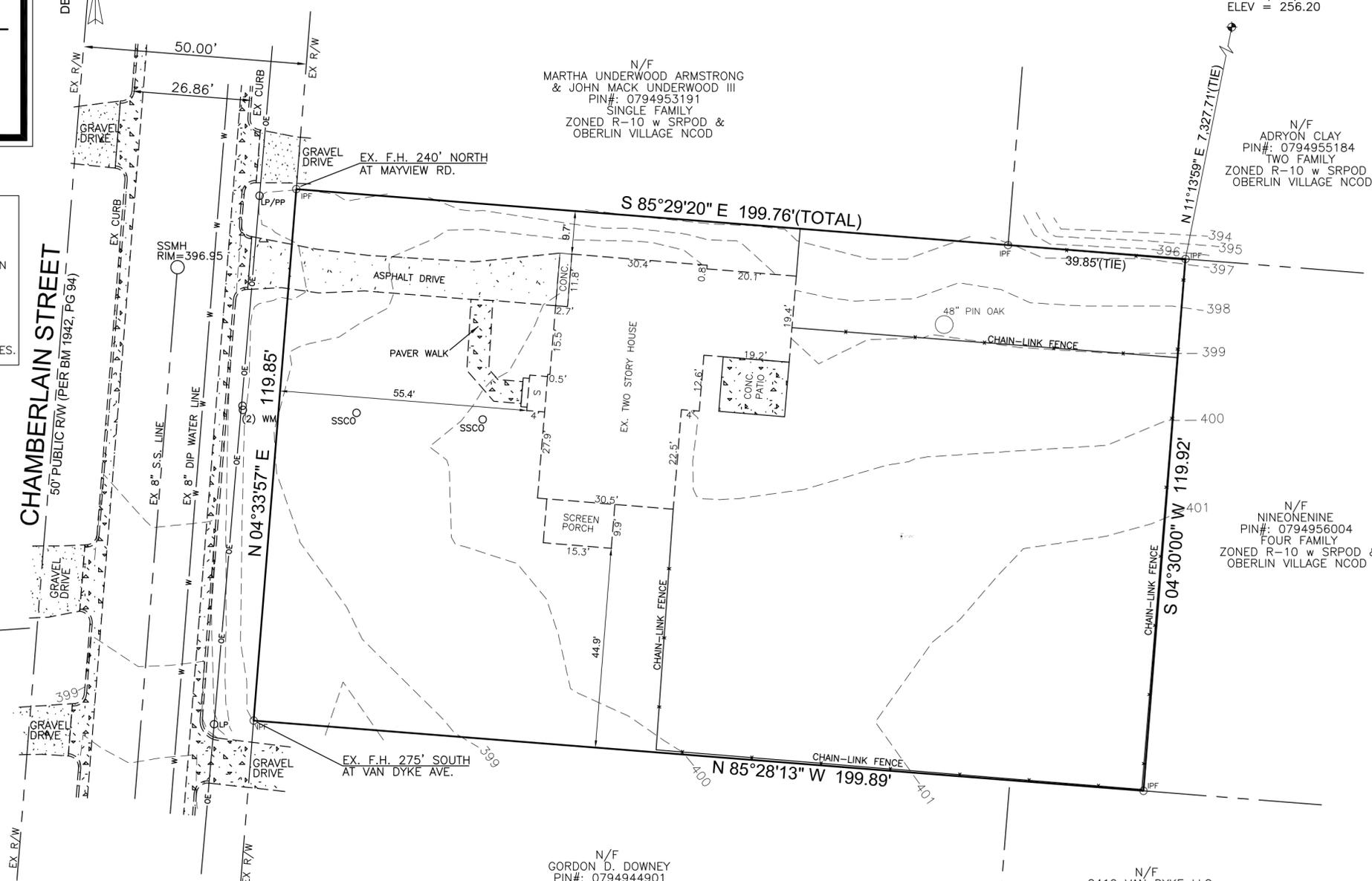
N/F  
TATE LANE REAL ESTATE, LLC  
PIN#: 0794951095  
TRIPLIX  
ZONED R-10 w SRPOD

N/F  
TALMADGE W. HOUSE, JR.  
& JAN P. HOUSE  
PIN#: 0794942902  
TRIPLIX  
ZONED R-10 w SRPOD

- LEGEND:**
- IPS = IRON PIPE SET
  - IPF = IRON PIPE FOUND
  - CP = COMPUTED POINT
  - N/F = NOW OR FORMERLY
  - R/W = RIGHT OF WAY
  - SSMH = SANITARY SEWER MANHOLE
  - SSCO = SANITARY SEWER CLEANOUT
  - SS- = SANITARY SEWER LINE
  - OE- = OVERHEAD ELECTRIC LINE
  - LP = LIGHT POLE
  - PP = POWER POLE
  - WM = WATER METER
  - S = STOOP

- REFERENCES:**
- 1. DB 16355, PG 1109
  - 2. BM 1942, PG 94
  - 3. PIN 0794.12-95-4004

NCGS MONUMENT "OBERLIN"  
N = 752,260.02  
E = 2,100,939.42  
ELEV = 256.20



N/F  
ADRYON CLAY  
PIN#: 0794955184  
TWO FAMILY  
ZONED R-10 w SRPOD &  
OBERLIN VILLAGE NCOD

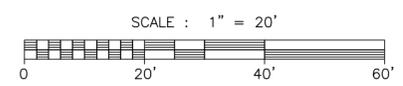
N/F  
NINEONENINE  
PIN#: 0794956004  
FOUR FAMILY  
ZONED R-10 w SRPOD &  
OBERLIN VILLAGE NCOD

N/F  
GORDON D. DOWNEY  
PIN#: 0794944901  
FOUR FAMILY  
ZONED R-10 w SRPOD &  
OBERLIN VILLAGE NCOD

N/F  
2410 VAN DYKE LLC  
PIN#: 0794945719  
APARTMENTS  
ZONED R-10 w SRPOD &  
OBERLIN VILLAGE NCOD

- NOTES:**
1. BOUNDARY SURVEY AND ALL EXISTING ON-SITE AND OFF-SITE FEATURES PROVIDED BY CHANCE SUEVEY COMPANY, DATED 05/30/16.
  2. STREETS, SANITARY & STORM SEWERS ARE EXISTING PER ABOVE SURVEY.
  3. THE LOCATION OF EXISTING WATER MAINS ARE SHOWN PER ABOVE SURVEY MAP.
  4. CONTOURS ARE PROVIDED FROM ABOVE SURVEY.
  5. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CITY OF RALEIGH DEVELOPMENT STANDARDS AND SPECIFICATIONS.
  6. ALL NEW DRIVEWAY LOCATIONS WILL BE DETERMINED AND PERMITTED AT SITE PLAN SUBMITTAL PER CITY OF RALEIGH STANDARDS.
  7. SOLID WASTE SERVICE WILL BE PROVIDED AT PUBLIC STREET BY INDIVIDUAL 96-GAL. STANDARD CITY OF RALEIGH RESIDENTIAL SOLID WASTE CART PER CITY OF RALEIGH WASTE DESIGN MANUAL.
  8. EXISTING DRIVEWAY ON CHAMBERLAIN STREET WILL BE USED FOR ACCESS TO NEW LOTS WHERE POSSIBLE. DRIVEWAY NOT USED WILL BE CLOSED AND REPLACED WITH CURB & GUTTER PER CITY OF RALEIGH STANDARDS.
  9. DEMOLITION PERMITS WILL BE OBTAINED FROM CITY FOR EXISTING BUILDINGS PRIOR TO RECORDATION OF FINAL SUBDIVISION PLAT.
  10. A SURETY COVERING ALL WORK IN THE RIGHT OF WAY SHALL BE POSTED WITH THE CITY PRIOR TO RECORDATION OF SUBDIVISION.
  11. PER SEC. 9.1.2, THIS PROJECT IS EXEMPT FROM CITY OF RALEIGH TREE CONSERVATION REQUIREMENTS.

**STORMWATER EXEMPTION:**  
PER SEC. 9.2.2, A, 3, THIS PROJECT IS EXEMPT FROM CITY OF RALEIGH STORMWATER REQUIREMENTS.



DATE:	JUNE 23, 2016
SCALE:	1" = 20'
DRAWN BY:	SC
CHECKED BY:	SC
FILE NAME:	Forest Hills Existing.dwg

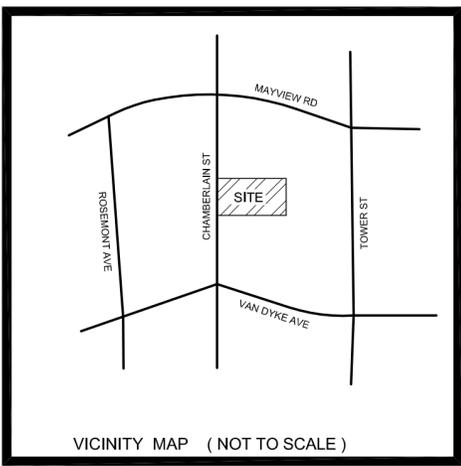
NO.	DATE	REVISIONS	BY

EXISTING CONDITIONS SHEET  
OF  
**FOREST HILLS LOT 6**  
FOR  
RAJENDRAKUMAR & TARABEN PATEL  
WAKE COUNTY NORTH CAROLINA  
RALEIGH

SHEET: **2**  
OF: **5**

**CHANCE & ASSOCIATES**  
Land Planning Services  
500 Benson Road, Suite 207, Garner, North Carolina 27529  
Phone: (919) 779-7245 Fax: (919) 779-3889

NOT RELEASED FOR CONSTRUCTION



VICINITY MAP (NOT TO SCALE)

TOTAL PROJECT AREA: 0.550 AC.

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**Sec. 5.6.1. SRPOD**

N/F  
TATE LANE REAL ESTATE, LLC  
PIN#: 0794951095  
TRIPLX  
ZONED R-10 w SRPOD

N/F  
TALMADGE W. HOUSE, JR.  
& JAN P. HOUSE  
PIN#: 0794942902  
TRIPLX  
ZONED R-10 w SRPOD

N/F  
MARTHA UNDERWOOD ARMSTRONG  
& JOHN MACK UNDERWOOD III  
PIN#: 0794953191  
SINGLE FAMILY  
ZONED R-10 w SRPOD &  
OBERLIN VILLAGE NCOD

N/F  
ADRYON CLAY  
PIN#: 0794955184  
TWO FAMILY  
ZONED R-10 w SRPOD &  
OBERLIN VILLAGE NCOD

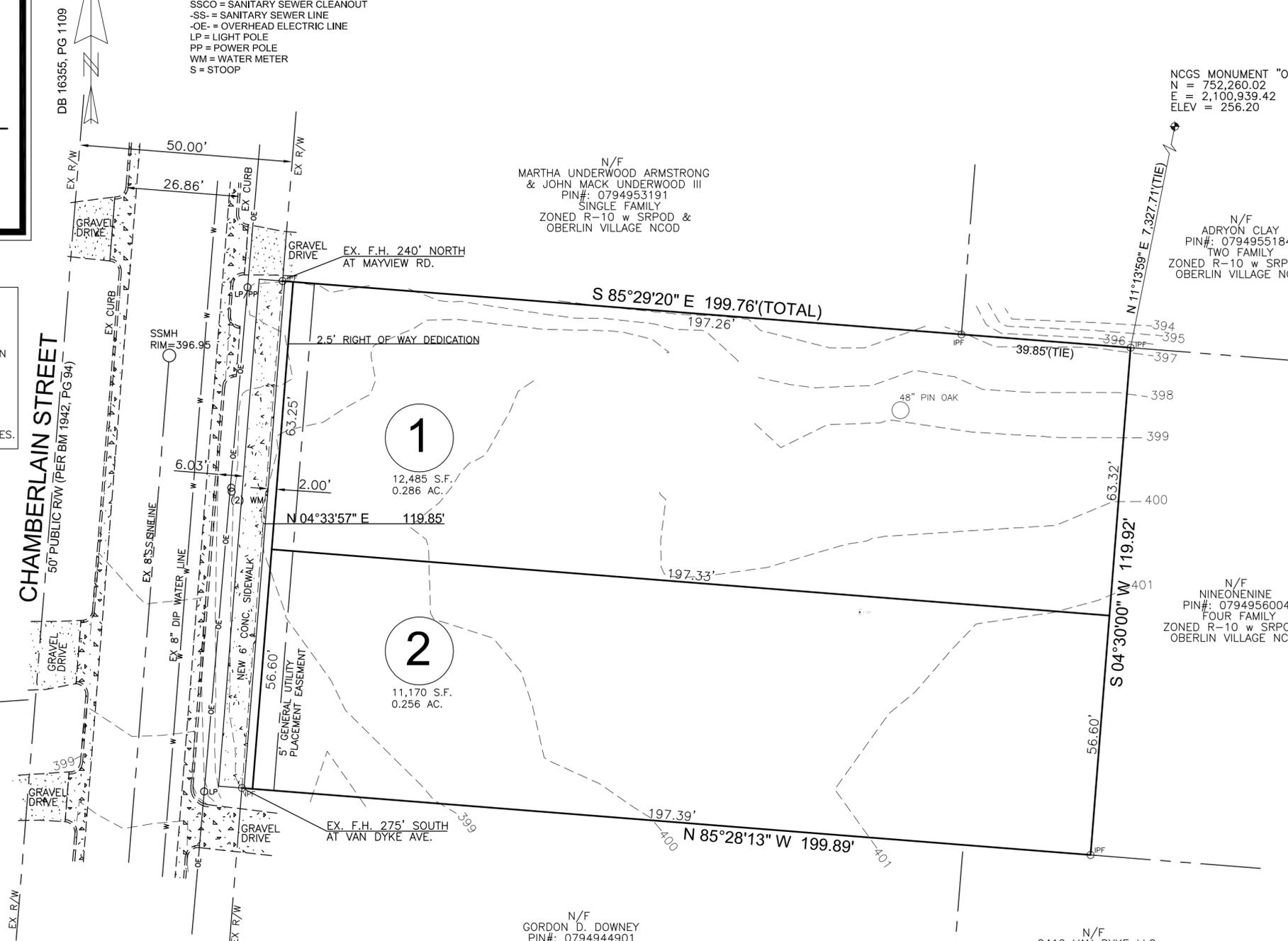
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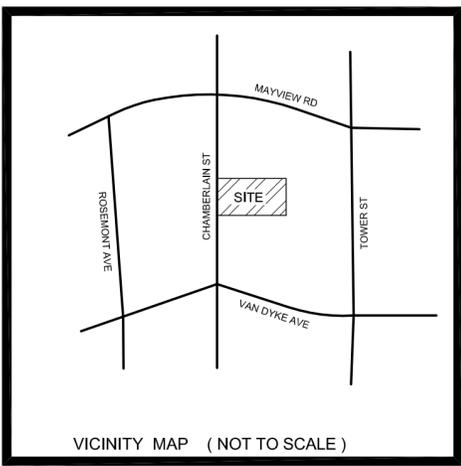
NO.	DATE	REVISIONS

PRELIMINARY SUBDIVISION PLAN  
 OF  
**FOREST HILLS LOT 6**  
 FOR  
 RAJENDRAKUMAR & TARABEN PATEL  
 WAKE COUNTY NORTH CAROLINA  
 RALEIGH

SHEET: **3** OF: **5**

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NOT RELEASED FOR CONSTRUCTION



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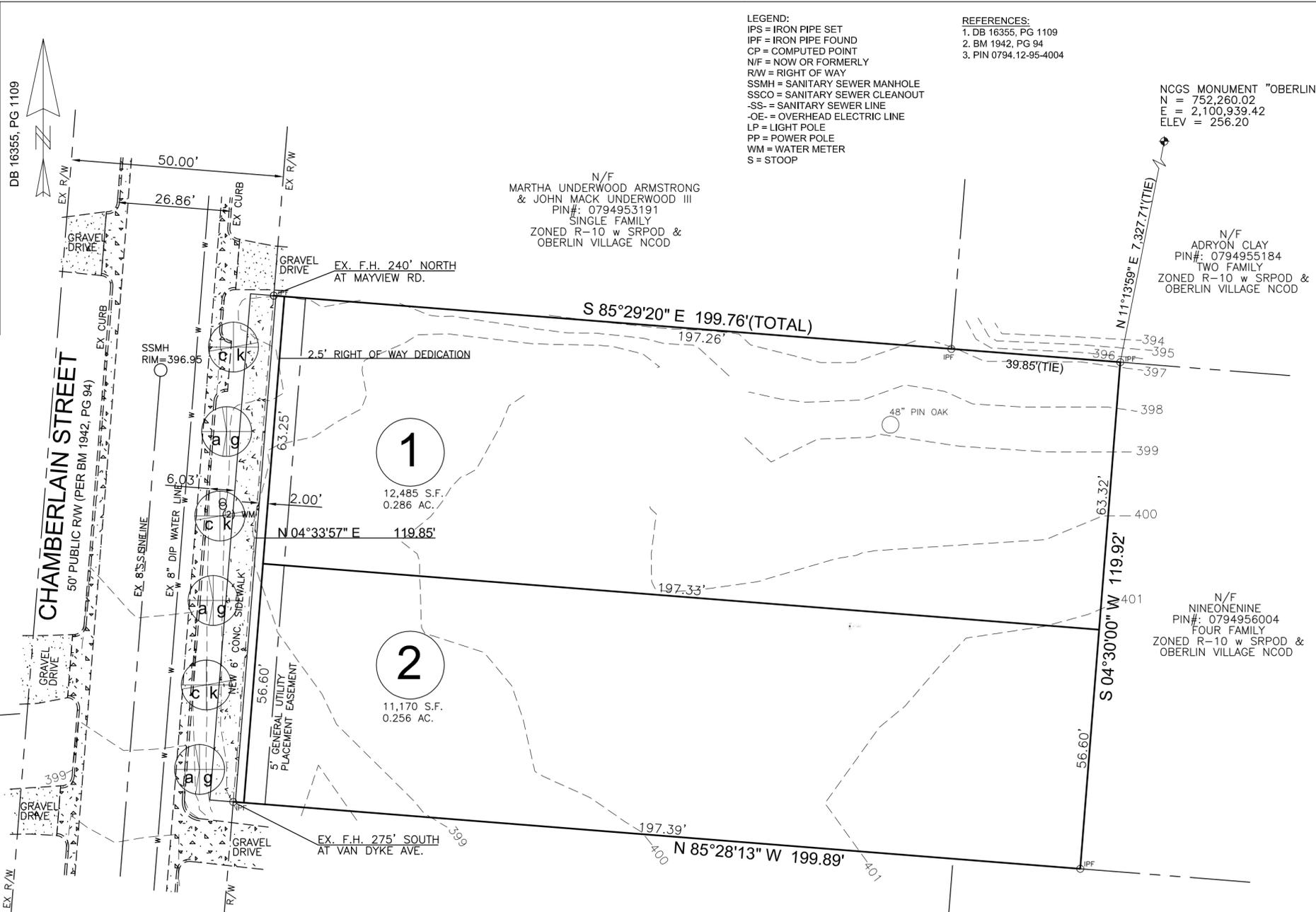
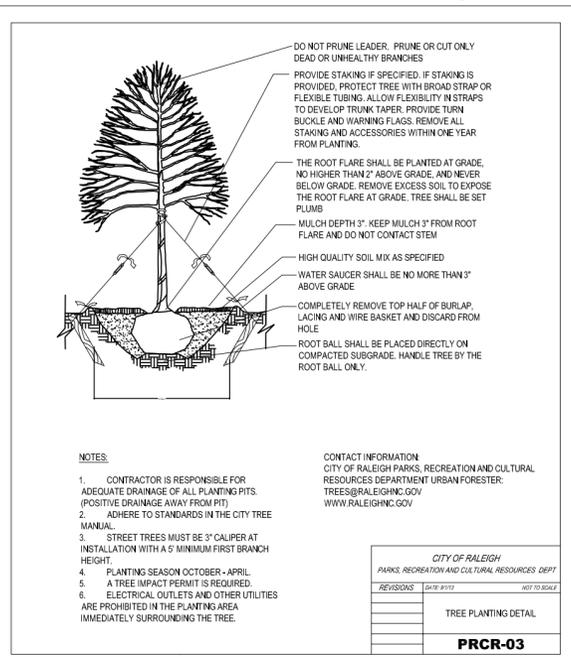
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TATE LANE REAL ESTATE, LLC  
PIN#: 0794951095  
TRIPLEX  
ZONED R-10 w SRPOD

N/F  
TALMADGE W. HOUSE, JR.  
& JAN P. HOUSE  
PIN#: 0794942902  
TRIPLEX  
ZONED R-10 w SRPOD



**NEW TREES PLANT LEGEND:**

QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
3	AMUR MAPLE	Acer Ginnala	1.5" - CAL. 6' to 8' HGT. - MIN. SINGLE STEM
3	KUSA DOGWOOD	Cornus kousa	1.5" - CAL. 6' to 8' HGT. - MIN. SINGLE STEM

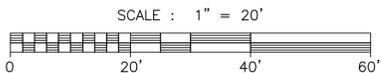
- NOTES:**
- ALL STREET TREE INSTALLATION AND MAINTENANCE WILL COMPLY WITH CITY OF RALEIGH STREET DESIGN MANUAL SECTIONS 6.18.1 AND 6.18.2.
  - TREES SHALL BE PLANTED 20' OFF CENTER.
  - A TREE IMPACT PERMIT IS REQUIRED FROM C.O.R. PRIOR TO INSTALLATION OF STREET TREES.
  - STREET TREE SPACING MAY BE ADJUSTED TO ACCOMMODATE EXISTING DRIVES & UTILITY SERVICES.
  - ALL STREET TREES PLANTED ON THE PUBLIC RIGHT-OF-WAY SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE CITY TREE MANUAL. A TREE IMPACT PERMIT IS REQUIRED TO PLANT STREET TREES ON THE PUBLIC RIGHT-OF-WAY PRIOR TO SUBDIVISION OF THE PROPERTY OR PRIOR TO ISSUANCE OF BUILDING PERMIT WHICHEVER HAPPENS FIRST.

**PLANTING STANDARDS:**

- ALL PLANT MATERIAL AND INSTALLATION WORK SHALL CONFORM TO THE STANDARDS DETAILED IN THE FOLLOWING DOCUMENTS:  
a. AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300, AMERICAN NATIONAL STANDARDS INSTITUTE, 11 WEST 42nd STREET, NEW YORK, N.Y. 10036  
b. AMERICAN NATIONAL STANDARD FOR NURSERY STOCK, ANSI Z60.1, AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, 1250 EYE STREET, NW, SUITE 500, WASHINGTON, DC 20005  
c. HORTUS THIRD, THE STAFF OF THE L.H. BAILEY HORTORIUM, 1976, MacMILLAN PUBLISHING CO., NEW YORK

**STREETSCAPE YARDS:**

CHAMBERLAIN STREET FRONTAGE: 119.85'
TREES REQ'D: 119.85'/20' = 5.99 TREES
TREES PROV'D: 6



DATE:	JUNE 23, 2016
SCALE:	1" = 20'
DRAWN BY:	SC
CHECKED BY:	SC
FILE NAME:	Forest Hills Streetscape.dwg

NO.	DATE	BY	REVISIONS

PRELIMINARY STREETSCAPE PLAN  
OF  
**FOREST HILLS LOT 6**  
FOR  
RAJENDRAKUMAR & TARABEN PATEL  
WAKE COUNTY NORTH CAROLINA  
RALEIGH

SHEET: **4** OF: **5**

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