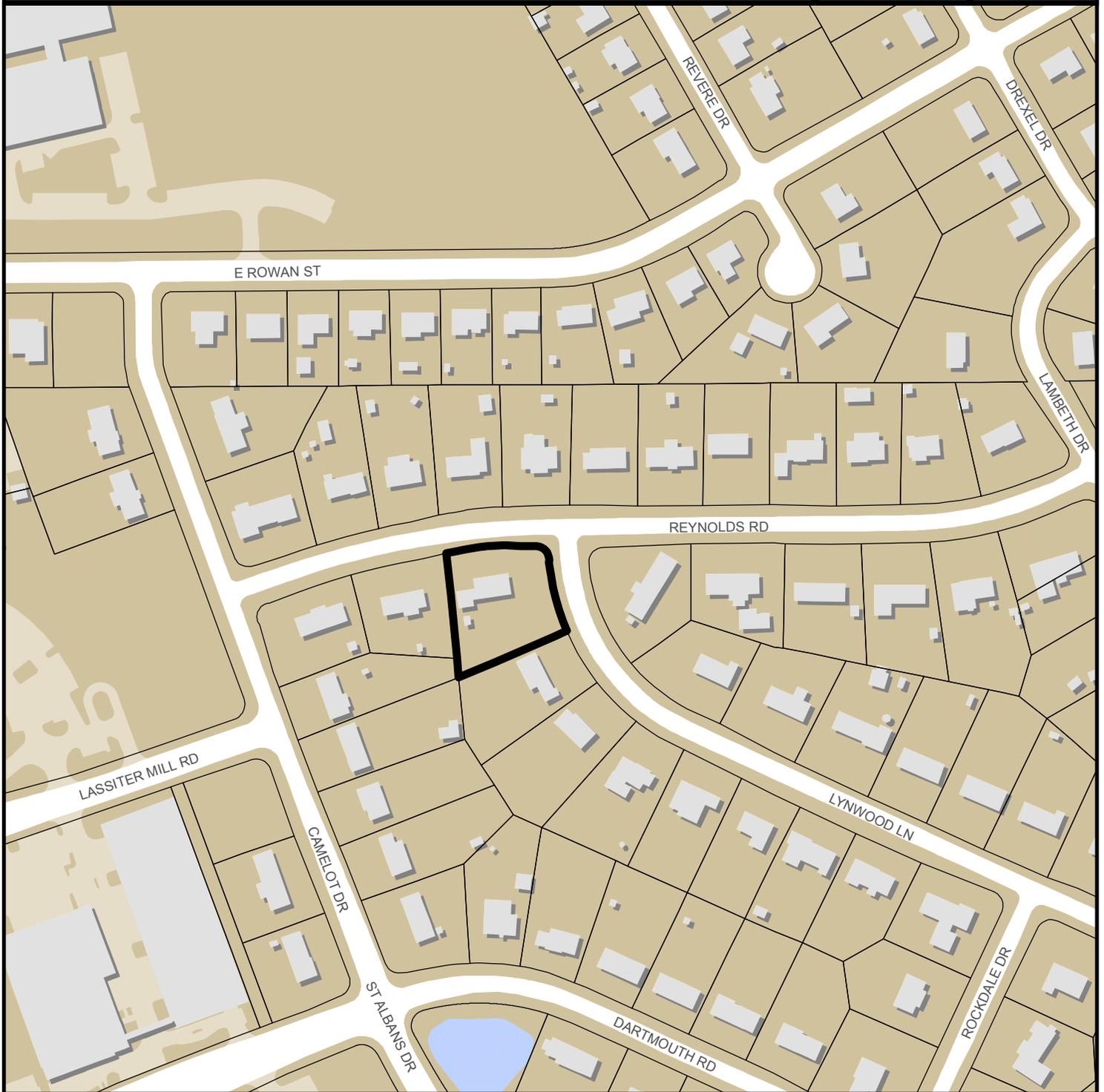


FARRIOR HILLS BLUFF LOT 3 S-74-2016



Zoning: **R-4**
CAC: **Midtown**
Drainage Basin: **Big Branch**
Acreage: **0.64**
Number of Lots: **2**

Planner: **Martha Lobo**
Phone: **(919) 996-2664**
Applicant: **Taylor Land
Consultants, PLLC**
Phone: **(919) 801-1104**



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>493571</u>		Project Coordinator		Team Leader <u>Lobo</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>Farrior Hills Bluff - Lot 3</u>					
Proposed Use <u>Residential</u>					
Property Address(es) <u>114 Reynolds Road, Raleigh, NC 27609</u>					
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:					
PIN Recorded Deed <u>1706-71-0170</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 <u>JRoss Homes, Inc.</u>			Owner/Developer Name <u>Jeremy Carroll</u>		
Address <u>13900 Possum Track Road, Raleigh, NC 27614</u>					
Phone <u>(919) 491-4604</u>		Email <u>jrosshomes@gmail.com</u>		Fax <u>N/A</u>	
CONSULTANT/CONTACT PERSON FOR PLANS					
Company Name <u>Taylor Land Consultants, PLLC</u>			Contact Name <u>Jeremy Taylor</u>		
Address <u>5448 Apex Peakway, #165, Apex, NC 27502</u>					
Phone <u>919-801-1104</u>		Email <u>jeremy@taylorlc.com</u>		Fax <u>(919) 585-5107</u>	

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

ZONING INFORMATION

Zoning District(s) **R-4**

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	3,331 SF	acres/sf	Flood Hazard Area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Proposed Impervious Surface	Unknown	acres/sf	Neuse River Buffer	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Wetlands	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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If in a Flood Hazard Area, provide the following:

Alluvial Soils	Flood Study	FEMA Map Panel #
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NUMBER OF LOTS AND DENSITY

Total # of Townhouse Lots:	Detached	Attached
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Total # of Single Family Lots	2	Total # of All Lots	2
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Overall Unit(s)/Acre Densities Per Zoning Districts **3.1**

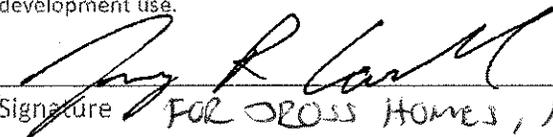
Total # of Open Space and/or Common Area Lots **0**

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 **Jeremy Taylor** 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.

	11/1/16
Signature FOR CROSS HOMES, INC.	Date

Signature	Date
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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 type="checkbox"/>	<input checked="" 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 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	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓

LEGEND & NOMENCLATURE

PROPERTY BOUNDARIES		
○	EX. PROPERTY CORNER	D.B.
●	NEW 3/4" IRON PIPE	B.M.
□	EX. CONCRETE MONUMENT	Pg.
○	COMPUTED POINT	PIN
— x —	FENCE	S.F.
		Ac.
		DEED BOOK
		BOOK OF MAPS
		PAGE
		PARCEL ID NUMBER
		SQUARE FEET
		ACRES
STORM DRAINAGE		
□	CATCH BASIN	
□	STORM JUNCTION BOX	
□	STORM GRATED INLET	
□	FLARED-END SECTION	
— SD —	STORM CLEANOUT	
— SD —	STORM PIPE	
ELECTRICAL		
□	POWER POLE	
□	POWER PEDESTAL	
□	LAMP POST	
— OP —	OVERHEAD POWER	
— UP —	UNDERGROUND POWER	
GAS		
□	GAS MARKER	
— G —	GAS MAIN	
WATER		
□	FIRE HYDRANT	
□	WATER VALVE	
— W —	WATER METER	
— W —	WATER MAIN	
SANITARY		
□	SANITARY SEWER MANHOLE	
□	SANITARY SEWER CLEANOUT	
— SS —	SANITARY SEWER PIPE	
COMMUNICATIONS		
□	FIBER OPTIC MARKER	
□	TELEPHONE PEDESTAL	
□	CABLE PEDESTAL	
— UC —	UNDERGROUND COMM.	

SITE DATA

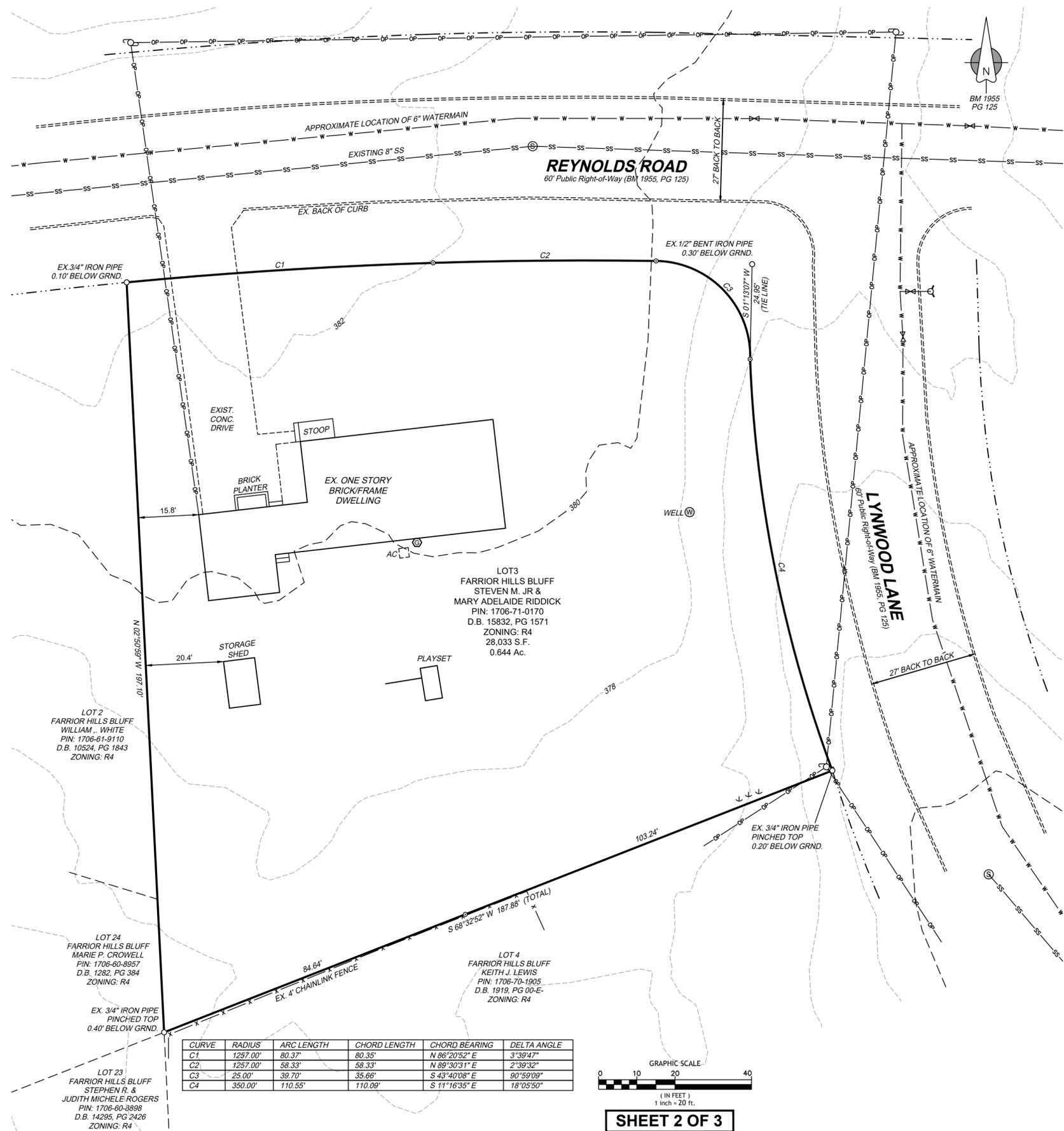
Parent PIN: 1706-71-0170
 Current Owner: JROSS HOMES INC.
 Address: 114 REYNOLDS ROAD
 RALEIGH, NC 27609
 DB 16577, Page 2379
 BM 1955, Page 125
 Zoning: R4
 Total Area: 28,033 S.F. (0.644 Ac.)
 Current Use: SINGLE FAMILY
 Proposed Use: SINGLE FAMILY

Existing Impervious Area: 3,331 S.F.

Proposed Lot#1 Area: 13,214 S.F. (0.304 Ac.)
 Proposed Lot#2 Area: 14,819 S.F. (0.340 Ac.)

NOTES:

1. Iron pipes set at all property corners unless otherwise noted.
2. All distances shown are horizontal ground measurements in U.S. Survey Feet.
3. 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
4. Areas calculated by CAD software (coordinate geometry).
5. Topography per Wake County GIS.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1257.00'	80.37'	80.35'	N 86°20'52" E	3°39'47"
C2	1257.00'	58.33'	58.33'	N 89°30'31" E	2°39'32"
C3	25.00'	39.70'	35.66'	S 43°40'08" E	90°59'09"
C4	350.00'	110.55'	110.09'	S 11°16'35" E	18°05'50"

PRELIMINARY SUBDIVISION PLAN

FARRIOR HILLS BLUFF LOT 3

EXISTING CONDITIONS

Raleigh Township
 Wake County
 North Carolina

November 1, 2016

TAYLOR
 LAND CONSULTANTS, PLLC
 License No P-0829
 5448 Apex Parkway, #165
 Apex, NC 27502 (919) 801-1104

REVISIONS

XX/XX/16 - XX	

PRELIMINARY PLAT NOT FOR RECORDATION, CONVEANCE OR SALES

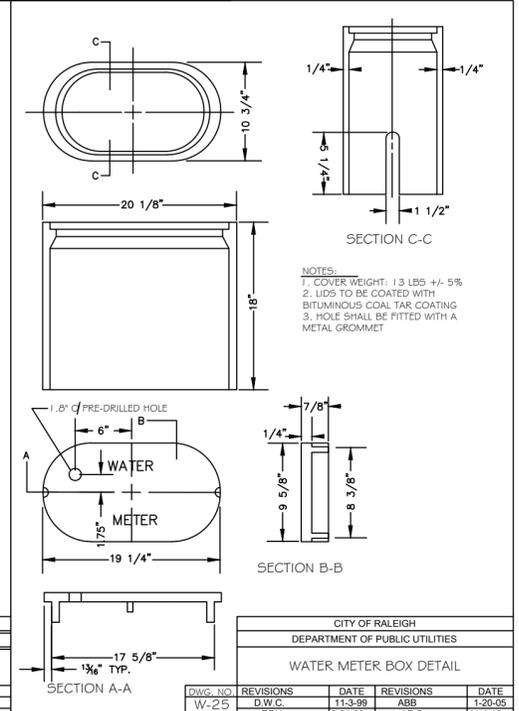
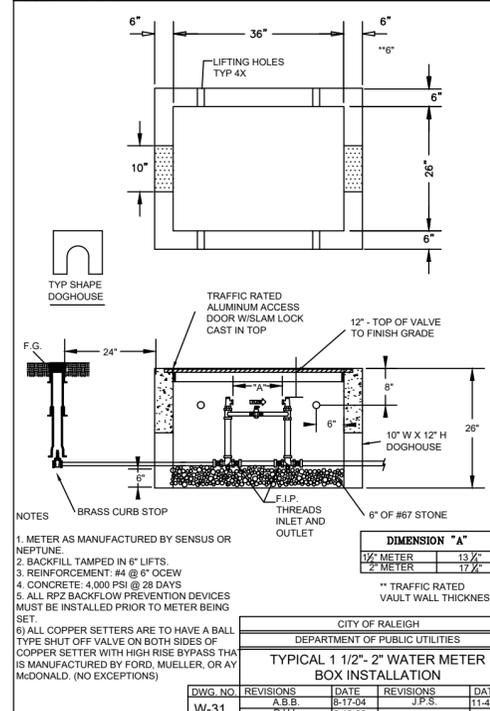
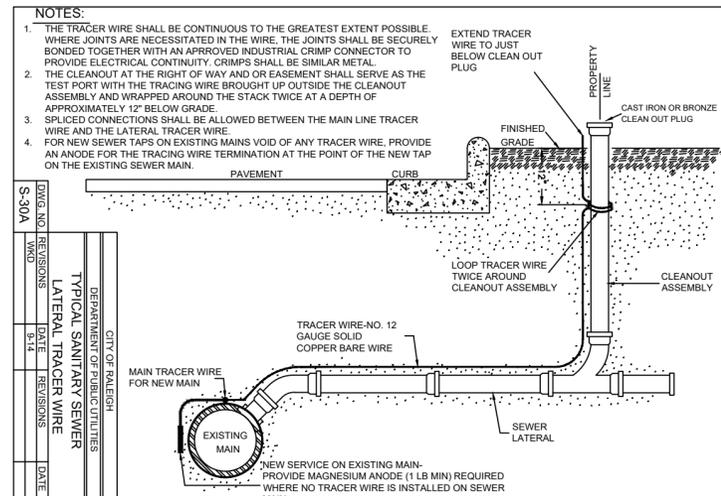
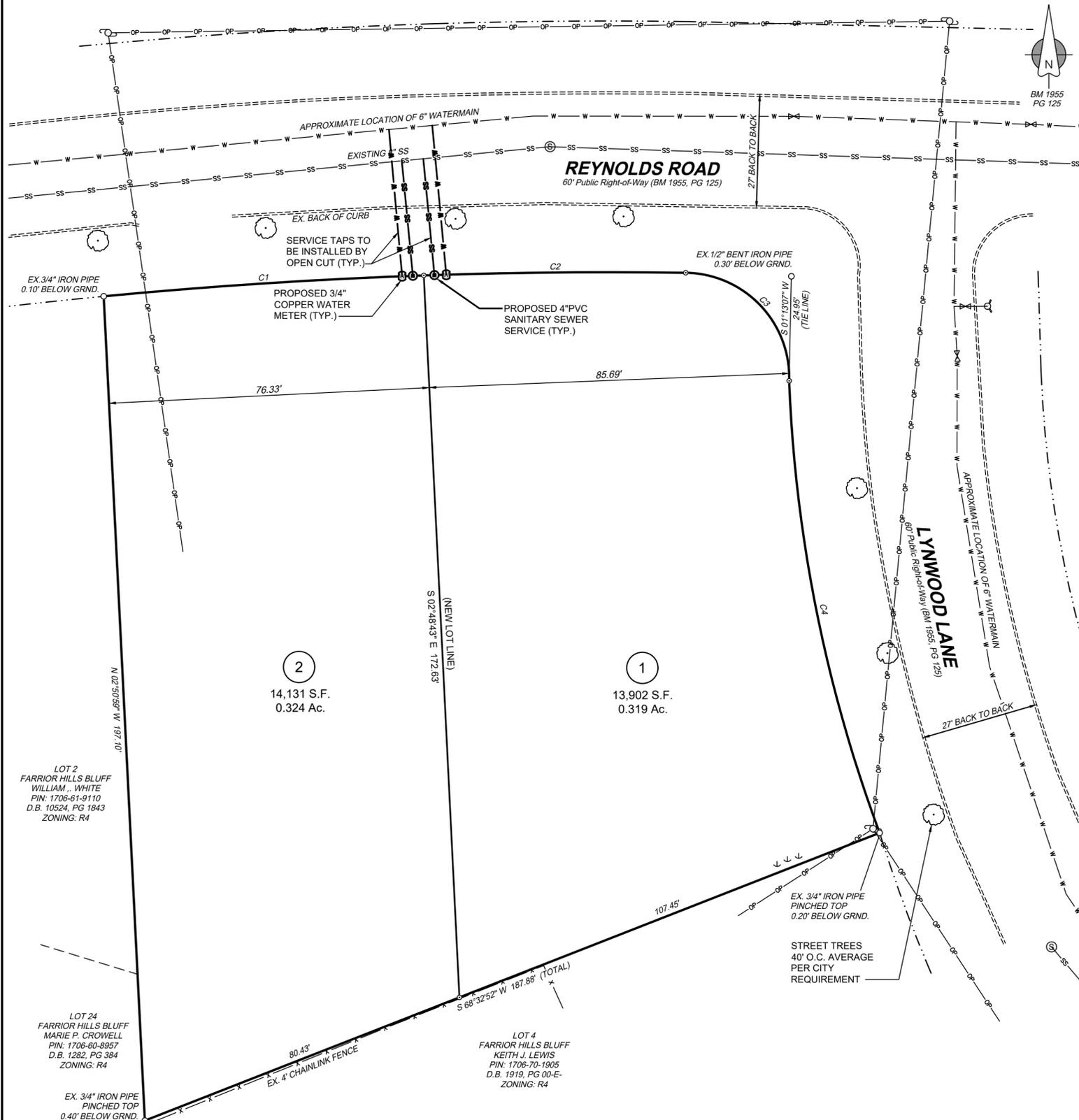
**PRELIMINARY
SUBDIVISION PLAN**

**FARRIOR
HILLS BLUFF
LOT 3**

**SITE &
UTILITY PLAN**

Raleigh Township
Wake County
North Carolina

November 1, 2016

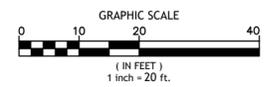


NOTES:

- METER AS MANUFACTURED BY SENSUS OR NEPTUNE.
- BACKFILL TAMPED IN 6" LIFTS.
- REINFORCEMENT: #4 @ 6" O.C.W.
- CONCRETE: 4000 PSI @ 28 DAYS
- ALL RPZ BACKFLOW PREVENTION DEVICES MUST BE INSTALLED PRIOR TO METER BEING SET.
- ALL COPPER SETTERS ARE TO HAVE A BALL TYPE SHUT OFF VALVE ON BOTH SIDES OF COPPER SETTER WITH HIGH RISE BYPASS THAT IS MANUFACTURED BY FORD, MUELLER, OR JAY McDONALD. (NO EXCEPTIONS)

- NOTES:**
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS.
 - CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS.
 - ANY WORK SHOWN ON THESE PLANS THAT IS FOUND TO BE IN CONFLICT WITH THE CITY OF RALEIGH ZONING AND SETBACK REQUIREMENTS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER FOR ADJUSTMENT.
 - LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME.
 - CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES, AND BARRICADES FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.
 - CALL NORTH CAROLINA ONE CALL CENTER @ 1-800-632-4949 BEFORE DIGGING.
 - THIS SITE IS NOT WITHIN A 100 YEAR FLOODWAY FRINGE AREA.
 - SITE MUST BE STABILIZED AND SEEDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 - COORDINATE WITH CITY INSPECTOR WHEN CONSTRUCTING DRIVEWAY RAMPS AS TO MINIMIZE "DRAGGING" OF VEHICLES.
 - CONTRACTOR SHALL COORDINATE WITH TERRY PHINIZY AT 919-996-3030 PRIOR TO CLOSING ANY LANES ON FAIRBANKS DRIVE.
 - THE PAVEMENT SHALL BE KEPT FREE AND CLEAR OF DIRT AND DEBRIS.

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1257.00'	76.36'	76.35'	N 86°15'23" E	3°28'51"
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C4	350.00'	110.55'	110.09'	S 11°16'35" E	18°05'50"

PLANT LIST					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
RM	ACER RUBRUM "OCTOBER GLORY"	OCTOBER GLORY RED MAPLE	3" CAL	7	10' MIN. HT, B&B

TAYLOR
LAND CONSULTANTS, PLLC
5448 Apex Parkway, #165
Apex, NC 27502
License No P-0829
(919) 801-1104

REVISIONS			
NO.	DATE	BY	DESCRIPTION
XX/XX/16	XX		