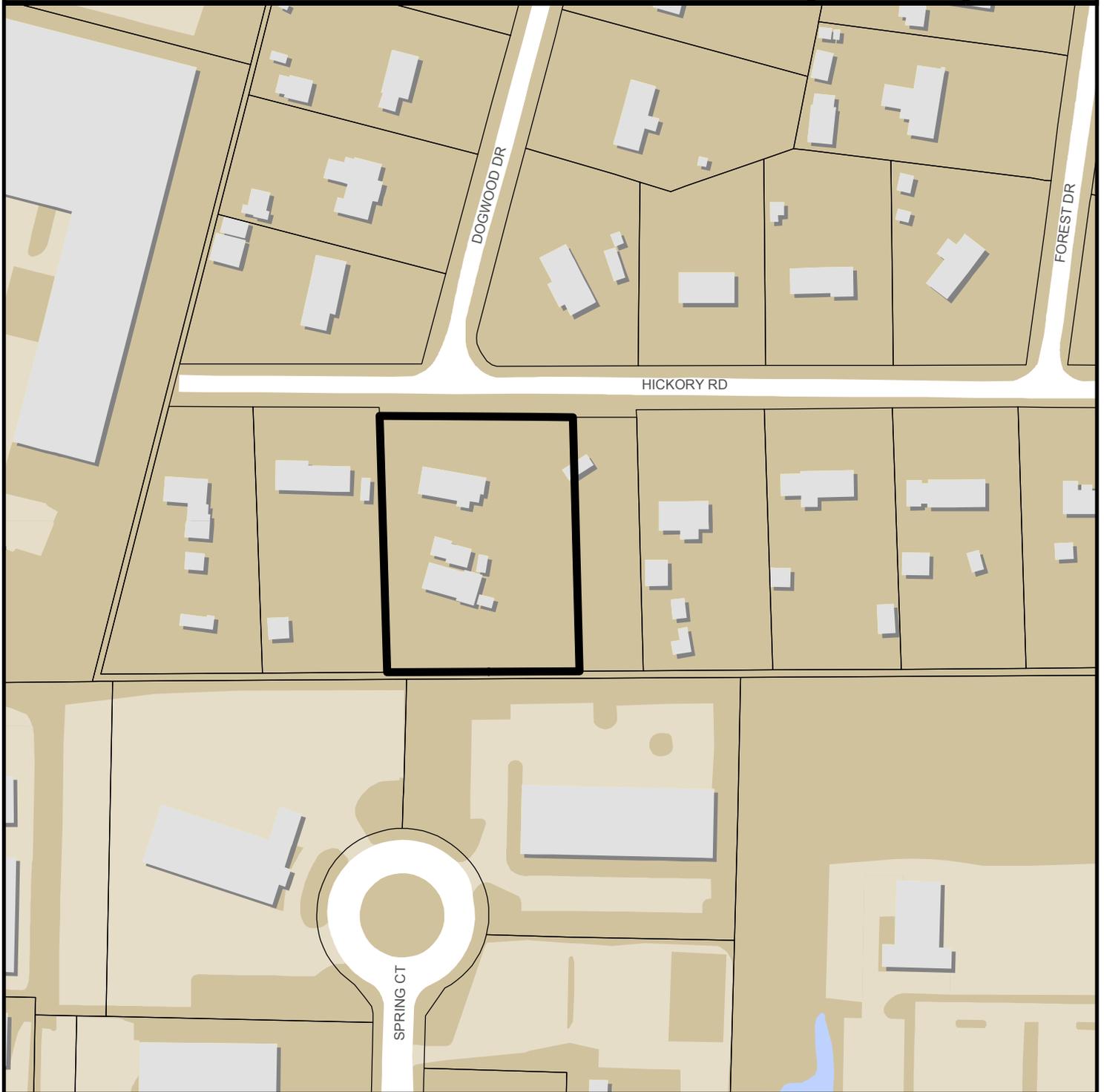


HICKORY SUBDIVISION S-9-2017



Zoning: **R-6**
CAC: **North**
Drainage Basin: **Marsh Creek**
Acreage: **1.05**
Number of Lots: **3**

Planner: **Daniel Stegall**
Phone: **(919) 996-2712**
Applicant: **Jordan Parker**
Phone: **(919) 554-1370**





Administrative Approval Action

Hickory Road Subdivision: S-9-17
Transaction# 503951, AA#3826

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the south side of the intersection of Hickory Road and Dogwood Subdivision. The address is 3000 Hickory Road and the PIN number is 1726177481.

REQUEST: Development of a 1.64 acre tract zoned Residential-6. The applicant is proposing 3 single family residential lots at a density of 1.83 units per acre.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:

One Design Adjustment was approved by the Public Works Director Designee for this project under the original Transaction# 412776:

1. A Design Adjustment (DA-63-2018) was approved to waive UDO Section 8.3.6, Block Perimeter. This subdivision is zoned Residential-6 with a 2,500 Linear foot maximum block perimeter standard. The subdivision is providing a 20' public access easement along the shared property line of Lots 1 and 2 to provide a pedestrian passage.

STORMWATER EXEMPTION: Subdivision has claimed an exemption to runoff control requirements under 9.2.2.E.2.c and will limit the maximum impervious surface area to 15% for each lot in the subdivision.

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan submitted by Jordan Parker of Cawthorne, Moss, Panciera, PC.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

1. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

STORMWATER

2. In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

3. A demolition permit shall be issued and this building permit number be shown on all maps for recording.



Administrative Approval Action

Hickory Road Subdivision: S-9-17
Transaction# 503951, AA#3826

City of Raleigh
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ENGINEERING

4. A 2.5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents is not provided within this 14-day period, further recordings and building permit issuance may be withheld.
5. A 20' public pedestrian access easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents is not provided within this 14-day period, further recordings and building permit issuance may be withheld.
6. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for pavement, curb and gutter, and sidewalk to meet the requirements for ½ of a 27' street section is paid to the City of Raleigh.
7. A surety and associated agreement for incomplete public improvements is to be provided to the City.

STORMWATER

8. The maximum allowable impervious surface area allocated to each lot (15% of the lot area) must be identified on all maps for recording.
9. A nitrogen offset payment must be made to a qualifying mitigation bank;

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: 8-8-2021
Record at least ½ of the land area approved.

5-Year Sunset Date: 8-8-2023
Record entire subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee) *Daniel L. Stegall* Date: 8/8/2018

Staff Coordinator: Daniel L. Stegall

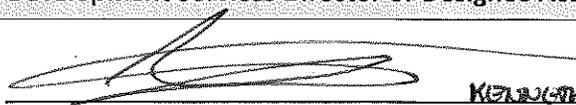
Design Adjustment Staff Response



**DEVELOPMENT
SERVICES
DEPARTMENT**

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

PROJECT	Project Name	Hickory Road Subdivision	
	Development Case Number	S-9-2017	
	Transaction Number	503951	
	Design Adjustment Number	DA - 63 - 2018	
Staff recommendation based upon the findings in the applicable code(s):			
<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access		<input type="checkbox"/> UDO Art. 8.5 Existing Streets	
<input type="checkbox"/> UDO Art. 8.4 New Streets		<input type="checkbox"/> Raleigh Street Design Manual	
Staff <input checked="" type="checkbox"/> SUPPORTS <input type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.			
DEPARTMENTS			
<input type="checkbox"/> Dev. Services Planner		<input type="checkbox"/> City Planning	
<input checked="" type="checkbox"/> Development Engineering <i>KC Beard</i>		<input checked="" type="checkbox"/> Transportation	
<input type="checkbox"/> Engineering Services		<input type="checkbox"/> Parks & Recreation and Cult. Res.	
<input type="checkbox"/> Public Utilities			
STAFF RESPONSE	CONDITIONS:		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			


 Authorized Signature KENNETH W. RITCHIE, PE, MPA Date 8/8/2018
ENGINEERING AND INFRASTRUCTURE MANAGER

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

Staff Response

Article 8.3 Blocks Lots, Access



**DEVELOPMENT
SERVICES
DEPARTMENT**

The Development Services Director may in accordance with *Sec. 10.2.18*. approve a design adjustment, subject to all of the following findings.

- A. The requested design adjustment meets the intent of this Article;
YES NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
YES NO
- C. The requested design adjustment does not increase congestion or compromise Safety;
YES NO
- D. The requested design adjustment does not create any lots without direct street Frontage;
YES NO
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
 2. The presence of existing buildings, stream and other natural features;
 3. Site layout of developed properties;
 4. Adjoining uses or their vehicles are incompatible;
 5. Strict compliance would pose a safety hazard; or
 6. Does not conflict with an approved or built roadway construction project
 7. adjacent to or in the vicinity of the site.
- YES NO

STAFF FINDINGS

The zoning for this subdivision located at 3000 Hickory Road is R-6. The maximum block perimeter allowed for this zoning is 6,000 linear feet. The measured perimeter scales as 12,500 linear feet which per UDO 8.3, will require a public access to provide connectivity to allow direct and safe access for the public. Transportation Planning requested a pedestrian passage be provided, and is shown along the property line of Lots 1 and 2 of the subdivided lots (Raleigh Street Design Manual, 3.2.6B). This has been provided and will be recorded as a 20' public access easement on the subdivision map.

This design adjustment is to ask that the block perimeter be waived based on the findings in UDO Section 8.3.6. This subdivision is in an established residential neighborhood and the existing buildings prohibit a street connection but does allow for a future pedestrian connection to the south adjacent businesses on Spring Court and Spring Forest Road.

Design Adjustment Application



DEVELOPMENT SERVICES DEPARTMENT

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	Project Name	HICKORY ROAD SUBDIVISION		
	Case Number	5-9-17		
	Transaction Number	503951		
OWNER	Name	JAMES E. ALLEN, LLC		
	Address	500 FALLS OF NERVE RD	City	RALEIGH
	State	NC	Zip Code	27609
CONTACT	Name	JORDAN PARKER	Firm	CML/THORNE MOSS & PAVLIERA
	Address	333 S. WHITE ST.	City	WAKE FOREST
	State	NC	Zip Code	27589
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:			
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings		
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings		
	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings		
	<input type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings		
	Provide details about the request (please attach a memorandum if additional space is needed):			
OUR BLOCK PERIMETER MEASURES 12,500 L.F. THE MAP ALLOWED WITH THE NEW PEDESTRIAN PASSAGE ENSEMENT IS GOOD.				

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature

Date 7/17/2018

CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
Development Services, Development Engineering
One Exchange Plaza, Suite 500
Raleigh NC, 27601

For Office Use Only	RECEIVED DATE	DA
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Article 8.3, Blocks, Lots, Access
Administrative Design Adjustment Findings



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

A. The requested design adjustment meets the intent of this Article;

YES

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

YES

C. The requested design adjustment does not increase congestion or compromise safety;

It does NOT

D. The requested design adjustment does not create any lots without direct street frontage;

It does NOT

E. The requested design adjustment is deemed reasonable due to one or more of the following:

1. Topographic changes are too steep;
2. The presence of existing buildings, stream and other natural features;
3. Site layout of developed properties;
4. Adjoining uses or their vehicles are incompatible;
5. Strict compliance would pose a safety hazard; or
6. Does not conflict with an approved or built roadway construction project
7. adjacent to or in the vicinity of the site.

Individual Acknowledgement



DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF NORTH CAROLINA
COUNTY OF Wake

INDIVIDUAL

I, Deborah L. Newman, a Notary Public do hereby certify that
James E Allen personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 9 day of July, 2018.

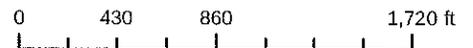
(SEAL) DEBORAH L. NEWMAN
Notary Public, North Carolina
Wake County
My Commission Expires
2-6-19

Notary Public Deborah L. Newman

My Commission Expires: 2-6-19



3000 Hickory Rd S'D blk perimeter



1 inch = 800 feet

Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

OWNER/DEVELOPER:

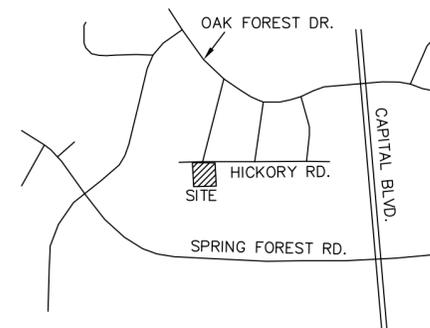
JAMES E. ALLEN, LLC
8398 SIX FORKS ROAD, SUITE 201
RALEIGH, NC 27615
919-573-4567

LAND SURVEYOR/CONTACT

CAWTHORNE, MOSS & PANCIERA, PC
MICHAEL A. MOSS, PLS
333 S. WHITE STREET
WAKE FOREST, NC 27587
(919) 556-3148
MIKE@CMPPLS.COM

NOTES:

- Driveway locations will be determined at site plan review.
- All construction shall be in accordance with all City of Raleigh Standards and Specifications.
- Developer is responsible for installation of all lines necessary to provide service to this site.
- The developer acknowledges that he has reviewed and is in compliance with the requirements set forth in the Solid Waste Design.
- The new lots 1,2 and 3 will use the City of Raleigh Solid Waste Services (SWS) to handle trash needs.
- The subject property is exempt from Tree Conservation requirements due to gross site acreage being less than 2 ac.
- Street Yard tree types must be approved by city urban forester before planting.
- No lots are proposed to require a private pump service.
- This Project requires recordation of a Subdivision Plat prior to issuance of a Building Permit.
- Proposed lots are subject to Residential Infill Rules, as per Sec. 2.2.7.
- Area computed by coordinate method.
- There is no NCGS monument within 2000' of this project.
- Contours scaled from Wake County GIS.
- As adopted by TC-2-16, Section 9.2.2.A.1.b.i subject to 4.a of the Part 10A Raleigh Unified Development Ordinance, these lots are exempt from active stormwater measures and subject to further review upon placement of impervious surface areas.
- Demo permit number: 140709.
- All water and sewer connections in new development shall be made by the developer at their expense. Code 8-2004.
- Sewer services to be @ 1.0% minimum grade with appropriate size and material - PU Handbook pg. 149, per S-30a.
- Water services to be appropriate size and material - PU Handbook pg. 86 & pg. 134, per W-23.
- Residential driveways are to be constructed as per RSDM Sections 6.5.2 and Table 6.5A. Plot plan criteria for residential driveways shall follow the requirements per RSDM Section 6.5.7.
- Fee-in-lieu is required for pavement, curb and gutter and 6' sidewalk prior to map recordation.



VICINITY MAP

PRELIMINARY
FOR REVIEW PURPOSES ONLY

LOTS 1, 2 & 3 HICKORY ROAD SUBDIVISION

LEGEND:

- EIP - EXISTING IRON PIPE
- EPK - EXISTING PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PP - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT

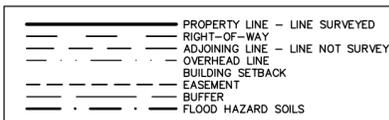
LOT SUMMARY

TOTAL NUMBER OF LOTS	3
MIN. LOT SIZE	0.546 AC.
AVERAGE LOT SIZE	0.548 AC.
TOTAL SITE AREA	1.642 AC.
ZONING	R-6
SITE DENSITY	1.83 UNITS PER ACRE

SHEET INDEX:

- SHEET 1 - COVER SHEET
- SHEET 2 - EXISTING CONDITIONS
- SHEET 3 - PRELIMINARY SUBDIVISION PLAN
- SHEET 4 - DETAILS

LINE TYPE LEGEND



SHEET 1 OF 4
SUBDIVISION SURVEY FOR
HICKORY ROAD SUBDIVISION
LOTS 1, 2 AND 3

OWNER: GRAYLYN C. DOYLE
REF: DEED BOOK 9473, PAGE 1903
REF: BOOK OF MAPS 1984, PAGE 1184
REF: BOOK OF MAPS 2017, PAGE 151
NEUSE TOWNSHIP
WAKE COUNTY, NORTH CAROLINA

FEBRUARY 2, 2017
ZONED R-6
PIN # 1726.09-17-7481
503951
S-9-17

**Preliminary Subdivision
Plan Application**



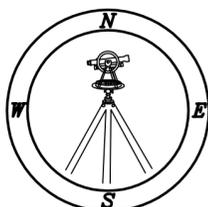
DEVELOPMENT
SERVICES
DEPARTMENT

Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | fax 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 #	Project Coordinator	Team Leader	
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 HICKORY ROAD SUBDIVISION			
Proposed Use RESIDENTIAL			
Property Address(es) 3000 HICKORY ROAD			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
PIN Recorded Deed 1726.09-17-7481	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 JAMES E. ALLEN, LLC		Owner/Developer Name JAMES E. ALLEN, LLC	
Address 8398 SIX FORKS ROAD, RALEIGH, NC			
Phone 919-625-7281	Email jim@jimallen.com	Fax 919-573-8320	
CONSULTANT/CONTACT PERSON FOR PLANS			
Company Name CAWTHORNE, MOSS, PANCIERA, PC		Contact Name JORDAN PARKER, JR.	
Address 333 S. WHITE ST., WAKE FOREST, NC			
Phone 919-556-3148	Email jordan@cmppls.com	Fax 919-554-1370	

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)			
ZONING INFORMATION			
Zoning District(s) : R-6			
If more than one district, provide the acreage of each:			
Overlay District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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 7,298 sf	acres/sf	Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface TBD	acres/sf	Neuse River Buffer	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
		Wetlands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If in a Flood Hazard Area, provide the following:			
Alluvial Soils N/A	Flood Study N/A	FEMA Map Panel # 3720172600J	
NUMBER OF LOTS AND DENSITY			
Total # of Townhouse Lots: Detached N/A	Attached N/A		
Total # of Single Family Lots : 3	Total # of All Lots : 3		
Overall Unit(s)/Acre Densities Per Zoning Districts 6 units per acre			
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 <i>Graylyn C Doyle</i>	Date 9 Feb '17		
Signature _____	Date _____		



OWNER/DEVELOPER:

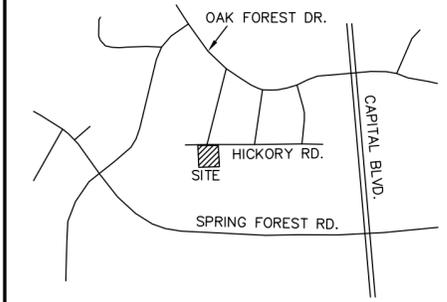
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RALEIGH, NC 27615
919-573-4567

LAND SURVEYOR/CONTACT

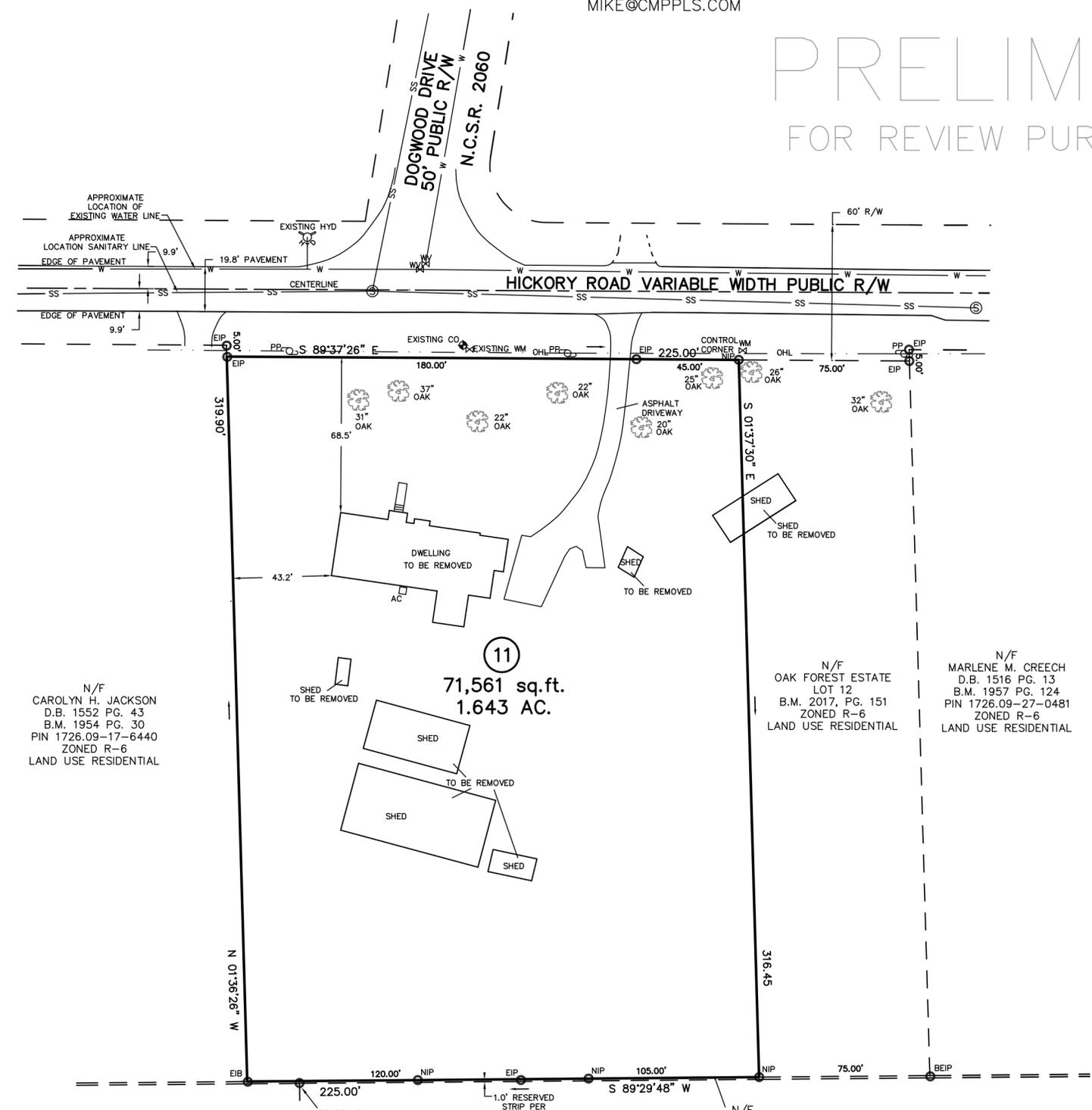
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WAKE FOREST, NC 27587
(919) 556-3148
MIKE@CMPPLS.COM

PRELIMINARY
FOR REVIEW PURPOSES ONLY

ADOPTED FROM B.M. 2017, PG. 151



VICINITY MAP



LEGEND:

- EIP - EXISTING IRON PIPE
- EPK - EXISTING PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
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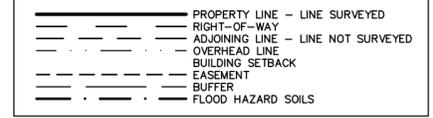
NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.

2920 HICKORY ROAD
EXISTING IMPERVIOUS SURFACE TABLE

HOUSE	2,265 S.F.
SHED(S)	3,181 S.F.
DRIVEWAY	1,634 S.F.
SIDEWALKS	49 S.F.
AC	9 S.F.
PARTIAL SHED	160 S.F.
TOTAL IMPERVIOUS AREA	7,298 S.F. OR 10.19%

LINE TYPE LEGEND



N/F
CAROLYN H. JACKSON
D.B. 1552 PG. 43
B.M. 1954 PG. 30
PIN 1726.09-17-6440
ZONED R-6
LAND USE RESIDENTIAL

N/F
MARLENE M. CREECH
D.B. 1516 PG. 13
B.M. 1957 PG. 124
PIN 1726.09-27-0481
ZONED R-6
LAND USE RESIDENTIAL

N/F
RYDER TRUCK
RENTAL INC.
D.B. 2603 PG. 357
B.M. 1978 PG. 176
PIN 1726.09-17-5019
ZONED IND-1
LAND USE COMMERCIAL

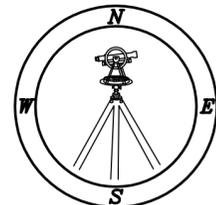
N/F
GHL PROPERTIES, LLC
D.B. 14004 PG. 348
B.M. 1979 PG. 197
PIN 1726.09-17-9116
ZONED IND-1
LAND USE COMMERCIAL

N/F
GENA W. HEPBRICK HEIRS
D.B. 1073 PG. 199
PIN 1726.05-18-6109
ZONED R-6
LAND USE VACANT

LINE TABLE

LINE	LENGTH	BEARING
L-1	85.49'	N 69°54'44" E

SHEET 2 OF 4
EXISTING CONDITIONS
PLAN FOR
**HICKORY ROAD SUBDIVISION
LOTS 1, 2 AND 3**
OWNER: GRAYLYN C. DOYLE
REF: DEED BOOK 9473, PAGE 1903
REF: BOOK OF MAPS 1984, PAGE 1184
REF: BOOK OF MAPS 2017, PAGE 151
NEUSE TOWNSHIP
WAKE COUNTY, NORTH CAROLINA
40 20 0 40 80
SCALE 1"=40'
FEBRUARY 2, 2017
R-6
PIN # 1726.09-17-7481
503951
S-9-17



(OAKFOREST11-12.DWG-LFL)

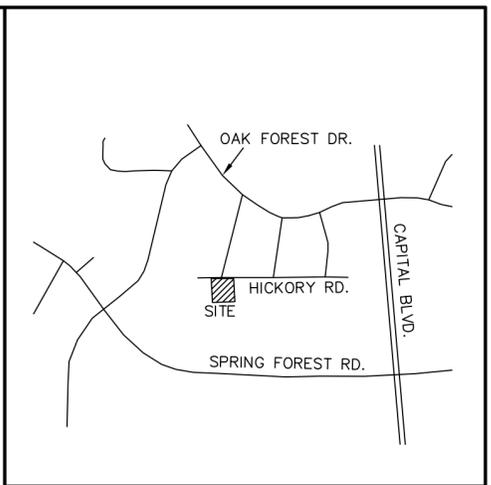
OWNER/DEVELOPER:

JAMES E. ALLEN, LLC
 8398 SIX FORKS ROAD, SUITE 201
 RALEIGH, NC 27615
 919-573-4567

LAND SURVEYOR/CONTACT

CAWTHORNE, MOSS & PANCIERA, PC
 MICHAEL A. MOSS, PLS
 333 S. WHITE STREET
 WAKE FOREST, NC 27587
 (919) 556-3148
 MIKE@CMPPLS.COM

- NOTES:**
- Driveway locations will be determined at site plan review.
 - All construction shall be in accordance with all City of Raleigh Standards and Specifications.
 - Developer is responsible for installation of all lines necessary to provide service to this site.
 - The developer acknowledges that he has reviewed and is in compliance with the requirements set forth in the Solid Waste Design.
 - The new lots 1, 2 and 3 will use the City of Raleigh Solid Waste Services (SWS) to handle trash needs.
 - The subject property is exempt from Tree Conservation requirements due to gross site acreage being less than 2 ac.
 - Street Yard tree types must be approved by city urban forester before planting.
 - No lots are proposed to require a private pump service.
 - This Project requires recordation of a Subdivision Plat prior to issuance of a Building Permit.
 - Proposed lots are subject to Residential Infill Rules, as per Sec. 2.2.7.
 - Area computed by coordinate method.
 - There is no NCGS monument within 2000' of this project.
 - Contours scaled from Wake County GIS.
 - Demo permit number: 140709.
 - All water and sewer connections in new development shall be made by the developer at their expense. Code 8-2004.
 - Sewer services to be @ 1.0% minimum grade with appropriate size and material - PU Handbook pg. 149, per S-30a.
 - Water services to be appropriate size and material - PU Handbook pg. 86 & pg. 134, per W-23.
 - Residential driveways are to be constructed as per RSDM Sections 6.5.2 and Table 6.5A. Plot plan criteria for residential driveways shall follow the requirements per RSDM Section 6.5.7.
 - Fee-in-lieu is required for pavement, curb and gutter and 6' sidewalk prior to map recordation.
 - This site is exempt from stormwater runoff controls per section 9.2.2.E.2.c of the udo. The proposed maximum impervious surface coverage for each lot is 15% of the parcel area. The nutrient calculations are based on a maximum of 15% impervious area per lot. The nitrogen loading shall be reduced to 3.6 LB/AC/YR through buydown methods.



VICINITY MAP

LEGEND:

- EIP - EXISTING IRON PIPE
- EPK - EXISTING PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PP - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT
- XXXX - STREET ADDRESS
- 1.5" CALIPER SINGLE STEM CERCIS CANADENSIS (EASTERN REDBUD)

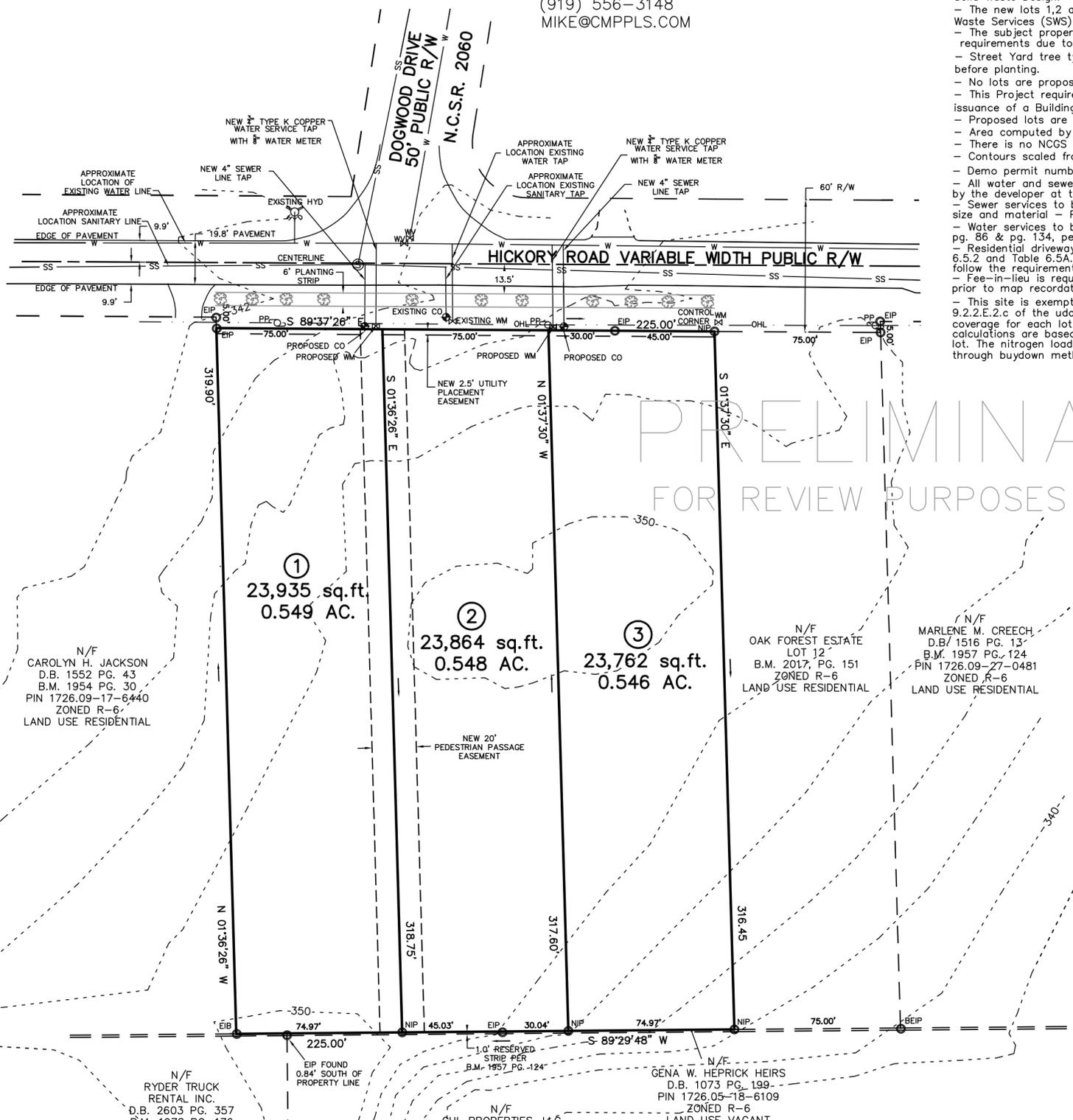
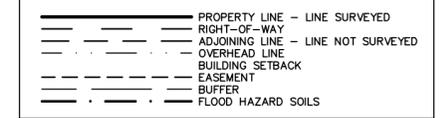
LOT SUMMARY

TOTAL NUMBER OF LOTS	3
MIN. LOT SIZE	0.546 AC.
AVERAGE LOT SIZE	0.548 AC.
TOTAL SITE AREA	1.642 AC.
ZONING	R-6
SITE DENSITY	1.83 UNITS PER ACRE

STREET YARD TREES:

- HICKORY ROAD SUBD. IS 225' IN LENGTH
- 11 STREET YARD TREES 1.5" CALIPER SINGLE STEM
- STREET TREES MAY HAVE TO BE FIELD ADJUSTED TO MEET SPACING FROM INFRASTRUCTURE.

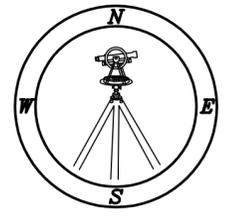
LINE TYPE LEGEND



PRELIMINARY
 FOR REVIEW PURPOSES ONLY

LINE TABLE

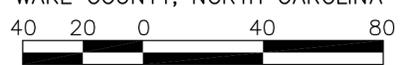
LINE	LENGTH	BEARING
L-1	85.49'	N 69°54'44" E



ADOPTED FROM B.M. 2017, PG. 151

SHEET 3 OF 4
 PRELIMINARY SUBDIVISION FOR
HICKORY ROAD SUBDIVISION
LOTS 1, 2 & 3

OWNER: GRAYLYN C. DOYLE
 REF: DEED BOOK 9473, PAGE 1903
 REF: BOOK OF MAPS 1984, PAGE 1184
 REF: BOOK OF MAPS 2017, PAGE 151
 NEUSE TOWNSHIP
 WAKE COUNTY, NORTH CAROLINA



SCALE 1"=40'
 FEBRUARY 2, 2017
 ZONED R-6
 PIN # 1726.09-17-7481

503951
 S-9-17

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