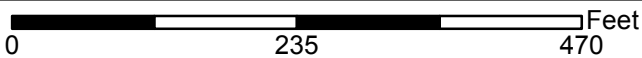
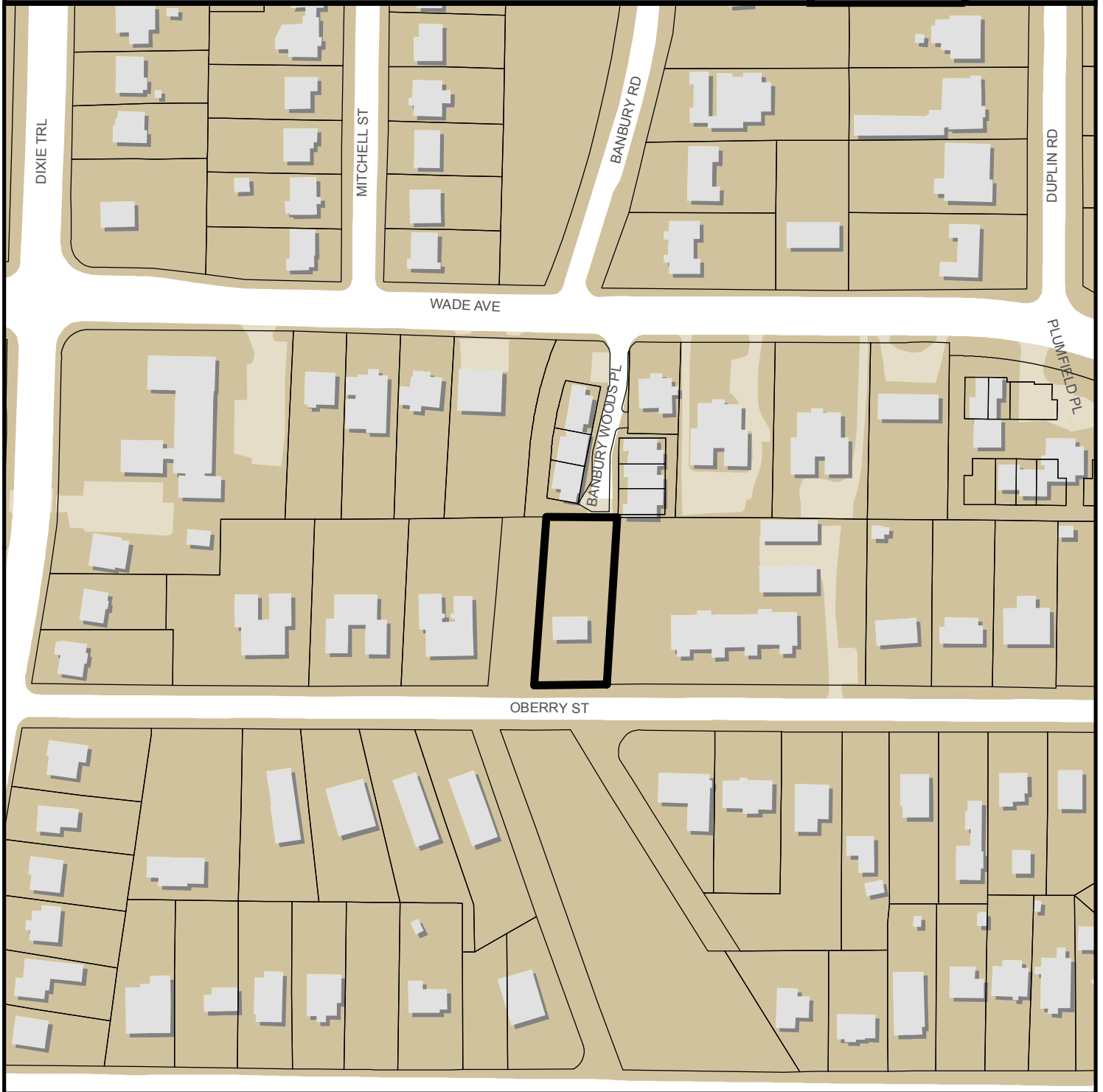


OBERRY TOWNS S-26-2017



Zoning: **R-10/ SRPOD**
CAC: **Wade**
Drainage Basin: **Beaver-Southwest**
Acreage: **0.35**
Number of Lots: **2**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **Latta Investment Partners**
Phone: **(919) 247-1932**



Preliminary Subdivision Plan Application

5-26-17



0.35 Acres
**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 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 # <u>514204</u>		Project Coordinator _____		Team Leader <u>Walters</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 #: <u>498391</u>					
GENERAL INFORMATION					
Development Name <u>OBerry Towns</u>					
Proposed Use <u>Single Family Attached</u>					
Property Address(es) <u>2820 OBerry St</u>					
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:					
PIN Recorded Deed <u>0794666320</u>		PIN Recorded Deed		PIN Recorded Deed	
What is your project type?					
<input type="checkbox"/> Single family		<input checked="" type="checkbox"/> Townhouse		<input type="checkbox"/> Subdivision in a non-residential zoning district	
<input type="checkbox"/> Other (describe):					
OWNER/DEVELOPER INFORMATION					
Company Name <u>Latta Investment Partners</u>			Owner/Developer Name <u>Joe Cebina</u>		
Address <u>717 Latta Street Raleigh NC 27607</u>					
Phone <u>(919) 247-1932</u>		Email <u>jcebina@hotmail.com</u>		Fax	
CONSULTANT/CONTACT PERSON FOR PLANS					
Company Name <u>Ward Surveying Services, PLLC</u>			Contact Name <u>Sonya Ward</u>		
Address <u>124 Seaboard Street, Apex, NC 27502</u>					
Phone <u>(919) 367-7858</u>		Email <u>sonya@wardsurveying.com</u>		Fax <u>(919)367-7833</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 **1485 sf** acres/sf

Flood Hazard Area Yes No

Proposed Impervious Surface 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 **2**

Total # of Single Family Lots **0**

Total # of All Lots **2**

Overall Unit(s)/Acre Densities Per Zoning Districts **Zoning = 10/Acre Subdivision = 2/0.35 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 **Ward Surveying** 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.

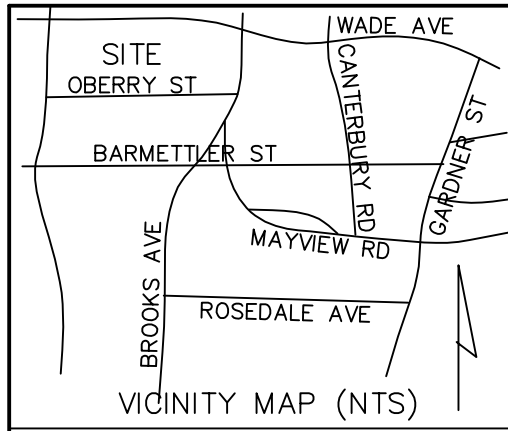
Signature

Date

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	<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:**
- R/W = RIGHT OF WAY
 - IPS = IRON PIPE SET
 - EIP = EXISTING IRON PIPE
 - = OVERHEAD UTILITY LINE
 - = CABLE TV PEDESTAL
 - = SAN. SEWER MANHOLE
 - = TELECOM PEDESTAL
 - = ELECTRIC PEDESTAL
 - = UTILITY POLE
 - = ADDRESS
 - = WATER METER
 - = METAL FENCE
 - = SEWER LINE
 - = EXISTING CONTOUR LINE
 - = CLEAN-OUT(SEWER)
 - ▨ = AREAS TO BE REMOVED
 - ☼ = TREE TO BE REMOVED

NOTES:

- TOPOGRAPHIC CONTOUR DATA WAS BASED ON WAKE COUNTY GIS(IMAPS) WITH AN ASSUMED ELEVATION ADOPTED.
- NO CLEAN-OUT FOUND ON PROPERTY.
- EXISTING SEWER SERVICE TO BE ABANDONED AS PER CORPUD STANDARDS.

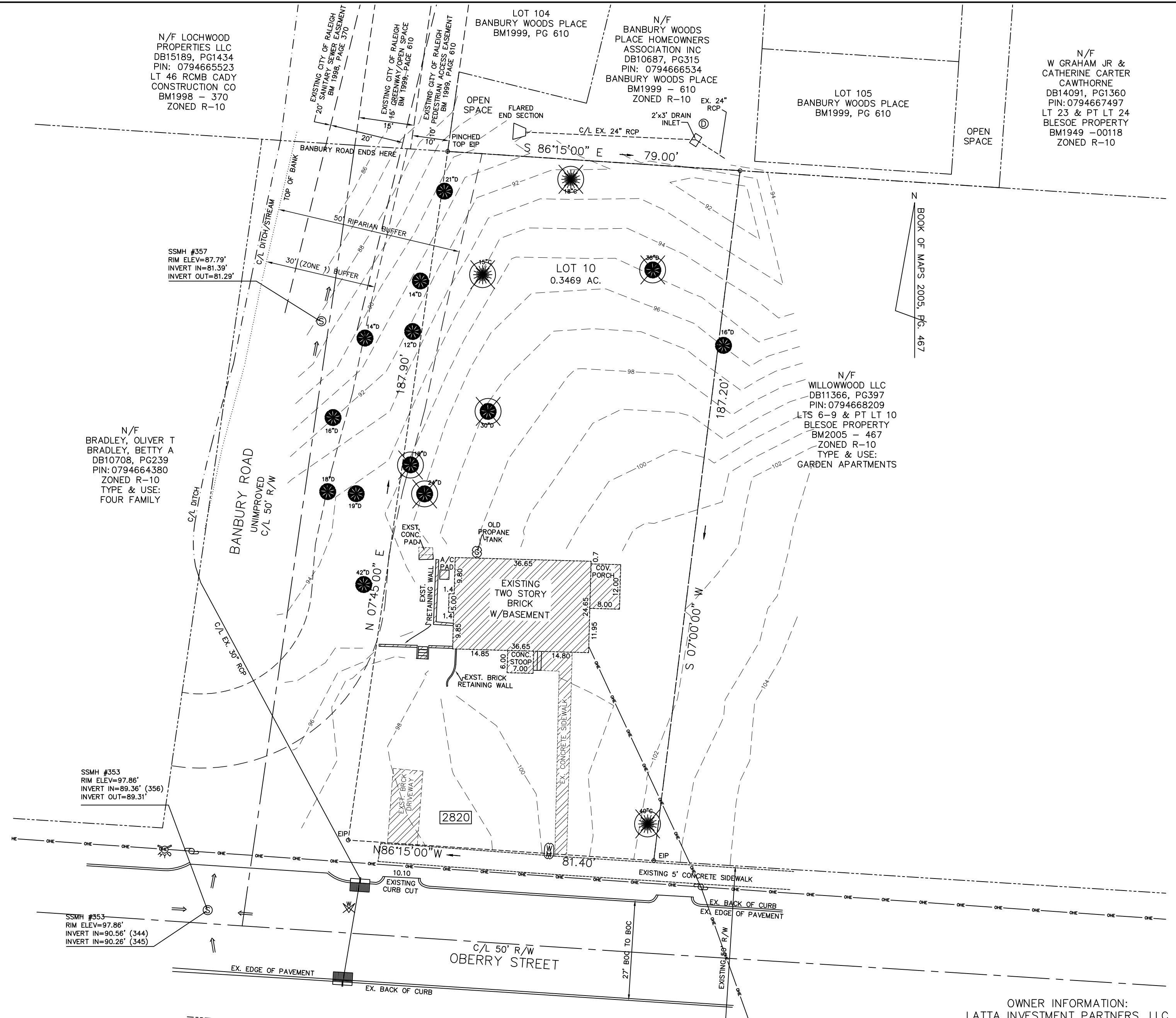
SITE DATA:

PIN NUMBER: 0794.11-66-6320
 ADDRESS: 2820 OBERRY STREET
 TOTAL ACREAGE: 15,111 SF/0.3469 AC.
 ZONING: R-10
 SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT

IMPERVIOUS AREA CALCULATIONS:

OLD LOT 10:

EX. IMPERVIOUS AREA: 1,485 S.F.
 HOUSE: 1,048 SF
 DRIVE/SIDEWALK: 378 SF
 RET.WALL/STEPS/MISC.: 59 SF

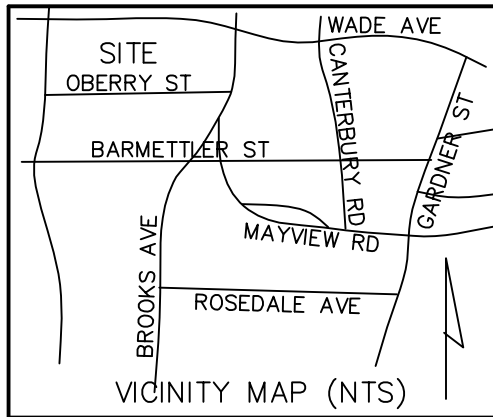


N BOOK OF MAPS 2005, PG. 467

CASE # S-26-17
 TRANSACTION # 514204

OWNER INFORMATION:
 LATTA INVESTMENT PARTNERS, LLC
 717 LATTA STREET
 RALEIGH, NC 27607-7203
 O'BERRY STREET\2017012LT10_SUBDIVISION.DWG

SEAL	<p>GRAPHIC SCALE</p> <p>(IN FEET) 1 inch = 20 ft.</p>	<p>REFERENCES: WAKE COUNTY REGISTRY -BOOK OF MAPS 1949, PAGE 118 -DEED BOOK 16672, PAGE 1934</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Date</th> <th style="width: 40%;">Revision</th> <th style="width: 10%;">By</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Date	Revision	By				<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">6/30</th> <th style="width: 60%;">ADDRESS C.O.R. COMMENTS</th> <th style="width: 10%;">SW</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	6/30	ADDRESS C.O.R. COMMENTS	SW				<p>Date: 01/20/2017</p> <p>Scale: 1" = 20'</p> <p>Drawn By: S. WARD</p> <p>Checked By: S. WARD</p> <p>Field Book: 297p66</p>	<p>EXISTING CONDITIONS & DEMOLITION PLAN</p> <p>LOT 10 & PART OF ELIZABETH B & MARY C BLEDSOE PROPERTY FOR LATTA INVESTMENT PARTNERS, LLC</p> <p>CITY OF RALEIGH WAKE COUNTY N.C.</p> <p>WARD SURVEYING SERVICES, PLLC LAND SURVEYING & PLANNING 124 SEABOARD ST. APEX, N.C. 27502 TELEPHONE: (919) 367-7858 FAX: (919) 367-7833</p>	<p>SHEET</p> <p style="font-size: 2em;">2</p> <p>OF</p> <p style="font-size: 2em;">4</p>
	Date	Revision	By																
6/30	ADDRESS C.O.R. COMMENTS	SW																	



ACREAGE TABLE (NEW LOTS)

TOTAL SITE ACREAGE:	15,111 SF / 0.3469 AC.
NEW LOT 1:	7,451 SF / 0.1711 AC.
NEW LOT 2:	7,453 SF / 0.1711 AC.
DEDICATED R/W:	206 SF / 0.0047 AC.

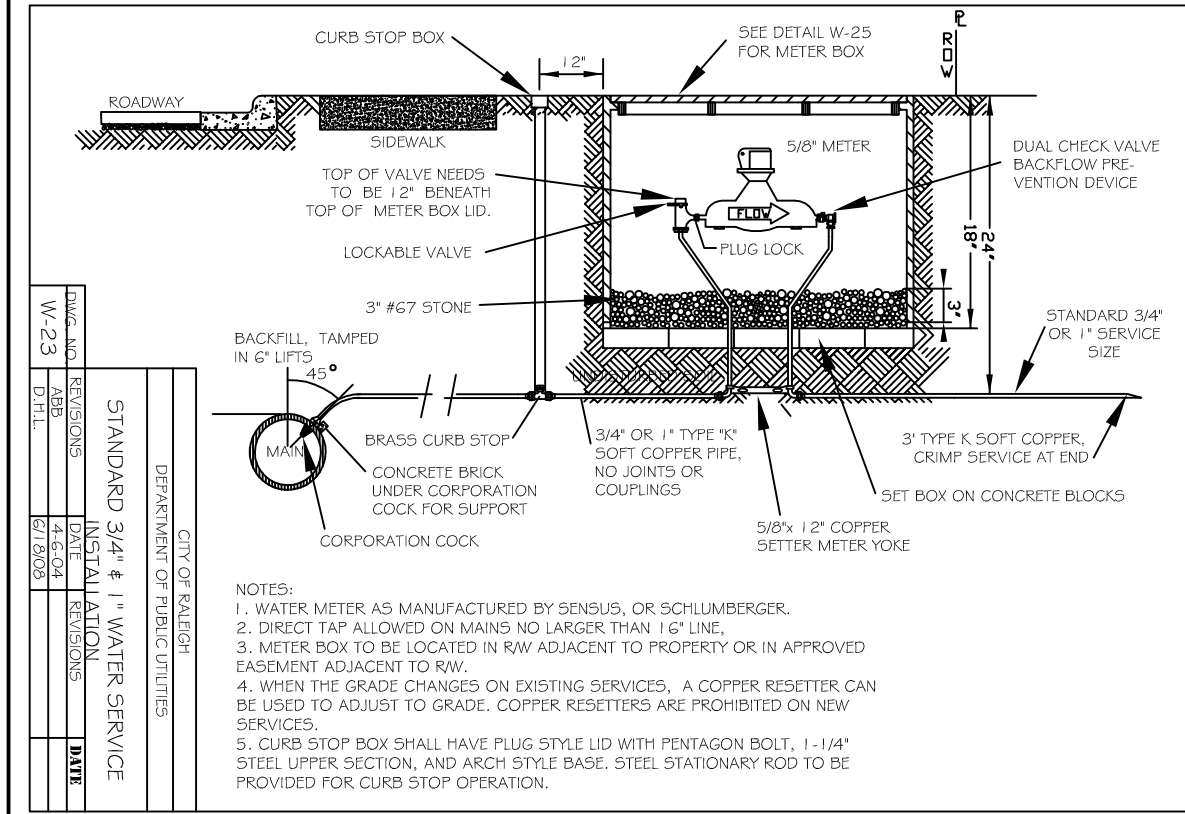
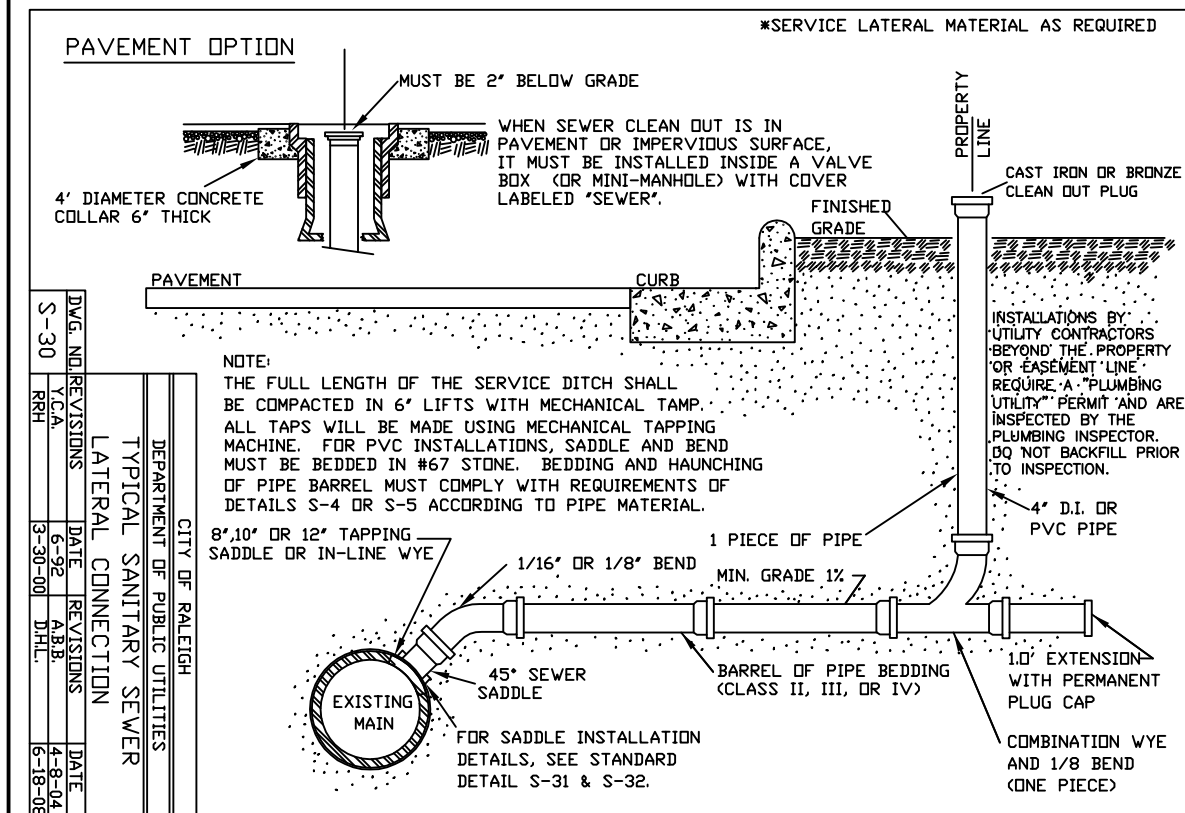
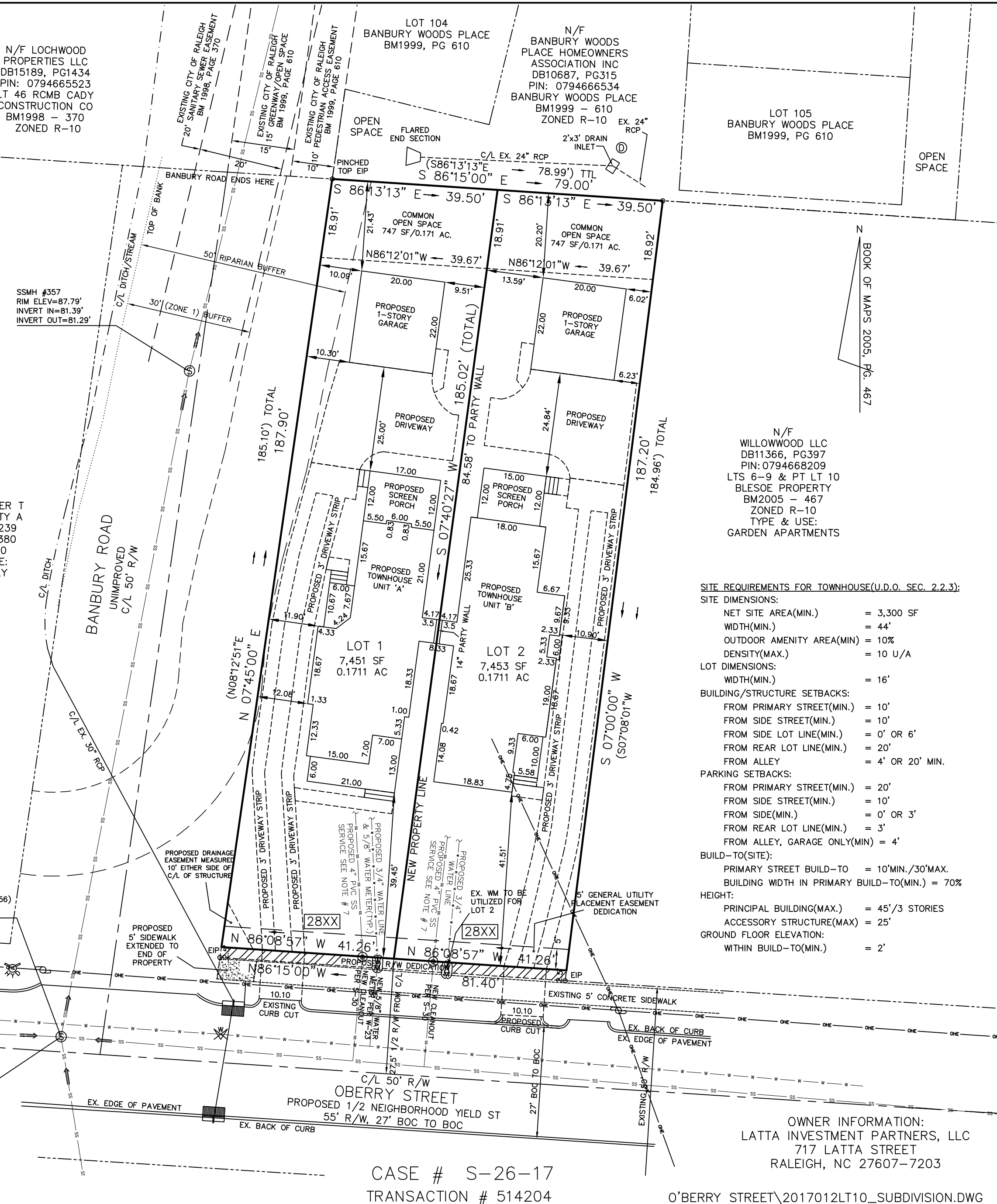
OPEN SPACE CALCULATION:

TOTAL SITE ACREAGE: 15,111 SF / 0.3469 AC.
 MINUS DEDICATED R/W: -206 SF / 0.0047 AC.
 NET SITE ACREAGE: 14,905 SF / 0.3422 AC.
 14,905 * 10% = 1,491 SF / 0.0342 AC. MINIMUM
 PROPOSED OPEN SPACE: 1,494 SF / 0.0343 AC.

DRIVEWAY CALCULATIONS (40% LIMIT) - LOT 1:
 TOTAL FRONT YARD FROM FACADE: 1991 SF
 1991 SF @ 40% = 796 SF ALLOWED
 PROPOSED DRIVEWAY IN FRONT: 284 SF

DRIVEWAY CALCULATIONS (40% LIMIT) - LOT 2:
 TOTAL FRONT YARD FROM FACADE: 1969 SF
 1969 SF @ 40% = 788 SF ALLOWED
 PROPOSED DRIVEWAY IN FRONT: 338 SF

- NOTES:**
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
 - TOPOGRAPHIC CONTOUR DATA WAS BASED ON WAKE COUNTY GIS(IMAPS) WITH AN ASSUMED ELEVATION ADOPTED.
 - PER CITY OF RALEIGH UDO SECTION 9.1.1, TREE CONSERVATION IS EXEMPT FOR SITES LESS THAN 2 ACRES.
 - PER CITY OF RALEIGH UDO SECTION 9.2.2., ACTIVE STORMWATER CONTROL MEASURES, SUBDIVISION IS 1/2 ACRE OR LESS IN AGGREGATE SIZE WHICH CUMULATIVELY CONTAINS LESS THAN 12,000 SF OF IMPERVIOUS SURFACE, IS CONSIDERED EXEMPT.
 - WATER/SEWER SERVICE CONNECTIONS: WATER METERS AND CLEANOUTS SHALL NOT BE PLACED IN DRIVEWAYS NOR CROSS PROPERTY LINES.
 - WATER SERVICE: USE EXISTING WATER METER FOR LOT 2 AND ADD NEW 5/8" WATER METER PER DETAIL W-23 AS SHOWN TO ACCOMMODATE LOT 1. IF EXISTING WATER SERVICES ARE GALVANIZED, IT WILL NEED TO BE UPGRADED PRIOR TO BEING UTILIZED. NEW WATER SERVICE LINES TO BE TYPE-K SOFT COPPER.
 - SEWER SERVICE: ADD NEW CLEANOUT AND 4" PVC SERVICE FOR LOTS 1 & 2 PER DETAIL S-30. ALL SERVICES TO BE IN COMPLIANCE WITH THE CITY OF RALEIGH PUBLIC UTILITIES HANDBOOK SPECIFICATIONS AND DETAILS.
 - CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES & SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS ACTIVITIES. CALL UTILITY LOCATOR SERVICE AT LEAST 48 HOURS PRIOR TO DIGGING.



- LEGEND:**
- R/W = RIGHT OF WAY
 - IPS = IRON PIPE SET
 - EIP = EXISTING IRON PIPE
 - () = FIELD MEASUREMENTS
 - = CABLE TV PEDESTAL
 - = SAN. SEWER MANHOLE
 - = TELECOM PEDESTAL
 - = ELECTRIC PEDESTAL
 - = UTILITY POLE
 - ## = ADDRESS
 - = WATER METER
 - = METAL FENCE
 - = SEWER LINE
 - = PROPOSED WATER LINE
 - ⊙ = CLEAN-OUT (SEWER)

IMPERVIOUS AREA CALCULATIONS:

NEW LOT 1:
 IMPERVIOUS AREA: 3,568 SF OR 47.88%
 HOUSE/PORCHES: 1,591 SF
 DRIVE/SIDEWALK: 1,537 SF
 GARAGE: 440 SF

NEW LOT 2:
 IMPERVIOUS AREA: 3,616 SF OR 48.52%
 HOUSE/PORCHES: 1,649 SF
 DRIVE/SIDEWALK: 1,527 SF
 GARAGE: 440 SF

OLD SITE DATA:

PIN NUMBER: 0794.11-66-6320
 ADDRESS: 2820 OBERRY STREET
 TOTAL ACREAGE: 15,111 SF/0.3469 AC.
 ZONING: R-10
 SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT

N/F WILLOWOOD LLC
 DB11366, PG397
 PIN: 0794668209
 LTS 6-9 & PT LT 10
 BLESOE PROPERTY
 BM2005 - 467
 ZONED R-10
 TYPE & USE:
 GARDEN APARTMENTS

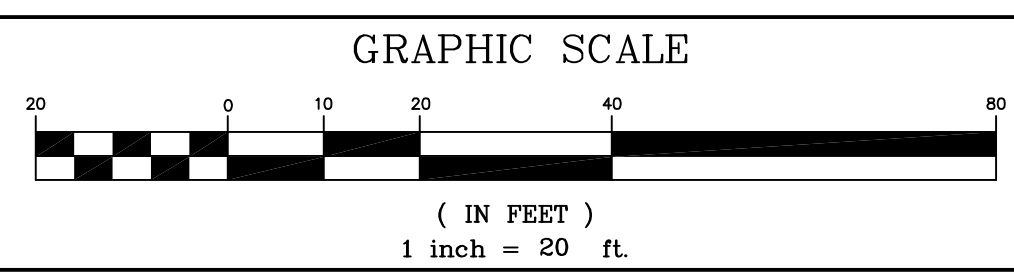
- SITE REQUIREMENTS FOR TOWNHOUSE (U.D.O. SEC. 2.2.3):**
- SITE DIMENSIONS:**
- NET SITE AREA (MIN.) = 3,300 SF
 - WIDTH (MIN.) = 44'
 - OUTDOOR AMENITY AREA (MIN.) = 10%
 - DENSITY (MAX.) = 10 U/A
- LOT DIMENSIONS:**
- WIDTH (MIN.) = 16'
- BUILDING/STRUCTURE SETBACKS:**
- FROM PRIMARY STREET (MIN.) = 10'
 - FROM SIDE STREET (MIN.) = 10'
 - FROM SIDE LOT LINE (MIN.) = 0' OR 6'
 - FROM REAR LOT LINE (MIN.) = 20'
 - FROM ALLEY = 4' OR 20' MIN.
- PARKING SETBACKS:**
- FROM PRIMARY STREET (MIN.) = 20'
 - FROM SIDE STREET (MIN.) = 10'
 - FROM SIDE (MIN.) = 0' OR 3'
 - FROM REAR LOT LINE (MIN.) = 3'
 - FROM ALLEY, GARAGE ONLY (MIN.) = 4'
- BUILD-TO (SITE):**
- PRIMARY STREET BUILD-TO = 10' MIN./30' MAX.
 - BUILDING WIDTH IN PRIMARY BUILD-TO (MIN.) = 70%
- HEIGHT:**
- PRINCIPAL BUILDING (MAX.) = 45'/3 STORIES
 - ACCESSORY STRUCTURE (MAX.) = 25'
- GROUND FLOOR ELEVATION:**
- WITHIN BUILD-TO (MIN.) = 2'

OWNER INFORMATION:
 LATTA INVESTMENT PARTNERS, LLC
 717 LATTA STREET
 RALEIGH, NC 27607-7203

CASE # S-26-17
 TRANSACTION # 514204

O'BERRY STREET\2017012LT10_SUBDIVISION.DWG

SEAL



REFERENCES: WAKE COUNTY REGISTRY
 -BOOK OF MAPS 1949, PAGE 118
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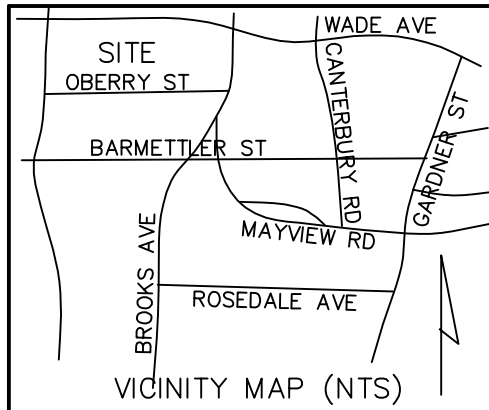
Date	Revision	By
6/30	ADDRESS C.O.R. COMMENTS	SW
	Date: 01/20/2017	
	Scale: 1" = 20'	
	Drawn By: S. WARD	
	Checked By: S. WARD	
	Field Book: 297p66	

SITE & UTILITY PLAN
OBERRY TOWNS
 FOR LATTA INVESTMENT PARTNERS, LLC

CITY OF RALEIGH WAKE COUNTY N.C.

WARD SURVEYING SERVICES, PLLC
 LAND SURVEYING & PLANNING
 124 SEABOARD ST. APEX, N.C. 27502
 TELEPHONE: (919) 367-7858 FAX: (919) 367-7833

SHEET 3 OF 4



OPEN SPACE CALCULATION:

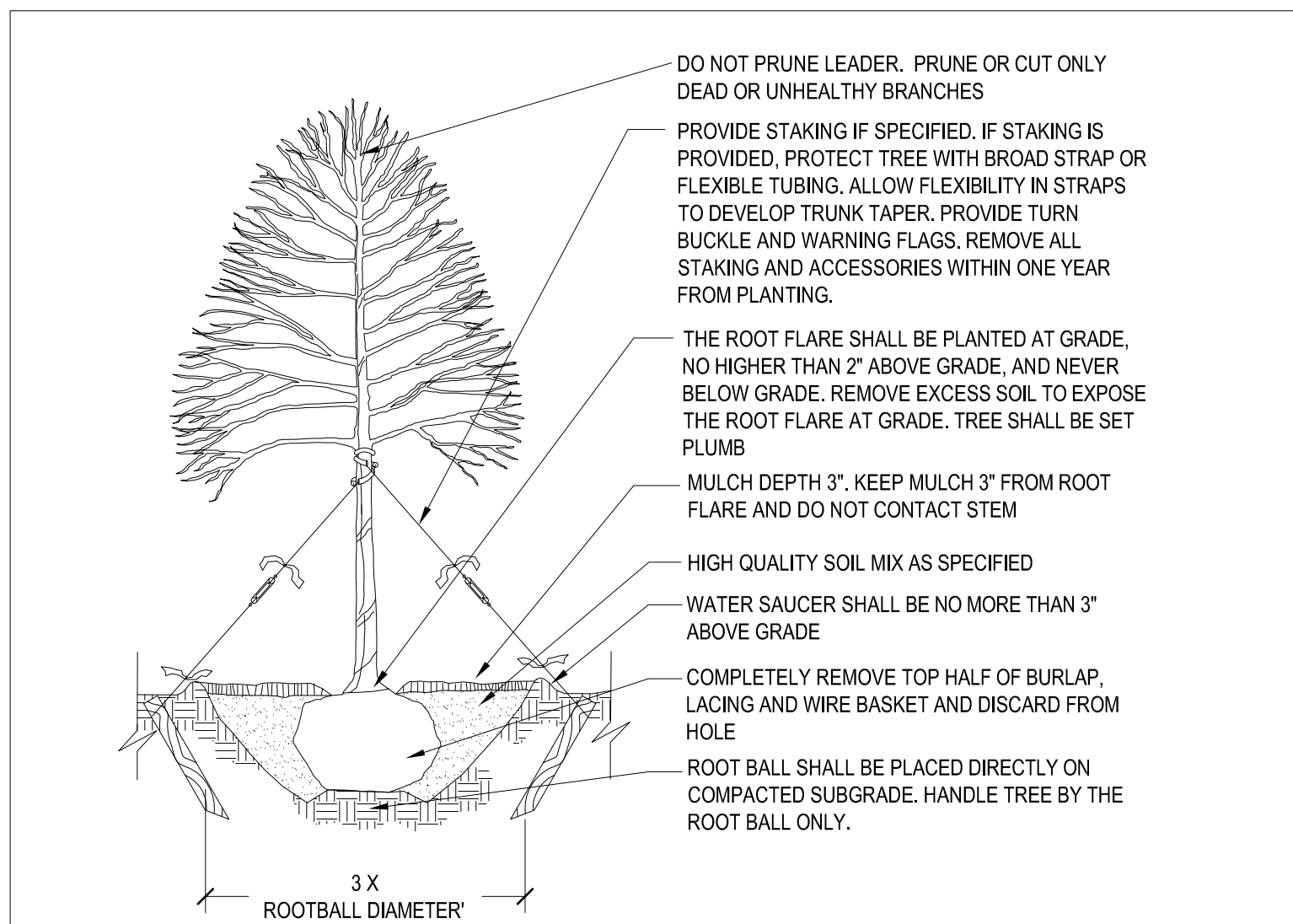
TOTAL SITE ACREAGE: 15,111 SF / 0.3469 AC.
 MINUS DEDICATED R/W: -206 SF / 0.0047 AC.

NET SITE ACREAGE: 14,905 SF / 0.3422 AC.
 14905 * 10% = 1491 SF / 0.0342 AC. MINIMUM

PROPOSED OPEN SPACE: 1,494 SF / 0.0343 AC.

NOTES:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
2. TOPOGRAPHIC CONTOUR DATA WAS BASED ON WAKE COUNTY GIS(MAPS) WITH AN ASSUMED ELEVATION ADOPTED.
3. PER CITY OF RALEIGH UDO SECTION 9.1.1, TREE CONSERVATION IS EXEMPT FOR SITES LESS THAN 2 ACRES.
4. PER CITY OF RALEIGH UDO SECTION 9.2.2, ACTIVE STORMWATER CONTROL MEASURES, SUBDIVISION IS 1/2 ACRE OR LESS IN AGGREGATE SIZE WHICH CUMULATIVELY CONTAINS LESS THAN 12,000 SF OF IMPERVIOUS SURFACE AND IS CONSIDERED EXEMPT.
5. SOLID WASTE COLLECTION WILL BE PROVIDED BY THE CITY OF RALEIGH. THE PROJECT WILL COMPLY WITH THE CITY OF RALEIGH SOLID WASTE DESIGN MANUAL. SOLID WASTE WILL BE BROUGHT TO THE CURB BY RESIDENTS USING 96-GALLON RESIDENTIAL INDIVIDUAL ROLL-OUT CONTAINERS.
6. STREET TREES TO BE PLACED AT 20' ON CENTER. A DESIGN ADJUSTMENT WILL BE REQUESTED FOR TWO TREES TO BE PLANTED. ONLY TWO TREES FIT BECAUSE OF CONFLICTS WITH STRUCTURES, A FEE IN LIEU WILL BE PROVIDED FOR THE ADDITIONAL TWO TREES.
7. A FEE IN LIEU WILL BE PROVIDED FOR 1' WIDTH OF SIDEWALK FOR THE LENGTH OF THE EXISTING AND PROPOSED SIDEWALK.
8. MAXIMUM IMPERVIOUS AREA = 65% OF LOT ACREAGE AS REQUIRED FOR R-10.
9. OBERRY STREET WILL BE A NEIGHBORHOOD YIELD STREET REQUIRING A 27' B-B AND A 55' RIGHT-OF-WAY.

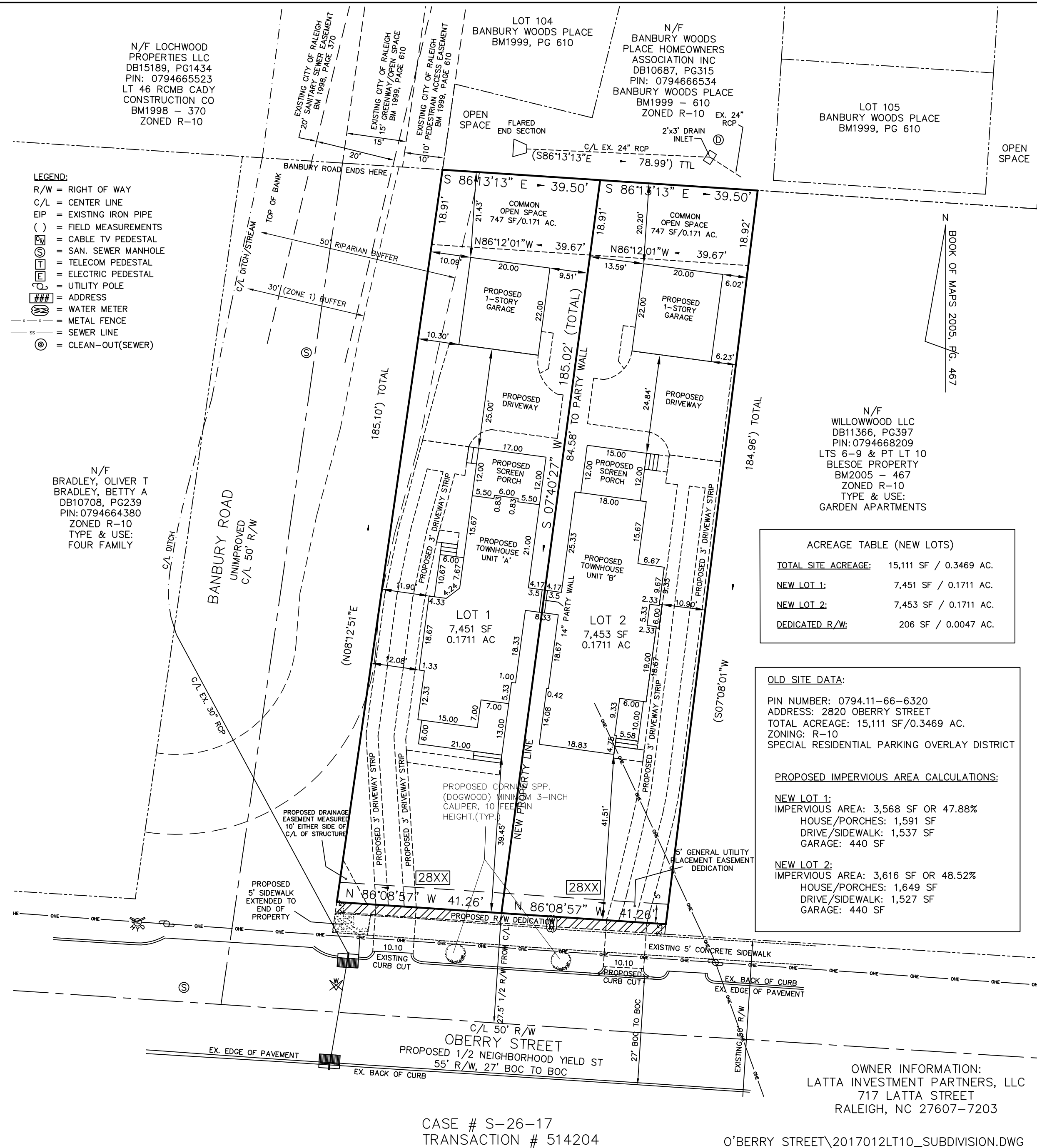


NOTES:

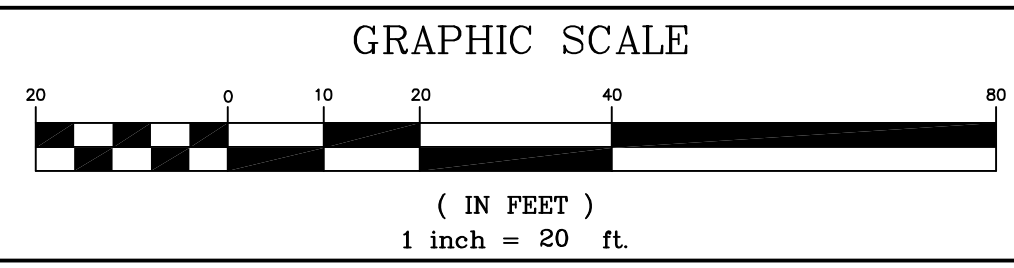
1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
4. PLANTING SEASON OCTOBER - APRIL.
5. A TREE IMPACT PERMIT IS REQUIRED.
6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CONTACT INFORMATION:
 CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:
 TREES@RALEIGHNC.GOV
 WWW.RALEIGHNC.GOV

CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPT		
REVISIONS	DATE: 9/1/13	NOT TO SCALE
TREE PLANTING DETAIL		
PRCR-03		



SEAL



REFERENCES: WAKE COUNTY REGISTRY
 -BOOK OF MAPS 1949, PAGE 118
 -DEED BOOK 16672, PAGE 1934

6/30	ADDRESS C.O.R. COMMENTS	SW	Date: 01/20/2017	LANDSCAPE & LAYOUT PLAN OBERRY TOWNS	SHEET 4
			Scale: 1" = 20'		
			Drawn By: S. WARD	CITY OF RALEIGH WAKE CO. N.C.	OF 4
			Checked By: S. WARD		
			Field Book: 297p66	WARD SURVEYING SERVICES, PLLC LAND SURVEYING & PLANNING 124 SEABOARD ST. APEX, N.C. 27502 TELEPHONE: (919) 367-7858 FAX: (919) 367-7833	
Date	Revision	By			