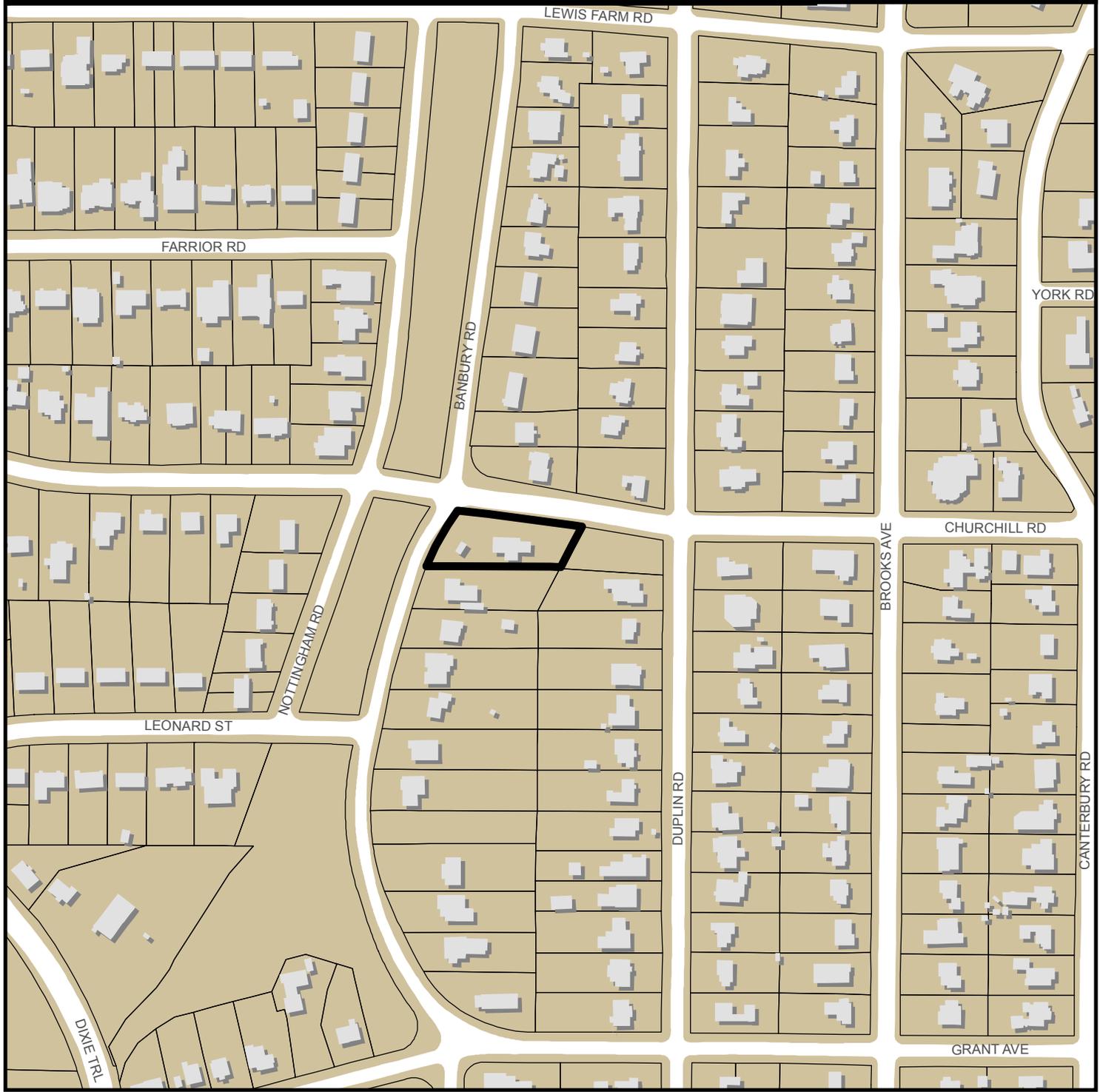
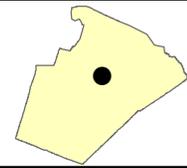


CHURCHILL ROAD SUBDIVISION S-85-2017



Zoning: **R-6**
CAC: **Wade**

Planner: **Michael Walters**
Phone: **(919) 996-2636**

Drainage Basin: **Beaverdam Creek**
Acreage: **0.59**
Number of Lots: **3**

Applicant: **Patti Hildreth**
Phone: **(919) 833-0830**





Administrative Approval Action

AA #3732 / S-85-17, 2911 Churchill Road Subdivision
Transaction# 537528

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 southeast corner of the intersection of Banbury and Churchill Roads, at 2911 Churchill Road.

REQUEST: Subdivision of a .63 acre tract zoned Residential-6 into three parcels.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

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 CMS Engineering (plan dated 2/6/18).

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. Next Step: 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.

URBAN FORESTRY

3. Obtain required stub and tree impact permits from the City of Raleigh.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

1. A demolition permit shall be issued and this building permit number be shown on all maps for recording.
2. Next Step: Concurrent Review Plans for public infrastructure and site grading shall be approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan, if applicable.



Administrative Approval Action

AA #3732 / S-85-17, 2911 Churchill Road Subdivision
Transaction# 537528

City of Raleigh
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ENGINEERING

3. The required ½ of 64' right of way for Churchill Road shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
4. A 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 are not provided within this 14 day period, further recordings and building permit issuance may be withheld.
5. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, 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 day of recordation of the recorded plat. A recorded copy of these documents shall be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld.
6. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.

PUBLIC UTILITIES

7. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public sewer extension

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: 2-28-2021
Record at least ½ of the land area approved.

5-Year Sunset Date: 2-28-2023
Record entire subdivision.

I hereby certify this administrative decision.

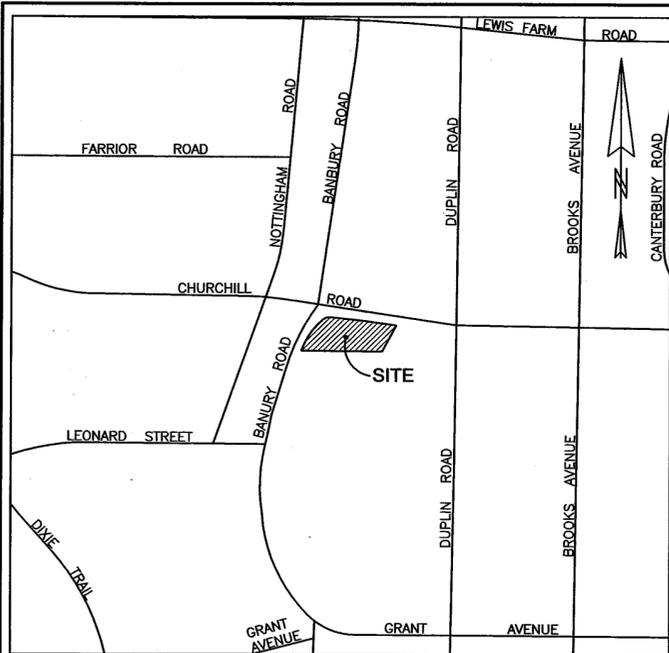
Signed: (Planning Dir./Designee) *Angie B. Long* Date: 2/28/2018

Staff Coordinator: Michael Walters

PRELIMINARY SUBDIVISION

2911 Churchill Road, Raleigh, NC

S-85-17, Transaction #537528

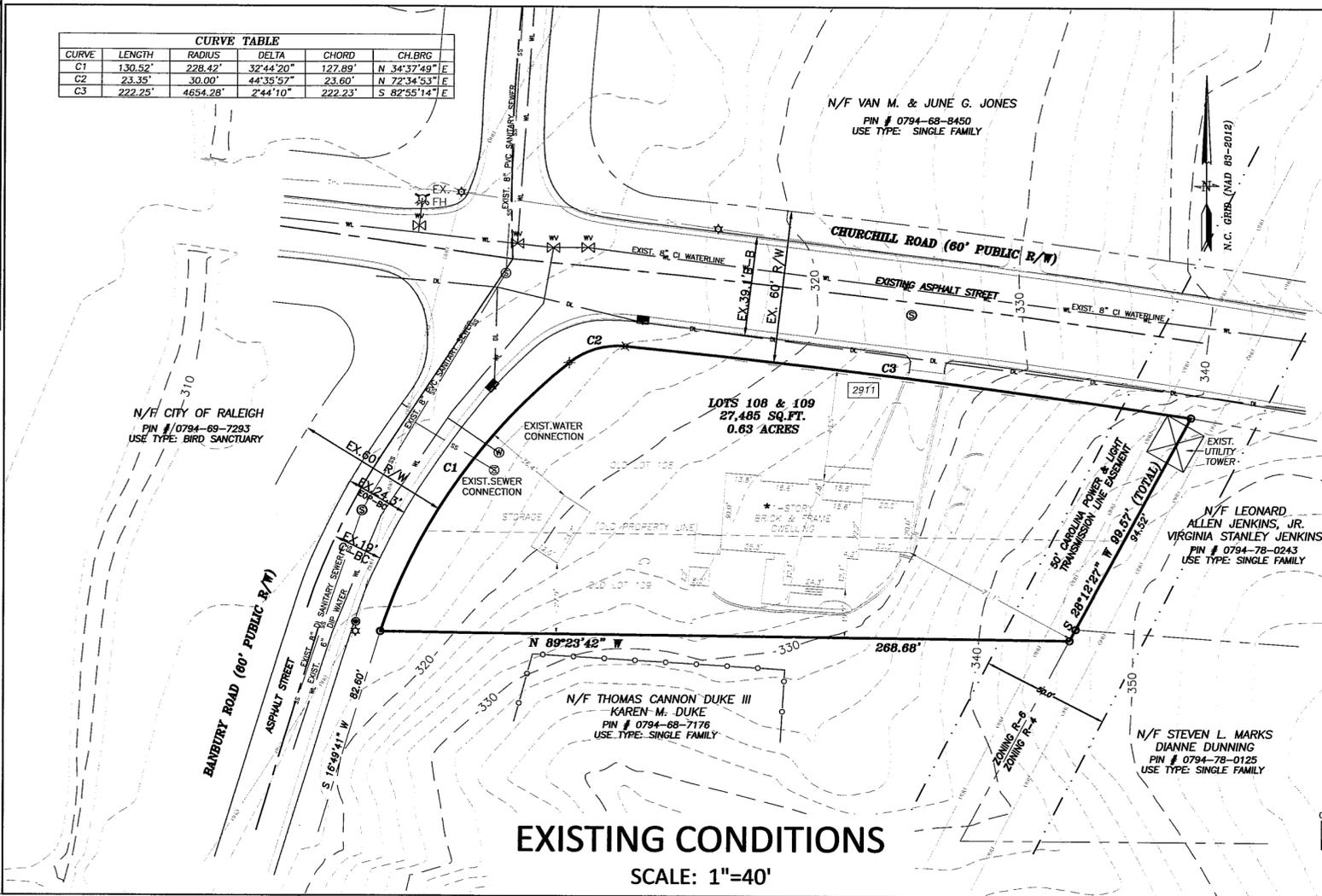


VICINITY MAP
SCALE: 1"=400'

INDEX OF SHEETS

TITLE.....	1
SUBDIVISION & UTILITY PLAN	2
STREETSCAPE PLAN	3

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH.BRG
C1	130.52'	228.42'	32°44'20"	127.85'	N 34°37'49" E
C2	23.35'	30.00'	44°35'57"	23.60'	N 72°34'53" E
C3	222.25'	4654.28'	2°44'10"	222.23'	S 82°55'14" E

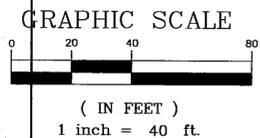


EXISTING CONDITIONS
SCALE: 1"=40'

LEGEND

- Existing Iron Pipe
- △ Existing Concrete Monument
- Concrete Monument Set
- Property Corner
- PK Nail
- ⊙ Cable TV Box
- ⊙ Fire Hydrant
- ⊙ Drop Inlet
- ⊙ Utility Pole
- ⊙ Telephone Box
- ⊙ Light Pole
- ⊙ Sewer Clean Out (4" service line)
- ⊙ Proposed Sewer Clean Out (4" service line)
- ⊙ Water Valve
- ⊙ Water Meter (3/4" service line)
- ⊙ Proposed Water Meter (3/8")
- ⊙ Power Box
- ⊙ Gas Meter
- ⊙ Sewer Manhole

***NOTE:**
A DEMO PERMIT FOR THE EXISTING STRUCTURE MUST BE OBTAINED PRIOR TO RECORDING THE SUBDIVISION PLAT, AND THE PERMIT NUMBER SHALL BE SHOWN ON THE PLAT.



PRELIMINARY - NOT FOR CONSTRUCTION

2911 CHURCHILL ROAD
PRELIMINARY SUBDIVISION

RALEIGH, NC

CMS Engineering
P.O. Box 780
Knightdale, NC 27545
PHONE: (919) 833-0830
info@cmsengineering.net

F-0737

537528

Preliminary Subdivision Plan Application

Development Services Department
Development Services Customer Service Center | 10000 Peach Plaza, Suite 400 | Raleigh, NC 27617 | 919-996-1800 | info@cmsengineering.net | www.cmsengineering.net

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

Subdivision * Conventional Subdivision Compact Development 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 ID: _____

GENERAL INFORMATION

Development Name: 2911 Churchill Road
Proposed Use: Single Family Residential
Property Address(es): 2911 Churchill Road

Water County Property Identification Number(s) for each parcel to which these guidelines will apply:
PIN Recorded Deed 0794-68-7294

What is your project type?
 Single family Townhouse Subdivision in a non-residential zoning district
 Other (describe): _____

OWNER/DEVELOPER INFORMATION

Company Name: Oak City Capital, Inc. Owner/Developer Name: Dan Truong
Address: 10708 Suntree Court, Raleigh, NC 27617
Phone: (818) 268-3399 Email: dan@oakcitycapital.com

CONSULTANT/CONTACT PERSON FOR PLANS

Company Name: CMS Engineering Contact Name: Patti Hildroth
Address: P.O. Box 780, Knightdale, NC 27545
Phone: (919) 833-0830 Email: patti@cmsengineering.net

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

ZONING INFORMATION

Zoning District(s): R-6
If more than one district, provide the acreage of each:
Overlay District? Yes No
Inside City Limits? Yes No
CUD (Conditional Use District) Case # _____
CDA (Certificate of Appropriateness) Case # _____
BDA (Board of Adjustment) Case # A- _____

STORMWATER INFORMATION

Existing Impervious Surface: _____ ac/sf Flood Hazard Area: Yes No
Proposed Impervious Surface: _____ ac/sf Neuse River Buffer: Yes No
Wetlands: Yes No

If in a Flood Hazard Area, provide the following:
At-Risk Soils: _____ Flood Study: _____ FEMA Map Panel #: _____

NUMBER OF LOTS AND DENSITY

Total # of Townhouse Lots: Detached _____ Attached _____
Total # of Single Family Lots: 3 Total # of All Lots: 3
Overall Units/Acre Densities Per Zoning District:
Total # of Open Space and/or Common Area Lots: _____

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan on the property owner(s), I, the undersigned, agree and affirm that this project is conforming to all application requirements applicable with the proposed development use.

I hereby designate CMS Engineering 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.

Use here read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signature: _____ Date: Nov 27, 2017
Signature: _____ Date: _____

PLAN SUMMARY

WAKE CO PIN	0794-68-7294
OWNER/DEVELOPER	Oak City Capital, Inc. 10708 Suntree Ct. Raleigh, NC 27617 (818) 268-3399
ZONING	R-6
TOTAL AREA	0.63 AC (27,485 sf)
AREA IN R/W TO BE DEDICATED	0.01 AC (465 sf)
NET AREA	0.62 AC (27,020 sf)
NUMBER OF LOTS	3
DENSITY	4.8 UNITS/AC
MIN. LOT SIZE	6,000 SF
AVG. LOT SIZE	9,007 SF

NOTES

- BOUNDARY SURVEY PROVIDED BY TURNING POINT SURVEYING.
- CONTOURS TAKEN FROM WAKE COUNTY GIS.
- EXISTING WATER METER LOCATION TO BE FIELD VERIFIED.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- A FEE-IN-LIEU OF CONSTRUCTION FOR A 6' SIDEWALK FOR THE ENTIRE FRONTAGE LENGTH WILL BE PAID PRIOR TO MAP RECORDATION.
- CHURCHILL ROAD IS DESIGNATED NEIGHBORHOOD STREET. DEDICATE RIGHT-OF-WAY TO 1/2 OF 64'
- ALL NEW DRIVEWAY LOCATIONS WILL BE DETERMINED AND PERMITTED AT SITE PLAN SUBMITTAL PER CITY OF RALEIGH STANDARDS.
- SOLID WASTE SERVICE WILL BE PROVIDED AT PUBLIC STREET BY INDIVIDUAL 96-GALLON STANDARD CITY OF RALEIGH RESIDENTIAL SOLID WASTE CART PER CITY OF RALEIGH SOLID WASTE DESIGN MANUAL.
- A SURETY EQUAL TO 125% OF THE COST OF DEVELOPMENT FOR INCOMPLETE PUBLIC IMPROVEMENTS, INCLUDING STREETSCAPE TREES & SANITARY SEWER EXTENSION WILL BE POSTED WITH THE CITY PRIOR TO RECORDING LOTS.
- PER SECTION 9.1 OF THE UDO, THIS PROJECT IS EXEMPT FROM CITY OF RALEIGH TREE CONSERVATION REQUIREMENTS.
- PER UDO SEC. 9.2.2.A.2.b, THIS SITE IS EXEMPT FROM STORMWATER REGULATIONS EXCEPT THE FOLLOWING: PER UDO 9.2.2.A.4.a. (TC-02-16) THE MAXIMUM IMPERVIOUS AREA PER LOT IS AS FOLLOWS (51%):

LOT 1	4,797 SF
LOT 2	4,083 SF
LOT 3	4,900 SF

S-85-17
TRANS#537528

REVISIONS

01/15/18 1st COR REVIEW COMMENTS
02/06/18 2nd COR REVIEW

TITLE & EXISTING CONDITIONS

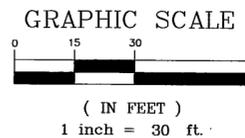
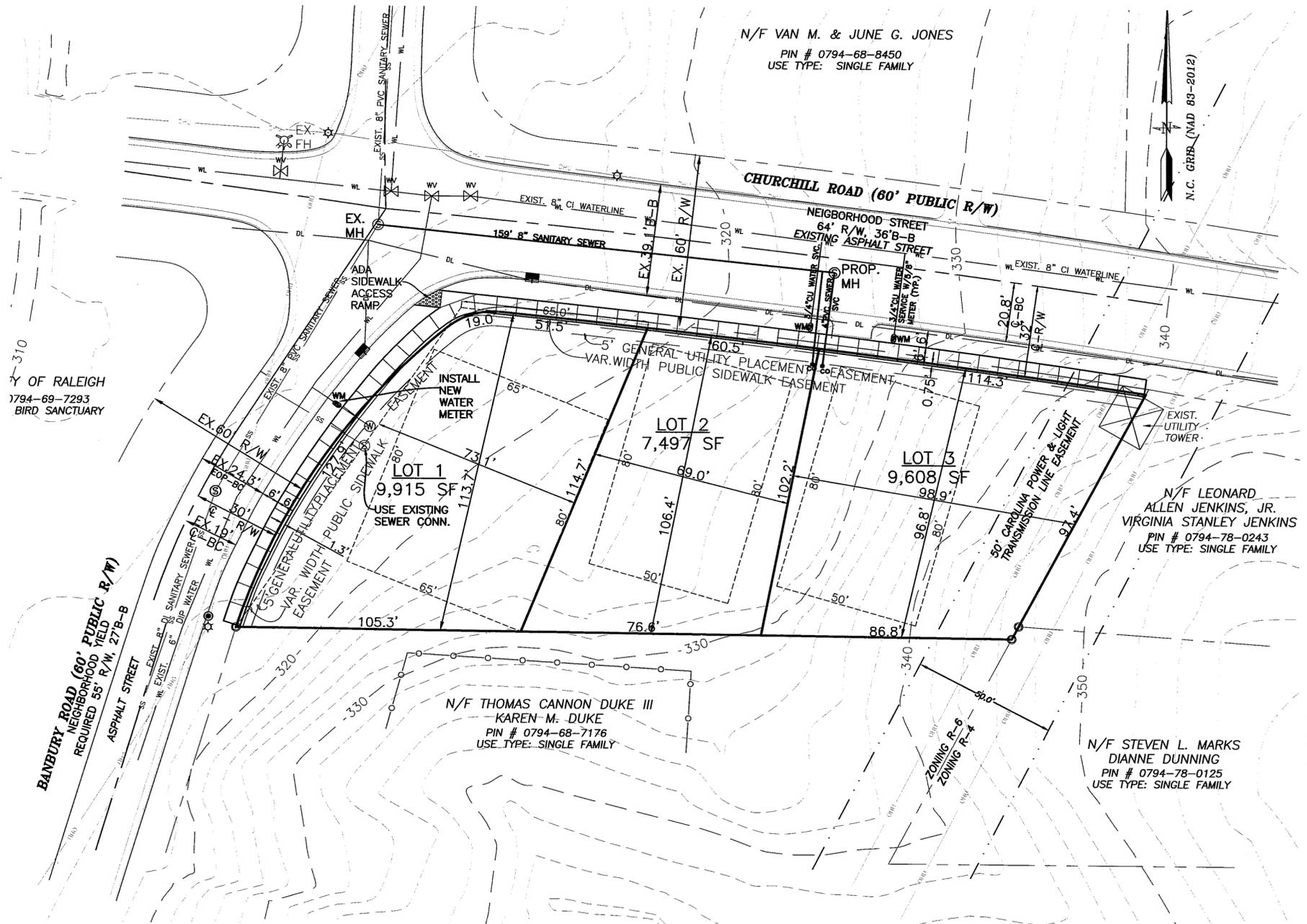
DWG NAME: 2911 CHURCHILL R2
DRAWN: PDH
CHECKED: CMS
DATE: 11/28/17
DATE ISSUED: 02/06/18
SCALE: AS SHOWN
PS-1

STANDARD UTILITY NOTES (as applicable):

- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
- Utility separation requirements:
 - A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to waterline specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well
 - When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter
 - Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to waterline specifications
 - 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer
 - Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 24" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W-41 & S-49)
 - All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required
- Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction
- Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department
- 3.0' minimum cover is required on all water mains & sewer forcemains. 4.0' minimum cover is required on all reuse mains
- It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure
- Install 3/4" copper* water services with meters located at ROW or within a 2'x2' Waterline Easement immediately adjacent. *NOTE: it is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure*
- Install 4" PVC* sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum
- Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole
- All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
- NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction
- Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD FOG Program Coordinator prior to issuance of a Building Permit. Contact Tim Beasley at (919) 250-7825 or timothy.beasley@raleighnc.gov for more information
- Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix-B of the Rules Governing Public Water Systems in North Carolina. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval list. The devices shall be installed and tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross-connection control program, whichever is more stringent. Contact Joanie Helvey at (919) 212-5923 or joanie.hartley@raleighnc.gov for more information

RIGHT-OF-WAY DEDICATION

- RIGHT-OF-WAY DEDICATION ALONG 245' OF ROAD FRONTAGE
- APPROXIMATE AREA OF RIGHT-OF-WAY DEDICATION = 465 SF = 0.01 AC



PRELIMINARY - NOT FOR CONSTRUCTION

**2911 CHURCHILL ROAD
PRELIMINARY SUBDIVISION**

REVISIONS

01/15/18	1st COR REVIEW COMMENTS
02/06/18	2nd COR REVIEW

PRELIMINARY SUBDIVISION & UTILITY

DWG NAME:	2911 CHURCHILL R2
DRAWN:	PDH
CHECKED:	CMS
DATE:	11/28/17
DATE ISSUED:	02/06/18
SCALE:	1"=30'

PS-2

CMS Engineering
P.O. Box 780
Knightdale, NC 27545
PHONE: (919) 833-0830
info@cmsengineering.net

F-0737

RALEIGH, NC

537528

CMS Engineering
 P.O. Box 780
 Knightdale, NC 27545
 PHONE: (919) 833-0830
 info@cmsengineering.net

F-0737

2911 CHURCHILL ROAD
 PRELIMINARY SUBDIVISION
 RALEIGH, NC

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

01/15/18	1st COR REVIEW COMMENTS
02/06/18	2nd COR REVIEW

PRELIMINARY LANDSCAPE PLAN

DWG NAME:	2911 CHURCHILL R2
DRAWN:	PDH
CHECKED:	CMS
DATE:	11/28/17
DATE ISSUED:	02/06/18
SCALE:	1"=30'
PS-3	

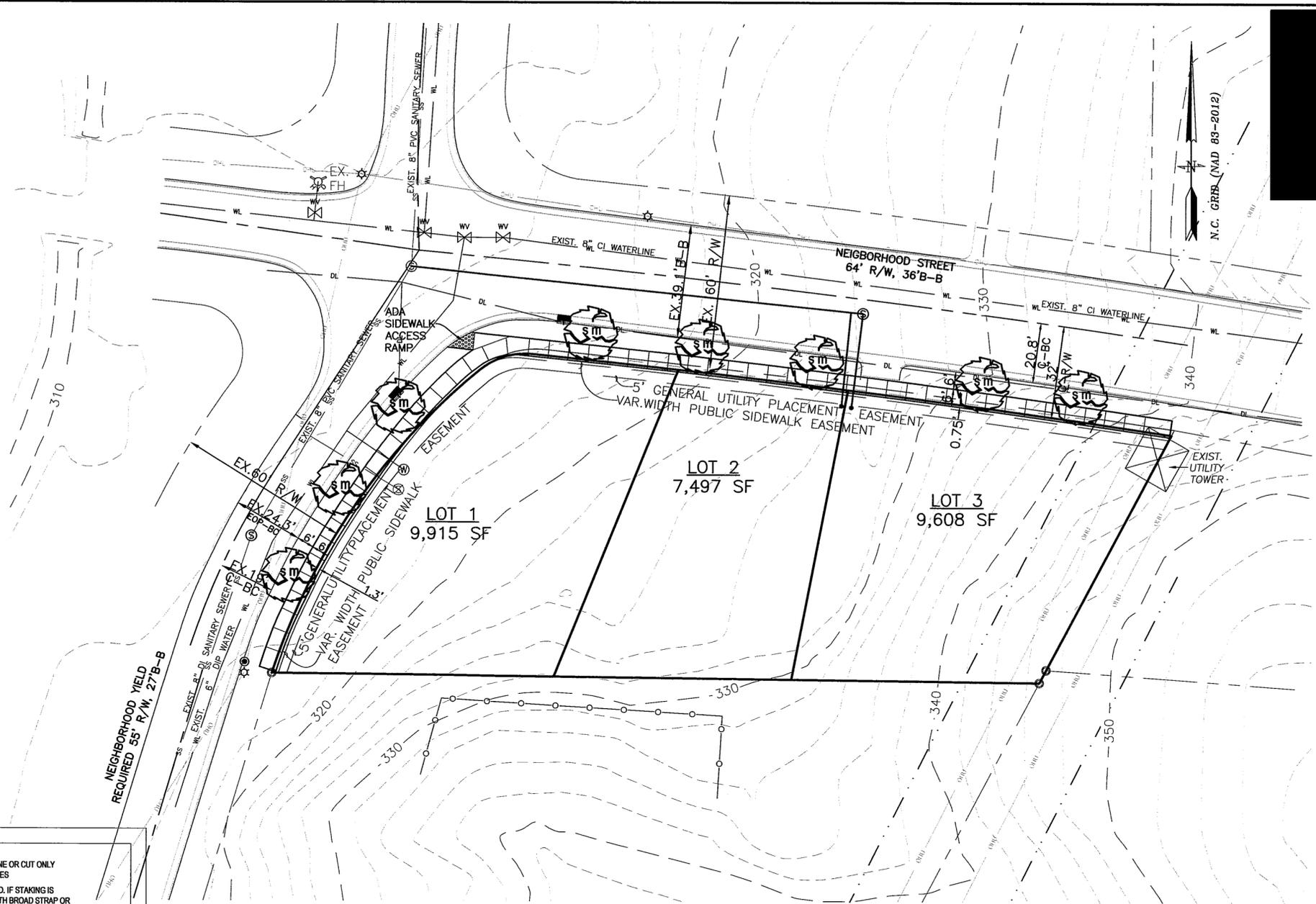


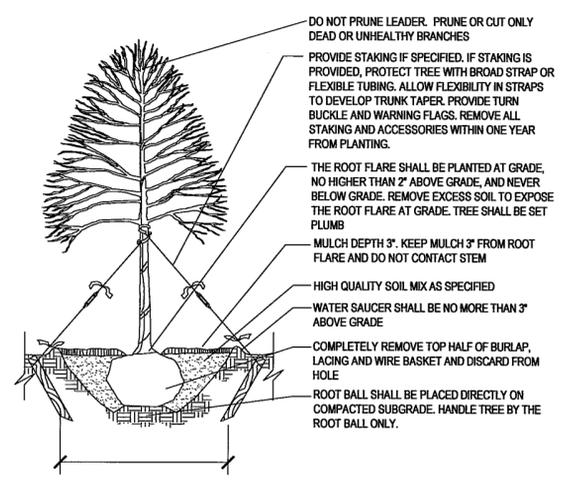
Table 1. Guidelines for Proximity from Center of Tree to Infrastructure

Minimum Distance from Walks, Curbs and Utilities	
Sidewalk	2'
Back of curb	2'
Driveways	10'
Structures	10'
Manholes and catch basins	10'
Fire hydrants	10'
Water meters and other utility boxes	5'
Traffic signs	10'
Stop signs	30'
Light poles	20'
Other trees	15'

Table 1. Continued

Buried Utility Lines that Traverse the Planting Strip

Water & sewer	10'
Sewer easements	Planting prohibited
All other services	10'



- NOTES:
- 3 X ROOTBALL DIAMETER
 - CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
 - ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
 - STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
 - PLANTING SEASON OCTOBER-APRIL.
 - A TREE IMPACT PERMIT IS REQUIRED.
 - 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	BY	NOT TO SCALE

TREE PLANTING DETAIL

PRCR-03

- NOTES:**
- ALL STREET TREE INSTALLATION AND MAINTENANCE WILL COMPLY WITH CITY OF RALEIGH STREET DESIGN MANUAL SECTIONS 6.18.1 AND 6.18.2.
 - A TREE IMPACT PERMIT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
 - STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.

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

NEW TREES PLANT LEGEND:

QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
8	SUGAR MAPLE	Acer Saccharum	3" - CAL., 10' - 12'HT, B&B

STREETSCAPE YARD:

STREET	RESIDENTIAL STREET FRONTAGE	STREETSCAPE WIDTH	TREES REQUIRED	TREES PROVIDED
CHURCHILL ROAD	234'	5'	234'/40' = 5.8 > 5	5 SHADE TREES
BANBURY ROAD	140'	4.8	140'/40' = 3.5 > 3	3 SHADE TREES

