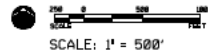


VICINITY MAP



NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NC DOT STANDARDS AND SPECIFICATIONS.

SOLID WASTE COMPLIANCE STATEMENT: DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

A TREE IMPACT FEE IS REQUIRED WHEN LOT PLANS ARE SUBMITTED FOR BUILDING PERMIT IN ORDER TO PLANT TREES IN THE PUBLIC RIGHT OF WAY.

LIST OF DRAWINGS

SEQ. NO.	DWG. NO.	TITLE
1	CO-0	COVER SHEET
2	EC-1	EXISTING CONDITIONS PLAN
3	SP-1	PROPOSED SUBDIVISION
4	D-1	UTILITY DETAILS

Conditions

- A 5' utility placement 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 day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
- A public infrastructure surety is provided to the City of Raleigh Development Services - Development Engineering program (UD0 81.3).
- That the existing curb cut for Lot 2 be removed. A new curb cut and driveway meeting standards of the Raleigh Street Design Manual and standard Transportation Details shall be installed with the proposal of a new dwelling.
- Utility Placement Easement Required - Utility Placement Easement Required
- Engineering - A fee-in-lieu for 1' of sidewalk along Cranbrook Road is paid to the City of Raleigh (UD0 81.3B).

JADE CORNER SUBDIVISION

881 CRANBROOK RD.
RALEIGH, NORTH CAROLINA

OWNER:
CHILDREN OF JULIE, LLC
5580 CENTERVIEW DR.,
SUITE 115
RALEIGH, NC 27606

CONTACT: RYAN W. JOHNSON
PHONE - 919 536-2781

SITE DATA

ADDRESS: 881 CRANBROOK RD., RALEIGH
PIN #: 1706-34-3671 ACREAGE: 0.68
BM 1978, PG 205
DB 9148, PG 1882 - 1884

ZONING: R-4
LAND CLASS: LOW DENSITY RESIDENTIAL -
LESS THAN 10 UNITS PER AC - HOMESITE
CITIZENS ADVISORY COUNCIL - MIDTOWN
WATERSHED: CRABTREE CREEK
NEUSE RIVER BASIN

PROPOSED USE - LOW DENSITY RESIDENTIAL

THE SITE IS A SUBDIVISION OF LOT NO. 9, BLOCK E
CHESTNUT HILLS SUBDIVISION

TOTAL SURFACE AREA FOR LOT = 29,718 SF, 0.68 ACRES
EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 4,525 SF
PERCENT IMPERVIOUS (EXISTING COND.) FOR LOT = 15.23%

PROPOSED USE - TWO RESIDENTIAL LOTS
LOT 1 - 14,264 SF - 0.33 AC
LOT 2 - 15,454 SF - 0.35 AC

SITE DENSITY = 3.08 DU/AC

PROJECTED WASTEWATER FLOW = 960 GPD
2 DWELLINGS X 4 BEDROOMS X 120 GPD

DEVELOPMENT SERVICES

Preliminary Subdivision Plan Application

Development Services Customer Service Center • One Exchange Place, Suite 100 • Raleigh, NC 27601 • 919-966-2465



This form is used when submitting a Preliminary Subdivision (UD0 Section 33.2.2.3). Please check the appropriate review type and include the plan checklist document.

Please email your completed application to CS.intake@raleighnc.gov.

Office Use Only: Case #:	Planner (print):
Pre-application Conference Date:	Planner (signature):
DEVELOPMENT TYPE (UD0 Section 2.1.2) <input checked="" type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Development <input type="checkbox"/> Cottage Court NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District.	
GENERAL INFORMATION Scoping/attach plan case number(s): Development name (subject to approval): Jade Corner Subdivision Property Address(es): 881 Cranbrook Rd., Raleigh, NC Recorded Deed PIN(s): 1706343671	
What is your project type? <input checked="" type="checkbox"/> Single family <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential <input type="checkbox"/> Other: <input type="checkbox"/> Attached houses	
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION NOTE: Please attach purchase agreement when submitting this form.	
Company: Revolution Homes, LLC	Owner/Developer Name and Title: Children of Julie, LLC
Address: 5580 Centerview Dr., Suite 115, Raleigh, NC 27606	
Phone #: 919 536-2781	Email: ryan.johnson@revolutionhomes.biz
APPLICANT INFORMATION: Company: Revolution Homes, LLC Contact Name and Title: Alison Pockat Address: 106 Sleepy Brook Dr., Cary, NC 27511 Phone #: 919 363-4415 Email: apockat@earthlink.net	

Continue to the next page>

Page 1 of 2

RALEIGH NC, NC
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DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
ZONING INFORMATION Gross site acreage: 0.68 acres Existing acreage (if more than one, provide acreage of each): R-4 Overlay/district zone: Inactive City Order? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Conditional Use District (CUD) Case # Z: Board of Adjustment (BOA) Case # A:	
STORMWATER INFORMATION Existing Impervious Surface: Acres: .29 Square Feet: 433 Proposed Impervious Surface: Acres: .33 Square Feet: 454 Reuse River Buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please provide the following: Flood study: FEMA Map Panel #:	
NUMBER OF LOTS AND DENSITY Total # of townhouse lots: Detached Attached Total # of single-family lots: 2 Proposed density for each zoning district (UD0 1.5.2.F): 3.08 Total # of open space and/or common area lots: 0 Total # of requested lots: 2	
SIGNATURE BLOCK 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 development plan as approved by the City of Raleigh. I hereby designate <u>Alison Pockat</u> to serve as my agent regarding this application, to receive and respond to administrative comments, to respond to plans on my behalf, and to represent me in any public meeting regarding this application. I have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submission policy, which states applications will expire after 180 days of inactivity. Signature: <u>Ryan Johnson, Manager</u> Date: <u>10/15/14</u> Printed Name: <u>Ryan Johnson, Manager</u> Date: _____ Printed Name: _____ Date: _____	

Please email your completed application to CS.intake@raleighnc.gov.

Page 2 of 2

RALEIGH NC, NC
raleighnc.gov



ALISON A. POCKAT, ASLA
LANDSCAPE ARCHITECT
LAND PLANNER
(919) 363-4415
106 STEEPBANK DRIVE
CARY, NC 27518

DESIGNED: AAP
DRAWN:
APPROVED:

JADE CORNER SUBDIVISION
881 CRANBROOK RD., RALEIGH NC
REVOLUTION HOMES, LLC
5580 CENTERVIEW DR.,
SUITE 115, RALEIGH NC 27606

RALEIGH PLAN NUMBER: SUB-0861-2019

DATE: SEPT. 23, 2019

SHEET NO. CO-1

RALEIGH NC, NC 1 of 4

SITE DATA:

PIN NUMBER - 1706343671
 ADDRESS: 881 CRANBROOK RD., RALEIGH
 LOT 9, BLOCK E, CHESTNUT HILLS SUBDIVISION
 BOM 1970, PAGE 205
 DB 9140, PAGE 1002 - 1004
 TOTAL ACREAGE - 29,718 SF - 0.68 AC
 EXISTING IMPERVIOUS AREA - 4,525 SF - 0.104 AC
 HOUSE / GARAGE - 2,211 SF, BRIDGE - 86 SF, SHED - 192 SF
 DRIVE / WALK - 1,445 SF, PATIO / DECK - 591 SF
 EXISTING HOUSE / WALK / DRIVE TO BE DEMOLISHED
 AREA OF DISTURBANCE FOR DEMOLITION - 11,033 SF

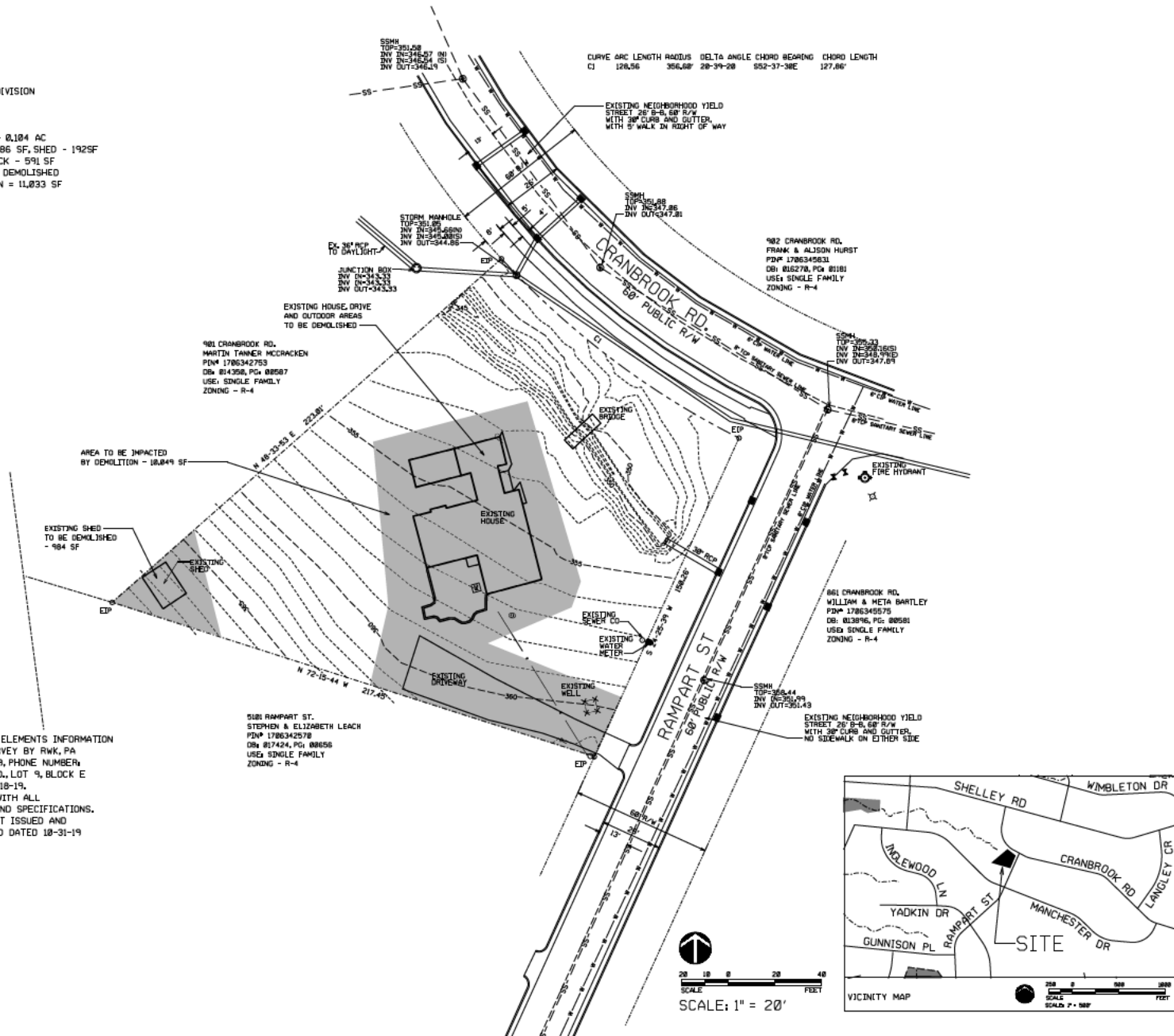
ZONING - R-4
 CITIZENS ADVISORY COUNCIL -
 MIDTOWN CAC

LEGEND

- EXISTING TOPOGRAPHY
- STORMWATER DRAIN LINE
- SANITARY SEWER LINE
- PROPERTY LINE
- CLEANOUT
- WMO WATER METER
- WV WATER VALVE
- OMH MAN HOLE
- EXISTING RIGHT OF WAY

PROPERTY NOTES:

- EXISTING BOUNDARY, TOPOGRAPHIC AND SITE ELEMENTS INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY RWK, PA 101 W. MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER: 919 779-4854, ENTITLED "881 CRANBROOK RD., LOT 9, BLOCK E CHESTNUT HILLS SUBDIVISION" AND DATED 7-18-19.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NC DOT STANDARDS AND SPECIFICATIONS.
- UTILITY DESIGN IS TAKEN FROM A DOCUMENT ISSUED AND SEALED BY SEAN MCLEAN, NC PE 027840 AND DATED 10-31-19 AND REVISED JUNE 6, 2020.



ALISON A. POCKAT, ASLA
 LANDSCAPE ARCHITECT
 LAND PLANNER
 (919) 363-4415
 106 STEEPBANK DRIVE
 CARY, NC 27513

DESIGNED: AAP

DRAWN:

APPROVED:



JADE CORNER SUBDIVISION
 SUBDIVISION & PLANTING PLAN
 3341 HAMPTON RD, RALEIGH, NC
 REVOLUTION HOMES LLC
 5508 CENTERVIEW DR
 SUITE 115, RALEIGH, NC 27606

NO.	REVISIONS	DATE
1	ISSUED FOR PERMIT	SEP 23, 2019

DATE: SEPT. 23, 2019
 SHEET NO. 1

EXISTING CONDITIONS
 EC-1

1. THE TOTAL AREA FOR DEVELOPMENT OF THE TWO LOTS EQUALS 29,718 SF - 0.66 AC. PER SECTION 9.2.2.A.b.i SUBJECT TO 4.0 OF PART 10A OF THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT OF ACTIVE STORMWATER INSURANCE AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACES.
2. THE SITE IS 0.68 ACROSS. UNDER SECTION 9.1.3 OF THE UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.
3. EXISTING HOUSE, WALK AND DRIVEWAY STRUCTURES ARE TO BE REMOVED. A DEMOLITION PERMIT IS REQUIRED PRIOR TO THE APPROVAL OF THE RECORDED PLAT. NO PERMIT NUMBER SHALL BE SHOWN ON ALL MAPS FOR RECORDING.
4. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS.
5. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY LINES NECESSARY TO PROVIDE SERVICE TO THESE SITES.
6. A DEVELOPMENT IMPACT STATEMENT SHALL BE WHEN LOT PLANS ARE SUBMITTED FOR BUILDING PERMIT IN ORDER TO PLANT TREES IN THE PUBLIC RIGHT-OF-WAY.
7. STREET TREES SHALL BE INSTALLED AND MAINTAINED PER CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
8. A SURETY BOND FOR 6' OF SIDEWALK IS REQUIRED FOR THE ENTIRE LENGTH OF THE 6' SIDEWALK. FEE: \$100 FOR 1' OF SIDEWALK ALONG CRANBROOK RD. AND 1' OF PAVING FOR BOTH CRANBROOK RD. AND RAMPART ST. A SURETY BOND WILL BE REQUIRED FOR THE PROPOSED STREET TREES (INDICATED ON THE PLAN).
9. A SURETY BOND IS REQUIRED FOR ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS PRIOR TO MAP RECDATION. SEE RALEIGH STREET IMPROVEMENTS MANUAL, SECTION 4.4.
10. A SURETY BOND IS REQUIRED FOR ALL INCOMPLETE PUBLIC IMPROVEMENTS BASED ON 125% OF ESTIMATED CONSTRUCTION COSTS PRIOR TO MAP RECDATION. SEE RSDM SECTION 5.6.
10. SUBDIVISION PLAN CREATES TWO LOTS.
11. INFILL SUBDIVISION RULES MAY APPLY TO THIS DEVELOPMENT AS PER UDO SEC. 2.2.1.
12. ANY EXISTING WATER OR SEWER COMPONENTS THAT ARE TO BE ABANDONED SHALL BE ABANDONED AS PER CORPUS STANDARDS - PUBLIC UTILITY HANDBOOK, PAGES 67 AND 125.

PIN NUMBER - 1706343671
ADDRESS: 881 CRANBROOK RD., RALEIGH
TOTAL ACREAGE - 29,718 SF - 0.68 AC
AREA OF RIGHT OF WAY DEDICATION - 0 SF
LOT 1 - 14,264 SF - 0.33 AC
LOT 2 - 15,454 SF - 0.35 AC
PROPOSED SITE DENSITY - 3.08 UNITS / AC
EXISTING IMPERVIOUS AREA - 4,525 SF - 0.1
HOUSE, GARAGE - 2,211 SF, BRIDGE - 86 SF
SHED - 192 SF
DRIVE, WALK - 1,445 SF, PATIO - 591 SF
ZONING - R-4
CITIZENS ADVISORY COUNCIL - MIDTOWN CAC

	EXISTING TOPOGRAPHY
	STORMWATER DRAIN LINE
	SANITARY SEWER LINE
	PROPERTY LINE
	CLEANOUT
	WATER METER
	WATER VALVE
	MAN HOLE
	EXISTING RIGHT OF WAY

1. EXISTING BOUNDARY, TOPOGRAPHIC AND SITE ELEMENTS INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY RWK, PA 181 W. MAIN ST., SUITE 202, GARNER, NC 27521, PHONE NUMBER: 919 779-4954, ENTITLED " 881 CANNONBROOK RD. LOT 9, BLOCK E CHESTNUT HILLS SUBDIVISION" AND DATED 7-18-19.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.
3. UTILITY DESIGN IS TAKEN FROM A DOCUMENT ISSUED AND SEALED BY SEAN MCLEAN, NC PE 027840 AND DATED 10-31-19 AND REVISED JUNE 6, 2020.

LOT 1 -
82.36 LF ALONG RAMPART STREET
6' FUTURE WALK = 494.16 SF
128 LF ALONG CRANBROOK RD.
1' FUTURE WALK ADDITION = 128 SF
(14,264 x .38) - 494.16 - 128 = 4,798.16 SF
MAXIMUM IMPERVIOUS ALLOWED FOR LOT 1 = 4,926.16 SF

6' FUTURE WALK = 407.4 SF
(15,454 X .36) - 407.4 = 5,465.12 SF
MAXIMUM IMPERVIOUS ALLOWED FOR LOT 2 = 5,455.12 SF

KEY COUNT		PLANT NAME
MV	3	MAGNOLIA VIRGINIANA, SWEETBAY
NS	2	NYSSA SYLVATICA, TUPELA
QN	2	QUERCUS NUTTALLI, NUTTALL OAK

TREE LOCATIONS SHALL BE FIELD ADJUSTED TO PREVENT CONFLICT WITH DRIVEWAYS AND UTILITY INSTALLATIONS AND MUST BE A MIN. OF 10' FROM THE DRIVEWAYS WHERE POSSIBLE AND PRIVATE UTILITIES. TREES SHALL BE PLANTED 3' FROM THE BACK OF CURB. ALL TREES ARE TO BE PLANTED AT SPECIFIED SIZE AND SINGLE STEM.



ALLISON A. POCKAI, ASLA
LANDSCAPE ARCHITECT
LAND PLANNER

SIGNED: _____
AWM: _____
PROVED: _____

SUBDIVISION & PLANTING PLAN
33349 HAMPTON RD., RALEIGH, NC

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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NTS

SEPT.

PROPOS

SUBDIV
2. PLAN

PLAN

SP-

PAGE NO. 3