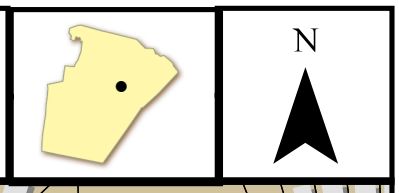
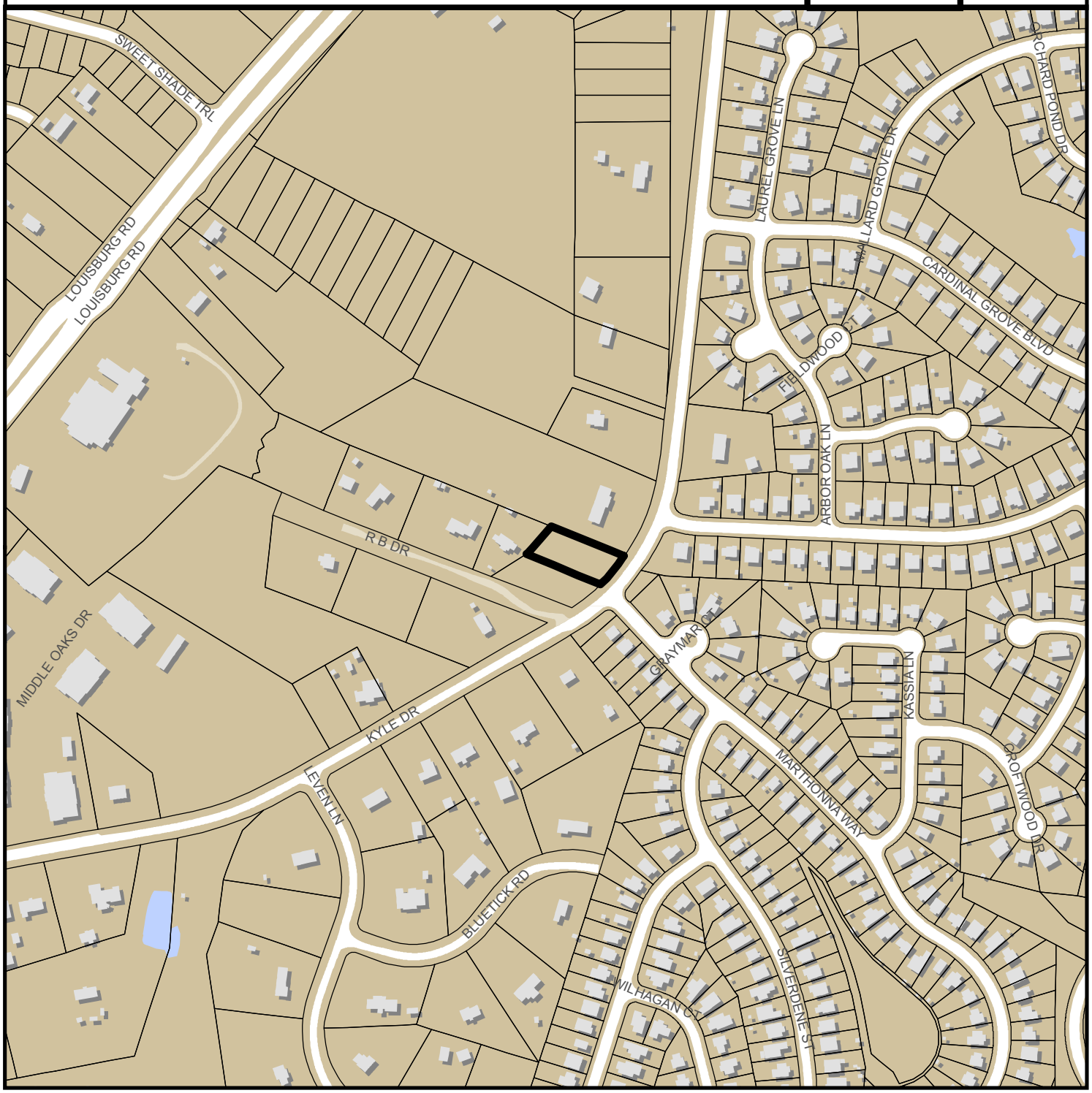
FOSTER PROPERTY
S-26-2016





0 300 600 Feet

Zoning: **R10**
CAC: **Northeast**
Drainage Basin: **Beaver East**
Acreage: **0.53**
Number of Lots: **2**

Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**

Applicant: **Jewel Foster**

Planning & Development

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY
☐ Site Plans for Planning Commission ☐ Preliminary Administrative Site Plans ☐ Group Housing ** ☐ Multifamily (Infill)**	☒ Subdivision* ☐ Cluster Subdivision** ☐ Infill Subdivision** ☐ Expedited Subdivision Review ☐ Conventional Subdivision ☐ Compact Development ☐ Conservation Subdivision	Transaction Number 470696 Assigned Project Coordinator Chip Assigned Team Leader Meade Bradshaw
* May require Planning Commission or City Council Approval	** Legacy Districts Only	

Has your project previously been through the Due Diligence process? If yes, provide the transaction # S-26-16

GENERAL INFORMATION

Development Name FOSTER PROPERTY

Proposed Use SINGLE FAMILY RESIDENTIAL

Property Address(es) 5305 KYLE DRIVE RALEIGH, NC 27616

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
1736.13-14-3086			

What is your project type? ☐ Apartment ☐ Banks ☐ Elderly Facilities ☐ Hospitals ☐ Hotels/Motels ☐ Industrial Building ☐ Mixed Residential ☐ Non-Residential Condo ☐ Office ☐ Religious Institutions ☐ Residential Condo ☐ Retail ☐ School ☐ Shopping Center ☒ Single Family ☐ Telecommunication Tower ☐ Townhouse ☐ Other: If other, please describe:

PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively not requiring Planning Commission or City Council approval. NOT AN INFILL SUBDIVISION
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. N/A

CLIENT (Owner or Developer)	Company JEWEL E. FOSTER	Name (s) JEWEL E. FOSTER	
	Address 5305 KYLE DRIVE RALEIGH, NC 27616		
	Phone	Email myjfoster@yahoo.com	Fax
CONSULTANT (Contact Person for Plans)	Company TURNING POINT SURVEYING, PLLC	Name (s) JEFF DAVIS. PLS	
	Address 4113 JOHN S RABOTEAU WYND		
	Phone 919-781-0234	Email tpsurvey@ncrrbiz.com	Fax 1-800-948-0213

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

Zoning Information	Building Information
Zoning District(s) R-10	Proposed building use(s) SINGLE FAMILY
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross N/A
Overlay District N/A	Proposed Building(s) sq. ft. gross WITHIN REQUIREMENTS
Total Site Acres 0.53 Inside City Limits ☒ Yes ☐ No	Total sq. ft. gross (existing & proposed) WITHIN REQUIREMENTS
Off street parking Required N/A Provided N/A	Proposed height of building(s) WITHIN REQUIREMENTS
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) WITHIN REQUIREMENTS
BOA (Board of Adjustment) case # A-N/A	Building Lot Coverage percentage N/A (site plans only)
CUD (Conditional Use District) case # Z-N/A	
Stormwater Information	
Existing Impervious Surface 0 square feet	Flood Hazard Area ☐ Yes ☒ No
Proposed Impervious Surface N/A acres/square feet N/A	**If Yes, please provide**
Neuse River Buffer ☐ Yes ☒ No Wetlands ☐ Yes ☒ No	Alluvial Soils Flood Study FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030.

This zoning district permits four dwellings per acre, and the development is consistent

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots N/A Detached Attached	11. Total number of all lots 2
2. Total # Of Single Family Lots 2	12. Is your project a cluster unit development? ☐ Yes ☐ No
3. Total # Of Apartment Or Condominium Units N/A	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units N/A	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots N/A	b) Total number of Single Family Lots
6. Total Number of Hotel Units N/A	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) 2	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) N/A	f) Total Number of Phases
10. Total number of Open Space (only) lots N/A	g) Perimeter Protective Yard Provided ☐ Yes ☐ No
	h) Must provide open space quotient per City Code 10-3071 (5)

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.

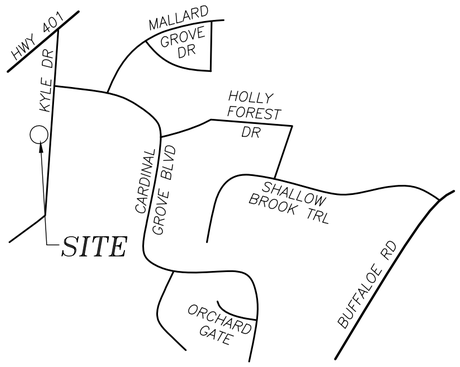
I hereby designate Jeffrey Davis, PLS (Turning Point Surveying, PLLC) to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed _____ Date 3/28/2016

Signed _____ Date

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	☒				
2. **Preliminary Development Plan Application** completed and signed by the property owner	☒		✓		
3. Client must complete and print page 1 and 2 of the **Preliminary Development Plan Application** to the plan cover sheet (not applicable for infill recombination)	☒	☐	✓		
4. I have referenced the **Preliminary Development Plan Checklist** and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	☒		✓		
5. Provide the following plan sheets:	☒				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	☒		✓		
b) Existing Conditions Sheet	☒	☐	✓		
c) Proposed Site or Subdivision Plan	☒		✓		
d) Proposed Grading and Stormwater Plan	☐	☒			
e) Proposed Utility Plan, including Fire	☒	☐	✓		
f) Proposed Tree Conservation Plan	☐	☒			✓
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	☒	☐		✓	
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	☐	☒			✓
i) Transportation Plan	☐	☒			✓
6. 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	☒		✓		
7. Plan size 18"x24" or 24"x36"	☒		✓		
8. 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	☒		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	☒		✓		
10. 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	☒		✓		
11. Wake County School Form, if dwelling units are proposed	☒	☐	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	☐	☒			✓
13. 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	☐	☒			✓



VICINITY MAP
(N.T.S.)

I, Jeffrey H. Davis, PLS, certify this map was drawn under my supervision from an actual survey made under my supervision; and that the error of closure as calculated by latitudes and departures is 1/ 10,000+ ; that the boundaries not surveyed are shown as broken lines plotted from information found in Book – ; Page – ; that this map was prepared in accordance with G.S. 47–30 amended.

Witness my original signature, registration number and seal this 21ST day of MARCH 2016.

Signed _____

Seal

LEGEND

- Property Line
- Property Line (not surveyed)
- Old R/W line
- Right–of–Way Line
- Easement Line
- DL — Drain Line
- WL — Water Line
- SS — Sanitary Sewer
- OHU — Overhead Utility
- OHS — Overhead Service
- Chain Link Fence
- Wood Fence
- Welded WIRE
- Existing Iron Pipe
- Iron Pipe Set (Unless Otherwise Designated)
- 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
- WV Water Valve
- Existiing Sewer Clean Out (To Be Removed)
- Proposed Sewer Clean Out
- Existing Water Meter (To Be Removed)
- Proposed Water Meter
- Power Box
- Sewer Manhole

EIP – Existing Iron Pipe
NIP – Iron Pipe Set
DB – Deed Book
PG – Page
PG – Page
R/W – Right of Way
TM – Tax Map
N/F – Now or Formerly
XXX – DENOTES ADDRESS

This plat or map is not a subdivision, but a recombination of previously platted property, and meets all statutory requirements for recording.

_____
Planning and Development Officer/Wake County Review Officer

This survey creates a subdivision of land within the area of a county or municipality that hase an ordinance that regulates parcels of land.

_____
Registered Land Surveyor

SITE DATA:

TOWNSHIP: RALEIGH

PIN: 0794.12–75–5225

ZONING: R–10

INSIDE CITY LIMITS: YES

TOTAL ACRES: 0.53 ACRES

TOTAL # OF LOTS: 2

THIS PROPERTY DOES NOT LIE WITHIN 2000' OF A N.C.G.S. MONUMENT.

SITE IS NOT LOCATED IN A FLOOD–HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 3720173600J, EFFECTIVE MAY 2, 2006

THERE ARE NO FLOOD HAZARD AREAS ON THIS SITE.

METHOD OF COMPUTION IS COORDINATE COMPUTION

REFERENCE:
BOM 2013, PG 17
BOM 1938, PG 086
D.B 11230, PG 2169

Notes:
This site is subject to stormwater management controls in accordance with or Article 9 chapter 2 of the Unified Development Ordinance. The project is claiming a stormwater exemption for a subdivision with an aggregate size of 1 acre or less (9.2.2.A.3).

I the undersigned Development Services Director of the City of Raleigh, and Review Officer for Wake County, do hereby certify that this map or plat meets all the statutory requirements for recording, and that the City of Raleigh, as provided by its City Code, on the_____day of _____, in the year____, approved this plat or map and accompanying sheets and accepted for the City of Raleigh the dedications as shown thereon, but on the further condition that the City assumes no responsibility to open or maintain the same until in the discretion and opinion of the governing body of the City of Raleigh it is in the public interest to do so.

_____
Planning and Development Officer/Wake County Review Officer

This certifies and warrants that the undersigned is (are) the sole owner(s) of the property shown on the map or plat and any accompanying sheets having acquired the property in fee simple by deed(s) recorded in the county register of deeds office where the property is located and as such has (have) the right to convey the property in fee simple and that the dedicator(s) hereby agree to warrant and defend the title against any claims of all persons whomsoever excepted as specifically listed herein and that by recording this plat or map I (we) do irrevocably dedicate to the City of Raleigh for public use all streets, easements, rights–of–way, parks and greenways (as those interests are defined in the City Code) and as the same are shown on the plat for all lawful purposes to which the City may devote or allow the same to use and upon acceptance thereof, in accordance with all City policies, ordinances, regulations or conditions of the City of Raleigh, for the benefit of the public provided any dedication of easements for storm drainage not specifically labeled City of Raleigh or public are not made to the City of Raleigh, but are irrevocably made to the subsequent owners of any and all properties shown hereon for their use and benefit.

Book No.: _____

Page No.: _____

Signature(s) of property owner(s): _____

FILED FOR REGISTRATION

_____
DATE
LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY

BY: _____
ASSISTANT DEPUTY

TIME _____

THIS PLAT NOT TO BE RECORDED AFTER _____ DAY OF _____
1 COPY TO BE RETAINED FOR THE CITY.
THIS PLAT IS ☒IN ☐OUT OF THE CITY LIMITS.

State of North Carolina, County of Wake

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

_____

_____

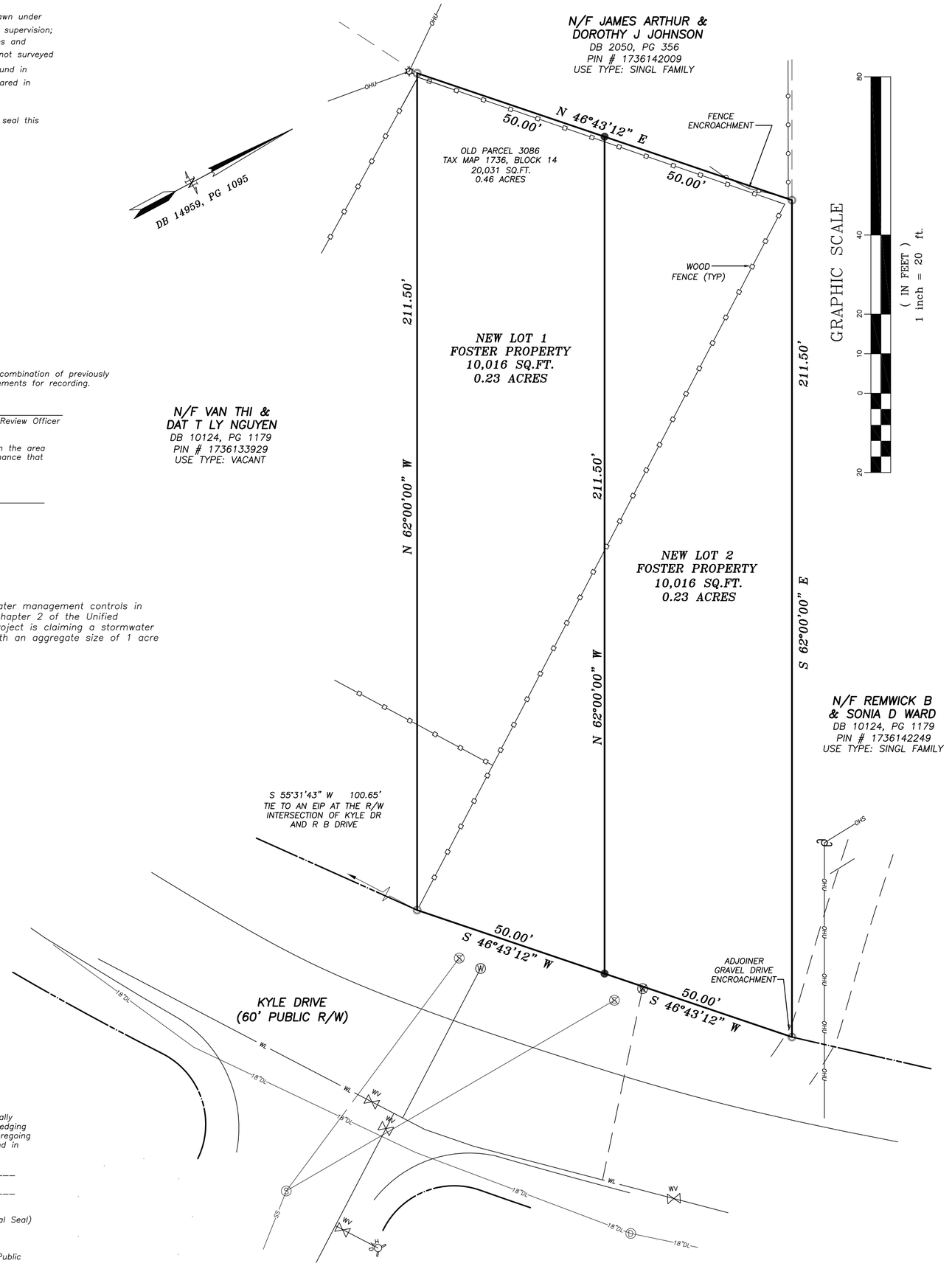
Date:_____,2016.

(Official Seal)

_____

Printed Name:_____,Notary Public

My commission Expires_____



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

REVISIONS

Preliminary Plat
Not for recordation, conveyances, or sales

OWNER:
JEWEL E. FOSTER
3109 POLANSKI DRIVE
WAKE FOREST NC 27587

TURNING POINT SURVEYING PLLC
4113 JOHN S. RABOTEAU WYND
RALEIGH, NORTH CAROLINA 27612
FAX 800–948–0213 PH 919–781–0234
License No: P–0121

SUBDIVISION MAP
NEW LOTS 1 & 2
FOSTER PROPERTY
5305 KYLE DRIVE
WAKE COUNTY
NORTH CAROLINA
RALEIGH

DATE: 03–21–2016
DRAWN BY: JHD
CHK'D. BY: JHD
JOB NO. C–762
SCALE: 1" = 20'
C.N.= 23740
DWG. NO.
C–762
SHEET 1 OF 1

RECORDED IN BOOK OF MAPS _____, PAGE _____, WAKE COUNTY

TRANSACTION # XXXXXX, CASE # X–XX–XX