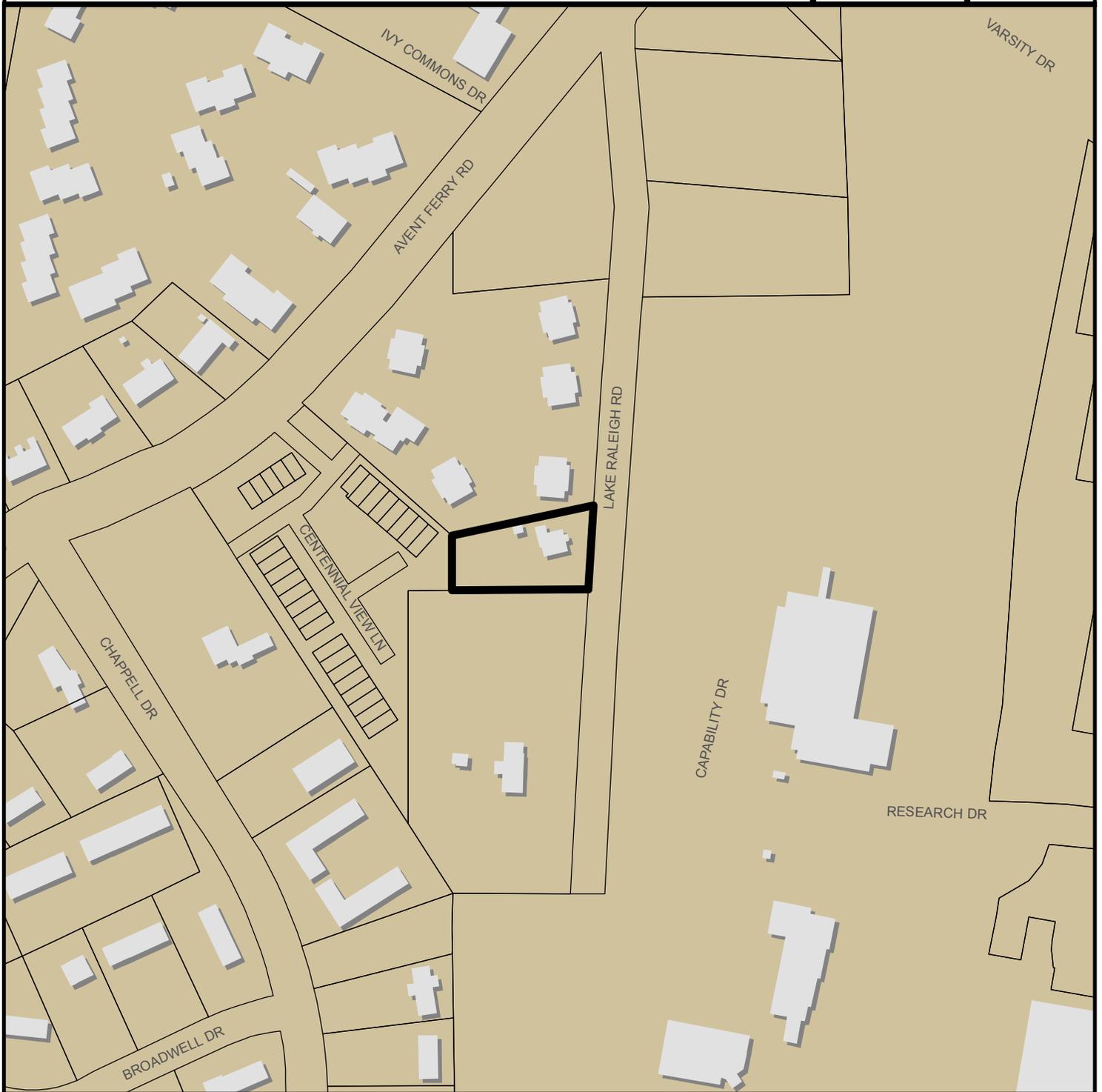


CENTENNIAL PARK PHASE II

S-39-2016



0 300 600 Feet

Zoning: **R-10 w/SRPOD**

CAC: **Southwest**

Drainage Basin: **Walnut Creek**

Acreage: **0.47**

Number of Lots: **5**

Planner: **Meade Bradshaw**

Phone: **(919) 996-2664**

Applicant: **Sammy Stephens**

Phone: **919-418-4454**



Preliminary Subdivision Plan Application



**DEVELOPMENT
SERVICES
DEPARTMENT**

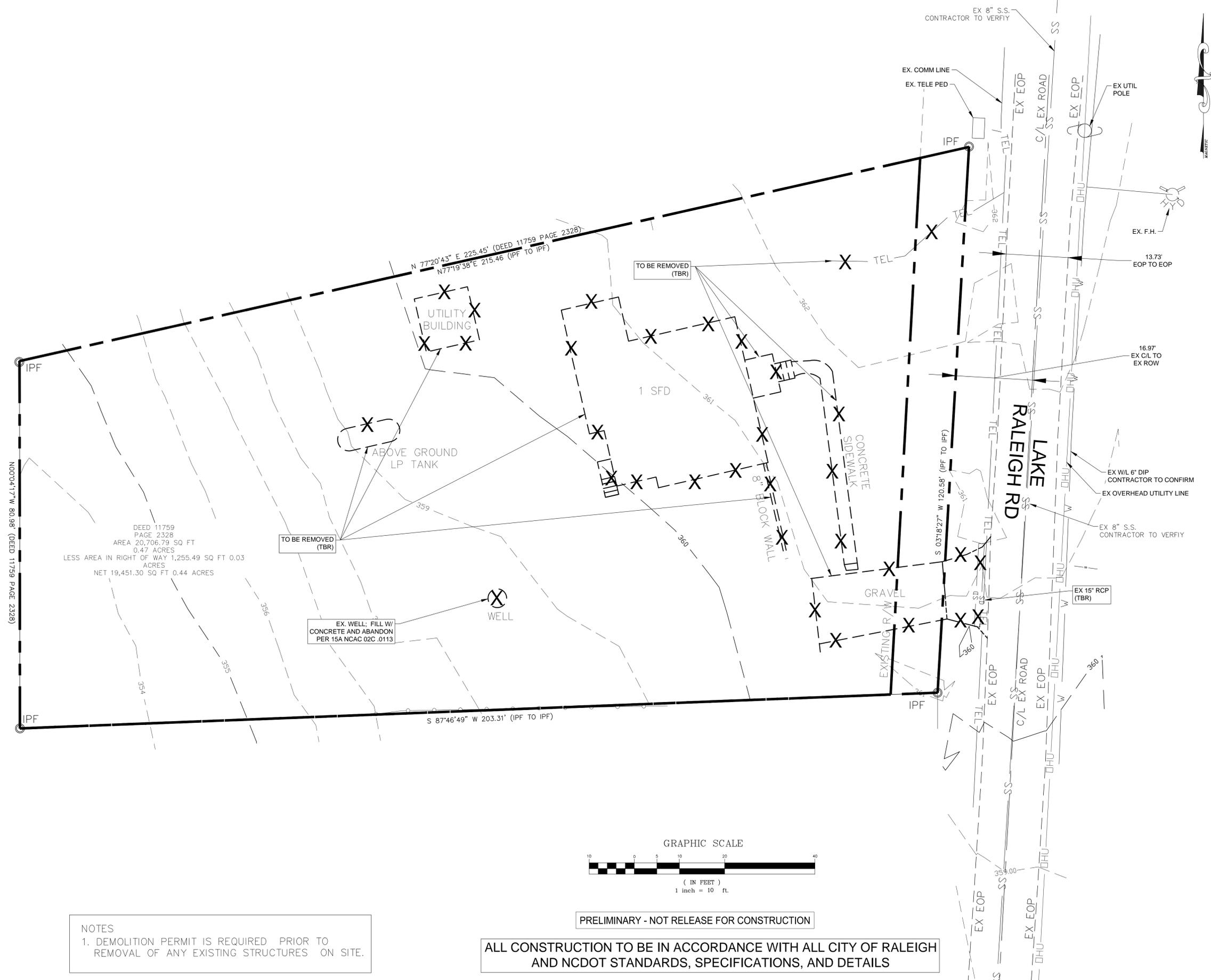
Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

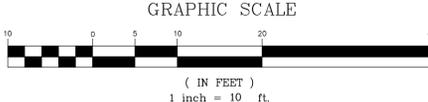
S-39-10

Office Use Only: Transaction # 476335 Project Coordinator Shanille Team Leader Bradshaw			
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 #: 476335			
GENERAL INFORMATION			
Development Name Centennial Park Phase II			
Proposed Use (4) Townhomes			
Property Address(es) 848 Lake Raleigh Road			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
PIN Recorded Deed 0793-46-3218	PIN Recorded Deed	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 N/A		Owner/Developer Name Sammy Stephens	
Address 12574 Corley Wood Drive, Raleigh, NC 27606			
Phone (919) 418-4454	Email sammystapandgrill@gmail.com	Fax n/a	
CONSULTANT/CONTACT PERSON FOR PLANS			
Company Name McIntyre & Associates, PLLC		Contact Name Mac McIntyre	
Address 4932-B Windy Hill Drive Raleigh, NC 27609			
Phone (919) 427-5227	Email macmcintyrepe@gmail.com	Fax n/a	

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 checked="" type="checkbox"/>	<input type="checkbox"/>			
e) Proposed Utility Plan, including Fire ✓	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
f) Proposed Tree Conservation Plan <i>Refer to her site</i>	<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"/>			✓



NOTES
 1. DEMOLITION PERMIT IS REQUIRED PRIOR TO REMOVAL OF ANY EXISTING STRUCTURES ON SITE.



PRELIMINARY - NOT RELEASE FOR CONSTRUCTION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

N000417' W 80.98' (DEED 11759 PAGE 2328)

DEED 11759
 PAGE 2328
 AREA 20,706.79 SQ FT
 0.47 ACRES
 LESS AREA IN RIGHT OF WAY 1,255.49 SQ FT 0.03 ACRES
 NET 19,451.30 SQ FT 0.44 ACRES

EX. WELL; FILL W/ CONCRETE AND ABANDON PER 15A NCAC 02C .0113

TO BE REMOVED (TBR)

TO BE REMOVED (TBR)

CENTENNIAL PARK PHASE II
 RALEIGH, NORTH CAROLINA
 EXISTING SITE & DEMO PLAN

NO.	REVISIONS

CLIENT
 SAMMY STEPHENS
 107 GREYGATE PLACE
 CARY, NORTH CAROLINA

DRAWN
 P. BARBEAU
 CHECKED
 M. MCINTYRE
 APPROVED

START DATE
 07 JUNE 2016
 JOB CODE
 38373

DRAWING No.
 C-1

Sight Distance Triangles

NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERMING, PARKED VEHICLES OR SIGN BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE OF A PUBLIC STREET, PRIVATE STREET OR DRIVEWAY CONTAINED EITHER ON THE PROPERTY OR ON AN ADJOINING PROPERTY.

FEE IN-LIEU ROAD WIDENING NOTES

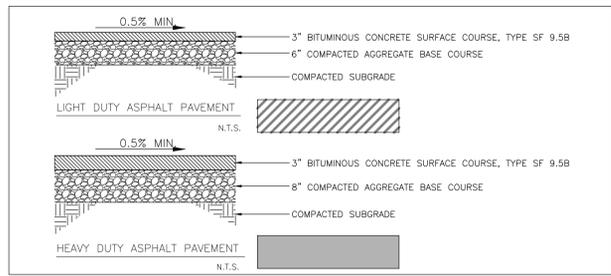
PER CITY OF RALEIGH, THE DEVELOPER SHALL BE RESPONSIBLE FOR 1/2 OF 55' RIGHT OF WAY AND THE IMPROVEMENTS THAT WILL BE FEE IN-LIEU WILL BE 1/2-27' BACK OF CURB BACK (THIS INCLUDES 6' SIDEWALK AND STREET TREES ON 40' CENTERS). ANY PAVEMENT TO BE FEE IN LIEU WILL BE BASED ON THE EXISTING PAVEMENT FROM THE CENTERLINE TO EDGE AND IF NOT MEETING THE 11' REQUIREMENT (13.5' FROM THE CENTERLINE TO BACK OF CURB MINUS 2.5' CURB AND GUTTER) WOULD BE THE DIFFERENCE OF 11' - EXISTING WIDTH. ALSO CURB AND GUTTER WOULD BE REQUIRED TO BE FEE IN-LIEU AND ASSOCIATED STORMWATER AND CLEARING AND GRUBBING, ETC.

WASTE SERVICES PICK UP PROCEDURE

SOLID WASTE FOR EACH RESIDENCE WILL BE MANAGED THROUGH THE CITY OF RALEIGH WASTE MANAGEMENT PROGRAM. REFUSE CONTAINERS ARE TO BE STORED BEHIND THE TOWNHOME UNITS ON A 3.0' X 3.0' CONCRETE PAD. REFUSE CONTAINERS WILL BE ROLLED TO LAKE RALEIGH ROAD FOR PICK UP BY WASTE SERVICES AND RETURNED TO ORIGINAL LOCATION AFTER PICK UP.

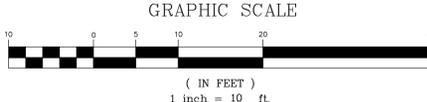
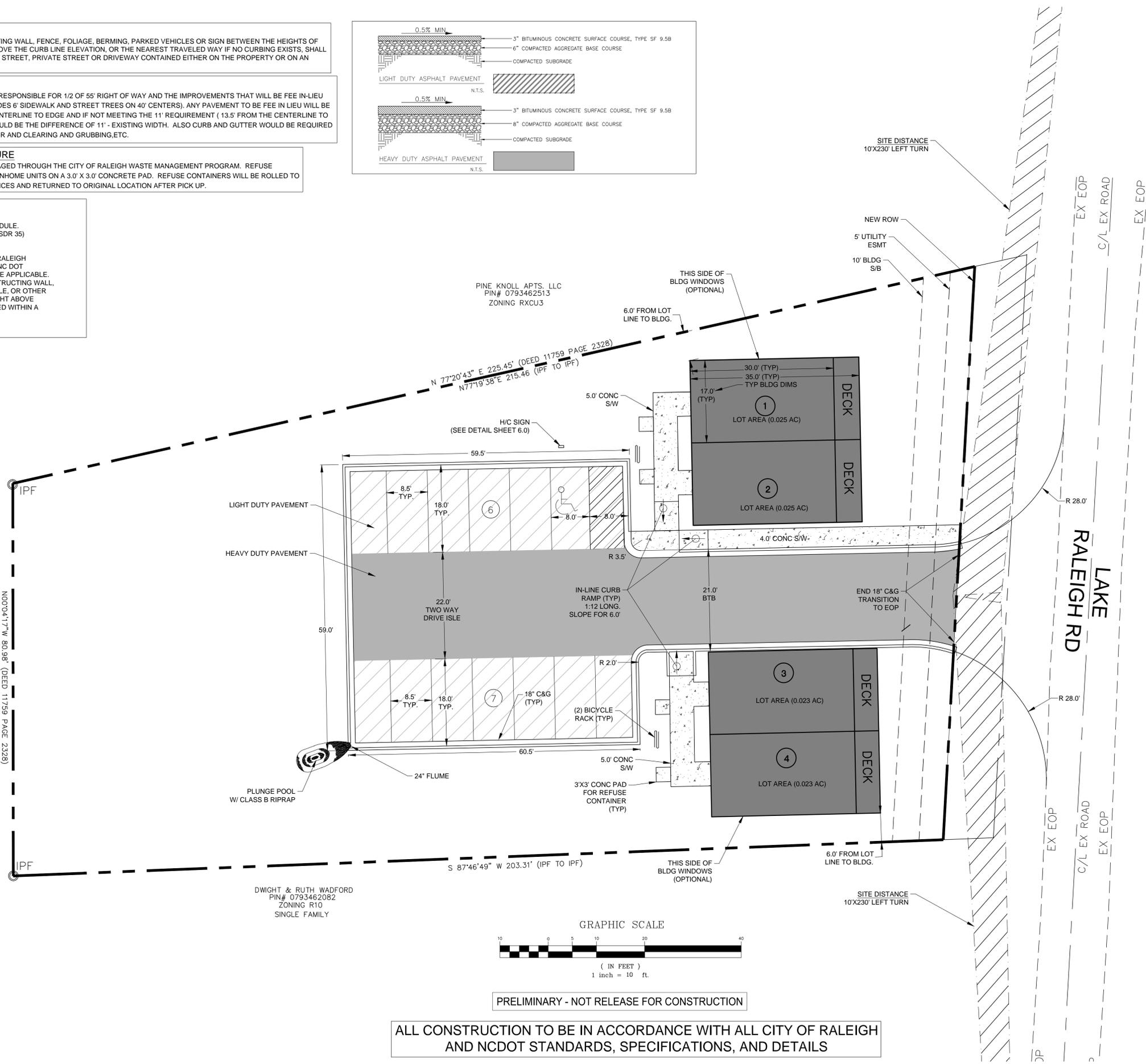
GENERAL NOTES

1. SEE SHEET C-3 FOR STORM DRAINAGE SCHEDULE.
2. ALL SANITARY SEWER MAINS SHALL BE PVC (SDR 35) UNLESS OTHERWISE SHOWN.
3. ALL MATERIALS AND INSTALLATION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND AND SPECIFICATIONS AND NC DOT STANDARDS AND AND SPECIFICATIONS WHERE APPLICABLE.
4. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECT BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHOULD BE PLACED WITHIN A SIGHT TRIANGLE.
5. UNITS WILL NOT HAVE A SPRINKLER SYSTEM



PINE KNOLL APTS. LLC
PIN# 0793462513
ZONING RXCU3

CENTENNIAL LAND CO. LLC
PIN# 0793461140
ZONING RXCU3
EXIST. TOWNHOMES



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McIntyre & Associates, PLLC
Engineering & Land Planners
4932-B Windy Hill Drive
Raleigh, NC 27609
(919) 427-5227 (Office and Fax)

CENTENNIAL PARK PHASE II
RALEIGH, NORTH CAROLINA
SUBDIVISION PLAN

REVISIONS

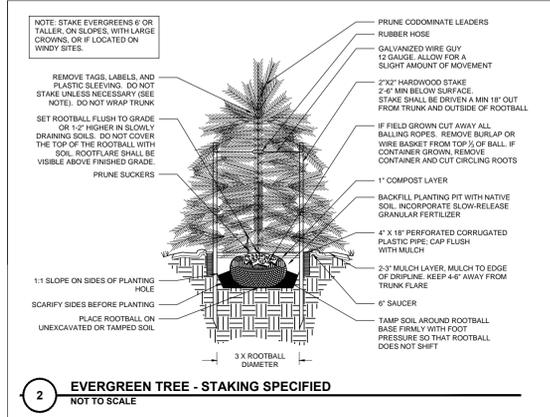
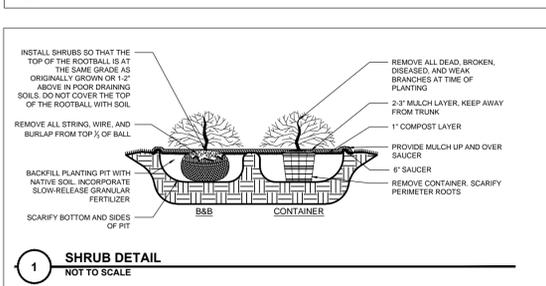
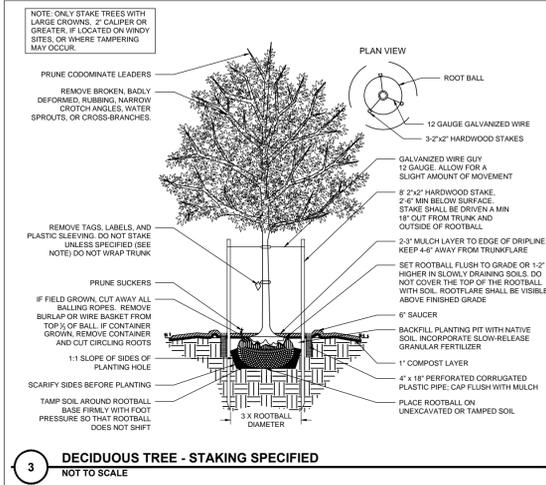
NO.	DESCRIPTION

CLIENT
SAMMY STEPHENS
107 GREYGATE PLACE
CARY, NORTH CAROLINA

DRAWN
P. BARBEAU
CHECKED
M. MCINTYRE
APPROVED

START DATE
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JOB CODE
38373

DRAWING No.
C-2

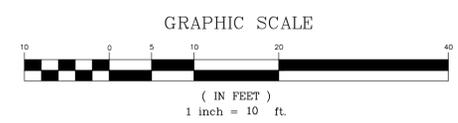
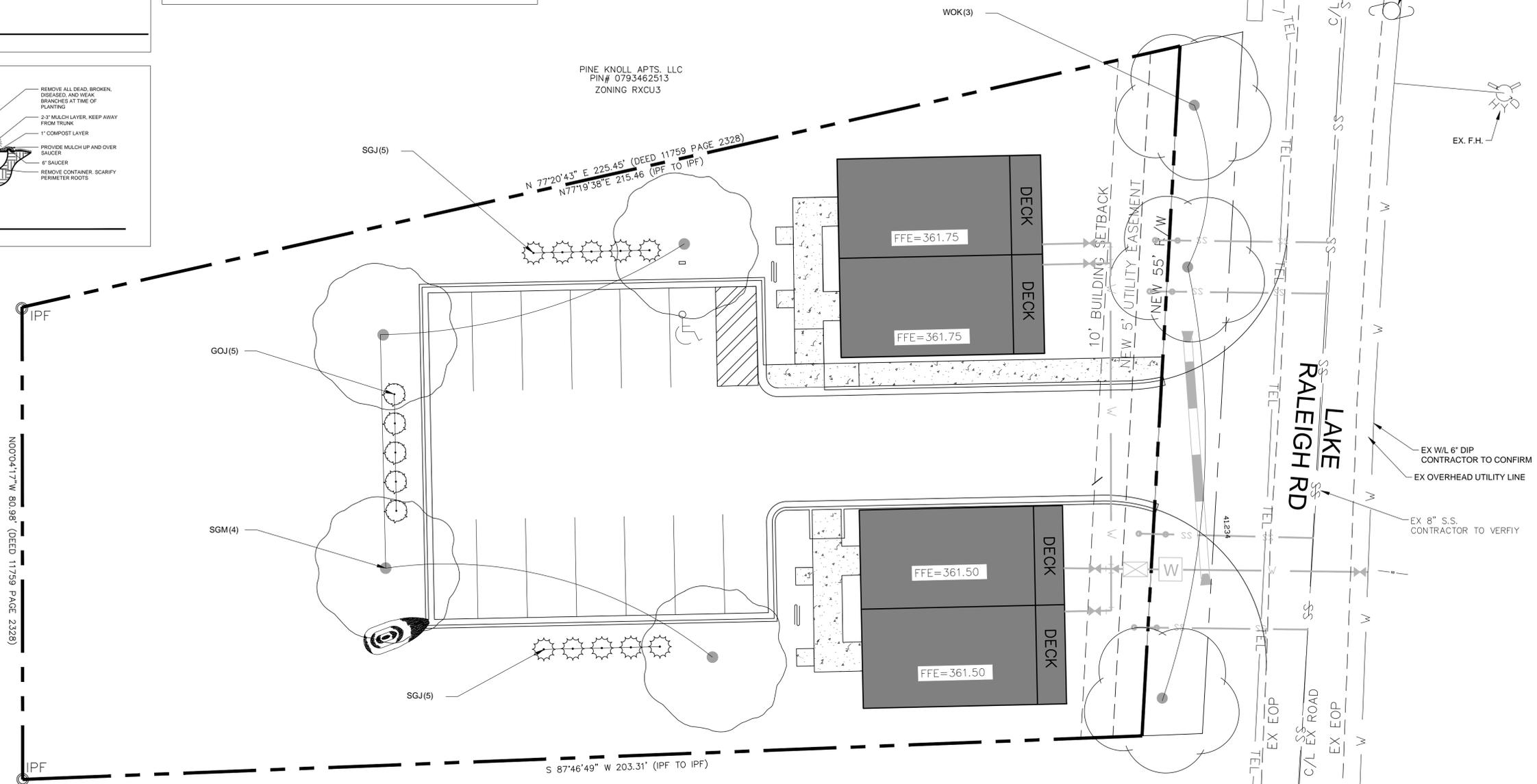


STREET YARD PLANTING
 1 TREE/40LF
 118 LF = 3 TREES REQUIRED/PROVIDED

VEHICULAR SURFACE AREA = 4,904 SF
 1 TREE / 2000 SF 3 REQ'D / 4 PROV'D
 1 SHRUB / 500 SF 10 REQ'D / 15 PROV'D

NO TRANSITIONAL PROTECTION YARD REQ'D

PLANT SCHEDULE					
TREES	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE	REMARKS
SGM	4	NYSSA SYLVATICA	SOUR GUM	2.5" CAL.	STREET YARD
WOK	3	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL.	STREET YARD
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	REMARKS
GOJ	5	JUNIPERUS CHINENSIS 'SAYBROOK GOLD'	GOLDEN JUNIPER	24" HT/SPRD	VSA
SGJ	10	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24" HT/SPRD	VSA



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 (919) 427-5227 (Office and Fax)

CENTENNIAL PARK PHASE II
 RALEIGH, NORTH CAROLINA
 LANDSCAPE PLAN

NO.	REVISIONS

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 107 GREYGATE PLACE
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 CHECKED
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DRAWING No.
 C-5