

METHOD OAKS SUBDIVISION S-57-2016



Zoning: **R-10, SRPOD**

CAC: **West**

Drainage Basin: **Bushy Branch**

Acreage: **0.88**

Number of Lots: **3**

Planner: **Stacy Barbour**

Phone: **(919) 996-2631**

Applicant: **Corban Properties,
LLC**



Preliminary Subdivision Plan Application

S-57-16



**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.

Office Use Only: Transaction # <u>485254</u>		Project Coordinator		Team Leader <u>Barbour</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 #:					
GENERAL INFORMATION					
Development Name <u>Subdivision and Recombination Plan of 900 & 904 Method Rd. Method Oaks</u>					
Proposed Use <u>Residential</u>					
Property Address(es) <u>900 Method Rd., Raleigh, NC 27612</u> <u>904 Method Rd., Raleigh, NC 27612</u>					
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:					
PIN Recorded Deed DB 16306 PG 2162		PIN Recorded Deed DB 15519 PG 1801		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>Corban Properties LLC</u>			Owner/Developer Name <u>Tim Hofer</u>		
Address <u>4504 Laurel Hills Rd., Raleigh, NC 27612</u>					
Phone		Email <u>timhofer@nc.rr.com</u>		Fax	
CONSULTANT/CONTACT PERSON FOR PLANS					
Company Name <u>True Line Surveying</u>			Contact Name <u>Curk Lane</u>		
Address <u>205 W. Main St. Clayton, NC 27520</u>					
Phone <u>919-359-0427</u>		Email <u>curk@truelinesurveying.com</u>		Fax <u>919-359-0428</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: **n/a**

Overlay District? Yes No

Inside City Limits? Yes No

CUD (Conditional Use District) Case # Z- **n/a**

COA (Certificate of Appropriateness) Case # **n/a**

BOA (Board of Adjustment) Case # A- **n/a**

STORMWATER INFORMATION

Existing Impervious Surface **5,314 sf** acres/sf Flood Hazard Area Yes No

Proposed Impervious Surface **n/a** acres/sf Neuse River Buffer Yes No

Wetlands Yes No

If in a Flood Hazard Area, provide the following:

Alluvial Soils **n/a**

Flood Study **n/a**

FEMA Map Panel # **n/a**

NUMBER OF LOTS AND DENSITY

Total # of Townhouse Lots: Detached **1** Attached **2**

Total # of Single Family Lots **n/a** Total # of All Lots **3**

Overall Unit(s)/Acre Densities Per Zoning Districts **n/a**

Total # of Open Space and/or Common Area Lots **n/a**

SIGNATURE BLOCK (Applicable to all developments)

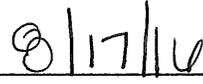
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate _____ 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

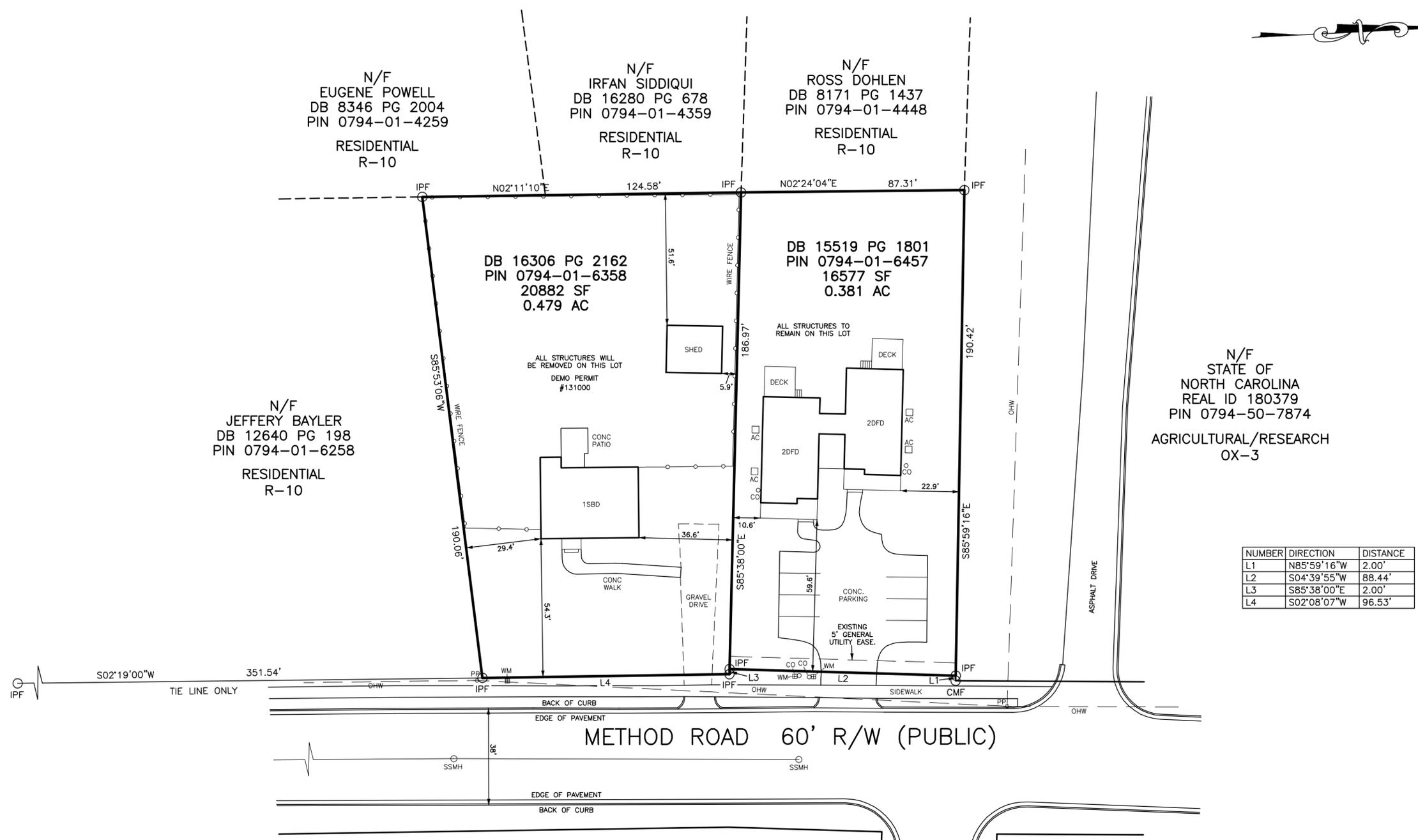


Date

Signature

Date

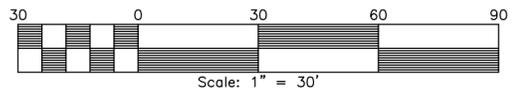
GENERAL REQUIREMENTS	TO BE COMPLETED BY APPLICANT		OFFICE USE ONLY		
	YES	N/A	YES	NO	N/A
1. Applicant must contact a Planner to determine if a Pre-Application Conference is required prior to application submittal	<input checked="" type="checkbox"/>		✓		
2. Filing fee for plan review – payments may be 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 type="checkbox"/>	<input checked="" type="checkbox"/>			✓
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
g) Proposed Landscaping	<input type="checkbox"/>	<input checked="" 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 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 type="checkbox"/>	<input checked="" 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"/>			✓



N/F
STATE OF
NORTH CAROLINA
REAL ID 180379
PIN 0794-50-7874
AGRICULTURAL/RESEARCH
OX-3

NUMBER	DIRECTION	DISTANCE
L1	N85°59'16"W	2.00'
L2	S04°39'55"W	88.44'
L3	S85°38'00"E	2.00'
L4	S02°08'07"W	96.53'

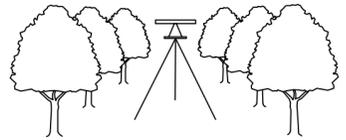
SUBDIVISION &
RECOMBINATION PLAN
OF
**900 & 904
METHOD ROAD**
RALEIGH TOWNSHIP, WAKE COUNTY
NORTH CAROLINA
AUGUST 11, 2016



- LEGEND
- IPF IRON PIPE FOUND
 - IPS IRON PIPE SET
 - CMF CONCRETE MONUMENT FOUND
 - PKNF PARKER-KALON NAIL FOUND
 - FNKS PARKER-KALON NAIL SET
 - RRS RAILROAD SPIKE
 - CSF COTTON SPIKE FOUND
 - CSS COTTON SPIKE SET
 - CC CONTROL CORNER
 - CP COMPUTED POINT
 - P/P POWER POLE
 - OPW OVERHEAD POWER LINE
 - R/W RIGHT OF WAY
 - S.F. SQUARE FEET
 - AC ACRE
 - DB DEED BOOK
 - PB PLAT BOOK
 - BOM BOOK OF MAPS
 - PG PAGE
 - LF LINEAR FEET
 - 15S LOT HAS OFFSITE SEWER
 - 15SL OFFSITE SEWER LOT
 - 15R RECOMBINATION LOT
 - [T00] STREET ADDRESS
 - LINES NOT SURVEYED

SURVEYED BY:	PAT
DRAWN BY:	DANNY
CHECKED BY:	C. LANE PLS
DRAWING NAME:	SUBDIVISION.DWG
SURVEY DATE:	7/6/16
JOB NO.	2599.002

TRUE LINE SURVEYING, P.C.



205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com

SHEET 1 - EXISTING CONDITIONS



DO NOT PRUNE LEADER. PRUNE OR CUT ONLY DEAD OR UNHEALTHY BRANCHES.

PROVIDE STAKING IF SPECIFIED. IF STAKING IS PROVIDED, PROTECT TREE WITH BROAD STRAP OR FLEXIBLE TUBING. ALLOW FLEXIBILITY IN STRAPS TO DEVELOP TRUNK TAPER. PROVIDE TURN BUCKLE AND WARNING FLAGS. REMOVE ALL STAKING AND ACCESSORIES WITHIN ONE YEAR FROM PLANTING.

THE ROOT FLARE SHALL BE PLANTED AT GRADE, NO HIGHER THAN 2" ABOVE GRADE, AND NEVER BELOW GRADE. REMOVE EXCESS SOIL TO EXPOSE THE ROOT FLARE AT GRADE. TREE SHALL BE SET PLUMB.

MULCH DEPTH 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM.

HIGH QUALITY SOIL MIX AS SPECIFIED.

WATER SAUCER SHALL BE NO MORE THAN 3" ABOVE GRADE.

COMPLETELY REMOVE TOP HALF OF BURLAP, LACING AND WIRE BASKET AND DISCARD FROM HOLE.

ROOT BALL SHALL BE PLACED DIRECTLY ON COMPACTED SUBGRADE. HANDLE TREE BY THE ROOT BALL ONLY.

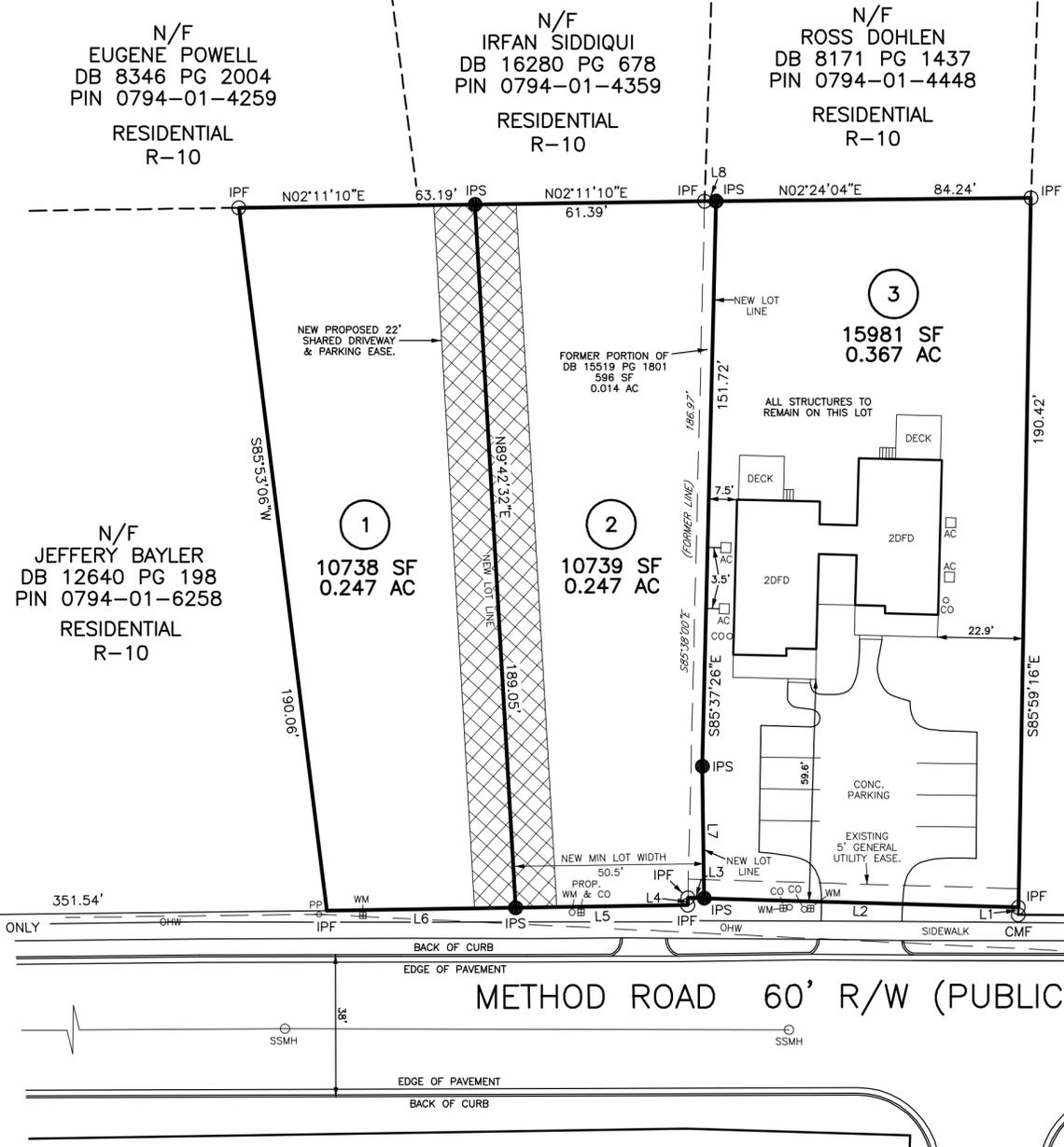
3X ROOTBALL DIAMETER

NOTES:

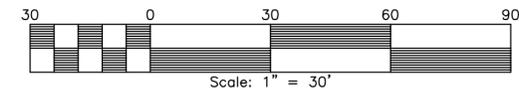
- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
- ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
- STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A MINIMUM FIRST BRANCH HEIGHT.
- PLANTING SEASON OCTOBER - APRIL.
- A TREE IMPACT PERMIT IS REQUIRED.
- 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
PERMITS DIVISION
TREE PLANTING DETAIL
PRGR-03



NUMBER	DIRECTION	DISTANCE
L1	N85°59'16"W	2.00'
L2	S04°39'55"W	84.04'
L3	S04°39'55"W	4.40'
L4	S85°38'00"E	2.00'
L5	S02°08'07"W	46.03'
L6	S02°08'07"W	50.50'
L7	S87°48'50"E	35.40'
L8	N02°24'04"E	3.07'



- LEGEND**
- IPF IRON PIPE FOUND
 - IPS IRON PIPE SET
 - CMF CONCRETE MONUMENT FOUND
 - PKNF PARKER-KALON NAIL FOUND
 - FNKS FURNACE NAIL SET
 - RRS RAILROAD SPIKE
 - CSF COTTON SPIKE FOUND
 - CSS COTTON SPIKE SET
 - CC CONTROL CORNER
 - CP COMPUTED POINT
 - P/P POWER POLE
 - OPW OVERHEAD POWER LINE
 - R/W RIGHT OF WAY
 - S.F. SQUARE FEET
 - AC ACRE
 - DB DEED BOOK
 - PB PLAT BOOK
 - BOM BOOK OF MAPS
 - PG PAGE
 - LF LINEAR FEET
 - 15S LOT HAS OFFSITE SEWER
 - 15SL OFFSITE SEWER LOT
 - 15R RECOMBINATION LOT
 - STREET ADDRESS
 - LINES NOT SURVEYED

SURVEYED BY: PAT
DRAWN BY: DANNY
CHECKED BY: C. LANE PLS
DRAWING NAME: SUBDIVISION.DWG
SURVEY DATE: 7/6/16
JOB NO.: 2599.002

SUBDIVISION & RECOMBINATION PLAN OF
900 & 904 METHOD ROAD
RALEIGH TOWNSHIP, WAKE COUNTY
NORTH CAROLINA
AUGUST 11, 2016

TRUE LINE SURVEYING, P.C.

205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com

SHEET 2 - PROPOSED SUBDIVISION