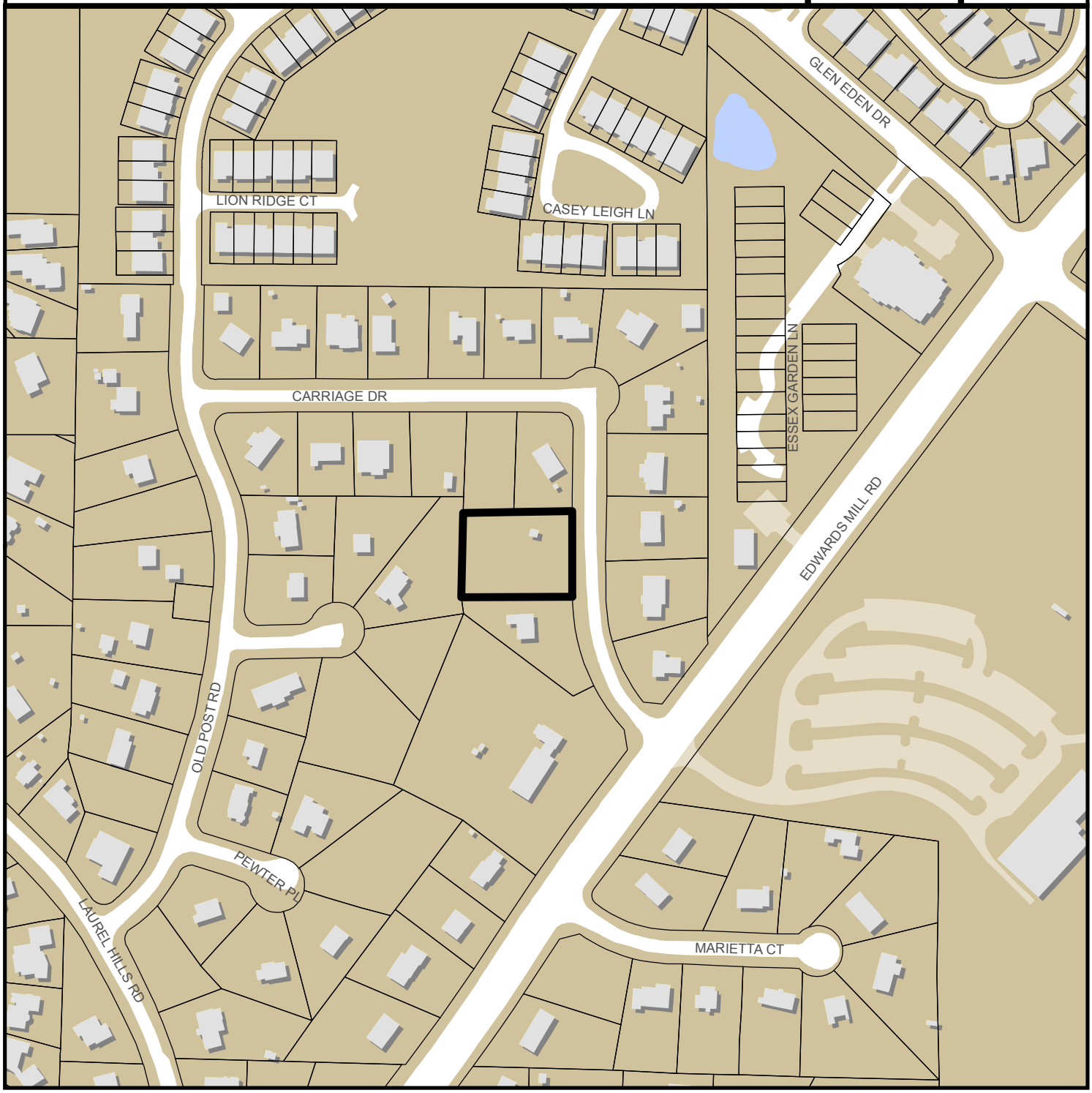
CARRIAGE HILLS SUBDIVISION
S-71-2016



Zoning: **R-4**
CAC: **Northwest**
Drainage Basin: **Crabtree Basin**
Acreage: **.66**
Number of Lots: **2**

Planner: **Martha Lobo**
Phone: **(919) 996-2664**

Applicant: **Lester Stancil**
Phone: **(919) 639-2133**

$351

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-71-16

Office Use Only: Transaction # 487414	Project Coordinator	Team Leader Lobo 3

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 #:

GENERAL INFORMATION

Development Name Coventional Subdivision for Sanaa Wehbi

Proposed Use Residential

Property Address(es) 3509 Carriage Drive Raleigh, NC 27612

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 0785.08-87-4753

PIN Recorded Deed 11922, Page 194	PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed

What is your project type?

☐ Single family ☐ Townhouse ■ Subdivision in a non-residential zoning district

☐ Other (describe):

OWNER/DEVELOPER INFORMATION

Company Name	Owner/Developer Name Sanaa Wehbi
Address 3500 Carriage Drive Raleigh, NC 27612	
Phone 919-271-2863	Email	Fax

CONSULTANT/CONTACT PERSON FOR PLANS

Company Name Stancil and Associates	Contact Name Lester Stancil
Address PO Box 730 Angier, NC 27501	
Phone 919-639-2133	Email stancilsurvey@gmail.com	Fax 919-639-2602

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)			
ZONING INFORMATION			
Zoning District(s) R-4			
If more than one district, provide the acreage of each:			
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 None	acres/sf	Flood Hazard Area ☐ Yes	■ No
Proposed Impervious Surface TBD	acres/sf	Neuse River Buffer ☐ Yes	■ No
		Wetlands ☐ Yes	■ No
If in a Flood Hazard Area, provide the following:			
Alluvial Soils	Flood Study	FEMA Map Panel #	
NUMBER OF LOTS AND DENSITY			
Total # of Townhouse Lots: Detached 0		Attached 0	
Total # of Single Family Lots 2		Total # of All Lots 2	
Overall Unit(s)/Acre Densities Per Zoning Districts 2			
Total # of Open Space and/or Common Area Lots 0			

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.

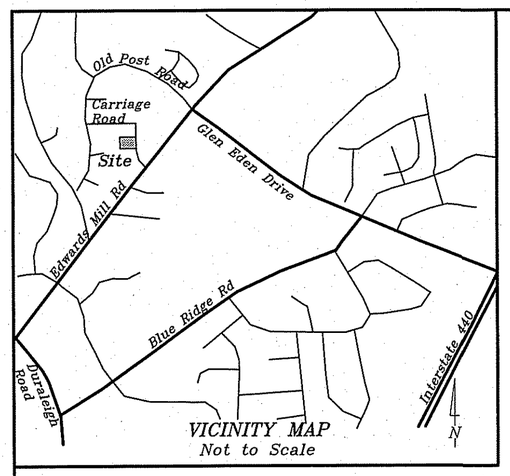
I hereby designate _____ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

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

Sanaa Wehbi — Signature — 09/13/2016 — 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	[x]		✓		
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)	[x]		✓		
3. Preliminary Subdivision Plan Application must be completed and signed by the property owner	[x]	[ ]	✓		
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)	[x]	[ ]	✓		
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	[x]		✓		
6. Provide the following plan sheets:	[x]				
a) Cover sheet, to include general notes, owner's name, contact's name, phone number, mailing address, email address	[x]		✓		
b) Existing conditions sheet	[x]	[ ]	✓		
c) Proposed Subdivision Plan	[x]		✓		
d) Proposed Grading and Stormwater Plan	[ ]	[x]			
e) Proposed Utility Plan, including Fire	[x]	[ ]	✓		
f) Proposed Tree Conservation Plan	[ ]	[x]			✓
g) Proposed Landscaping	[x]	[ ]			
h) Transportation Plan	[x]	[ ]	✓		
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.	[x]		✓		
8. Plan size must be 18" x 24" or 24" x 36"	[x]		✓		
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	[x]		✓		
10. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	[x]		✓		
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	[x]		✓		
12. Wake County School form, if dwelling units are proposed	[x]	[ ]	✓		
13. Preliminary stormwater quantity and quality summary and calculations package	[ ]	[x]			✓
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	[ ]	[x]			✓



VICINITY MAP
Not to Scale

LEGEND:

———	Lines Surveyed	TP	Telephone Pedestal
— — —	Lines Not Surveyed	MH	Manhole
— — —	Tie or Adjoining Lines	WM	Water Meter
— — —	Right of Way Lines	Esmt.	Easement
EIP/EIS	Existing Iron Pipe or Stake	R/W	Right-of-Way
ECM	Existing Concrete Monument	C/L	Centerline
EPK	Existing P.K. Nail	P.C.	Plat Cabinet
PKS	P.K. Nail Set	D.B.	Deed Book
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ISS	Iron Stake Set	PIN	Parcel Identifier Number
CSS	Cotton Spindle Set		
ECS	Existing Cotton Spindle	Ac.	Acres
RRS	Railroad Spike	Sq. Ft.	square feet
ELS	Existing Lightwood Stake	CP	Computed Point
PP	Power Pole	[ ]	Street Address
OHE	Overhead Electric Lines		
FH	Fire Hydrant		
N.C.G.S.	North Carolina Geodetic Survey		
NAD 27	North American Datum of 1927		
NAD 83	North American Datum of 1983		

NOTES:
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* Areas determined by coordinate method.
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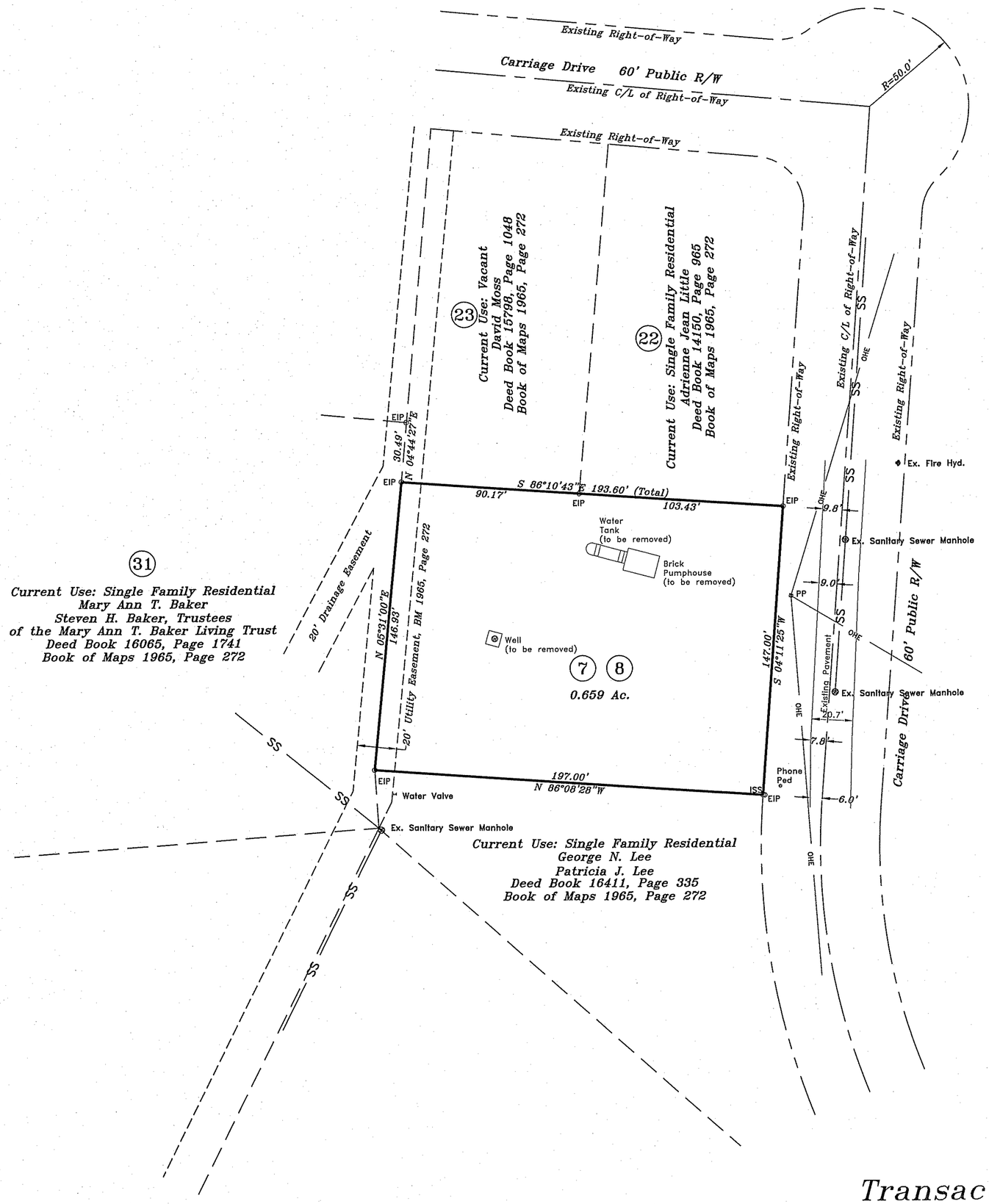
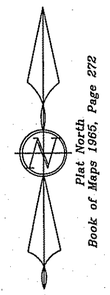




R-4 Setbacks

Front:	20'
Side:	10'
Aggregate Side:	20'
Corner Side:	15'
Rear:	30'

Sheet Two of Five
Existing Conditions
Lots 7 and 8
Carriage Hills Subdivision

Transaction Number 487414

STANCIL & ASSOCIATES,
Professional Land Surveyor, P.A. C-0831
98 East Depot Street, P. O. Box 730, Angier, N.C. 27501
Phone: 919-639-2133 Fax: 919-639-2602

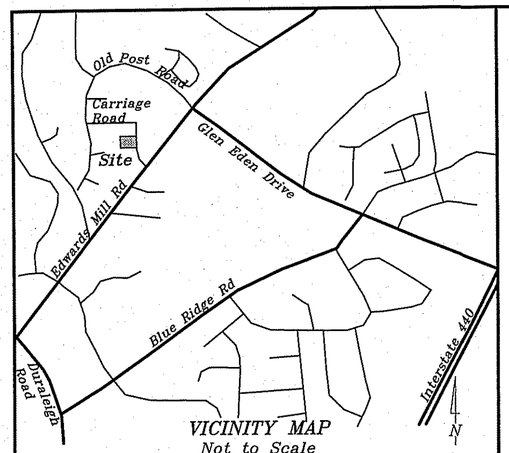
DATE: 8-16-16	SURVEYED BY:		FIELD BOOK
SCALE: 1" = 40'	DRAWN BY: PAN		DRAWING FILE NO. LWM-1770
CHECKED & CLOSURE BY:			

Owned by, Surveyed and Mapped for:
Sanaa Webbi
3500 Carriage Drive Raleigh, NC 27612 919-271-2863

CITY: RALEIGH	TOWNSHIP: MEREDITH
STATE: NORTH CAROLINA	COUNTY: WAKE
ZONE: R-4	REID: 0040272
	PIN: 0785.08-87-4753

Revisions:

Horizontal Scale: 20 0 40



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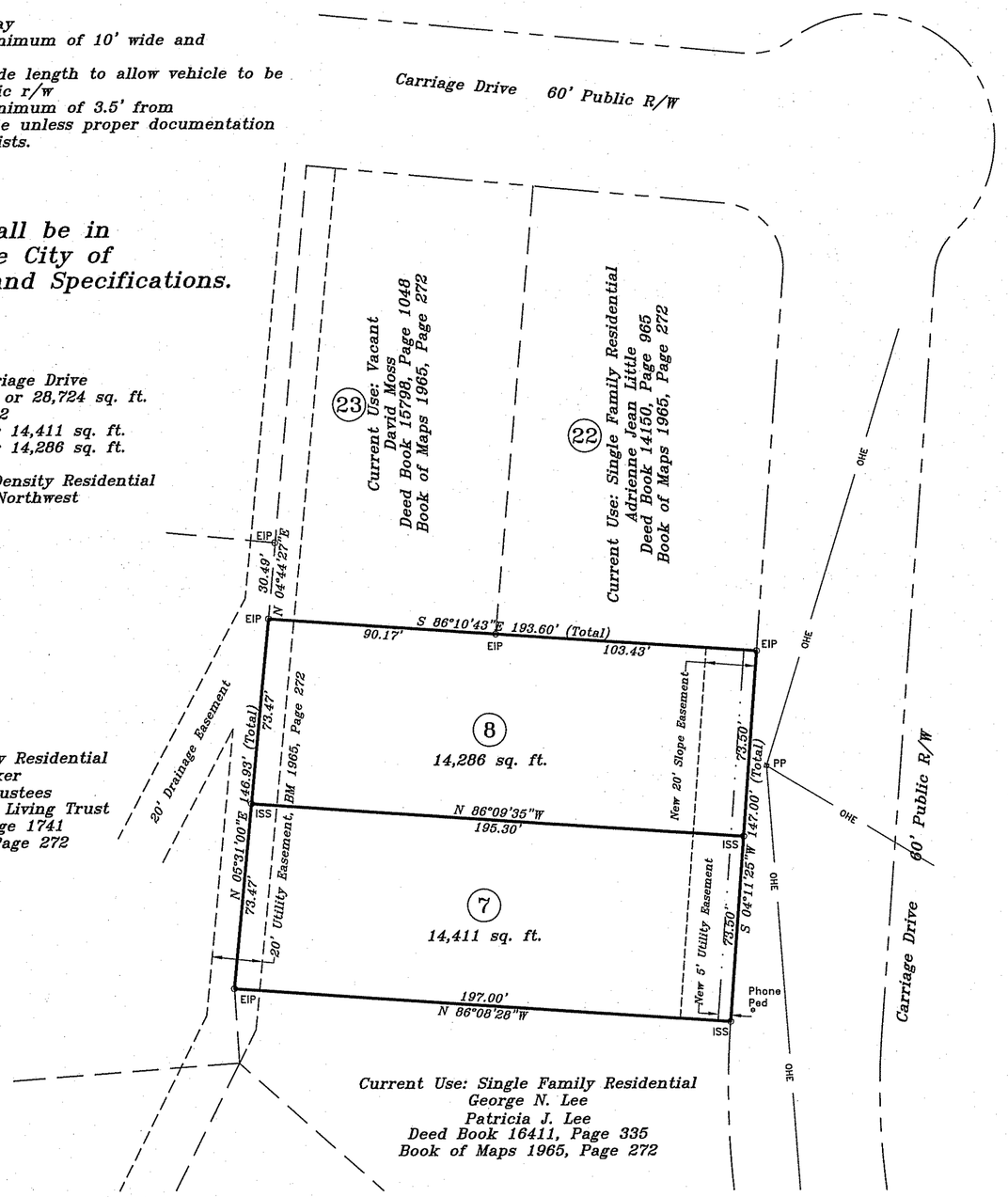
Driveway Notes
Location for new driveways wuill be determined at the site plans are submitted. The driveways are subject to the following restrictions:
1) Must be a ramp driveway
2) Driveway must be a minimum of 10' wide and a maximum of 18' wide
3) Driveway must be provide length to allow vehicle to be parked outside the public r/w
4) Driveway must be a minimum of 3.5' from an adjacent property line unless proper documentation of a shared driveway exists.

All Construction shall be in accordance with the City of Raleigh Standards and Specifications.

Site Data
PIN: 0785.08-87-4753
Current Address is 3509 Carriage Drive
Total Site Area = 0.659 Ac. or 28,724 sq. ft.
Number of Proposed Lots = 2
Area of Lot 7 = 0.331 Ac. or 14,411 sq. ft.
Area of Lot 8 = 0.328 Ac. or 14,286 sq. ft.
Current Zoning: R-4
Future Land Use Plan: Low Density Residential
Citizens Advisory Council = Northwest



N
Plat North
Book of Maps 1965, Page 272

R-4 Setbacks

Front:	20'
Side:	10'
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Sheet Three of Five
Proposed Subdivision
Lots 7 and 8
Carriage Hills Subdivision

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Professional Land Surveyor, P.A. C-0831
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Phone: 919-639-2133 Fax: 919-639-2602

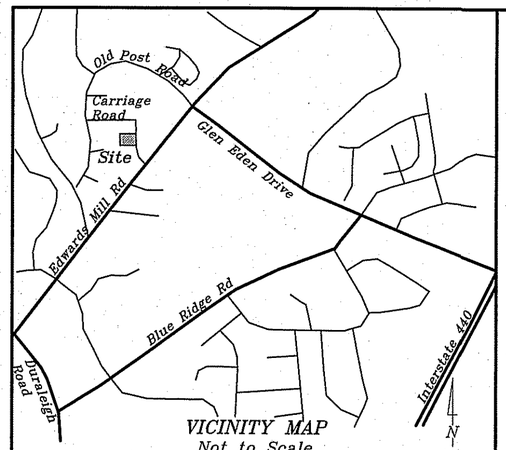
Owned by, Surveyed and Mapped for:
Sanaa Wehbi
3500 Carriage Drive Raleigh, NC 27612 919-271-2863

DATE: 8-16-16	SURVEYED BY:	FIELD BOOK	
SCALE: 1" = 40'	DRAWN BY: PAN	DRAWING FILE NO.	LWM-1770
CITY: RALEIGH	TOWNSHIP: MEREDITH	COUNTY: WAKE	
STATE: NORTH CAROLINA	REID: 0040272		
ZONE: R-4	PIN: 0785.08-87-4753	CHECKED & CLOSURE BY:	

Revisions:

40 0 20 Horizontal Scale

Transaction Number 487414



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Utility Notes
The developer is responsible for installation of all utiliity lines necessary to provide service to all the lots as shown hereon. The developer shall repair any pavement, sidewalk or other improvements as a result from any construction of said utility lines.

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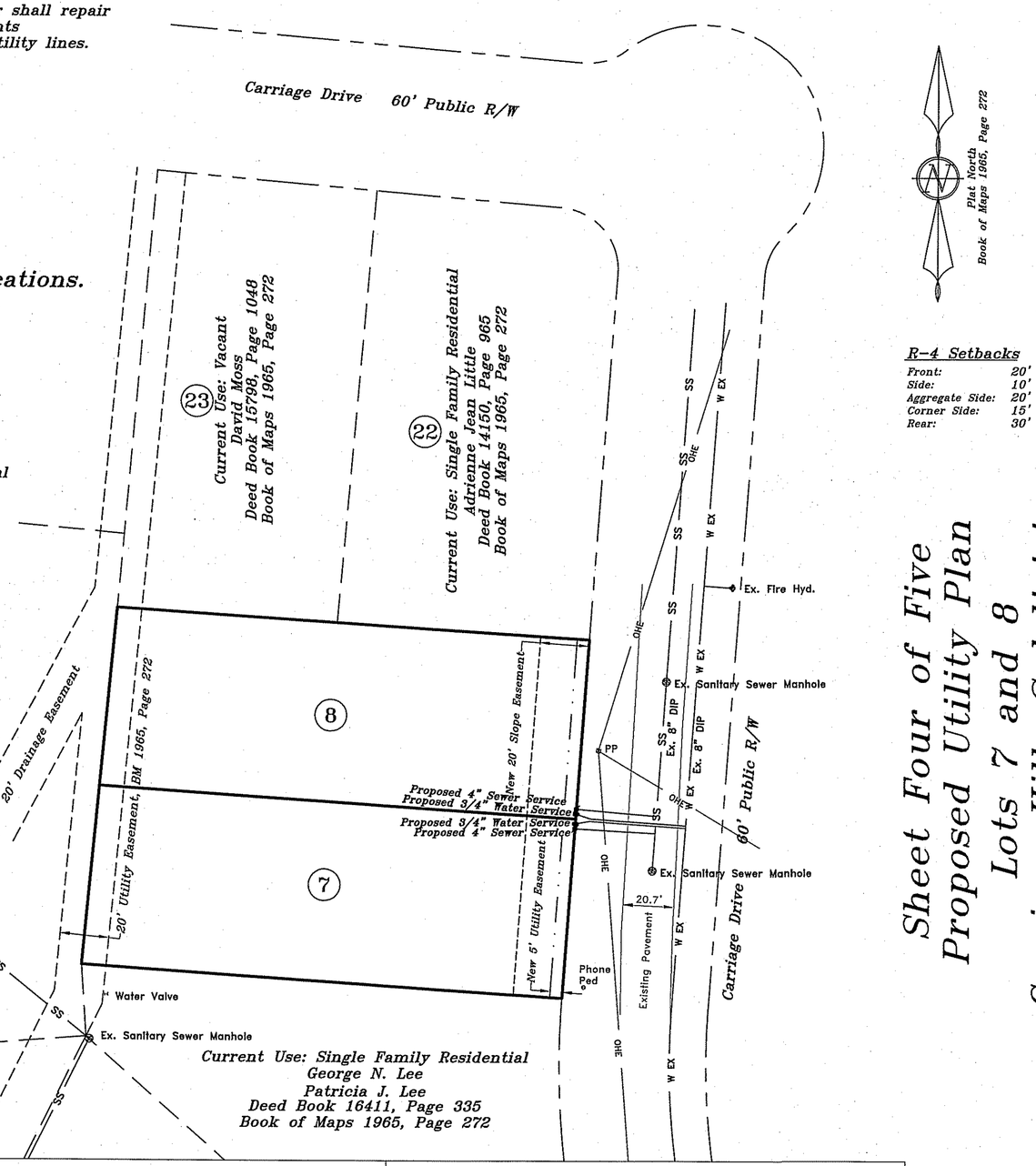

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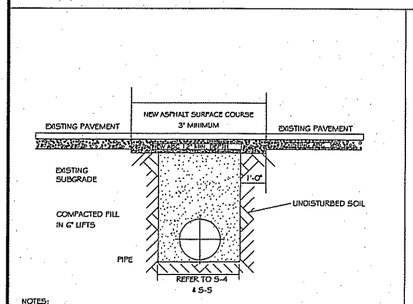
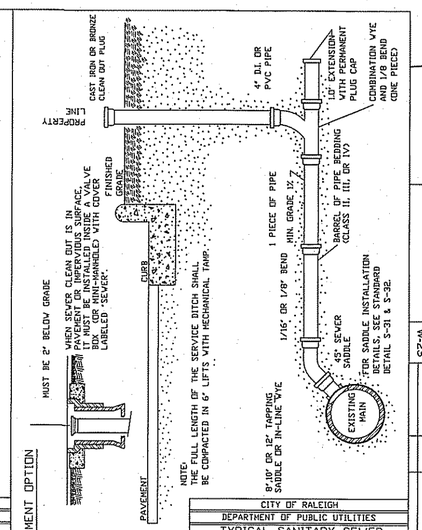


NOTES:
1. IN NCDOT MAINTAINED ROADWAYS ENCROACHMENT PAVEMENT PATCH REQUIREMENTS SHALL TAKE PRECEDENCE.
2. THE PAVEMENT CUT SHALL BE DEFINED BY A STRAIGHT EDGE AND CUT WITH AN APPROPRIATE SAWCUT MACHINE.
3. THE TRENCH SUBGRADE MATERIAL SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO A DENSITY OF AT LEAST 95% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY NCDOT.
4. THE FINAL 1' OF FILL SHALL CONSIST OF ABC MATERIAL COMPACTED TO A DENSITY EQUAL TO 100% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-80 AS MODIFIED BY NCDOT.
5. THE ENTIRE THICKNESS AND VERTICAL EDGE OF CUT SHALL BE TACKED.
6. THE SAME DEPTH OF PAVEMENT MATERIAL WHICH EXISTS SHALL BE REINSTALLED, BUT IN NO CASE SHALL THE ASPHALT BE LESS THAN 3" THICK.
7. THE ASPHALT PAVEMENT MATERIAL SHALL BE INSTALLED AND COMPACTED THOROUGHLY WITH A SMOOTH DRUM ROLLER TO ACHIEVE A SMOOTH LEVEL PATCH.
8. REFER TO CITY OF RALEIGH STANDARDS FOR TRENCHES AND PIPE BEDDING (S-4 & S-5) FOR ADDITIONAL DETAILS.
9. NO HAND PATCHING ALLOWED.
10. PAVEMENT CUTS WITHIN NCDOT ROW SHALL CONFORM TO THE APPROVED ON SITE ENCROACHMENT PERMIT.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
STANDARD ASPHALT PAVEMENT PATCH DETAIL

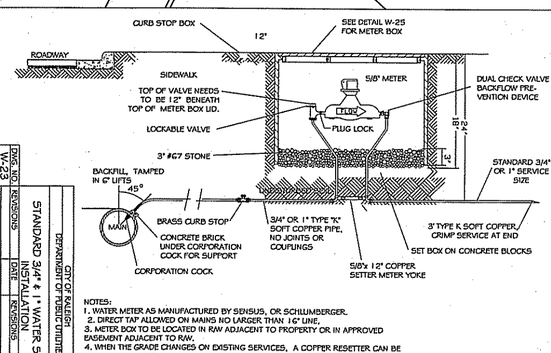
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-3	D.W.C. RRH	11-1-99 5-30-00		

PAVEMENT OPTION



CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
TYPICAL SANITARY SEWER LATERAL CONNECTION

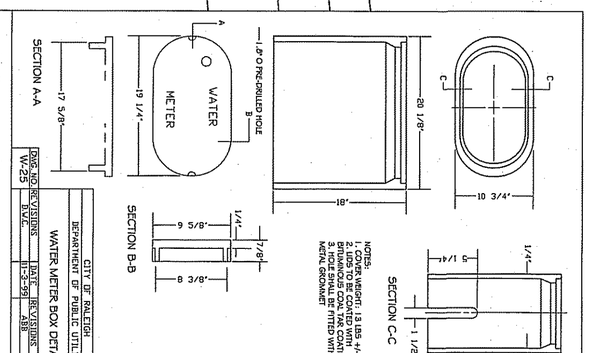
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-30	Y.C.A. RRH	6-95 3-30-00		



NOTES:
1. WATER METER AS MANUFACTURED BY SENSUS, OR SCHLUMBERGER.
2. DIRECT TAP ALLOWED ON MAINS NO LARGER THAN 16" LINE.
3. METER BOX TO BE LOCATED IN R/W ADJACENT TO PROPERTY OR IN APPROVED EASEMENT ADJACENT TO R/W.
4. WHEN THE GRADE CHANGES ON EXISTING SERVICES, A COPPER RESETTER CAN BE USED TO ADJUST TO GRADE. COPPER RESETTERS ARE PROHIBITED ON NEW SERVICES.
5. CURB STOP BOX SHALL HAVE PLUG STYLE LID WITH PENTAGON BOLT. 1-1/4" STEEL UPPER SECTION, AND ARCH STYLE BASE. STEEL STATIONARY ROD TO BE PROVIDED FOR CURB STOP OPERATION.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
STANDARD 3/4" & 1" WATER SERVICE INSTALLATION

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-23	D.W.C.	11-3-99		



NOTES:
1. COVER WEIGHT: 13.185 +/- 5% LBS TO BE CONCRETE WITH REINFORCING
2. HOLE SHALL BE FITTED WITH A METAL GROMMET

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-25	D.W.C.	11-3-99		
	ASB	1-28-02		

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
WATER METER BOX DETAIL

Sheet Four of Five
Proposed Utility Plan
Lots 7 and 8
Carriage Hills Subdivision

Transaction Number 487414

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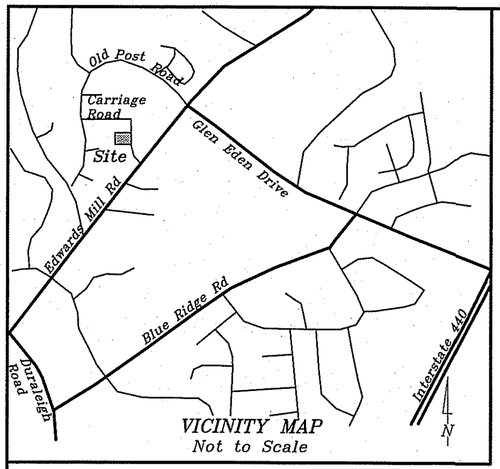
Owned by, Surveyed and Mapped for:
Sanaa Webbi
3500 Carriage Drive Raleigh, NC 27612 919-271-2863

Revisions:

Horizontal Scale: 20 0 40

Sheet Five of Five
Proposed Road Improvements and street trees (to be bonded)
Lots 7 and 8
Carriage Hills Subdivision



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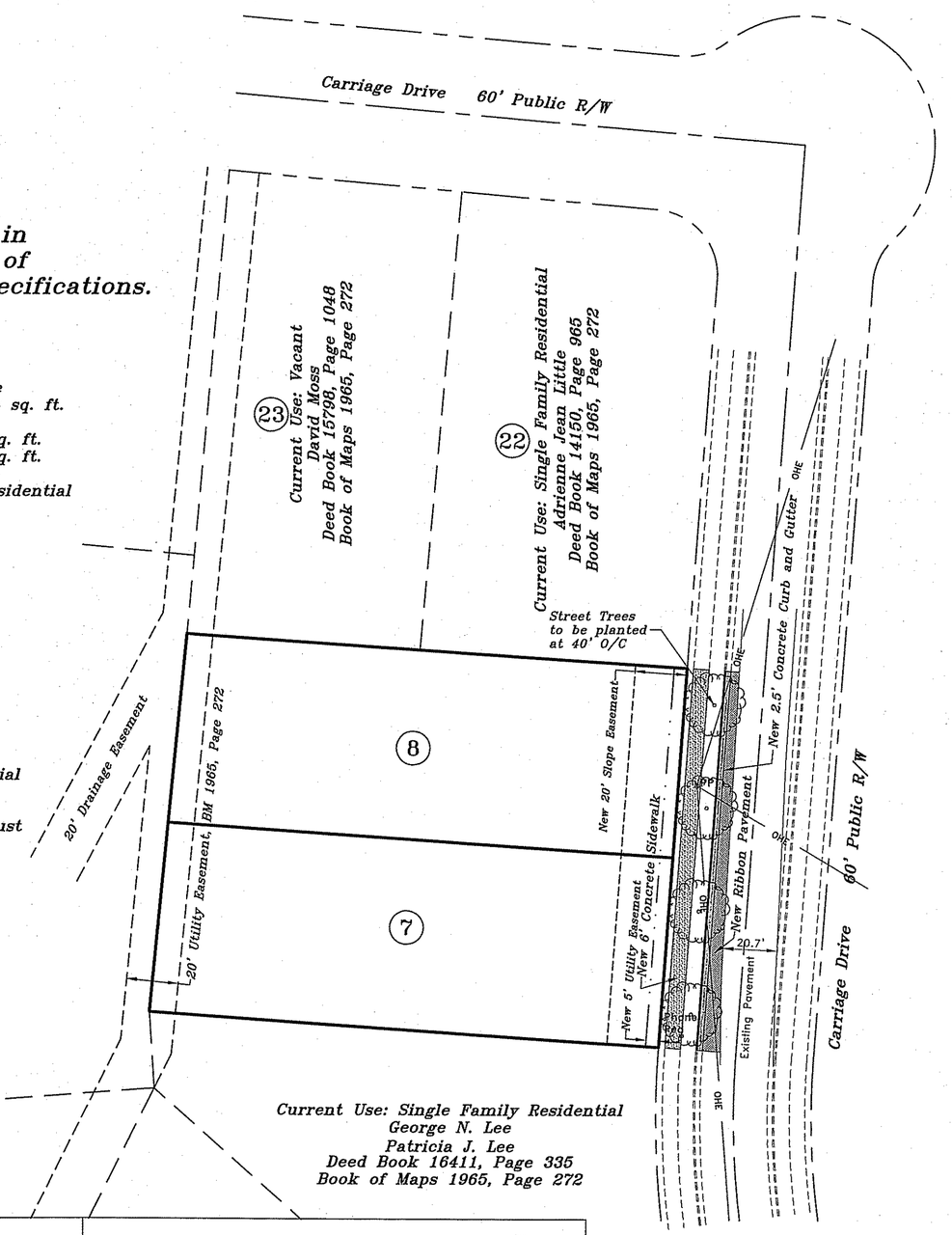
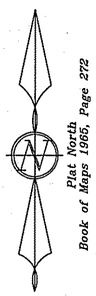
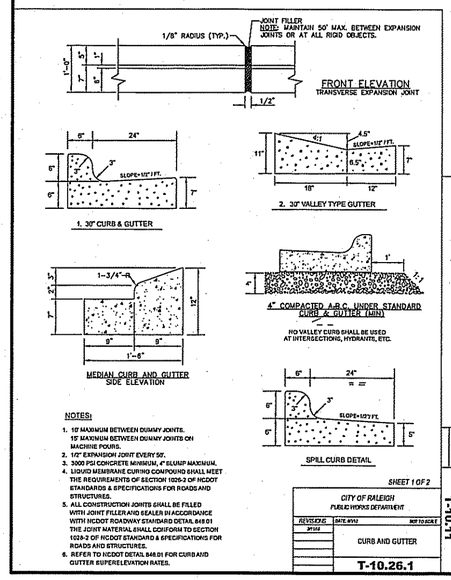
THIS DOCUMENT IS FOR REVIEW PURPOSES ONLY AND SHOULD NOT BE CONSIDERED A CERTIFIED PLAT. THIS PLAT SHOULD NOT BE USED FOR CONVEYANCE OF TITLE OR ANY OTHER TRANSACTIONS.





R-4 Setbacks

Front:	20'
Side:	10'
Aggregate Side:	20'
Corner Side:	15'
Rear:	30'



Note
The proposed sidewalk or the existing utilities will have to be relocated when the proposed road improvements are installed.

Transaction Number 487414

STANCIL & ASSOCIATES,
Professional Land Surveyor, P.A. C-0831
98 East Depot Street, P. O. Box 730, Angier, N.C. 27501
Phone: 919-639-2133 Fax: 919-639-3602

Owned by, Surveyed and Mapped for:
Sanaa Webbi
3500 Carriage Drive Raleigh, NC 27612 919-271-2863

DATE: 8-16-16	SURVEYED BY:	FIELD BOOK	
SCALE: 1" = 40'	DRAWN BY: PAN	DRAWING FILE NO.	LWM-17770
CITY: RALEIGH	TOWNSHIP: MEREDITH	COUNTY: WAKE	
STATE: NORTH CAROLINA	REID: 0040272		
ZONE: R-4	PIN: 0785.08-87-4753	CHECKED & CLOSURE BY:	

Revisions:

Horizontal Scale: 20 0 40