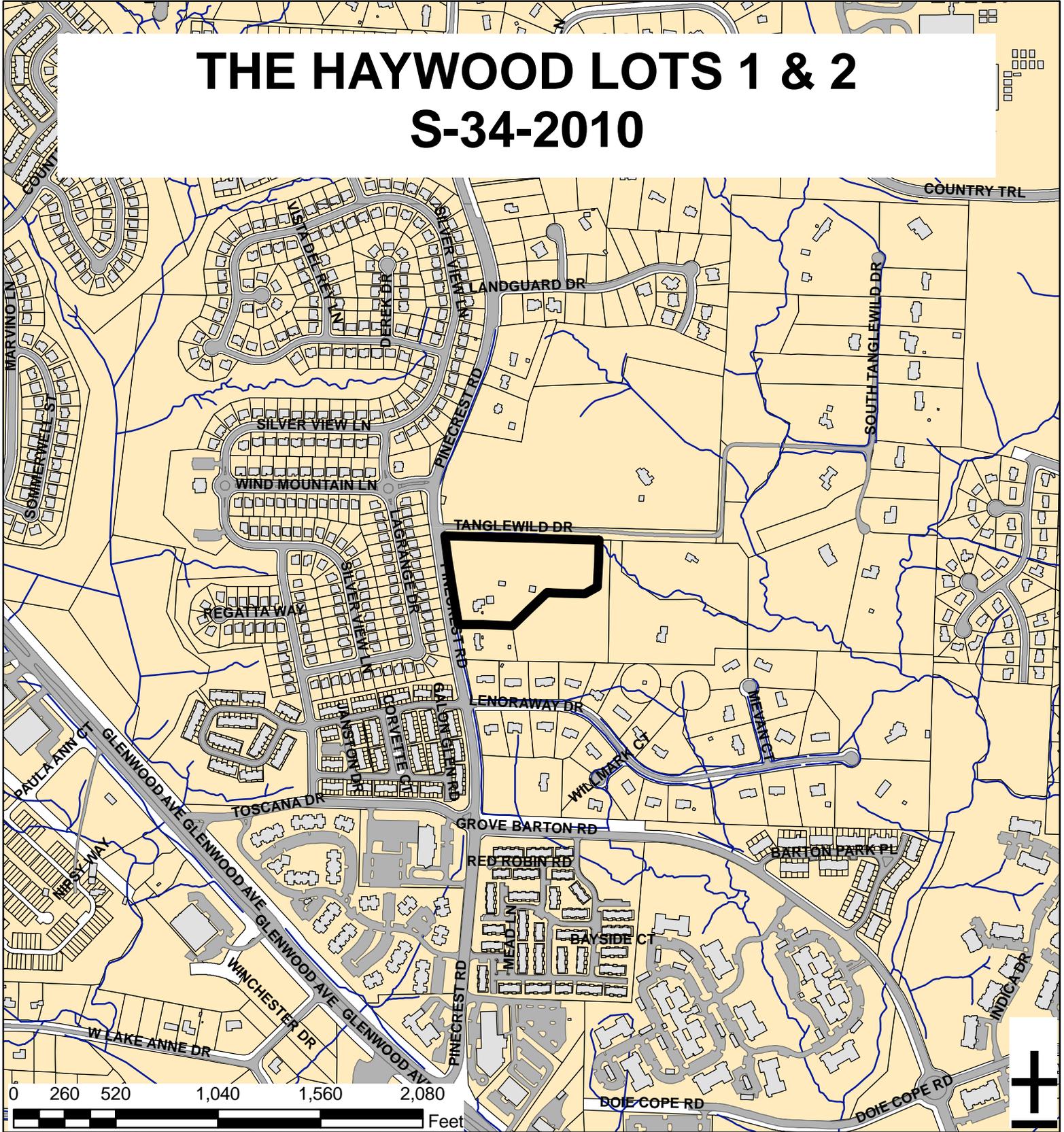


THE HAYWOOD LOTS 1 & 2

S-34-2010



Zoning: **R-4**
CAC: **Northwest**
Drainage
Basin: **Turkey Creek**
Acreage: **6.20**

Number of Lots: **2**
Planner: **Meade Bradshaw**
Phone: **(919) 516-2664**
Applicant Contact: **B & F Consulting, Inc.**
Phone: **(919) 618-0180**



Development SERVICES

FIRE * INSPECTIONS * PLANNING
PUBLIC UTILITIES * PUBLIC WORKS

5-34-00

Customer Service Center
One Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-516-2495
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
<input type="checkbox"/> Site Plans for Planning Commission or City Council <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing * <input type="checkbox"/> Multifamily (Infill)*	<input checked="" type="checkbox"/> Subdivision* <input type="checkbox"/> Infill Subdivision* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number 288739
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name The Haywood *431+2*

Proposed Use 2-lot subdivision

Property Address(es) 7400 Pinecrest Road, Raleigh, NC 27613

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

P.I.N. 07878-15-1637	P.I.N.	P.I.N.	P.I.N.
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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. Only a 2-lot subdivision to maintain the existing structure

PLANNING COMMISSION OR CITY COUNCIL REVIEW
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 Haywood Hill, LLC

Name (s) Mr. Don Jones

Address 7400 Pinecrest Road, Raleigh, NC 27613

Phone 919-417-8446 Email tapestrygarden@mindspring.com Fax 919-417-8446

CONSULTANT (Contact Person for Plans)

Company B&F Consulting, Inc.

Name (s) Mr. Russell Briggs, PE

Address: ~~103~~ 2805 Rosemary Lane Raleigh NC 27606

Phone: 919-618-0180 email: rbriggs@bfc.com Fax: 618-0190

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

Has your project previously been through the pre-submittal process? If yes, provide the transaction # S-43-08

Zoning Information	Building Information
Zoning District(s) R-4, Outside City Limits	Proposed building use(s) Existing Single Family Home/vacant
If more than one district, provide the acreage of each 6.335 by survey	Existing Building(s) sq. ft. gross 3500 sf
Overlay District n/a	Proposed Building(s) sq. ft. gross 0 sf
Total Site Acres 6.262 (ROW dedicat) Inside City Limits <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 3500 sf
Off street parking Required 0 Provided 0	Proposed height of building(s) 2-story
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) 1.3%
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z-	

Stormwater Information

Existing Impervious Surface 3500 sf acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 3500 sf acres/square feet	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 plan seeks to maintain existing single family home structure on a wooded area while separating out the remainder of the original parcel for sale and/or future development. The owner seeks to maintain a TCA on the new lot in conformance to the City regulations and to protect the existing domicile on a separate lot.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots 0 Detached 0 Attached 0	9. Total number of commercial lots? 0
2. Total # Of Apartment Or Condominium Units 0	10. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Congregate Care Or Life Care Dwelling Units 0	If Yes, please answer the questions below: a) Minimum Lot Size b) Total # Of Open Space Lots c) Total # Of Phases d) Perimeter Protective Yards Provided e) Must provide open space quotient per City Code 10-3071(5)
4. Total # Of Mobile Home Lots 0	
5. Overall Total # Of Dwelling Units (1-5 Above) 2 lots	
6. Bedroom Units 1br 0 2br 0 3br 0 4br or more X	
7. Overall Unit(s)/Acre Densities Per Zoning District(s) 0.16 units/acre	
8. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	

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 RUSSELL BRIGGS, PE B.E.F. CONSULTING, INC. 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 Donald Jones, Manager Date 11/22/10

Signed _____ Date _____

Section B					
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	<input checked="" type="checkbox"/>		✓		
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>		✓		
3. Client must print page 1 and 2 of the Preliminary Development Plan Application to the plan cover sheet	<input checked="" type="checkbox"/>		✓		
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	<input checked="" type="checkbox"/>		✓		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>		✓		
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>		✓		
c) Proposed Site or 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 checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		✓	✓
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
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	<input checked="" type="checkbox"/>		✓		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		✓		
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	<input checked="" type="checkbox"/>		✓		
9. 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"/>		✓		
10. Digital copy of only the site plan and elevations. The purpose of this image is to illustrate the basic character of the preliminary plan. It should contain only such basic information as: building outline, landscaping, parking and drives, stormwater facilities, and lot boundary. The digital image should be provided in the form of .pdf on a CD. If the plan was not digitally created, provide an 8 1/2" x 11" reduction of the plan. 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"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		