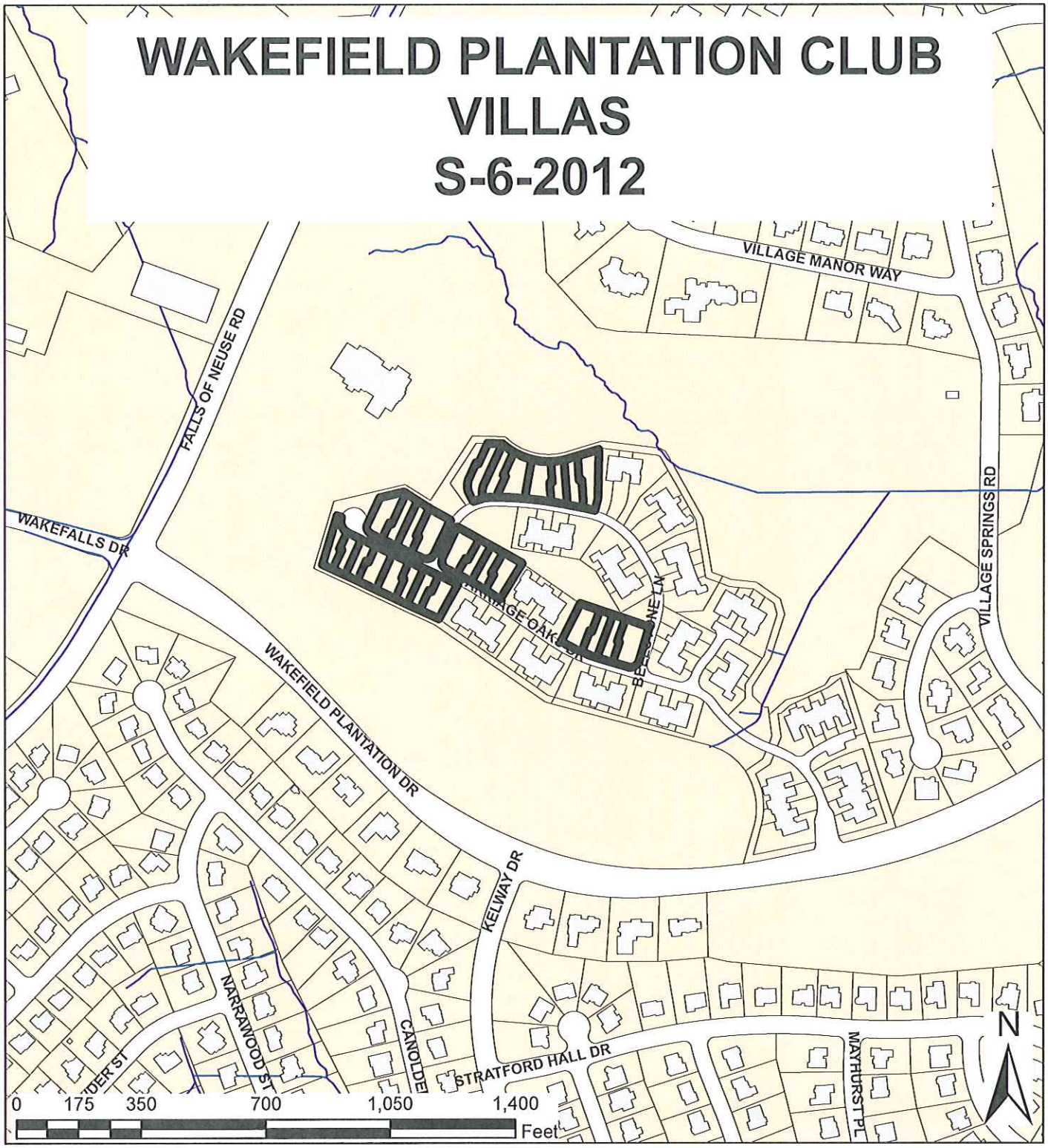
WAKEFIELD PLANTATION CLUB VILLAS
S-6-2012



Zoning:	**R-6 CUD**	Number of Lots:	**33**
CAC:	**NORTH**	Planner:	**MEADE BRADSHAW**
Drainage Basin:	**RICHLAND CREEK**	Phone:	**(919) 516-2664**
		Applicant Contact:	**MCINTYRE & ASSOCIATES**
Acreage:	**3.93**	Phone:	**(919) 427-5227**

Development SERVICES

FIRE • INSPECTIONS • PLANNING
PUBLIC UTILITIES • PUBLIC WORKS

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

5-6-2012

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 or City Council ☐ Preliminary Administrative Site Plans ☐ Group Housing * ☐ Multifamily (Infill)*	☒ Subdivision* ☐ Infill Subdivision* ☐ Infill Recombination* ☐ Cluster Subdivision ☐ Expedited Subdivision Review	Transaction Number 326870
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name Wakefield Plantation - Club Villas (revised)

Proposed Use Townhome Development

Property Address(es) See attached sheet

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

P.I.N. See attached sheet	P.I.N.	P.I.N.	P.I.N.

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. Existing subdivision requesting 5 additional Townhome lots,
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. No
CLIENT (Owner or Developer)	Company Greystone Development Company of North Carolina, LLC Name (s) George M. Mcintyre Address 4932 B Windy Hill Drive, Raleigh , NC 27609 Phone 919-427-5227 / Email macmcintyrepe@aol.com / Fax 919-876-0145
CONSULTANT (Contact Person for Plans)	Company Mcintyre and Associates , Pllc Name (s) David R Dolezsar Address 4932 B Windy Hill Drive , Raleigh , NC 27609 Phone 919-448-7880 / Email drdsurvey@nc.rr.com / Fax n/a

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

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

Zoning Information	Building Information
Zoning District(s) R-6 CUD	Proposed building use(s) Townhomes
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 0
Overlay District	Proposed Building(s) sq. ft. gross 82,500 +-
Total Site Acres 3.93 Inside City Limits ☒ Yes ☐ No	Total sq. ft. gross (existing & proposed) 82,500+-
Off street parking Required 0 Provided	Proposed height of building(s) 28'
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) n/a
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z-	
Stormwater Information	
Existing Impervious Surface 0acres/square feet	Flood Hazard Area ☐ Yes ☒ No
Proposed Impervious Surface 110,000+- acres/square feet	**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 2030Proposed 5 additional units are within an existing subdivision and the 2030 comp. plan calls for the same zoning as existing subdivision.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots 33 Detached Attached	11. Total number of Open Space (only) lots 0
2. Total # Of Single Family Lots 0	12. Total number of all lots 33
3. Total # Of Apartment Or Condominium Units 0	13. Is your project a cluster unit development? ☐ Yes ☒ No
4. Total # Of Congregate Care Or Life Care Dwelling Units 0	**If Yes, please answer the questions below:**
5. Total # Of Mobile Home Lots 0	a) Total number of Townhouse Lots
6. Total Number of Hotel Units 0	b) Total number of Single Family Lots
7. Overall Total # Of Dwelling Units (1-6 Above) 33	c) Total number of Group Housing Units
8. Bedroom Units 1br 2br 3br 33 4br or more	d) Total number of Open Space Lots
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 4.83	e) Minimum Lot Size
10. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	f) Total Number of Phases
	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 David R. Dolezsar 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 3/12/2012

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 (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, Subdivision Plan, or Recombination 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	☒	☐	✓	✓	
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, if applicable. 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 ½" 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	☒		✓	Email	
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	☐	☒		✓	

DRAWING No. P-2

JOB CODE
START DATE
APPROVED
CHECKED
DRAWN

CLIENT
Greystone development Co. of North Carolina, LLC
4932 B Windy Hill drive
Raleigh, NC 27609
919-876-0145

REVISIONS

WAKEFIELD PLANTATION - CLUB VILLAS
Layout and Staking Plan

McIntyre & Associates, PLLC
Engineering & Land Planners
4932-B Windy Hill Drive
Raleigh, NC 27609
(919) 876-0145 (Office and Fax)
(919) 427-5227 (Mac cell)