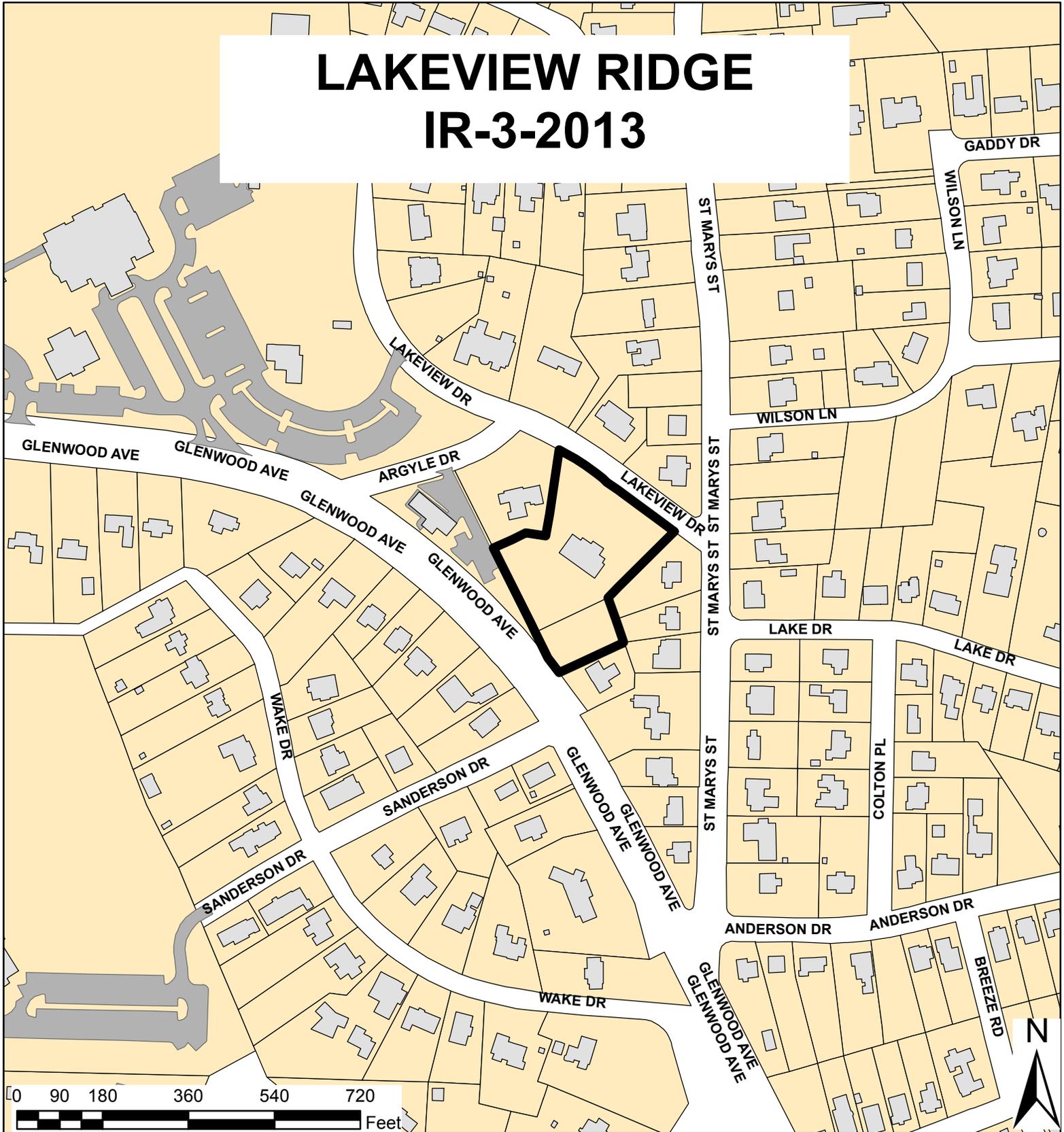


LAKEVIEW RIDGE IR-3-2013



Zoning: **R-6**
CAC: **Glenwood**
Drainage Basin: **Beaver Southwest**
Acreage: **1.96**

Number of Lots: **6**
Planner:
Phone:
Applicant Contact:
Phone:

Eric Hodge
(919) 996-2639
CMS Engineering
(919) 833-0830



Planning & Development

5-33-13

Customer Service Center
 One Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-996-2495
 Fax 919-516-2685

5-33-2013

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 type="checkbox"/> Subdivision* <input checked="" type="checkbox"/> Infill Subdivision* <input type="checkbox"/> Infill Recombination* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number 371393
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name	Lakeview <i>Bridge</i>
Proposed Use	Single family homes
Property Address(es)	2409 Lakeview Drive & 2420 Glenwood Avenue

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

P.I.N. 1705-31-1980	P.I.N. 1705-31-1678	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 <u>not</u> requiring Planning Commission or City Council approval.
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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. This is an infill subdivision.
---	--

CLIENT (Owner or Developer)	Company	White Oak Properties		
	Name (s)	Roland Gammon		
	Address	21 Glenwood Avenue, #203, Raleigh, NC 27603		
	Phone (919) 821-4665	Email	roland@whiteoakinc.com	Fax (919) 832-6965

CONSULTANT (Contact Person for Plans)	Company	CMS Engineering		
	Name (s)	Patti Hildreth		
	Address	743 W. Johnson Street, Suite C, Raleigh, NC 27603		
	Phone (919) 833-0830	Email	patti@cmsengineering.net	Fax (919) 833-1926

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-4, R-6	Proposed building use(s) single family residential
If more than one district, provide the acreage of each 0.89, 1.07	Existing Building(s) sq. ft. gross 4,790 sf
Overlay District N/A	Proposed Building(s) sq. ft. gross
Total Site Acres 1.96 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed)
Off street parking Required N/A Provided N/A	Proposed height of building(s)
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A- N/A	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z- N/A	

Stormwater Information

Existing Impervious Surface 0.17 ac/ 7,573 sf acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 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 N/A 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 property is designated for low density residential use, one to six units per acre. This plan recombines the existing 6 lots on 1.96 acres, maintaining a low density use with a net of 4 units per acre.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of Open Space (only) lots N/A
2. Total # Of Single Family Lots 6	12. Total number of all lots 6
3. Total # Of Apartment Or Condominium Units	13. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4. Total # Of Congregate Care Or Life Care Dwelling Units	If Yes, please answer the questions below: a) Total number of Townhouse Lots b) Total number of Single Family Lots c) Total number of Group Housing Units d) Total number of Open Space Lots e) Minimum Lot Size f) Total Number of Phases g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No h) Must provide open space quotient per City Code 10-3071 (5)
5. Total # Of Mobile Home Lots	
6. Total Number of Hotel Units	
7. Overall Total # Of Dwelling Units (1-6 Above) 6	
8. Bedroom Units 1br 2br 3br 4br or more 6	
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	
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	

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.

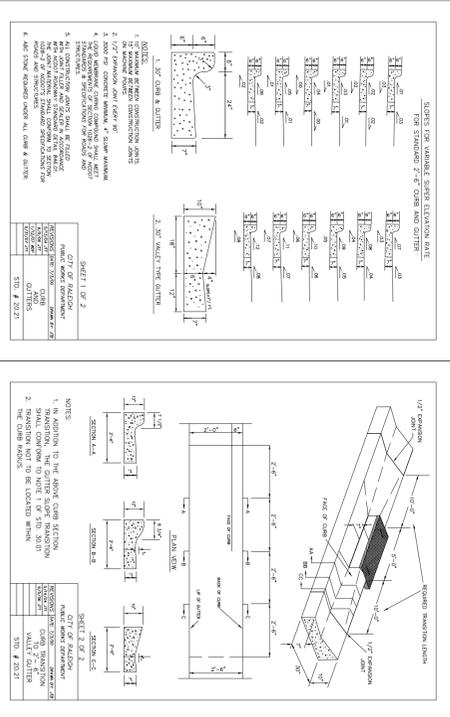
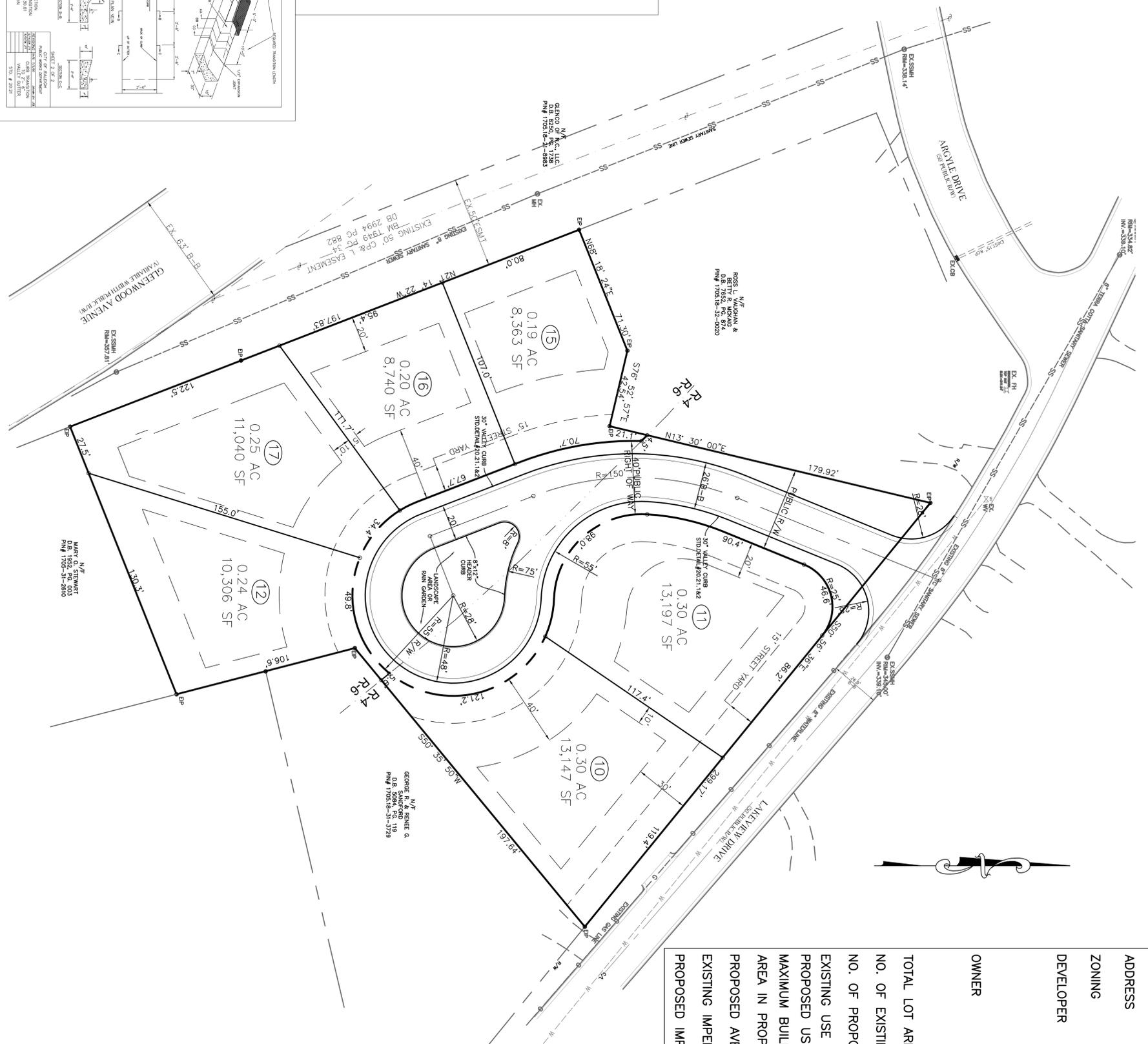
I hereby designate Roland Cannon or CMS Engineering serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

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

Signed Danah L. Cannon Date 2/11/13
 Signed Danah L. Cannon by [Signature] Date 2/11/13

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)	<input checked="" type="checkbox"/>		✓		
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>		✓		
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)	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>	✓		
c) Proposed Site, Subdivision Plan, or Recombination 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	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input 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. <u>For re-submittals only – include all revision dates</u>	<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 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"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>			✓



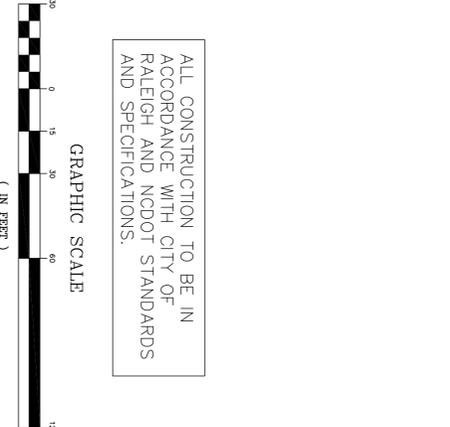
NOTES:

1. ASPHALT INSTALLATION IN TWO APPLICATIONS: 1 1/2" & 1"
2. AGC STONE REQUIRED UNDER ALL CURB AND OTHER CURB CURBS. CURB SHOULD BE INSTALLED WITHIN 100 FEET OF ANY INTERSECTION ON COLLECTOR STREET SYSTEM ROADWAYS. SEE STREETS, SIDEWALKS AND DRIVEWAY ACCESS.
3. THE PARKING DESIGN FOR WALKING THROUGHWAYS SHALL BE A MINIMUM OF 8' CLEARANCE FROM THE WALKING THROUGHWAYS AND SHALL BE 1-2' OR 3' 9.5A. BE EVALUATED BY THE CITY ENGINEER. THE PARKING DESIGN SHALL BE 1-2' OR 3' 9.5A. BE EVALUATED BY THE CITY ENGINEER. THE PARKING DESIGN SHALL BE 1-2' OR 3' 9.5A. BE EVALUATED BY THE CITY ENGINEER.
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SECTION C-C

NOTE:
NO SIDEWALK TO BE BELIEVED.

CITY OF RALEIGH
RESIDENTIAL DETAIL
STD. # 20.31



NOTES:

1. ASPHALT INSTALLATION IN TWO APPLICATIONS: 1 1/2" & 1"
2. AGC STONE REQUIRED UNDER ALL CURB AND OTHER CURB CURBS. CURB SHOULD BE INSTALLED WITHIN 100 FEET OF ANY INTERSECTION ON COLLECTOR STREET SYSTEM ROADWAYS. SEE STREETS, SIDEWALKS AND DRIVEWAY ACCESS.
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SECTION C-C

NOTE:
NO SIDEWALK TO BE BELIEVED.

CITY OF RALEIGH
RESIDENTIAL DETAIL
STD. # 20.31

PLAN SUMMARY	
WAKE CO. PINS	1705-31-1980 1705-31-1678
ADDRESS	2409 Lakeview Drive 2420 Glenwood Avenue
ZONING	R-4, 0.89 AC R-6, 1.07 AC
DEVELOPER	White Oak Properties 21 Glenwood Ave., #203 Raleigh, NC 27603 (919) 821-4665 roland@whiteoakinc.com
OWNER	Sarah L. Weisman, Trustee Deborah Levine Rubenstein 4217 Oakmore Rd. Oakdale, CA 94602
TOTAL LOT AREA	1.96 AC
NO. OF EXISTING LOTS	6
NO. OF PROPOSED LOTS	6
EXISTING USE	Single Family Residential
PROPOSED USE	Single Family Residential
MAXIMUM BUILDING HEIGHT	40'
AREA IN PROPOSED R/W	0.46 AC
PROPOSED AVERAGE LOT SIZE	0.25 AC
EXISTING IMPERVIOUS AREA	7,377 SF
PROPOSED IMPERVIOUS AREA IN STREET	11,019 SF

BUILDING SETBACKS FOR MINOR RESIDENTIAL STREET	
R-4	FRONT 20'
	SIDE 10'
	CORNER SIDE 20'
	REAR 30'
R-6	FRONT 10'
	SIDE 5'
	AGG. SIDE 15'
	CORNER SIDE 20'
	REAR 20'

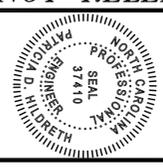
PER EXISTING RESTRICTIVE COVENANTS FRONT SETBACK IS 40'

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH AND NODOT STANDARDS AND SPECIFICATIONS.



PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

LAKEVIEW
Lakeview Drive
PRELIMINARY INFILL SUBDIVISION
RALEIGH, NC



CMS Engineering
743 W. Johnson St., Suite C
Raleigh, NC 27603
PHONE: (919) 833-0830 FAX: (919) 833-1926
EMAIL: info@cmsengineering.net

REVISIONS	

DWG NAME:	LAKEVIEW PREL
DRAWN:	PDH
CHECKED:	CMS
PLAN DATE:	08/05/2013
DATE ISSUED:	08/05/2013
SCALE:	1"=50'

3 of 6