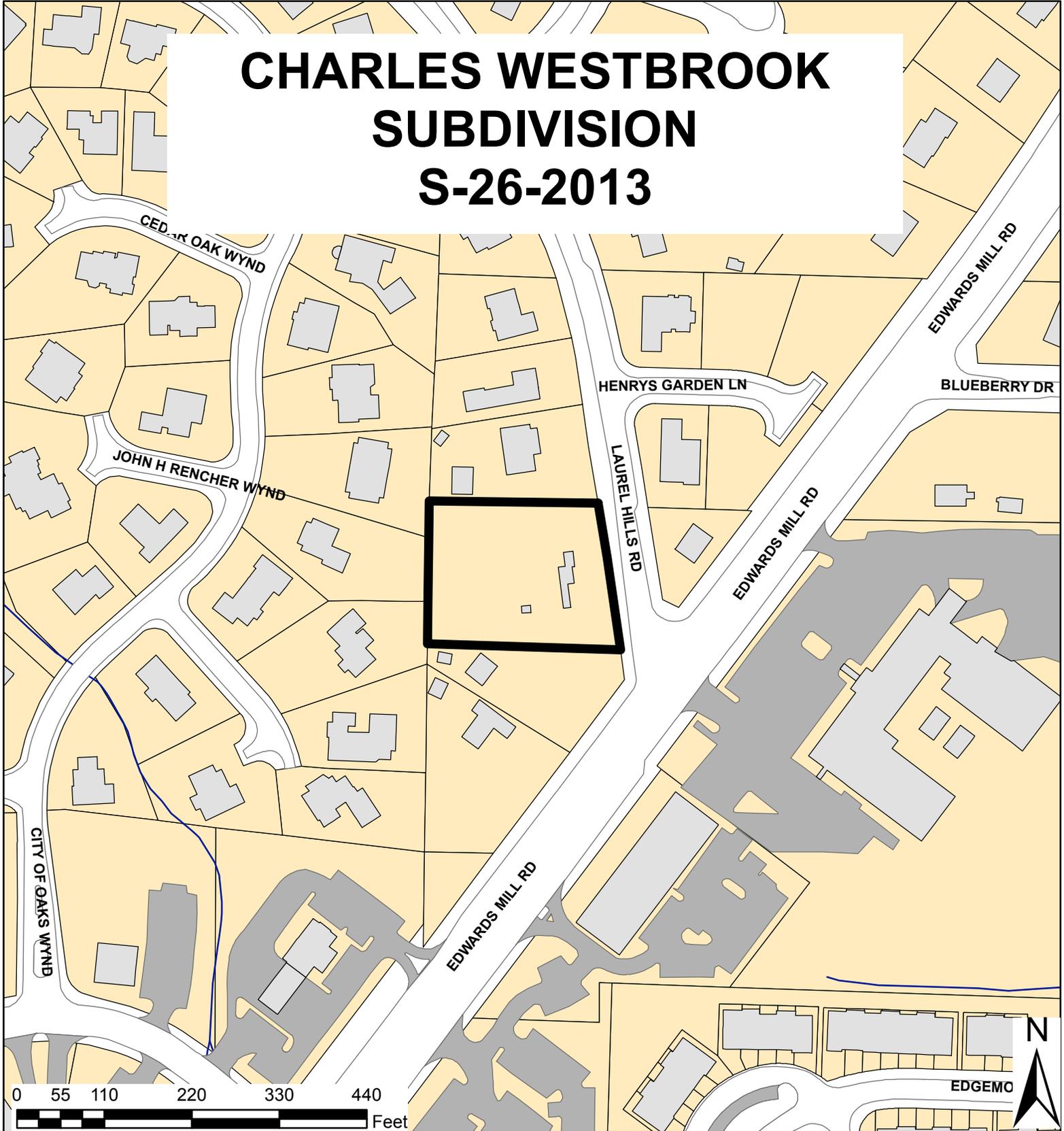


CHARLES WESTBROOK SUBDIVISION S-26-2013



Zoning: **R-4**
CAC: **Northwest**
Drainage Basin: **Crabtree Creek**
Acreage: **0.97**

Number of Lots: **2**
Planner:
Phone:
Applicant Contact:
Phone:

Stan Wingo
(919) 996-2663
Cawthorne, Moss & Panciera
(919) 556-3148



Planning & Development

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

5-26-13

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 <p style="font-size: 2em; color: blue;">368781</p>
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name: Gray Line Builders

Proposed Use : Single Family Residential

Property Address(es) : 3603 Laurel Hills Rd

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

P.I.N. ~~0875-12-76-7434~~ P.I.N. 0785-12-76-7430 P.I.N. 0785767434 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. N/A

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 plan qualifies as an infill subdivision.

CLIENT (Owner or Developer)
 Company Gray Line Builders, LLC.
 Name (s) Alan Hill
 Address 804 PRESTON VILLAGE WAY, CARY NC 27519
 Phone 919-535-8135 Email: ahill@graylinebuilders.com Fax

CONSULTANT (Contact Person for Plans)
 Company : Cawthorne, Moss & Panciera, PC Professional Land Surveyors
 Name (s) : Michael A. Moss, PLS
 919 556 3148 919 554 1370(FAX) MIKE @CMPPLS.COM

Map 078512 .97 ac Northwest CAC
 Drainage Crabtree R-4 inside

0785767434

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 District(s) : R-4	Proposed building use(s) N/A
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross 593 593
Overlay District None	Proposed Building(s) sq. ft. gross N/A
Total Site Acres :0.946 ac Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 593
Off street parking Required Provided N/A	Proposed height of building(s) N/A
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) N/A
BOA (Board of Adjustment) case # A-N/A	Building Lot Coverage percentage N/A (site plans only)
CUD (Conditional Use District) case # Z-N/A	
Existing Impervious Surface acres/square feet 0.05/1993	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface N/A 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	

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY	
1. Total # Of Townhouse Lots 0 Detached Attached	11. Total number of Open Space (only) lots 0
2. Total # Of Single Family Lots 2	12. Total number of all lots 2
3. Total # Of Apartment Or Condominium Units 0	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 0	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 0	
6. Total Number of Hotel Units 0	
7. Overall Total # Of Dwelling Units (1-6 Above) 2	
8. Bedroom Units 1br 2br 3br 4br or more X	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 4/AC	
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 <u>MICHAEL A. MOSS</u> to serve as my agent regarding this application, to receive and respond to administrative comments, to request permits 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 <u>[Signature]</u>	Date 7/2/13
Signed <u>[Signature]</u>	Date 7/2/13

Section B

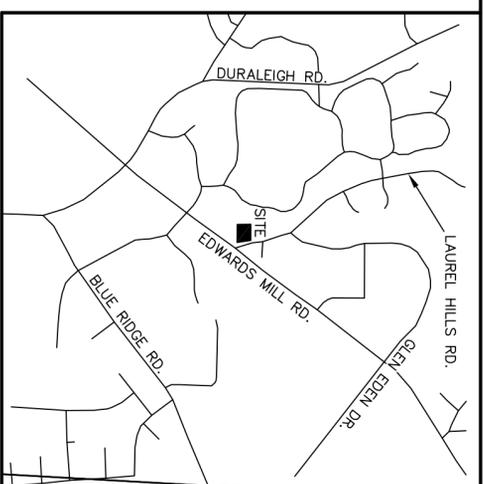
	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input type="checkbox"/>		✓		
2. Preliminary Development Plan Application completed and signed by the property owner	<input 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 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 type="checkbox"/>				
5. Provide the following plan sheets:	<input type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input type="checkbox"/>		✓		
b) Existing Conditions Sheet	<input type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site, Subdivision Plan, or Recombination Plan	<input type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input type="checkbox"/>			
e) Proposed Utility Plan, including Fire	<input type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input type="checkbox"/>	✓		
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input 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 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 type="checkbox"/>		✓		
7. Plan size 18"x24" or 24"x36"	<input 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 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 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 type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input type="checkbox"/>	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input 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 type="checkbox"/>		✓	

NOTES:
 - Driveway locations will be determined at site plan review.
 - All construction shall be in accordance with all City of Raleigh Standards and Specifications.
 - Developer is responsible for installation of all lines necessary to provide service to this site.



IMPERVIOUS SURFACE TABLE

FRONT PORCH	500 S.F.
DRIVEWAY	978 S.F.
CARPARK	240 S.F.
SHED	93 S.F.
TOTAL IMPERVIOUS AREA	1,993 S.F.



- LEGEND:**
- ERP - EXISTING IRON PIPE
 - ERP - EXISTING PK NAIL
 - NIP - NEW IRON PIPE SET
 - R/W - RIGHT OF WAY
 - CATV - CABLE TV BOX
 - EB - ELECTRIC BOX
 - TEL - TELEPHONE PEDESTAL
 - PP - POWER POLE
 - OHL - OVERHEAD LINE
 - LP - LIGHT POLE
 - WM - WATER METER
 - WV - WATER VALVE
 - CO - SEWER CLEAN-OUT
 - - ADDRESS

NOTES:
 - AREA COMPUTED BY COORDINATE METHOD.
 - THERE IS NO MONUMENT WITHIN 2000' OF THIS PROPERTY.

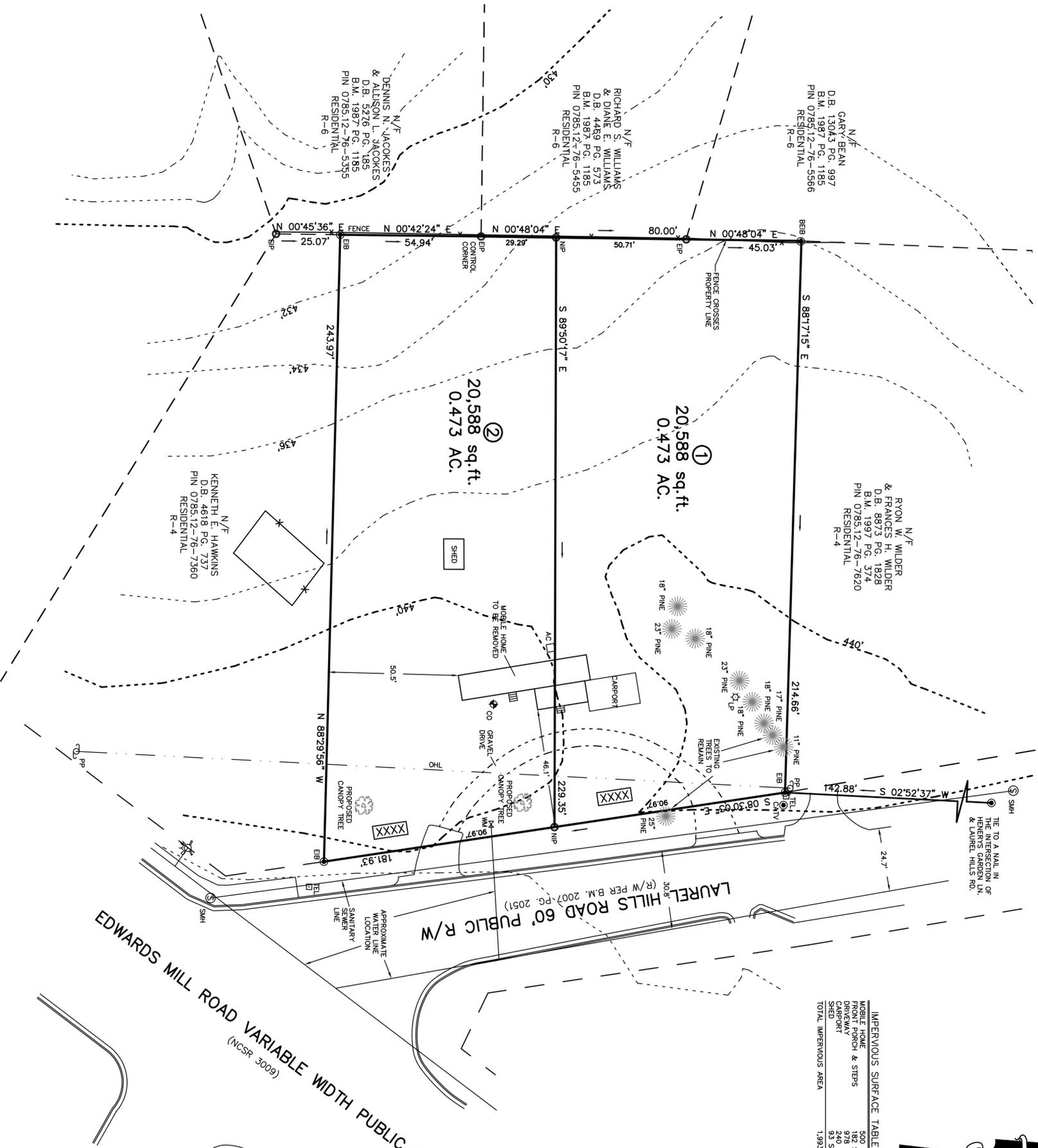
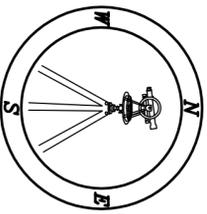
LINE TYPE LEGEND

PROPERTY LINE - LINE SURVEYED
ADJOINING LINE - LINE NOT SURVEYED
OVERHEAD LINE
BUILDING SETBACK
BUFFER
FLOOD HAZARD SOILS

PRELIMINARY
 SUBDIVISION PLAN FOR
GRAY LINE BUILDERS
 3603 LAUREL HILLS ROAD
 OWNER: CHARLES G. WESTBROOK
 & CONNIE P. WESTBROOK
 REF: D.B. 13367, PAGE 2074
 CITY OF RALEIGH
 WAKE COUNTY, NORTH CAROLINA



JUNE 20, 2013
 ZONED R-4
 PIN # 0785.12-76-7434



CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148