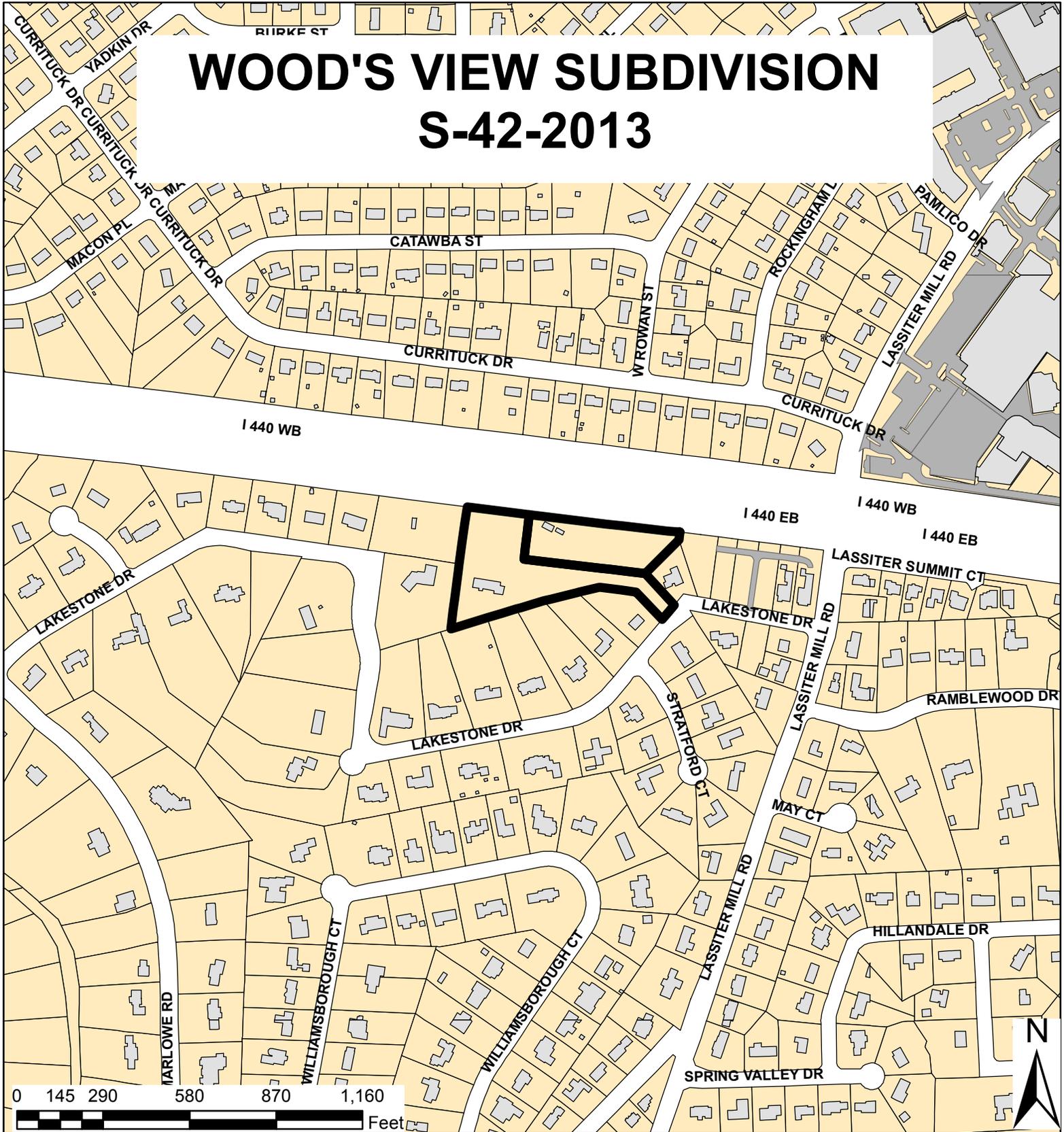


# WOOD'S VIEW SUBDIVISION

## S-42-2013



Zoning: **R-2**  
CAC: **Midtown**  
Drainage Basin: **Crabtree Creek**  
Acreage: **4.49**

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

**Stan Wingo**  
**(919) 996-2663**  
**Chance & Associates**  
**(919) 779-7245**



# Planning & Development

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

9-42-2013

## 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 checked="" type="checkbox"/> Subdivision* <input type="checkbox"/> Infill Subdivision* <input type="checkbox"/> Infill Recombination* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number  373665
* May require Planning Commission or City Council Approval		

### Section A

#### GENERAL INFORMATION

Development Name – WOOD'S VIEW SUBDIVISION

Proposed Use Single Family Residential

Property Address(es) 520 Lakestone Drive, Raleigh, NC 27607

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

P.I.N. 1705397030

P.I.N. 1705490150

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. Admini. approval is allowed per sec.10-3032(d)

**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 – William F. Jr. & Christine H. Hamlin & Lakestone, LLC

Name (s) William F. Hamlin, Jr. Managing Partner

Address – 1411 W. Garner Road, Garner NC 27529

Phone 919-772-8780

Email

Fax None

**CONSULTANT (Contact Person for Plans)**

Company – Chance & Associates

Name (s) Stoney Chance

Address 500 Benson Road, Ste. 207, Garner, NC 27529

Phone 919-779-7245

Email cstoney@bellsouth.net

Fax 919-779-3889

**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-2	Proposed building use(s) N/A
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross N/A
Overlay District	Proposed Building(s) sq. ft. gross N/A
Total Site Acres 4.49 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) N/A
Off street parking Required N/A Provided	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	
Stormwater Information	
Existing Impervious Surface .282/12,312 acres/square feet	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 checked="" type="checkbox"/> Yes <input 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- Low density residential development.

**FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY**

1. Total # Of Townhouse Lots N/A 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 N/A	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 N/A	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 N/A	
6. Total Number of Hotel Units N/A	
7. Overall Total # Of Dwelling Units (1-6 Above) 6	
8. Bedroom Units 1br 2br 3br 4br or more 5	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) .75 per 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	

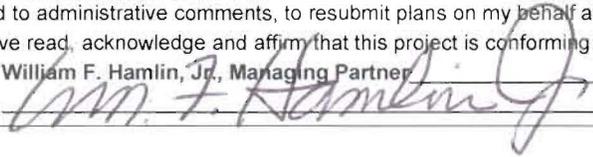
**SIGNATURE BLOCK (Applicable to all developments)**

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.

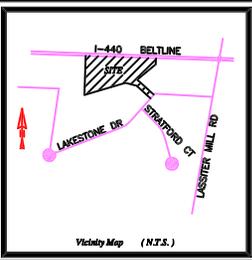
I hereby designate **Stoney Chance** \_\_\_\_\_ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

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

Signed **William F. Hamlin, Jr., Managing Partner** \_\_\_\_\_ Date **August 28, 2013**

Signed  \_\_\_\_\_ Date \_\_\_\_\_

Section B					
	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<b>General Requirements</b>					
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)	X		✓		
2. <u>Preliminary Development Plan Application</u> completed and signed by the property owner	X		✓		
3. Client must complete and print page 1 and 2 of the <u>Preliminary Development Plan Application</u> to the plan cover sheet (not applicable for infill recombination)	X	<input type="checkbox"/>	✓		
4. I have referenced the <u>Preliminary Development Plan Checklist</u> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	X		✓		
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	X		✓		
b) Existing Conditions Sheet	X	<input type="checkbox"/>	✓		
c) Proposed Site, Subdivision Plan, or Recombination Plan	X		✓		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	X	✓		
e) Proposed Utility Plan, including Fire	X	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	X	✓		
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	X	<input type="checkbox"/>	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	X			✓
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	X		✓		
7. Plan size 18"x24" or 24"x36"	X		✓		
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	X		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	X		✓		
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	X		✓		
11. Wake County School Form, if dwelling units are proposed	X	<input type="checkbox"/>	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	X	✓		
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"/>	X	✓		

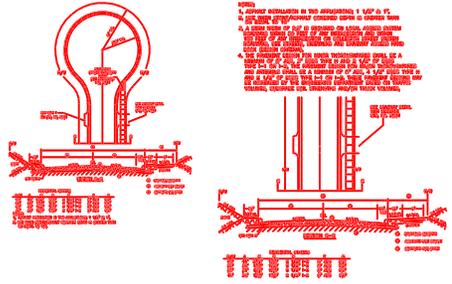
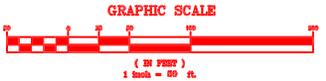
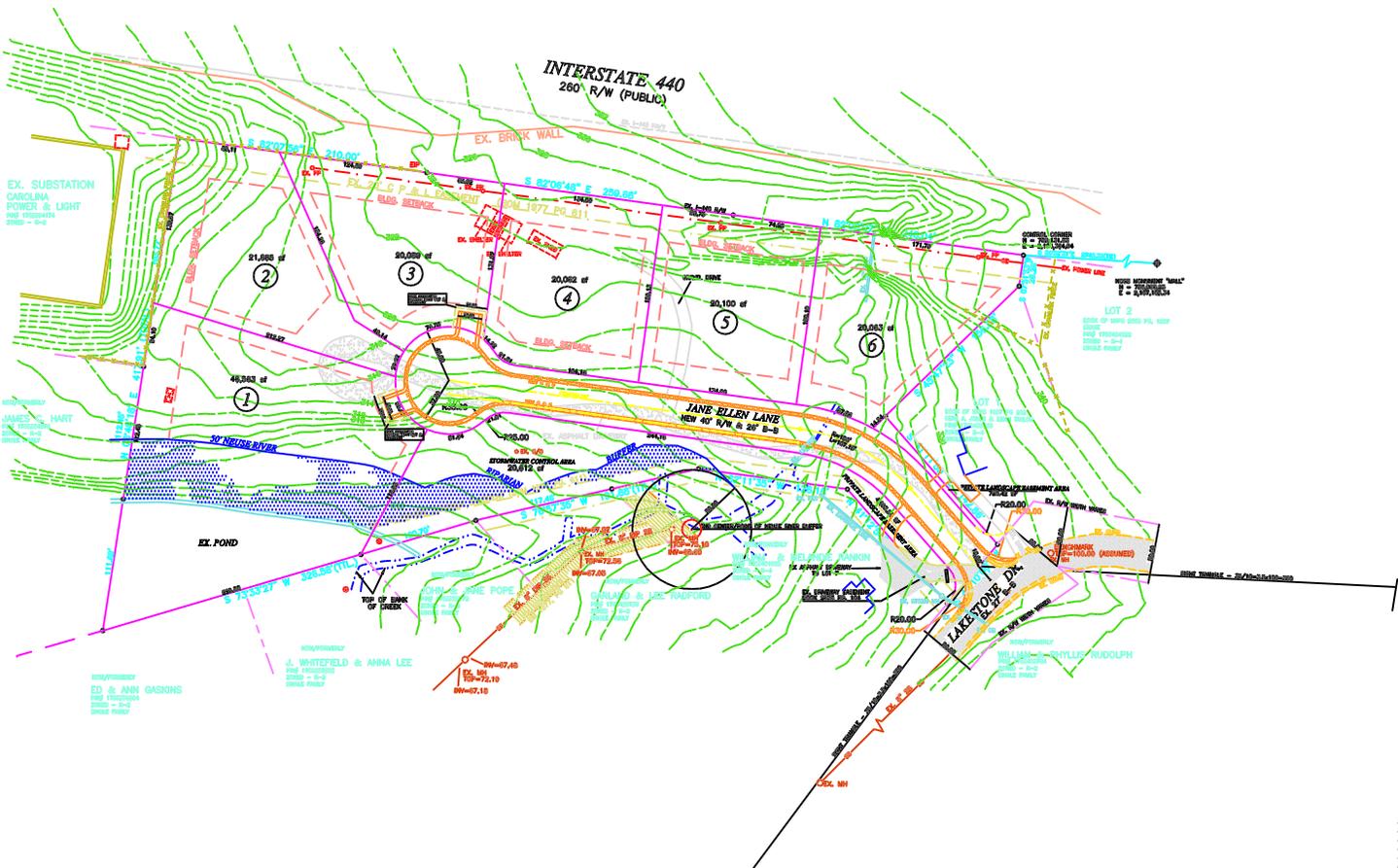


- REFERENCES:
1. D.M. 1977, PG. 1973
  2. M.D. 1977, PG. 611
  3. P.M. 1700-36-0150
  4. D.B. 8185, PG. 548
  5. M.D. 1986, PG. 138
  6. P.M. 1700-36-0150

- LEGEND:
- = EXISTING IRON PIPE
  - = NEW IRON PIPE
  - = COMPUTED POINT
  - = PROPERTY MONUMENT
  - PP = POWER POLE
  - = POWERED ELECTRIC LINE
  - R/W = RIGHT OF WAY
  - = PROPERTY MONUMENT
  - = STREET ADDRESS

**PERIMETER DATA:**  
 TOTAL BOUNDARY DISTANCE: 2,297.65'  
 SINGLE FAMILY: 1,385.49' = 60%  
 NON-RESIDENTIAL: 197.00' = 09%  
 THOROUGHFARE: 715.16' = 31%

- NOTES:
1. BOUNDARY SURVEY AND ALL EXISTING ON/OFF-SITE FEATURES WERE PROVIDED BY CHANCE SURVEY COMPANY, P.A.
  2. STREETS, SANITARY & STORM SEWERS ARE EXISTING PER ASHC SURVEY.
  3. THE LOCATION OF EXISTING WATER MAINS ARE SHOWN PER CITY OF RALEIGH UTILITIES MAPS.
  4. CONTOURS WERE TAKEN FROM CITY OF RALEIGH GIS MAPS AND SHOULD BE VERIFIED BY SURVEYOR.
  5. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CITY OF RALEIGH DEVELOPMENT STANDARDS AND SPECIFICATIONS.
  6. MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENDOURCH ON THIS MINIMUM CORNER CLEARANCE.
  7. ALL STREETS SHOWN ON THESE PLANS SHALL HAVE THE FULL WIDTH OF RIGHTS OF WAY CLEARED AND GRADED WITHIN 60 FEET OF ALL STREET INTERSECTIONS. THE FULL WIDTH OF THE RIGHT OF WAY SHALL BE CLEARED AND GRADED ALONG ALL MAJOR, MINOR & SERVICE AREA THOROUGHFARES.
  8. WHEEL CHAIR ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD #20.11. WHERE SIDEWALK IS NOT REQUIRED ALONG THE PUBLIC ROW, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS SHOWN ON STD #20.11.
  9. NO SIGHT OBSTRUCTIONS, OR PARTIALLY OBSTRUCTION WALL, FENCE, FOLIAGE, SIGN, PARKED VEHICLE OR OTHER OBJECT BETWEEN THE HEIGHT OF TWO FEET AND EIGHT FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
  10. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS MAP, NOT OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY SIGN, FOLIAGE, FENCE, WALL, SIGN, OR OTHER OBJECT.
  11. START POINT OF NEUSE RIVER BUFFER AS DETERMINED BY NCDWQ ON 11-29-06 PER MAP PROVIDED BY SOIL & ENVIRONMENTAL CONSULTANTS, PA DATED DECEMBER, 2006.



- REFERENCES:
1. D.M. 1977, PG. 1973
  2. M.D. 1977, PG. 611
  3. P.M. 1700-36-0150
  4. D.B. 8185, PG. 548
  5. M.D. 1986, PG. 138
  6. P.M. 1700-36-0150

SHEET: **3** OF: **7**

DATE	BY	FOR	SCALE	CHECKED BY	DATE

DATE: 08-14-2008  
 SCALE: 1" = 80'  
 DRAWN BY: J. WHITEFIELD & A. ANN LEE  
 CHECKED BY: J. WHITEFIELD & A. ANN LEE  
 FILE #/NAME: 08-14-2008

PRELIMINARY SUBDIVISION PLAN FOR WOOD'S VIEW

500 LAKESTONE DRIVE  
 RALEIGH, NC

OWNER: CHANCE & ASSOCIATES

**Chance & Associates**  
 Land Planning Services  
 500 Benson Road - Suite 207 - Garner, N.C. 27539 - Ph. (919) 779-3489  
 Fax: (919) 779-3489

PREVIOUS SUBDIVISION PLAN SUBMITTAL - S-35-07

S-00-13  
 TRANS#: 000000

THIS MAP IS NOT RELEASED FOR CONSTRUCTION