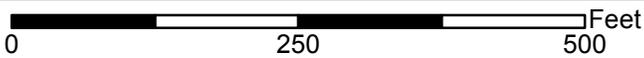


THE HAYWOOD REVISION S-28-2014



Zoning: **R-4**
CAC: **Northwest**
Drainage Basin: **Turkey Creek**
Acreage: **0.81**
Number of Lots: **3**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **CR Hassinger
Consulting**
Phone: **(919) 621-1852**





Planning & Development

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

Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

5-28-14

Preliminary Approvals		FOR OFFICE USE ONLY
<input type="checkbox"/> Site Plans for Planning Commission <input checked="" type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input checked="" type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number <i>404266</i> Assigned Project Coordinator Assigned Team Leader
* May require Planning Commission or City Council Approval ** Legacy Districts Only		

Has your project previously been through the Due Diligence process? If yes, provide the transaction #

GENERAL INFORMATION

Development Name **The Haywood Revision**

Proposed Use **3-lot subdivision on previously approved/recorded lot 23**

Property Address(es) **7440 Haywood Oaks Drive**

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

P.I.N. Recorded Deed 0787-05-9426	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
---	----------------------	----------------------	----------------------

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. This is a separation of an existing lot into 3 lots now that the existing homesite has been removed.		
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.		
CLIENT (Owner or Developer)	Company The Haywood Subdivision Development Company LLC	Name (s)	
	Address 7201 Creedmoor Road, Suite 147, Raleigh, NC 27613		
	Phone 919-847-4447	Email charles@crhassingerconsulting.com	Fax 919-847-8555
CONSULTANT (Contact Person for Plans)	Company CR Hassinger Consulting	Name (s) Charles Hassinger	
	Address 6501 Creedmoor Road, Suite 102, Raleigh, NC 27613		
	Phone 919-621-1852	Email charles@crhassingerconsulting.com	Fax 1-855-873-1921

*0787.09 map . 81 ac N.W CAE
 S-34-10 R4 zoning Turkey Drainage*

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

Zoning Information	Building Information
Zoning District(s) R-4	Proposed building use(s) Single Family Homes
If more than one district, provide the acreage of each 0.81 ac	Existing Building(s) sq. ft. gross 0 ft
Overlay District n/a	Proposed Building(s) sq. ft. gross
Total Site Acres 0.81 ac Inside City Limits <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Total sq. ft. gross (existing & proposed)
Off street parking Required 0 Provided 0	Proposed height of building(s) ~35 feet
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z-	

Stormwater Information

Existing Impervious Surface 0 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 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 is a submittal to separate out an existing large lot (#23) on an approved plan into three lots that conform to the remainder of the subdivision.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

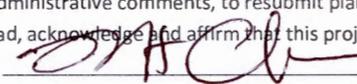
1. Total # Of Townhouse Lots 0 Detached 0 Attached 0	11. Total number of all lots 3
2. Total # Of Single Family Lots 3	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units 0	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units 0	a) Total number of Townhouse Lots 0
5. Total # Of Mobile Home Lots 0	b) Total number of Single Family Lots 3
6. Total Number of Hotel Units 0	c) Total number of Group Housing Units 0
7. Overall Total # Of Dwelling Units (1-6 Above) 3	d) Total number of Open Space Lots 0
8. Bedroom Units 1br 2br 3br 4br or more 3	e) Minimum Lot Size 10895 sf
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 3.70 units/ac	f) Total Number of Phases 1
10. Total number of Open Space (only) lots 0	g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	h) Must provide open space quotient per City Code 10-3071 (5)

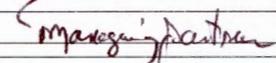
SIGNATURE BLOCK (Applicable to all developments)

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 _____ 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 7-29-14

Signed  Date _____

TO BE COMPLETED BY APPLICANT

TO BE COMPLETED BY CITY

STAFF

YES

N/A

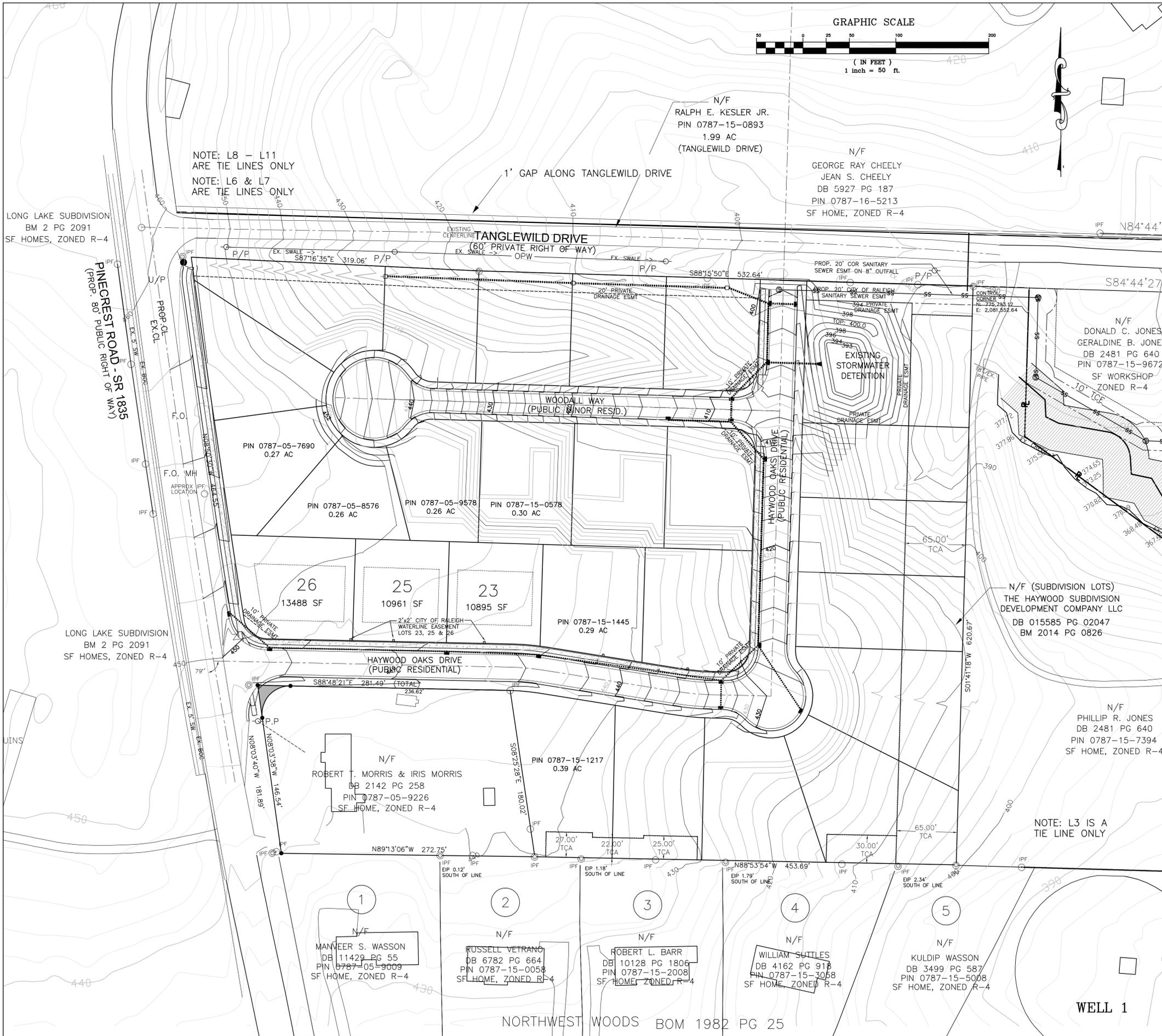
YES

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"/>		<input checked="" type="checkbox"/>		
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>		<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"/>	<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"/>		<input checked="" type="checkbox"/>		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>		<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"/>		<input checked="" type="checkbox"/>		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<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"/>	<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"/>			<input checked="" type="checkbox"/>
i) Transportation Plan	<input type="checkbox"/>	<input checked="" 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"/>		<input checked="" type="checkbox"/>		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		<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"/>		<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"/>		<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"/>		<input checked="" type="checkbox"/>		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" 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"/>			<input checked="" type="checkbox"/>



B & F
 CONSULTING
 2805 Tobermory Lane
 Raleigh, NC 27608
 Phone No. (919) 618-0180
 License No. C-2149

CR HASSINGER CONSULTING, LLC
 6501 Creedmoor Road, Suite 102
 Raleigh, NC 27613
 Phone No. (919) 821-1852



REVISIONS

NO	DATE	DESCRIPTION
1	7/29/14	SPLIT LOT 23 INTO 3 LOTS

PROJECT INFORMATION

PROJECT MANAGER:	RJB
DRAWN BY:	AJF
APPROVED BY:	RJB
DRAWING NAME:	PINE-HBD-3LOTS

PROJECT NAME
THE HAYWOOD REVISION

WAKE COUNTY NORTH CAROLINA

OWNER/DEVELOPER
THE HAYWOOD SUBDIVISION DEVELOPMENT COMPANY LLC
 7201 CREEDMOOR ROAD SUITE 147
 RALEIGH, N.C. 27613

PIN: 0787-05-9426

SHEET NAME
GRADING AND STORM DRAINAGE

DRAWING SCALE
 1" = 50'

PLAN SET
 PRELIMINARY SUBDIVISION PLANS

DATE
 7-29-2014

SHEET NUMBER
C-2

