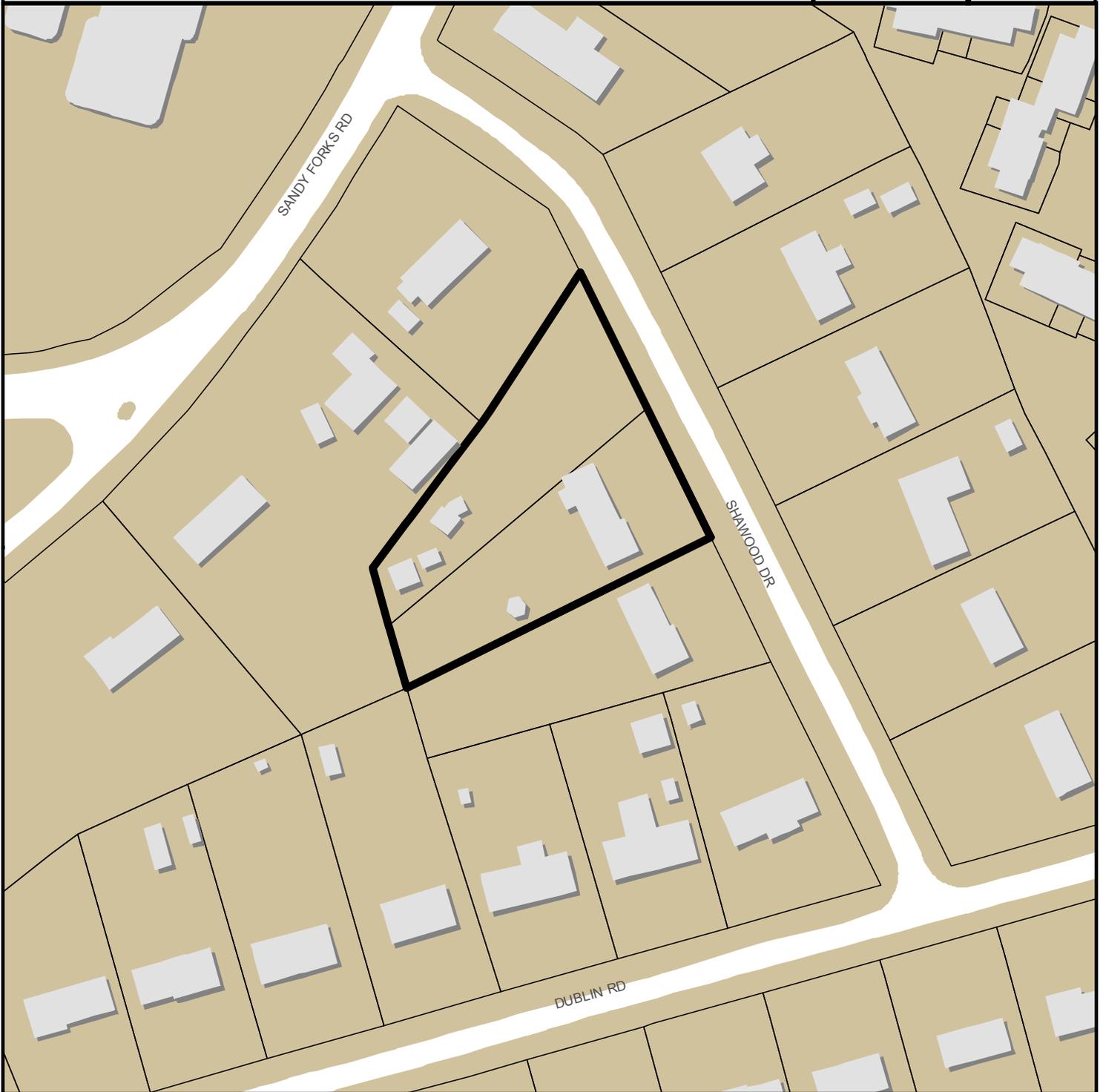


SHAWOOD DRIVE SUBDIVISION S-26-2015



0 170 340 Feet

Zoning: **R-4**
CAC: **North**
Drainage Basin: **Big Branch**
Acreage: **1.02**
Number of Lots: **3**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **Homestead Triangle Investments**
Phone: **(919) 669-9491**





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.

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 430434 Assigned Project Coordinator Shankle Assigned Team Leader Rametta S-26-2015
* 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 # No		
GENERAL INFORMATION		
Development Name Shawood Drive Subdivision		
Proposed Use Single Family Residential		
Property Address(es) 5813 & 5817 Shawood Drive		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 1706-78-8478 & 1706-78-8546		
P.I.N. Recorded Deed D.B. 15716, pg 566-567	P.I.N. Recorded Deed	P.I.N. Recorded Deed
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> 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.	
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 Homestead Triangle Investments, LLC	Name (s) Joe Porcopio
	Address 12339 Wake Union Church Rd, Suite 101, Wake Forest, NC 27587	
	Phone 919-669-9491	Email joeimperialnc@aol.com Fax
CONSULTANT (Contact Person for Plans)	Company Cawthorne, Moss & Panciera, PC	Name (s) Michael A. Moss, PLS
	Address 333 S. White Street, Wake Forest, NC 27587	
	Phone 919-556-3148	Email mike@cmppls.com Fax 919-554-1370

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

Zoning Information	Building Information
Zoning District(s) R-4	Proposed building use(s) Single Family Residential
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 2875 sf
Overlay District n/a	Proposed Building(s) sq. ft. gross 9000 sf
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 9000 sf
Off street parking Required Provided	Proposed height of building(s) 30'
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 acres/square feet 12,811	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet 4250/L.O.T	If Yes, please provide
Neuse River Buffer <input 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.

This area is located in a low density residential zone, currently R-4, and in a low density residential area on the comprehensive plan. The proposed use is for low density residential at a rate of less than four units per acre. Therefore the proposed development meets and follows the comprehensive plan.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached 3 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
5. Total # Of Mobile Home Lots 0	b) Total number of Single Family Lots
6. Total Number of Hotel Units 0	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) 3	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more <input checked="" type="checkbox"/>	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 4	f) Total Number of Phases
10. Total number of Open Space (only) lots 0	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)

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 **MICHAEL A. MOSS** 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 *John Hedell* **4-7-15** Date
 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"/>		
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"/>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
e) Proposed Utility Plan, including Fire	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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"/>

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.
 - Demolition permit #XXXXX

NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
 - THERE IS NO NCOS MONUMENT WITHIN 2000' OF THIS PROPERTY.
 - TOPOGRAPHIC INFORMATION TAKEN FROM WAKE COUNTY GIS.

IMPERVIOUS SURFACE TABLE

HOUSE	1,888 S.F.
SHEDS	961 S.F.
DECKS/GAZEBO	851 S.F.
DRIVEWAY (CONCRETE)	1,010 S.F.
DRIVEWAY (GRAVEL)	6,894 S.F.
SIDEWALKS/RETAINING WALLS	1,207 S.F.
TOTAL IMPERVIOUS AREA	12,811 S.F.
TOTAL LOT AREA	43,569 S.F.
PERCENTAGE OF IMPERVIOUS AREA	29.40%

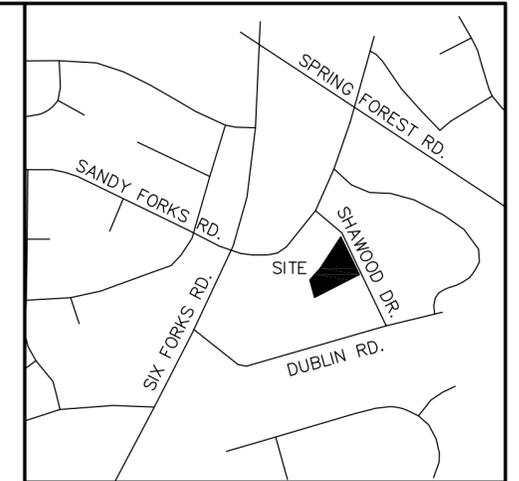
LOT SUMMARY

TOTAL NUMBER OF LOTS	3
MIN. LOT SIZE	0.267 AC.
AVERAGE LOT SIZE	0.333 AC.
TOTAL SITE AREA	1,000 AC.
ZONING	R-4

TOTAL PROPERTY SIZE = 1,000 AC.

MINIMUM BUILDING SETBACKS

FRONT	20'
REAR	30'
SIDE	10'
CORNER SIDE	20'

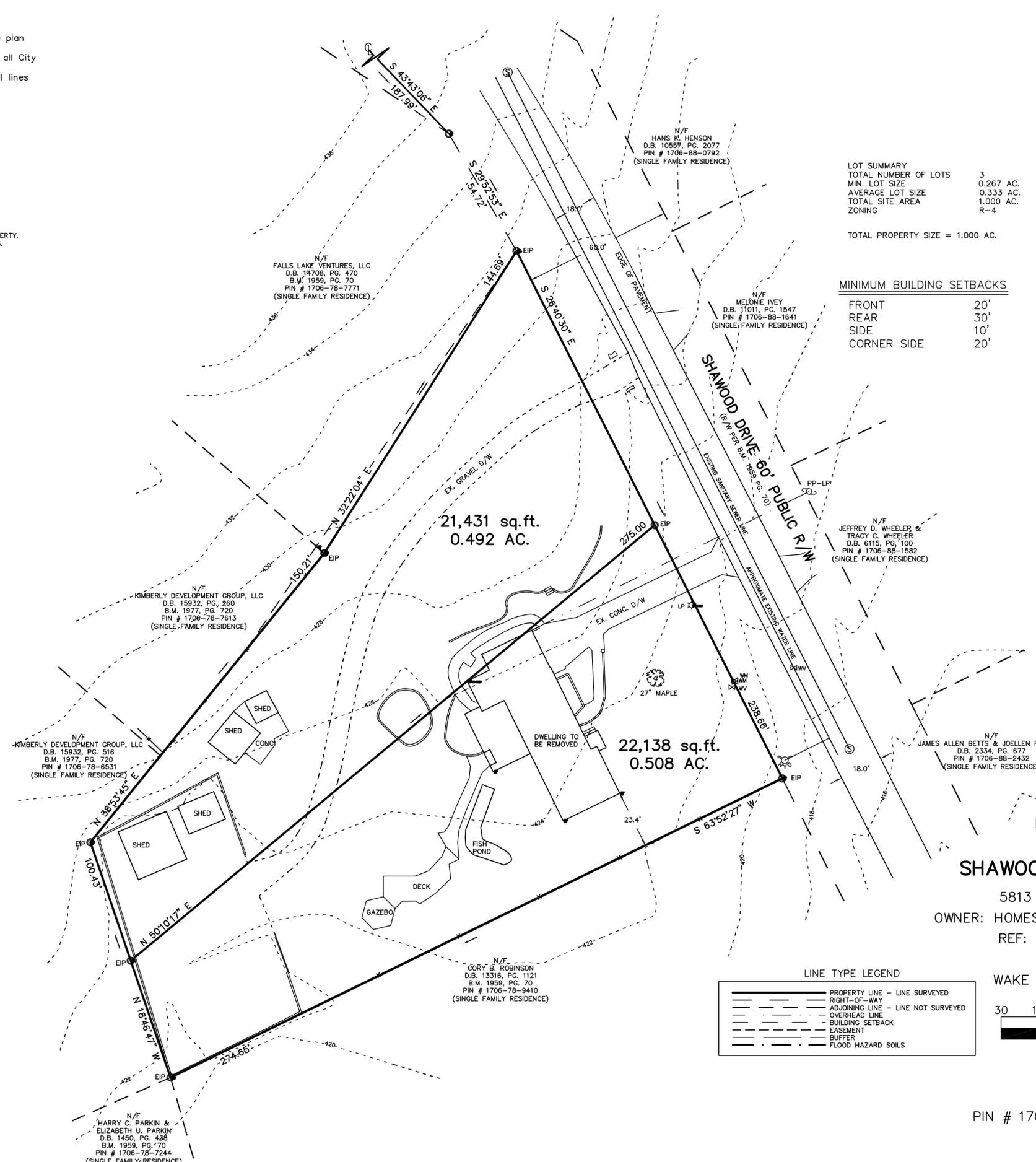


VICINITY MAP

LEGEND:

- EIP - EXISTING IRON PIPE
- EPK - 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
- PWM - PROPOSED WATER METER
- PCO - PROPOSED SEWER CLEAN-OUT

ADOPTED FROM NC GRID (NAD 83)



EXISTING CONDITIONS
 PLAN FOR

SHAWOOD DRIVE SUBDIVISION

5813 & 5817 SHAWOOD DRIVE
 OWNER: HOMESTEAD TRIANGLE INVESTMENTS, LLC
 REF: D.B. 15716, PG. 566-567
 CITY OF RALEIGH
 WAKE COUNTY, NORTH CAROLINA



SCALE 1"=30'

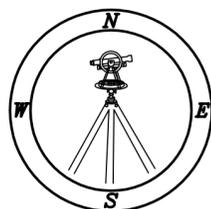
MARCH 18, 2015

ZONED R-4

PIN # 1706-78-8478, 1706-78-8546

SHEET 2 OF 3

X-XX-XX

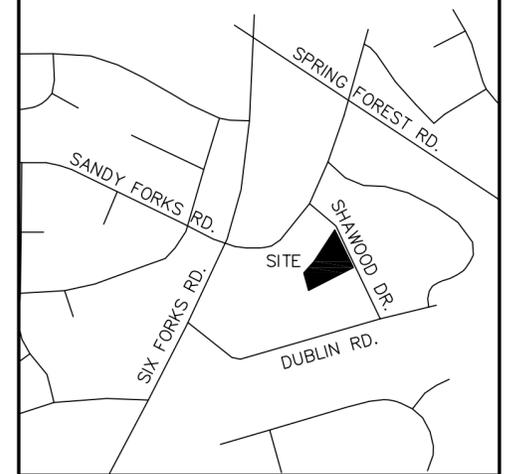


NOTES:
 - Driveway locations will be determined at site plan review.
 - All construction shall be in accordance with all City of Raleigh Standards and Specifications.
 - Developer is responsible for installation of all lines necessary to provide service to this site.
 - Existing house, sheds and driveways will prior to recordation of the final subdivision plat.

NOTES:
 - AREA COMPUTED BY COORDINATE METHOD.
 - THERE IS NO MONUMENT WITHIN 2000' OF THIS PROPERTY.
 - TOPOGRAPHIC INFORMATION TAKEN FROM WAKE COUNTY GIS.

IMPERVIOUS SURFACE TABLE	
HOUSE	1,888 S.F.
SHEDS	961 S.F.
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 TOTAL NUMBER OF LOTS 3
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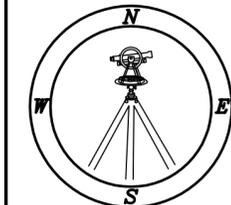
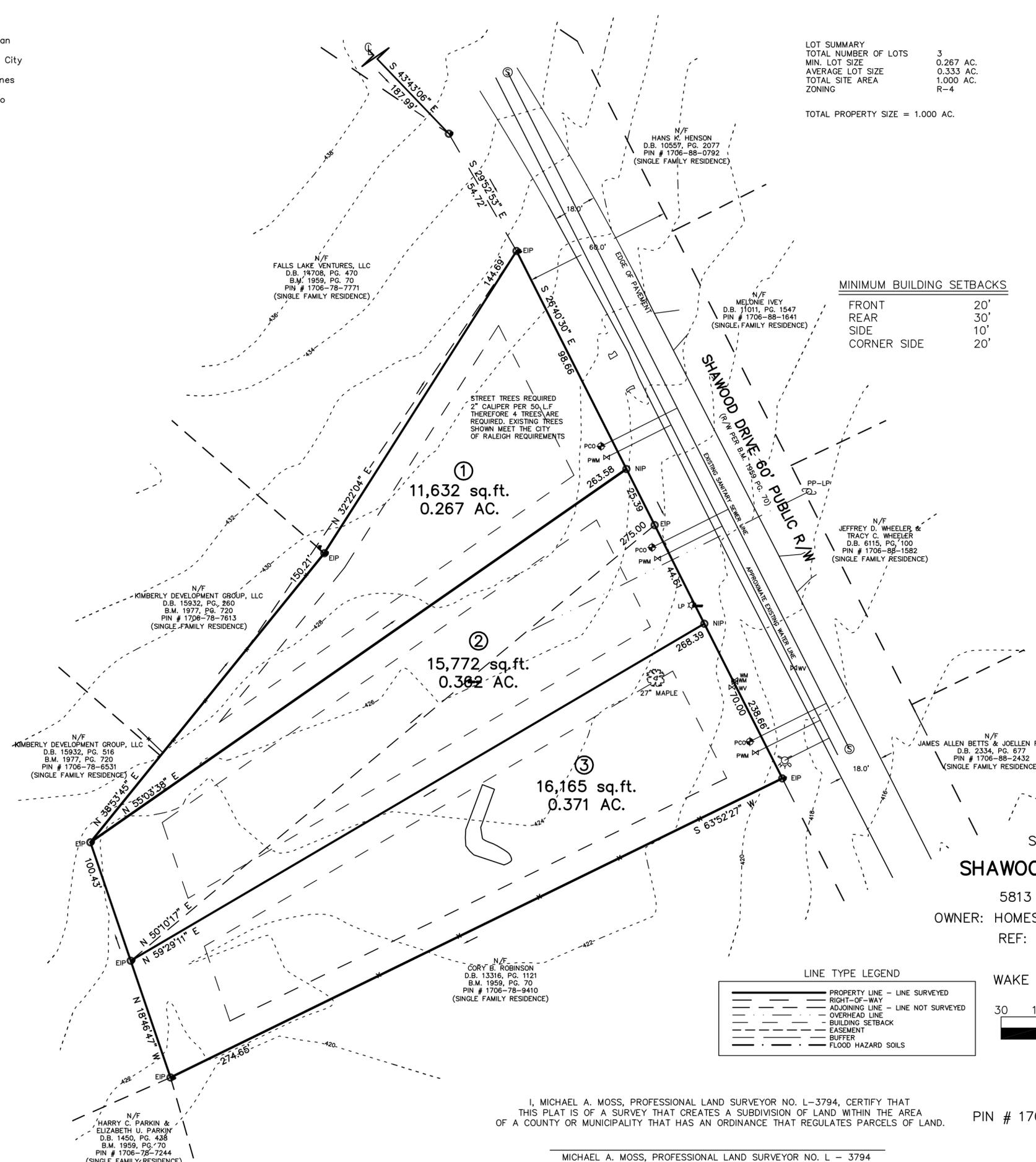
VICINITY MAP

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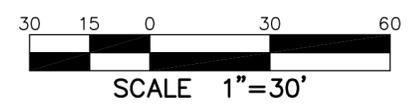
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PRELIMINARY
 SUBDIVISION PLAN FOR
SHAWOOD DRIVE SUBDIVISION

5813 & 5817 SHAWOOD DRIVE
 OWNER: HOMESTEAD TRIANGLE INVESTMENTS, LLC
 REF: D.B. 15716, PG. 566-567
 CITY OF RALEIGH
 WAKE COUNTY, NORTH CAROLINA



MARCH 18, 2015
 ZONED R-4
 PIN # 1706-78-8478, 1706-78-8546
 SHEET 3 OF 3
 S- -15

I, MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L-3794, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L - 3794