

1319 Williamson Drive S-13-2014



0 150 300 Feet

Zoning: **R-6**
CAC: **Hillsborough**
Drainage Basin: **Pigeon House**
Acreage: **0.62**
Number of Lots: **2**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **NC Development
Engineers, PA**
Phone: **(919) 803-8704**





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

S-13-14

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 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 396450 Assigned Project Coordinator HODGES Assigned Team Leader WATERS
* 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 1319 Williamson Drive

Proposed Use Residential – Single Family

Property Address(es) 1319 Williamson Drive

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

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
1704159901			

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. This subdivision is not located in the Metro Park or Historic Overlay Districts. The lot design meets the Code or exceeds minimum requirements set by the R-6 District.		
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 Carolina Land Services, LLC		Name (s) Jim Lawrence
	Address 9608 Tall Wood Drive, Indian Trail NC 28079		
	Phone 704.904.2179	Email	Fax 866.519.1284
CONSULTANT (Contact Person for Plans)	Company NC Development Engineers, PA		Name (s) Kirk W. Rightmyer, PE
	Address 238 W. Hillbrook Road		
	Phone 919.803.8704	Email Kirk@ncdeng.com	Fax 866.519.1284

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

Zoning Information	Building Information
Zoning District(s) R-6	Proposed building use(s) Residential Single Family
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 2,262 s.f.
Overlay District	Proposed Building(s) sq. ft. gross 6,000 s.f. +/-
Total Site Acres 0.62 ac Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 6,000 s.f. +/-
Off street parking Required 4 Provided 4	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 0.07 / 3,050 ac acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 0.18 / 7,841 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 area is designated as a low density residential, R-6 on the Comprehensive Plan. The proposed use is Low Density residential at a rate of 3.23 units per acre which is in alignment with the Comprehensive Plan. The proposed subdivision is exempt from stormwater management (UDO 9.2.2 A) and also exempt from Tree Conservation (UDO 9.1.2) based on the parcel size.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

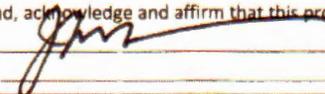
1. Total # Of Townhouse Lots 0 Detached Attached	11. Total number of all lots 2
2. Total # Of Single Family Lots 2	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units 0	If Yes, please answer the 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) 2	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more 2	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 3.23 units per acre	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 Kirk W. Rightmyer, PE 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  CAROLINA LAND SERVICES Date 5.9.2014
 Signed _____ Date _____

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Signed _____ Date _____

Signed _____ Date _____

TO BE COMPLETED BY APPLICANT

YES

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 or Subdivision 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"/>			
i) Transportation Plan	<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"/>			

SITE DATA
 ADDRESS: 1319 WILLIAMSON DRIVE
 PIN #: 1704159901 ACREAGE: 0.62
 ZONING: R-6 LAND CLASS: LOW DENSITY RESIDENTIAL - LESS THAN 6 UNITS PER ACRE - HOMESITE

PROPOSED USE - LOW DENSITY RESIDENTIAL
 TOTAL AREA FOR SITE = 0.62 ACRES
 EXISTING IMPERVIOUS AREA FOR LOT = 0.07 ACRES
 PERCENT IMPERVIOUS (EXIST CONDITION) = 11%

LOT SETBACKS AS SPECIFIED BY CITY OF RALEIGH UDD FOR THE INTENDED BUILDING TYPE.

PROPOSED USE - 2 RESIDENTIAL LOTS
 PROPOSED IMPERVIOUS ALL LOTS = 0.18 ACRES
 PERCENT IMPERVIOUS FOR SITE = 28.3%
 PROJECTED WASTEWATER FLOW = 960 GPD
 2 DWELLINGS X 4 BEDROOMS X 120 GRP

R/W DEDICATION
 PROPOSED R/W AREA (WILLIAMSON DRIVE) = 0.0 ACRES

TREE PROTECTION OPEN SPACE
 PROPOSED OPEN SPACE AREA (LOT 1) = 0 S.F.
 PROPOSED OPEN SPACE AREA (LOT 2) = 0 S.F.
 TOTAL OPEN SPACE = 0 S.F.

NO.	DATE	REVISIONS



GENERAL NOTES:

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES (ABOVE AND BELOW GROUND) PRIOR TO CONSTRUCTION. ANY CONFLICTS OR RELOCATION OF UTILITIES SHALL BE COORDINATED BETWEEN THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY AND /OR AUTHORITY.

ALL WORK AND MATERIALS SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH PUBLIC UTILITY DEPARTMENT. ALL WORK ON PUBLIC RIGHT OF WAY WILL BE IN STRICT ACCORDANCE WITH CITY OF RALEIGH SPECIFICATIONS AND STANDARDS.

THE CONTRACTOR SHALL OBTAIN A COPY OF THE CURRENT STANDARDS AND SPECIFICATIONS TO REFER TO PRIOR TO AND DURING CONSTRUCTION OF THE PROJECT.

THE CONTRACTOR SHALL OBTAIN ALL APPROPRIATE PERMITS FROM THE CITY OF RALEIGH PRIOR TO UTILITY CONSTRUCTION.

LOTS 1 & 2 - 1319 WILLIAMSON DRIVE
 CAROLINA LAND SERVICES, LLC.
 RALEIGH, NORTH CAROLINA
 North Carolina
 Wake County
PROPOSED SITE & TRANSPORTATION PLAN

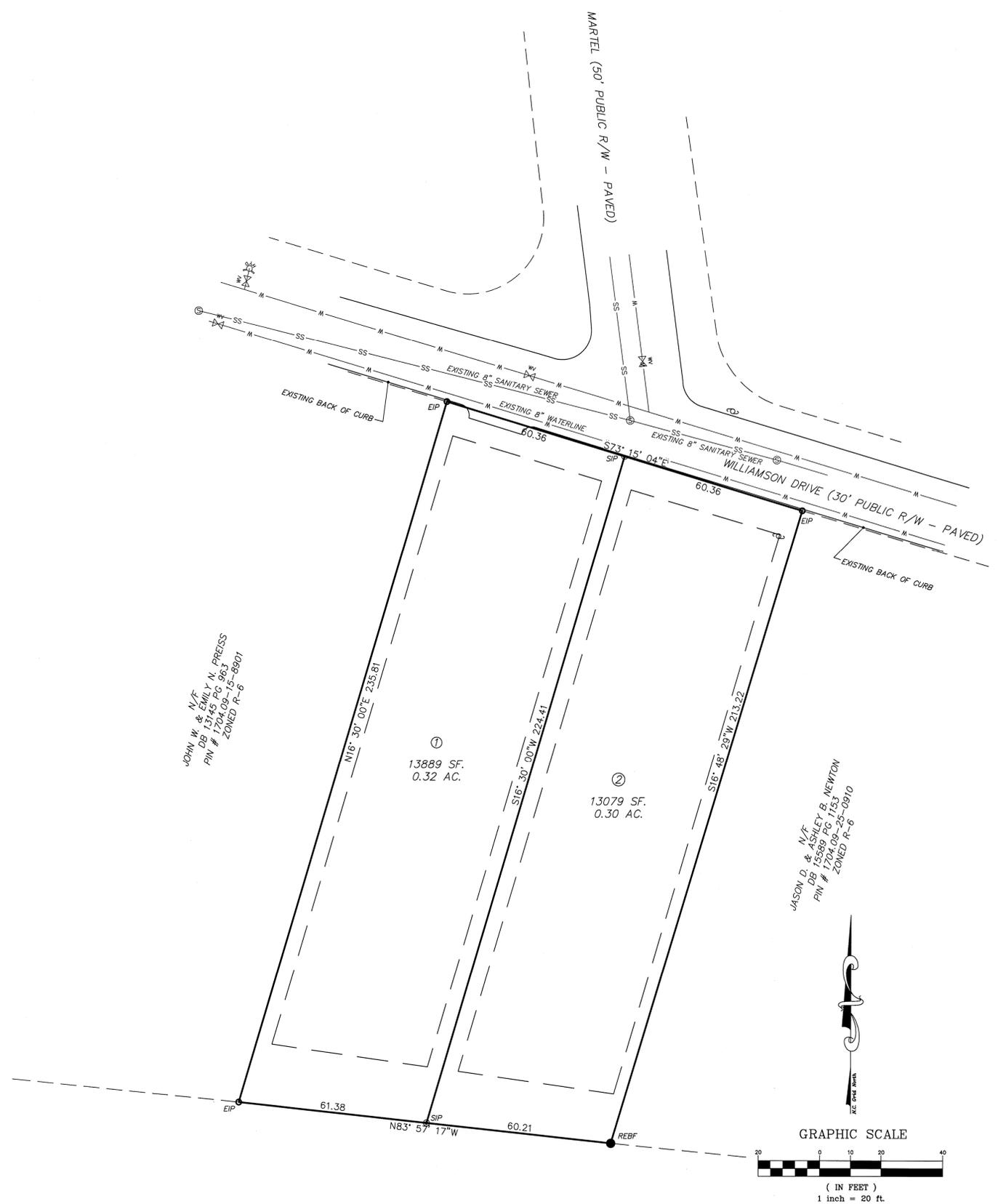
238 W. Millbrook Road
 Raleigh, NC 27609
 Phone: (919) 803-8704

NC Development Engineers PA.
 www.ncdeng.com
 E-MAIL: contactus@ncdeng.com

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DATE : 5/12/14
 DRAWN BY : ATB
 JOB NO. : 10113

SHEET NO.
 C-20



JOHN W. N/F
 DB # 13145 PG 963
 PIN # 1704.09-15-8801
 ZONED R-6

JASON D. N/F
 DB # 15589 PG 115
 PIN # 1704.09-25-0910
 ZONED R-6

N/F
 STATE EMPLOYEES CREDIT UNION
 DB 4648 PG 192
 PIN # 1704.09-15-9662
 ZONED O&I-1

