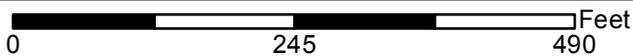
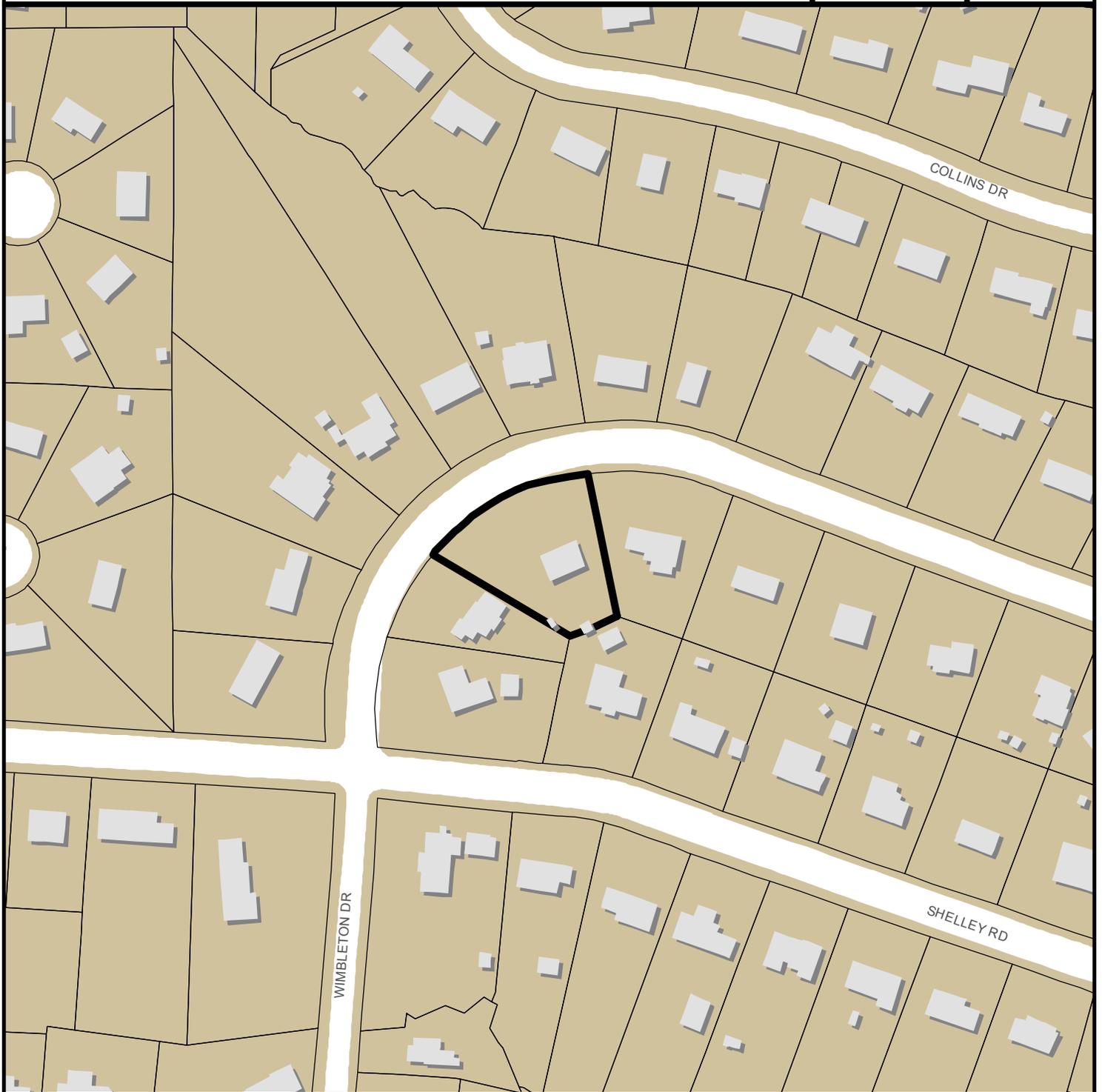


CHESTNUT HILLS, LOT 14 S-42-2015



Zoning: **R-4**
CAC: **Midtown**
Drainage Basin: **Mine**
Acreage: **0.57**
Number of Lots: **2**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **Lovick Builders**
Inc
Phone: **(919)796-8726**





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 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 439577 Assigned Project Coordinator Assigned Team Leader Rametta 2	
* 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 SUBDIVISION OF LOT 14 CHESTNUT HILLS			
Proposed Use TWO LOT RESIDENTIAL SUBDIVISION			
Property Address(es) 1121 WIMBLETON DRIVE			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 1706-25-5740			
P.I.N. Recorded Deed DB 16025 PG 1764	P.I.N. Recorded Deed	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 LOVICK BUILDERS INC.		Name (s) FRANK P. LOVICK
	Address 7200 BELL WEATHER CT. RALEIGH, N.C. 27615-502		
	Phone 919 796-8726	Email	Fax
CONSULTANT (Contact Person for Plans)	Company JOHN Y. PHELPS PLS-1319		Name (s) JOHN PHELPS
	Address BOX 30122, RALEIGH, N.C. 27612		
	Phone 919 787-3658	Email JR81@BELLSOUTH.NET	Fax 919 787-6727

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

Zoning Information	Building Information
Zoning District(s) RESIDENTIAL 4	Proposed building use(s) SINGLE FAMILY RESIDENTIAL
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross DEMOLISHED
Overlay District NONE	Proposed Building(s) sq. ft. gross 3600 s.f.
Total Site Acres .568 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed)
Off street parking Required N/A Provided	Proposed height of building(s) 34 FEET
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A- N/A	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z- N/A	

Stormwater Information

Existing Impervious Surface acres/square feet VACANT	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet VACANT	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.

THE COMPREHENSIVE PLAN CALL FOR THIS AREA TO BE "LOW DENSITY RESIDENTIAL". THE PROPOSED SUBDIVISION WHICH IS ZONED R-4 MEETS THAT STANDARD

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached 2 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	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots	b) Total number of Single Family Lots
6. Total Number of Hotel Units	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above)	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br <input checked="" type="checkbox"/> 4br or more	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 2UNITS/HALF AC	f) Total Number of Phases
10. Total number of Open Space (only) lots NA	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 John Y. Phelps, Jr., PLS 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 LEWICK BUILDERS, INC. Date
Frank P. Lewis 7-13-15



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.

<input type="checkbox"/> Site Plans for Planning Commission	<input type="checkbox"/> Subdivision*	Transaction Number
<input type="checkbox"/> Preliminary Administrative Site Plans	<input type="checkbox"/> Cluster Subdivision**	
<input type="checkbox"/> Group Housing**	<input type="checkbox"/> Infill Subdivision**	Assigned Project Coordinator
<input type="checkbox"/> Multifamily (Infill)**	<input type="checkbox"/> Expedited Subdivision Review	Assigned Team Leader
	<input type="checkbox"/> Conventional Subdivision	
	<input type="checkbox"/> Compact Development	
	<input type="checkbox"/> Conservation Subdivision	

* 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 #

Development Name: **SUBDIVISION OF LOT 14 CHESTNUT HILLS**

Proposed Use: **TWO LOT RESIDENTIAL SUBDIVISION**

Property Address(es): **1121 WIMBLETON DRIVE**

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: **1706-25-5740**

What is your project type? Apartment Bank Elderly Facilities Hospital Hotel/Motel 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:

Per City Code Section 10-21.92.2, summarize the reason(s) this plan can be reviewed administratively (not requiring Planning Commission or City Council approval).

Per City Code Section 10-21.92.3, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.

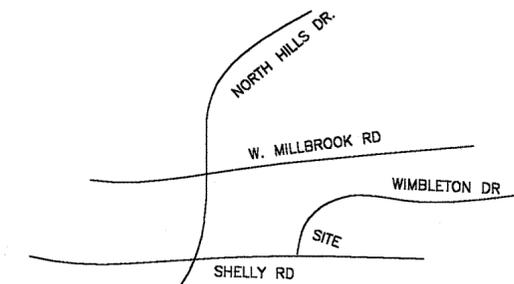
Company: **LOVICK BUILDERS INC.** Name: **FRANK P. LOVICK**
Address: **7200 BELL WEATHER CT. RALEIGH, N.C. 27615-502**
Phone: **919 796-8726** Email: Fax:

Company: **JOHN Y. PHELPS PLS-1319** Name: **JOHN PHELPS**
Address: **BOX 30122, RALEIGH, N.C. 27612**
Phone: **919 787-3658** Email: **JR81@BELLSOUTH.NET** Fax: **919 787-6727**

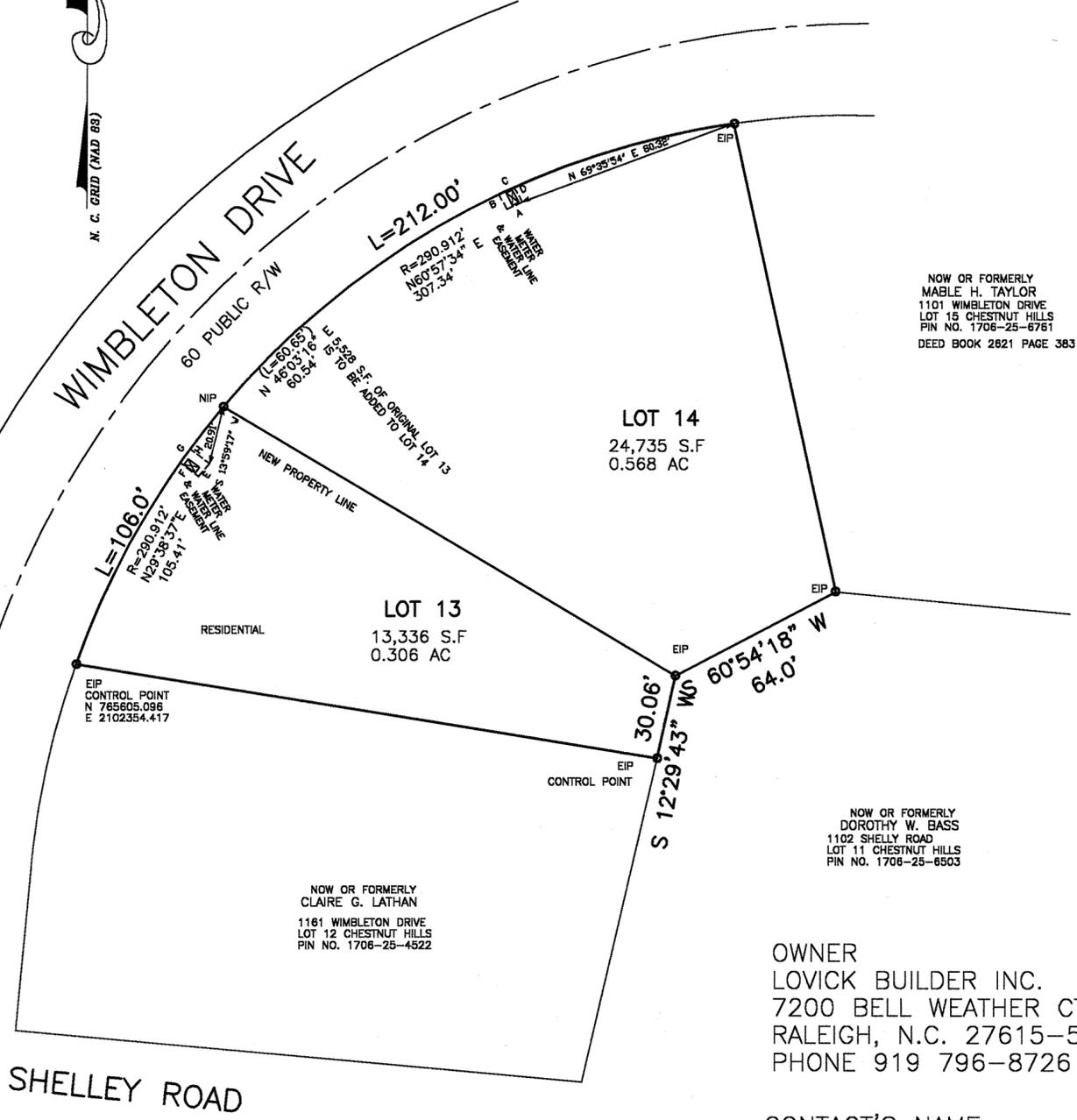
PRELIMINARY DEVELOPMENT PLAN APPLICATION | 10.01.13

**CITY OF RALEIGH
ACCESS EASEMENT
FOR WATER METERS
AND WATER LINE**

NEW LOT 14			NEW LOT 13		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
A	S 65°14'20"	W 6.02'	E	S 40°14'26"	W 6.00'
B	N 29°16'08"	W 6.01'	F	N 52°38'49"	W 8.10'
C	N 65°08'45"	E 6.02'	G	N 35°42'31"	E 6.00'
D	S 29°16'08"	E 6.02'	H	S 52°38'49"	W 8.57'



VICINITY MAP (N.T.S.)
VICINITY MAP



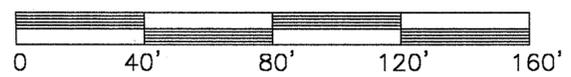
NOW OR FORMERLY
MABLE H. TAYLOR
1101 WIMBLETON DRIVE
LOT 15 CHESTNUT HILLS
PIN NO. 1706-25-6781
DEED BOOK 2821 PAGE 383

NOW OR FORMERLY
DOROTHY W. BASS
1102 SHELLEY ROAD
LOT 11 CHESTNUT HILLS
PIN NO. 1706-25-6503

NOW OR FORMERLY
CLAIRE G. LATHAN
1161 WIMBLETON DRIVE
LOT 12 CHESTNUT HILLS
PIN NO. 1706-25-4522

OWNER
LOVICK BUILDER INC.
7200 BELL WEATHER CT.
RALEIGH, N.C. 27615-502
PHONE 919 796-8726

CONTACT'S NAME
JOHN Y. PHELPS PLS-1319
5110 BUR OAK CIRCLE
RALEIGH, N.C. 27612
PHONE 919 787-3658
E MAIL JR81@BELLSOUTH.NET
FAX 919 787-6727



PLANS SHEET INDEX

LEGEND

EIP	EXISTING IRON PIPE	MH	MANHOLE
NIP	NEW IRON PIPE	PP	POWER POLE
MON	MONUMENT	R/W	RIGHT OF WAY
PK	PARKER KALON NAIL	C/L	CENTER LINE

CB CATCH BASIN

SHEET 1 OF 4	COVER SHEET
SHEET 2 OF 4	EXISTING CONDITIONS
SHEET 3 OF 4	PRELIMINARY SUBDIVISION
SHEET 4 OF 4	UTILITY PLAN

RECORDED IN BOOK OF MAPS _____ PAGE _____ WAKE COUNTY

DEVELOPER'S TOP & SITE DATA TABLE (Applicable to all developments)

Zoning District(s) RESIDENTIAL 4	Proposed building use(s) SINGLE FAMILY RESIDENTIAL
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross DEMOLISHED
Overlay District NONE	Proposed Building(s) sq. ft. gross 36 S.F.
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed)
Off street parking Required N/A Provided	Proposed height of building(s) 34 FEET
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A-N/A	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z-N/A	

Existing Impervious Surface acres/square feet **vcovr** Flood Hazard Area Yes No
Proposed Impervious Surface acres/square feet **vcovr** If Yes, please provide
Neuse River Buffer Yes No Wetlands Yes 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 2020.
THE COMPREHENSIVE PLAN CALL FOR THIS AREA TO BE "LOW DENSITY RESIDENTIAL". THE PROPOSED SUBDIVISION WHICH IS ZONED R-4 MEETS THAT STANDARD

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached 2 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	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots	b) Total number of Single Family Lots
6. Total Number of Hotel Units	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above)	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more	e) Minimum Lot Size
9. Overall Units/Acre Densities Per Zoning District(s) 2 UNITS/HALF AC	f) Total Number of Phases
10. Total number of Open Space (only) lots NA	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 **John Y. Phelps, Jr., PLS** 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.

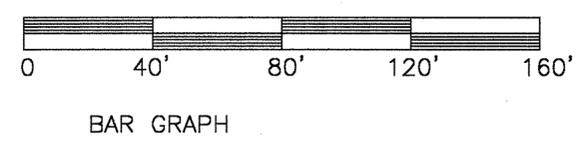
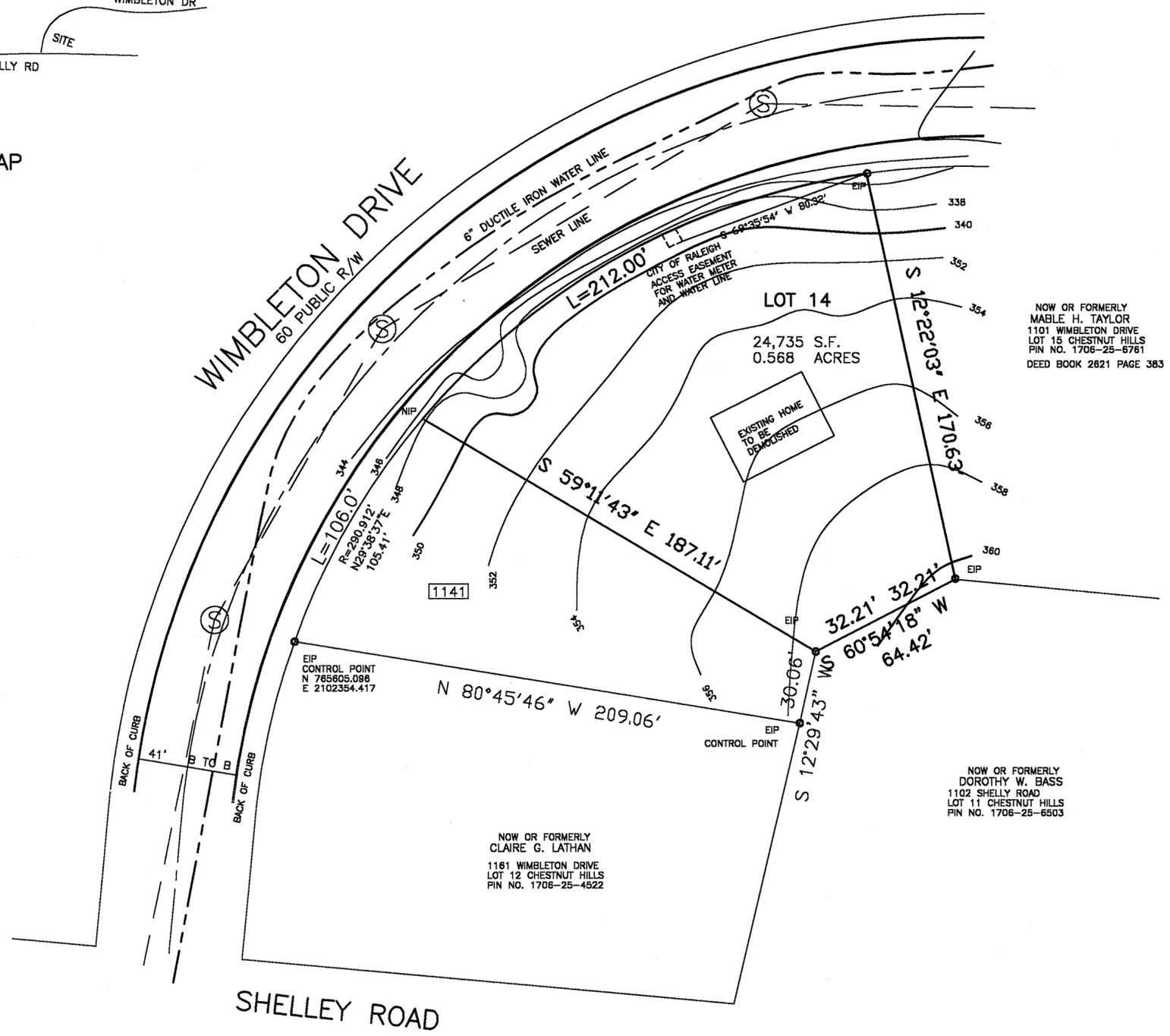
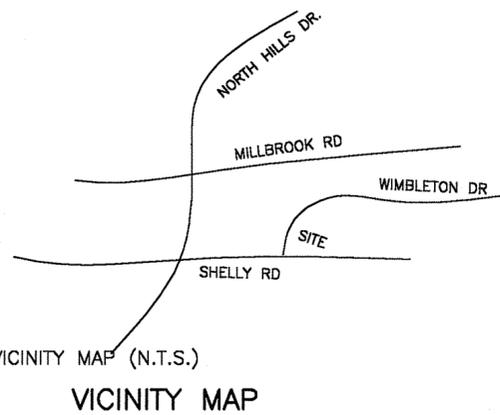
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed **John Y. Phelps, Jr.** Date _____
Frank P. Lovick Date _____

2 | PRELIMINARY DEVELOPMENT PLAN APPLICATION | 10.01.13

SCALE 1"=40'	SUBDIVISION OF LOT 14 CHESTNUT HILLS	SHEET 1 OF 4
DATE 07/07/15	BOOK OF MAPS 2015 PAGE 1086	
FD. BK 1486	RALEIGH, N.C.	
JOHN Y. PHELPS JR. PROFESSIONAL SURVEYOR 5110 BUR OAK CIRCLE, RALEIGH, N.C. 27612 PHONE (919) 787-3658		

SUBJECT PROPERTY IS ___ IS NOT X LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 3720 170 600 J ZONE X



LEGEND

EIP	EXISTING IRON PIPE	MH	MANHOLE
NIP	NEW IRON PIPE	PP	POWER POLE
MON	MONUMENT	R/W	RIGHT OF WAY
PK	PARKER KALON NAIL	C/L	CENTER LINE
		CB	CATCH BASIN

LOT 14- 1706-25-5740

SCALE 1" = 40'	PROPOSED SUBDIVISION	SHEET 2 OF 4
DATE 07/07'15	LOT 14 CHESTNUT HILLS	
FD. BK FB JOB# 486	BOOK OF MAPS 2015 PAGE 1086 RALEIGH, N.C.	

RECORDED IN BOOK OF MAPS _____ PAGE _____ WAKE COUNTY

JOHN Y. PHELPS JR. PROFESSIONAL SURVEYOR
5110 BUR OAK CIRCLE, RALEIGH, N.C. 27612 PHONE (919) 787-3658

CITY OF RALEIGH
ACCESS EASEMENT
FOR WATER METERS
AND WATER LINE

SUBJECT PROPERTY IS IS NOT X LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 3720 170 600 J ZONE X

NEW LOT 3

LINE	BEARING	DISTANCE
A	S 65°14'20" W	6.02'
B	N 29°16'08" W	6.01'
C	N 65°08'45" E	6.02'
D	S 29°16'08" E	6.02'

DEDICATION CERTIFICATE

I, THE UNDERSIGNED PLANNING DIRECTOR OF THE CITY OF RALEIGH, AND REVIEW OFFICER FOR WAKE COUNTY, DO HEREBY CERTIFY THAT THIS MAP OR PLAT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING, AND THAT THE CITY OF RALEIGH, AS APPROVED BY ITS CITY CODE, ON THE _____ DAY OF _____ THE YEAR _____ APPROVED THIS PLAT OR MAP AND ACCOMPANYING SHEETS AND ACCEPTED FOR THE CITY OF RALEIGH THE DEDICATIONS AS SHOWN HEREON, BUT ON THE FURTHER CONDITION THAT THE CITY ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL IN THE DISCRETION AND OPINION OF THE GOVERNING BODY OF THE CITY OF RALEIGH IT IS IN THE PUBLIC INTEREST TO DO SO.

PLANNING DIRECTOR/WAKE COUNTY REVIEW OFFICER _____

THIS PLAT NOT TO BE RECORDED
AFTER _____ DAY OF _____
1 COPY TO BE RETAINED FOR THE CITY.
THIS PLAT IS IN OUT OF THE CITY LIMITS.

This certifies and warrants that the undersigned is (are) the sole owner (s) of the property shown on this map or plat and any accompanying sheets subject to the exceptions on record, having acquired the property in fee simple by deed(s) recorded in the office of the Register of Deeds of Wake County, North Carolina, or otherwise, as shown below and as such, has (have) the right to convey the property in fee simple, and that the dedicatior(s) will warrant and defend the title against the lawful claims of all persons whomsoever unless excepted herein and that by submission of this plat or map for approval I (we) do dedicate to the City of Raleigh for public use all public streets, public easements, public rights-of-way, public parks and public greenways, (as these interests are defined in the code and indicated on this plat or map as public), and as the same may be shown thereon, for all lawful purposes to which the city may devote or allow the same to be used and upon acceptance thereof in accordance with all City policies, ordinances, regulations or conditions of the City of RALEIGH for the benefit of the public, said dedication shall be irrevocable provided, any dedication of easement for storm drainage are not made to the City of Raleigh but are irrevocably made to the subsequent owners of any and all properties shown hereon for their use and benefit subject to the conditions of subsection (b), (c), (d), and (f) of Section 1 and Section 4 of the "City Storm Drainage Policy", (Resolution 1970-742 as the same may be from time to time amended)

OWNER _____

OWNER _____

STATE OF _____

COUNTY OF _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated; _____

Date: _____, 2015

printed name: _____, Notary Public

My commission expires: _____

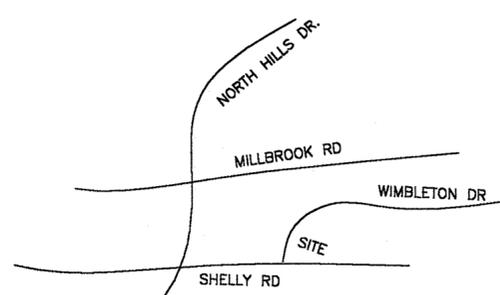
FRANK P. LOVICK
LOT 14 DEED BOOK 16025 PAGE 1764

LEGEND

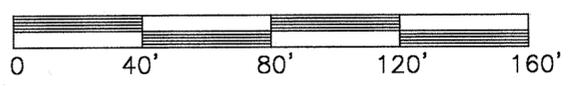
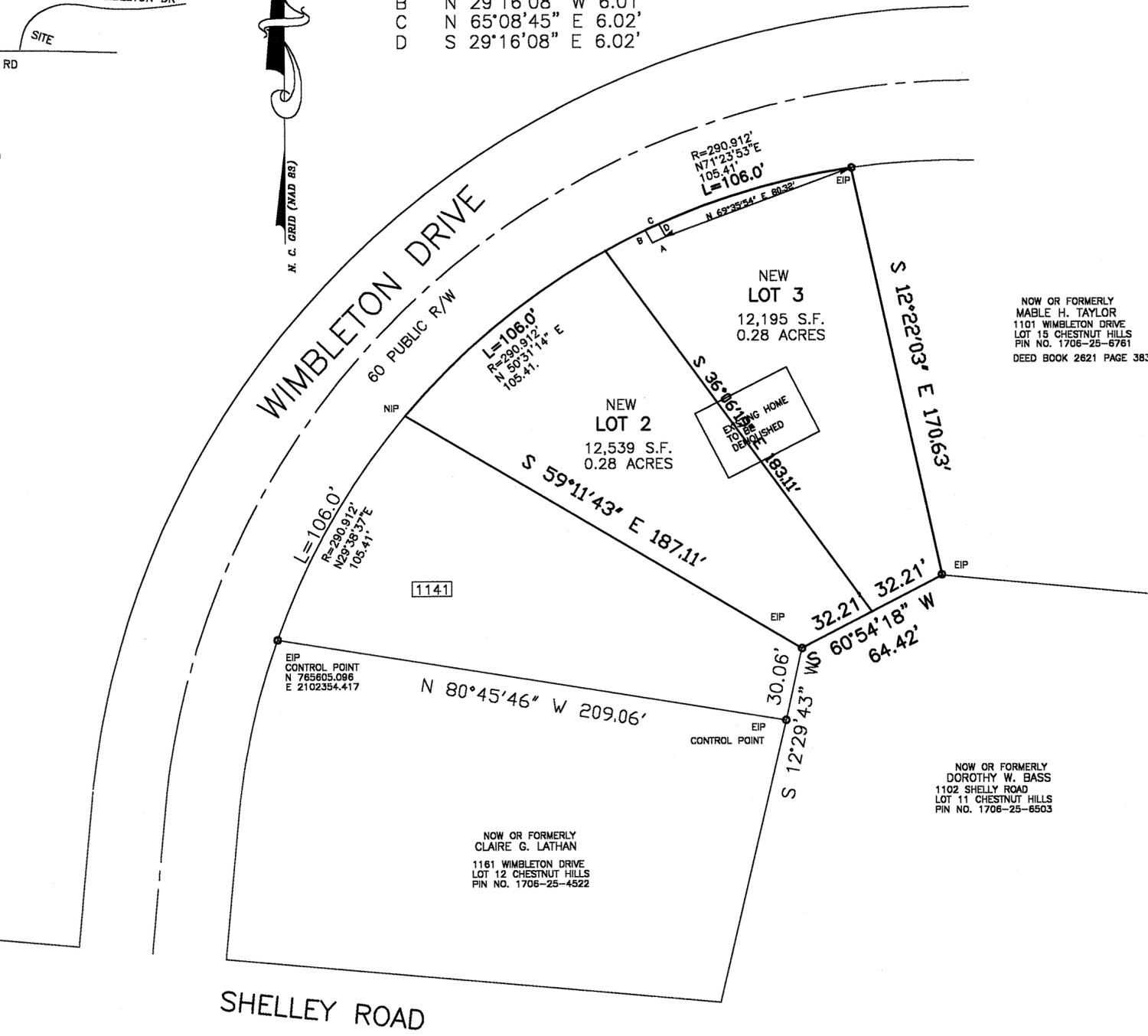
EIP	EXISTING IRON PIPE	MH	MANHOLE
NIP	NEW IRON PIPE	PP	POWER POLE
MON	MONUMENT	R/W	RIGHT OF WAY
PK	PARKER KALON NAIL	C/L	CENTER LINE
		CB	CATCH BASIN

LOT 14- 1706-25-5740

SCALE 1"=40'	SUBDIVISION OF LOT 14	SHEET 3 OF 4
DATE 07/07/15	CHESTNUT HILLS	
FD. BK 1486	BOOK OF MAPS 2015 PAGE 1086	
	RALEIGH, N.C.	RALEIGH, N.C.
JOHN Y. PHELPS JR. PROFESSIONAL SURVEYOR 5110 BUR OAK CIRCLE, RALEIGH, N.C. 27612 PHONE (919) 787-3658		



VICINITY MAP (N.T.S.)
VICINITY MAP



BAR GRAPH

STATE OF NORTH CAROLINA
____ COUNTY
I, JOHN Y. PHELPS JR., PROFESSIONAL LAND SURVEYOR
CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION,
DEED DESCRIPTION RECORDED IN DEED BOOK _____
PAGE _____; THAT THE RATIO OF PRECISION AS
CALCULATED IS _____; THAT THE BOUNDARIES
NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM
INFORMATION FOUND IN BOOK _____ PAGE _____
THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH
G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS
DAY OF _____ 20____

I, JOHN Y. PHELPS JR., PROFESSIONAL LAND SURVEYOR, L-1319 CERTIFY
TO ONE OR MORE OF THE FOLLOWING
 D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE
RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY OR OTHER
EXCEPTIONS TO THE DEFINITION OF SUBDIVISION.

JOHN Y. PHELPS JR. PROFESSIONAL LAND SURVEYOR NO. L-1319

JOHN Y. PHELPS JR. REGISTRATION NO. L-1319

RECORDED IN BOOK OF MAPS _____ PAGE _____ WAKE COUNTY