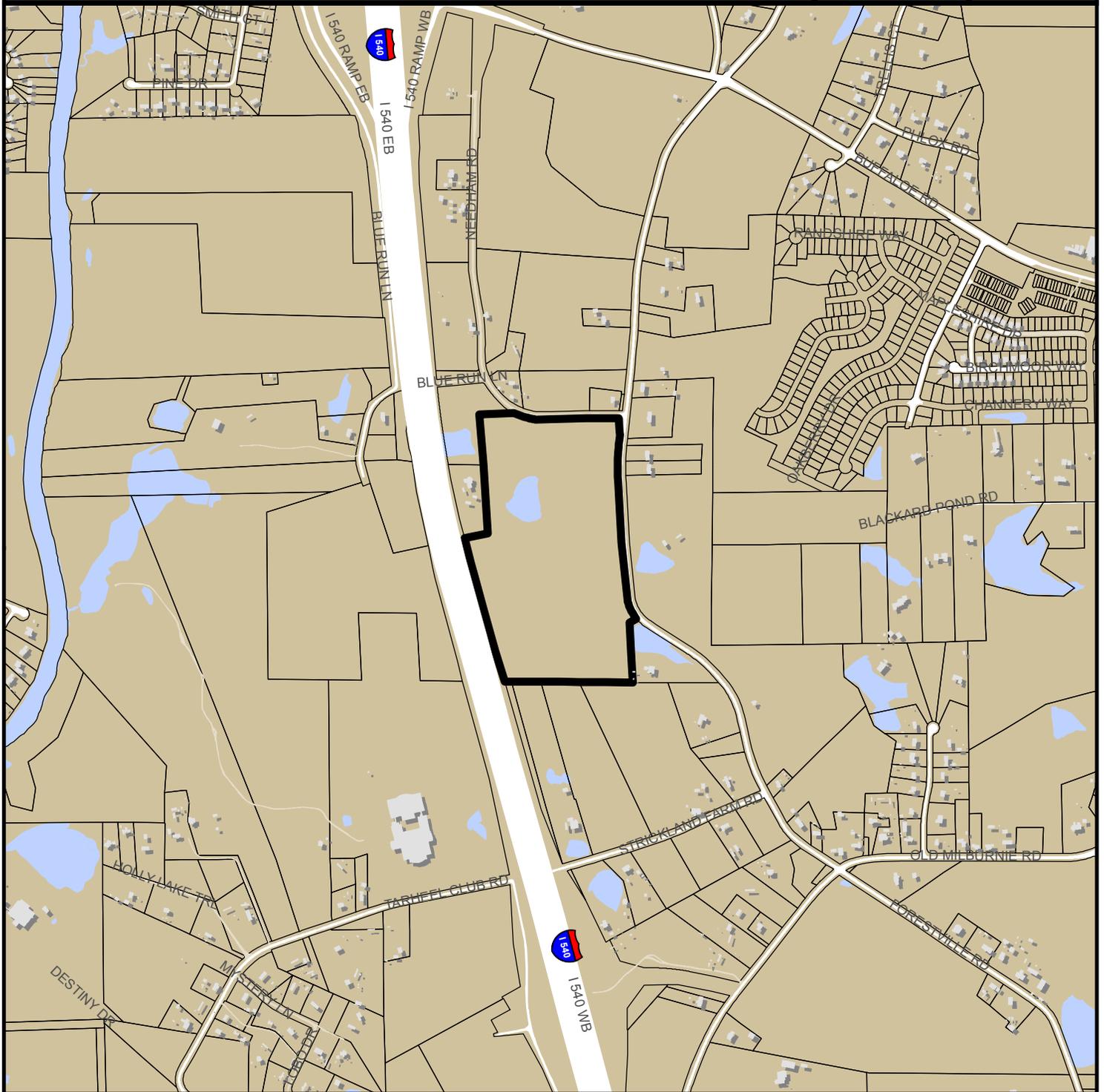


BRINLEY SUBDIVISION S-3-2016



0 300 600 1,200 1,800 2,400 3,000 Feet

Zoning: **R-4, CM, SHOD-1**

CAC: **Northeast**

Drainage Basin: **Neuse**

Acreage: **49.81**

Number of Lots: **109**

Planner: **Michael Walters**

Phone: **(919) 996-2636**

Applicant: **Crosswinds**

Development Co.

Phone: **(919) 528-1347**





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-3-16

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 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 checked="" type="checkbox"/> Conservation Subdivision	Transaction Number 455108 Assigned Project Coordinator CHIP 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 # **448439**

GENERAL INFORMATION

Development Name: Hadleigh Subdivision

Proposed Use: Single Family Homes

Property Address(es): 5320 Forestville Road, Raleigh, North Carolina 27604-8600

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

P.I.N. Recorded Deed 1745-29-8111	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: Subdivision

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. The subject property is fully under the UDO, zoned R-4, and the Conservation Option Subdivision request is reviewed by staff as an administrative process.

PLANNING COMMISSION
 Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. N/A; See response to Preliminary Administrative Review

CLIENT (Owner or Developer)

Company Crosswind Development, Inc.	Name (s) Attn: Bill Wynn	
Address 2550 Capital Drive; Suite 105; Creedmoor, NC 27522		
Phone 919-528-1347	Email bill@wynnhomes.com	Fax 919-528-4145

CONSULTANT (Contact Person for Plans)

Company: WithersRavenel	Name (s): David Brown	
Address: 131 1/2 S. Wilmington Street, Raleigh, North Carolina 27601		
Phone: 919-535-5201	Email: dbrown@withersravenel.com	Fax: 919-467-6008

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

Zoning Information	Building Information
Zoning District(s): R-4 & CM	Proposed building use(s): N/A
If more than one district, provide the acreage of each R-4 (37.3 AC), CM (11.1 AC)	Existing Building(s) sq. ft. gross: 0 (Zero) SF
Overlay District: SHOD-1	Proposed Building(s) sq. ft. gross: 0 (Zero) SF
Total Site Acres: 48.42 AC Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed): 0 (Zero) SF
Off street parking Required: 210 (105 SF Lots) Provided: 210	Proposed height of building(s): No Greater than 40'/3-story
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage): N/A
BOA (Board of Adjustment) case # N/A	Building Lot Coverage percentage: N/A (site plans only)
CUD (Conditional Use District) case # N/A	

Stormwater Information

Existing Impervious Surface: 0 (Zero) acres/ 0 (Zero) square feet	Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface: 11.89 acres/ 517,928 square feet	If Yes, please provide Alluvial Soils: Wy & Wo Flood Study: N/A; See attached Stormwater Management for Flood Analysis FEMA Map Panel #: 3720174500J AND 37201745007 PANELS 1745 AND 1746
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

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 Future Land Use Map designates this property as Low Density Residential land use, and the proposed R-4 Conservation Option Subdivision is consistent with that guideline.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots: 0 Detached: 0 Attached: 0	11. Total number of all lots 109 (105 SF Lots + 4 Open Space Lots)
2. Total # Of Single Family Lots: 105	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: 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)
4. Total # Of Congregate Care Or Life Care Dwelling Units: 0	
5. Total # Of Mobile Home Lots: 0	
6. Total Number of Hotel Units: 0	
7. Overall Total # Of Dwelling Units (1-6 Above): 105 SF Lots + 4 Open Space Lots	
8. Bedroom Units 1br: N/A 2br: N/A 3br: N/A 4br or more: N/A	
9. Overall Unit(s)/Acre Densities Per Zoning District(s): 2.17 DU/ACRE (Gross)	
10. Total number of Open Space (only) lots 4	

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 David Brown, RLA (WithersRavenel) 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 A Poole Date 1/13/16

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"/>				
2. Preliminary Development Plan Application completed and signed by the property owner	<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"/>			
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"/>				
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"/>			
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>				
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" 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 checked="" type="checkbox"/>			
i) Transportation Plan	<input 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"/>				
7. Plan size 18"x24" or 24"x36"	<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"/>				
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"/>				
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"/>				
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" 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 – Report submitted is for SHOD-1, Thoroughfare TCA.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

MATCHLINE
SHEET 2.1



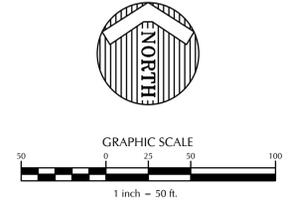
FORESTVILLE ROAD
(EXISTING 80' PUBLIC R/W) SR 2049
(PROPOSED 1/2 OF 104' PUBLIC R/W) SR 2049

Job No.	02150372	Drawn By	CT
Date	01/13/2016	Designer	WR

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

Revisions

Sheet No.
2.2



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH
CURRENT CITY OF RALEIGH STANDARDS AND
SPECIFICATIONS AND NCDOT, IF APPLICABLE

K:\1515-0101-020175-Forestville Road - Crosswalk CAD/Preliminary_Subdivision_South.dwg 1/13/2016 12:52:23 PM B001313000