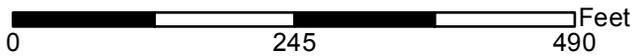
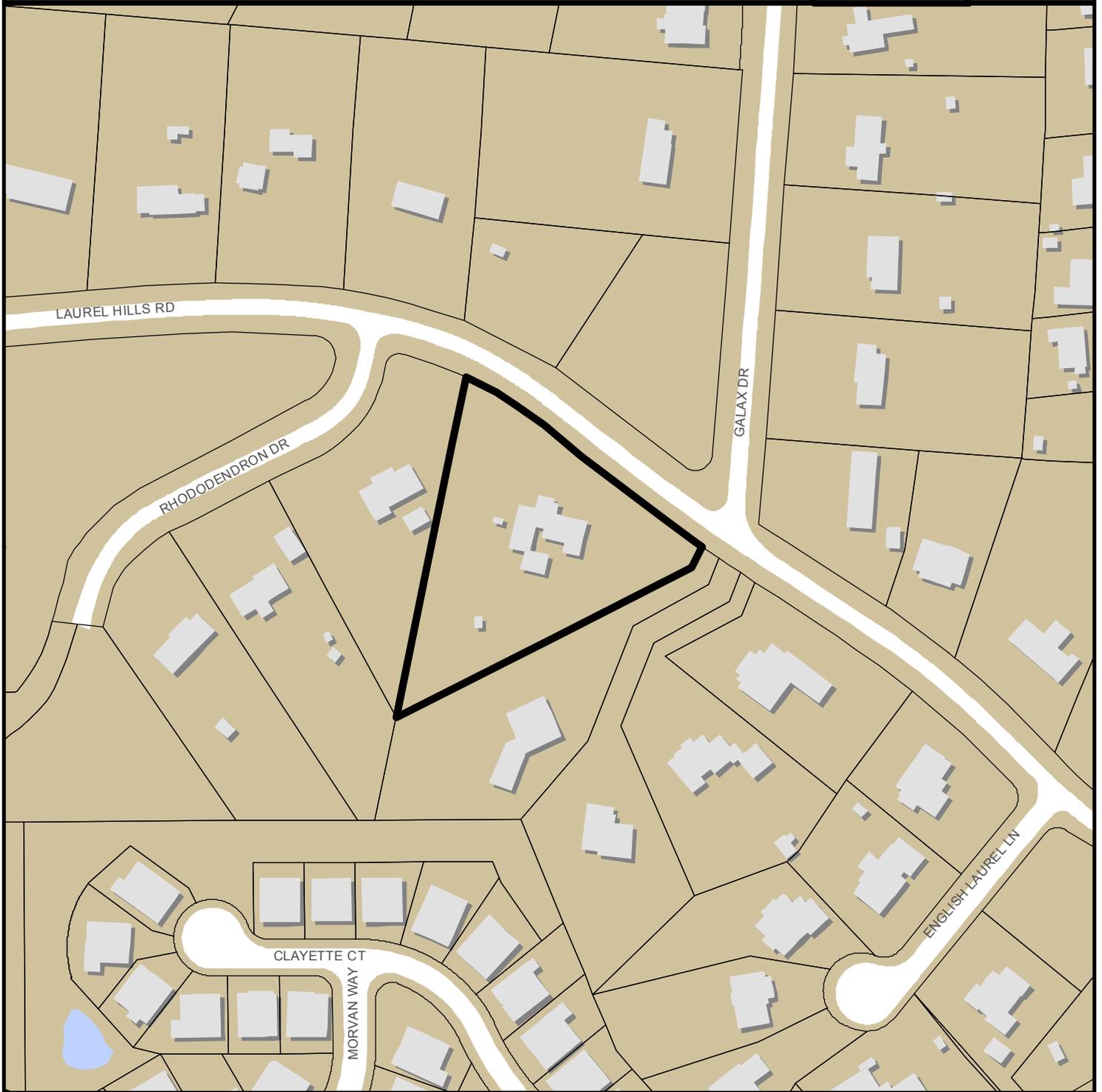


LUCILLE HALEY SUBDIVISION S-15-2016



Zoning: **R-4**
CAC: **Northwest**
Drainage Basin: **Crabtree Basin**
Acreage: **0.36**
Number of Lots: **2**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **Vanhook**





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.

S-15-16

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 <i>465967</i> Assigned Project Coordinator <i>Chop</i> Assigned Team Leader <i>Waters</i>	
* 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 the Recombination for Lucille Haley			
Proposed Use Residential			
Property Address(es) 4430 Laurel Hills Road, Raleigh, NC 27612			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 0785-99-3583			
P.I.N. Recorded Deed DB 9232 PG 531	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 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	Name (s) Brian & Blair Vanhook	
	Address 4430 Laurel Hills Road, Raleigh, NC 27612		
	Phone	Email	Fax
CONSULTANT (Contact Person for Plans)	Company True Line Surveying	Name (s) Curk Lane	
	Address 205 West Main St., Clayton, NC 27520		
	Phone (919)359-0427	Email curk@truelinesurveying.com	Fax (919)359-0428

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

Zoning Information	Building Information
Zoning District(s) R-4	Proposed building use(s) Residential
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross Removed
Overlay District	Proposed Building(s) sq. ft. gross N/A
Total Site Acres 0.36 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) N/A
Off street parking Required N/A Provided	Proposed height of building(s) N/A
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) N/A
BOA (Board of Adjustment) case # A- N/A	Building Lot Coverage percentage N/A (site plans only)
CUD (Conditional Use District) case # Z- N/A	

Stormwater Information

Existing Impervious Surface acres/square feet 67426 SF	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet	If Yes, please provide Alluvial Soils Flood Study FEMA Map Panel #
Neuse River Buffer <input type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" 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.

Single Family Lot Subdivision

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached <input type="checkbox"/> Existing <input checked="" type="checkbox"/> Attached	11. Total number of all lots 2
2. Total # Of Single Family Lots 1 Existing 2 Proposed	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units N/A	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 checked="" 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 N/A	
5. Total # Of Mobile Home Lots N/A	
6. Total Number of Hotel Units N/A	
7. Overall Total # Of Dwelling Units (1-6 Above) N/A	
8. Bedroom Units 1br 2br 3br 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) N/A	
10. Total number of Open Space (only) lots N/A	

SIGNATURE BLOCK (Applicable to all developments)

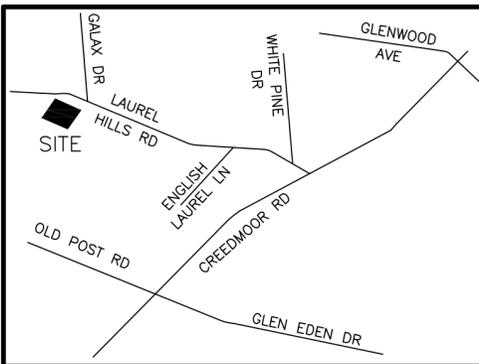
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate Curk Lane/Tueline Surveying 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 **3/9/14**
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"/>				
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"/>	<input checked="" type="checkbox"/>			
b) Existing Conditions Sheet	<input checked="" 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"/>			
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<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"/>			
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 checked="" type="checkbox"/>			
12. Preliminary stormwater quantity and quality summary and calculations package	<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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			



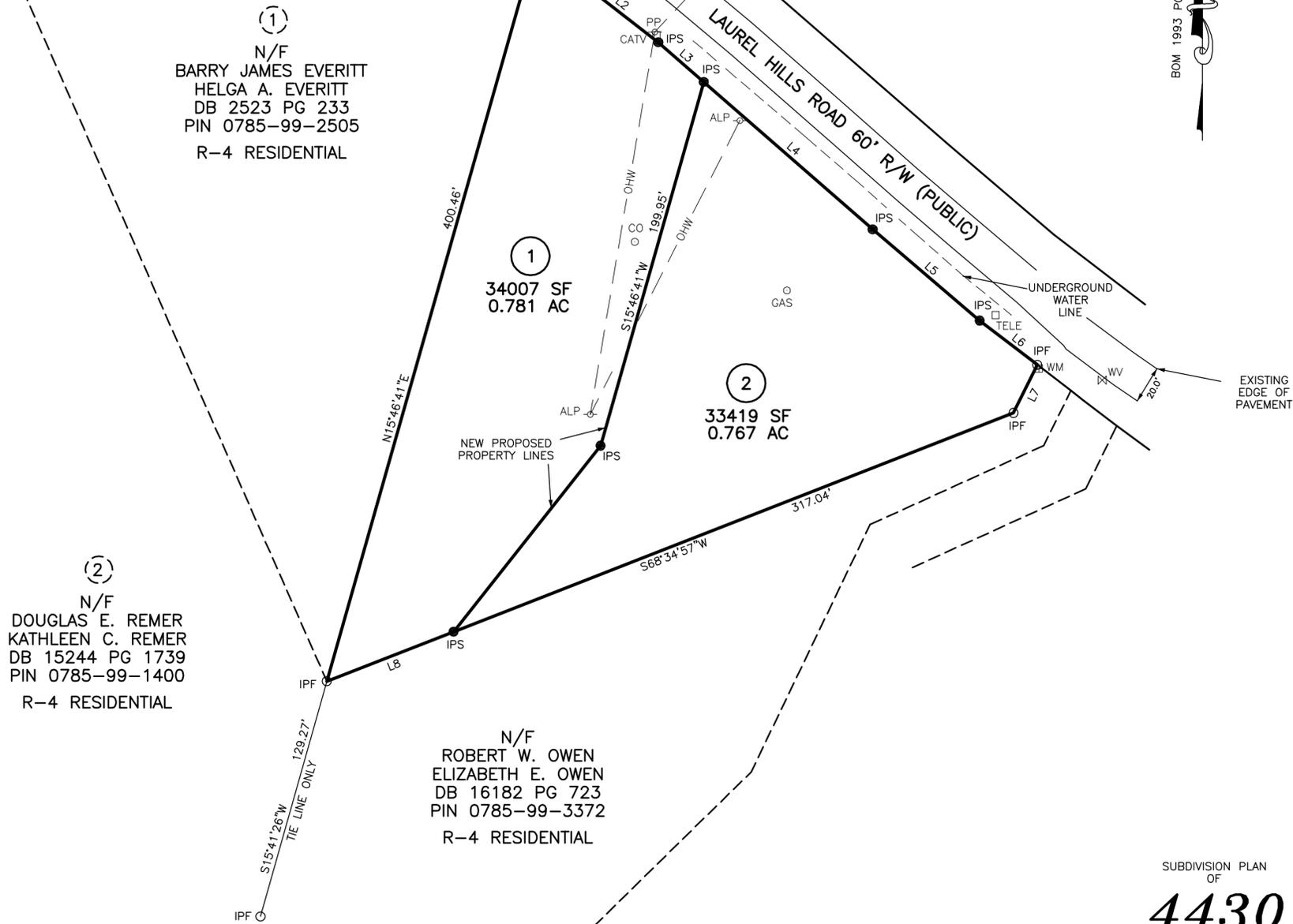
VICINITY MAP (NOT TO SCALE)

NOTES:

- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
- 2) AREAS COMPUTED BY COORDINATE METHOD.
- 3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- 4) NO. 5 REBAR IRON STAKES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
- 5) NO HORIZONTAL CONTROL FOUND WITHIN 2000' OF SURVEY
- 6) ZONING: R-4
- 7) PARENT TRACT DEED DB 9232 PG 531
- 8) REID NO. 196454
- 9) NC PIN NO. 0785-99-3583
- 10) ADDRESS: 4430 LAUREL HILLS ROAD, RALEIGH, NC 27612
- 11) SITE ACRES: 1.548 AC

NOTES:

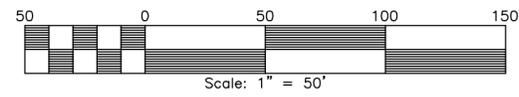
- | | |
|------------------|------------------|
| DB 9232 PG 531 | BOM 1993 PG 639 |
| DB 15854 PG 1972 | BOM 1994 PG 1064 |
| DB 5275 PG 98 | |
| DB 11759 PG 522 | |



MINIMUM BUILDING SETBACKS
ZONING: R-4

FRONT YARD.....	30 FEET
SIDE YARD.....	10 FEET
REAR YARD.....	30 FEET

NUMBER	DIRECTION	DISTANCE
L1	S59°06'46"E	26.23'
L2	S52°00'08"E	54.97'
L3	S48°48'02"E	31.88'
L4	S48°48'02"E	118.35'
L5	S49°24'25"E	74.25'
L6	S52°24'33"E	38.33'
L7	S26°14'58"W	28.37'
L8	S68°34'57"W	71.76'



SHEET 1

OWNER: BRIAN A. VANHOOK
BLAIR C. VANHOOK
4430 LAUREL HILLS ROAD
RALEIGH, NC 27612

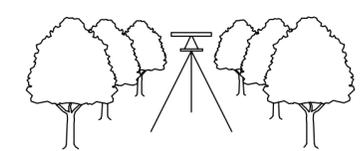
LEGEND

- IPF IRON PIPE FOUND
- IPS IRON PIPE SET
- ◉ CMF CONCRETE MONUMENT FOUND
- ◉ PKNF PARKER-KALON NAIL FOUND
- ◉ PKNKS PARKER-KALON NAIL SET
- ◉ RRS RAILROAD SPIKE
- ◉ CSF COTTON SPIKE FOUND
- ◉ CSS COTTON SPIKE SET
- ◉ CC CONTROL CORNER
- ◉ CP COMPUTED POINT
- P/P POWER POLE
- OPW OVERHEAD POWER LINE
- R/W RIGHT OF WAY
- S.F. SQUARE FEET
- AC ACRE
- DB DEED BOOK
- PB PLAT BOOK
- BOM BOOK OF MAPS
- PG PAGE
- LF LINEAR FEET
- 15S LOT HAS OFFSITE SEWER
- 15SL OFFSITE SEWER LOT
- 15R RECOMBINATION LOT
- [100] STREET ADDRESS
- - - LINES NOT SURVEYED

SUBDIVISION PLAN
OF
4430
LAUREL HILLS ROAD
MEREDITH TOWNSHIP, WAKE COUNTY
NORTH CAROLINA
FEBRUARY 16, 2016

SURVEYED BY:	WES
DRAWN BY:	TYSON
CHECKED BY:	C. LANE PLS
DRAWING NAME:	SUBD.DWG
SURVEY DATE:	1/04/16
JOB NO.	2648.001

TRUE LINE SURVEYING, P.C.



205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com