

# SMOKEY HOLLOW SUBDIVISION S-40-2016



0 245 490 Feet

Zoning: **IX-12**  
CAC: **North Central**  
Drainage Basin: **Pigeon House**  
Acreage: **1.25**  
Number of Lots: **2**

Planner: **Meade Bradshaw**  
Phone: **(919) 996-2664**  
Applicant: **Kane Realty Corp.**  
Phone: **919-369-4096**



# Preliminary Subdivision Plan Application



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831  
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

S-40-16

<b>Office Use Only:</b>	Transaction # <b>47795</b>	Project Coordinator	Team Leader <b>Bradshaw</b>
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### PRELIMINARY APPROVALS

- Subdivision \*    
  Conventional Subdivision    
  Compact Development    
  Conservative Subdivision

\*May require City Council approval if in a Metro Park Overlay or Historic Overlay District

If your project has been through the Due Diligence process, provide the transaction #:

### GENERAL INFORMATION

Development Name **SMOKEY HOLLOW SUBDIVISION**

Proposed Use **MIXED USE (MULTI-FAMILY RESIDENTIAL & RETAIL)**

Property Address(es) **600 NORTH WEST STREET**

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

PIN Recorded Deed 1704-51-2665	PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed
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What is your project type?

- Single family    
  Townhouse    
  Subdivision in a non-residential zoning district  
 Other (describe):

### OWNER/DEVELOPER INFORMATION

Company Name <b>KANE REALTY CORPORAION</b>	Owner/Developer Name <b>DAVID PARKIER</b>
Address <b>4321 LASSITER AT NORTH HILLS AVENUE, SUITE 250, RALEIGH, NC 27609</b>	
Phone <b>919-369-4096</b>	Email <b>dparker@kanerealtycorp.com</b> Fax <b>919-833-2473</b>

### CONSULTANT/CONTACT PERSON FOR PLANS

Company Name <b>WITHERSRAVENEL</b>	Contact Name <b>LOFTEE SMITH</b>
Address <b>131 1/2 SOUTH WILMINGTON STREET, RALEIGH, NC 27601</b>	
Phone <b>919-535-5125</b>	Email <b>LSMITH@WITHERSRAVENEL.COM</b> Fax <b>919-469-6008</b>

**DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)**

**ZONING INFORMATION**

Zoning District(s) **IX-12**

If more than one district, provide the acreage of each: **N/A**

Overlay District?  Yes  No

Inside City Limits?  Yes  No

CUD (Conditional Use District) Case # **Z- N/A**

COA (Certificate of Appropriateness) Case # **N/A**

BOA ( Board of Adjustment) Case # **A- N/A**

**STORMWATER INFORMATION**

Existing Impervious Surface **1.24 AC** acres/sf Flood Hazard Area  Yes  No

Proposed Impervious Surface **1.24 AC** acres/sf Neuse River Buffer  Yes  No

Wetlands  Yes  No

If in a Flood Hazard Area, provide the following:

Alluvial Soils **Cm** Flood Study **NONE** FEMA Map Panel # **1704**

**NUMBER OF LOTS AND DENSITY**

Total # of Townhouse Lots: Detached **0 LOTS** Attached **0 LOTS**

Total # of Single Family Lots **0 LOTS** Total # of All Lots **2 LOTS**

Overall Unit(s)/Acre Densities Per Zoning Districts **N/A**

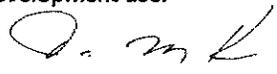
Total # of Open Space and/or Common Area Lots **1 LOT**

**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 **LOFTEE SMITH/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.

 \_\_\_\_\_ 6/20/2016 \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

GENERAL REQUIREMENTS	TO BE COMPLETED BY APPLICANT		OFFICE USE ONLY		
	YES	N/A	YES	NO	N/A
1. Applicant must contact a Planner to determine if a Pre-Application Conference is required prior to application submittal	<input checked="" type="checkbox"/>		✓		
2. Filing fee for plan review – payments may be made by cash, Visa, Mastercard, or check made payable to the City of Raleigh (no fee for infill recombination)	<input checked="" type="checkbox"/>		✓		
3. Preliminary Subdivision Plan Application must be completed and signed by the property owner	<input type="checkbox"/>	<input type="checkbox"/>	✓		
4. Applicant must complete and print page 1 and 2 of the Preliminary Subdivision Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
5. I have referenced the Preliminary Subdivision Plan Checklist, and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City	<input checked="" type="checkbox"/>				
6. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet, to include general notes, owner's name, contact's name, phone number, mailing address, email address	<input checked="" type="checkbox"/>		✓		
b) Existing conditions sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed 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 <i>noted</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
g) Proposed Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
h) Transportation Plan <i>noted</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
7. Ten (10) sets of proposed plans to engineering scale (1"=20', 1"=100', etc.) and date of preparation. For re-submittals only, include all revision dates.	<input checked="" type="checkbox"/>		✓		
8. Plan size must be 18" x 24" or 24" x 36"	<input checked="" type="checkbox"/>		✓		
9. 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"/>		✓		
10. 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"/>		✓		
11. 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"/>		✓		
12. Wake County School form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
13. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
14. 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"/>			✓







