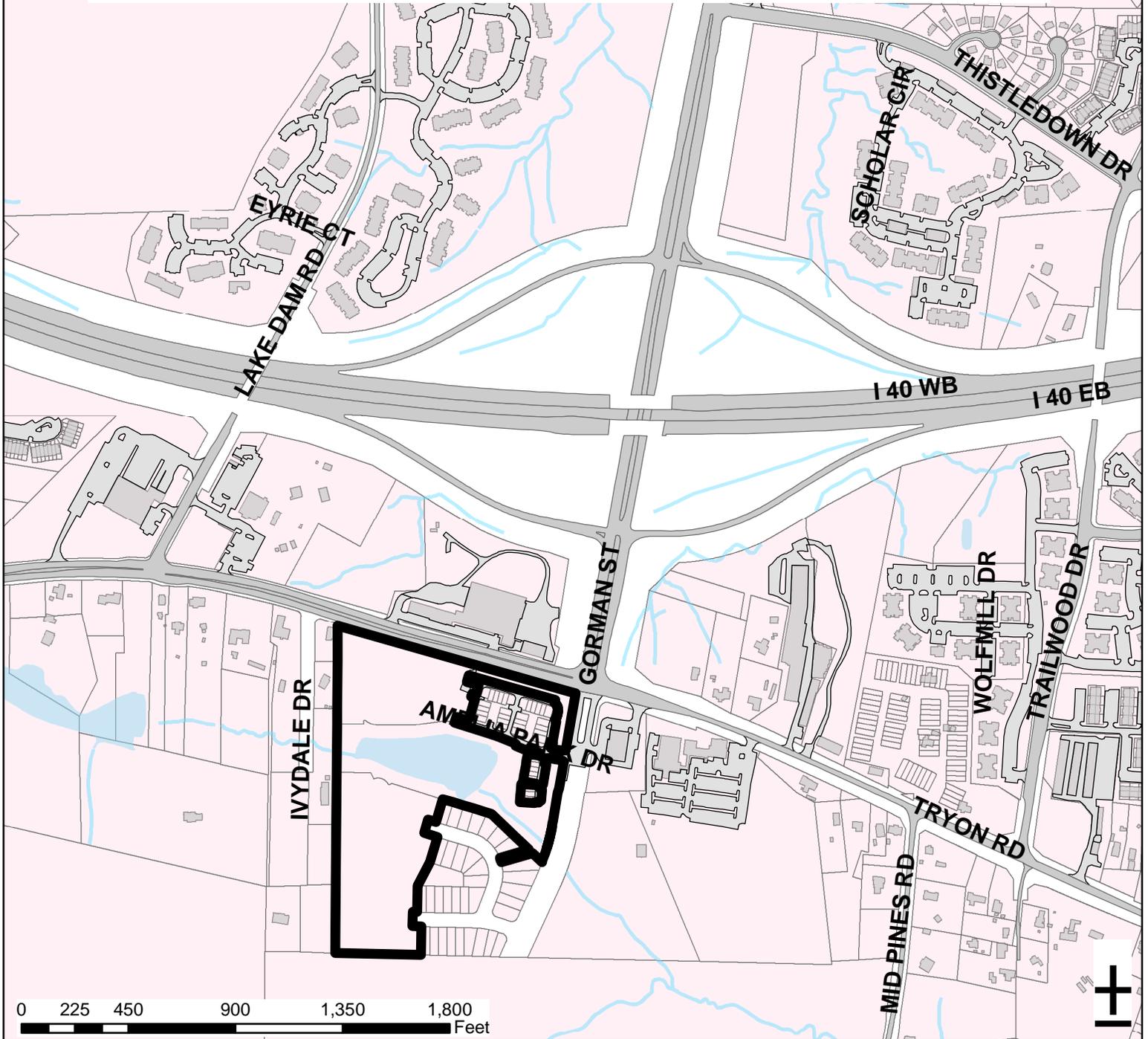


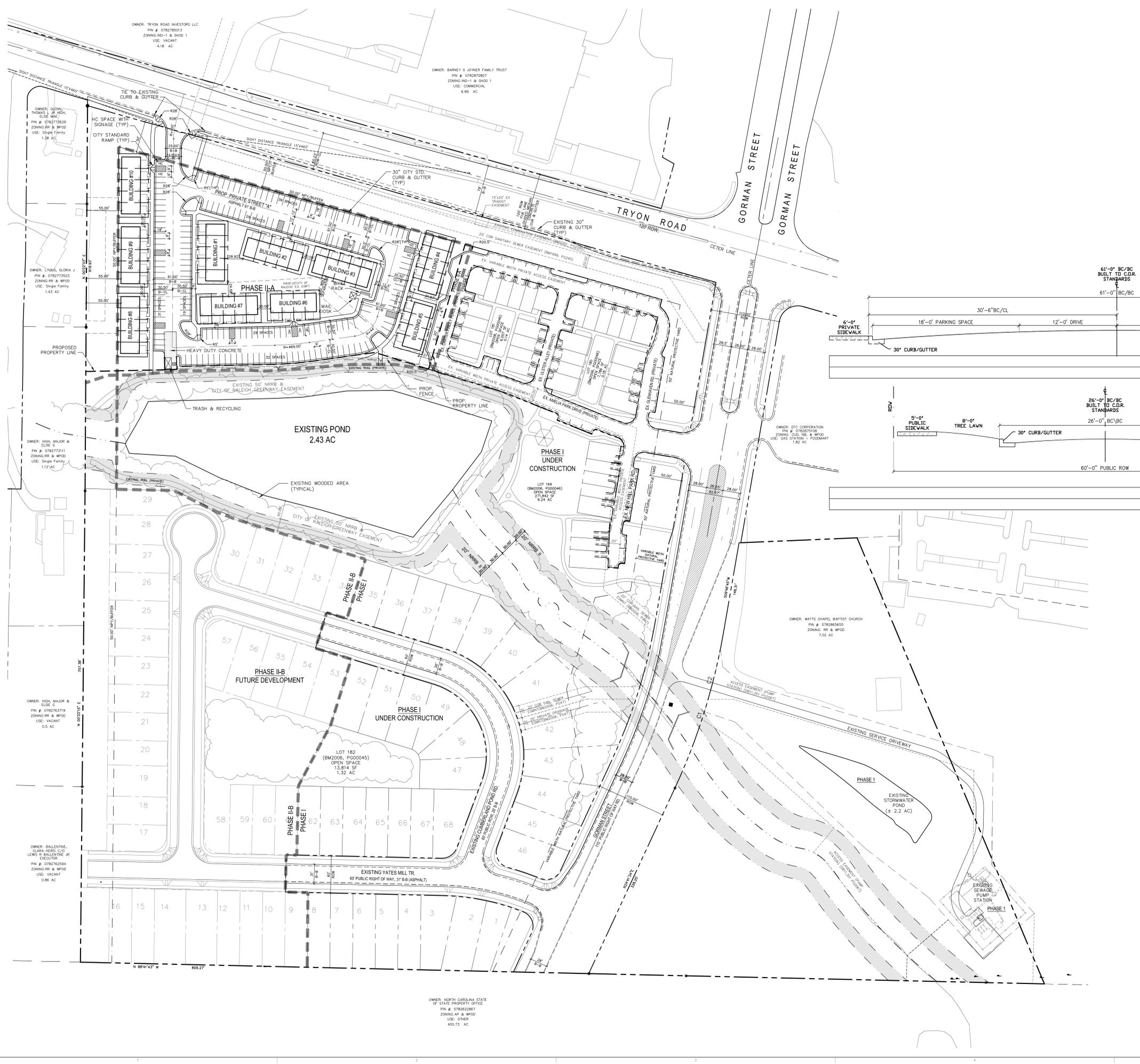
VILLAGE OF SWIFT CREEK

S-16-2009



Zoning: **R-6 CUD WPOD**
Planning District: **Southwest**
CAC: **West**
Drainage Basin: **Swift Creek**

Acres: **27.87**
Number of Lots: **152**
Planner: **Jacque Baker**
Phone: **(919) 516-2630**
Applicant Contact: **JDavis Architects**
Phone: **(919) 835-1500**



SUBDIVISION

City of Raleigh, NC
Development Plans Review Center

P. O. Box 196, Raleigh, N.C. 27602
One Exchange Plaza 3rd Floor
Telephone: (919) 516-5252 FAX: (919) 516-2854

Web site at our web site:
www.raleighnc.gov/development

Section A. SUMMARY INFORMATION
ALL PLANS REQUIRE THE FOLLOWING INFORMATION ON THE FRONT COVER OF DRAWING SETS:

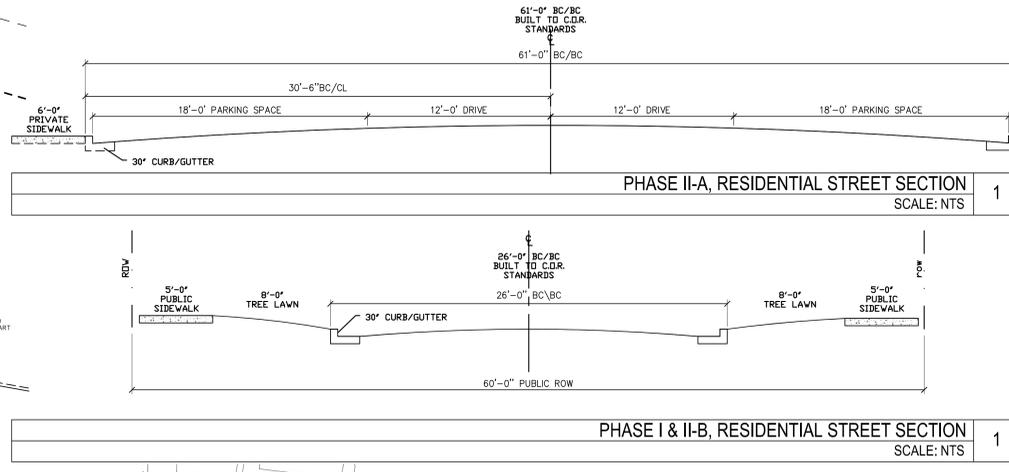
DEVELOPMENT NAME: Village of Swift Creek
PROPERTY ADDRESS: 3801 Gorman Street
WAKE CO. PROJ. IDENTIFICATION # 13-0017 PIN XXXX-XX-XXXX 0762-12-77-7438, 0762-12-77-8182, AND 0762-12-78-5704
ZONING DISTRICT: CUO R4 WSWIFT CREEK, WOOD TOTAL ACRES: 87.87 AC
TOTAL # OF LOTS/UNITS: 192 TOTAL # OF OPEN SPACE LOTS & LOTS
MORSE CITY LIMITS: LINEAR FT. IN PUBLIC STREETS: 1,500.00 LF (1.500 LF FT FAREL)
SQ. FT. ACRES OF RESIDENTIAL STREET RW: 11,100.00 SQ. FT. OR 2.58 AC
SQ. FT. ACRES OF THOROUGHFARE RW: 41,100.00 SQ. FT. OR 9.32 AC

NOTE: IF IN A CONDITIONAL USE ZONING DISTRICT, PLACE THE COMPLETE LIST OF ZONING CONDITIONS ON THE PLAN.

FOR SUBDIVISION / CLUSTER / M.H. SUBD: Minimum Lot Size: Single Family: 4300 SF THRU 800 SF Total # of Phases: 2
FOR CLUSTER: # of Lots: 88 # of Townhouse Units: 84 # of Group Housing Units: N/A
FOR TOWNHOUSE OR GROUP HOUSING: # 1st Units: 2 # 2nd: 24 # 3rd: 12
Proposed Building Height: 35 FEET (35') Off street parking required: 202 Spaces provided: 807 Spaces (95.66 spaces/lot)
Basis of determination: 1 space per 175 sq. ft. of residential floor area (1.25 sq. ft. of residential floor area per space)
FOR RIGHT-OF-WAY DEDICATION: Associated City Case File # 07-00-08, SP-08-08, 2-66-02 and S-4-04

CLIENT (Owner or Developer):
Name: Tryon Park Townhomes, LLC (Liaison: Sara Allen)
Address: 102 Main Street, Suite S, Newport News, VA
Telephone: 757-596-8900 FAX: 757-596-8516 ZIP: 23606
E-Mail Address: info@tryonpark.com

CONSULTANT (Person to contact regarding questions or revisions to the plan):
Name: JDAVIS ARCHITECTS
Address: 210 Lakewood Ave., Raleigh, NC
Telephone: 919.835.1500 FAX: 919.835.1510
E-Mail Address: info@jdaivisarchitects.com



SITE DATA:
ADDRESS: 3801 GORMAN STREET
ACREAGE: 1,214,817 SF OR 27.87 ACRES
PIN: 076277439, 076277852, AND 076278594
ZONING: R4 CUDSWIFT CREEK WATERSHED PROTECTION OVERLAY
DENSITY: 5.5 DU/ACRE (192 UNITS)
SUBD: CLUSTER DEVELOPMENT
USE: SINGLE FAMILY (SF) AND TOWNHOME (TH) DWELLING UNITS
BUILDING: 40' HT. MAXIMUM FOR TH & SF DU

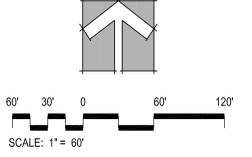
PARKING:
POOL: 1500 SF = 15 SPACES
SINGLE FAMILY (SF) = 69 SPACES
TOWNHOMES (TH) = 9 SR & 156 2 BR = 212 SPACES
TOTAL: 296 SPACES REQUIRED/PROVIDED
IMPERVIOUS AREA:
PROPOSED: 100%
MAXIMUM: 70%
OPEN SPACE:
REQUIRED: 10% (12.78 ACRES)
PROVIDED: 38% (10.73 ACRES)
POND NOT TO EXCEED 25% OF TOTAL OPEN SPACE
POND: 18% (1.98 ACRES)
OPEN SPACE QUANTITY: 307
(BASED UPON 4.38 ACRE OPEN SPACE ASSOCIATED WITH POND / BUFFER)
OPEN SPACE GRADE: 5% AVERAGE
LOT REQUIREMENTS (SINGLE-FAMILY LOTS UNDER CLUSTER OPTION):
MINIMUM AREA: 3993 SF
WIDTH: 30'
WIDTH - CORNER LOT: 30'
DEPTH: 80'
BUILDING SETBACKS (SINGLE-FAMILY LOTS UNDER CLUSTER OPTION):
FRONT AND CORNER SIDE: 10' (NEW BLOCKFACE)
SIDE: 5'
REAR: 20'
BUILDING SETBACKS TOWNHOMES:
FRONT AND CORNER SIDE: 20'
SIDE PERIMETER: 20'
REAR PERIMETER: 20'
BUILDING TO BUILDING: 30' PARALLEL, OR LESS THAN 45 DEGREE/20' PERPENDICULAR
GARBAGE COLLECTION:
SINGLE FAMILY: COR BACKYARD PICKUP (PUBLIC STREET)
TOWNHOMES: ROLL-OUT CART (SERVICE BY PRIVATE VENDOR); STORED IN GARAGE
OUTDOOR STORAGE (TOWNHOMES): PROVIDED IN GARAGE
LIGHTING: SHALL MEET COR ORDINANCES DESIGNED BY PROGRESS ENERGY

NOTES:
FINAL ZONING INSPECTION SHALL BE REQUIRED TO VERIFY SITE PLAN COMPLIANCE PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY (C.O.) BY CITY OF RALEIGH.
NO PERMANENT CONSTRUCTION CAN OCCUR WITHIN REQUIRED THOROUGHFARE AND BUFFER YARDS, UNLESS APPROVED BY CDR PLANNING COMMISSION.
EXISTING POND SHALL BE UTILIZED FOR STORMWATER STORAGE/TREATMENT FACILITIES.
STREET ADDRESSES FOR TOWNHOMES SHALL BE POSTED ON BOTH THE ALLEY AND COURTYARD ELEVATIONS OF ALL BUILDINGS.
FOOTPATH AROUND POND (PRIVATE) SHALL BE CONSTRUCTED OF BARK CHIP OR OTHER SIMILAR MATERIAL.
IN LIEU OF GREENWAY ALONG STREAM, A 10' WIDE MULTIPURPOSE PATH SHALL BE CONSTRUCTED ALONG GORMAN STREET WHERE IT ABUTS THIS PROJECT.

REFERENCE: S-4-2004 AND Z-64-2002

SEE LS3.1 FOR DETAILS

SITE PLAN
S-XX-09



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NCDOT IF APPLICABLE.

Tryon Park Townhomes, LLC
Village of Swift Creek
Raleigh, North Carolina

PRELIMINARY

FOR REVIEW
ONLY
NOT FOR
CONSTRUCTION

REVISIONS:	DATE
PROJECT: MD-0896	04.23.2009
ISSUE: PRELIMINARY PLAN	04.23.2009
DRAWN BY: KT, SB	
CHECKED BY: KT	
CONTENT: SITE PLAN	

LS1.1

JDAVIS ARCHITECTS
 510 Glenwood Ave., Suite 201 | Raleigh, NC 27603 | Tel: 919.835.1500 | Fax: 919.835.1510
S-XX-09