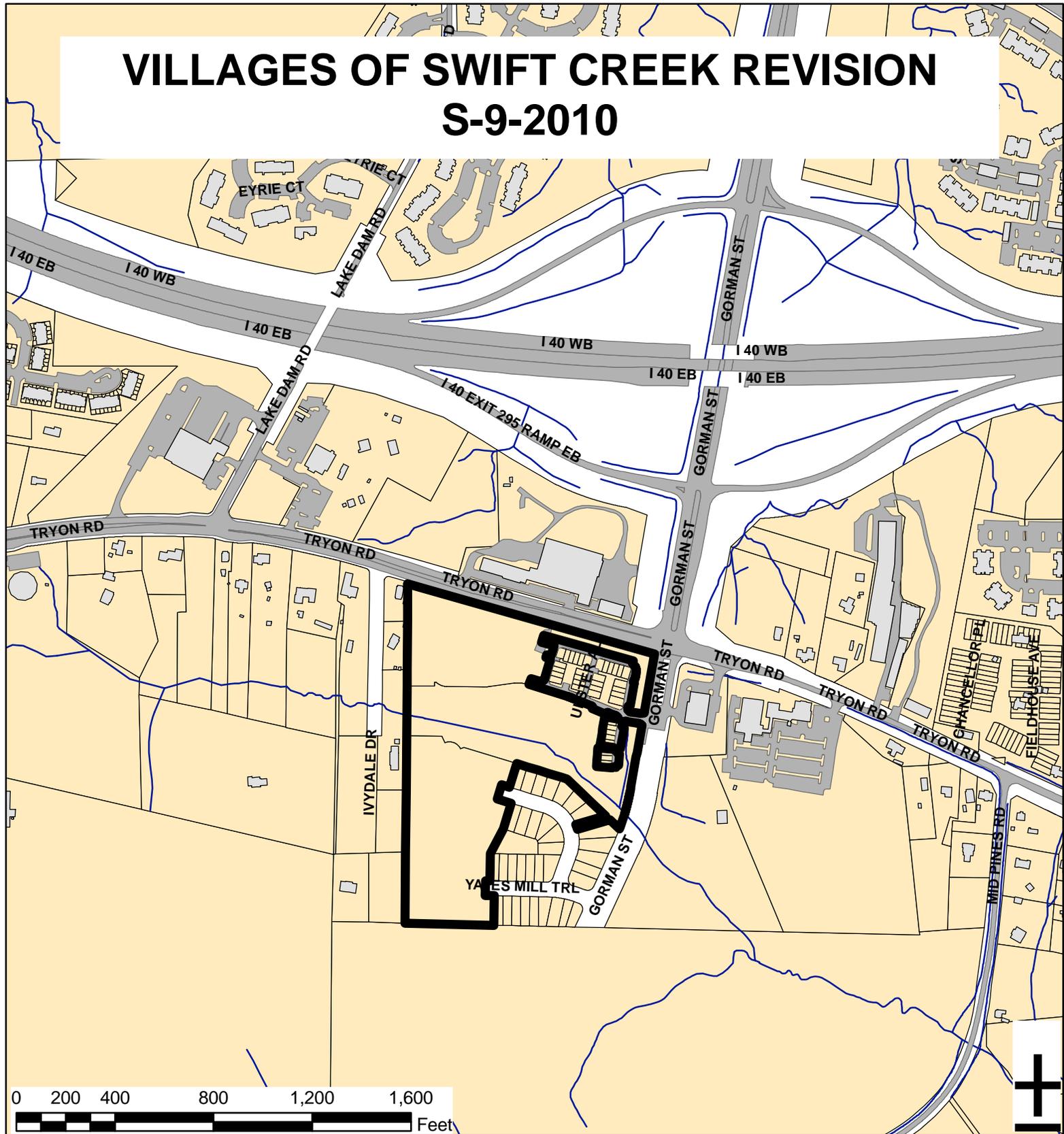


VILLAGES OF SWIFT CREEK REVISION

S-9-2010



Zoning: **R-6 CUD, WPOD**
CAC: **West**
Drainage
Basin: **Swift Creek**
Acreage: **27.87**

Number of Lots: **167**
Planner: **Jacque Baker**
Phone: **(919) 516-2630**
Applicant Contact: **JDavis Architects**
Phone: **(919) 835-1500**



SUBDIVISION

Pls. check appropriate box, if applicable:

Cluster Unit Development	<input checked="" type="checkbox"/>
Infill Subdivision	<input type="checkbox"/>
Also Expedited	<input checked="" type="checkbox"/>

City of Raleigh, NC
Development Plans Review Center

P. O. Box 590, Raleigh, N. C. 27602
One Exchange Plaza 3rd Floor
Telephone: (919) 516-2626 FAX: (919) 516-2684

Visit us at our web site:
www.raleighnc.gov/planning/dprc

271851

Section A. SUMMARY INFORMATION

ALL PLANS REQUIRE THE FOLLOWING INFORMATION ON THE FRONT COVER OF DRAWING SETS:

DEVELOPMENT NAME: Villages of Swift Creek
 PROPERTY ADDRESS: 3801 Gorman Street
 WAKE CO. PROP. IDENTIFICATION # 0782.12-77-7439, 0782.12-77-8182,
AND 0782.12-76-5764
 ZONING DISTRICT: CUD R-6 W/SWIFT CREEK WPOD TOTAL ACRES: 27.87 AC
 TOTAL # OF LOTS/UNITS: 167 TOTAL # OF OPEN SPACE LOTS: 10 LOTS
 INSIDE CITY LIMITS? YES LINEAR FT. IN PUBLIC STREETS: +/- 2,050 LF (RES); +/- 1,155 LF (T-FARE)
 SQ. FT./ACRES OF RESIDENTIAL STREET R/W: +/- 127,225 SF OR 2.92 AC
 SQ. FT./ACRES OF THOROUGHFARE R/W: +/- 15,730 SF OR 0.36 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: 4000 SF; TH: 800 SF Total # of Phases: 2
 FOR CLUSTER: # Detached Lots: 74 # Townhouse Lots: 93 # Group Housing Units: N/A
 FOR TOWNHOUSE OR GROUP HOUSING: # 1BR Units: 0 2BR: 24 3BR: 69
 4BR: _____
 Proposed Building Height: Forty Feet (40') Off-street parking required: 221 Spaces provided: 283 Spaces (215 garage)
 Basis of determination: (2) Spaces/2 BR; (2.5) Spaces/3 BR
 FOR RIGHT-OF-WAY DEDICATION: Associated City Case File # Z-64-02 and S-4-04

CLIENT (Owner or Developer):

Name(s): Villages of Swift Creek, LLC Attn: Jonathan Skinner
 Address: 729 Thimble Shoals Boulevard, Suite 6C; Newport News VA 23606-4242
 Telephone: 757-596-8800 FAX: 757-596-8516
 E-Mail Address: jskinne(at)mccaledev.com

CONSULTANT (Person to contact regarding questions or revisions to the plan):

Name(s): David Brown, JDavis Architects
 Address: 510 Glenwood Avenue, Suite 201; Raleigh, NC ZIP 27603
 Telephone: 919-835-1500 FAX: 919-835-1510
 E-Mail Address: davidb(at)davisarchitects.com

OWNER'S SIGNATURE:

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/JDAVIS Architects and Tommy Craven, Priest-Craven to serve as my agents 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.

Date: 4-21-2010

Signed: Lewis A. McMurrain, III

Printed Owner's name: LEWIS A. MCMURRAIN, III

Section B. SUBMITTAL PROCESS AND CHECKLIST

(1) THIS APPLICATION IS FOR THE PRELIMINARY APPROVAL OF THE FOLLOWING PLANS:

Subdivisions, Cluster Unit Developments, Right-of-way Dedications, Townhouse Developments, Mobile Home Subdivisions, and Mobile Home Parks. If you do not know what category your proposal falls into, call the Planning Department at 516-2626.

(2) PLANS MAY BE SUBMITTED TO THE DEVELOPMENT SERVICES CUSTOMER SERVICE CENTER, SUITE 404 MONDAY THROUGH FRIDAY BY 8:00 - 4:30 P.M.

(3) COMMENTS WILL BE FAXED OR SENT VIA E-MAIL TO CLIENT IN APPROXIMATELY 10-15 BUSINESS DAYS

(4) NOTE: SOME SUBDIVISIONS MAY REQUIRE PRELIMINARY PLANNING COMMISSION APPROVAL.

Upon your response to these comments we will re-review the plan, and when all issues have been properly addressed, issue an approval letter. The approval letter may contain conditions of approval. Upon satisfaction of these conditions, plats may be recorded creating the new lots.

PLEASE INCLUDE ALL OF THE FOLLOWING (CHECK OFF). Please check the list below carefully before you submit:

[X] FILING FEE FOR PRELIMINARY PLANS (NOT REQUIRED FOR RIGHT-OF-WAY DEDICATION that results in no new lots).

- Checks made payable to: City of Raleigh.
- Payments may be made by cash, check, Visa or Master Card.
- Right-of-way dedication only requires a plat equal to the cost of recordation in accordance with the Fee schedule, payable upon submittal of the review prior to recording.

New fees effective February 16, 2010

Table with 2 columns: Property description and Fee amount. Rows include Properties less than 2 acres (\$307.00), Properties between 2 and 4 acres (\$821.00), Properties greater than 4 acres (\$1,592.00), Infill Subdivision of 3 or fewer lots (\$307.00), and Infill subdivision of 4 or more lots (\$564.00).

If expedited additional fee required at time of submittal and additional fees will be paid based on review time \$720.00

Submittal fee covers two review cycles and file closeout.

Additional fee equal to the cost of your original submittal fee is required for every single subsequent review after two reviews.