



Development SERVICES

FIRE • INSPECTIONS • PLANNING
PUBLIC UTILITIES • PUBLIC WORKS

5-1-11

Customer Service Center
One Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-516-2495
Fax 919-516-2685

Preliminary Development Plan Application

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 or City Council <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing * <input type="checkbox"/> Multifamily (Infill)*	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Infill Subdivision* <input type="checkbox"/> Infill Recombination* <input checked="" type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number <i>292805</i>
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name Water Garden Subdivision

Proposed Use Cluster Subdivision Allowing Residential Use

Property Address(es) 8408 Glenwood Avenue, Raleigh, NC 27612

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

P.I.N. 0777861245	P.I.N.	P.I.N.	P.I.N.
-------------------	--------	--------	--------

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: Cluster Subdivision

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. Cluster Subdivision in the TD zoning district with overall net density no greater than twenty dwellings per acres net (20 DU/Acre)
--	--

PLANNING COMMISSION OR CITY COUNCIL REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. N/A
---	---

CLIENT (Owner or Developer)	Company DHIC, Inc.		
	Name (s) Sam Eyre		
	Address 113 South Wilmington Street, Raleigh, NC 27601		
	Phone 919-832-4345	Email Sam@dhic.org	Fax 919-832-2206

CONSULTANT (Contact Person for Plans)	Company JDavis Architects, PLLC		
	Name (s) David Brown		
	Address 510 Glenwood Avenue/Suite 201, Raleigh, NC 27603		

Phone 919-835-1500

Email davidb@jdavisarchitects.com

Fax 919-835-1510

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

Has your project previously been through the pre-submittal process? If yes, provide the transaction #

Zoning Information	Building Information
Zoning District(s) TD	Proposed building use(s) Future Residential
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross 6427 SF - to be demolished
Overlay District N/A	Proposed Building(s) sq. ft. gross TBD - Subdivision Only
Total Site Acres 11.310 AC Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) TBD - Subdivision Only
Off street parking Required N/A Provided N/A	Proposed height of building(s) TBD - Subdivision Only
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) TBD - Subdivision Only
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 1.32 ac acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface TBD - Subdivision Only acres/square feet	If Yes, please provide
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Alluvial Soils W & Wy Flood Study N/A FEMA Map Panel # 0777

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 subject property is designated by the 2030 Comprehensive Plan's Future Land Use Map for Community Retail Mixed Use, a high intensity and high density land use designation that specifically includes residential density to support the retail node. In addition the property fronts on major arterial (Glenwood Ave) and a collector (Marvino Lane) and is in close proximity to already established retail area with services that support residential land use. It is anticipated that in the future additional transit services will be available in the area of the subject property. These criteria indicate that medium density to high density residential use is an appropriate and consistent use of the property and would be in conformity with the Comprehensive Plan.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots N/A Detached Attached	11. Total number of Open Space (only) lots 1
2. Total # Of Single Family Lots N/A	12. Total number of all lots 3
3. Total # Of Apartment Or Condominium Units 148 Anticipated; 452 Max.	13. Is your project a cluster unit development? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
4. Total # Of Congregate Care Or Life Care Dwelling Units TBD - Subdivision Only - 88 Anticipated	If Yes, please answer the questions below: a) Total number of Townhouse Lots None b) Total number of Single Family Lots None c) Total number of Group Housing Units 148 Anticipated d) Total number of Open Space Lots 1 e) Minimum Lot Size 0.32 acre (Open Space: Lot 3) f) Total Number of Phases 2 g) Perimeter Protective Yard Provided <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No h) Must provide open space quotient per City Code 10-3071 (5)
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) 148 Anticipated	
8. Bedroom Units 1br TBD 2br TBD 3br TBD 4br or more N/A	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 13.09 Anticipated	
10. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	

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 F. Brown/JDAVIS Architects _____ 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.

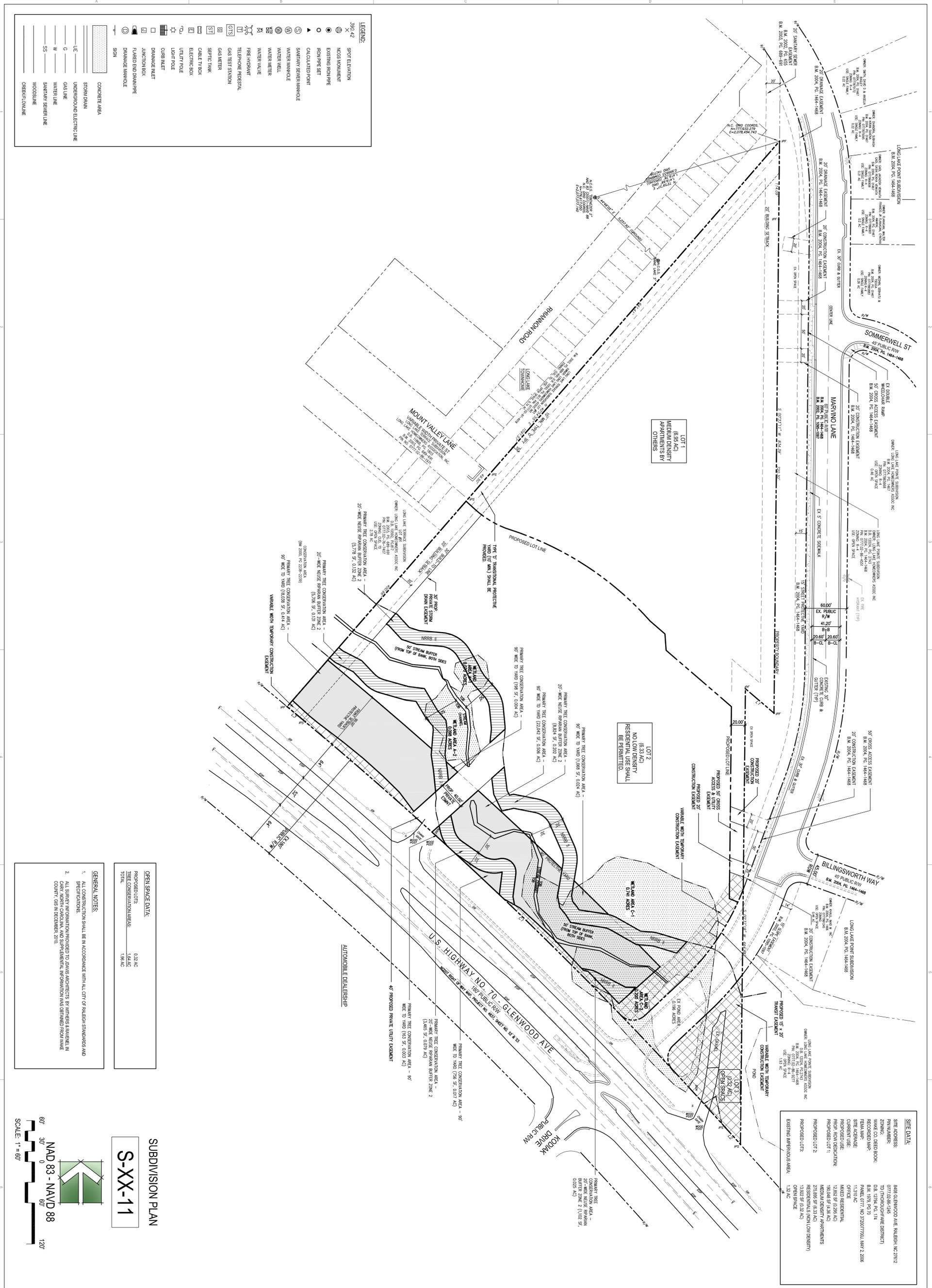
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed _____ Date _____
 Signed _____ Date _____

David F. Brown
Block Mountain Development LLC

Section B

	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"/>		<input checked="" type="checkbox"/>		
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>		<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"/>	<input checked="" 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"/>		<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 type="checkbox"/>	<input checked="" type="checkbox"/>		
c) Proposed Site, Subdivision Plan, or Recombination Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
e) Proposed Utility Plan, including Fire	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<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"/>			<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"/>			<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"/>		<input checked="" type="checkbox"/>		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		<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"/>		<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"/>		<input checked="" type="checkbox"/>		
10. Digital copy of only the site plan and elevations. The purpose of this image is to illustrate the basic character of the preliminary plan. It should contain only such basic information as: building outline, landscaping, parking and drives, stormwater facilities, and lot boundary. The digital image should be provided in the form of .pdf on a CD. If the plan was not digitally created, provide an 8 ½" x 11" reduction of the plan. 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"/>		<input checked="" type="checkbox"/>		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>



OPEN SPACE DATA:

PROPOSED LOTS	0.23 AC
TREE CONSERVATION AREAS	1.64 AC
TOTAL	1.86 AC

SUBDIVISION PLAN
S-XX-11

- GENERAL NOTES:**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
 2. ALL SURVEY INFORMATION PROVIDED TO DWAS ARCHITECTS BY WITNESS & PARTNER, IN CHARGE, NORTH CAROLINA, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WITNESS COUNTY GIS IN DECEMBER, 2010.

SITE DATA:

SITE ADDRESS:	8408 GLENWOOD AVE, RALEIGH, NC 27612
PLAT NUMBER:	0777-0238-1246
ZONING:	TD (TRADITIONAL RESIDENTIAL)
WAKE CO. ZONED BOOK:	D.B. 1234 P.C. 174
RECORDED MAP:	B.M. 1234 P.C. 174
FEU MAP #:	PANEL 0777 NO. 27207700 LAMV 2 2008
SITE NUMBER:	11310
PROPOSED USE:	MED-DENSITY APARTMENTS
PROP. NOW DEDICATED:	7,480 SF (0.25 AC)
PROPOSED LOT 1:	19,008 SF (4.38 AC)
PROPOSED LOT 2:	275,859 SF (6.33 AC)
RESIDENTIAL NON-COM (CONSRMT)	RESIDENTIAL NON-COM (CONSRMT)
PROPOSED LOTS:	2 (0.23 AC)
EXISTING IMPROVEMENTS AREA:	1.32 AC

©2011, DAVIS ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF JDAVIS ARCHITECTS, PLLC

PRELIMINARY

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

dhic Building Homes.
Creating Opportunities
In the Triangle Area Since 1974

Water Garden Subdivision Plan
8408 Glenwood Avenue Raleigh, North Carolina 27612

JDAVIS ARCHITECTS

510 Glenwood Ave., Suite 201 | Raleigh, NC 27603 | tel 919.835.1500 | fax 919.835.1510

TRANSACTION NO: XXXXXX (TYPE)
S-XX-11

PROJECT:	DHIC-08130	DATE:	01.20.2011
ISSUE:	Preliminary Subdivision		01.20.2011
DESIGNER:			
CHECKED BY:	SB		
CONTENT:	SUBDIVISION PLAN		

L3.1