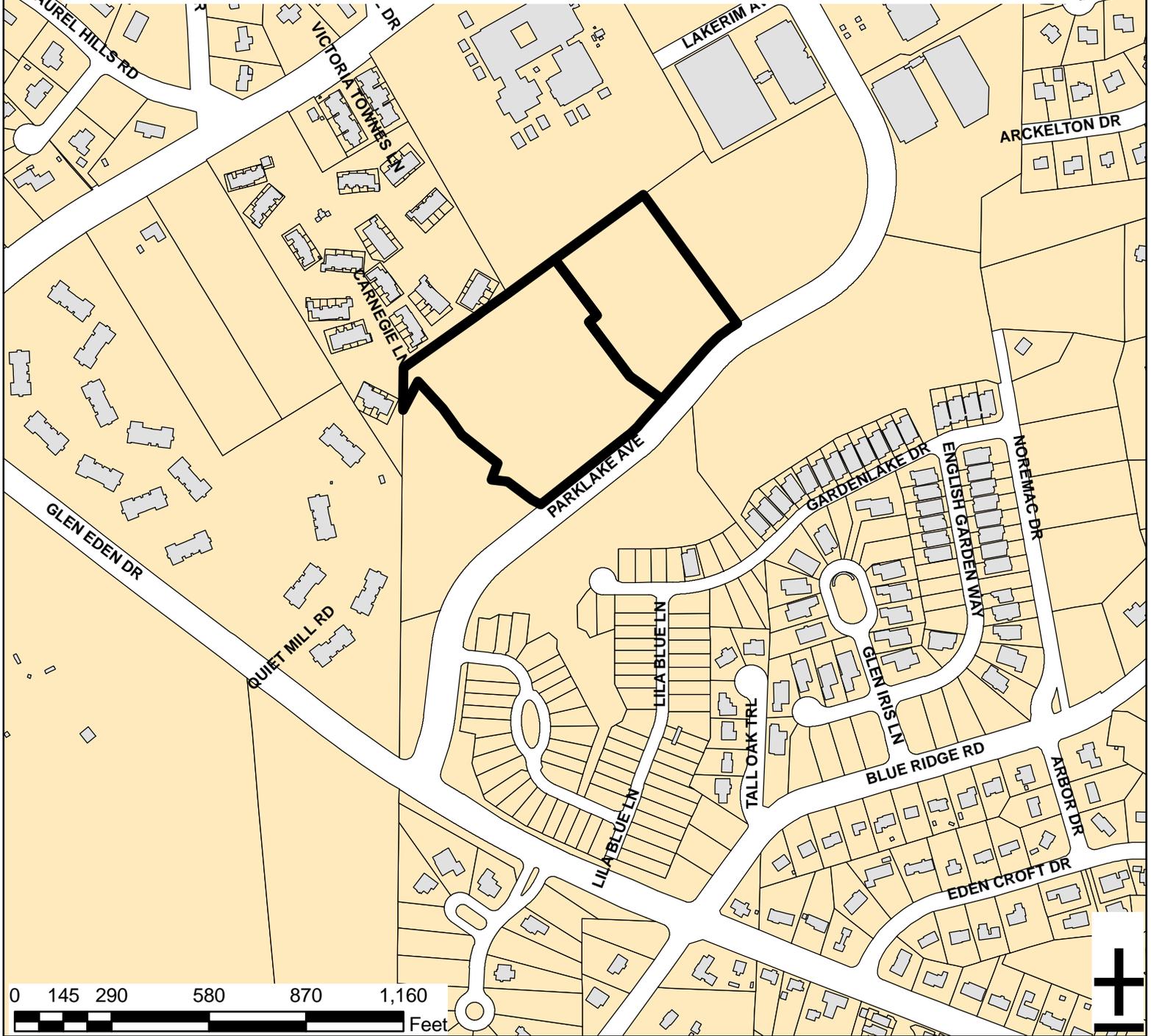


GLENLAKE GARDENS REVISION S-14-2011



Zoning:	R-10, O&I-1 NBCUD,	Number of Lots:	74
CAC:	NORTHWEST	Planner:	ERIC HODGE
Drainage Basin:	CRABTREE	Phone:	(919) 516-2639
Acreage:	10.48	Applicant Contact:	WITHERS & RAVENEL
		Phone:	(919) 469-3340



Development SERVICES

FIRE • INSPECTIONS • PLANNING
PUBLIC UTILITIES • PUBLIC WORKS

#1

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

5-14-11

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 310422
<p>* May require Planning Commission or City Council Approval</p>		

Section A

GENERAL INFORMATION

Development Name GlenLake Gardens - *Revision*

Proposed Use Single-family Residential

Property Address(es) 4111 Parklake Ave & 4121 Parklake Ave

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

P.I.N. 0795182294 P.I.N. 0795186520 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:

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. Project is within the parameters set forth for the current zoning. We are not requesting a variance.
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. NA
CLIENT (Owner or Developer)	Company Ashton Raleigh Residential, LLC
	Name (s) Hampton Pitts
	Address 4601 Six Forks Rd., Suite 121 Raleigh, NC 27609
	Phone 919-232-5100 Email hpitts@ashtonwoods.com Fax 919-232-5105
CONSULTANT (Contact Person for Plans)	Company Withers & Ravenel
	Name (s) Dale Werenko, PE
	111 MacKenan Dr. Cary, NC 27511 919-469-3340 dwerenko@withersravenel.com 919-467-6008

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

Has your project previously been through the pre-submittal process? If yes, provide the transaction # 306489

Zoning Information	Building Information
Zoning District(s) R-10 CUD	Proposed building use(s) Single-family Dwellings
If more than one district, provide the acreage of each NA	Existing Building(s) sq. ft. gross NA
Overlay District PB	Proposed Building(s) sq. ft. gross NA
Total Site Acres 10.48 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) NA
Off street parking Required 165 Provided 198	Proposed height of building(s)
COA (Certificate of Appropriateness) case # NA	FAR (floor area ratio percentage) NA
BOA (Board of Adjustment) case # A-NA	Building Lot Coverage percentage NA (site plans only)
CUD (Conditional Use District) case # Z-40-06	

Stormwater Information

Existing Impervious Surface 0 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 4.93 / 214,751 acres/square feet	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

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 proposed development is consistent with the Land Use Plan and meets density requirements.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

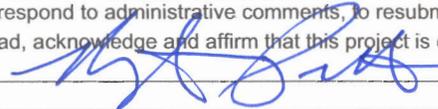
1. Total # Of Townhouse Lots 0 Detached 0 Attached 66	11. Total number of Open Space (only) lots 8
2. Total # Of Single Family Lots 66	12. Total number of all lots 74
3. Total # Of Apartment Or Condominium Units 0	13. Is your project a cluster unit development? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
4. Total # Of Congregate Care Or Life Care Dwelling Units 0	If Yes, please answer the questions below: a) Total number of Townhouse Lots 66 b) Total number of Single Family Lots 0 c) Total number of Group Housing Units 0 d) Total number of Open Space Lots 8 e) Minimum Lot Size 3,796 sf f) Total Number of Phases 2 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) 45,738sf, .25x1443LF=360.75LF 45,738/360.75 = 126.79 127
5. Total # Of Mobile Home Lots 0	
6. Total Number of Hotel Units 0	
7. Overall Total # Of Dwelling Units (1-6 Above) 66	
8. Bedroom Units 1br 2br 3br 66 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 6.30 du/ac	
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 Dale Werenko, PE / Withers & Ravenel 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.

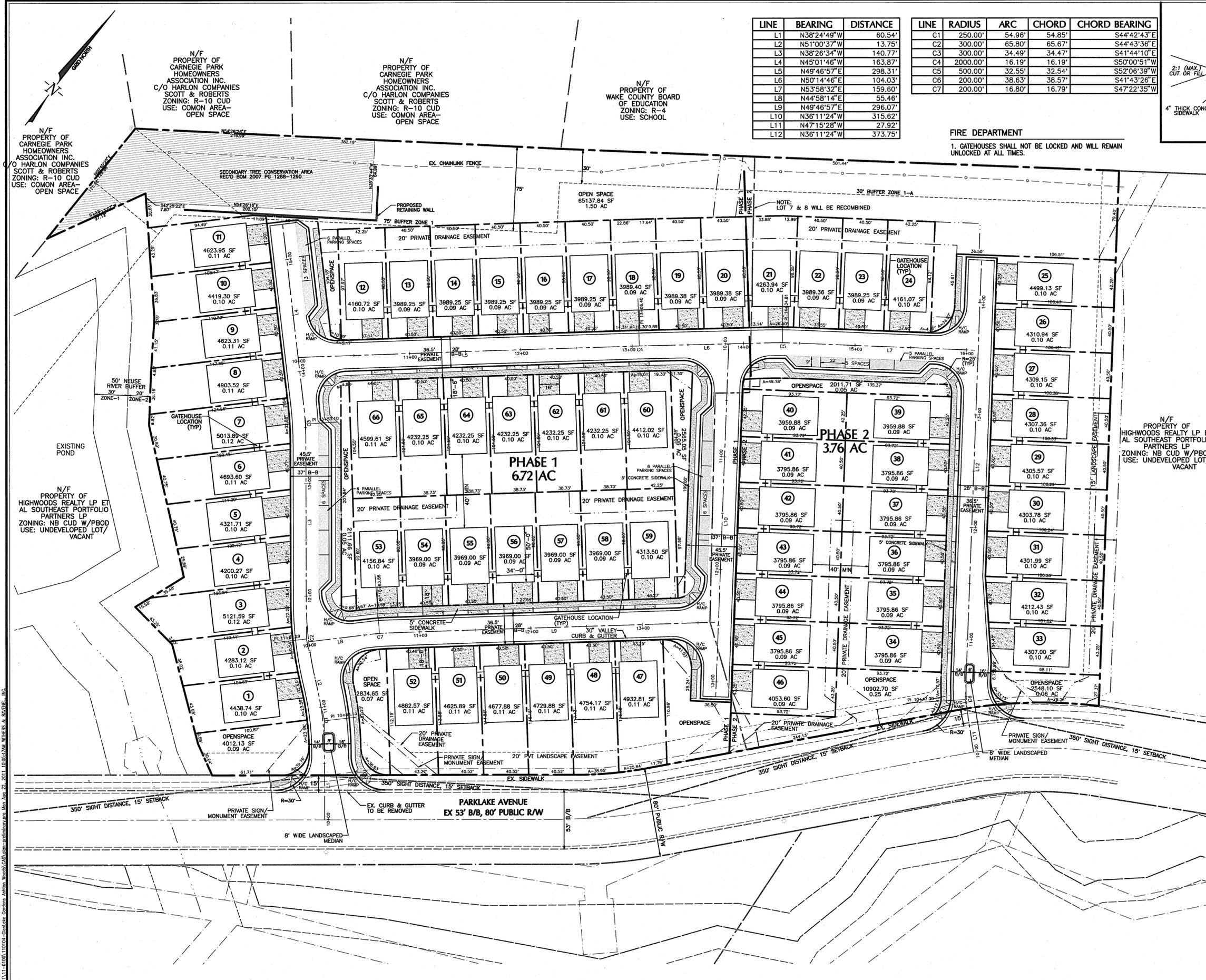
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed  Date 8.17.11

Signed _____ Date _____

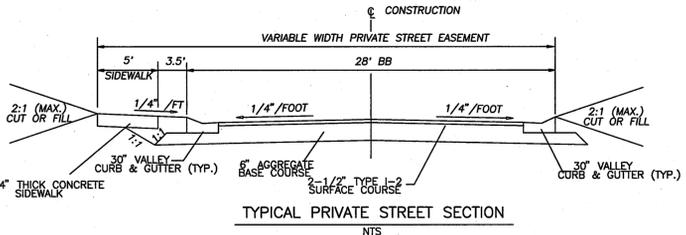
Section B

	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<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"/>			<input checked="" type="checkbox"/>
6. 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"/>		<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"/>				
10. Digital copy of only the plan and elevations, if applicable. 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 1/2" 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"/>			
12. Preliminary stormwater quantity and quality summary and calculations package	<input 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"/>			



LINE	BEARING	DISTANCE
L1	N38°24'49"W	60.54'
L2	N51°00'37"W	13.75'
L3	N38°26'34"W	140.77'
L4	N45°01'46"W	163.87'
L5	N49°46'57"E	298.31'
L6	N50°14'46"E	104.03'
L7	N53°58'32"E	159.60'
L8	N44°58'14"E	55.46'
L9	N49°46'57"E	296.07'
L10	N36°11'24"W	315.62'
L11	N47°15'28"W	27.92'
L12	N36°11'24"W	373.75'

LINE	RADIUS	ARC	CHORD	CHORD BEARING
C1	250.00'	54.96'	54.85'	S44°42'43"E
C2	300.00'	65.80'	65.67'	S44°43'36"E
C3	300.00'	34.49'	34.47'	S41°44'10"E
C4	2000.00'	16.19'	16.19'	S50°00'51"W
C5	500.00'	32.55'	32.54'	S52°06'39"W
C6	200.00'	38.63'	38.57'	S41°43'26"E
C7	200.00'	16.80'	16.79'	S47°22'35"W



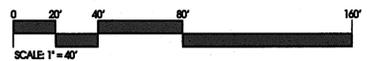
FIRE DEPARTMENT
 1. GATEHOUSES SHALL NOT BE LOCKED AND WILL REMAIN UNLOCKED AT ALL TIMES.

SUBDIVISION DATA TABLE

DEVELOPMENT NAME:	GLENLAKE GARDENS
LOCATION:	PARKLAKE AVENUE
TYPE OF DEVELOPMENT:	ATTACHED RESIDENTIAL TOWNHOMES
WAKE COUNTY P.L.N.:	0795-18-2294 0795-18-6520
INSIDE CITY LIMITS:	YES
ZONING DISTRICT:	R-10 CUD W/PBOD (CLUSTER)
TOTAL GROSS ACREAGE:	10.48 AC
NUMBER OF LOTS:	66
PROPOSED DENSITY (DU/AC):	6.30
AVERAGE GRADIENT FOR 10 AC:	1%
OPEN SPACE CALCULATIONS	
OPEN SPACE REQUIRED:	(10.48 AC x 10%) = 1.05 AC
OPEN SPACE PROVIDED:	92,124 SF; 2.11 AC
OPEN SPACE QUOTIENT:	127
IMPERVIOUS SURFACE CALCULATIONS	
BUILDINGS (SF):	131,204
(AC):	3.01
DRIVEWAYS (SF):	23,670
(AC):	0.54
STREETS (SF):	66,772
(AC):	1.53
SIDEWALKS (SF):	10,270
(AC):	0.24
% OF IMPERVIOUS SURFACE:	(5.32 AC/10.48 AC) = 50.1%
LINEAR FEET OF PUBLIC STREETS:	
PUBLIC STREET R/W:	0 LF
(ALL INTERNAL STREETS TO BE PRIVATE)	0 AC.
DRIVEWAY LENGTH:	18' MIN.
LF OF UTILITIES (PRIVATE):	
8" SANITARY SEWER (FT):	2,086
8" WATER LINE (FT):	2,082
4" WATER LINE (FT):	286
PARKING REQUIREMENTS:	
REQUIRED (2.5 SPACES PER LOT FOR 3 BR UNITS)	165
PROVIDED:	165
ALL UNITS HAVE 2 CAR GARAGES (18' MIN. WIDTH)	198
3 SPACES PER UNIT x 66 UNITS	198
ADDITIONAL PARALLEL PARKING SPACES	20
MINIMUM SETBACKS (CLUSTER DEVELOPMENT SEC 10-2101)	
SIDE-SIDE WITHOUT WINDOWS <45'	10'
SIDE-SIDE WITH WINDOWS <45'	15'
SIDE-SIDE >45'	10'
WALL W/ WINDOW TO PATIO	40'
FRONT SETBACK TO PRIVATE STREET	5'
REAR YARD NOT ABUTTING STREET	20'
AVERAGE LOT SIZE (SF):	
MINIMUM LOT SIZE (SF):	4,170 SF
MINIMUM LOT DEPTH (LF):	3,796 SF
BUILDING HEIGHT:	93.72'
BUILDING SQUARE FOOTAGE:	
VARIABLES	31'-0" (MIN) - 35'-4" (MAX) ABOVE FINISH FLOOR
VARIABLES	2,625 SF (MIN) - 3,047 SF (MAX) WITH 450 SF GARAGE
NUMBER OF BUILDING TYPES:	
NUMBER OF 2 BEDROOM UNITS:	0
NUMBER OF 3 BEDROOM UNITS:	66
GENERAL NOTES	

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS & SPECIFICATIONS.
- BOUNDARY INFORMATION TAKEN FROM RECORDED PLATS BM2007 PG 1288-1290.
- THE INTERSECTION OF RIGHTS-OF-WAY SHALL BE MAINTAINED WITH A RADIUS OF 20 FEET UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- OPEN SPACE WITHIN THE DEVELOPMENT SHALL BE MAINTAINED BY THE OWNER AND/OR HOMEOWNER'S ASSOCIATION.
- PUBLIC ACCESS EASEMENT EXTENDS FROM BACK OF SIDEWALK TO 2.5 FEET BEYOND BACK OF CURB WHEN NO SIDEWALK EXISTS.
- WITHIN THE AREA DEFINED BY THE SIGHT DISTANCE TRIANGLE AND THE RIGHT OF WAY (PUBLIC STREETS) AND/OR BACK OF CURB (PRIVATE ACCESS STREETS), THERE SHALL BE NO SIGN OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMING OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND 8 FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
- SIGHT TRIANGLE SIZES:
 INTERNAL STREETS: 10'x250'
 PARK LAKE DRIVE: 15'x350'
 THE CONTRACTOR SHALL CLEAR AND GRUB ALL SIGHT DISTANCE TRIANGLES AND ALL INTERNAL SUBDIVISION STREET INTERSECTIONS AS NOTED ABOVE.
- RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 100' OF ALL PUBLIC STREET INTERSECTIONS.
- STORMWATER MANAGEMENT PLAN PREPARED BY PIEDMONT LAND DESIGN AND PREVIOUSLY APPROVED.
- PER APPROVED NITROGEN PLAN, THE ALLOTTED % IMPERVIOUS SURFACE IS 60%. THE ACTUAL PROJECT IMPERVIOUS SURFACE IS 47.0%.
- SOLID WASTE COLLECTION WILL BE PROVIDED BY CITY OF RALEIGH PUBLIC WORKS WITH ROLL-OUT CARTS.
- THE GATEHOUSE LOCATIONS BETWEEN UNITS HAVE BEEN APPROVED BY ZONING INSPECTIONS.

PRELIMINARY
 NOT APPROVED FOR CONSTRUCTION



No.	Revision	Date	By

Designer: W&R Scale: 1" = 40'
 Drawn By: DW Date: 2011.08.22
 Checked By: DW Job No: 211010400

GLENLAKE GARDENS
 WAKE COUNTY NORTH CAROLINA

PRELIMINARY SITE PLAN

WITHERS & RAVENEL

ENGINEERS | PLANNERS | SURVEYORS

111 MacKenzie Drive Cary, North Carolina 27511 tel: 919-469-3340 fax: 919-467-6008 www.withersravenel.com License No. C-832

Sheet No. **3 of 6**