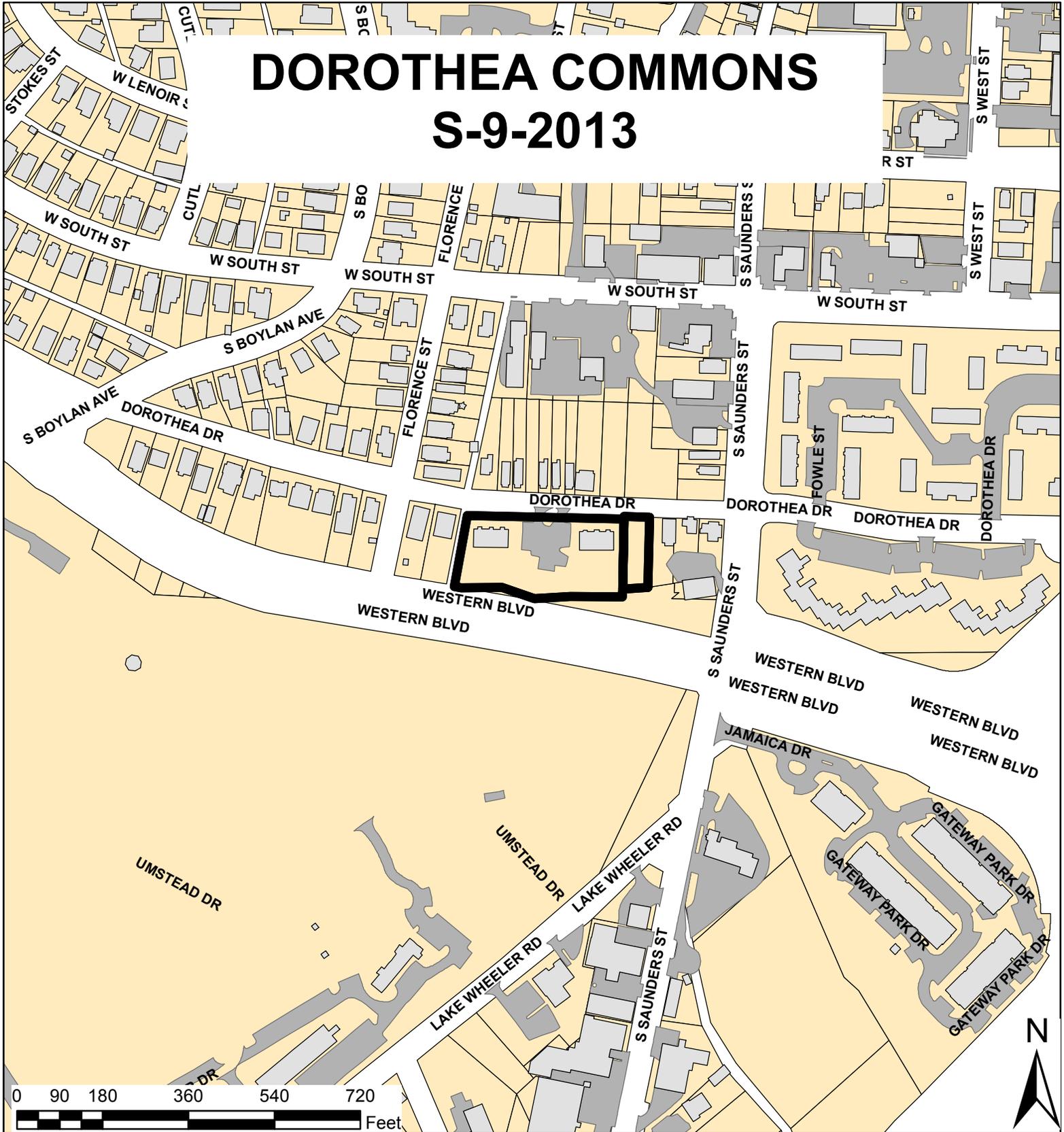


# DOROTHEA COMMONS

## S-9-2013



Zoning: **R-20 CUD, PPD**  
CAC: **Central**  
Drainage Basin: **Rocky Branch**  
Acreage: **1.44**

Number of Lots:  
Planner:  
Phone:  
Applicant Contact:  
Phone:

**9**  
**Eric Hodge**  
**(919) 996-2639**  
**Land Design**  
**(919) 838-9331**



# Planning & Development

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

*5-9-2013*

**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 checked="" type="checkbox"/> Subdivision* <input type="checkbox"/> Infill Subdivision* <input type="checkbox"/> Infill Recombination* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	<b>Transaction Number</b>  <i>354513</i>
<small>* May require Planning Commission or City Council Approval</small>		

**Section A**

*59-13*

**GENERAL INFORMATION**

Development Name Dorothea Commons

Proposed Use Single Family Residential

Property Address(es) 627 Dorothea Dr., Raleigh, NC 27603; 607 Dorothea Dr., Raleigh, NC 27603

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

P.I.N. 1703359714      P.I.N. 1703451780      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. <b>Dorothea Commons was approved as a Master Plan PDD.</b>		
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.		
CLIENT (Owner or Developer)	Company Dorothea Drive Brownstones, LLC		
	Name (s) Richard Johnson		
	Address 514-338 Daniels St., Raleigh, NC 27605		
	Phone 919.271.1021	Email Richard-cityspace@nc.rr.com	Fax 919.747.4959
CONSULTANT (Contact Person for Plans)	Company LandDesign		
	Name (s) David Gastel		
	Address 19 W Hargett St., Raleigh, NC 27601		
	Phone 919.838.9331	Email dgastel@landdesign.com	Fax 919.800.3583

*map-1703.10 Central CAC, Planned Develop. Overlay R-20 COD (MP-1-11) Rocky Drainage*

**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) CUD R-20	Proposed building use(s) Single Family Residential
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross 5138
Overlay District N/A	Proposed Building(s) sq. ft. gross 12988
Total Site Acres 1.44 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 12988
Off street parking Required No Provided N/A	Proposed height of building(s) Unknown
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) Unknown
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage Unknown (site plans only)
CUD (Conditional Use District) case # Z-	

**Stormwater Information**

Existing Impervious Surface 0.357 Acres	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 0.642 Acres	<b>If Yes, please provide</b>
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 future land use map categorizes this site as Moderate Density Residential in the 2030 plan. This allows densities of 6-14 units per acre. This site is currently zoned CUD R-20, which specifies that the residential density shall not exceed fourteen (14) dwelling units per acre.

**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 0
2. Total # Of Single Family Lots 19	12. Total number of all lots 19
3. Total # Of Apartment Or Condominium Units N/A	13. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4. Total # Of Congregate Care Or Life Care Dwelling Units N/A	<b>If Yes, please answer the questions below:</b> a) Total number of Townhouse Lots b) Total number of Single Family Lots c) Total number of Group Housing Units d) Total number of Open Space Lots e) Minimum Lot Size f) Total Number of Phases g) Perimeter Protective Yard Provided <input 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) 19	
8. Bedroom Units 1br 2br X 3br X 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 13.19	
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)**

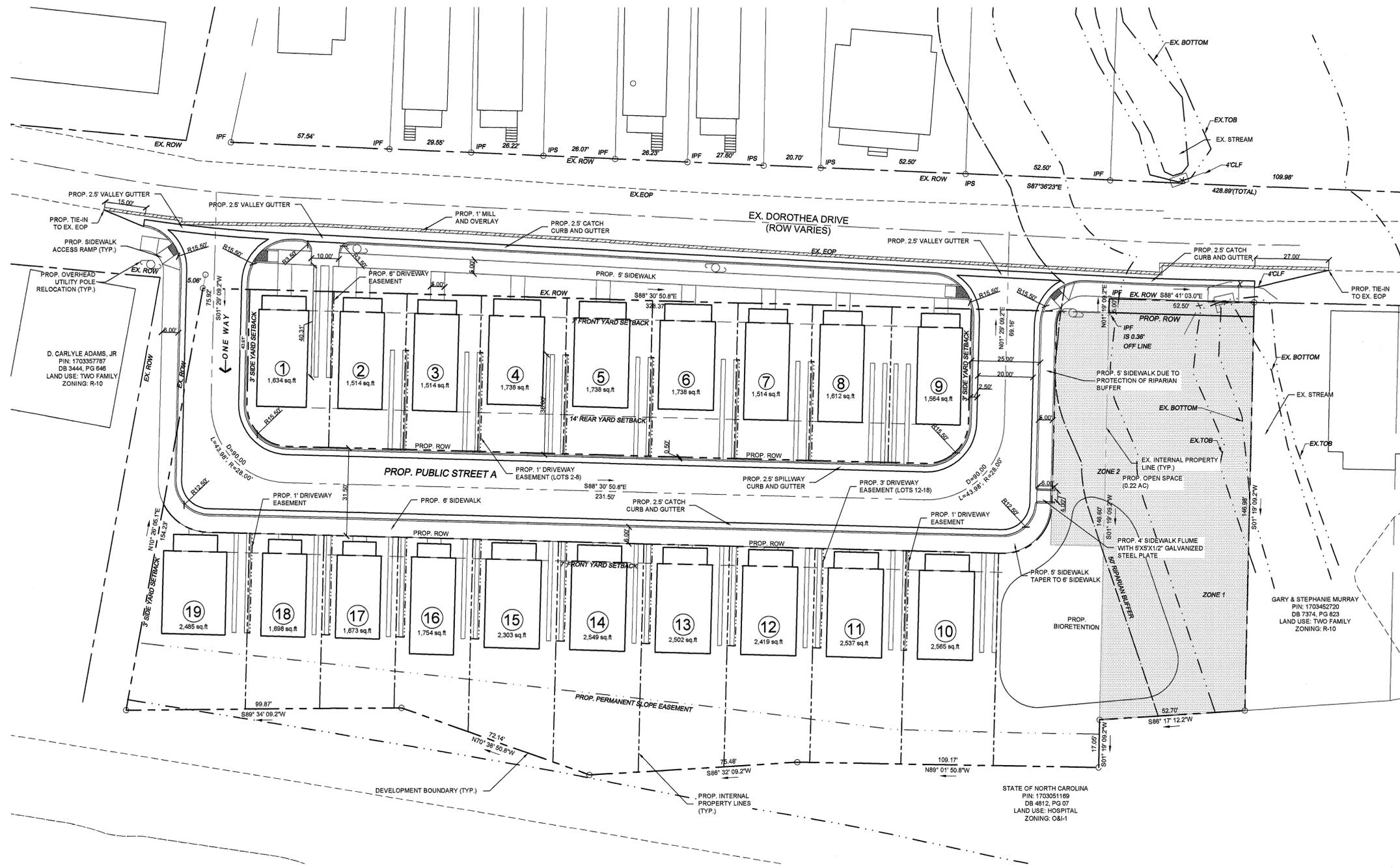
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate David Gastel 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 2/7/2013  
 Signed \_\_\_\_\_ Date 2/7/2013

Section B					
	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<b>General Requirements</b>					
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"/>		✓		
2. <u>Preliminary Development Plan Application</u> completed and signed by the property owner	<input checked="" type="checkbox"/>			✓	
3. Client must complete and print page 1 and 2 of the <u>Preliminary Development Plan Application</u> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
4. I have referenced the <u>Preliminary Development Plan Checklist</u> 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"/>				
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"/>		✓		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site, Subdivision Plan, or Recombination 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	<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"/>	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input 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"/>		✓		
7. Plan size 18"x24" or 24"x36"	<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"/>		✓		
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. 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"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input 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"/>			✓



**DEVELOPMENT SUMMARY:**

PARCEL ID#:	1703359714, 1703451780
PROPERTY OWNER:	CONSOLIDATED REAL ESTATE, LLC 514 DANIELS ST STE 338 RALEIGH NC 27805-1317 HM INTERNATIONAL HOLDINGS, LLC PO BOX 699 CARY NC 27512-0699
EXISTING ZONING:	CUD R-20
USE:	EXISTING: APARTMENTS PROPOSED: SINGLE FAMILY RESIDENTIAL
SITE ACREAGE:	± 1.44 ACRES
DENSITY:	19 LOTS
OPEN SPACE:	REQUIRED: ± 0.22 (15% OF ± 1.44 ACRES) PROVIDED: ± 0.22 ACRES (15.0%)
LOT REQUIREMENTS / YARDS:	LOT SIZE: 1500 SF MIN. LOT WIDTH: 16 FT MIN. FRONT YARD: 7 FT MIN WITH ALLOWANCE FOR OPEN PORCHES SIDE YARD: 11 FT AGGREGATE, 0 FT MINIMUM CORNER SIDE YARD: 3 FT REAR YARD: 14 FT
BUILDING REQUIREMENTS:	HEIGHT: 40 FT, ADD 1 FT ADDITIONAL WIDTH TO EACH REQUIRED DISTRICT YARD SETBACK FOR EACH FOOT OF HEIGHT GREATER THAN 40 FT
PORCH SIZE:	50 SF MIN
PORCH DEPTH:	5 FT MIN

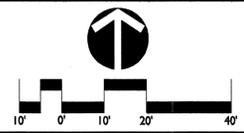
**SITE PLAN NOTES:**

- ALL DIMENSIONS ARE TO BACK OF CURB AND FACE OF BUILDING UNLESS OTHERWISE SHOWN.
- AT TIME OF STAKING, CONTRACTOR TO CONTACT ENGINEER FOR DIGITAL SITE PLAN FILE FOR COORDINATION OF STAKING.
- SHOULD ANY DISCREPANCIES OR ERRORS BETWEEN COORDINATE POINTS AND DIMENSIONS OR OMISSIONS OF CRITICAL STAKING INFORMATION BE DISCOVERED, CONTACT THE ENGINEER IMMEDIATELY FOR A COORDINATED SOLUTION.
- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS. MINIMUM CORNER CLEARANCE FROM CURB LINE OF INTERSECTION STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY.
- STOP BEFORE YOU DIG. CALL THE NORTH CAROLINA ONE-CALL CENTER AT (800) 632-4849. IT'S THE LAW.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING BENCHMARKS AND OTHER REFERENCE POINTS THROUGHOUT THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF ALL CONSTRUCTION ELEMENTS. ALL DISCREPANCIES IN DIMENSIONING SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT AND OWNER IMMEDIATELY.
- WHEN DETAILS ARE PROVIDED, CONTRACTOR SHALL CONSTRUCT JOB PER SPECIFIC DETAILS, AND NOT BY SCALING FROM THESE PLANS.
- ALL IMPROVEMENTS AND WORK SHALL BE IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE STATE AND LOCAL STANDARDS. IN THE ABSENCE OF SPECIFIC PRODUCT SPECIFICATIONS OR CONSTRUCTION PROCEDURES, CONTRACTOR SHALL REFER TO THE 2012 NCDOT STANDARD SPECIFICATIONS FOR ROAD AND STRUCTURES.
- IF A CONFLICT EXISTS BETWEEN SPECIFICATIONS ON THESE PLANS AND SPECIFICATIONS REFERENCED ON THESE PLANS, THE CONTRACTOR WILL BE HELD TO THE STRICTER SPECIFICATION.
- IF A CONFLICT EXISTS BETWEEN SPECIFICATIONS AND DETAILS ON THESE PLANS AND MANUFACTURERS RECOMMENDATIONS, THE CONTRACTOR WILL BE HELD TO THE STRICTER SPECIFICATION.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SITE IN A MANNER SUCH THAT WORKERS, OWNERS REPRESENTATIVES, AND THE GENERAL PUBLIC IS PROTECTED FROM HARM. CONTRACTOR MAY INSTALL TEMPORARY PERIMETER FENCING AS APPROVED BY THE OWNER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO INSTALLATION OF FENCING.
- CONTRACTOR SHALL VERIFY THAT ALL REQUIRED ENCROACHMENT PERMITS ARE IN PLACE BEFORE WORKING IN ANY EASEMENTS AND RIGHT-OF-WAYS. CONTRACTOR SHALL ADHERE TO ALL CONDITIONS AND PROVISIONS OF THE ENCROACHMENT DOCUMENTS.
- CONTRACTOR SHALL ADHERE TO ALL CONDITIONS AND PROVISIONS OF THE PROJECT PERMITS AND APPROVALS INCLUDING, BUT NOT LIMITED TO, DRIVEWAY PERMITS, GRADING PERMIT AND "APPROVED AS NOTED" COMMENTS. CONTRACTOR SHALL IMMEDIATELY REPORT ANY DISCREPANCIES BETWEEN CONDITIONS/PROVISIONS AND CONSTRUCTION DOCUMENTS TO LANDSCAPE ARCHITECT AND OWNER.
- THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
- CONTRACTOR SHALL INSTALL PVC SLEEVES UNDER PAVED AREAS FOR UTILITY AND IRRIGATION BEING INSTALLED PRIOR TO PAVING OPERATIONS COMMENCE. COORDINATE WITH EACH UTILITY AND IRRIGATION INSTALLER FOR NUMBER OF SLEEVES, LOCATION, AND SIZE REQUIRED.

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

**DOROTHEA COMMONS**  
**NEIGHBORHOOD DEVELOPMENT**  
DOROTHEA DRIVE BROWNSTONES, LLC; RALEIGH, NC  
**SITE PLAN**

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.



**BEFORE YOU DIG!**  
CALL 1-800-632-4849  
N.C. ONE-CALL CENTER  
IT'S THE LAW!

REVISIONS:

DATE: 02/07/13  
DESIGNED BY: DGG  
DRAWN BY: MEG  
CHECKED BY: DGG  
C.C. BY: MEG  
SCALE: 1" = 20'  
PROJECT #: 7511005  
SHEET #:

**C-2.0**

**LandDesign**  
19 W Hargett Street, Suite 602, Raleigh, NC 27601  
V: 919.803.9331 F: 919.803.3583  
LandDesign.com  
NC Engineering Firm License # C-0658

