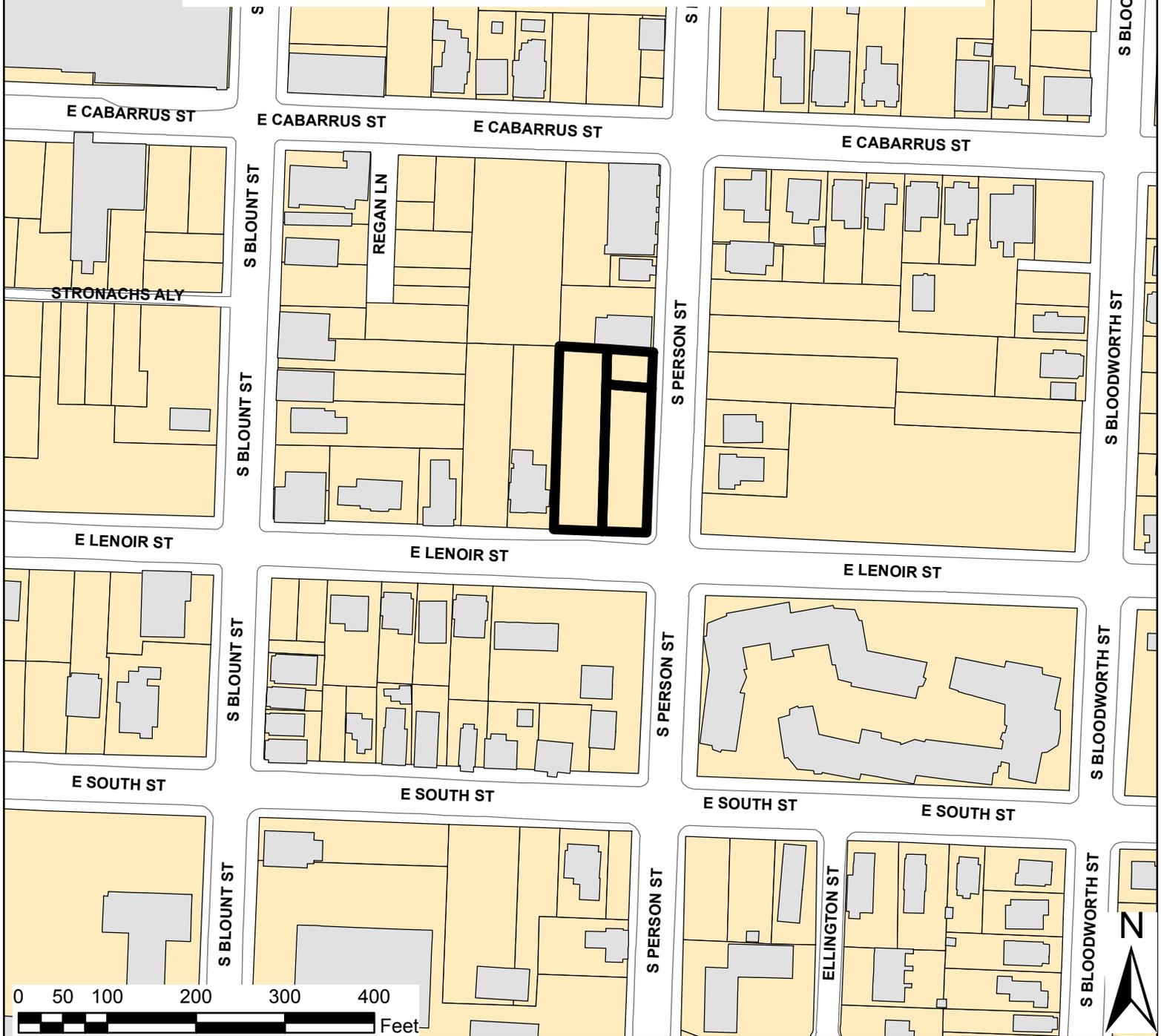


THE 10 AT SOUTH PERSON

S-27-2013



Zoning: **RB, DOD, HOD**
CAC: **Central**
Drainage Basin: **Walnut Creek**
Acreage: **0.50**

Number of Lots: **11**
Planner:
Phone:
Applicant Contact:
Phone:

Meade Bradshaw
(919) 996-2664
Cline Design Associates
(919) 833-6413



Planning & Development

Customer Service Center
 One Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-996-2495
 Fax 919-516-2685

5-27-13

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	Transaction Number 368484
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name	The 10 at South Person		
Proposed Use	Residential Townhouse		
Property Address(es)	Person Street		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
P.I.N. 1703861502 ✓	P.I.N. 1703861551 ✓	P.I.N. 1703861650 ✓	P.I.N.
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> 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. NA		
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. Per City Code Section 10-2132.2 (c)(1) h, townhouse housing developments within a residential district, less than (5) acres in area, and at least (66) percent of the periphery of the development abuts existing residential building lots containing single family detach dwelling.		
CLIENT (Owner or Developer)	Company DHIC		
	Name (s) Drew Robinson		
	Address 113 S. Wilmington Street		
	Phone 919.600.5365	Email Drew@dhic.org	Fax 919.832.2206
CONSULTANT (Contact Person for Plans)	Company Cline Design Associates, PA		
	Name (s) Chris Tingler		
	Address 125 North Harrington Street		
	Phone 919.833.6413	Email christ@clinedesignassoc.com	Fax 919.836.1280

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) RB	Proposed building use(s) Residential Townhouse
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross NA
Overlay District Historic Overlay & Downtown Overlay	Proposed Building(s) sq. ft. gross 16,824
Total Site Acres 0.50 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 16,824
Off street parking Required NA Provided NA	Proposed height of building(s) 33'
COA (Certificate of Appropriateness) case # 074-13-CA	FAR (floor area ratio percentage) NA
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage NA (site plans only)
CUD (Conditional Use District) case # Z-	
Stormwater Information	
Existing Impervious Surface 2,856 sf acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 10,790 sf 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 has been designed to address the public streets with access to the public rights-of-way. The principal buildings are located on the public street edge with parking to the interior of the site. A public sidewalk easement is provided to allow a wider public sidewalk and street trees are provided to enhance the pedestrian streets and to define the street edge. The development seeks to utilize Low Impact Development (LID) techniques with proposed pervious pavement to capture storm water runoff. The architectural concept seeks to provide compatible high quality accent elements discernible from buildings in the area. Several key design elements of the project are brick base, repeated window module, siding over brick foundations, front porches on primary façade, and sensitive massing. These elements are common to the majority of the structures in the area.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots 10 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 10
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	If Yes, please answer the questions below: 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) 10	
8. Bedroom Units 1br 2br 20 3br 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 20 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 Cline Design Associates, PA (Chris Tingler) 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 *Chris Tingler*, CHIC Vice President Date 7/10/2013
 Signed _____ Date _____

Section B

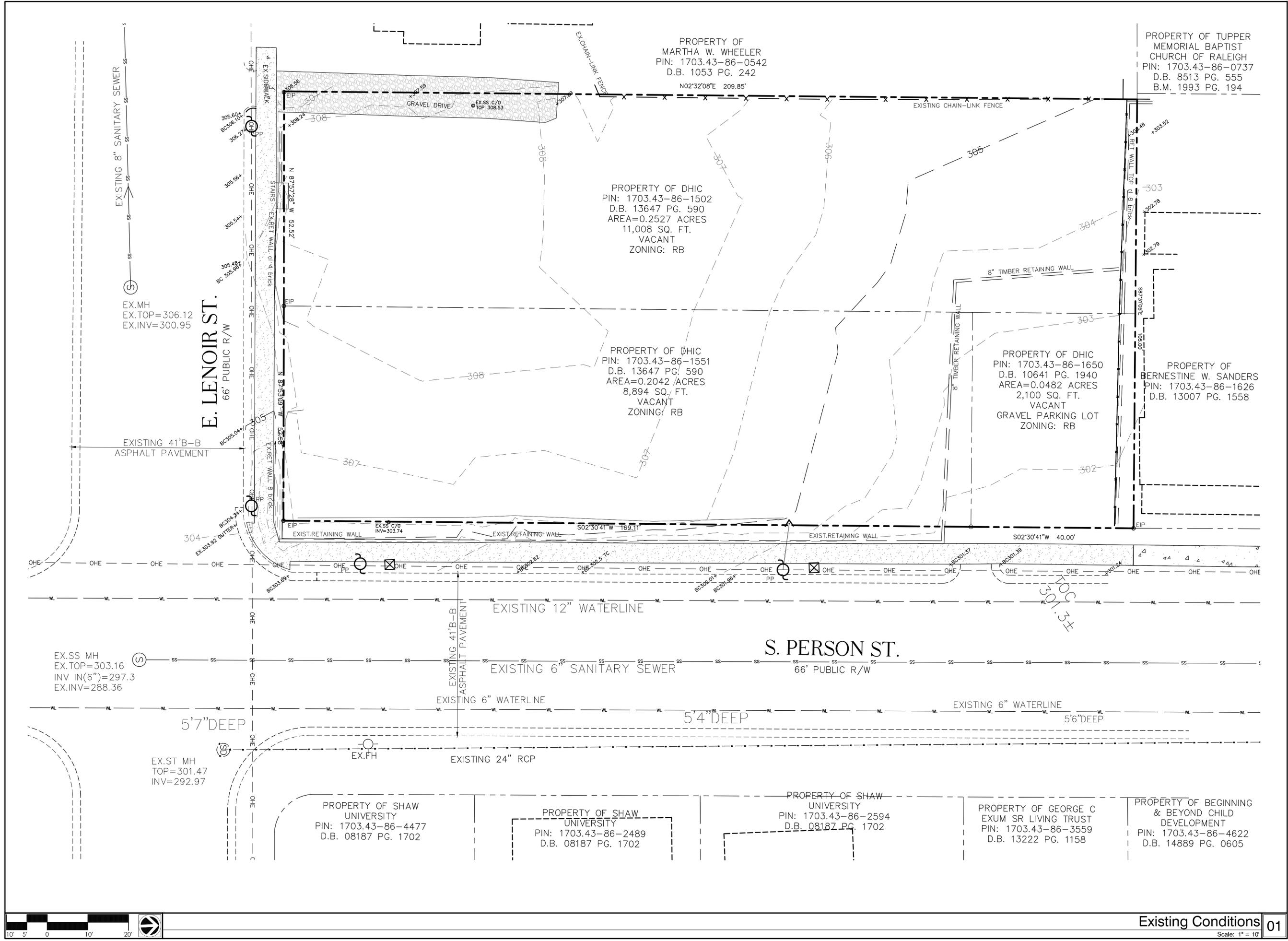
	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>		<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 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<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. <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"/>				
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"/>		<input checked="" type="checkbox"/>		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<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"/>		<input checked="" type="checkbox"/>	

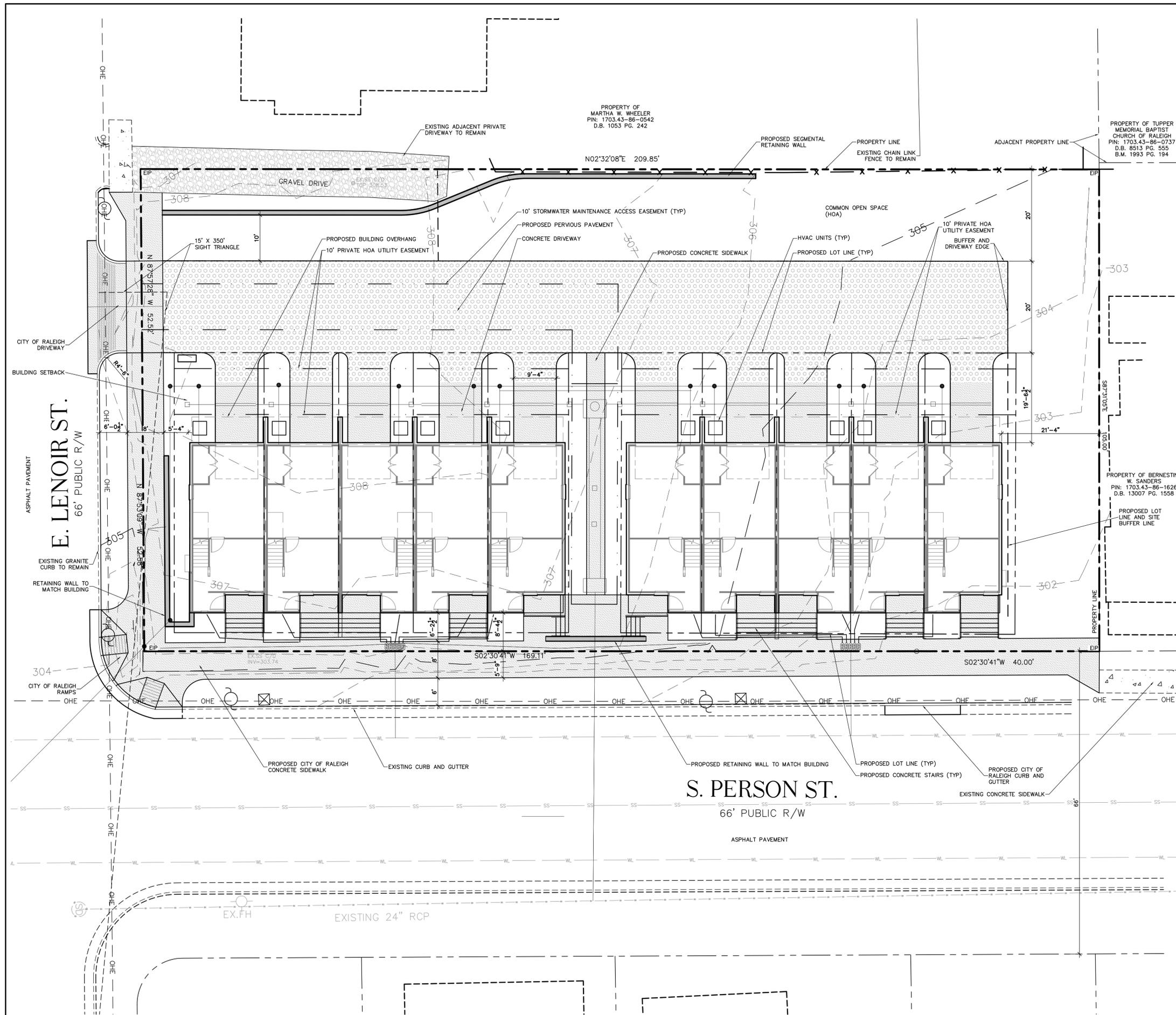


PROJECT: 011064	DATE: 07.10.2013
REVISIONS:	DATE

DRAWN BY:	CT
CHECKED BY:	MWL

Existing
Conditions





- ALL CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH NCDOT AND/OR THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS. ALL NCDOT DRIVEWAY AND/OR ENCROACHMENT PERMITS MUST BE OBTAINED PRIOR TO BUILDING PERMIT ISSUANCE.
- BASE INFORMATION WAS OBTAINED ELECTRONICALLY FROM BASE, NIXON AND KENNEDY, INC, RALEIGH, NORTH CAROLINA.
- WITHIN THE SIGHT TRIANGLES AND SIGHT EASEMENTS SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, PARKED VEHICLE OR OTHER OBJECT. ALL STREET TREES FALLING WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN SHALL BE LIMBED-UP BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION. REFER TO SECTION 10-2086 (A) OF THE RALEIGH CITY CODE FOR ADDITIONAL DETAILS.

General Notes 02

OWNER/DEVELOPER	DHIC 113 S. WILMINGTON STREET RALEIGH, NC 27601-1443
PIN	LOT 1 - 1703.86-1551 LOT 2 - 1703.86-1502 LOT 3 - 1703.86-1650
TOTAL ACREAGE	.51 AC (22,002 SF)
ZONING	RB
DISTRICT	DOWNTOWN OVERLAY
EXISTING USE	VACANT
PROPOSED BUILDINGS	3 STORY, 2 BUILDINGS
PROPOSED USE	MULTIFAMILY RESIDENTIAL
MAXIMUM DENSITY	40 DU./AC
PROPOSED DENSITY	20 DU./AC
MAX. BLDG HEIGHT ALLOWED	40'
MAX. BLDG HEIGHT PROPOSED	±33'

OPEN SPACE	
REQUIRED 5% MINIMUM =	1,100 SF (22,002 X 5%)
PROPOSED	5,375 SF (24%)



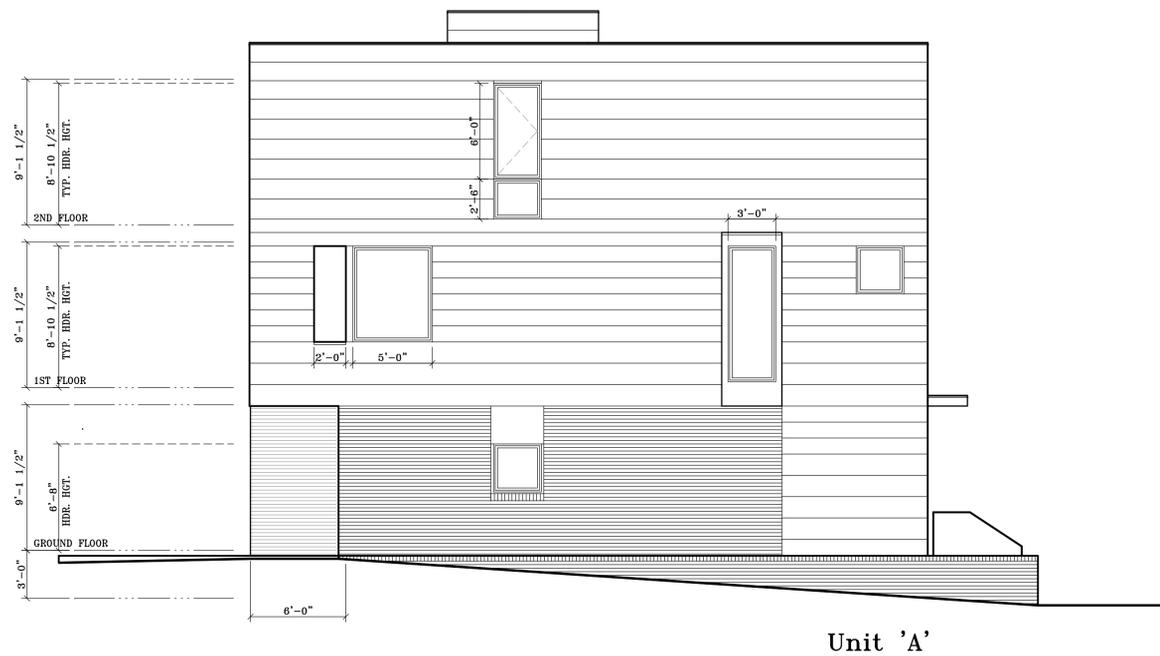
**PRELIMINARY
NOT FOR
CONSTRUCTION**



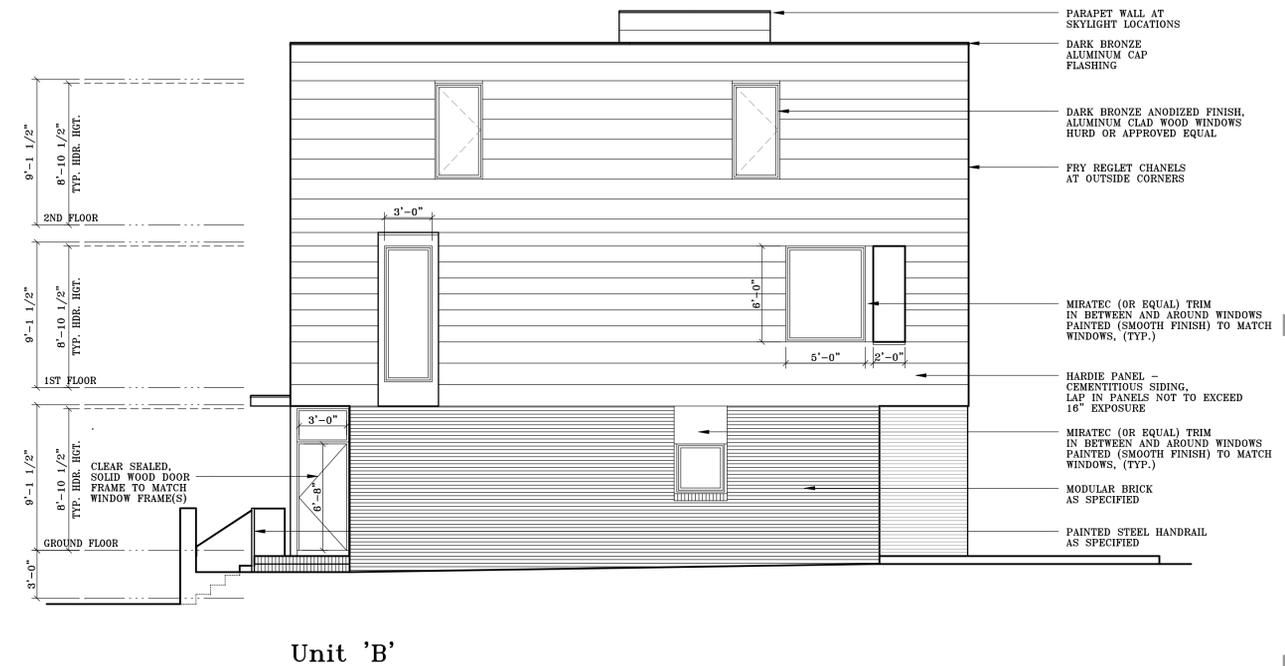
in situ studio
Perry Cox architect, p.a.
124 Salem Towne Court
Apex, North Carolina 27502
P: 919.363.5411 F: 919.882.8089

1 Front Elevation - Building 1

SCALE: 3/16" = 1'-0"



Unit 'A'



Unit 'B'

2 (Left Side) South End Elevation - Building 1

SCALE: 3/16" = 1'-0"

3 Right Side End Elevation - Building 1

SCALE: 3/16" = 1'-0"

The 10 @ South Person
520 South Person Street - Raleigh, NC 27601
DHIC - 113 South Wilmington Street - Raleigh, NC 27601

10 July 2013

Revision Date:

Issue Date:

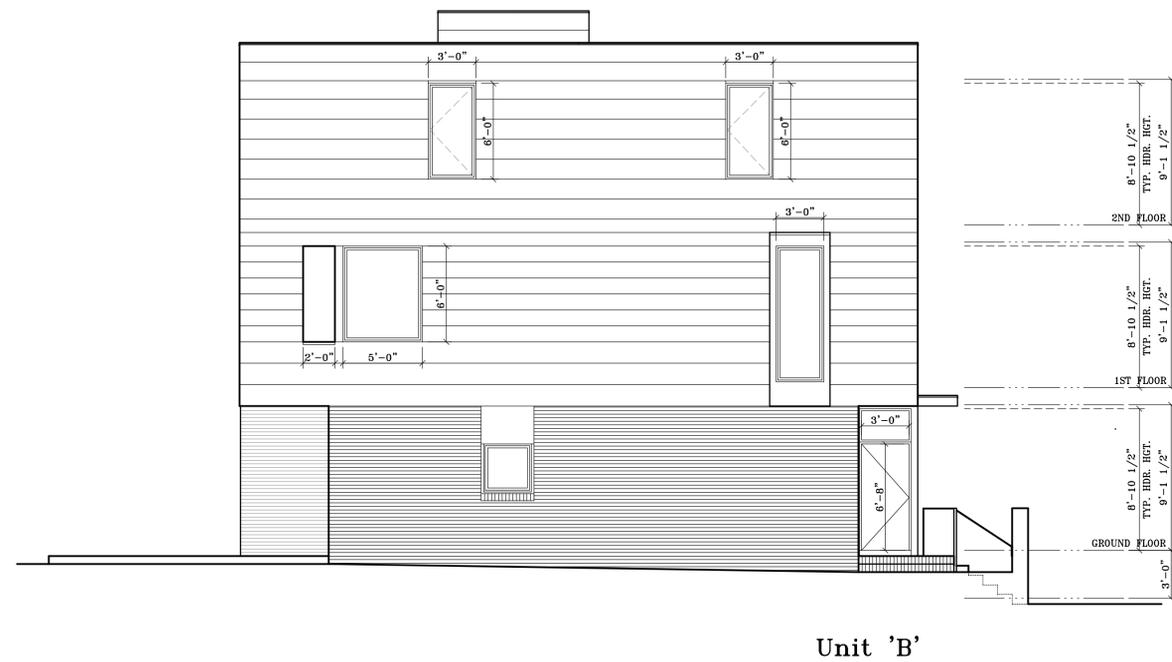
**Building 1
Front & Side
Elevations
A1.1**

**PRELIMINARY
NOT FOR
CONSTRUCTION**

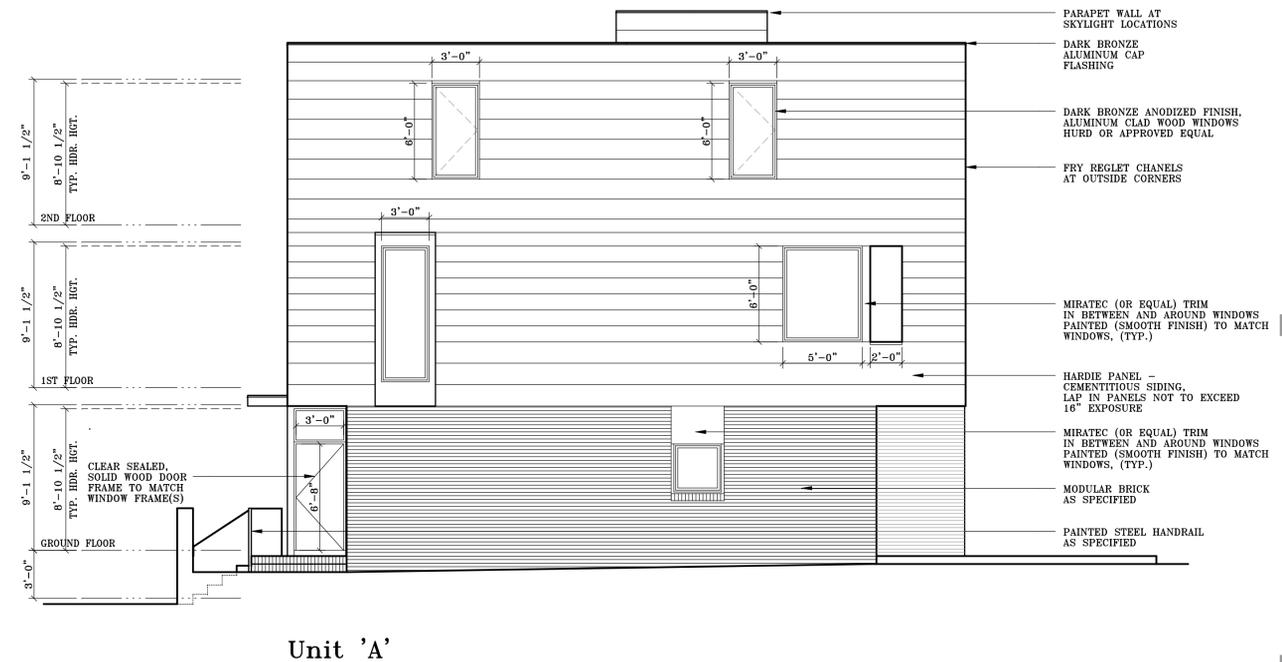


in situ studio
Perry Cox architect, p.a.
124 Salem Towne Court
Apex, North Carolina 27502
P: 919.363.5411 F: 919.882.8089

1 Front Elevation - Building 2
SCALE: 3/16" = 1'-0"



2 Left Side End Elevation - Building 2
SCALE: 3/16" = 1'-0"



3 Right Side End Elevation - Building 2
SCALE: 3/16" = 1'-0"

The 10 @ South Person
520 South Person Street - Raleigh, NC 27601
DHIC - 113 South Wilmington Street - Raleigh, NC 27601

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Revision Date:
Issue Date: 10 July 2013

**Building 2
Front & Side
Elevations**
A1.2