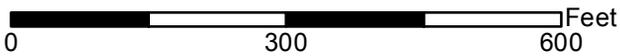
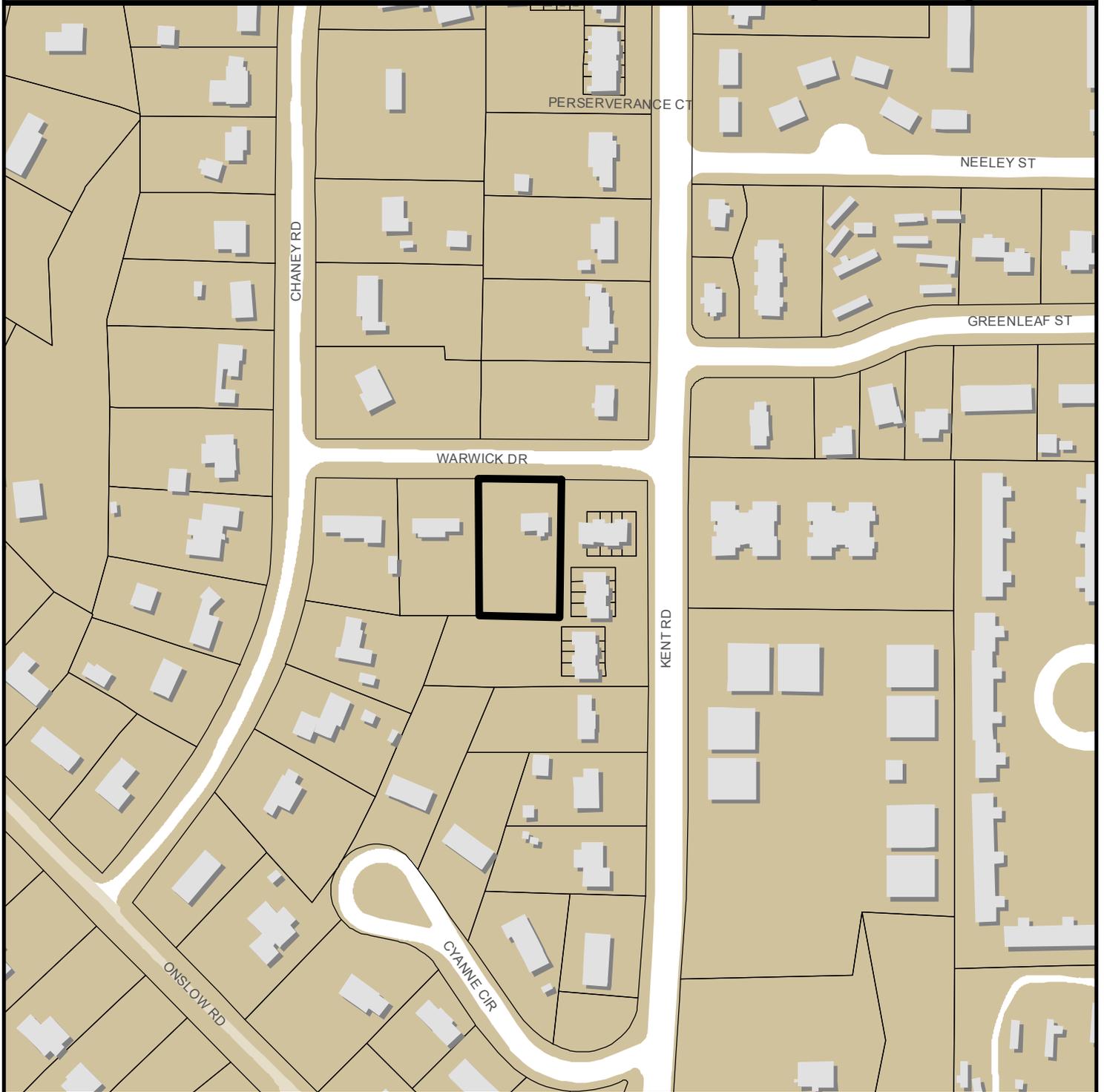


# WARWICK DRIVE SUBDIVISION S-10-2016



Zoning: **R-10 SRPOD**

CAC: **West**

Drainage Basin: **Bushy Branch**

Acreage: **0.55**

Number of Lots: **2**

Planner: **Meade Bradshaw**

Phone: **(919) 996-2664**

Applicant: **A Squared LLC**

Phone: **(919) 623-7719**



# Planning & Development

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

S-10-14

## 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 <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"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number 463048 Assigned Project Coordinator Shankre Assigned Team Leader Brantley
PR-APP-Banetta 2/23/14 11:00		
* May require Planning Commission or City Council Approval      ** Legacy Districts Only		

Has your project previously been through the Due Diligence process? If yes, provide the transaction #

### GENERAL INFORMATION

Development Name **WARWICK DRIVE SUBDIVISION**

Proposed Use **SINGLE FAMILY RESIDENTIAL LOTS**

Property Address(es) **3209 WARWICK DRIVE**

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

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
0793-08-5986			

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 not requiring Planning Commission or City Council approval. **single family residential, complies with UDO & City Code**

**PLANNING COMMISSION**  
 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 <b>A SQUARED LLC</b>		Name (s) <b>A.J. STILLITTANO</b>	
	Address <b>51 KILMAYNE DRIVE CARY, NC 27511</b>			
	Phone <b>919-623-7719</b>	Email <b>AJ_STILLITTANO@A2HOCK.COM</b>	Fax <b>919-882-1225</b>	

CONSULTANT (Contact Person for Plans)	Company <b>BLACKMON DEVELOPMENT ASSOCIATES</b>		Name (s) <b>CHAD BLACKMON</b>	
	Address <b>401 AVERSBORO ROAD SUITE 100 GARNER, NC 27529</b>			
	Phone <b>919-539-3636</b>	Email <b>CHADPE2@YAHOO.COM</b>	Fax	

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

Zoning Information	Building Information
Zoning District(s) R-10	Proposed building use(s)
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross
Overlay District SRPOD	Proposed Building(s) sq. ft. gross
Total Site Acres 0.55 AC    Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed)
Off street parking Required      Provided	Proposed height of building(s)
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage      (site plans only)
CUD (Conditional Use District) case # Z-	

**Stormwater Information**

Existing Impervious Surface 6,117 SF    acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface      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.      Remains single family residential, existing zoning

**FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY**

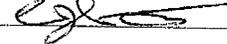
1. Total # Of Townhouse Lots      Detached      Attached	11. Total number of all lots 2
2. Total # Of Single Family Lots 2	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots	b) Total number of Single Family Lots
6. Total Number of Hotel Units	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) 2	d) Total number of Open Space Lots
8. Bedroom Units 1br      2br      3br      4br or more	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 3.64 DU/AC	f) Total Number of Phases
10. Total number of Open Space (only) lots	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)

**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 CHAD BLACKMON - BLACKMON DEVELOPMENT ASSOCIATES, PLLC \_\_\_\_\_ 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.

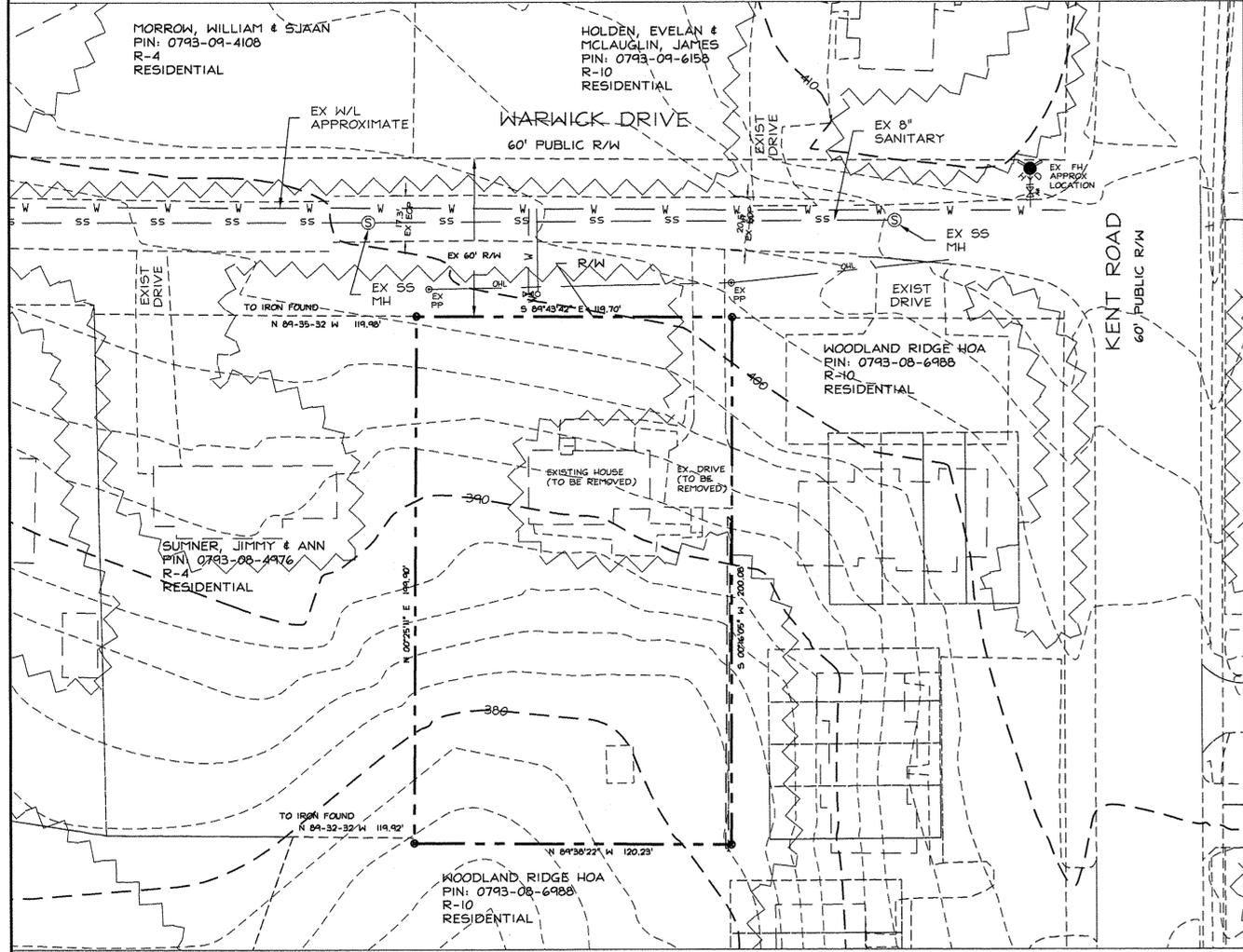
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed  Date 2/16/16

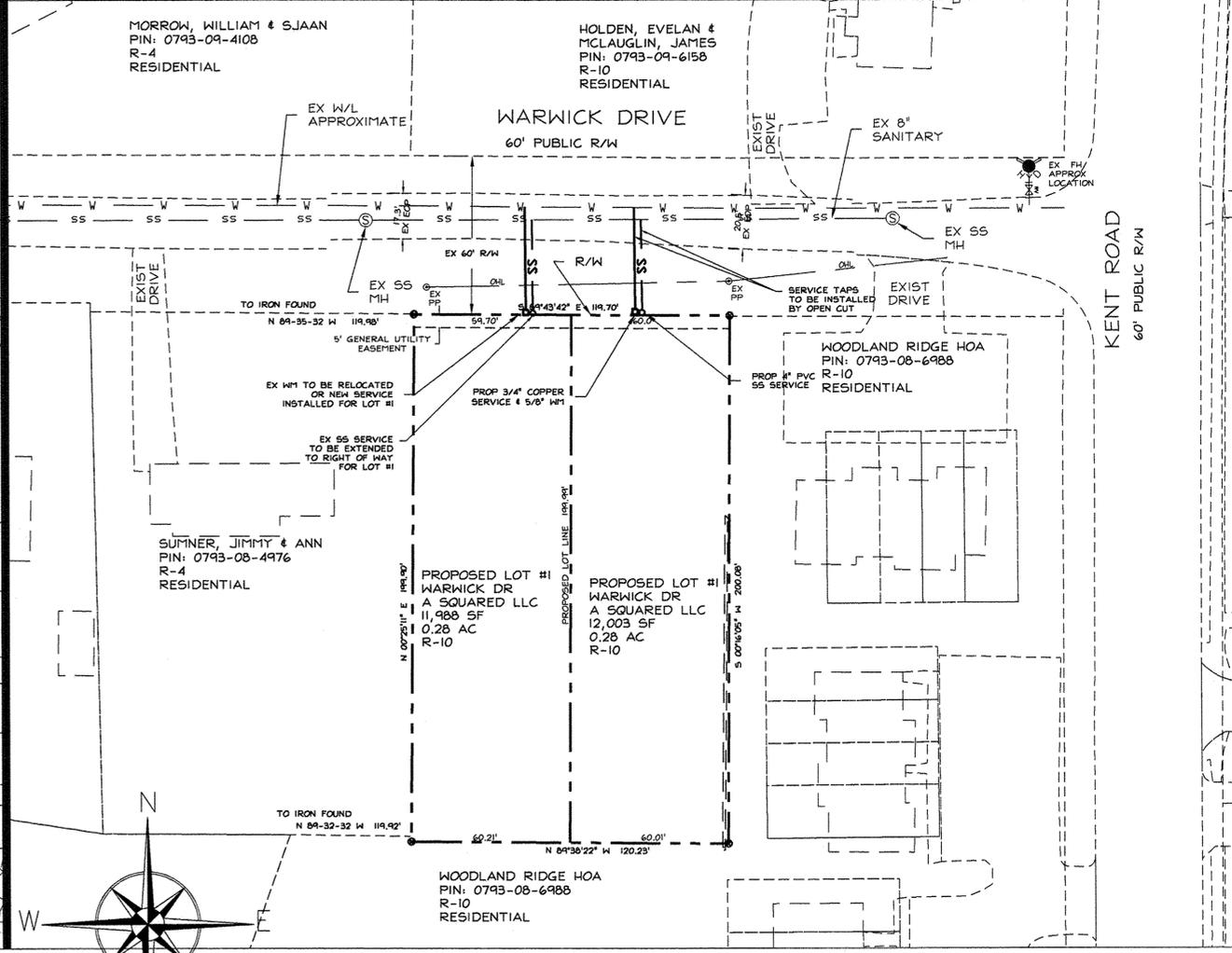
Signed \_\_\_\_\_ Date \_\_\_\_\_

	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"/>		<input checked="" type="checkbox"/>		
2. <b>Preliminary Development Plan Application</b> 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 <b>Preliminary Development Plan Application</b> 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 <b>Preliminary Development Plan Checklist</b> 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"/>		<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 or Subdivision Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan <i>exemption noted</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 <i>exemption to be added</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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"/>
i) Transportation Plan <i>Fee in lieu</i>	<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"/>		<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 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"/>

EXISTING CONDITIONS



SITE PLAN

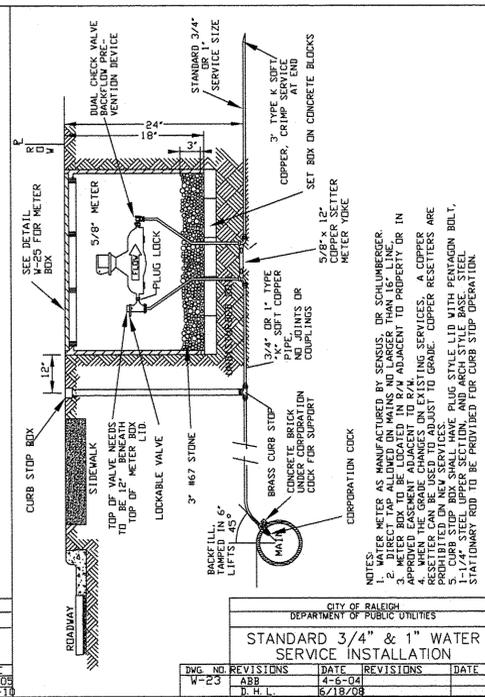
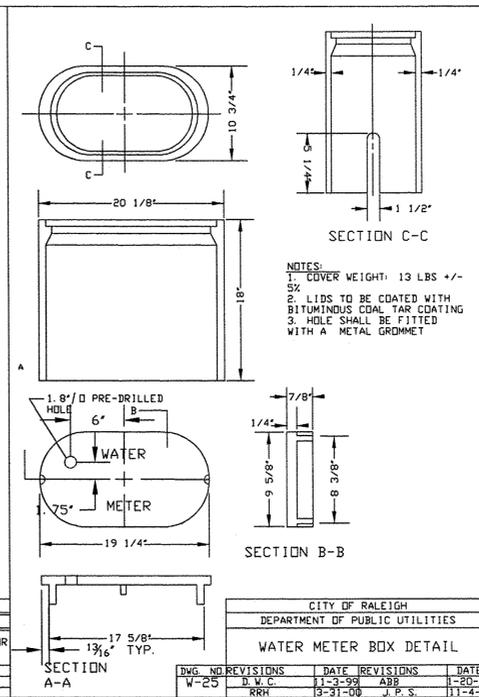
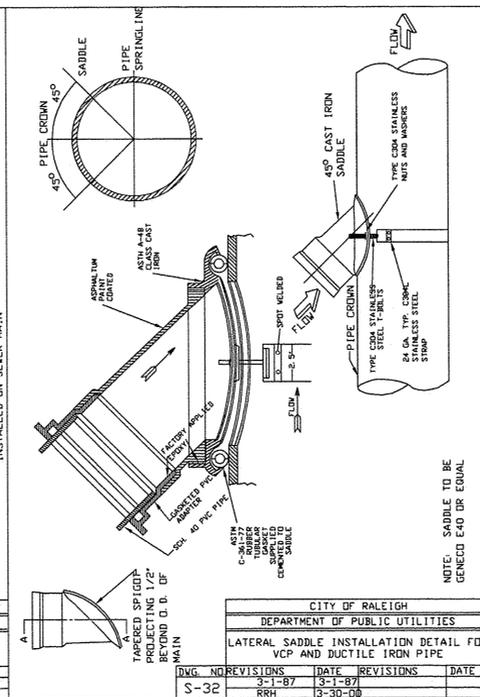
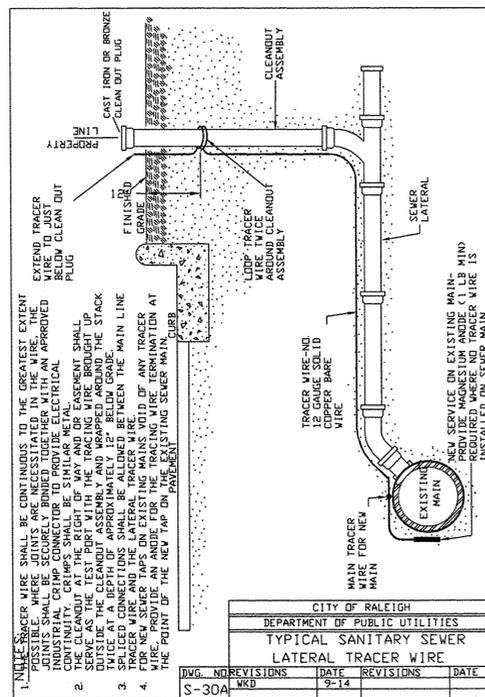


NOTES

- Boundary information taken from Sullivan Surveying.
- Topographic information from digital data by Wake County GIS.
- Contractor shall verify the location of all existing utilities & shall be responsible for any damage resulting from his activities. Call utility locator service at least 48 hours prior to digging.
- All construction shall conform to City of Raleigh standards & specifications.
- Residential Infill Rules may apply to these proposed lots. Determination of compliance will be made upon issuance of residential building permits. (Section 2.2.7, UDO)
- The proposed lots are within Special Residential Parking Overlay District (SRPOD), specific design standards apply to residential parking. SPROD standards (5.6.1) will be reviewed upon issuance of building permit.
- Condition of Approval - a Demolition Permit must be obtained for the existing single family dwelling & the permit number is to be noted on the plat prior to recordation.
- Subdivision is exempt from stormwater regulations under 9.2.2.A.1 of UDO, any detached house (single-unit living) part of a subdivision 1 acre or less in aggregate size.
- A fee-in-lieu for curb & gutter, 6' concrete sidewalks & street trees (40' o.c.) (city 3) will be required to be paid prior to map recordation.
- If existing water service is galvanized, it will need to be upgraded prior to being utilized.
- Only straight extensions to relocate water meters at the proposed right of way per detail W-23 will be allowed. Angled extensions are not allowed.
- Any unused existing utility services shall be abandoned at the top (main) and removed from ROW or easement per Public Utilities Handbook pgs 67 & 125.

SITE DATA

TOTAL AREA	23,991 SF (0.55 ACRES)
PROPOSED USE	SINGLE FAMILY RESIDENCE
EXISTING USE	SINGLE FAMILY RESIDENCE
CURRENT ZONING	R-10 / SRPOD
EXISTING IMPERVIOUS AREA	3,509 S.F. (14.63%)
PROPOSED LOT #1:	11,988 SF (0.28 AC)
PROPOSED LOT #2:	12,003 SF (0.28 AC)
EXISTING WAKE COUNTY PIN	0793-08-5986



**BLACKMON DEVELOPMENT ASSOCIATES, PLLC**  
 401 AVERSBORO ROAD, STE 100  
 GARNER, NC 27629  
 919-659-3636  
 704-247-6667  
 chadpe2@yahoo.com  
 beth.blackmon@yahoo.com  
 FIRM LICENSE: P-0643

REVISIONS:

SUBDIVISION, UTILITY, STORMWATER & TRANSPORTATION PLAN  
**WARWICK DRIVE SUBDIVISION**  
 3209 Warwick Drive, Raleigh, Wake County, North Carolina  
 A Squared, LLC 51 Kilmayne Drive Suite 100, Cary, NC 27511

SCALE:  
 1" = 30'  
 DRAWN BY:  
 CEB  
 DATE:  
 02/16/2016  
 SHEET

L-1  
 OF 2

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