WASHINGTON TERRACE SUBDIVISION
S-18-2016

Zoning:	**RX-3**
CAC:	**North Central**
Drainage Basin:	**Crabtree Basin**
Acreage:	**10**
Square feet:	**470,100**

Planner:	**Justin Rametta**
Phone:	**(919) 996-2665**
Applicant:	**Ken Thompson**
Phone:	**919-835-1500**

Preliminary Subdivision Plan Application

DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831
Litchford Satellite Office | 8320 – 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

S-18-16

Office Use Only: Transaction # 467281 Project Coordinator C. Shanlie Team Leader Rametta

PRELIMINARY APPROVALS

☒ Subdivision * ☐ Conventional Subdivision ☐ Compact Development ☐ Conservative Subdivision

*May require City Council approval if in a Metro Park Overlay or Historic Overlay District

If your project has been through the Due Diligence process, provide the transaction #:

GENERAL INFORMATION

Development Name WASHINGTON TERRACE

Proposed Use APARTMENTS

Property Address(es) 2001 Booker Dr., 2030 Booker Dr., 1810 Bakers Grove Way

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

PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed
1714-31-9454 / BK 15568 PG 1	1714-41-4026 / BK 15568 PG 1	1714-30-9902 / BK 15568 / PG 1	

What is your project type?

☐ Single family ☐ Townhouse ☐ Subdivision in a non-residential zoning district

☒ Other (describe): APARTMENTS

OWNER/DEVELOPER INFORMATION

Company Name	Owner/Developer Name
DHIC, Inc.	Jamie Ramsey

Address 113 S. Wilmington St., Raleigh, NC 27601

Phone	Email	Fax
919-832-4345	jamie@dhic.org	919-832-2206

CONSULTANT/CONTACT PERSON FOR PLANS

Company Name	Contact Name
JDavis	Ken Thompson

Address 510 S. Wilmington St., Raleigh, NC 27601

Phone	Email	Fax
919-835-1500	kent@jdavisarchitects.com	919-835-1510

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)

ZONING INFORMATION

Zoning District(s) RX-3

If more than one district, provide the acreage of each:

Overlay District? ☐ Yes ■ No

Inside City Limits? ■ Yes ☐ No

CUD (Conditional Use District) Case # Z-

COA (Certificate of Appropriateness) Case #

BOA (Board of Adjustment) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface 470,100 SF acres/sf	Flood Hazard Area	☐ Yes	■ No
Proposed Impervious Surface 151,740 SF acres/sf	Neuse River Buffer	☐ Yes	■ No
	Wetlands	☐ Yes	■ No

If in a Flood Hazard Area, provide the following:

Alluvial Soils Flood Study FEMA Map Panel #

NUMBER OF LOTS AND DENSITY

Total # of Townhouse Lots: Detached 0 Attached 0

Total # of Single Family Lots 0	Total # of All Lots 8

Overall Unit(s)/Acre Densities Per Zoning Districts 22 DU/AC

Total # of Open Space and/or Common Area Lots 0

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.

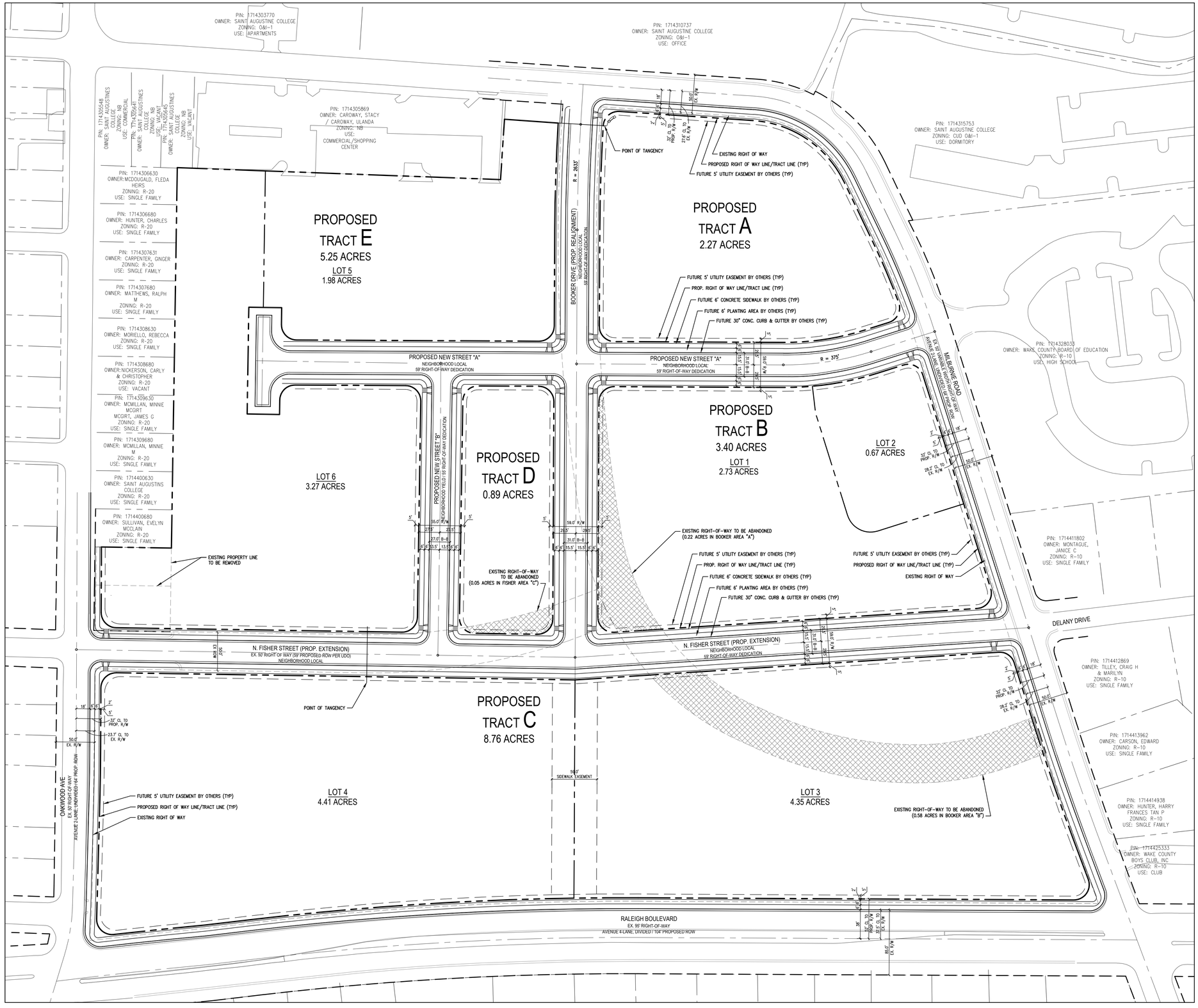
I hereby designate Ken Thompson to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

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

Signature Natalee Smith, Vice Pres. Community Revitalization and Preservation Corporation, Managing Member, College Park Collaborative, LLC Date 3/31/16

Signature Ken Thompson by Nicole Johnson Date 03.31.16.

GENERAL REQUIREMENTS	TO BE COMPLETED BY APPLICANT		OFFICE USE ONLY		
	YES	N/A	YES	NO	N/A
1. Applicant must contact a Planner to determine if a Pre-Application Conference is required prior to application submittal	☑		✓		
2. Filing fee for plan review – payments may be made by cash, Visa, Mastercard, or check made payable to the City of Raleigh (no fee for infill recombination)	☑		✓		
3. Preliminary Subdivision Plan Application must be completed and signed by the property owner	☑	☐	✓		
4. Applicant must complete and print page 1 and 2 of the Preliminary Subdivision Plan Application to the plan cover sheet (not applicable for infill recombination)	☑	☐	✓		
5. I have referenced the Preliminary Subdivision Plan Checklist, and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City	☑		✓		
6. Provide the following plan sheets:	☐				
a) Cover sheet, to include general notes, owner's name, contact's name, phone number, mailing address, email address	☑		✓		
b) Existing conditions sheet	☑	☐	✓		
c) Proposed Subdivision Plan	☑		✓		
d) Proposed Grading and Stormwater Plan	☑	☐	✓		
e) Proposed Utility Plan, including Fire	☑	☐	✓		
f) Proposed Tree Conservation Plan	☑	☐	✓		
g) Proposed Landscaping	☑	☐	✓		
h) Transportation Plan	☐	☑			
7. 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.	☑		✓		
8. Plan size must be 18" x 24" or 24" x 36"	☑		✓		
9. 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	☑		✓		
10. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	☑		✓		
11. 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 & multi family lots	☑		✓		
12. Wake County School form, if dwelling units are proposed	☑	☐	✓		
13. Preliminary stormwater quantity and quality summary and calculations package	☐	☑		✓	
14. 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	☐	☑		✓	



SITE DATA:

ADDRESSES:	2001 AND 2030 BOOKER DR., 1810 BAKERS GROVE WAY
PIN NUMBERS:	1714-31-9454, 1714-41-4026, 1714-30-9902
DEED BOOK:	BK 15568 PG 1
ZONING(S):	RX-3
ACREAGE:	22.66 AC

1	**Zoning**	RX-3
2	**Density**	>10 DU/AC
3	**Section 3.2.4 Apartment Dimensional Standards**	
	A Lot Dimensions	
	A1 Area (min)	10,000 SF
	A1 Area (max)	n/a
	A2 Width (min)	n/a
	A3 Outdorr amenity area	10 %
	B. Building / structure setbacks	
	B1 From primary street (min)	5 FT
	B2 From side street (min)	5 FT
	B3 From side lot line (min)	0 or 6 FT
	B4 From rear lot line (min)	0 or 6 FT
	B4 From alley	4 or 20 min FT
	C. Parking setbacks	
	C1 From primary street (min)	10 FT
	C2 From side street (min)	10 FT
	C3 From side lot line (min)	0 or 3 FT
	C4 From rear lot line (min)	0 or 3 FT
	C4 From alley	4 FT
	D. Build-to	
	D1 Primary street build to (min/max)	10 to 30 FT
	D2 Building width in primary build-to	70 %
	D3 Side street build to (min/max)	10 to 30 FT
	D4 Building width in side build-to	35 %
	E. Height	
	E1 Principal building (max)	3 Story
	E2 Accessory structure (max)	25 FT
	F. Floor heights	
	F1 Ground floor elevation (min)	
	Residential	2 FT
	Nonresidential	n/a
	F2 Ground story height floor to ceiling (min)	n/a
	F2 Upper story height floor to ceiling (min)	n/a
	G. Transparency	
	G1 Ground story (min)	20 %
	G2 Upper story (min)	15 %
	G3 Blank wall area (max)	35 FT
	H. Allowed building elements	
	Porch, stoop	
	Balcony	
	Area calculations	
4	Gross acreage	
	1714-31-9454	7.55 AC
	1714-41-4026	7.92 AC
	1714-30-9902	7.19 AC
	Total	22.66 AC
5	Existing public right of way acreage	
	Booker Drive	1.48 AC
	North Fisher Street	0.78 AC
	Total	2.26 AC
6	Total land area including rights of way	24.92 AC
7	Proposed right of way abandonments	
	Booker area "A"	0.22 AC
	Booker area "B"	0.58 AC
	Fisher area "C"	0.05 AC
	Total right of way abandonments	0.85 AC
8	Proposed right of way dedications	
	Milburnie Street	0.13 AC
	Raleigh Boulevard	0.14 AC
	Oakwood Avenue	0.09 AC
	N. Fisher Drive	1.61 AC
	Proposed New Street "A"	1.27 AC
	Booker Street east of New Street "A"	0.45 AC
	Booker Street west of New Street "A"	0.42 AC
	Proposed New Street "B"	0.42 AC
	Total right of way dedication	4.53 AC
9	Proposed tract and lot acreage	
	Tract "A"	2.27 AC
	Tract "B"	
	Lot #1	2.73 AC
	Lot #2	0.67 AC
	Tract "C"	
	Lot #3	4.35 AC
	Lot #4	4.41 AC
	Tract "D"	0.89 AC
	Tract "E"	
	Lot #5	1.98 AC
	Lot #6	3.27 AC
	Total acreage	20.57 AC
10	Proposed uses	
	Tract "A"	Apartments
	Tract "B"	
	Lot #1	Apartments
	Lot #2	Apartments
	Tract "C"	
	Lot #3	Apartments
	Lot #4	Apartments
	Tract "D"	Common Area
	Tract "E"	
	Lot #5	Apartments
	Lot #6	Apartments

XX-XX-16

SUBDIVISION PLAN

Know what's **below.** **Call** before you dig.

NAD 83 F & NAVD 88 F

60' 30' 0 60' 120'

SCALE: 1" = 60'

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1516 Walnut St. Suite 1308 | Philadelphia, PA 19102 | tel 215.545.0121

dhic
HOME TO OPPORTUNITY

XX-XX-15

TRANSACTION NO: XXXXXX (TYPE)

DHIC Inc.

Washington Terrace

Raleigh, North Carolina

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

		DATE
PROJECT:	DHIC-15098	01.2016
ISSUE:	Prelim. Subdivision	03.31.2016
REVISIONS:		
DRAWN BY:	NJ/ER	
CHECKED BY:	KT	
CONTENT:	SUBDIVISION PLAN	

L2.1

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