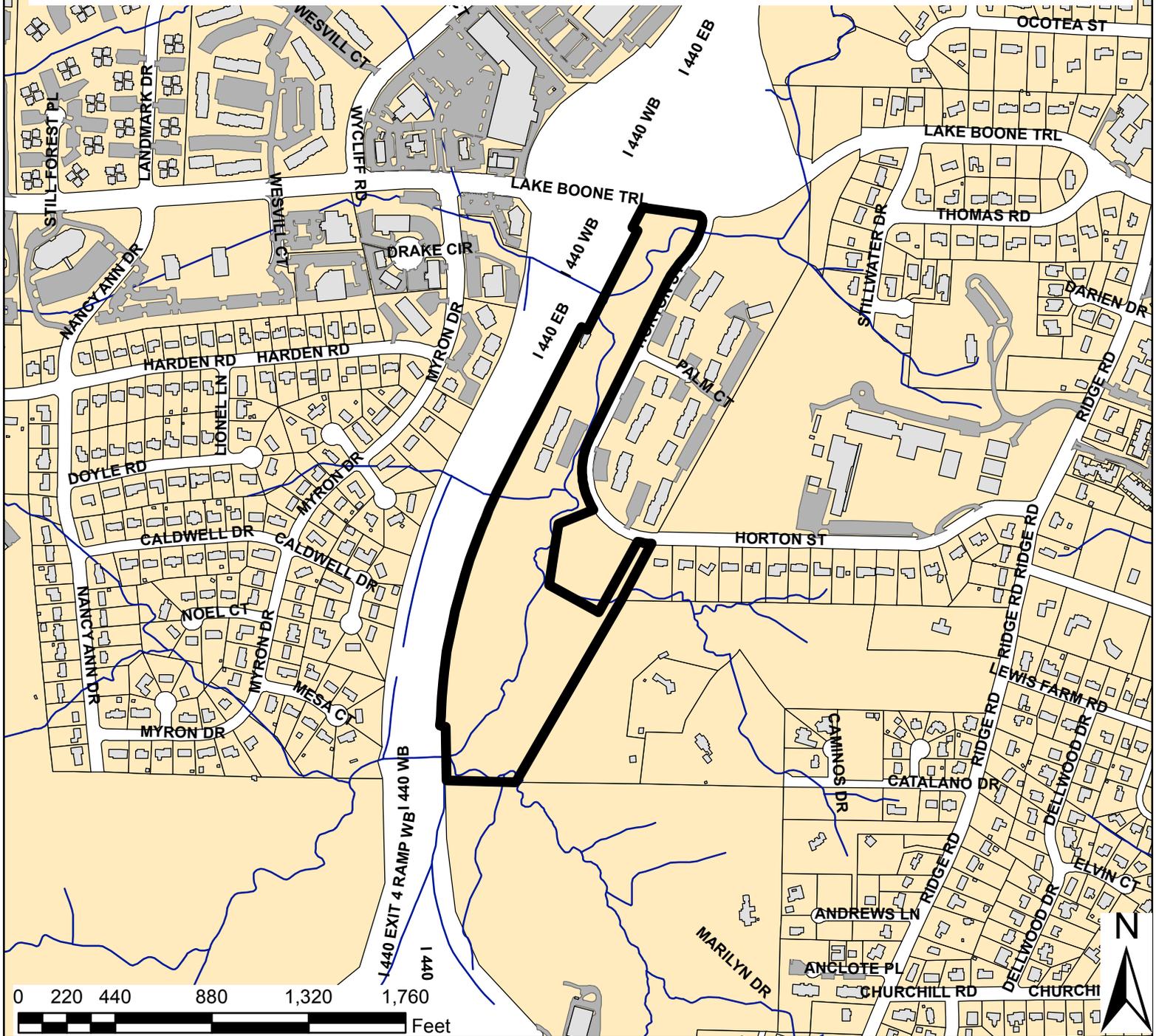


GREENWAY VILLAGE AT LAKE BOONE

GH-6-2013



Zoning: **R-6, SHOD-1**
 CAC: **Northwest**
 Drainage **House**
 Basin:
 Acreage: **23.98**

Number of Units: **143**
 Planner: **Eric Hodge**
 Phone: **(919) 996-2639**
 Applicant Contact: **JDavis Architects, PLLC**
 Phone: **(919) 835-1500**



Planning & Development

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

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 checked="" type="checkbox"/> Group Housing * <input type="checkbox"/> Multifamily (Infill)*	<input 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 370895 GH-6-13
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name: GREENWAY VILLAGE AT LAKE BOONE

Proposed Use : Apartments

Property Address(es) : 3531 Horton Street, Raleigh, NC 27607

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

P.I.N. 0795-10-3418	P.I.N.	P.I.N.	P.I.N.
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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. N/A
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. The project as proposed requires approval by the Planning Commission for alternate to the maximum length of a cul-de-sac.
CLIENT (Owner or Developer)	Company: Grubb Ventures
	Name (s) : Anne Stoddard
	Address: 3700 Glenwood Avenue, Suite 510; Raleigh, NC 27612
	Phone: 919-786-9905 Email : astoddard@grubbventures.com Fax : 919-786-9961
CONSULTANT (Contact Person for Plans)	Company : JDavis Architects, PLLC
	Name (s) : David Brown
	Address: 510 Glenwood Avenue, Suite 201, Raleigh, NC 27603
	Phone : 919-835-1500 Email : davidb@jdavisarchitects.com Fax : 919-835-1510

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) : R-6; SHOD-1	Proposed building use(s) : APARTMENTS
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross +/- 28,400 SF TO BE DEMOLISHED
Overlay District SHOD-1	Proposed Building(s) sq. ft. gross +/- 141,525 SF
Total Site Acres : 23.98 AC Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) +/- 141,525 SF
Off street parking Required 237 Provided 250	Proposed height of building(s) +/- 50'
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) +/- 12%
BOA (Board of Adjustment) case # A- N/A	Building Lot Coverage percentage (site plans only) +/- 4%
CUD (Conditional Use District) case # Z- N/A	
Stormwater Information	
Existing Impervious Surface : 0.67 AC/ 29,224 SQ.FT.	Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface: 3.56 AC/ 155,183 SQ.FT.	If Yes, please provide: 3720079300J & 3720079400J
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel # 3720079400J

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: If approved, the proposed project provides additional residential density (net increase of 119 dwellings) on a parcel designated as "Moderate Density Residential", and the proposed use is consistent with the Future Land Use Map. There are substantial residential support services within 1/2 mile walking distance of the subject property, which is located on a thoroughfare currently served by bus transit.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots N/A Detached N/A Attached N/A	11. Total number of Open Space (only) lots N/A
2. Total # Of Single Family Lots N/A	12. Total number of all lots 1
3. Total # Of Apartment Or Condominium Units 143	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) 143	
8. Bedroom Units 1br/studio 59 2br 72 3br 12 4br or more N/A	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 5.96 DU/ACRE	
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 Brown/JDavis Architects and Loftee Smith/Withers & Ravenel** to serve as my agents 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 *Angie E. Stoddard* Date 7/30/13
 Signed *Rhonda Hull* Date 7/30/13

Section B

TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY				
		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 type="checkbox"/>		✓			
2. Preliminary Development Plan Application completed and signed by the property owner	<input 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 type="checkbox"/>	<input 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 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 type="checkbox"/>		✓			
b) Existing Conditions Sheet	<input type="checkbox"/>	<input type="checkbox"/>	✓			
c) Proposed Site, Subdivision Plan, or Recombination Plan	<input type="checkbox"/>		✓			
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input type="checkbox"/>	✓			
e) Proposed Utility Plan, including Fire	<input type="checkbox"/>	<input type="checkbox"/>	✓			
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input type="checkbox"/>	✓			
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input 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 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 type="checkbox"/>		✓			
7. Plan size 18"x24" or 24"x36"	<input 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 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 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 type="checkbox"/>		✓			
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input type="checkbox"/>	✓			
12. Preliminary stormwater quantity and quality summary and calculations package	<input 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 type="checkbox"/>				✓

