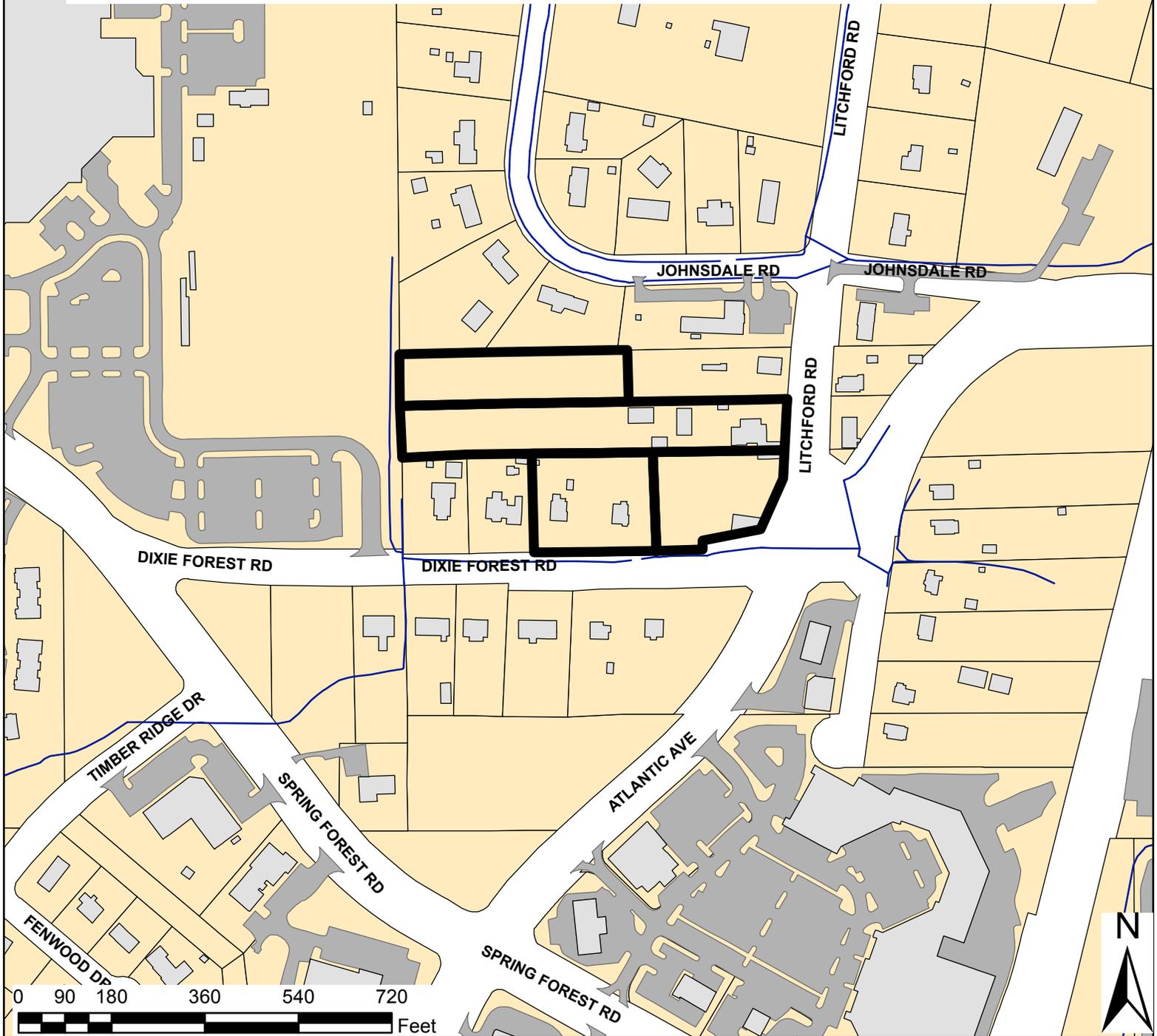


LITCHFORD POINT CONDOMINIUMS GH-12-2013



Zoning: **O&I-1**
CAC: **North**
Drainage Basin: **Marsh Creek**
Acreage: **4.57**

Number of Units:
Planner:
Phone:
Applicant Contact:
Phone:

106
Eric Hodge
(919) 996-2639
LaMarr Bunn Consultants
(919) 880-8558



Planning & Development

GH-12-13

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

Preliminary Development Plan Application

GH-12-2013

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 <div style="font-size: 2em; text-align: center;">373915</div>
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name: LITCHFORD POINT CONDOMINIUMS

Proposed Use: MULTIFAMILY RESIDENTIAL

Property Address(es): 6301 LITCHFORD RD RALEIGH NC

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

P.I.N. <u>1716897581</u>	P.I.N. <u>1716896409</u>	P.I.N. <u>1716897614</u>	P.I.N. <u>1716894783</u>
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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 not 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.
GREATER THAN 15 DU/AC AND IS ZONED O-I-1 CUD

CLIENT (Owner or Developer)

Company: FOXWOOD DEVELOPMENT LLC

Name (s): KEM BURNHAM

Address: 70 OLD STONEFIELD WAY PITTSFORD NY 14534

Phone: 585-586-2828 Email: KBURNHAM@ROCHESTER.RR.COM Fax: _____

CONSULTANT (Contact Person for Plans)

Company: LAMARR BUNN CONSULTANTS

Name (s): C. LAMARR BUNN

Address: 1111-202 NEW WORLD CIRCLE RALEIGH NC 27605

Phone: 919 880-8558 Email: LBUNN1069@aol.com Fax: _____

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

Has your project previously been through the pre-submittal process? If yes, provide the transaction # **NB**

Zoning Information	Building Information
Zoning District(s) O+I-1 CUD	Proposed building use(s)
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross
Overlay District N/A	Proposed Building(s) sq. ft. gross
Total Site Acres 4.57 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed)
Off street parking Required 214 Provided 214	Proposed height of building(s)
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A- N/A	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z-	

Stormwater Information

Existing Impervious Surface 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	Alluvial Soils
Wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	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

PLAN 2030 CALLS FOR HIGH DENSITY RESIDENTIAL, MIXED USE DEVELOPMENT WITH OFFICES, CONDOS, OR APARTMENTS. OUR PROPOSAL IS FOR HIGH DENSITY CONDOS/MULTIFAMILY RESIDENTIAL

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots <input checked="" type="radio"/> Detached <input type="radio"/> Attached	11. Total number of Open Space (only) lots 1
2. Total # Of Single Family Lots 0	12. Total number of all lots 2
3. Total # Of Apartment Or Condominium Units 106	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 0	If Yes, please answer the questions below: a) Total number of Townhouse Lots 0 b) Total number of Single Family Lots 0 c) Total number of Group Housing Units 106 d) Total number of Open Space Lots 2 e) Minimum Lot Size N/A f) Total Number of Phases 1 g) Perimeter Protective Yard Provided <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No h) Must provide open space quotient per City Code 10-3071 (5) NB
5. Total # Of Mobile Home Lots 0	
6. Total Number of Hotel Units 0	
7. Overall Total # Of Dwelling Units (1-6 Above) 106	
8. Bedroom Units 1br 30 2br 34 3br 42 4br or more 0	
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	
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 N/A	

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 **C. HAMAKER BUNN** 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 **[Signature]** Date **8-29-13**
 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"/>		✓		
2. Preliminary Development Plan Application completed and signed by the property owner	<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"/>	✓		
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"/>		✓		
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"/>		✓		
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	✓		



BUILDING TYPE D - LEFT ELEVATION 5
1/8" = 1'-0"



BUILDING TYPE D - RIGHT ELEVATION 4
1/8" = 1'-0"



BUILDING TYPE D - FRONT ELEVATION 3
1/8" = 1'-0"



BUILDING TYPE B - RIGHT ELEVATION (LEFT SIMILAR) 2
1/8" = 1'-0"



BUILDING TYPE B - FRONT ELEVATION 1
1/8" = 1'-0"

NOT FOR
CONSTRUCTION

Development
Plan
Submittal

PROJECT: 013061
DATE: 08.29.2013
REVISIONS: DATE

DRAWN BY: KDW
CHECKED BY: CWJ

BUILDING DESIGN
LANGUAGE