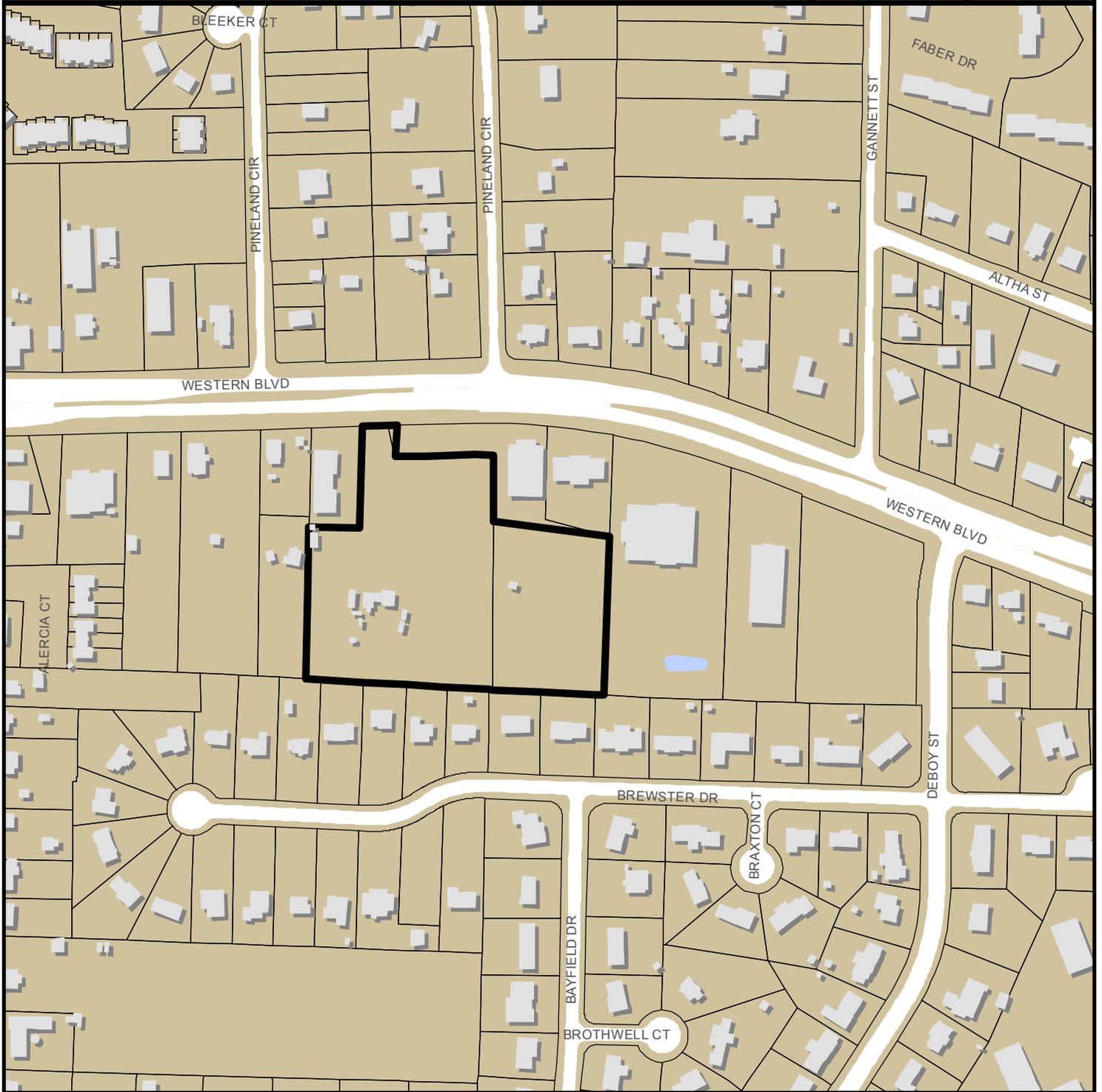


# BOLICK PARK S-15-2015



0 300 600 Feet

Zoning: **R-6, SRPOD**

CAC: **West**

Drainage Basin: **Bushy Branch**

Acreage: **5.7**

Number of Lots: **20**

Planner: **Meade Brashaw**

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

## Preliminary Development Plan Application

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

<b>Preliminary Approvals</b> <i>5-44-15</i>		<b>FOR OFFICE USE ONLY</b>
<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 type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input checked="" type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	<b>Transaction Number</b> <i>442704</i> <b>Assigned Project Coordinator</b>  <b>Assigned Team Leader</b>
* 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 # **424612**

### GENERAL INFORMATION

Development Name: **Bolick Park**

Proposed Use: **Single Family Residential**

Property Address(es): **5007 and 5005 Western Blvd., Raleigh NC**

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

P.I.N. Recorded Deed <b>0784-60-0968</b>	P.I.N. Recorded Deed <b>0784-61-3002</b>	P.I.N. Recorded Deed	P.I.N. Recorded Deed
---	---	----------------------	----------------------

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. The site does not fall into any of the categories that would require planning commission or city council approval.

**PLANNING COMMISSION**  
 Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. **N/A**

<b>CLIENT</b> (Owner or Developer)	Company: <b>A SQUARED LLC</b>	Name (s): <b>A. J. STILLITTANO</b>
	Address: <b>51 Kilmayne Drive, Ste. 200, Cary NC 27511</b>	
	Phone: 919- <b>623-7719</b>	Email: <b>AJ.STILLITTANO@HOTMAIL.COM</b> Fax: <b>882-1225</b>

<b>CONSULTANT</b> (Contact Person for Plans)	Company: <b>Tony M. Tate Landscape Architecture</b>	Name (s): <b>Pamela Porter</b>
	Address: <b>5011 Southpark Dr., STE 200, Durham NC 27713</b>	
	Phone: <b>919-484-8880</b>	Email: <b>pam@tmtla.com</b> Fax: <b>919-484-8880</b>

*3-46 + 2-24 ac.  
Bushy Drange  
West CAP*

*Special Res. P.K. Overlay RLO*

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

Zoning Information	Building Information
Zoning District(s): R-6 and O&I-1	Proposed building use(s)
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross
Overlay District: N/A	Proposed Building(s) sq. ft. gross
Total Site Acres: 5.00 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed)
Off street parking Required N/A 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 0.20 acres	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 1.71 acres	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 project conforms to the City of Raleigh Comprehensive Plan 2030 for designing successful neighborhoods by transitioning an infill parcel completely surrounded by higher density residential development. The subdivision brings the parcel into context with adjacent properties, provides pedestrian access and connection to a major transportation corridor and the neighborhood interjects strong architectural character in context to its surroundings.

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

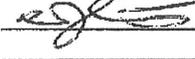
1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots: 20
2. Total # Of Single Family Lots: 20	12. Is your project a cluster unit development? <input type="checkbox"/> Yes X No
3. Total # Of Apartment Or Condominium Units	If Yes, please answer the questions below:
4. Total # Of 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): 20	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 13 4br or more: 4 7	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s): 4.00 DU/AC	f) Total Number of Phases
10. Total number of Open Space (only) lots: 1	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)**

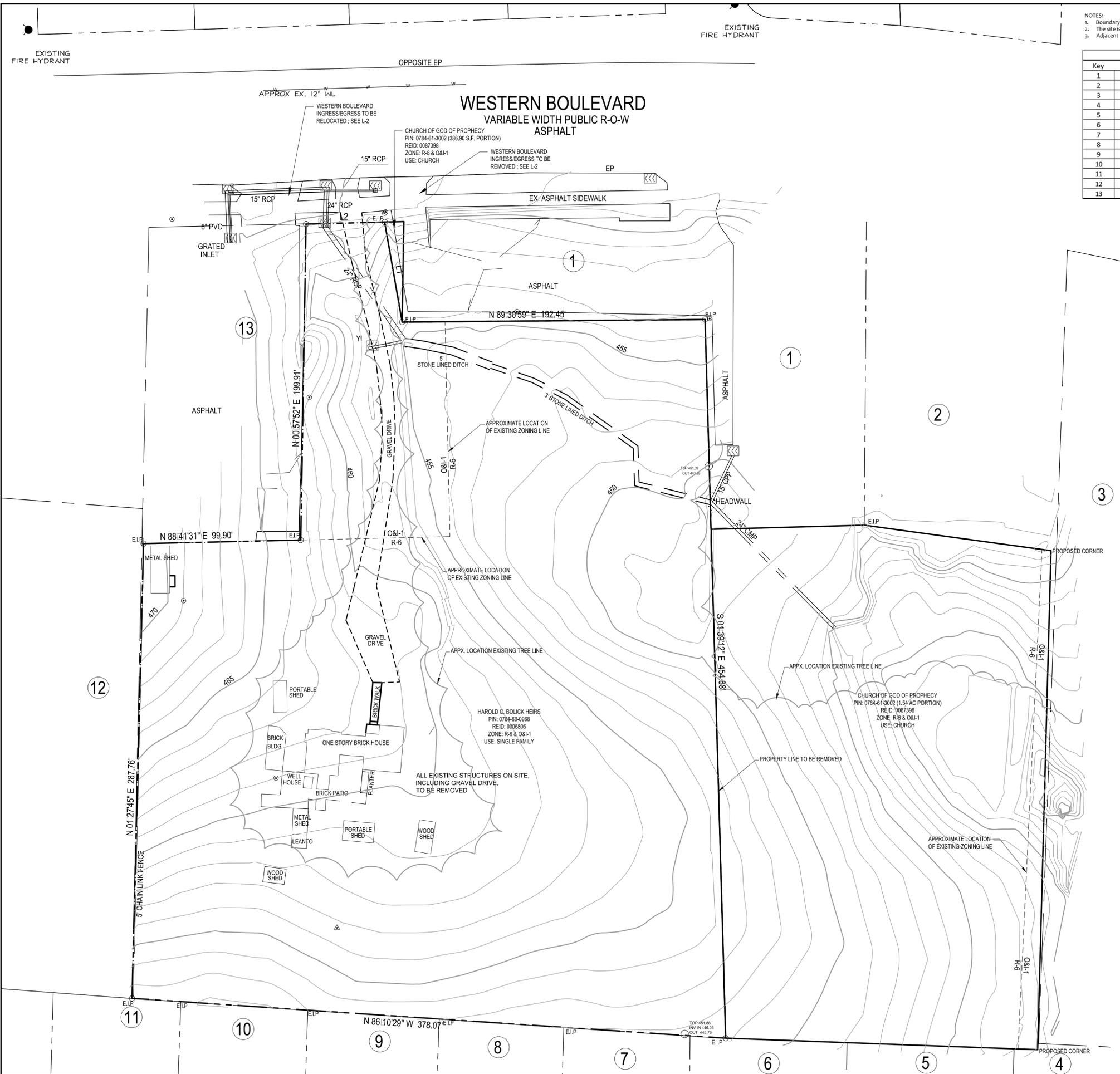
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate Tony M. Tate Landscape Architecture, P.A. 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.

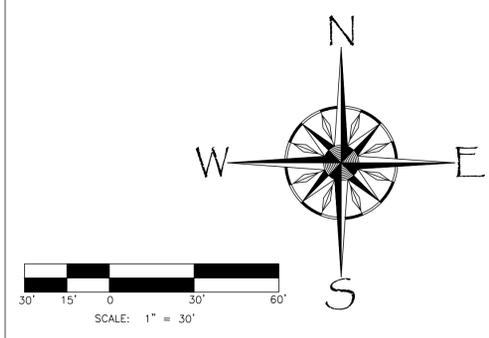
Signed  Date 8/10/15  
 Signed \_\_\_\_\_ Date \_\_\_\_\_

	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"/>				
2. <b>Preliminary Development Plan Application</b> completed and signed by the property owner	<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"/>			
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"/>				
5. Provide the following plan sheets:	<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"/>				
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
c) Proposed Site or Subdivision 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 type="checkbox"/>	<input checked="" type="checkbox"/>			
i) Transportation Plan	<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"/>				
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"/>			



- NOTES:
1. Boundary information and topographic information provided by Sullivan Surveying.
  2. The site is located within zone X per FEMA Flood Mapping 3720078400J dated 05/02/06.
  3. Adjacent property ownership information taken from Wake County GIS.

Adjacent Property Owner Information						
Key	PIN	REID	Owner	Zone	Use	
1	0784-61-3002	87398	Church of God of Prophecy	R-6/O&I-1	Church	
2	0784-61-3196	101811	City of Raleigh	R-6/CUD O&I-1	Fire Station	
3	0784-60-5851	17306	Western Professional Center Condo	CUD O&I-1	OFC Gross	
4	0784-60-4686	85762	John and Robin Mentha	R-4	Single Fam.	
5	0784-60-3687	85761	Khalid and Asad Ansari	R-4	Single Fam.	
6	0784-60-2687	85760	Jacquelyn Cain	R-4	Single Fam.	
7	0784-60-1687	155617	Mary Anderson	R-4	Single Fam.	
8	0784-60-1607	155618	Robert & Mary Medlin	R-4	Single Fam.	
9	0784-00-0626	155619	Joseph & Marianne Barber	R-4	Single Fam.	
10	0784-50-9645	155620	John & Donna Herrin	R-4	Single Fam.	
11	0784-50-8666	155621	Jesse & Verna Gilstrap	R-4	Single Fam.	
12	0784-50-8933	11048	Sanjai Gupta	R-6/O&I-1	Single Fam.	
13	0784-51-9136	98180	William Wynne	O&I-1	Med. Office	



- NOTES:
1. Boundary and topographic information taken from survey by Sullivan Surveying.
  2. No streams or wetlands exist on this site.
  3. No floodplains exist on this site per FEMA FIRM panel #3720078400J dated May 2, 2006.



REVISIONS:


EXISTING CONDITIONS  
**BOLICK PARK**  
 Raleigh, NC  
 A SQUARED, LLC

SCALE:  
 1" = 30'  
 DRAWN BY:  
 PMP  
 PROJECT #  
 15023  
 DATE:  
 06/08/2015

SHEET  
**L-1**  
 OF

**TONY M. TATE LANDSCAPE ARCHITECTURE, PA**  
 5011 SOUTH PARK DRIVE, STE. 200 - DURHAM, NC 27713  
 p: (919) 484-8880 f: (919) 484-8881 e: tony@tmtla.com





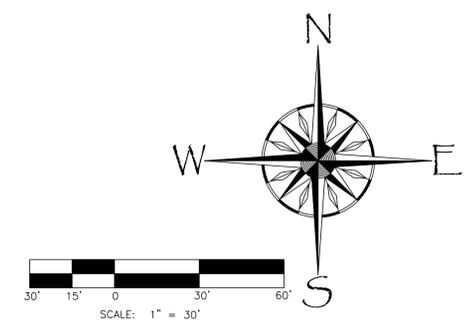
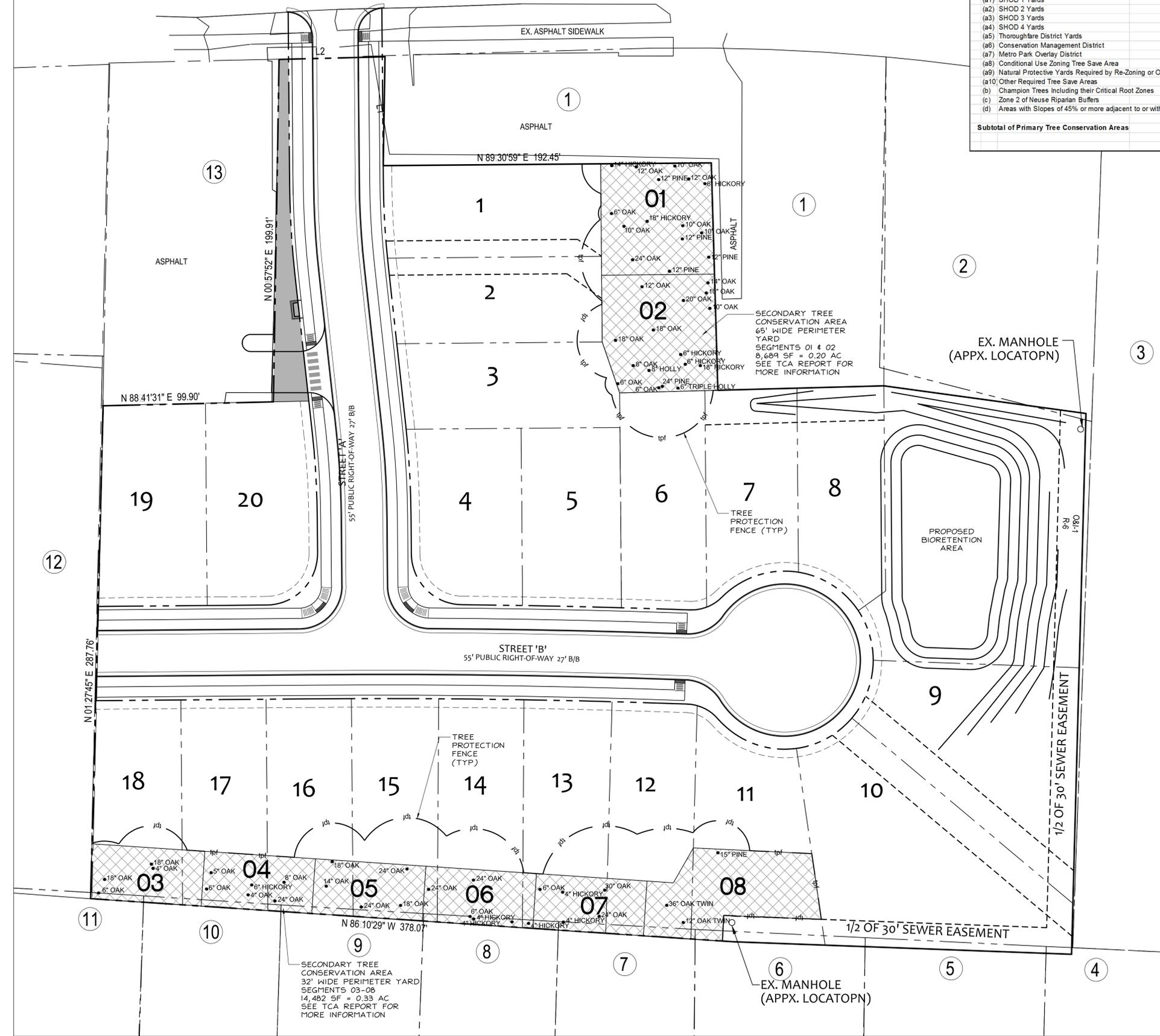
WESTERN BOULEVARD  
VARIABLE WIDTH PUBLIC R-O-W  
ASPHALT

TREE CONSERVATION REPORT			
Bolick Park Western Boulevard Appendix 4: Conservation Plan Data Sheet (Refer to Ordinance TC-7-04 and User's Manual for Instructions)			
Project Name: Bolick Park		Total Site Acres: 10.70 Acres	
(1) Primary Tree Conservation Areas	#Acres	% of Tract	
(a1) SHOD 1 Yards			
(a2) SHOD 2 Yards			
(a3) SHOD 3 Yards			
(a4) SHOD 4 Yards			
(a5) Thoroughfare District Yards			
(a6) Conservation Management District			
(a7) Metro Park Overlay District			
(a8) Conditional Use Zoning Tree Save Area			
(a9) Natural Protective Yards Required by Re-Zoning or Other Conditions			
(a10) Other Required Tree Save Areas			
(b) Champion Trees Including their Critical Root Zones			
(c) Zone 2 of Neuse Riparian Buffers			
(d) Areas with Slopes of 45% or more adjacent to or within floodways			
Subtotal of Primary Tree Conservation Areas			
(2) Secondary Tree Conservation Areas	#Acres	% of Tract	
(a) Major Thoroughfare: 50-foot Average Buffer			
(b) Minor Thoroughfare: 50-foot Average Buffer			
(c) 65-foot Perimeter Yard adjacent to Non-Vacant Property			
(c) Alternate Compliance Area: 65-foot Perimeter Yard			
(d) 32-foot Perimeter Yard adjacent to Vacant Property			
(d) Alternate Compliance Area: 32-foot Perimeter Yard	0.53 AC	10.60%	
(e) Individual Trees 10" dbh & larger within 65' of roadways or any non-vacant property			
(f) Individual Trees 10" dbh & larger within 32' of any vacant property			
Subtotal of Secondary Tree Conservation Areas	0.53 AC	10.60%	
TOTAL ALL TREE CONSERVATION AREAS	0.53 AC	10.60%	

**LEGEND**

 SECONDARY TREE CONSERVATION AREA

 OPEN SPACE



REVISIONS:


TREE CONSERVATION PLAN  
BOLICK PARK  
Raleigh, NC  
A SQUARED, LLC

SCALE: 1" = 30'  
DRAWN BY: PMP  
PROJECT #: 15023  
DATE: 02-17-15  
SHEET L-4 OF

TONY M. TATE LANDSCAPE ARCHITECTURE, PA  
5011 SOUTHPARK DRIVE, STE. 200 - DURHAM, NC 27713  
p: (919) 484-8880 f: (919) 484-8881 e: tony@tmtla.com