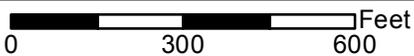
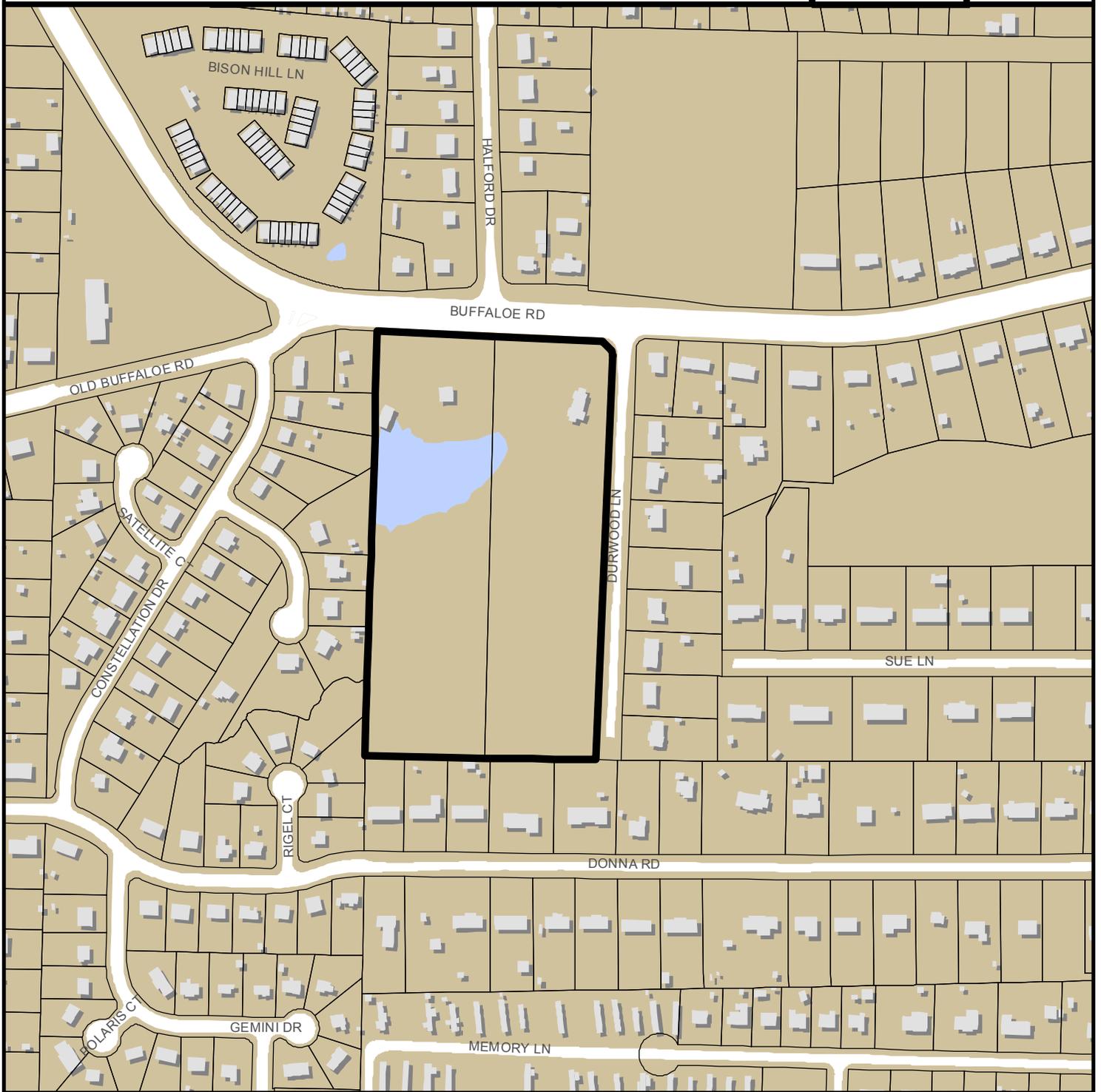


WATERVIEW TOWNES AT BUFFALOE ROAD

S-14-2016



Zoning: **R-10 CU**
CAC: **Northeast**
Drainage Basin: **Marsh Creek**
Acreage: **11.93**
Number of Lots: **55**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **ANHUT Properties, LLC**
Phone: **(919) 291-3023**





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.

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 Assigned Project Coordinator Assigned Team Leader
* 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	Waterview Townes at Buffalo Road		
Proposed Use	Townhomes		
Property Address(es)	3612 Buffalo Road & 3601 Durwood Lane		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:	1725-56-4817, 1725-56-6888		
P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> 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. Per Table 10.1.8, the Final Decision for approval of a Preliminary Subdivision Plan is made at the Administrative Level.		
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	Anhut Properties, LLC	
	Name (s)	Tom Anhut	
	Address	610 Presidents Walk Lane, Cary, NC 27519	
CONSULTANT (Contact Person for Plans)	Phone	919-291-3023	Fax
	Email	tjanhut@gmail.com	
	Address	1025 Wade Avenue, Raleigh, NC 27605	
CONSULTANT (Contact Person for Plans)	Company	SEPI Engineering & Construction	
	Name (s)	Jeff Westmoreland	
	Address	1025 Wade Avenue, Raleigh, NC 27605	
CONSULTANT (Contact Person for Plans)	Phone	919-747-5858	Fax
	Email	jwestmoreland@sepiengineering.com	
	Address	1025 Wade Avenue, Raleigh, NC 27605	

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

Zoning Information	Building Information
Zoning District(s) R-10	Proposed building use(s) Townhomes
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 2,363 s.f.
Overlay District N/A	Proposed Building(s) sq. ft. gross N/A
Total Site Acres 11.93 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) N/A
Off street parking Required Provided Yes	Proposed height of building(s) N/A
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) N/A
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z-	

Stormwater Information

Existing Impervious Surface 7,456 square feet	Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface acres/square feet	If Yes, please provide
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel # 3720172500k

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. Proposed residential use is allowed within the recently approved R-10-CU Zoning district

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots: Detached Attached 55	11. Total number of all lots 55
2. Total # Of Single Family Lots 0	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units 0	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units 0	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots 0	b) Total number of Single Family Lots
6. Total Number of Hotel Units 0	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) 55	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 55 4br or more	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) ± 4.61 du/ac	f) Total Number of Phases
10. Total number of Open Space (only) lots 0	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)

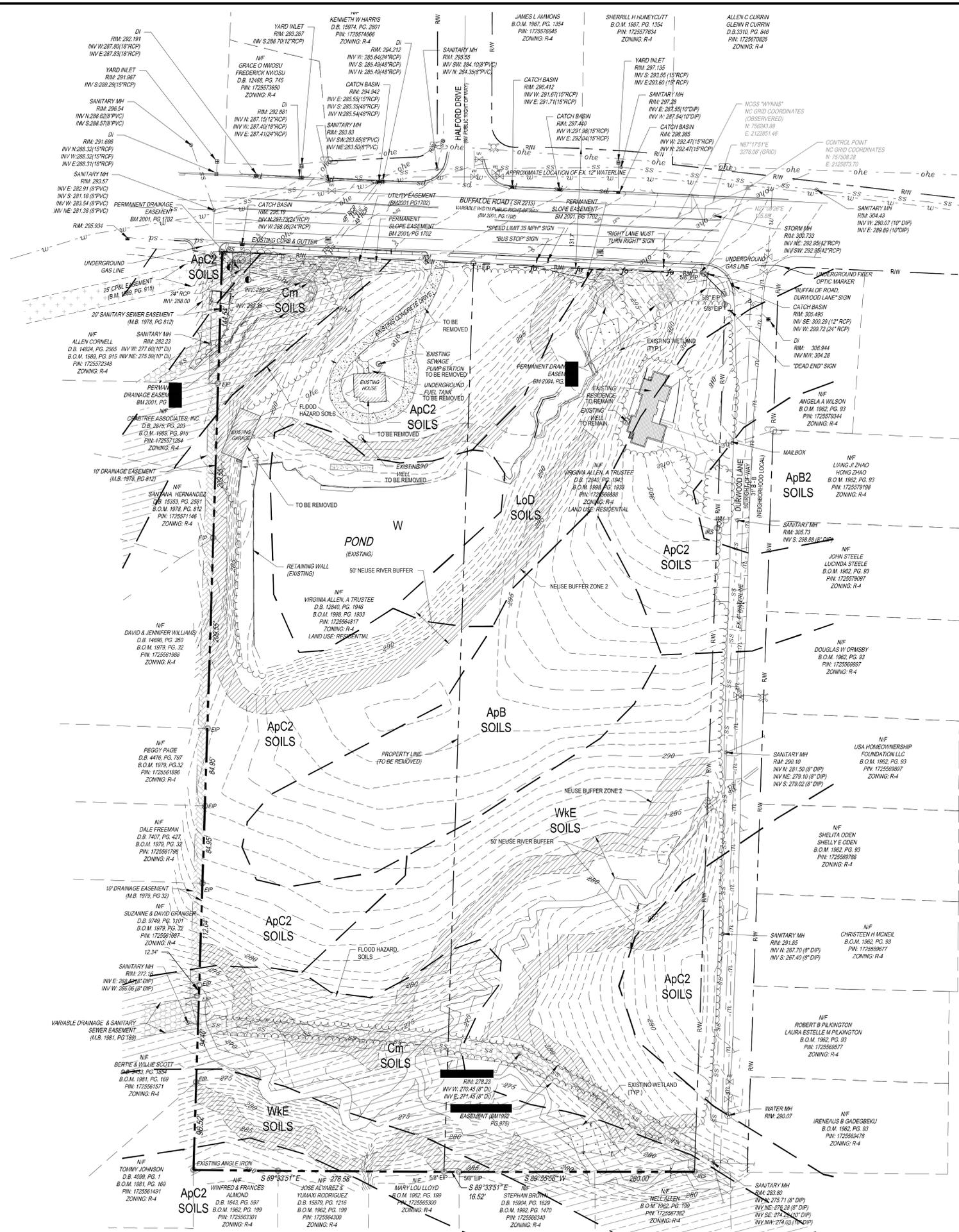
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate SEPI Engineering & Construction 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 *ASG Mours* Date 29 Feb 2016
 Signed _____ Date _____

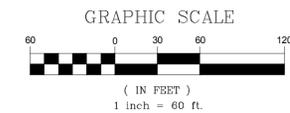
TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>				
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 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 checked="" type="checkbox"/>	<input type="checkbox"/>			
i) Transportation Plan	<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. <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"/>			



LEGEND: PROPERTY LINE (PL), RIGHT-OF-WAY LINE, UTILITY EASEMENT, EXISTING MAJOR CONTOUR, EXISTING MINOR CONTOUR, EXISTING GRAVITY SEWER, EXISTING WATER LINE, EXISTING STORM DRAINAGE PIPE, EXISTING GAS LINE, EXISTING OVERHEAD ELECTRIC LINE, EXISTING UNDERGROUND ELECTRIC LINE, EXISTING FIBER OPTIC LINE, EXISTING QUORANDAM, EXISTING FENCE, EXISTING TREELINE, SURVEY BENCHMARK, PROPERTY CORNER/MONUMENT, EX IRON PIN, EX IRON REBAR, STORM CATCH BASIN, CATV BOX, ELECTRIC SWITCH, TRAFFIC SIGNAL HAND HOLE, FIRE HYDRANT, GUY WIRE, LIGHT POLE, SANITARY STRUCTURE, STREET SIGN, ELECTRIC STRUCTURE, UTILITY POLE, EVERGREEN TREE, WATER VALVE, REINFORCED CONCRETE PIPE, POLY/VINYL CHLORIDE, BACK OF CURB, EDGE OF PAVEMENT, SIDEWALK, ASBESTOS CEMENT PIPE.

- GENERAL NOTES: 1. BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY ENTITLED 'BOUNDARY SURVEY' PREPARED FOR ANHUT PROPERTIES LLC... 2. TOPOGRAPHICAL INFORMATION GATHERED UNDER THE SUPERVISION OF SEPI ENGINEERING & CONSTRUCTION, INC. 3. EXISTING UTILITIES ARE SHOWN FROM THE BEST AVAILABLE INFORMATION AND ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE AND OTHER UTILITIES BEFORE STARTING CONSTRUCTION... 4. EROSION CONTROL MEASURES AND TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES. 5. CONTRACTOR TO ENSURE THAT NEW LANDSCAPE AREAS TIE IN SMOOTHLY WITH THE EXISTING UNDISTURBED PORTION. 6. HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED BY RTK GPS AND OPUS OBSERVATIONS. 7. COORDINATES SHOWN ARE GRID COORDINATES. 8. ALL BEARINGS ARE GRID BEARINGS UNLESS OTHERWISE NOTED. 9. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. 10. RIPARIAN BUFFER AND WETLAND INFORMATION TAKEN FROM A REPORT ENTITLED 'WETLAND, STREAM, & RIPARIAN BUFFER EVALUATION REPORT' PREPARED FOR ANHUT PROPERTIES LLC...

- RECOMBINATION OF PROPERTY: 1. AT THE TIME OF THE INITIAL SUBMITTAL OF THIS PRELIMINARY SUBDIVISION PLAN, THE OVERALL PROJECT SITE CONSISTS OF TWO (2) SEPARATE LOTS TOTALING 12.84 ACRES, OWNED BY VIRGINIA A ALLEN TRUSTEE... 2. A RECOMBINATION PLAN HAS BEEN SUBMITTED TO THE CITY OF RALEIGH FOR REVIEW, TRANSACTION #: 456269. 3. THE RECOMBINATION PLAN RESULTS IN TWO (2) PARCELS, ONE OF WHICH IS 11.93 ACRES AND BEING USED FOR THIS PRELIMINARY SUBDIVISION PLAN, THE SECOND IS 0.78 ACRES, IDENTIFIED AS AN 'OUTPARCEL' ON THIS SET OF DRAWINGS AND IS NOT INCLUDED AS PART OF THIS PROJECT.



PRELIMINARY - DO NOT USE FOR CONSTRUCTION

ANHUT PROPERTIES LLC



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES OR OF ANY OTHER PERSONS.

SEPI ENGINEERING & CONSTRUCTION. 1025 WADE AVENUE, RALEIGH, NORTH CAROLINA 27603. 919.789.9977. 11020 DAVID TAYLOR DR., SUITE 115, CHARLOTTE, NORTH CAROLINA 28203. 704.714.4880. 5030 NEW CENTRE DR., SUITE B, WILMINGTON, NORTH CAROLINA 28403. 910.523.5715. www.sepiengineering.com

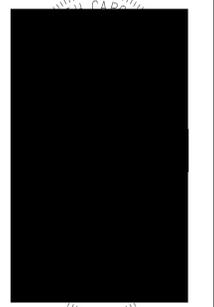


Table with columns: DATE, REVISIONS, CAD FILE.

ANHUT PROPERTIES, LLC
WATERVIEW TOWNHOMES AT BUFFALO ROAD
PRELIMINARY SUBDIVISION PLAN
EXISTING CONDITIONS
3612 BUFFALO ROAD & 3601 DURWOOD LANE
RALEIGH, NORTH CAROLINA 27604

Table with columns: PROJECT MANAGER, FIELD SURVEY DATE, CHECKED BY, DRAWING DATE, DRAWN BY, JOB #, SHEET.

