Preliminary Subdivision
Plan Application

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | fax 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.

Office Use Only: Transaction # 572897 Project Coordinator Lorraine Team Leader Stegall

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 Wildcat Branch Subdivision
Proposed Use Townhomes
Property Address(es) 3124 Garner Road

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

<table>
<thead>
<tr>
<th>PIN Recorded Deed 1702 83 8607</th>
<th>PIN Recorded Deed</th>
<th>PIN Recorded Deed</th>
<th>PIN Recorded Deed</th>
</tr>
</thead>
</table>

What is your project type?

- [ ] Single family
- [ ] Townhouse
- [ ] Subdivision in a non-residential zoning district
- [ ] Other (describe):

OWNER/DEVELOPER INFORMATION

Company Name Glenwood Homes, LLC
Owner/Developer Name
Address P.O. Box 90427 Raleigh, NC 27675
Phone 919 846 2668 Email accounting@glenwoodhomes.com Fax

CONSULTANT/CONTACT PERSON FOR PLANS

Company Name Diehl & Phillips, P.A.
Contact Name Alan Keith, P.E.
Address 1500 Piney Plains Road Suite 200 Cary, NC 27518
Phone 919 467 9972 Email arkeith@bellsouth.net Fax 919 467 5327

PAGE 1 OF 3

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REVISION 03.11.16
### DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)

#### ZONING INFORMATION

Zoning District(s) **R-10**

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

- Overlay District? ☐ Yes ☐ No
- Inside City Limits? ☐ Yes ☐ No

#### STORMWATER INFORMATION

<table>
<thead>
<tr>
<th>Existing Impervious Surface</th>
<th>0 acres/sf</th>
<th>Flood Hazard Area</th>
<th>☐ Yes ☐ No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Impervious Surface</td>
<td>353,056 SF</td>
<td>Neuse River Buffer</td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Wetlands</td>
<td>☐ Yes ☐ No</td>
</tr>
</tbody>
</table>

If in a Flood Hazard Area, provide the following:

- Alluvial Soils
- Flood Study
- FEMA Map Panel #

#### NUMBER OF LOTS AND DENSITY

<table>
<thead>
<tr>
<th>Total # of Townhouse Lots: Detached</th>
<th>Attached</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>181</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total # of Single Family Lots: 0</th>
<th>Total # of All Lots: 187</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Overall Unit(s)/Acre Densities Per Zoning Districts: 181 / 20.18 = 8.96</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total # of Open Space and/or Common Area Lots: 6</td>
</tr>
</tbody>
</table>

#### 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 [Signature] 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]

Date: 10-1-18

Signature

Date
<table>
<thead>
<tr>
<th>General Requirements</th>
<th>To Be Completed By Applicant</th>
<th>Office Use Only</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Applicant must contact a Planner to determine if a Pre-Application</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Conference is required prior to application submittal</td>
<td>N/A</td>
<td>No</td>
</tr>
<tr>
<td>2. Filing fee for plan review – payments may be made by cash, Visa,</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Mastercard, or check made payable to the City of Raleigh (no fee for infill</td>
<td>N/A</td>
<td>No</td>
</tr>
<tr>
<td>recombination)</td>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td>3. Preliminary Subdivision Plan Application must be completed and signed by the</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>property owner</td>
<td>N/A</td>
<td>No</td>
</tr>
<tr>
<td>4. Applicant must complete and print page 1 and 2 of the Preliminary</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Subdivision Plan Application to the plan cover sheet (not applicable for infill</td>
<td>N/A</td>
<td>No</td>
</tr>
<tr>
<td>recombination)</td>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td>5. I have referenced the Preliminary Subdivision Plan Checklist, and by using</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>this as a guide, it will ensure that I receive a complete and thorough first</td>
<td>N/A</td>
<td>No</td>
</tr>
<tr>
<td>review by the City</td>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td>6. Provide the following plan sheets:</td>
<td></td>
<td>Yes</td>
</tr>
<tr>
<td>a) Cover sheet, to include general notes, owner’s name, contact’s name,</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>phone number, mailing address, email address</td>
<td>N/A</td>
<td>No</td>
</tr>
<tr>
<td>b) Existing conditions sheet</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>c) Proposed Subdivision Plan</td>
<td>N/A</td>
<td>Yes</td>
</tr>
<tr>
<td>d) Proposed Grading and Stormwater Plan</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>e) Proposed Utility Plan, including Fire</td>
<td>N/A</td>
<td>Yes</td>
</tr>
<tr>
<td>f) Proposed Tree Conservation Plan</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>g) Proposed Landscaping</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>h) Transportation Plan</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>7. Ten (10) sets of proposed plans to engineering scale (1&quot;=20', 1&quot;=100', etc.)</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>and date of preparation. For re-submittals only, include all revision dates.</td>
<td>N/A</td>
<td>No</td>
</tr>
<tr>
<td>8. Plan size must be 18&quot; x 24&quot; or 24&quot; x 36&quot;</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>9. A vicinity map no smaller/less than 1&quot;=500' and no larger than 1&quot;=1000' to the</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>inch, showing the position of the subdivision with its relation to</td>
<td>N/A</td>
<td>No</td>
</tr>
<tr>
<td>surrounding streets and properties, and oriented in the same direction as the</td>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td>preliminary plan</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10. Include sheet index and legend defining all symbols with true north</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>arrow, with north being at the top of the map</td>
<td>N/A</td>
<td>No</td>
</tr>
<tr>
<td>11. Digital copy of only the plan and elevations – label the CD with the plan</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>name, case file number, and indicate how many times the plan has been</td>
<td>N/A</td>
<td>No</td>
</tr>
<tr>
<td>resubmitted for review</td>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td>12. Wake County School form, if dwelling units are proposed</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>13. Preliminary stormwater quantity and quality summary and calculations package</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>14. For secondary tree conservation areas, include two (2) copies of the tree</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>cover report completed by a certified arborist. North Carolina licensed</td>
<td>N/A</td>
<td>No</td>
</tr>
<tr>
<td>landscape architect, or North Carolina registered forester</td>
<td></td>
<td>N/A</td>
</tr>
</tbody>
</table>
INDEX OF DRAWINGS

COVER SHEET
1 EXISTING CONDITIONS PHASE 1
2 EXISTING CONDITIONS PHASE 2
3 SUBDIVISION PLAN PHASE 1
4 SUBDIVISION PLAN PHASE 2
5 LOT AND EASEMENT PLAN PHASE 1
6 LOT AND EASEMENT PLAN PHASE 2
7 UTILITY PLAN PHASE 1
8 UTILITY PLAN PHASE 2
9 DRIVING PLAN PHASE 1
10 DRIVING PLAN PHASE 2
11 STORM WATER PLAN PHASE 1
12 STORM WATER PLAN PHASE 2
13 LANDSCAPE PLAN PHASE 1
14 LANDSCAPE PLAN PHASE 2
15 TREE CONSERVATION PLAN PHASE 1
16 TREE CONSERVATION PLAN PHASE 2
17 SOLID WASTE PLAN PHASE 1
18 SOLID WASTE PLAN PHASE 2
19 OPEN LOT PLAN PHASE 1
20 OPEN LOT PLAN PHASE 2
21 TYPICAL SHEET

NOTES:

ALL DRAWINGS MUST BE ACCOMPANIED BY DESIGNS AND SPECIFICATIONS WHICH ARE SHOWN ON THESE SHEETS AND PERMIT THE CONSTRUCTION OF THE PROJECT AS DESIGNED. CONSTRUCTION WILL BE REQUIRED TO COMPLY WITH THE PLANNING DEPARTMENT REGULATIONS. FOR INFORMATION CALL the PLANNING DEPARTMENT AT 919-467-9972.

PLANS PREPARED BY:
DIEHL & PHILLIPS, P.A.
CONSULTING ENGINEERS - LIC. NO. C-0465
1500 PINFY PLAINS ROAD, SUITE 200
CARY, N.C. 27518

OWNER & DEVELOPER:
GLENWOOD HOMES, LLC
P.O. BOX 90427
RALEIGH, N.C. 27675
(919) 846-2668

PIN 0783 26 2982
PROPERTY ADDRESS:
3124 GARNER ROAD
RALEIGH, N.C.
INSIDE CITY LIMITS
ZONE: R-10
TOTAL AREA: 20.18 AC.

NOTES:
The Solid Waste Design Manual has been reviewed. Trash services will be by private contract collection service.
TRANSPORTATION NOTES:

1. The Contractor is responsible for the sanitary sewer of any stormwater pipe that is located in the Planting Area. 
2. The Contractor is responsible for all stormwater management located in the Planting Area.
3. The Contractor is responsible for providing a minimum 24" keeps-on-grade water line located in the Planting Area. The Contractor must ensure that the keeps-on-grade water line is properly installed and operational. 
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