



Preliminary Subdivision Plan Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

This form is used when submitting a Preliminary Subdivision ([UDO Section 10.2.5.](#))
Please check the appropriate review type and include the plan checklist document.

Please email your completed application to DS.intake@raleighnc.gov.

Office Use Only: Case #: _____	Planner (print): _____
Pre-application Conference Date: _____	Planner (signature): _____

DEVELOPMENT TYPE (UDO Section 2.1.2)

<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
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NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District

GENERAL INFORMATION

Scoping/sketch plan case number(s): 589994

Development name (subject to approval):

Property Address(es): 511 Carolina Pines Ave.
2640 Cherry Circle
Raleigh, NC 27603

Recorded Deed PIN(s):

What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses Other: _____
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CURRENT PROPERTY OWNER/DEVELOPER INFORMATION
NOTE: Please attach purchase agreement when submitting this form

Company:	Owner/Developer Name and Title:
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Address:

Phone #:	Email:
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APPLICANT INFORMATION

Company:	Contact Name and Title:
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Address:

Phone #:	Email:
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Continue to the next page>

DEVELOPMENT TYPE + SITE DATE TABLE
(Applicable to all developments)

ZONING INFORMATION

Gross site acreage:

Zoning districts (if more than one, provide acreage of each):

Overlay district:

Inside City limits? Yes No

Conditional Use District (CUD) Case # Z-

Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface:

Acres: _____ Square Feet: _____

Proposed Impervious Surface:

Acres: _____ Square Feet: _____

Neuse River Buffer Yes No

Wetlands Yes No

Is this a flood hazard area? Yes No

If yes, please provide the following:

Alluvial soils: _____

Flood study: _____

FEMA Map Panel #:

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots: Detached Attached

Total # of single-family lots:

Proposed density for each zoning district (UDO 1.5.2.F): ~~75 Units per acre (Allowed by rezoning case Z15-18)~~

Total # of open space and/or common area lots:

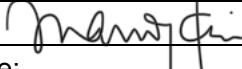
Total # of requested lots:

SIGNATURE BLOCK

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 development plan as approved by the City of Raleigh.

I hereby designate _____ to serve as my agent regarding this application, to receive and response 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: 

Date: 03/10/2020

Printed Name:

Signature:

Date:

Printed Name:

Please email your completed application to DS.intake@raleighnc.gov.

DEVELOPMENT SERVICES

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DEVELOPMENT TYPE (UDO Section 2.1.2) [X] Conventional Subdivision [] Compact Development [] Conservation Development [] Cottage Court

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION NOTE: Please attach purchase agreement when submitting this form

Continue to the next page>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments) ZONING INFORMATION

STORMWATER INFORMATION Existing Impervious Surface: Acres: 0 Proposed Impervious Surface: Acres: 5.25

NUMBER OF LOTS AND DENSITY Total # of townhouse lots: 0 Detached 0 Attached 0

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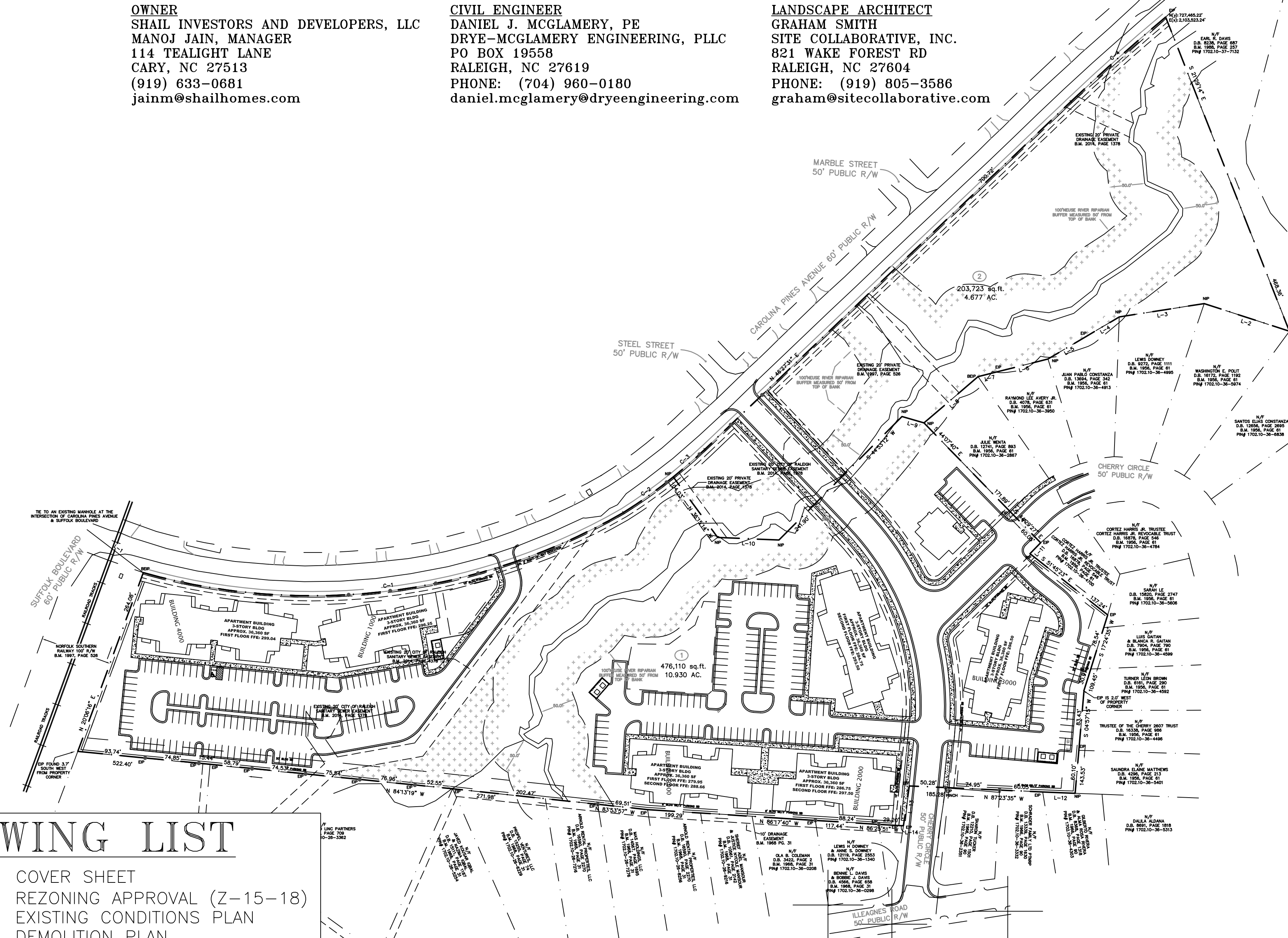
PRELIMINARY SUBDIVISION PLAN SUBMITTAL FOR CAROLINA PINES MULTI-FAMILY AT 511 CAROLINA PINES AVENUE AND 2640 CHERRY CIRCLE

PSP FILE #: TBD ASR FILE #: TBD CONCURRENT FILE #: TBD

OWNER SHAIL INVESTORS AND DEVELOPERS, LLC MANOJ JAIN, MANAGER 114 TEALIGHT LANE CARY, NC 27513 (919) 633-0681 jainm@shailhomes.com

CIVIL ENGINEER DANIEL J. MCGLAMERY, PE DRYE-MCGLAMERY ENGINEERING, PLLC PO BOX 19558 RALEIGH, NC 27619 PHONE: (704) 960-0180 daniel.mcglamery@dryeengineering.com

LANDSCAPE ARCHITECT GRAHAM SMITH SITE COLLABORATIVE, INC. 821 WAKE FOREST RD RALEIGH, NC 27604 PHONE: (919) 805-3586 graham@sitecollaborative.com



DRAWING LIST

- C-0.00 COVER SHEET C-0.01 REZONING APPROVAL (Z-15-18) C-1.00 EXISTING CONDITIONS PLAN C-1.10 DEMOLITION PLAN C-1.20 SUBDIVISION PLAN C-5.00 GRADING PLAN WEST C-5.01 GRADING PLAN EAST C-5.02 GRADING PLAN NORTH C-5.10 SCM A DETAILS C-5.11 SCM B DETAILS C-5.12 SCM C DETAILS C-6.00 UTILITY PLAN WEST C-6.01 UTILITY PLAN EAST C-6.02 UTILITY PLAN NORTH L-1.0 OVERALL PLAN L-1.1 LAYOUT AND MATERIALS PLAN L-1.2 LAYOUT AND MATERIALS PLAN L-1.3 LAYOUT AND MATERIALS PLAN L-1.4 OVERALL PLANTING PLAN L-2.0 PLANTING PLAN L-2.1 PLANTING PLAN L-2.2 PLANTING PLAN L-2.3 PLANTING NOTES & DETAILS TC-1.0 TREE CONSERVATION PLAN TC-1.1 TREE CONSERVATION PLAN TC-1.2 TREE CONSERVATION PLAN TC-1.3 TREE CONSERVATION PLAN E0.2 ELECTRICAL SITE PLAN E0.3 ELECTRICAL SITE PLAN E0.4 ELECTRICAL SITE DETAILS

SITE DATA INFORMATION

PROJECT NAME: CAROLINA PINES MULTI-FAMILY PROJECT ADDRESS: 511 CAROLINA PINES AVE 2640 CHERRY CIRCLE RALEIGH, NC 27603

SITE ACREAGE: 15.61 ACRES (TOTAL) 2640 CHERRY CIRCLE: 10.93 ACRES (PIN: 1702268517) 511 CAROLINA PINES: 4.68 ACRES (PIN: 1702373009)

ZONING DISTRICT: R10 (CONDITIONAL USE) REZONING CASE: Z-15-18

DENSITY CALCULATIONS:

EXISTING ZONING: 9.74 ACRES OF 6 UNITS PER ACRE 5.87 ACRES OF 10 UNITS PER ACRE = 9.74*6 + 5.87*10 = 58.4 + 58.7 = 117 UNITS TOTAL

PROPOSED ZONING: R10 W/ EXISTING R6 DENSITY TO REMAIN

DENSITY ALLOWED: 117 UNITS - PROPOSED 115 UNITS

OVERLAY DISTRICT: NONE

PROPOSED USE: APARTMENT BUILDINGS (ALLOWED)

EXISTING BUILDING: N/A SF PROPOSED BUILDING: 200,000 SF AMENITY AREA REQUIREMENTS REQUIRED AMENITY AREA = 10% LOT AREA INSIDE RIGHT-OF-WAY: 15.61 ACRES REQ'D AMENITY AREA = 10% * 15.61 AC = 1.561 AC. PROVIDED AMENITY AREA = 1.561 AC.

BUILDING DIMENSIONAL REQUIREMENTS

FRONT SB: 10 FT (MIN.) 10 FT MIN. (PROVIDED) REAR SB: 20 FT (MIN.) 20 FT MIN. (PROVIDED) SIDE SB: 0 OR 6 FT (MIN.) 6 FT MIN. (PROVIDED) SIDE STREET SB: 10 FT (MIN.) 10 FT MIN. (PROVIDED) ALLEY SB: N/A N/A

PARKING DIMENSIONAL REQUIREMENTS

FRONT SB: 10 FT (MIN.) 10 FT MIN. (PROVIDED) REAR SB: 3 FT (MIN.) 3 FT MIN. (PROVIDED) SIDE SB: 0 OR 3 FT (MIN.) 3 FT MIN. (PROVIDED) SIDE STREET SB: 10 FT (MIN.) 10 FT MIN. (PROVIDED) ALLEY SB: N/A N/A

BUILDING HEIGHT REQUIREMENTS

BUILDING HEIGHT: 45 FT (MAX) TBD FT (PROV.) BUILDING HEIGHT: 3 STORIES MAX. ACCESSORY HEIGHT: 25 FT (MAX) N/A (PROV.)

GROUND FLOOR ELEVATION REQUIREMENTS

WITHIN BUILD-TO GROUND FLOOR: 2 FT (MIN.) / 2 FT (PROV.)

PEDESTRIAN ACCESS STREET FACING ENTRANCE REQUIRED MIN. 1 PER BUILDING

ALLOWED BUILDING ELEMENTS PORCH, STOOP, BALCONY

PARKING CALCULATIONS

BUILDING REQUIREMENTS BUILDING: 1 SPACE/300 SF

EXISTING PARKING: N/A PROPOSED PARKING: 277 REQUIRED PARKING: 1 SPACE/BED + 1 VISITOR SPACE PER 10 BEDS 230 BEDROOMS * 1 + 230/10 253 SPACES

TOTAL REQUIRED: 253 SPACES PARKING PROVIDED: 277 SPACES

PARKING REQUIREMENTS (CONT.)

HANDICAP SPACES REQUIRED: 201-300 SPACES = 7 7 TOTAL SPACES 1 VAN SPACE REQUIRED

BICYCLE PARKING: SHORT TERM 1 SP. PER 10000 SF, MIN. 4 SPACES. LONG TERM 1 SP. PER 10000 SF, MIN. 4 SPACES

REQUIRED: 20 SHORT TERM SPACES 20 LONG TERM SPACES PROVIDED: 20 SHORT TERM SPACES 20 LONG TERM SPACES

VICINITY MAP N.T.S.

SURVEY DISCLAIMER

SURVEY INFORMATION PREPARED BY L. JORDAN PARKER (PLS L-4665) ON FEBRUARY X, 2019. CAWTHORNE, MOSS, & PANCIERA, PC, 333 S. WHITE STREET, WAKE FOREST, NC 27588

TREE CONSERVATION

TREE CONSERVATION WILL BE ESTABLISHED AS PART OF THIS PROJECT PER CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE (UDO) - ARTICLE 9.1.

SOLID WASTE COMPLIANCE

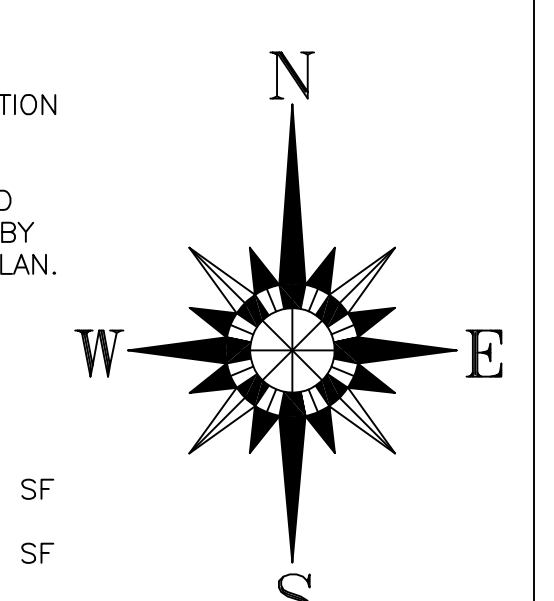
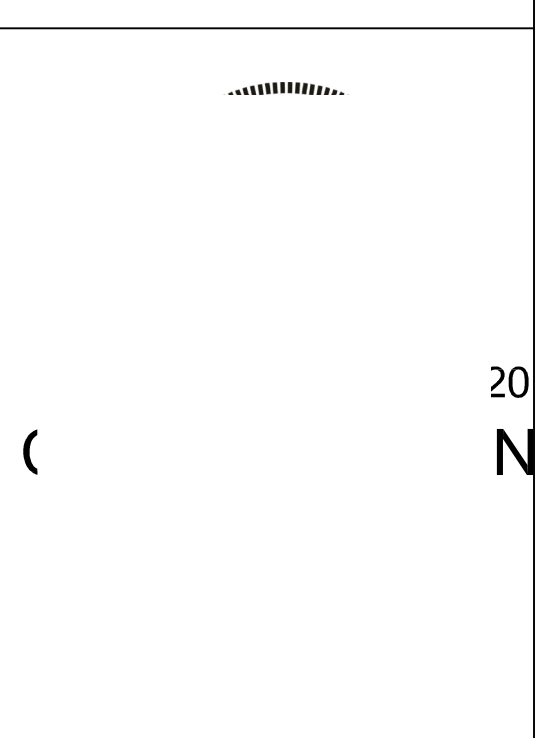
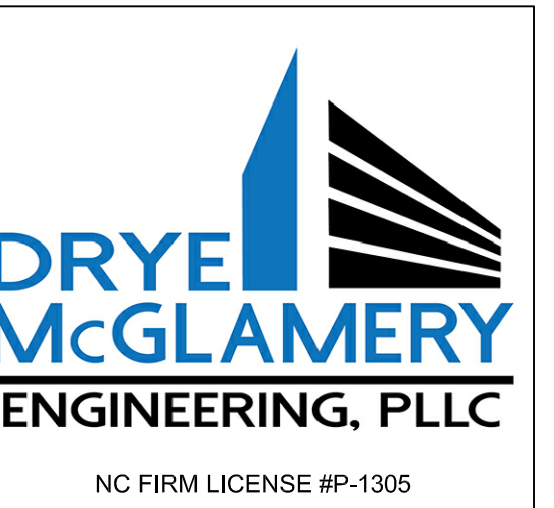
THE SITE WILL UTILIZE A PRIVATE WASTE COLLECTION SERVICE AND USE COMMERCIAL DUMPSTERS. SITE IS COMPLIANT WITH CITY OF RALEIGH SOLID WASTE DESIGN MANUAL FOR DRIVEWAY WIDTH AND RADIUS REQUIREMENTS. SEE APPROVAL LETTER BY GFL ENVIRONMENTAL BASED ON CURRENT SITE PLAN.

IMPERVIOUS AREA SUMMARY

EXISTING IMPERVIOUS AREA: 0 SF PROPOSED IMPERVIOUS AREA: 228,690 SF NET INCREASE IN IMPERVIOUS AREA: 228,690 SF

PUBLIC IMPROVEMENTS QUANTITY TABLE

Table with 2 columns: Item, Quantity. Includes rows for Number of Lot(s), Number of Units, Livable Buildings, Open Space?, Public Water (LF), Public Sewer (LF), Public Sidewalk (LF), Street Signs (LF), Water Service Stubs, Sewer Service Stubs.



CAROLINA PINES MULTI-FAMILY DEVELOPMENT 2640 CHERRY CIRCLE RALEIGH, NC 27603 WAKE COUNTY NORTH CAROLINA DRYE-MCGLAMERY ENGINEERING, PLLC 5720 SIX FORKS RD., SUITE 203 RALEIGH, NC 27609

PROJECT NO: 2018031

ISSUED FOR REVIEW

Table with 3 columns: REV, DESCRIPTION, DATE. Row 1: A, ISSUED FOR REVIEW, 04-22-20

DRAWN BY: DJM CHECKED BY: HWD SCALE: 1" = 100'

COVER SHEET

C-0.00