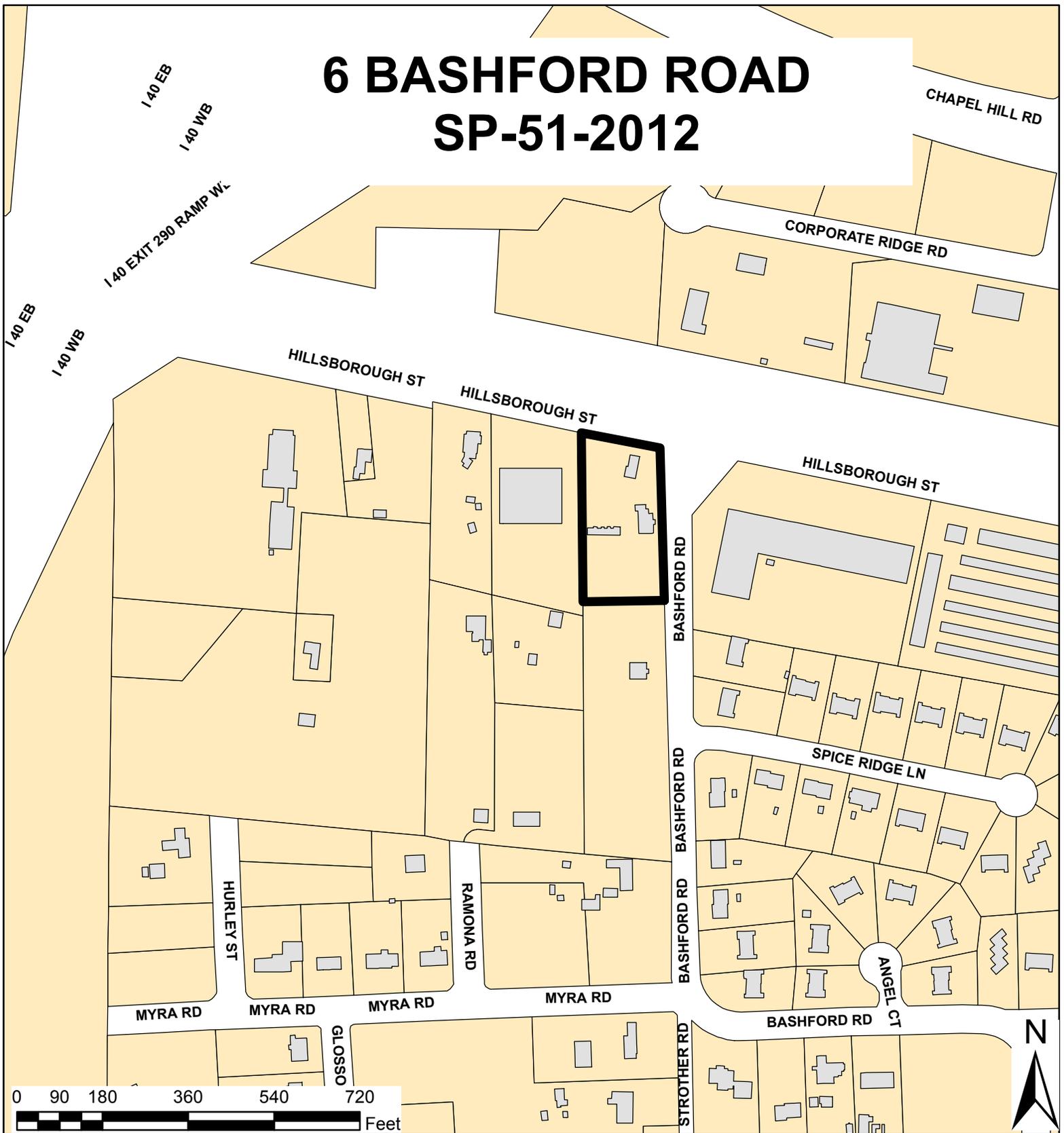


6 BASHFORD ROAD SP-51-2012



Zoning: **R-4, NB, SHOD-1**
CAC: **West**
Drainage **Walnut Creek**
Basin:
Acreage: **1.30**

Number of Lots: **0**
Planner:
Phone:
Applicant Contact:
Phone:

James Marapoti
(919) 996-2642
Thompson & Associates
(919) 465-1566



Planning & Development

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

SP-51-12

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 checked="" type="checkbox"/> Site Plans for Planning Commission or City Council <input type="checkbox"/> Preliminary Administrative Site Plans <input 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; color: blue;">349138</div>
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name: 6 BASHFORD ROAD

Proposed Use: USED CAR LOT

Property Address(es): 6 BASHFORD ROAD

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

P.I.N. <u>0774-61-1828</u>	P.I.N.	P.I.N.	P.I.N.
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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: USED CAR SALES

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.
RETAIL SALES WITHIN 400' OF RESIDENTIAL ZONING

CLIENT (Owner or Developer)

Company: DAVID MARTIN CONTRACTOR

Name (s): DAVID MARTIN

Address: 1201 BUCK JONES ROAD RALEIGH NC 27606

Phone: 467-8118 Email: dmartin@martincontractor.biz Fax:

CONSULTANT (Contact Person for Plans)

Company: THOMPSON & ASSOCIATES

Name (s): RANDY MILLER

Address: 1149 EXECUTIVE CIRCLE SUITE 0-2 CARY 27511

Phone: 465-1566 Email: millerr@tpca.com Fax: 465-1585

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

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

Zoning Information	Building Information
Zoning District(s) NB AND R-4	Proposed building use(s) OFFICE FOR USED CAR SALES
If more than one district, provide the acreage of each 0.15 AC R-4 1.13 AC NB	Existing Building(s) sq. ft. gross 2,583.76 SF
Overlay District N/A	Proposed Building(s) sq. ft. gross NO NEW BUILDINGS
Total Site Acres 1.3 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 2,583.76 SF
Off street parking Required 5 Provided 9	Proposed height of building(s) NO NEW BUILDINGS
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) 4.56%
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage 41.31 % (site plans only)
CUD (Conditional Use District) case # Z-	

Stormwater Information

Existing Impervious Surface 0.14/6181 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 0.537/23,401 acres/square feet	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 PLAN CONFORMS TO THE LAND USE PLAN WITH PROPOSED USE ALLOWED WITHIN NB ZONING

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of Open Space (only) lots
2. Total # Of Single Family Lots	12. Total number of all lots
3. Total # Of Apartment Or Condominium Units	13. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No
4. Total # Of Congregate Care Or Life Care Dwelling Units	If Yes, please answer the questions below: a) Total number of Townhouse Lots b) Total number of Single Family Lots c) Total number of Group Housing Units d) Total number of Open Space Lots e) Minimum Lot Size f) Total Number of Phases 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)
5. Total # Of Mobile Home Lots	
6. Total Number of Hotel Units	
7. Overall Total # Of Dwelling Units (1-6 Above)	
8. Bedroom Units 1br 2br 3br 4br or more	
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	

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.

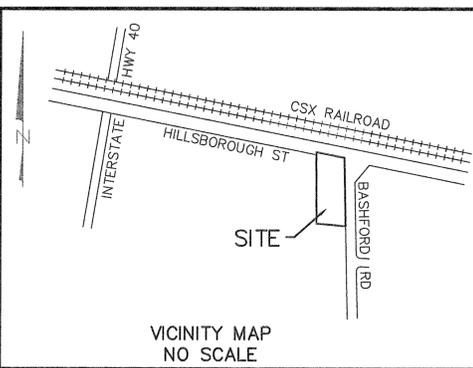
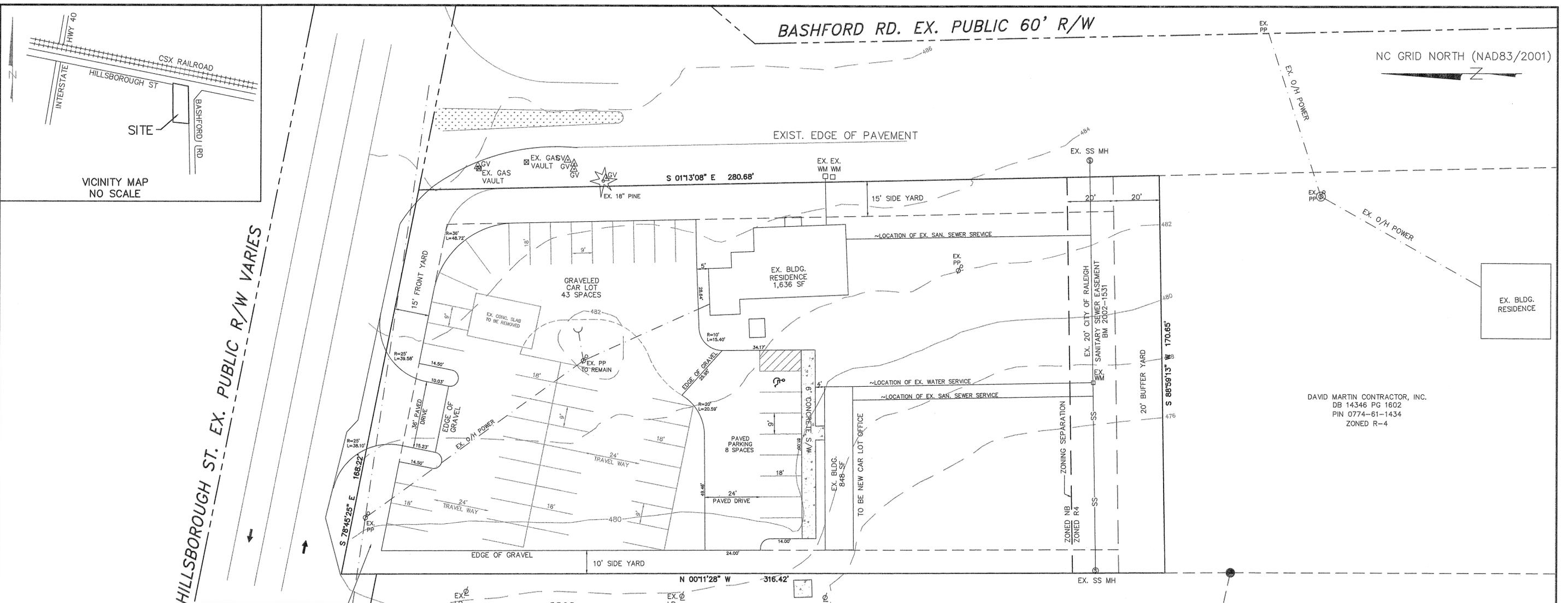
I hereby designate RANDY MILLER OF THOMPSON AND ASSOCIATES _____ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed David J. Martin Date Nov. 21st 2012

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"/>		<input checked="" type="checkbox"/>		
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>		<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"/>	<input checked="" 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"/>		<input checked="" type="checkbox"/>		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c) Proposed Site, Subdivision Plan, or Recombination Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>		<input checked="" 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"/>		<input checked="" type="checkbox"/>		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		<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"/>		<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"/>		<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"/>		<input checked="" type="checkbox"/>		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>



HILLSBOROUGH ST. EX. PUBLIC R/W VARIES

BASHFORD RD. EX. PUBLIC 60' R/W

NC GRID NORTH (NAD83/2001)

VICINITY MAP
NO SCALE

AS PER OWNER'S REQUEST, THE FRONT YARD WAS REDUCED FROM 30' TO 15'.

GENERAL PROJECT NOTES:
 ALL WORK AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
 CONTRACTOR SHALL OBTAIN A COPY OF THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH TO REFER TO DURING CONSTRUCTION OF THE PROJECT.
 CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING ABOVE AND BELOW GROUND UTILITIES IN THE AREA PRIOR TO CONSTRUCTION AND COORDINATE RELOCATION, IF NEEDED, OF THESE UTILITIES WITH THE APPROPRIATE AUTHORITIES.
 ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH SEDIMENT AND EROSION CONTROL STANDARDS AND SPECIFICATIONS.

NOTE: BOUNDARY INFORMATION A SURVEY BY THIS OFFICE. TOPO TAKEN FROM WAKE CO. G.I.S. CONTOUR INTERVAL IS 2 FEET. NO FLOOD HAZARD SOILS EXIST ON SITE. AREA NOT IN FEMA 100 YEAR FLOOD PLAIN

SITE CONTAINS NO 100 YEAR FLOOD HAZARD AREAS PER F.E.M.A. MAP # 3720077400 J EFFECTIVE MAY 2, 2006

BHOLE, LLC
 DB 10132 PG 931
 BM 2003 PG 669
 BM 1984 PG 414
 PIN 0774-51-9940
 ZONED NB

SITE DATA
 PIN 0774 - 61 - 1828
 TOTAL ACREAGE: 1.30 ACRES (56,745 SF)
 PIN 1729-33-7656
 ZONED NB (49,933 SF = 1.14 AC.)
 ZONED R4 (6,812 SF = 0.16)
 EX. IMPERVIOUS AREA: 0.14 AC. (6,181 SF) = 10.77%
 PAVEMENT/GRAVEL: 3,596.81 SF
 BUILDINGS: 2,583.76 SF
 PROPOSED DEVELOPMENT: USED CAR LOT
 PROPOSED NEW GRAVEL: 16,019.07 SF
 PROPOSED NEW PAVEMENT: 4,797.66 SF
 TOTAL NEW IMPERVIOUS AREA: 23,401 SF = 0.537 AC.
 TOTAL % IMPERVIOUS AREA: 41.31%
 PARKING REQUIRED (1/200 SF OFFICE) = 5
 PARKING PROVIDED: 9 (INCL. 1 H/C)
 VEHICULAR DISPLAY PARKING SPACES: 43
 HANDICAPPED PARKING SPACE TO BE 8' x 18' (VAN ACCESSIBLE)
 PARKING SPACES TO BE 9' x 18' UNLESS OTHERWISE NOTED
 PARKING LOT TO BE PRIVATE.
 SITE IS NOT WITHIN FEMA 100 YEAR FLOOD PLAIN.
 SITE DOES NOT CONTAIN ANY WETLAND AREAS
 SITE DOES NOT CONTAIN IMPACT ANY NEUSE RIVER BUFFER AREAS
 ALL WORK AND MATERIALS SHALL CONFORM TO THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
 CONTRACTOR SHALL VERIFY THE ABOVE AND BELOW GROUND LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
 CONTRACTOR SHALL COORDINATE THE RELOCATION OF ANY CONFLICTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANY AND/OR AUTHORITY.
 CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
 SITE CURRENTLY HAS PUBLIC WATER & SEWER SERVICES.

BLC3, LLC
 DB 12920 PG 1390
 BM 1978 PG 905
 PIN 0774-51-9640
 ZONED R-4

UTILITY NOTES:
 ALL WORK AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH.
 PLACEMENTS AND LOCATION OF ALL UTILITY MATERIALS, LINES, AND SERVICES SHALL BE AS PER CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
 CONTRACTOR SHALL LOCATE OR VERIFY ALL EXISTING CONDITIONS AND NOTIFY PROJECT ENGINEER AND TOWN OFFICIALS OF VARIATIONS FROM THE APPROVED PLANS.
 ALL WORK SHALL BE INSPECTED BY CITY OF RALEIGH INSPECTORS AND/OR PROJECT ENGINEER.
 SEE DETAIL SHEET FOR OR OBTAIN CITY OF RALEIGH STANDARDS AND SPECIFICATIONS FOR DETAILS ON ALL SERVICES AND OTHER RELATED UTILITY ITEMS.

ATTENTION CONTRACTORS:
 THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER AND SEWER, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE CENTRAL ENGINEERING DEPARTMENT AT 831-6810, AND THE PUBLIC UTILITIES DEPARTMENT AT 890-3400 AT LEAST TWENTY-FOUR HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.
 FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION, WILL RESULT IN THE ISSUANCE OF MONETARY FINES, AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.
 FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON THE JOBSITE, OR ANY OTHER VIOLATION OF THE CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.



PRELIMINARY DRAWING
 DO NOT USE FOR CONSTRUCTION

OWNER/DEVELOPER:
 DAVID MARTIN CONTRACTOR, INC.
 1201 BUCK JONES ROAD
 RALEIGH, NC 27606-3326
 # (919) 467-8118

PRELIMINARY SITE & UTILITY PLAN 6 BASHFORD ROAD PROPOSED USE CAR LOT			
RALEIGH TOWNSHIP	WAKE COUNTY	NORTH CAROLINA	
OWNER DAVID MARTIN CONTRACTOR, INC.	ZONED NB		
DATE 09/14/2012	DRAWN RIS	JOB NO. 12-014	
SCALE 1" = 20'	SURVEYED REM	DWG BASHFORD	
REVISIONS:	PIN 0774-61-1713		

