SEAWELL LANE SUBDIVISION
S-9-2012

Zoning:	**R-10, NCOD**	Number of Lots:	**3**
CAC:	**NORTH CENTRAL**	Planner:	**JAMES MARAPOTI**
Drainage Basin:	**PIGEON HOUSE**	Phone:	**(919) 516-2642**
Acreage:	**0.36**	Applicant Contact:	**DONALD STALLINGS, PLS**
		Phone:	**(919) 469-8336**

5-9-12

Planning & Development

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

Preliminary Development Plan Application

5-9-2012

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

Preliminary Approvals		FOR OFFICE USE ONLY
☐ Site Plans for Planning Commission or City Council ☐ Preliminary Administrative Site Plans ☐ Group Housing * ☐ Multifamily (Infill)*	☒ Subdivision* ☐ Infill Subdivision* ☐ Infill Recombination* ☐ Cluster Subdivision ☐ Expedited Subdivision Review	Transaction Number 329820
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name Seawell, Lane Subdivision

Proposed Use Residential, Single-Family

Property Address(es) 306 Seawell Ave.

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

P.I.N. 1714006359	P.I.N.	P.I.N.	P.I.N.

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. Tract is less than 5 acres. 57% of adjoiners are single-family residences. Since 57% is less than 66%, the subdivision is not an infill subdivision and can thus be reviewed administratively as a regular subdivision.
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. This project does not require Planning Commission or City Council Prelim. Approval since it is not an infill subdivision.
CLIENT (Owner or Developer)	Company Five Horizon Construction and Development Name (s) Stuart Cullinan Address 20 Mayo St. Suite C-3, Raleigh, NC 27603 Phone 919-398-3927 | Email stuart@fivehorizonsdevelopment.com | Fax 919-516-0705
CONSULTANT (Contact Person for Plans)	Company Donald F. Stallings, PLS Name (s) Donald F. Stallings

	Phone 919-469-8336	Email donnels@bellsouth.net	Fax 919-469-8336

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

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

Zoning Information	Building Information
Zoning District(s) R-10	Proposed building use(s) Residential (Single-Family)
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross 0.0
Overlay District New Bern, Edenton OD	Proposed Building(s) sq. ft. gross
Total Site Acres 0.3587 Inside City Limits ☒ Yes ☐ No	Total sq. ft. gross (existing & proposed)
Off street parking Required 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 0.0acres/square feet	Flood Hazard Area ☐ Yes ☒ No
Proposed Impervious Surface acres/square feet	**If Yes, please provide**
Neuse River Buffer ☐ Yes ☒ No Wetlands ☐ Yes ☒ 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 2030The proposed subdivision conforth to the future landuse for this area as proposed for in the Comprehensive Plan 2030. The proposed land use is moderate densitiy residential, which covers a range of 6-14 units/acre. The parcel measures 15626 SF or .3587 acres. Three single family dwellings on this parcel would equal a density of 8.26 units/acres within the range proposed by the Comprehensive Plan. In addition the proposed subdivision conforms to the minimum lot size of the West Idlewild NCOD.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of Open Space (only) lots 0
2. Total # Of Single Family Lots 3	12. Total number of all lots 3
3. Total # Of Apartment Or Condominium Units N/A	13. Is your project a cluster unit development? ☐ Yes ☒ No
4. Total # Of Congregate Care Or Life Care Dwelling Units N/A	**If Yes, please answer the questions below:**
5. Total # Of Mobile Home Lots N/A	
6. Total Number of Hotel Units N/A	
7. Overall Total # Of Dwelling Units (1-6 Above) 3	
8. Bedroom Units 1br 2br 3br 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 8.26	
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	

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 ☐ Yes ☐ No
h) Must provide open space quotient per City Code 10-3071 (5)

SIGNATURE BLOCK (Applicable to all developments)

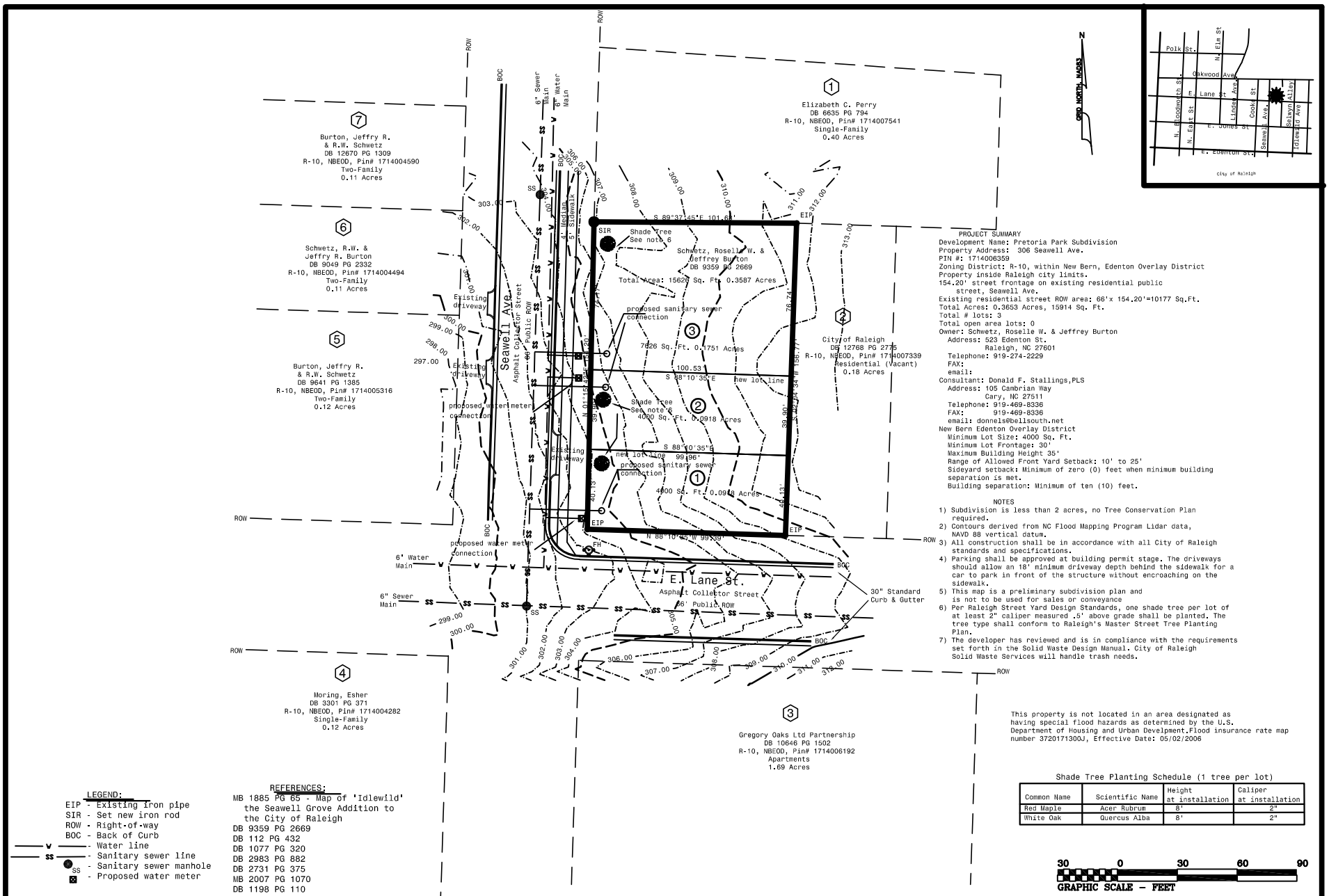
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate Donald F. Stallings,PLS_____ 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 conforming to all application requirements applicable to the proposed development use.

Signed _____ Date 4.19.12

Signed _____ Date



PROJECT SUMMARY

Development Name: Pretoria Park Subdivision
Property Address: 306 Seawell Ave.
PIN #: 1714006359
Zoning District: R-10, within New Bern, Edenton Overlay District
Property inside Raleigh city limits.
154.20' street frontage on existing residential public street, Seawell Ave.
Existing residential street ROW area: 66'x 154.20'=10177 Sq.Ft.
Total Acres: 0.3653 Acres, 15914 Sq. Ft.
Total # lots: 3
Total open area lots: 0
Owner: Schwetz, Roselle W. & Jeffrey Burton
Address: 523 Edenton St.
Raleigh, NC 27601
Telephone: 919-274-2229
FAX:
email:
Consultant: Donald F. Stallings,PLS
Address: 105 Cambrian Way
Cary, NC 27511
Telephone: 919-469-8336
FAX: 919-469-8336
email: donnels@bellsouth.net
New Bern Edenton Overlay District
Minimum Lot Size: 4000 Sq. Ft.
Minimum Lot Frontage: 30'
Maximum Building Height 35'
Range of Allowed Front Yard Setback: 10' to 25'
Sideyard setback: Minimum of zero (0) feet when minimum building separation is met.
Building separation: Minimum of ten (10) feet.

NOTES

1) Subdivision is less than 2 acres, no Tree Conservation Plan required.
2) Contours derived from NC Flood Mapping Program Lidar data, NAVD 88 vertical datum.
3) All construction shall be in accordance with all City of Raleigh standards and specifications.
4) Parking shall be approved at building permit stage. The driveways should allow an 18' minimum driveway depth behind the sidewalk for a car to park in front of the structure without encroaching on the sidewalk.
5) This map is a preliminary subdivision plan and is not to be used for sales or conveyance
6) Per Raleigh Street Yard Design Standards, one shade tree per lot of at least 2" caliper measured .5' above grade shall be planted. The tree type shall conform to Raleigh's Master Street Tree Planting Plan.
7) The developer has reviewed and is in compliance with the requirements set forth in the Solid Waste Design Manual. City of Raleigh Solid Waste Services will handle trash needs.

This property is not located in an area designated as having special flood hazards as determined by the U.S. Department of Housing and Urban Development.Flood insurance rate map number 3720171300J, Effective Date: 05/02/2006

Shade Tree Planting Schedule (1 tree per lot)

Common Name	Scientific Name	Height at installation	Caliper at installation
Red Maple	Acer Rubrum	8'	2"
White Oak	Quercus Alba	8'	2"

LEGEND:

EIP - Existing iron pipe
SIR - Set new iron rod
ROW - Right-of-way
BOC - Back of Curb
W - Water line
SS - Sanitary sewer line
SS - Sanitary sewer manhole
- Proposed water meter

REFERENCES:

MB 1885 PG 65 - Map of 'Idlewild' the Seawell Grove Addition to the City of Raleigh
DB 9359 PG 2669
DB 112 PG 432
DB 1077 PG 320
DB 2983 PG 882
DB 2731 PG 375
MB 2007 PG 1070
DB 1198 PG 110

30 0 30 60 90
GRAPHIC SCALE – FEET

Preliminary Subdivision Plan
Pretoria Park Subdivision
306 Seawell Ave.
Prepared For:
Schwetz, Roselle W. & Jeffrey Burton

Donald F. Stallings,
Professional Land Surveyor
105 Cambrian Way
Cary, NC 27511
919-469-8336

Township:Raleigh	County: Wake	03/01/2012	Sheet 2 of 2
	State: North Carolina	Scale: 1"=30'	Surveyed By: DFS
Zoning: R-20, NBEOD	PIN #: 1714006359	Check & Closure By: DFS	Drawn By: DFS