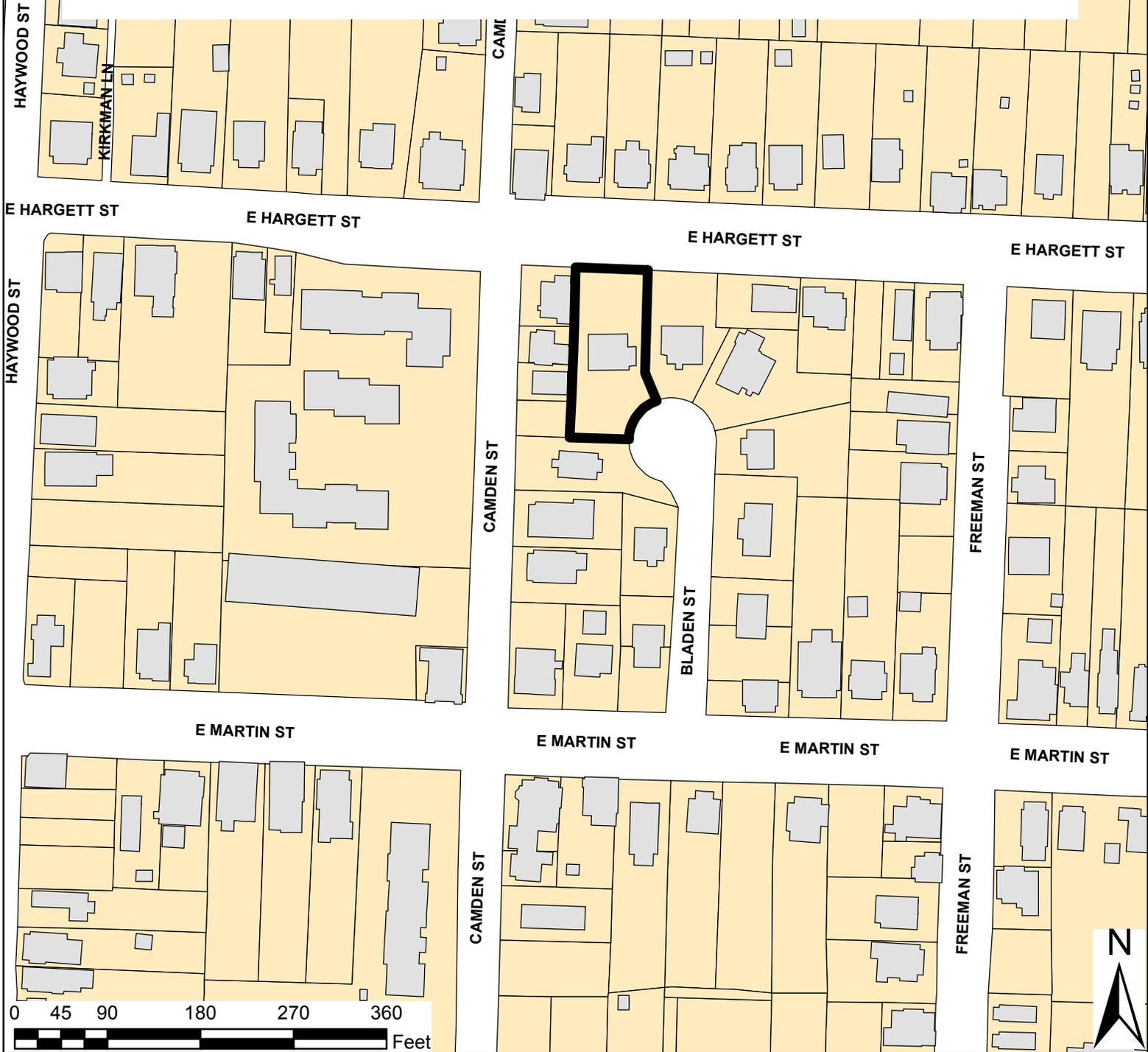


# 208 BLADEN STREET S-19-2012



Zoning: **R-20**  
 CAC: **SOUTH CENTRAL**  
 Drainage Basin: **WALNUT CREEK**  
 Acreage: **0.26**

Number of Lots: **2**  
 Planner: **JAMES MARAPOTI**  
 Phone: **(919) 516-2642**  
 Applicant Contact: **AIKEN & YELLE**  
 Phone: **(919) 877-9992**



# Development SERVICES

FIRE • INSPECTIONS • PLANNING  
PUBLIC UTILITIES • PUBLIC WORKS

*S-19-12*

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

*Infil*

## 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 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 checked="" type="checkbox"/> Infill Subdivision* <input type="checkbox"/> Infill Recombination* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number Not Assigned  <i>338507</i>
* May require Planning Commission or City Council Approval		

**Section A** *map 1713.05 .26 ac Walnut CAE So. Central R-20*

### GENERAL INFORMATION

Development Name "Lot 3 of Housing Authority of the City of Raleigh"

Proposed Use Single Family

Property Address(es) 208 Bladen Street

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

P.I.N. 1713089111	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:

**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. This is an Infill Subdivision.

**CLIENT (Owner or Developer)**

Company		
Name (s) Steve Sypher		
Address 1309 Wake Forest Road Raleigh, NC 27604		
Phone 919 838-1197	Email stevesypher@aol.com	Fax

**CONSULTANT (Contact Person for Plans)**

Company Aiken & Yelle Associates		
Name (s) Harold Yelle		
Address 3755 Benson Drive Raleigh, NC 27609		
Phone 919 877-9992	Email ayes@raleigh.twcbc.com	Fax 919 877-9979

**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) R-20	Proposed building use(s) Single Family
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross To be demolished
Overlay District None	Proposed Building(s) sq. ft. gross Unknown
Total Site Acres 0.27 Inside City Limits <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Total sq. ft. gross (existing & proposed) Unknown
Off street parking Required 4 Provided 4	Proposed height of building(s) Unknown'
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) Unknown
BOA (Board of Adjustment) case # A-N/A	Building Lot Coverage percentage N/A (site plans only)
CUD (Conditional Use District) case # Z-N/A	
Stormwater Information	
Existing Impervious Surface unknown acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface unknown acres/square feet	<b>If Yes, please provide</b>
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.  
The property is zoned R-20. The proposed lots conform to minimum lot size.

**FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY**

1. Total # Of Townhouse Lots N/A Detached Attached	11. Total number of Open Space (only) lots 0
2. Total # Of Single Family Lots 2	12. Total number of all lots 2
3. Total # Of Apartment Or Condominium Units N/A	13. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4. Total # Of Congregate Care Or Life Care Dwelling Units N/A	<b>If Yes, please answer the questions below:</b> 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 N/A	
6. Total Number of Hotel Units N/A	
7. Overall Total # Of Dwelling Units (1-6 Above) 2	
8. Bedroom Units 1br 2br 3br yes 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 7.41	
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.

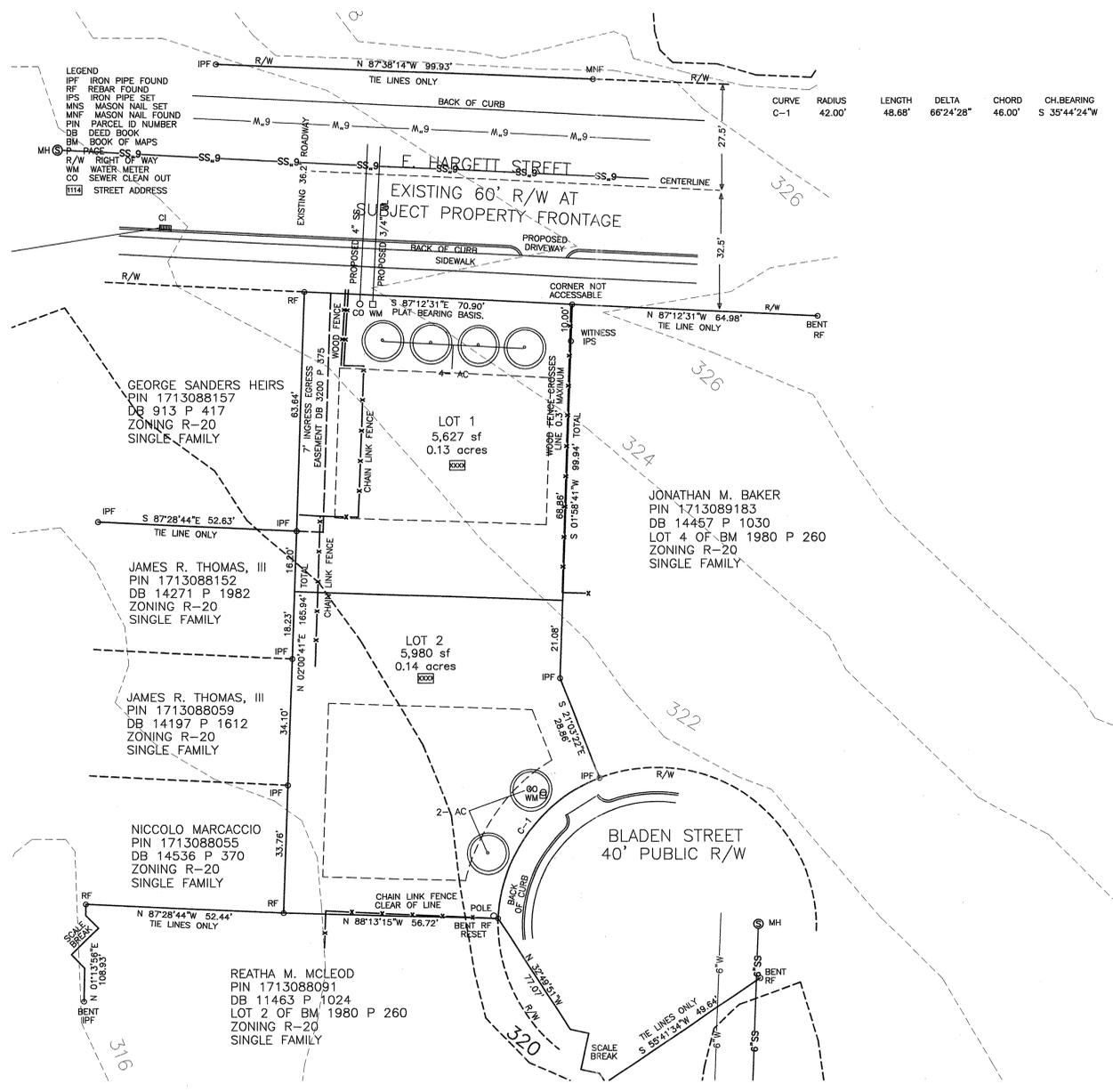
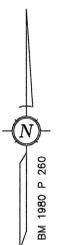
I hereby designate Harold Yelle to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

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

Signed [Signature] Date 7/19/12

Signed \_\_\_\_\_ Date \_\_\_\_\_

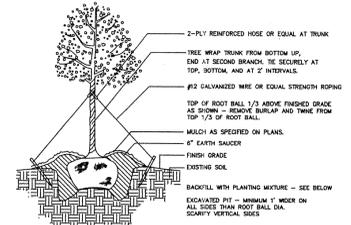
Section B					
	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<b>General Requirements</b>					
1. <b>Filing Fee for Plan Review</b> – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>				\$353.00
2. <b>Preliminary Development Plan Application</b> completed and signed by the property owner	<input checked="" type="checkbox"/>		✓		
3. <b>Client must complete</b> and print page 1 and 2 of the <b>Preliminary Development Plan Application</b> to the plan cover sheet (not applicable for infill recombination)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		✓	
4. I have referenced the <b>Preliminary Development Plan Checklist</b> 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, Subdivision Plan, or Recombination Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input type="checkbox"/>			✓
e) Proposed Utility Plan, including Fire	<input type="checkbox"/>	<input type="checkbox"/>		✓	✓
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input type="checkbox"/>			✓
✓ g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions) <i>Bike Plan</i>	<input type="checkbox"/>	<input type="checkbox"/>		✓	
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input 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. <b>Digital copy of only</b> the plan and elevations, if applicable. The purpose of this image is to illustrate the basic character of the preliminary plan. It should contain only such basic information as: building outline, landscaping, parking and drives, stormwater facilities, and lot boundary. The digital image should be provided in the form of .pdf on a CD. If the plan was not digitally created, provide an 8 1/2" x 11" reduction of the plan. 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. <b>Wake County School Form</b> , if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>		✓	✓
12. Preliminary stormwater quantity and quality summary and calculations package	<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"/>			✓



**LANDSCAPE CALCULATIONS: STREET YARD TREE**

**F. HARGETT STREET**  
 TREES REQUIRED: 1 TREE/50 L.F. = 71 ft / 50 ft = 1.42  
 TOTAL CALIPER REQUIRED: 2 x 6" = 12"  
 TREES PROVIDED: 4 - 3" CALIPER TREES

**BALDEN STREET**  
 TREES REQUIRED: 1 TREE/50 L.F. = 48 ft / 50 ft = 0.972  
 TOTAL CALIPER REQUIRED: 1 x 6" = 6"  
 TREES PROVIDED: 2 - 3" CALIPER TREES



**PLANTING NOTES:**

KEY REFERS TO PLANT LIST. WHERE THERE IS ONLY A KEY, THE QUANTITY IS ONE. WHERE THE KEY IS FOLLOWED BY A NUMBER, THE NUMBER IS THE QUANTITY REQUIRED FOR THE INDICATED PLANT BED. LOCATE PLANTS AND PLANTING BEDS BY USING SCALED DIMENSIONS FROM STREET, PROPERTY LINES, ETC.

ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. STANDARD FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC., WASHINGTON, D.C.

MULCH ALL TREES & PLANTING BEDS AS NOTED ON DRAWING. ALL PLANT GROUPINGS ARE CONSIDERED PLANTING BEDS.

LANDSCAPE CONTRACTOR SHALL VERIFY UTILITY AND STORM DRAINAGE LOCATIONS IN THE FIELD, PRIOR TO BEGINNING CONSTRUCTION.

APPLY PRE-EMERGENT HERBICIDE TO ALL PLANTING BEDS PER MANUFACTURER'S SPECIFICATIONS.

LANDSCAPE CONTRACTOR SHALL SEED AREAS DESIGNATED ON PLAN WITH REBEL FESCUE MIXTURE OR EQUAL. KENTUCKY-31 IS UNACCEPTABLE.

\* LANDSCAPING SHALL BE INSTALLED PER PLAN PRIOR TO ISSUANCE OF C.O.

**TREE PLANTING DETAIL**

KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL	HT	PLANTING/NOTES
AC	6	Acer Rubrum virginiana	Red Maple	3"	8'	MIN. BAB (STREET YARD)

**PERIPHERY LOT/INFILL CALCULATION**

TOTAL LOT BOUNDARY PERIPHERY:	469 L.F.
L.F. OF PROPERTY BOUNDARY ABUTTING SINGLE FAMILY RESIDENTIAL:	469 L.F.
L.F. OF PROPERTY BOUNDARY ABUTTING VACANT OR MULTI-FAMILY PROPERTY:	0
SINGLE FAMILY PERIPHERY LOT CALC:	469/469 X 100
% OF PERIPHERY BOUNDARY ABUTTING SINGLE FAMILY RESIDENTIAL:	100%
% OF PERIPHERY BOUNDARY ABUTTING VACANT OR MULTI-FAMILY RESIDENTIAL:	0%

SINCE 100% > 66.0% INFILL SUBDIVISION REGULATIONS APPLY TO THIS PROJECT.

**CRITERIA REQUIRED TO QUALIFY AS INFILL PROJECT**

REQUIRED INFILL CRITERIA:	SITE SPECIFIC CRITERIA:	INFILL CRITERIA MET:
1. TOTAL LOT SIZE < 5 ACRES	0.27 ACRES < 5 ACRES	YES
2. ZONING = RESIDENTIAL	ZONING = R-20	YES
3. RESIDENTIAL (SF) PERIPHERY > 66%	100% > 66% RESIDENTIAL PERIPHERY	YES
4. PROPOSED MINIMUM LOT SIZE IS LESS THAN 80% OF MEDIAN PERIPHERY LOT SIZE	PERIPHERY MEDIAN LOT SIZE = 0.17 ACRE 80% MEDIAN LOT SIZE = 0.136 ACRE PROPOSED MINIMUM LOT SIZE = 0.129 ACRE 0.129 ACRE < 0.136 ACRE	YES
5. PROPOSED MINIMUM LOT FRONTAGE IS LESS THAN 80% OF MEDIAN LOT FRONTAGE	PERIPHERY MEDIAN LOT FRONTAGE = 32.5 FEET 80% MEDIAN LOT FRONTAGE = 31.6 FEET PROPOSED MINIMUM LOT FRONTAGE = 48.68 FEET 48.68 FEET > 31.6 FEET	NO

**SITE DATA TABLE**

PROPOSED USE:	SINGLE FAMILY RESIDENCE
OWNER OF RECORD:	STEVEN E. SYPHER 1309 WAKE FOREST ROAD RALEIGH, NC 27604
WAKE COUNTY PIN:	1713-08-9111
ZONING:	R-20
ADDRESS:	208 BLADEN STREET
AREA OF TRACT:	0.27 AC (11,607 SF.)
DEED REFERENCE:	DB 13984 P 725 BM 1980 P 260
<b>REQUIRED SITE SETBACKS:</b>	FRONT YARD: 10' ( BLADEN ST.) 20' (E. HARGETT ST) SIDE YARD: 5' MIN. - 15' AGGREGATE REAR YARD: 20' FRONT/REAR YARD AGGREGATE: 40'
<b>EXISTING USE:</b>	SINGLE FAMILY RESIDENCE NUMBER OF UNITS: 1 EXISTING BUILDING SQUARE FOOTAGE: 1,401
<b>PROPOSED USE:</b>	NUMBER OF LOTS (TOTAL): 2 PROPOSED USE: SINGLE FAMILY RESIDENCE NUMBER OF HOMES/LOT: 1
<b>PROPOSED DENSITY:</b>	2 DU/0.27 AC = 7.41 DU/AC
<b>IMPERVIOUS AREA CALCULATIONS:</b>	N/A PARENT TRACT LESS THAN 0.50 ACRES

