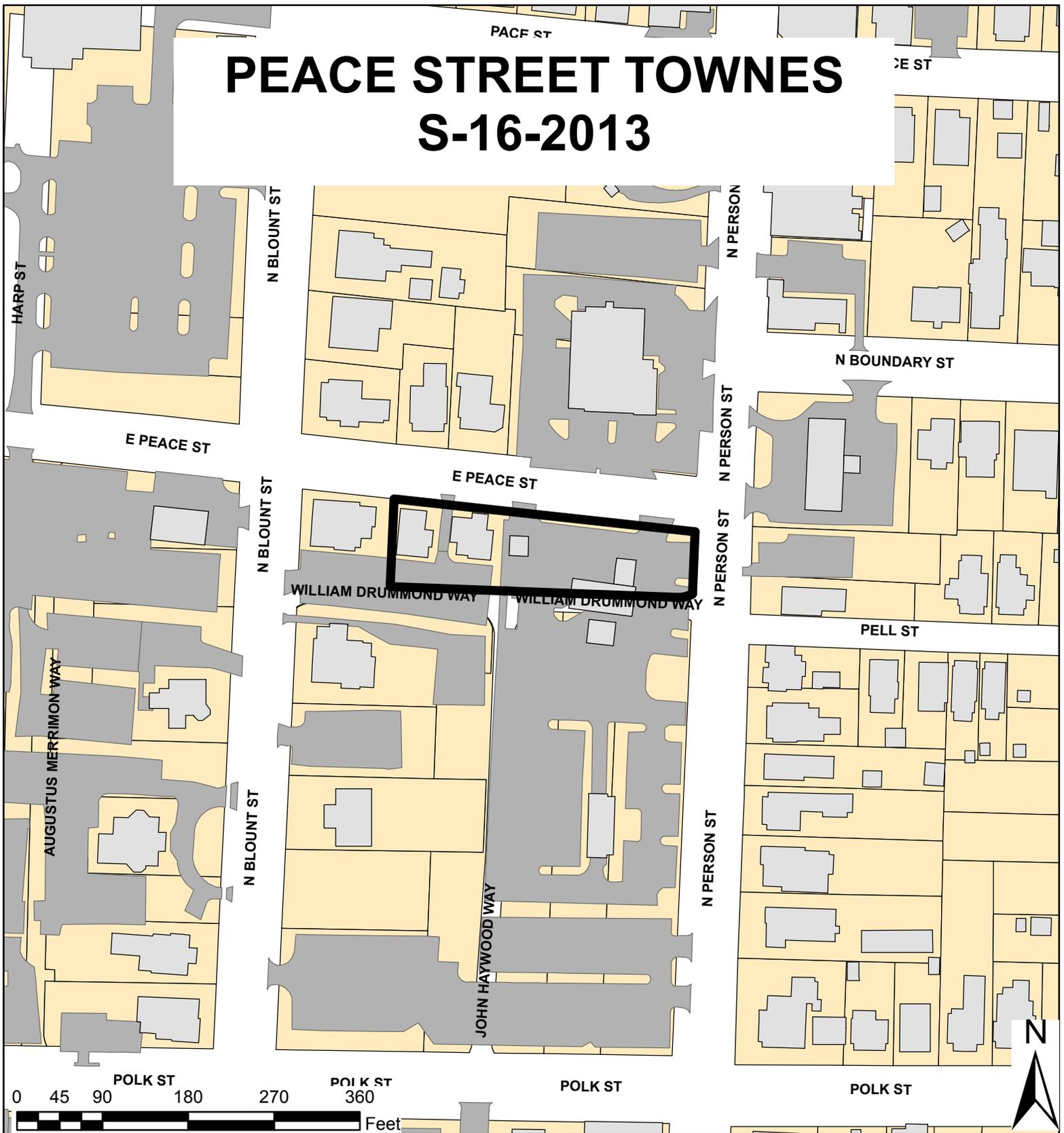


PEACE STREET TOWNES

S-16-2013



Zoning: **O&I-1, HOD, PDOD, PDD**
 CAC: **North Central**
 Drainage Basin: **Pigeon House**
 Acreage: **0.59**

Number of Units: **18**
 Planner: **Meade Bradshaw**
 Phone: **(919) 996-2664**
 Applicant Contact: **CMS Engineering**
 Phone: **(919) 833-0830**



Planning & Development

Customer Service Center
 One Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-996-2495
 Fax 919-516-2685

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 checked="" 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 <i>5-16-2013</i> <i>359124</i>
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name	Peace Street Townes
Proposed Use	18 Single Family Townhouses
Property Address(es)	206 E. Peace Street

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

P.I.N. 1704-81-2726	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 <u>not</u> requiring Planning Commission or City Council approval. This is not an infill subdivision. The land area has been approved, see MP-1-2006, MP-3-2011 and Z-9-12
--	--

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.
---	---

CLIENT (Owner or Developer)	Company	Blount Assoc. LLC			
	Name (s)	Roland Gammon			
	Address	507 N. Blount Street, Raleigh, NC 27604			
	Phone	(919) 623-4668	Email	roland@whiteoakinc.com	Fax

CONSULTANT (Contact Person for Plans)	Company	CMS Engineering			
	Name (s)	Patti Hildreth			
	Address	743 W. Johnson Street, Suite C, Raleigh, NC 27603			
	Phone	(919) 833-0830	Email	patti@cmsengineering.net	Fax

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)	O&I-2	Proposed building use(s)	TOWNHOMES
If more than one district, provide the acreage of each		Existing Building(s) sq. ft. gross	N/A
Overlay District	Planned Development Overlay, Pedestrian Business	Proposed Building(s) sq. ft. gross	21,270 SF
Total Site Acres	0.59 ac Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed)	21,270 SF
Off street parking Required	18 Provided 26	Proposed height of building(s)	38' MAX
COA (Certificate of Appropriateness) case #		FAR (floor area ratio percentage)	1.2
BOA (Board of Adjustment) case # A-		Building Lot Coverage percentage	(site plans only)
CUD (Conditional Use District) case # Z-09-12			
Stormwater Information			
Existing Impervious Surface	EXEMPT acres/square feet	Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface	acres/square feet	If Yes, please provide	
Neuse River Buffer	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils	Flood Study FEMA Map Panel #
	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

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

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots	18 Detached Attached X	11. Total number of Open Space (only) lots	1
2. Total # Of Single Family Lots	N/A	12. Total number of all lots	19
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	If Yes, please answer the questions below:	
5. Total # Of Mobile Home Lots	N/A	a)	Total number of Townhouse Lots
6. Total Number of Hotel Units	N/A	b)	Total number of Single Family Lots
7. Overall Total # Of Dwelling Units (1-6 Above)	18	c)	Total number of Group Housing Units
8. Bedroom Units	1br 2br 18 3br 4br or more	d)	Total number of Open Space Lots
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	30.5	e)	Minimum Lot Size
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	N/A	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)

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 CMS Engineering 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.

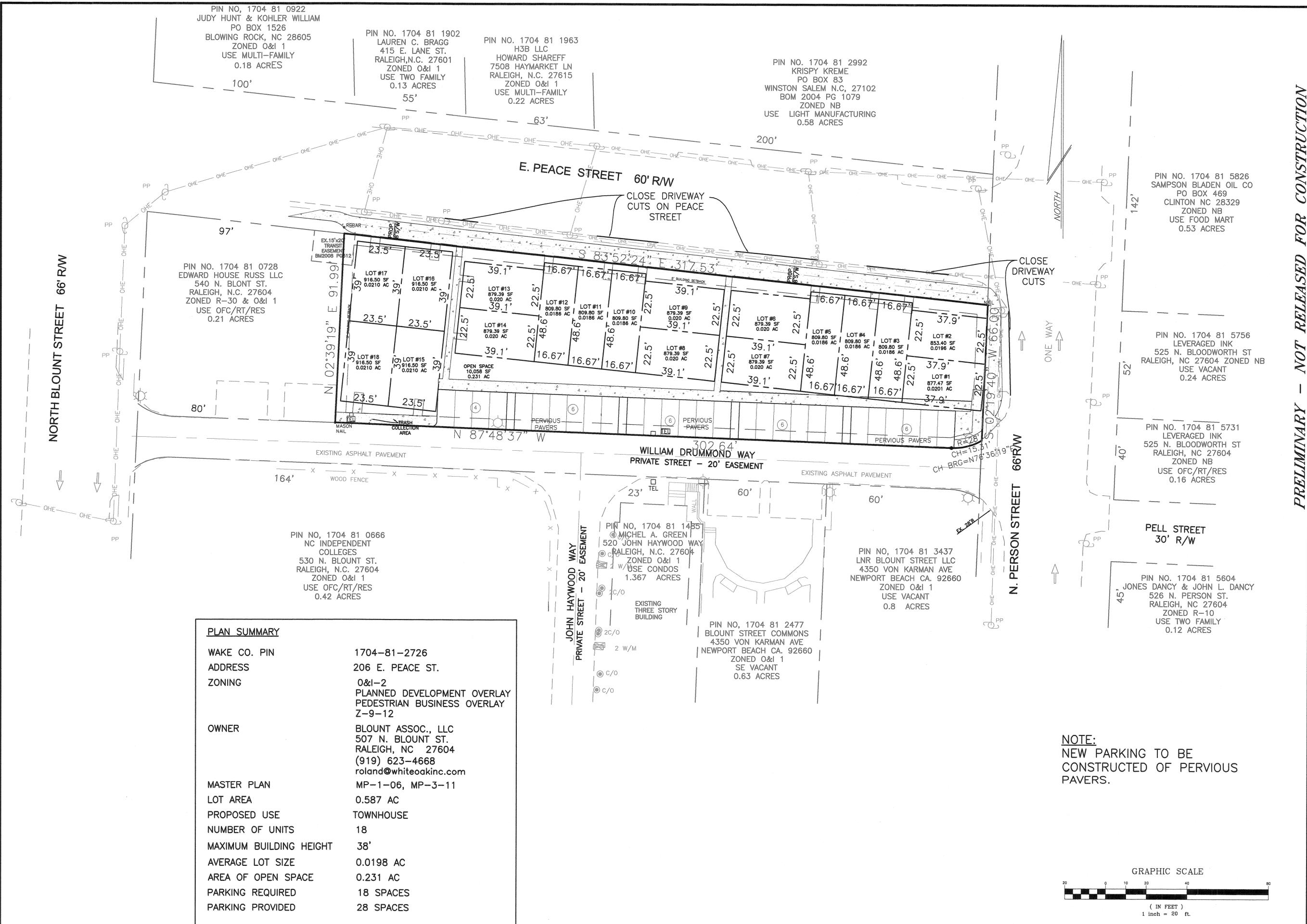
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed _____ Date 4/5/13

Signed _____ Date _____

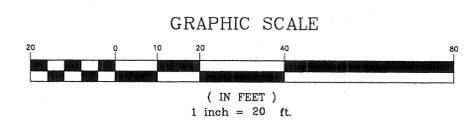
Section B

	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"/>				
2. <u>Preliminary Development Plan Application</u> 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 <u>Preliminary Development Plan Application</u> 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 <u>Preliminary Development Plan Checklist</u> 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"/>		<input checked="" type="checkbox"/>		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>		<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"/>	<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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" 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"/>



PLAN SUMMARY	
WAKE CO. PIN	1704-81-2726
ADDRESS	206 E. PEACE ST.
ZONING	O&I-2 PLANNED DEVELOPMENT OVERLAY PEDESTRIAN BUSINESS OVERLAY Z-9-12
OWNER	BLOUNT ASSOC., LLC 507 N. BLOUNT ST. RALEIGH, NC 27604 (919) 623-4668 roland@whiteoakinc.com
MASTER PLAN	MP-1-06, MP-3-11
LOT AREA	0.587 AC
PROPOSED USE	TOWNHOUSE
NUMBER OF UNITS	18
MAXIMUM BUILDING HEIGHT	38'
AVERAGE LOT SIZE	0.0198 AC
AREA OF OPEN SPACE	0.231 AC
PARKING REQUIRED	18 SPACES
PARKING PROVIDED	28 SPACES

NOTE:
NEW PARKING TO BE
CONSTRUCTED OF PERVIOUS
PAVERS.



PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

**PEACE STREET TOWNES
206 E. PEACE STREET
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NC**



CMS Engineering
743 W. Johnson St., Suite C
Raleigh, NC 27603
PHONE: (919) 833-0830
FAX: (919) 833-1926
EMAIL: info@cmsengineering.net

REVISIONS

PRELIMINARY
SUBDIVISION
PLAN

DWG NAME:
PEACE PREL SUBD
DRAWN:
PDH
CHECKED:
CMS
PLAN DATE:
04/05/2013
DATE ISSUED:
04/05/2013
SCALE: 1"=20'
3 OF 6