

EVANS TOWNES S-45-2014



0 200 400 Feet

Zoning: **R-10, SRPOD**

CAC: **West**

Drainage Basin: **Bushy Branch**

Acreage: **0.34**

Number of Lots: **3**

Planner: **Justin Rametta**

Phone: **(919) 996-2665**

Applicant: **Marvin Powell**

Phone: **(919) 795-0918**





Planning & Development

Development Services
 Customer Service Center
 One Exchange Plaza
 1 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 <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"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number 411656 Assigned Project Coordinator Hodroo Assigned Team Leader Rametta
* May require Planning Commission or City Council Approval ** Legacy Districts Only		

Has your project previously been through the Due Diligence process? If yes, provide the transaction #

GENERAL INFORMATION

Development Name **Evans Townes**

Proposed Use **one, 3 unit, Townhouse**

Property Address(es) **129 Pineland Circle**

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: **0784-62-1111**

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
db8599pg2154			

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.
Site is not in a transit oriented development or planned conditional use overlay or part of a mixed use plan that would require more than administrative approval.

PLANNING COMMISSION
 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		Name (s) Marvin O'Hara Powell	
	Address 125 Pineland Circle, Raleigh, NC 27606			
	Phone 919 795-0918	Email oneturf@yahoo.com	Fax	

CONSULTANT (Contact Person for Plans)	Company Capital Civil Engineering, PLLC		Name (s) Michael J. Kane, PE	
	Address 1011 Pemberton Hill Rd, Ste 203, Apex, NC 27502			
	Phone 919 249-8587	Email mkane@capitalcivil.com	Fax 919 590-1687	

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

Zoning Information	Building Information
Zoning District(s) R-10	Proposed building use(s) one residential 3unit townhouse
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 295 sf garage only
Overlay District n/a	Proposed Building(s) sq. ft. gross 2,230 sf
Total Site Acres 0.34 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 2,230 sf
Off street parking Required Y Provided Yes	Proposed height of building(s) 40'
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage 15% (site plans only)
CUD (Conditional Use District) case # Z-	

Stormwater Information	
Existing Impervious Surface acres/square feet 3450	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet 7384	If Yes, please provide Alluvial Soils Flood Study FEMA Map Panel #
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 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.

This is a high density district that permits ten dwelling unites per acre. Proposed development is consistent with the planned density for this district.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

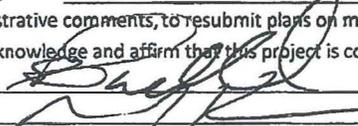
1. Total # Of Townhouse Lots Detached Attached 3	11. Total number of all lots 4
2. Total # Of Single Family Lots	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units	If Yes, please answer the questions 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)
4. Total # Of Congregate Care Or Life Care Dwelling Units	
5. Total # Of Mobile Home Lots	
6. Total Number of Hotel Units	
7. Overall Total # Of Dwelling Units (1-6 Above) 3	
8. Bedroom Units 1br 2br 3br 4br or more <input checked="" type="checkbox"/>	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 10	
10. Total number of Open Space (only) lots 1	

SIGNATURE BLOCK (Applicable to all developments)

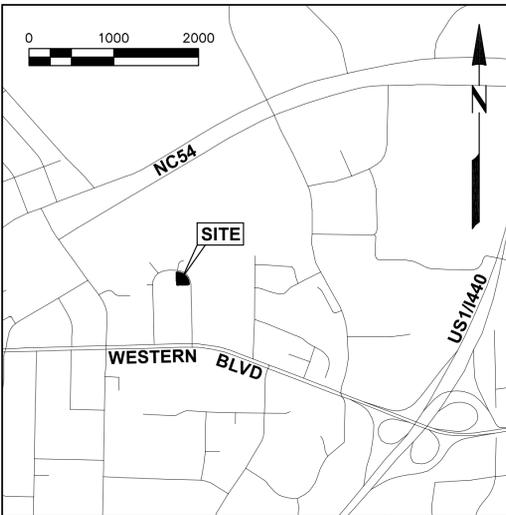
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate Michael J. Kane, PE of Capital Civil Engineering, PLLC 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  10/1/14 Date
 Signed _____ 10/12/14 Date

	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. Preliminary Development Plan Application completed and signed by the property owner	<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"/>			
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"/>				
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>				
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input 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"/>			
i) Transportation Plan	<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. <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. 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"/>				
11. Wake County School Form, 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"/>			



VICMAP
SCALE: 1"=1000'

OWNER
MARVIN O'HARA POWELL
125 PINELAND CIRCLE
RALEIGH, NC 27606

ENGINEER
CAPITAL CIVIL ENGINEERING, PLLC
1011 PEMBERTON HILL RD, STE 203
APEX, NC 27502
PH: 919 249-8587
MICHAEL J. KANE, PE
mkane@capitalcivil.com

SITE DATA	
RECORDED PLAT	PB2014 PG999
ADDRESS	129 PINELAND CIRCLE
PARCEL ID NO	0784-62-1111
ZONING	R-10
AREA	0.34 ACRES
EXISTING USE	GARAGE & DRIVEWAY
PROPOSED USE	TOWNHOUSE - 1 BLDG, 3 UNITS
EXISTING IMPERVIOUS	3,450 SF
PROPOSED IMPERVIOUS	7,384 SF
PROPOSED BUILDING	2,230 SF
100YR FLOOD PLAIN	NONE ON THIS LOT
HEIGHT ALLOWABLE	3 STORIES, 45' MAX

SOLID WASTE SERVICES STATEMENT

- DEVELOPER/OWNER HAS REVIEWED THE CITY OF RALEIGH SOLID WASTE DESIGN MANUAL AND PLANS TO COMPLY WITH ITS REQUIREMENTS.
- REFUSE CONTAINERS TO BE STORED IN THE GARAGE OF EACH UNIT.
- REFUSE TO BE ROLLED OUT TO THE PINELAND CIRCLE ROADSIDE FOR CITY OF RALEIGH SOLID WASTE SERVICES PICK UP.

PROPOSED LANDSCAPING

- THREE TREES TO BE PLANTED ALONG 125/129 PINELAND CIRCLE FRONTAGE PER 2-001-14
- PARKING AREA = 3,005 SF
- TWO SHADE TREES REQUIRED, 3" CALIPER & 10' TALL WHEN PLANTED
- 13 SHRUBS, 3" SPREAD W/IN 3 YRS, MIN 18" TALL WHEN PLANTED

DRIVEWAY LOCATION

PER S-001-14 AND BM2014 PG 999, THE DRIVEWAY FOR 125 & 129 PINELAND CIRCLE TO BE SHARED AND LOCATED CLOSE TO THE MIDPOINT OF THE PINELAND CIRCLE ARC AS POSSIBLE TO MAINTAIN BEST VISIBILITY IN EACH DIRECTION.

PUBLIC SIDEWALK

A FEE-IN-LIEU OF CONSTRUCTION HAS BEEN PAID FOR 1/2-27' B-B CURB AND GUTTER FACILITY WITH 6' SIDEWALK AND 2.5' CURB AND GUTTER.

SUBDIVISION

EACH TOWNHOME UNIT TO BE ITS OWN LOT ENCOMPASSING UNIT FOOTPRINT
REMAINING PARCEL OUTSIDE BUILDING FOOTPRINT WILL BE TOWNHOMES HOMEOWNER'S ASSOCIATION LOT
4 LOTS TOTAL



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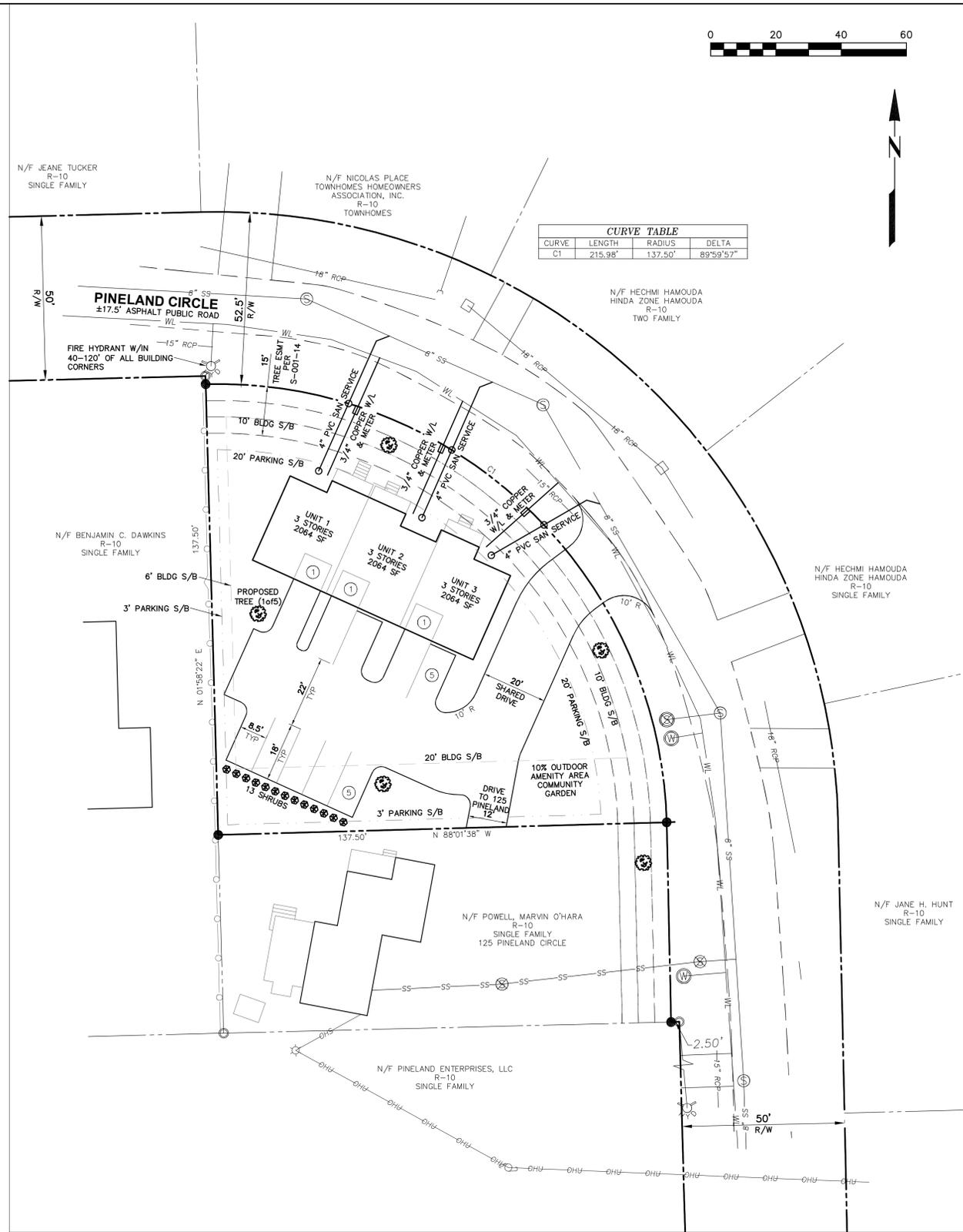
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	h) Must provide open space quotient per City Code 10-3071 (5)

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 **Michael J. Kane, PE of Capital Civil Engineering, PLLC** 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 have read, acknowledge and affirmatively agree that I am applying for this application in conformity with all applicable requirements applicable with the proposed development use.
Signed **[Signature]** Date **10/13/14**
Signed **[Signature]** Date **10/13/14**



INDEX

COVER / SITE PLAN	C1
EXISTING CONDITIONS	C2
GRADING PLAN	C3
ARCHITECTURAL ELEVATIONS	A201

Andrew Osterlund ARCHITECT, PLLC
7 W HARGETT ST, RALEIGH, NORTH CAROLINA 27601
919 838-9337 - www.aostarchitect.com

EVANS TOWNES PRELIMINARY SUBDIVISION
129 PINELAND CIRCLE, RALEIGH, NORTH CAROLINA 27606
ZONED R-10 CU, SRPOD PER S-1-2014
COVER SHEET & SITE PLAN

CCFE
CAPITAL CIVIL ENGINEERING -
1011 PEMBERTON HILL RD, STE 203, APEX, NC 27502
PH 919 249-8587 FX 919 590-1687
CORPORATE: 2014 CAPITAL CIVIL ENGINEERING, PLLC P-0809

SEAL
DATE: **OCTOBER 13, 2014**
ISSUED FOR REVIEW
SHEET NO.

C1

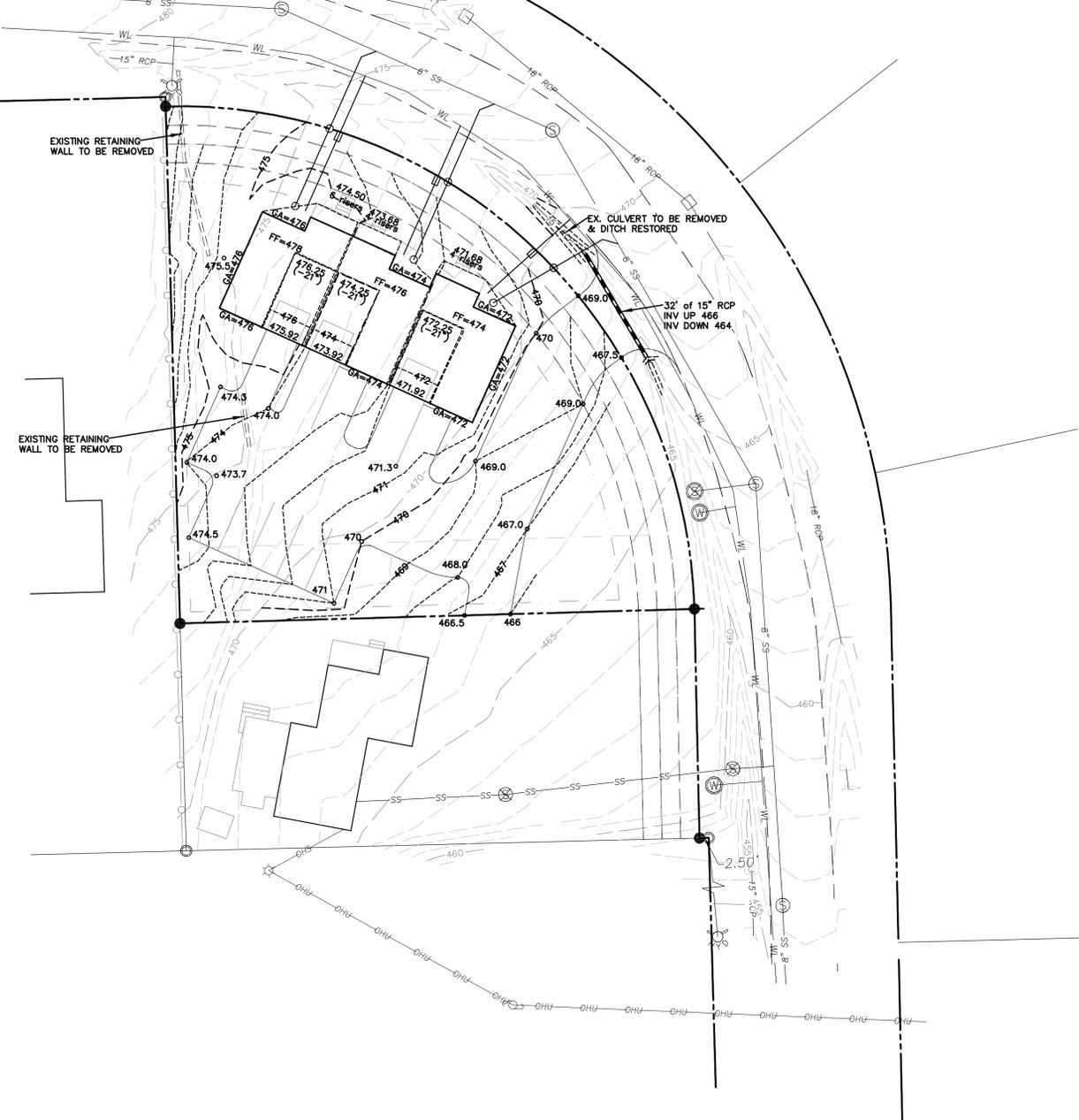
PRIOR CASE # S-001-14

LEGEND

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED STORM CULVERT
- PROPERTY LINE OR RIGHT-OF-WAY



PINELAND CIRCLE



STORMWATER EXCEPTION

SITE IS LESS THAN 0.5 AC WITH LESS THAN 12,000 SF OF IMPERVIOUS AREA THEREFORE QUALIFIES FOR EXEMPTION TO ACTIVE STORMWATER CONTROL REQUIREMENTS PER UDO SECTION 9.2.2.A.2.

PARKING SURFACE

DRIVEWAY AND PARKING SPACES TO BE ASPHALT PAVING

RETAINING WALLS

NO ONSITE STRUCTURAL RETAINING WALLS THAT WOULD REQUIRE SPECIAL PERMITTING ARE PROPOSED WITH THIS PROJECT.

BUILDING FOUNDATIONS

BUILDINGS TO BE SLAB ON GRADE WITH TURN-DOWN CONCRETE WALLS/FOOTERS PERMITTED WITH BUILDING PERMIT STRUCTURAL DRAWINGS.

GRADING NOTES

FF = TOP OF FINISHED FLOOR ELEVATION
 GA = GROUND AROUND FOUNDATION ELEVATION
 NO CURB AND GUTTER PROPOSED

SEAL

DATE
 OCTOBER 13, 2014

ISSUED FOR
 REVIEW

SHEET NO.

C3

GENERAL NOTES



SIDE ELEVATIONS 1D
SCALE: 1/8" = 1'-0"



NORTH ELEVATION 6A
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION 1A
SCALE: 1/8" = 1'-0"