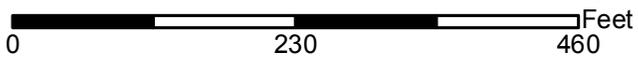
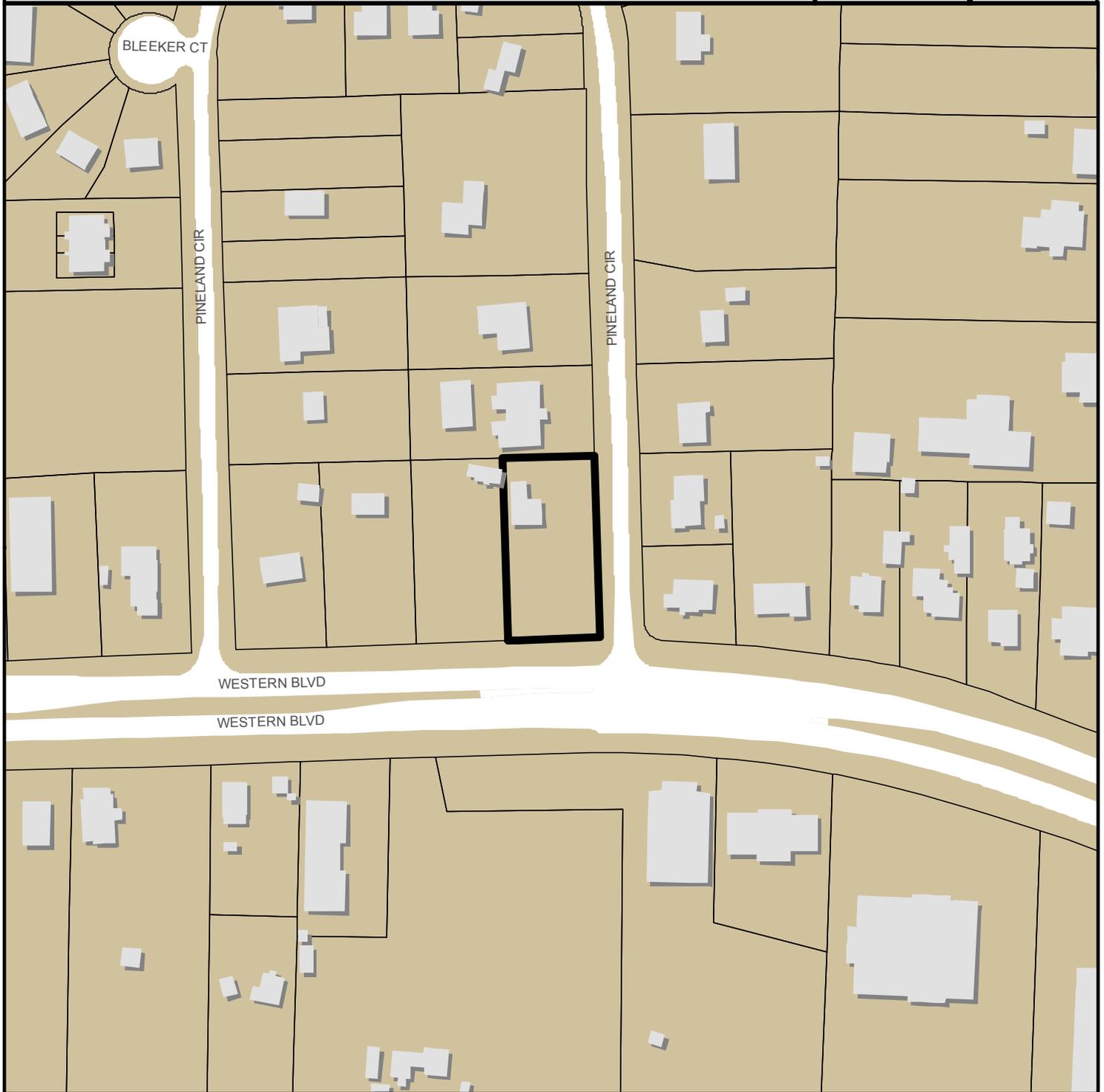


PINELAND CIRCLE SUBDIVISION S-7-2015



Zoning: **R-10, SRPOD**

CAC: **West**

Drainage Basin: **Bushy Branch**

Acreage: **0.46**

Number of Lots: **4**

Planner: **Michael Walters**

Phone: **(919) 996-2636**

Applicant: **Mangrum Building**

Phone: **(919) 868-3114**





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

57-15

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 423430 Assigned Project Coordinator <i>Shankie</i> Assigned Team Leader <i>Walters</i> <i>(1)</i>
* 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 **PINELAND CIRCLE SUBDIVISION**

Proposed Use **SINGLE FAMILY RESIDENTIAL LOTS**

Property Address(es) **101 PINELAND CIRCLE**

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

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
0784-61-1458			

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.		
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 MANGRUM BUILDING, LLC	Name (s) Mark Mangrum	
	Address 412A EAST WILLIAMS STREET APEX, NC 27502		
	Phone 919-369-0058	Email teamrick@mindspring.com	Fax
CONSULTANT (Contact Person for Plans)	Company BLACKMON DEVELOPMENT ASSOCIATES	Name (s) CHAD BLACKMON	
	Address 401 AVERSBORO ROAD SUITE 100 GARNER, NC 27529		
	Phone 919-539-3636	Email CHADPE2@YAHOO.COM	Fax

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

Zoning Information	Building Information
Zoning District(s) R-10	Proposed building use(s)
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross
Overlay District	Proposed Building(s) sq. ft. gross
Total Site Acres .46 AC Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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 SF 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 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.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots 4
2. Total # Of Single Family Lots 4	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:
4. Total # Of Congregate Care Or Life Care Dwelling Units	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots	b) Total number of Single Family Lots
6. Total Number of Hotel Units	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) 4	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	f) Total Number of Phases
10. Total number of Open Space (only) lots	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 CHAD BLACKMON - BLACKMON DEVELOPMENT ASSOCIATES, 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.

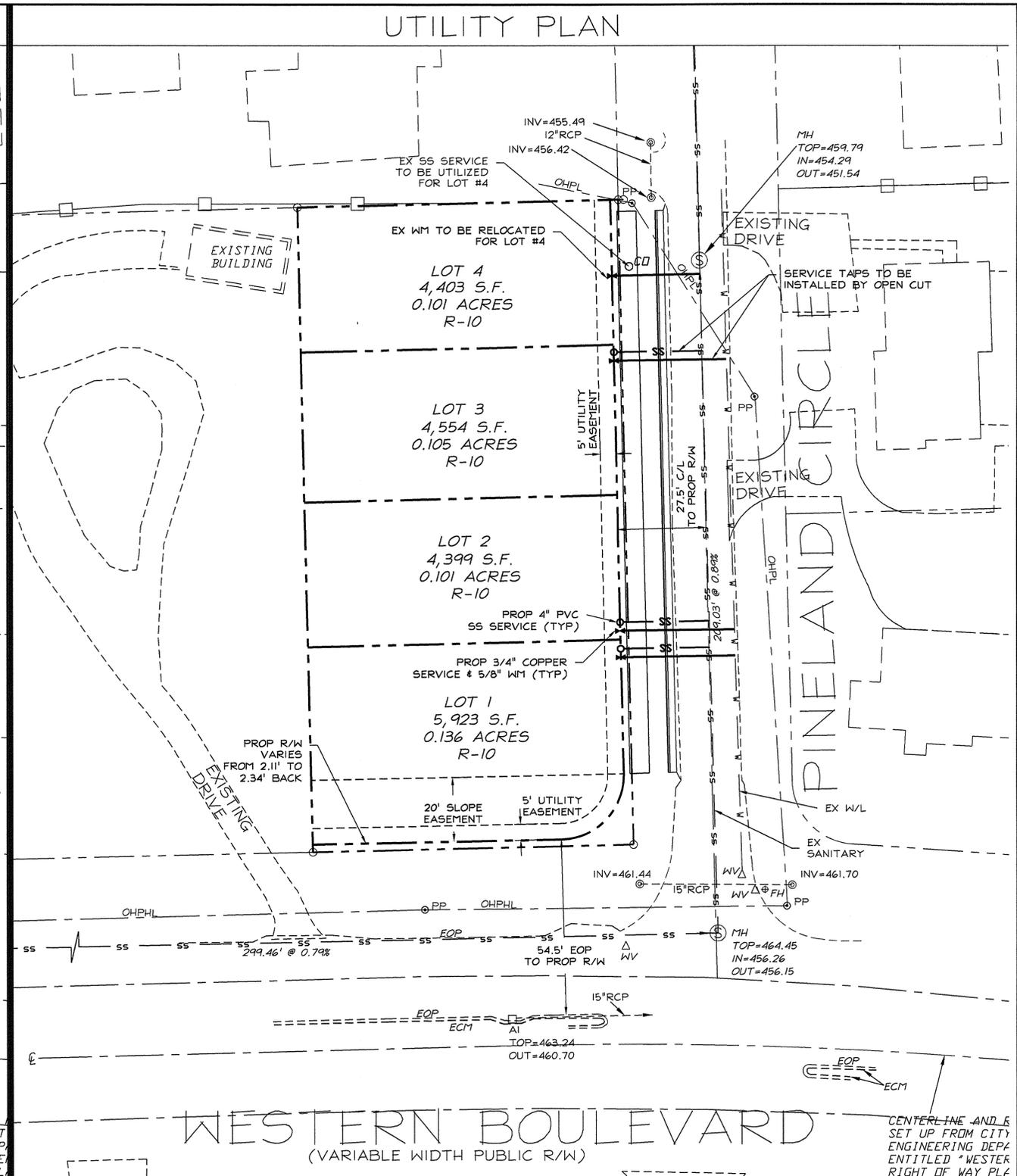
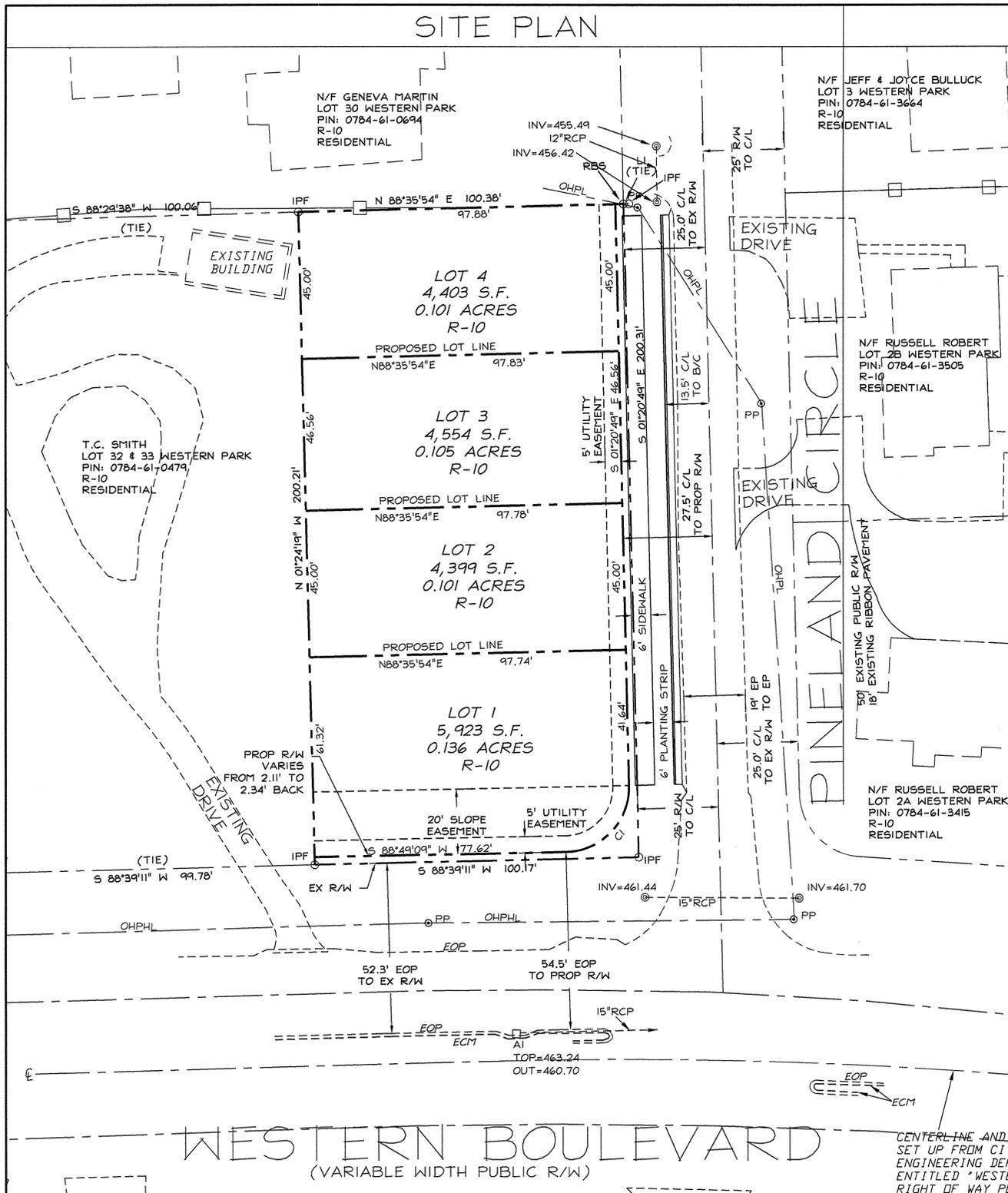
Signed Mark Mangra 2/16/15 Date
 Signed _____ _____ Date

TO BE COMPLETED BY APPLICANT

YES 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>			✓
i) Transportation Plan	<input checked="" type="checkbox"/>	<input 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"/>		✓		
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"/>			✓



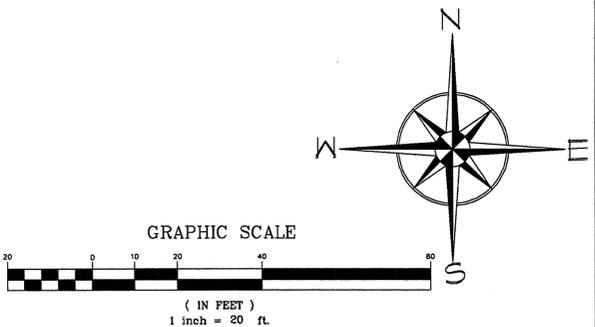
SITE DATA	
TOTAL AREA	20,081 SF (0.461 ACRES)
PROPOSED USE	VACANT
EXISTING USE	SINGLE FAMILY RESIDENCE
CURRENT ZONING	R-10 / SRPOD
EXISTING IMPERVIOUS AREA	0 %
PROPOSED LOT #1:	5,923 SF (0.136 AC)
PROPOSED LOT #2:	4,399 SF (0.101 AC)
PROPOSED LOT #3:	4,554 SF (0.105 AC)
PROPOSED LOT #4:	4,403 SF (0.101 AC)
DEDICATED RIGHT OF WAY	802 SF (0.018 AC)
EXISTING WAKE COUNTY PIN NUMBER	0784-51-8468

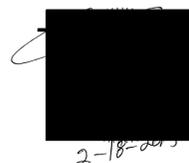
- NOTES**
- Boundary information taken from Robinson & Plante Land Surveying.
 - Topographic information from digital data by Wake County GIS.
 - Contractor shall verify the location of all existing utilities & shall be responsible for any damage resulting from his activities. Call utility locator service at least 48 hours prior to digging.
 - All construction shall conform to City of Raleigh standards & specifications.
 - Residential Infill Rules may apply to these proposed lots. Determination of compliance will be made upon issuance of residential building permits. (Section 2.2.7, UDO)
 - The proposed lots are within Special Residential Parking Overlay District (SRPOD), specific design standards apply to residential parking. Determination of compliance will be made upon issuance of residential building permits. (Section 10-206.5, COR Development Regulations)
 - Fences, walls and other structures are prohibited in drainage and utility easements-both public and private. Determination of compliance will be made upon issuance of residential building permits. (Section 7.2.8 UDO)
 - A fee-in-lieu, based on the City's rates, will be required for the improvements along the frontage of Western Boulevard. The amount shall be determined prior to map recordation.
 - Western Boulevard is a state maintained roadway, any permits required from NCDOT shall be obtained prior to Construction Drawing Mylar Signature.
 - A surety will be required to be posted with the City covering all proposed work within the public Right of Way that is not complete prior to plat recordation. The surety amount shall be 125% of the total estimate amount, approved by the City.
 - No direct access to Western Boulevard shall be allowed.
 - Subdivision is exempt from stormwater regulations under 9.2.2.A.1 of UDO, any detached house (single-unit living) part of a subdivision 1 acre or less in aggregate size.
 - If existing water service is galvanized, it will need to be upgraded prior to being utilized.
 - Only straight extensions to relocate water meters at the proposed right of way per detail W-23 will be allowed. Angled extensions are not allowed.

REVISIONS:

SUBDIVISION, UTILITY, STORMWATER & TRANSPORTATION PLAN
PINELAND CIRCLE SUBDIVISION
 101 Pineland Circle, Raleigh, Wake County, North Carolina
 Mangrum Building, LLC 412 A East Williams Street, Apex, NC 27502

SCALE:
 1"=20'
 DRAWN BY:
 E.H.B.
 DATE:
 02/16/2015
 SHEET





REVISIONS:

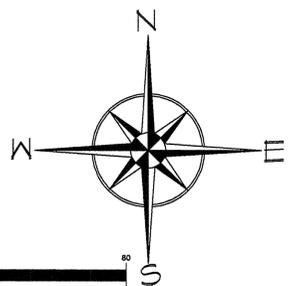
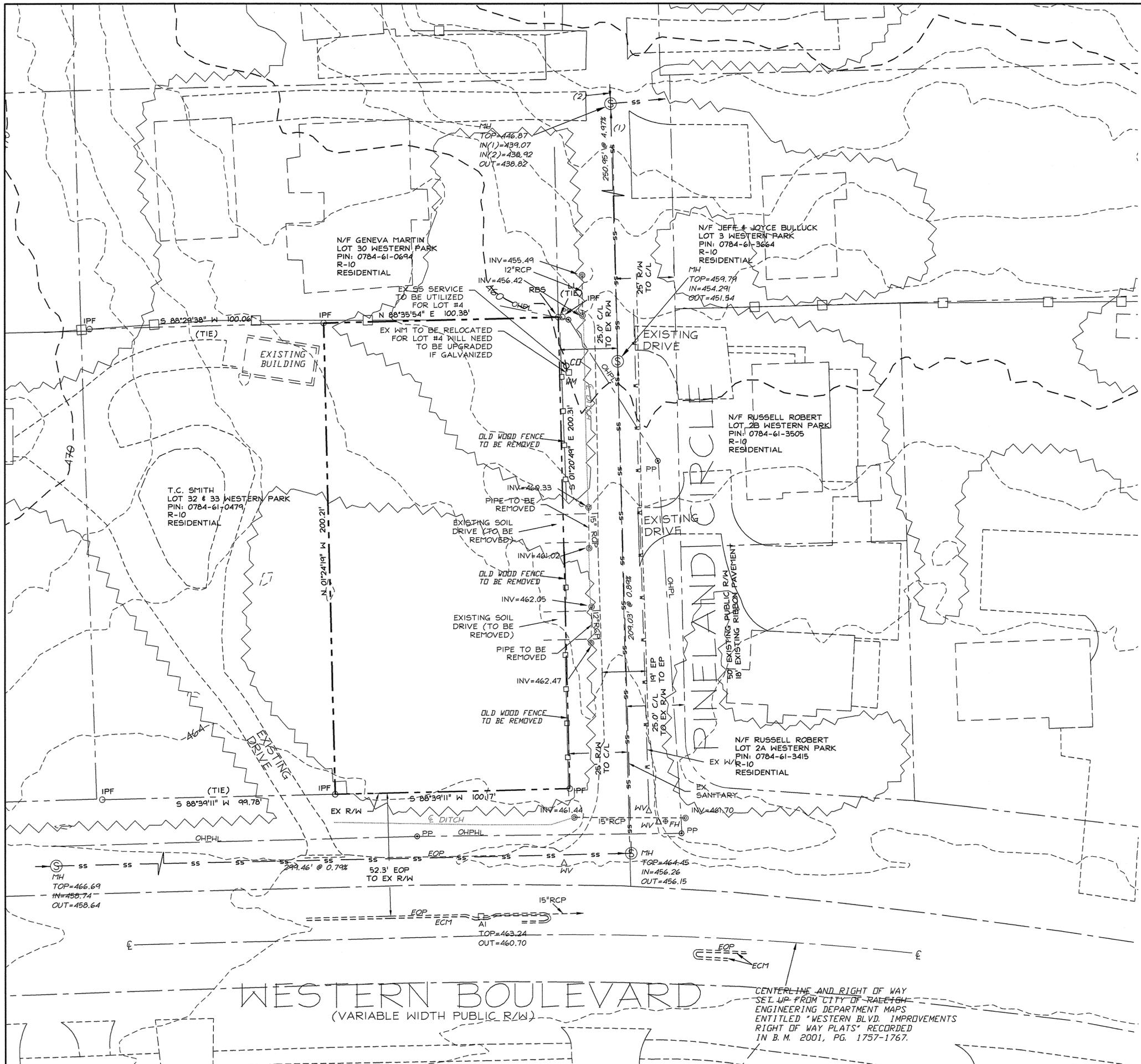
EXISTING CONDITIONS
PINELAND CIRCLE SUBDIVISION
 101 Pineland Circle, Raleigh, Wake County, North Carolina
 Mangrum Building, LLC 412 A East Williams Street, Apex, NC 27502

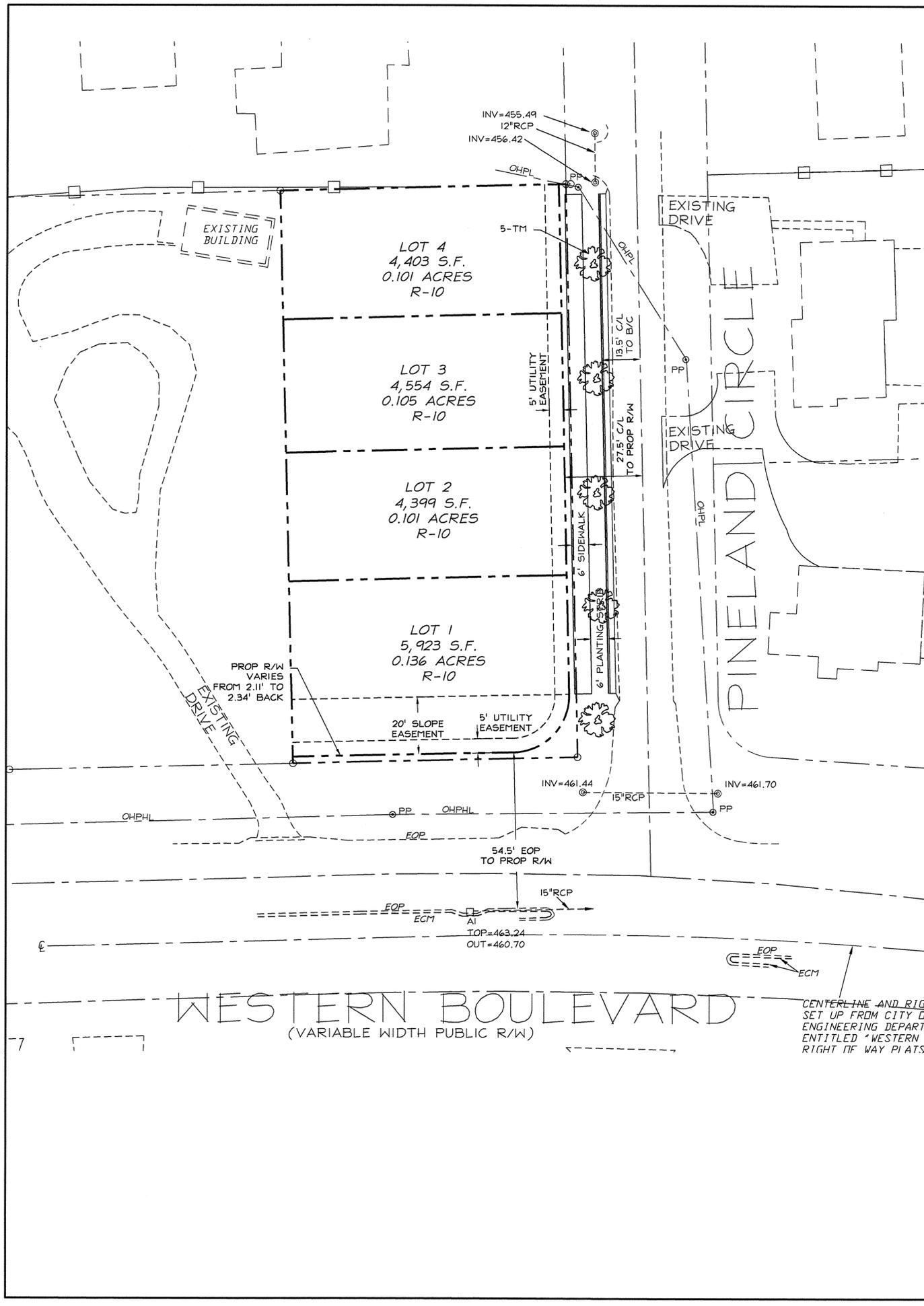
SCALE:
 1"=20'

DRAWN BY:
 E.H.B.

DATE:
 02/16/2015
 SHEET

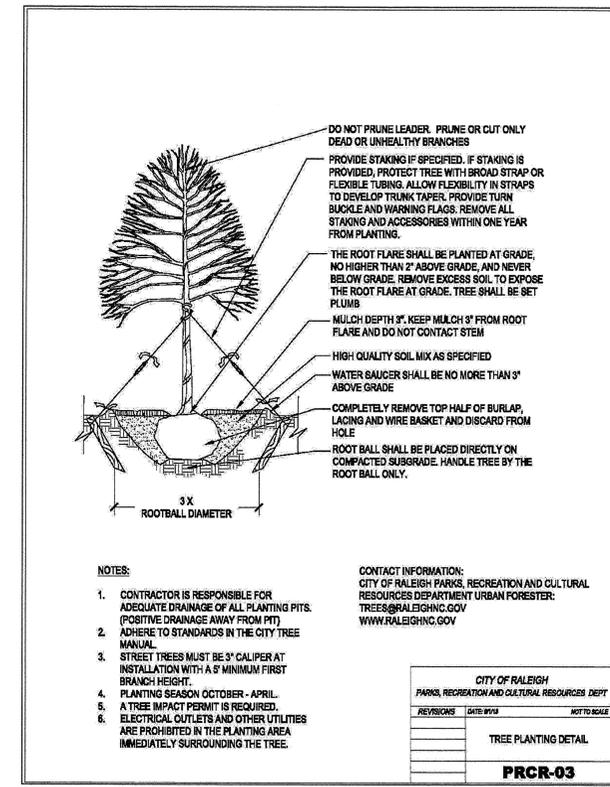
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 OF 4





- PLANTING NOTES**
1. Street trees will be required on Pineland Circle at 40' on center within the right of way in a 6 foot tree lawn.
 2. Each tree will require 600 cubic feet of improved/uncompacted soil between the curb and sidewalk.
 3. Two year maintenance and warranty will be required for the trees.
 4. A Tree Impact Permit will be required prior to tree installation.
 5. A fee-in-lieu will be required for frontage along Western Boulevard.

PLANT LIST			
KEY	BOTANICAL NAME	COMMON NAME	QUAN.
TM	Acer buergerianum	Trident Maple	5

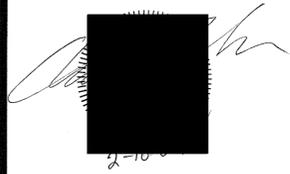


- NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
 2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
 3. STREET TREES MUST BE 3\"/>
- CONTACT INFORMATION:**
 CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:
 TREES@RALEIGHNC.GOV
 WWW.RALEIGHNC.GOV

CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPT		
REVISIONS	DATE	NOT TO SCALE

TREE PLANTING DETAIL
PRCR-03

BLACKMON DEVELOPMENT ASSOCIATES, PLLC
 401 AVERSBORO ROAD, STE 100
 GARNER, NC 27529
 919-539-3636
 704-267-6667
 both.blackmon@yahoo.com
 FIRM LICENSE: P-0643



REVISIONS:

LANDSCAPE PLAN
PINELAND CIRCLE SUBDIVISION
 101 Pineland Circle, Raleigh, Wake County, North Carolina
 Mangrum Building, LLC 412 A East Williams Street, Apex, NC 27502

SCALE:
 1"=20'

DRAWN BY:
 E.H.B.

DATE:
 02/16/2015

SHEET
 L-3
 OF 4

