

720 E DAVIE TOWNES SUBDIVISION S-74-2015



0 245 490 Feet

Zoning: **R-20**
CAC: **South Central**
Drainage Basin: **Walnut Creek**
Acreage: **0.76**
Number of Lots: **6**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **Two Apples**
Properties, LLC
Phone: **(919) 931-6505**





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 453752 Assigned Project Coordinator <i>Shankle</i> Assigned Team Leader <i>Pametta</i> S-74-15 |
| * 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 720 E Davie Townes

Proposed Use Subdivision for Future Townhomes development

Property Address(es) 720 E Davie Street, Raleigh, NC 27601-1922

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 |
|----------------------|----------------------|----------------------|----------------------|
| 1713076196 | | | |

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: Subdivision

| | | | |
|--|--|---------------------------------|-----------------------|
| 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. Under current code, the building-to-building separation under the Group Housing Code will require PC approval. | | |
| CLIENT (Owner or Developer) | Company Two Apples Properties, LLC | | Name (s) Steve Sypher |
| | Address 404 Quail Drive, Raleigh, North Carolina 27604 | | |
| | Phone 919-931-6505 | Email stevesypher@aol.com | Fax N/A |
| CONSULTANT (Contact Person for Plans) | Company WithersRavenel | | Name (s) David Brown |
| | Address 131 1/2 S Wilmington Street, Raleigh, NC 27601 | | |
| | Phone 919-469-3340 | Email dbrown@WithersRavenel.com | Fax 919-467-6008 |

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

| Zoning Information | Building Information |
|--|--|
| Zoning District(s) R-20 | Proposed building use(s) Townhomes |
| If more than one district, provide the acreage of each N/A | Existing Building(s) sq. ft. gross 737 sq. ft. |
| Overlay District N/A | Proposed Building(s) sq. ft. gross +/- 15,444 sq. ft. |
| Total Site Acres 0.759 AC Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Total sq. ft. gross (existing & proposed) +/-15,444sq. ft. |
| Off street parking Required 15 Provided 16 | Proposed height of building(s) +/- 35' (3 Story) |
| COA (Certificate of Appropriateness) case # N/A | FAR (floor area ratio percentage) 0.41 |
| BOA (Board of Adjustment) case # A- N/A | Building Lot Coverage percentage (site plans only) |
| CUD (Conditional Use District) case # Z- N/A | |

Stormwater Information

| | |
|---|---|
| Existing Impervious Surface 2,928 sf | Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Proposed Impervious Surface 0.35 acres/15371 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. The subject property is designated for Moderate Density Residential Use by the Future Land Use Map.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

| | |
|--|---|
| 1. Total # Of Townhouse Lots Detached Attached 6 | 11. Total number of all lots 8 |
| 2. Total # Of Single Family Lots 1 (Future Development) | 12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 3. Total # Of Apartment Or Condominium Units 0 | If Yes, please answer the questions below: |
| 4. Total # Of Congregate Care Or Life Care Dwelling Units 0 | a) Total number of Townhouse Lots 6 |
| 5. Total # Of Mobile Home Lots 0 | b) Total number of Single Family Lots 1 |
| 6. Total Number of Hotel Units 0 | c) Total number of Group Housing Units 0 |
| 7. Overall Total # Of Dwelling Units (1-6 Above) 6 +1 (future) = 7 | d) Total number of Open Space Lots 0 |
| 8. Bedroom Units 1br 2br 3br 6 (Six) 4br or more | e) Minimum Lot Size 1,362 SF |
| 9. Overall Unit(s)/Acre Densities Per Zoning District(s) R-20 | f) Total Number of Phases 1 |
| 10. Total number of Open Space (only) lots 0 | g) Perimeter Protective Yard Provided <input checked="" 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)

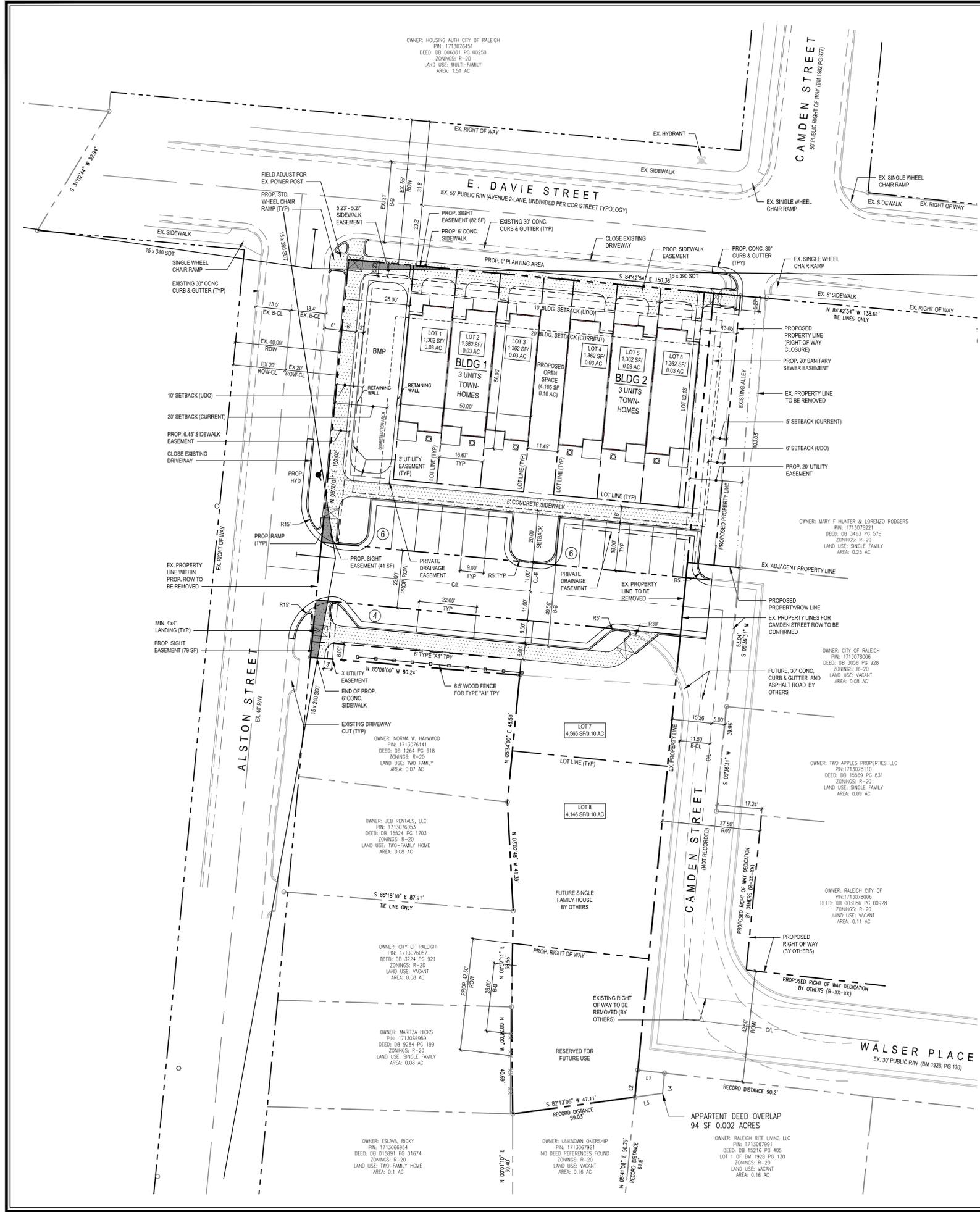
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate David Brown/WithersRavenel 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 11/17/15
 Signed _____ 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 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 checked="" type="checkbox"/> | <input 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"/> | | | ✓ |

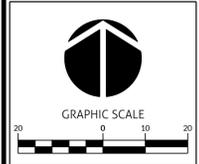


LEGEND:

| | |
|-----|----------------------------|
| ⊗ | EX. FIRE HYDRANT |
| ⊕ | EX. POWER POLE |
| ○ | IRON PIPE SET |
| ○ | IRON PIPE FOUND |
| ○ | CALCULATED POINT |
| ○ | EX. WATER VALVE |
| ○ | EX. CATCH BASIN |
| ○ | EX. SANITARY MANHOLE |
| ○ | PROJECT BOUNDARY LINE |
| --- | ADJACENT PROPERTY LINE |
| --- | EX. RIGHT OF WAY |
| --- | EX. OVERHEAD ELECTRIC LINE |
| --- | EX. SANITARY SEWER LINE |
| --- | EX. STORM DRAINAGE LINE |
| --- | EX. WATER LINE |
| --- | EX. MAJOR CONTOUR LINE |
| --- | EX. MINOR CONTOUR LINE |

SITE DATA:

| | |
|-------------------------|---|
| SITE ADDRESS: | 720 E DAVIE STREET, RALEIGH, NC 27601 |
| PN NUMBER: | 1713076108 |
| DEED BOOK: | DB 015669 PG 00828 |
| ZONING(S): | R-20 |
| GROSS ACREAGE: | 0.759 AC |
| ROW DEDICATION: | 0.120 AC |
| NET ACREAGE: | 0.639 AC |
| ZONING(S): | R-20 |
| EXISTING USE: | SINGLE TENANT/COMMERCIAL |
| PROPOSED USE: | MULTIFAMILY |
| PROPOSED UNIT: | 7 UNITS |
| | (6) TOWNHOMES |
| | (1) SINGLE FAMILY (FUTURE) |
| PROPOSED LOT: | 8 LOTS |
| PROPOSED DENSITY: | 10.95 DU/AC |
| REQUIRED OPEN SPACE: | 0.639 AC x 10% = 0.064 AC (10% REQUIRED) |
| PROPOSED OPEN SPACE: | 4.185 SF/10.0AC |
| BEDROOMS: | (3) BEDROOM UNITS - (6) UNITS |
| REQUIRED PARKING SPACE: | 2.5 SPACES x 6 UNITS = 15 SPACES (2.5 SPACES / 3 BEDROOM UNIT |
| PROPOSED PARKING SPACE: | 16 SPACES |



- GENERAL NOTES:**
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
 - THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S) AND/OR SIDEWALK FROM THE TRANSPORTATION OPERATION DIVISION/PUBLIC WORKS DEPARTMENT.
 - IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT.
 - FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
 - ALL SURVEY INFORMATION PROVIDED TO WITHERSRAVENEL BY AIKEN & YELLE ASSOCIATES, PA IN RALEIGH, NORTH CAROLINA IN DIGITAL FORMAT IN OCTOBER, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN OCTOBER 2015.
 - ALL CURBS & GUTTERS SHOWN ON SITE IS STANDARD 24" CURB AND GUTTER. ALL GUTTER SHOWN WITHIN RIGHT OF WAY SHALL BE STANDARD 30" CURB AND GUTTER.
 - ALL DIMENSIONS SHOWN ARE TO BACK TO CURB, UNLESS OTHERWISE STATED ON PLANS.
 - WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERNI, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
 - UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
 - TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL BE COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
 - ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
 - CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
 - HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
 - PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
 - ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
 - THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCRUSH ON THIS MINIMUM CORNER CLEARANCE.
 - WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADA SPECIFICATIONS.
 - ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
 - ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE/HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
 - ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
 - PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A MEETING WITH THE CITY OF RALEIGH, PUBLIC DEPARTMENT TRANSPORTATION OPERATIONS DIVISION TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT SHALL BE:
 REBECCA DUFFY: 919-996-4091 OR Rebecca.Duffy@raleighnc.gov
 TERRY PHINIZY: 919-996-4035 OR Terry.Phinizy@raleighnc.gov

- WHEEL CHAIR RAMP NOTES:**
- ALL WHEEL CHAIR RAMPS TO BE FIELD ADJUSTED WITH INPUT FROM THE CITY OF RALEIGH FIELD INSPECTOR PRIOR TO INSTALLATION.
 - POWER POLES WHICH CONFLICT WITH FIELD LOCATED WHEEL CHAIR RAMPS ARE TO BE RELOCATED BY APPROPRIATE UTILITY COMPANY.

REFER TO C5.0 AND C5.1 FOR SITE DETAILS

Preliminary Subdivision Plan
720 E. DAVIE TOWNES
 Raleigh, North Carolina 27601

SUBDIVISION PLAN

| | | | |
|---------|------------|----------|-----|
| Job No. | 2150440 | Drawn By | W&R |
| Date | 11/16/2015 | Designer | W&R |

PRELIMINARY
 NOT APPROVED FOR CONSTRUCTION

| Revisions |
|-----------|
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THIS PLAN IS AUTHORIZED FOR THIS ADDRESS ONLY AND IS NOT TO BE USED FOR ANY ADDITIONAL ADDRESSES WITHOUT THE PURCHASE OF ADDITIONAL LICENSES OR WRITTEN AUTHORIZATION FROM TIGHTLINES:

720 East Davie Street
Raleigh, NC

TightLines Designs
creating great places to live

115.5 E. Hargett St. Suite 300, Raleigh, NC 27601
919-834-3600 • www.tightlinesdesigns.com

720 East Davie Townhouses

date 10.26.15
drafter C.L.B.
checked by D.S.M.
proj. no. T-XXXX
revisions date

Elevations,
Details, & Notes

A2.1

