

# 739 POWELL DRIVE S-11-2014



0 150 300 600 Feet

Zoning: **R-4**  
CAC: **West**  
Drainage Basin: **Simmons**  
Acreage: **1.51**  
Number of Lots: **3**

Planner: **Stan Wingo**  
Phone: **(919) 996-2642**  
Applicant: **Halcyon Homes**  
Phone: **(919) 745-7701**





# 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

5-11-14

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 checked="" 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 <b>395324</b> Assigned Project Coordinator <b>CHID</b> Assigned Team Leader <b>Wingo</b>
* May require Planning Commission or City Council Approval      ** Legacy Districts Only		
<b>Has your project previously been through the Due Diligence process? If yes, provide the transaction #</b> <b>37363-Wingo</b>		
GENERAL INFORMATION		
Development Name <b>739 Powell Drive Project</b>		
Proposed Use <b>(3) Single Family Residential Lots / Units (Zoned: R4)</b>		
Property Address(es) <b>739 Powell Drive Raleigh, NC 27606</b>		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: <b>0783-58-3889</b>		
P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
<b>What is your project type?</b> <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> Other: If other, please describe:		
<b>PRELIMINARY ADMINISTRATIVE REVIEW</b>	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 plan subdivides an existing parcel into (3) conforming lots while maintaining the existing zoning (R4).	
<b>PLANNING COMMISSION</b>	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.	
<b>CLIENT (Owner or Developer)</b>	Company <b>Halcyon Homes</b>	Name (s) <b>James Robertson</b>
	Address <b>P.O. Box 33578 Raleigh, NC 27636</b>	
	Phone <b>919-745-7701</b>	Email <b>jrobertson@halcyonhomesnc.com</b> Fax
<b>CONSULTANT (Contact Person for Plans)</b>	Company <b>MLA Design Group, Inc</b>	Name (s) <b>Channin H. Bennett, P.E.</b>
	Address <b>120 Club Oaks Ct. Suite 100 Winston-Salem, NC 27104</b>	
	Phone <b>336-765-1923</b>	Email <b>channin@millerla.com</b> Fax <b>336-765-5023</b>

Zoning Information	Building Information
Zoning District(s) R4	Proposed building use(s) Single Family Residential
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 2,706 sf + 858 sf = 3,564 sf
Overlay District Special Residential Parking Overlay District	Proposed Building(s) sq. ft. gross 2,525 sf + 2,057 sf = 4,582 sf
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 8,146 sf
Off street parking Required <b>No</b> Provided <b>No</b>	Proposed height of building(s) < 40 ft
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) 12.26%
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage 9.41% (site plans only)
CUD (Conditional Use District) case # Z-	

**Stormwater Information**

Existing Impervious Surface acres/square feet .236 ac	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet .498 ac	If Yes, please provide Alluvial Soils Flood Study FEMA Map Panel #
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input 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.

The property is currently zoned R4 which is the intent of the Avent West Comprehensive Plan, and the subdivision will create 3 single family lots of the same zoning, all of which meet the minimum lot criteria.

**FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY**

1. Total # Of Townhouse Lots Detached <b>3</b> Attached <b>0</b>	11. Total number of all lots <b>3</b>
2. Total # Of Single Family Lots <b>3</b>	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units <b>0</b>	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 <b>0</b>	
5. Total # Of Mobile Home Lots <b>0</b>	
6. Total Number of Hotel Units <b>0</b>	
7. Overall Total # Of Dwelling Units (1-6 Above) <b>6</b>	
8. Bedroom Units 1br 2br 3br <input checked="" type="checkbox"/> 4br or more <input checked="" type="checkbox"/>	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) <b>3/1.9867 = 1.51</b>	
10. Total number of Open Space (only) lots	

**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 Channin H Bennett, PE 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.

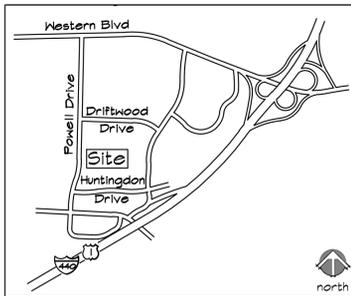
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed [Signature] Date 3/10/14  
 Signed \_\_\_\_\_ Date \_\_\_\_\_

TO BE COMPLETED BY APPLICANT	TO BE COMPLETED BY CITY STAFF				
	YES	N/A	YES	NO	N/A
<b>General Requirements</b>					
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. <b>Preliminary Development Plan Application</b> completed and signed by the property owner	<input checked="" type="checkbox"/>				
3. Client must complete 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 checked="" type="checkbox"/>	<input 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 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 type="checkbox"/>	<input checked="" 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 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. <b>For re-submittals only – include all revision dates</b>	<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"/>			







Vicinity Map  
Not to scale

I CERTIFY THAT THIS PLAN COMPLIES WITH THE ORDINANCES, RULES, REGULATIONS, AND STORMWATER DRAINAGE DESIGN STANDARDS OF THE CITY OF RALEIGH.

CLARKE, KIT S  
PIN: 0783-59-6015  
1300 PITKIN CT  
RALEIGH, NC 27606

CLINE, STAMIE & NATALIE L JR  
PIN: 0783-58-6914  
1304 PITKIN CT  
RALEIGH, NC 27606

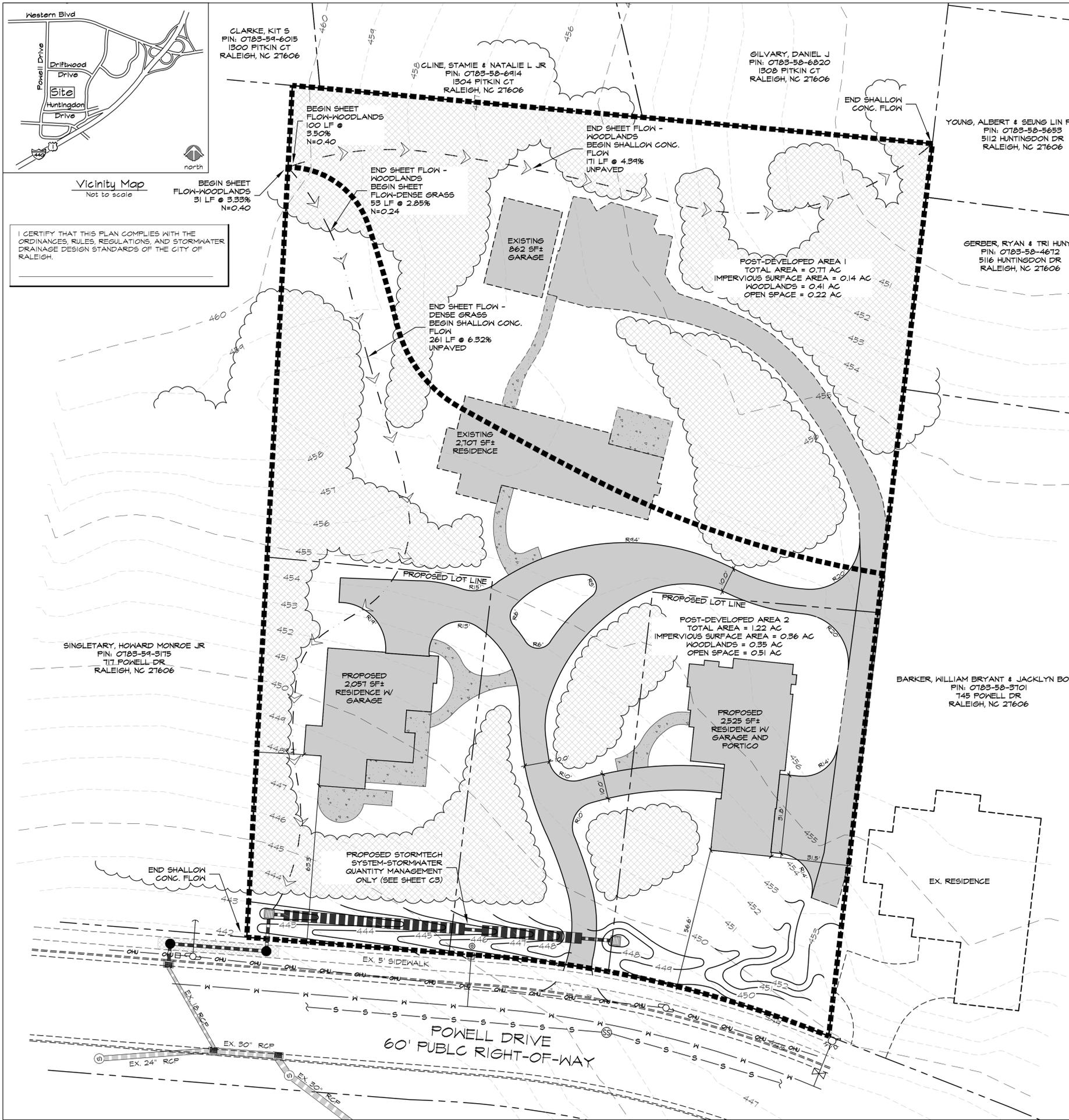
GILVARY, DANIEL J  
PIN: 0783-58-6820  
1308 PITKIN CT  
RALEIGH, NC 27606

YOUNG, ALBERT & SEUNG LIN PARKER  
PIN: 0783-58-5653  
5112 HUNTINGDON DR  
RALEIGH, NC 27606

GERBER, RYAN & TRI HUNYH  
PIN: 0783-58-4612  
5116 HUNTINGDON DR  
RALEIGH, NC 27606

BARKER, WILLIAM BRYANT & JACKLYN BOYD  
PIN: 0783-58-3701  
745 POWELL DR  
RALEIGH, NC 27606

SINGLETARY, HOWARD MONROE JR  
PIN: 0783-59-3175  
717 POWELL DR  
RALEIGH, NC 27606



### Site Information

- OWNER/DEVELOPER:**  
JAMES W. ROBERTSON, JR  
PIN: 0783-58-3884  
734 POWELL DRIVE RALEIGH, NC-27606
- CIVIL ENGINEER / LANDSCAPE ARCHITECT:**  
MLA DESIGN GROUP, INC.  
ADDRESS: 120 CLUB OAKS COURT, SUITE 100, WINSTON-SALEM, NC 27104  
CONTACT/PHONE NUMBER: SCOTT MILLER, RLA, PRINCIPAL, (336) 765-1923
- PROPERTY LOCATION & ZONING:**  
PROPERTY ADDRESS: 739 POWELL DRIVE RALEIGH, NC 27606  
TOTAL ACREAGE: 1.94 ACRE  
THE CODE OF "CITY OF RALEIGH" GOVERNS THE ZONING RESTRICTIONS  
PIN NUMBER: 0783-58-3884  
DEED BOOK: XXXX PAGE: XXXX  
EXISTING ZONING: R4 PROPOSED ZONING: R4  
ADJACENT ZONING: R4 PROPOSED USE: SINGLE FAMILY RESIDENTIAL  
OVERLAY DISTRICT: SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT  
2030 COMPREHENSIVE PLAN AREA: AVENT WEST
- SETBACKS:**  
FRONT BUILDING SETBACK: 30' SIDE BUILDING SETBACK: 10'  
STREET SIDE BUILDING SETBACK: 20' REAR SETBACK: 30'
- EXISTING SITE SIZE AND COVERAGE:**  
TOTAL ACREAGE = 1.9867 ACRES (86,542.28 SF)  
EXISTING BUILDING SQ. FT. = 2,707 S.F. ACCESSORY USE SQ. FT. = 862 SF  
OTHER IMPERVIOUS SQ.FT. = 6,821 S.F. (CONCRETE, ASPHALT, ETC.)  
TOTAL EXISTING IMPERVIOUS AREA = 10,390 S.F. (12%)  
TOTAL OPEN SPACE = 76,152 S.F. (88%)  
BUILDING HEIGHT = 40' MAX. AT MIN. SETBACK, PLUS 1 FT OF ADDITIONAL HEIGHT FOR EVERY 1 FT OF ADDITIONAL SETBACK
- PROPOSED SITE SIZE AND COVERAGE:**  
TOTAL ACREAGE = 1.9867 ACRES (86,542 SF)  
PROPOSED BUILDING SQ. FT. = 4,582 S.F.  
OTHER PROPOSED IMPERVIOUS SQ. FT. = 8,392 S.F. (CONCRETE, ASPHALT, ETC.)  
EXISTING IMPERVIOUS AREA TO REMAIN = 2,860 S.F. (1,550 S.F. TO BE REMOVED)  
TOTAL PROPOSED IMPERVIOUS AREA = 21,774 S.F. (25%)  
TOTAL OPEN SPACE = 64,768 S.F. (75%)  
BUILDING HEIGHT = 40' MAX. AT MIN. SETBACK, PLUS 1 FT OF ADDITIONAL HEIGHT FOR EVERY 1 FT OF ADDITIONAL SETBACK
- INFRASTRUCTURE:**  
WATER: PUBLIC SEWER: PUBLIC GAS: XXXXX  
ELECTRIC: XXXXX TELEPHONE: XXXXX  
STREET: POWELL DRIVE - PUBLIC

### Post-Developed Impervious Area Calculations

TOTAL LOT AREA: 86,542 SF ± (1.9867 ACRES±)  
 POST-DEVELOPED UNDISTURBED WOODED AREA: 33,224 SF ± (0.763 ACRES±)  
 POST-DEVELOPED MANAGED OPEN SPACE: 31,544 SF ± (0.724 ACRES±)  
 POST-DEVELOPED IMPERVIOUS SURFACE COVERAGE: 21,774 SF ± (0.500 ACRES±)

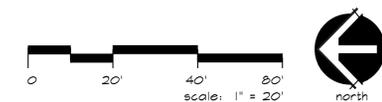
TN LOADING CALCULATIONS:  
 UNDISTURBED OPEN SPACE: 0.763 AC \* 0.6 LBS/AC/YR = 0.458 LBS/YR  
 MANAGED OPEN SPACE: 0.724 AC \* 1.2 LBS/AC/YR = 0.869 LBS/YR  
 IMPERVIOUS SURFACE: 0.500 AC \* 21.2 LBS/AC/YR = 10.600 LBS/YR

TOTAL TN EXPORT BY LAND USE: 11.927 LBS/YR  
 AVERAGE FOR SITE: 8.00 LBS/AC/YR

OFFSET FEE CALCULATIONS:  
 \$330 / LB \* (6.00 LBS/AC/YR - 3.80 LBS/AC/YR) \* 1.9867 AC = \$1,373.47

### Stormwater Legend

- EXISTING IMPERVIOUS SURFACE TO REMAIN / PROPOSED IMPERVIOUS SURFACE
- EXISTING IMPERVIOUS SURFACE TO BE REMOVED
- EXISTING WOODLANDS
- TIME OF CONCENTRATION TRAVEL PATH
- WATERSHED DELINEATION LINE



Robertson Subdivision  
 James W. Robertson, Jr.  
 739 Powell Drive  
 Raleigh, North Carolina

Date: 17 APRIL 2014  
For Review

Revisions:


Drawn By: CHB  
 Checked By: CHB  
 Project #:

Sheet Title  
**Post-Developed Stormwater Management Plan**

Sheet **C2** of 6

