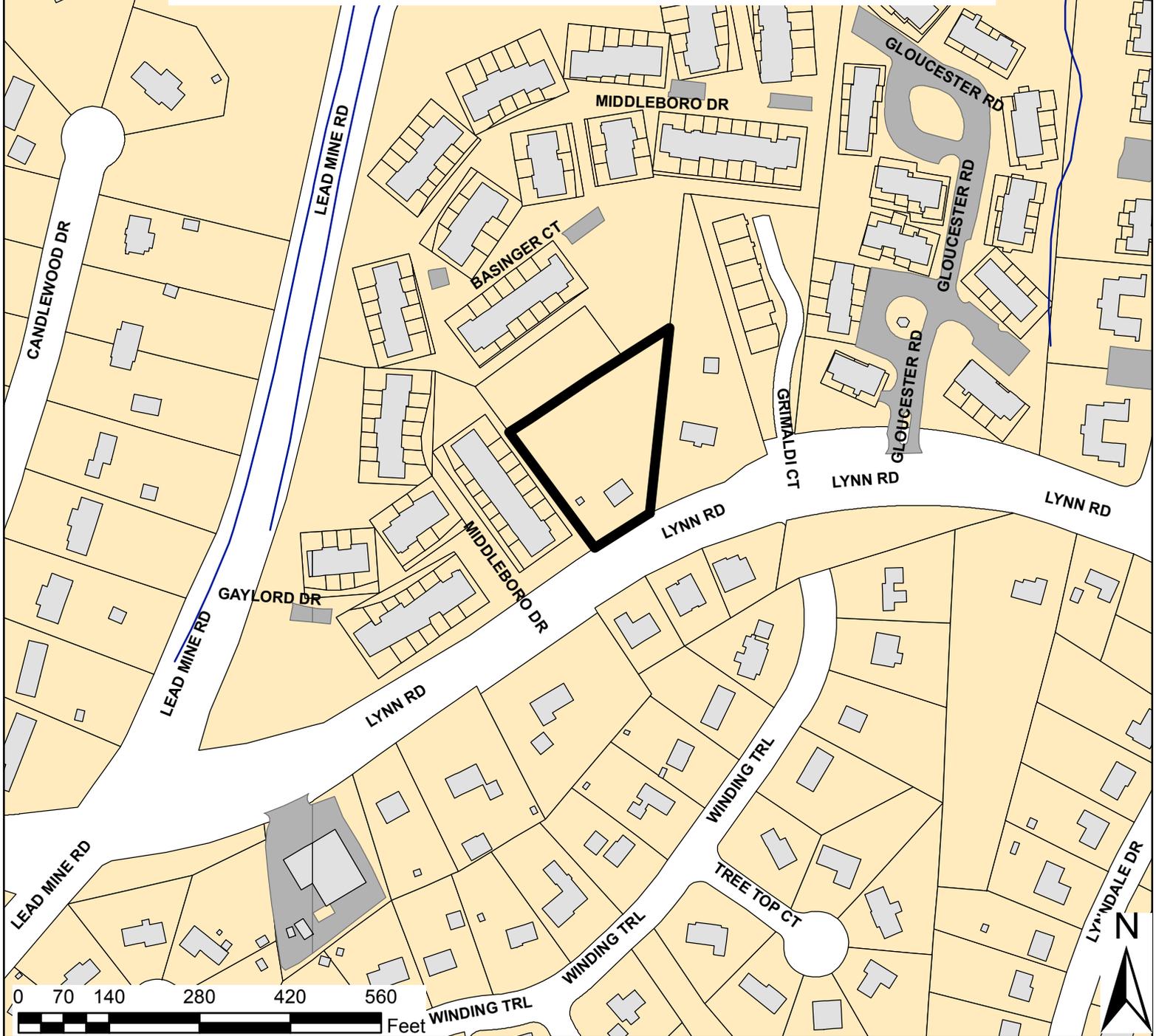


# LYNN ROAD TOWNHOMES

## S-49-2013



Zoning: **R-6, CUD**  
CAC: **North**  
Drainage **Mine**  
Basin:  
Acreage: **0.98**

Number of Lots: **8**  
Planner: **Meade Bradshaw**  
Phone: **(919) 996-2664**  
Applicant Contact: **Development Engineering, Inc.**  
Phone: **(919) 847-8300**



# 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  273857  S-49-13
* May require Planning Commission or City Council Approval		

### Section A

#### GENERAL INFORMATION

Development Name Lynn Road Townhomes

Proposed Use Townhouse Subdivision

Property Address(es) 1400 Lynn Road

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

P.I.N. 1707-02-4668

P.I.N.

P.I.N.

P.I.N.

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.  
 The project does not require Planning Commission approval because it is not an infill project. The perimeter of the property, per BM 2007 Pg. 909 is approximately 897 feet, of which 397 feet, or about 44%, is adjacent to single family dwellings. Those dwellings are to the east and south.

**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 Patriot Ptnr LLC

Name (s) Keith Burch

Address 3434 Edwards Mill Rd., Suite 112, Raleigh, NC 27612

Phone 919-414-2551 Email burch4u@gmail.com Fax

**CONSULTANT (Contact Person for Plans)**

Company Development Engineering, Inc.

Name (s) David H. Blevins, P.E.

Address 244 W. Millbrook Road, Raleigh, NC 27609

Phone 919-847-8300 Email david@d-e-inc.com Fax 919-847-2130

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

**Has your project previously been through the pre-submittal process? If yes, provide the transaction # 362425**

Zoning Information	Building Information
Zoning District(s) <u>CUD R-6</u>	Proposed building use(s) Townhomes
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross <u>816</u> (to be demolished)
Overlay District <u>N/A</u>	Proposed Building(s) sq. ft. gross <u>15,600</u>
Total Site Acres <u>.98</u> Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) <u>15,600</u>
Off street parking Required <u>15</u> Provided <u>18</u>	Proposed height of building(s) <u>28 ft.</u>
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) <u>36%</u>
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage <u>20%</u> (site plans only)
CUD (Conditional Use District) case # <u>Z-45-98</u>	

**Stormwater Information**

Existing Impervious Surface <u>0.02/875</u> acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface <u>0.44/19,200</u> acres/square feet	<b>If Yes, please provide</b>
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 2030 Land Use Plan designates the property to be moderate density residential.**

**FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY**

1. Total # Of Townhouse Lots <u>6</u> Detached Attached <u>6</u>	11. Total number of Open Space (only) lots <u>2</u>
2. Total # Of Single Family Lots	12. Total number of all lots <u>8</u>
3. Total # Of Apartment Or Condominium Units	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	<b>If Yes, please answer the questions below:</b>  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)
5. Total # Of Mobile Home Lots	
6. Total Number of Hotel Units	
7. Overall Total # Of Dwelling Units (1-6 Above) <u>6</u>	
8. Bedroom Units 1br 2br 3br <u>6</u> 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) <u>6</u>	
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	

**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.

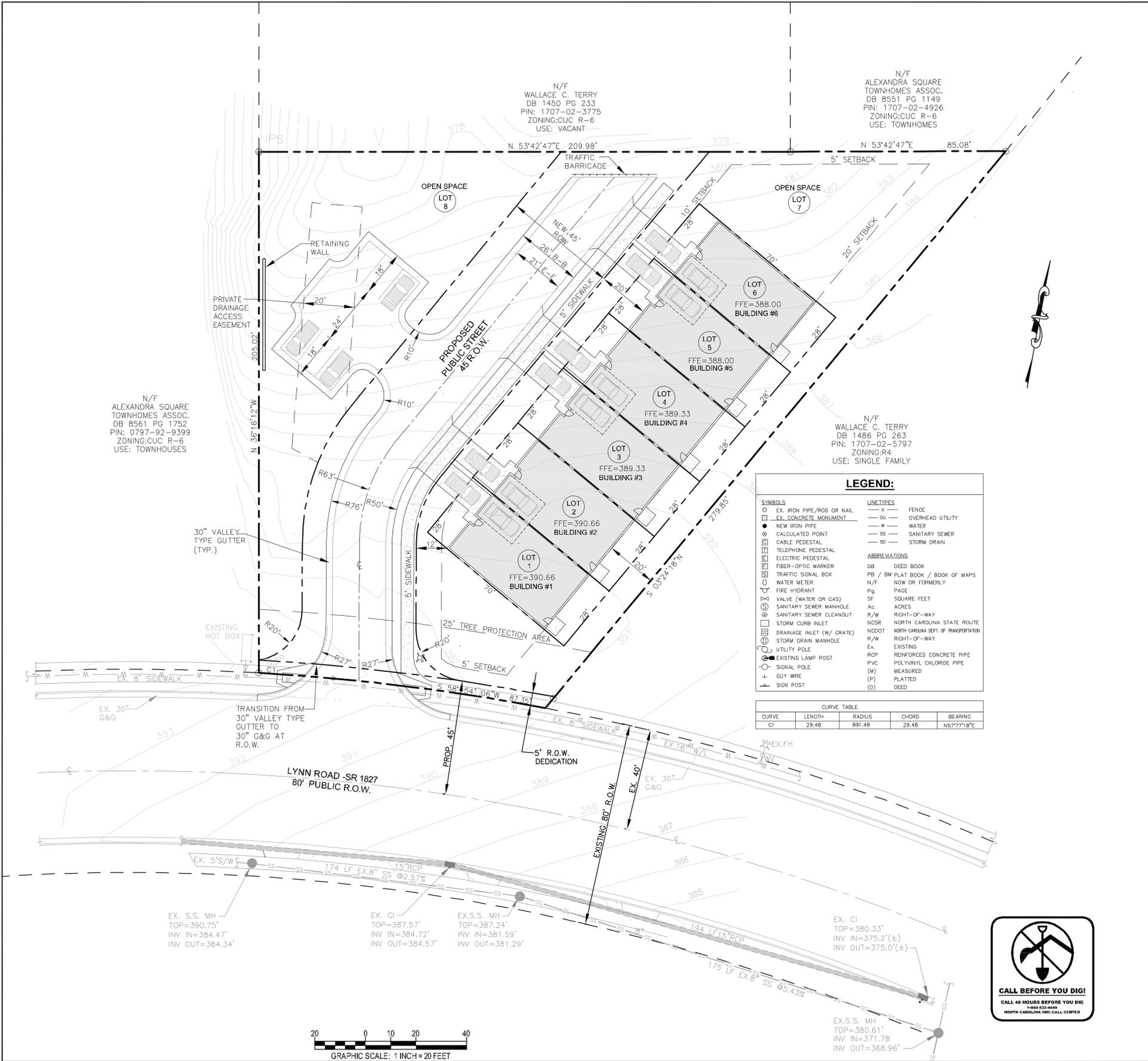
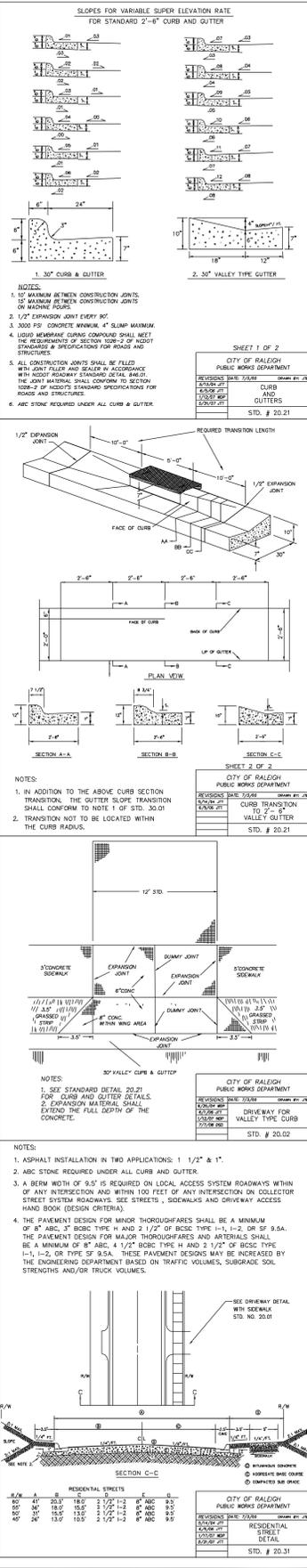
I hereby designate David H. Blevins, P.E., Development Engineering, Inc. as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

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

Signed Keith Bunch Date 8-28-13

Signed \_\_\_\_\_ Date \_\_\_\_\_

Section B					
	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"/>		<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"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		<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. <u>For re-submittals only – include all revision dates</u>	<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"/>		
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<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"/>			<input checked="" type="checkbox"/>



SITE DATA TABLE	
SITE ADDRESS:	1400 LYNN ROAD RALEIGH, NC 27612
PIN NUMBER:	1707-02-4668
OWNER/DEVELOPER:	PATRIOT PTNR LLC 3434 EDWARDS MILL RD. RALEIGH, NC 27612
BOOK OF MAPS:	2007 PAGE 090
ZONING:	CUD R6 (Z-45-98 LYNN ROAD)
RIVER BASIN:	NEUSE
CITY LIMITS:	RALEIGH
PROPOSED USE:	TOWNHOMES (3 BEDROOM)
PROP. # OF UNITS:	6
PROP. # OF LOTS:	8
MAX. BLDG. HEIGHT:	28 FT
EXISTING LOT SIZE:	43,750 S.F. (1.00 A.C.)
LYNN RD ROW DEDICATION:	580 S.F. (0.01 A.C.)
PUBLIC STREET:	10,988 S.F. (0.25 A.C.)
NET LOT AREA:	32,182 S.F. (0.74 A.C.)
<b>NEW LOT AREAS:</b>	
LOT-1:	1,960 S.F. (0.04 A.C.)
LOT-2:	1,960 S.F. (0.04 A.C.)
LOT-3:	1,960 S.F. (0.04 A.C.)
LOT-4:	1,960 S.F. (0.04 A.C.)
LOT-5:	1,960 S.F. (0.04 A.C.)
LOT-6:	1,960 S.F. (0.04 A.C.)
LOT-7 OPEN SPACE:	10,664 S.F. (0.26 A.C.)
LOT-8 OPEN SPACE:	9,758 S.F. (0.24 A.C.)
TOTAL AREA IN LOTS 1-6:	11,760 S.F. (0.27 AC. 36%)
OPEN SPACE AREA 7 & 8:	20,422 S.F. (0.47 AC. 64%)
<b>BUILDING SETBACKS:</b>	
FRONT:	10'
SIDE:	5'
REAR:	20'
<b>PARKING REQUIREMENTS:</b>	
2.5 SPACES PER THREE BEDROOM TOWNHOUSE:	2.5 X 6 = 15 SPACES
REQUIRED SPACES:	18 SPACES
PROVIDED SPACES:	18 SPACES
EXISTING IMPERVIOUS:	0.02 AC.
PROPOSED IMPERVIOUS:	0.40 AC.

- GENERAL NOTES:**
1. BOUNDARY AND TOPO BY TRUE LINE SURVEYING.
  2. ALL LOTS TO BE SERVED BY CITY WATER AND SEWER.
  3. ALL CONSTRUCTION TO CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
  4. PLAN TO CONFORM TO CHAPTER 10 PART 9 OF THE CITY OF STORMWATER REQUIREMENTS.
  5. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECTS BETWEEN THE HEIGHT OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
  6. A DEMOLITION PERMIT IS REQUIRED PRIOR TO THE REMOVAL OF THE EXISTING HOUSE AND PERMIT NUMBER SHOWN ON THE RECORDED MAP. THE RIGHT OF WAY DEDICATION INDICATED ON THE PLANS IS CONSISTENT WITH THE RALEIGH COMPREHENSIVE PLAN.
  7. EACH LOT WILL BE RESPONSIBLE TO ROLL THEIR INDIVIDUAL TRASH CONTAINER OUT TO THE STREET ALONG THEIR FRONTAGE.
  8. THERE WILL BE A ONE-CAR GARAGE FOR EACH TOWNHOUSE UNIT.
  9. FOR THE PROPOSED ACCESS POINT ON LYNN ROAD, THE CONTRACTOR IS RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING OR PROPOSED UTILITIES, TRAFFIC SIGNAL DEVICES, UTILITY POLES, ETC. CONSTRUCTION DRAWINGS SHALL PROVIDE AN INSET SHOWING ALL DIMENSIONS AND OTHER INFORMATION REQUIRED FOR CONSTRUCTION. THE CONTRACTOR WILL CORRECT ANY ERRORS OR OMISSIONS UNCOVERED IN THE FIELD.
  10. MINIMUM CORNER CLEARANCE FROM CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM POINT OF TANGENCY.

- CONTRACTOR NOTES:**
1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES (ABOVE AND BELOW GROUND) PRIOR TO CONSTRUCTION. ANY CONFLICTS OR RELOCATION OF UTILITIES SHALL BE COORDINATED BETWEEN THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY AND/OR AUTHORITY.
  2. THE CONTRACTOR SHALL OBTAIN A COPY OF THE CURRENT STANDARDS AND SPECIFICATIONS TO REFER TO PRIOR TO AND DURING CONSTRUCTION OF THE PROJECT.
  3. THE CONTRACTOR SHALL OBTAIN ALL APPROPRIATE PERMITS FROM CITY OF RALEIGH AND NCDOT PRIOR TO UTILITY CONSTRUCTION.
  4. PRIOR TO ANY CONSTRUCTION WITHIN THE NCDOT RIGHT-OF-WAY THE GENERAL CONTRACTOR TO VERIFY WITH CIVIL ENGINEER THAT ALL NCDOT ENCROACHMENT PERMITS HAVE BEEN OBTAINED. GO TO VERIFY RECEIPT OF FINAL PLANS WITH PROJECT ADMINISTRATOR AND CIVIL ENGINEER PRIOR TO ORDERING STORM STRUCTURES AND PIPE.

**ALL CONSTRUCTION TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS**

**FINAL PLAN - NOT RELEASED FOR CONSTRUCTION**

**REVISIONS**

NO.	DATE	DESCRIPTION

**LYNN ROAD TOWNHOUSES**

RALEIGH NORTH CAROLINA

SCALE: 1"=20'

ORIGINAL DATE: 08-30-13

LATEST REVISION DATE:

PROJECT NO.: 13-135

**PROPOSED SITE & SUBDIVISION PLAN**



**DEVELOPMENT ENGINEERING, INC.**

Professional Engineering Consultants

244 West Millbrook Road, Raleigh, NC 27609  
P. O. Box 17705, Raleigh, NC 27619  
www.d-e-inc.com

Phone: 919-847-8300  
Fax: 919-847-2130  
E-mail: Office@d-e-inc.com

**SHEET NO. 3 OF 7**



**SCHEMATIC BUILDING ELEVATIONS**

NOT TO SCALE

**NOTE:**

THE ARCHITECTURAL ELEVATIONS SHOWN WHERE SUPPLIED BY THE DEVELOPER AND WILL BE SUBJECT TO CHANGE.

ALL CONSTRUCTION TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS

FINAL PLAN - NOT RELEASED FOR CONSTRUCTION

REVISIONS


**LYNN ROAD TOWNHOUSES**

RALEIGH

NORTH CAROLINA

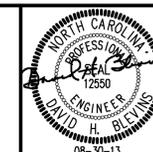
SCALE: NTS

ORIGINAL DATE: 08-30-13

LATEST REVISION DATE:

PROJECT NO.: 13-135

**SCHEMATIC BUILDING ELEVATIONS**



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**SHEET NO. 7 OF 7**