

Preliminary Subdivision

Plan Application 5-64-18

Pineland
Townhomes



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

Office Use Only: Transaction # 575422 Project Coordinator Na Tasha Team Leader Walters			
PRELIMINARY APPROVALS			
<input type="checkbox"/> Subdivision *	<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservative Subdivision
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District			
If your project has been through the Due Diligence process, provide the transaction #: n/a			
GENERAL INFORMATION			
Development Name Pineland Townhomes			
Proposed Use Townhomes			
Property Address(es) 105 Pineland Circle Raleigh, NC 27606			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
PIN Recorded Deed 0784610694	PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed
What is your project type?			
<input type="checkbox"/> Single family	<input checked="" type="checkbox"/> Townhouse	<input type="checkbox"/> Subdivision in a non-residential zoning district	
<input type="checkbox"/> Other (describe): ---			
OWNER/DEVELOPER INFORMATION			
Company Name KR Property Group, LLC		Owner/Developer Name Kassiem Carter	
Address 4242 Six Fork Road, Suite 1550 Raleigh, NC 27609			
Phone 919-578-9058		Email kc@krpropertygroup.com	Fax n/a
CONSULTANT/CONTACT PERSON FOR PLANS			
Company Name Site Collaborative		Contact Name Emily Rothrock, PLA	
Address 727 West Hargett St, Suite 101 Raleigh, NC 27603			
Phone 919-805-3586		Email emily@sitecollaborative.com	Fax n/a

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)

ZONING INFORMATION

Zoning District(s) **R-10**

If more than one district, provide the acreage of each:

Overlay District? Yes No

Inside City Limits? Yes No

CUD (Conditional Use District) Case # Z- **n/a**

COA (Certificate of Appropriateness) Case # **n/a**

BOA (Board of Adjustment) Case # A- **n/a**

STORMWATER INFORMATION

Existing Impervious Surface **.17ac/7,489sf** acres/sf

Flood Hazard Area Yes No

Proposed Impervious Surface **.19ac/8,237sf** acres/sf

Neuse River Buffer Yes No

Wetlands Yes No

If in a Flood Hazard Area, provide the following:

Alluvial Soils **n/a**

Flood Study **n/a**

FEMA Map Panel # **n/a**

NUMBER OF LOTS AND DENSITY

Total # of Townhouse Lots: Detached **0**

Attached **4**

Total # of Single Family Lots **0**

Total # of All Lots **4**

Overall Unit(s)/Acre Densities Per Zoning Districts **8.8 units/acre**


Total # of Open Space and/or Common Area Lots **n/a**

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 **Emily Rothrock** 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.



Signature

10/17/2018

Date

Signature

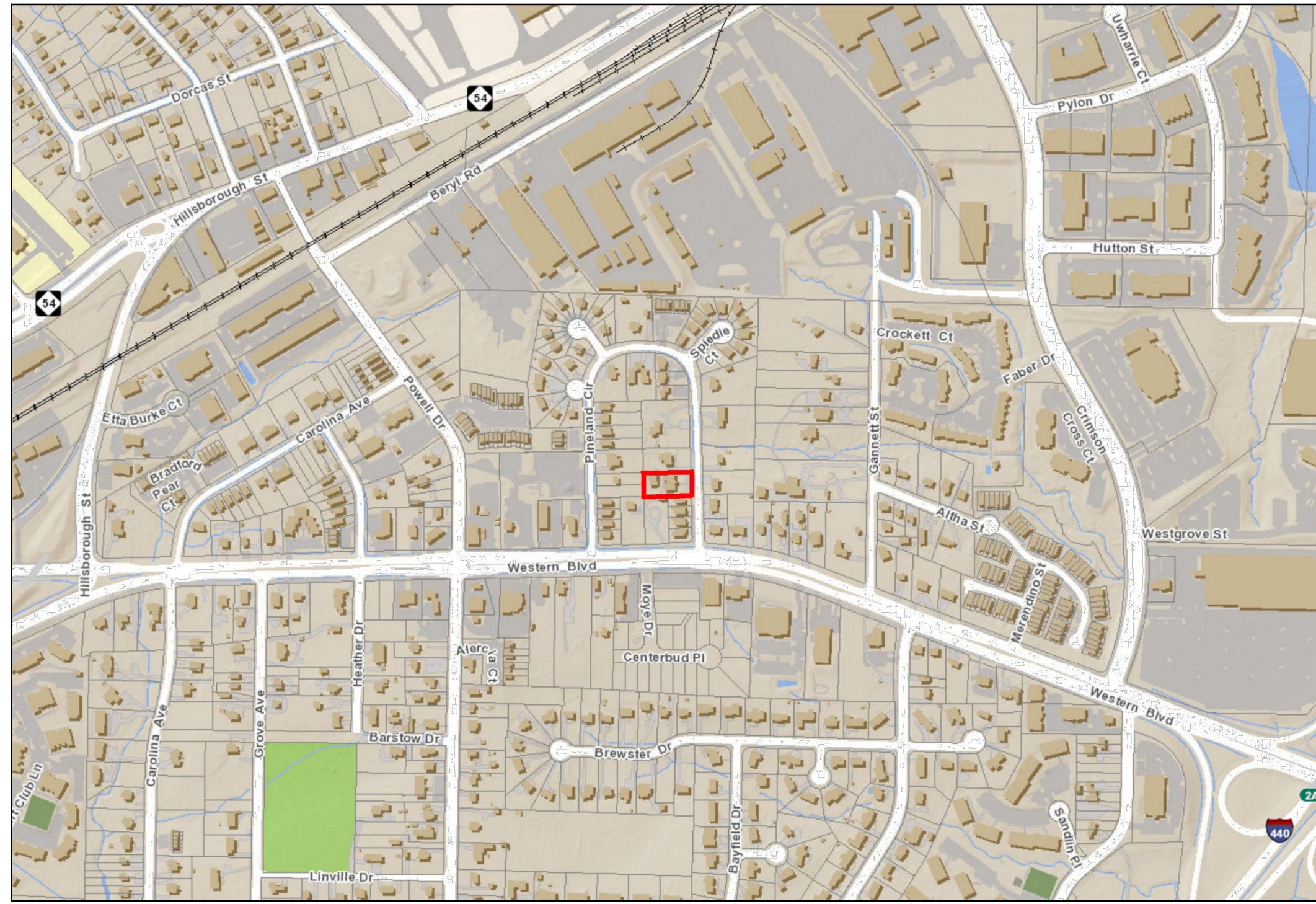
Date

GENERAL REQUIREMENTS	TO BE COMPLETED BY APPLICANT		OFFICE USE ONLY		
	YES	N/A	YES	NO	N/A
1. Applicant must contact a Planner to determine if a Pre-Application Conference is required prior to application submittal	<input checked="" type="checkbox"/>		✓		
2. Filing fee for plan review – payments may be made by cash, Visa, Mastercard, or check made payable to the City of Raleigh (no fee for infill recombination)	<input checked="" type="checkbox"/>				
3. Preliminary Subdivision Plan Application must be completed and signed by the property owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
4. Applicant must complete and print page 1 and 2 of the Preliminary Subdivision Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
5. I have referenced the Preliminary Subdivision Plan Checklist, and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City	<input checked="" type="checkbox"/>				
6. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet, to include general notes, owner's name, contact's name, phone number, mailing address, email address	<input checked="" type="checkbox"/>		✓		
b) Existing conditions sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
h) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
7. 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"/>		✓		
8. Plan size must be 18" x 24" or 24" x 36"	<input checked="" type="checkbox"/>		✓		
9. 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"/>		✓		
10. 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"/>		✓		
11. 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"/>		✓		
12. Wake County School form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
13. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
14. 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"/>			✓

PINELAND TOWNHOMES

PRELIMINARY SUBDIVISION PLAN

CITY OF RALEIGH TRANSACTION #: 575422 / S-64-18



VICINITY MAP

SCALE: 1" = 500'

Preliminary Subdivision Plan Application

DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | cfax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

Office Use Only: Transaction #	Project Coordinator	Team Leader
PRELIMINARY APPROVALS		
<input type="checkbox"/> Subdivision *	<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development
<input type="checkbox"/> Conservative Subdivision		
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District		
If your project has been through the Due Diligence process, provide the transaction #: n/a		
GENERAL INFORMATION		
Development Name Pineland Townhomes		
Proposed Use Townhomes		
Property Address(es) 105 Pineland Circle Raleigh, NC 27606		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 0784610694	PIN Recorded Deed	PIN Recorded Deed
What is your project type?		
<input type="checkbox"/> Single family <input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Subdivision in a non-residential zoning district		
<input type="checkbox"/> Other (describe): ---		
OWNER/DEVELOPER INFORMATION		
Company Name KR Property Group, LLC		Owner/Developer Name Kassiem Carter
Address 4242 Six Fork Road, Suite 1550 Raleigh, NC 27609		
Phone 919-578-9058	Email kc@krpropertygroup.com	Fax n/a
CONSULTANT/CONTACT PERSON FOR PLANS		
Company Name Site Collaborative		Contact Name Emily Rothrock, PLA
Address 727 West Hargett St, Suite 101 Raleigh, NC 27603		
Phone 919-805-3586	Email emily@sitecollaborative.com	Fax n/a

GENERAL SITE NOTES

- ALL CONSTRUCTION IN RIGHT-OF-WAY PER CITY OF RALEIGH STANDARD.
- SIDEWALKS ALONG RIGHT-OF-WAY ARE PUBLIC AND MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. EXISTING PEDESTRIAN ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION ARE 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).
- ALL PAVEMENTS TO SLOPE POSITIVELY AWAY FROM ALL BUILDINGS. PONDING OF WATER IS PROHIBITED.
- PROVIDE CONSTRUCTION JOINTS IN CONCRETE WALKWAYS AS SHOWN IN PLANS. IF NOT SHOWN ON PLANS - MAX SPACING @ 10'
- THROUGHOUT PROJECT SITE, ALL DIMENSIONS TO BE FIELD VERIFIED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCY. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING, TO CENTERLINE, CENTER TO CENTER ON STRIPES, AND/OR FACE OF CURB, UNLESS OTHERWISE NOTED.
- BUILDING AND PUBLIC ROADWAY STAKE OUT SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR.
- GUARDRAILS MUST BE INSTALLED ON THE OPEN SIDES OF ELEVATED WALKING SURFACES THAT EXCEED 30 INCHES IN HEIGHT. ALL GUARDRAILS MUST BE A MINIMUM HEIGHT OF 42 INCHES ABOVE THE LEADING EDGE OF THE TREAD OR WALKING SURFACE. GUARDRAILS SHALL HAVE BALUSTERS SUCH THAT A 4 INCH DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING UP TO A HEIGHT OF 34 INCHES. FROM 34 INCHES TO 42 INCHES ABOVE THE WALKING SURFACE, A 8 INCH DIAMETER SPHERE SHALL NOT PASS.
- THE CONTRACTOR, AT ALL TIMES, MUST KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY THE CONTRACTOR, THE CONTRACTOR'S EMPLOYEES OR THE CONTRACTOR'S SUBCONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
- IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITH THE EXPRESS WRITTEN PERMISSION OF THE OWNER.
- LANDSCAPE ARCHITECT AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE, ARE BASED ON A FIELD DATA PROVIDED TO LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES, UNDERGROUND LINES, AND STRUCTURES AS NECESSARY TO AVOID DAMAGING OR DESTROYING EXISTING SERVICES.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE ACTUAL AND EXACT LOCATION, SIZE, AND MATERIAL COMPOSITION OF ANY EXISTING WATER OR SEWER SERVICE PROPOSED FOR CONNECTION OR USE ON THIS PROJECT. THE RELOCATION OF ANY UTILITY SERVICES REQUIRED TO COMPLETE ANY PORTION OF THESE CONSTRUCTION PLANS.
- CONTRACTOR SHALL MAINTAIN AN "AS BUILT" SET OF DRAWINGS TO RECORD ANY FIELD CHANGES, ALONG WITH ANY PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER AT THE END OF THE PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PERMITS AS ISSUED, AND ANY AND ALL APPLICABLE STATE, COUNTY AND LOCAL CODES.
- EXISTING IMPROVEMENTS DAMAGED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED OR RESTORED TO THEIR ORIGINAL CONDITION, AND TO THE SATISFACTION OF THE OWNER OF THE IMPROVEMENTS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, AND/OR ANY OTHER REQUIREMENTS WHICH MUST BE MET UNDER CONTRACT.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR DETAILS OF BUILDINGS AND BUILDING DIMENSIONS.
- CONTRACTOR SHALL COORDINATE CONSTRUCTION OF ALL UNDERGROUND UTILITIES FOR THIS PROJECT WITH THE OWNER'S REPRESENTATIVE PER ALL APPLICABLE REGULATIONS.
- CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTOR'S ON SITE AND UTILITY PROVIDERS DURING CONSTRUCTION TO ENSURE SMOOTH TRANSITION BETWEEN DISCIPLINES.
- ALL DEMOLITION, AND ANY SUBSEQUENT CONSTRUCTION, SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS SET FORTH AND APPROVED BY THE CITY OF RALEIGH. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS. ALL TREE PROTECTION FENCING SHALL REMAIN IN PLACE DURING CONSTRUCTION.
- TRAFFIC CONTROLS FOR ANY UTILITY WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED IN COMPLIANCE WITH STANDARDS OF THE NORTH CAROLINA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL CROSSWALK MARKINGS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED OF THERMOPLASTIC MATERIALS AND CONSTRUCTED IN ACCORDANCE WITH NCDOT SPECIFICATIONS. CONTRACTOR TO INSTALL CROSSWALKS IN SUCH A MANNER THAT CROSSWALKS ARE ALIGNED BETWEEN HANDICAP/WALKWAY ACCESS POINTS OR PERPENDICULAR TO THE ROADWAY / DRIVE LANE.
- ALL SIGNS AND PAVEMENT MARKINGS ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) AND NCDOT STANDARDS.
- ALL SIGNS SHALL USE PRISMATIC SHEETING THAT MEETS MINIMUM RETROREFLECTIVITY STANDARDS FOUND IN THE LATEST EDITION OF THE MUTCD.

STORMWATER EXEMPTION

- THIS PROJECT QUALIFIES FOR A STORMWATER EXEMPTION. PER CITY OF RALEIGH UDO SECTION 9.2.2.E.2.B, THE STORMWATER RUNOFF CONTROL REQUIREMENTS DO NOT APPLY IF THE INCREASE IN PEAK STORMWATER RUNOFF BETWEEN PRE-DEVELOPMENT AND POST-DEVELOPMENT CONDITIONS FOR THE TWO-YEAR AND TEN-YEAR AND 25-YEAR STORMS IS 10% OR LESS AT EACH POINT OF DISCHARGE. A STORMWATER REPORT HAS BEEN INCLUDED TO PROVIDE NECESSARY CALCULATIONS FOR THIS EXEMPTION QUALIFICATION.

SHEET INDEX	
COV	COVER SHEET
L100	EXISTING CONDITIONS PLAN
L200	SUBDIVISION PLAN
L300	PRELIMINARY GRADING PLAN
L400	PLANTING PLAN
L401	PLANTING NOTES & DETAILS
C500	STORM DRAIN PLAN
C700	SITE UTILITY PLAN
A201	BUILDING ELEVATIONS
A202	BUILDING ELEVATIONS

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)			
ZONING INFORMATION			
Zoning District(s) R-10 SRPOD			
If more than one district, provide the acreage of each:			
Overlay District?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Inside City Limits?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
CUO (Conditional Use District) Case # Z-	n/a		
COA (Certificate of Appropriateness) Case #	n/a		
BOA (Board of Adjustment) Case # A-	n/a		
STORMWATER INFORMATION			
Existing Impervious Surface	.17ac/7,489sf acres/sf	Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface	.19ac/8,237sf acres/sf	Neuse River Buffer	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---		Wetlands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If in a Flood Hazard Area, provide the following:			
Alluvial Soils	n/a	Flood Study	n/a
		FEMA Map Panel #	n/a
NUMBER OF LOTS AND DENSITY			
Total # of Townhouse Lots:	Detached 0	Attached 4	
Total # of Single Family Lots	0	Total # of All Lots	4
Overall Unit(s)/Acre Densities Per Zoning Districts 8.8 units/acre			
Total # of Open Space and/or Common Area Lots n/a			
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 Emily Rothrock 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.			
Signature		Date	10/12/2018
Signature		Date	

CONTACT INFORMATION

PROPERTY OWNER / CLIENT
KR PROPERTY GROUP, LLC
4242 SIX FORK ROAD, SUITE 1550
RALEIGH, NC 27609
CONTACT: KASSIEM CARTER
PHONE: 919.578.9058
EMAIL: KC@KRPROPERTYGROUP.COM

LANDSCAPE ARCHITECT
SITE COLLABORATIVE, INC.
727 W. HARGETT STREET, SUITE 101
RALEIGH, NC 27603
CONTACT: GRAHAM H. SMITH
PHONE: 919.805.3586
EMAIL: GRAHAM@SITECOLLABORATIVE.COM

ARCHITECT
OSTERLUND ARCHITECTS, PLLC
5 W HARGETT STREET 502
RALEIGH, NC 27601
CONTACT: ANDREW OSTERLUND
PHONE: 919.838.9337
EMAIL: ANDY@AOARCHITECT.COM

FOR REVIEW ONLY

REUSE OF DOCUMENT
This document is the property of Site Collaborative Inc. The ideas and design incorporated on this document is an instrument of professional service and shall not be used for any other project without written authorization of Site Collaborative Inc.

PINELAND TOWNHOMES
105 PINELAND CIRCLE
KR PROPERTY GROUP, LLC.

PROJECT NUMBER:
18073

PROJECT PHASE:
PRELIMINARY
SUBDIVISION PLAN

DATE:
11.01.2018

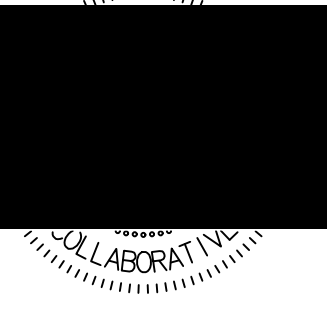
REV #1 - 11.30.2018

SHEET TITLE:

COVER

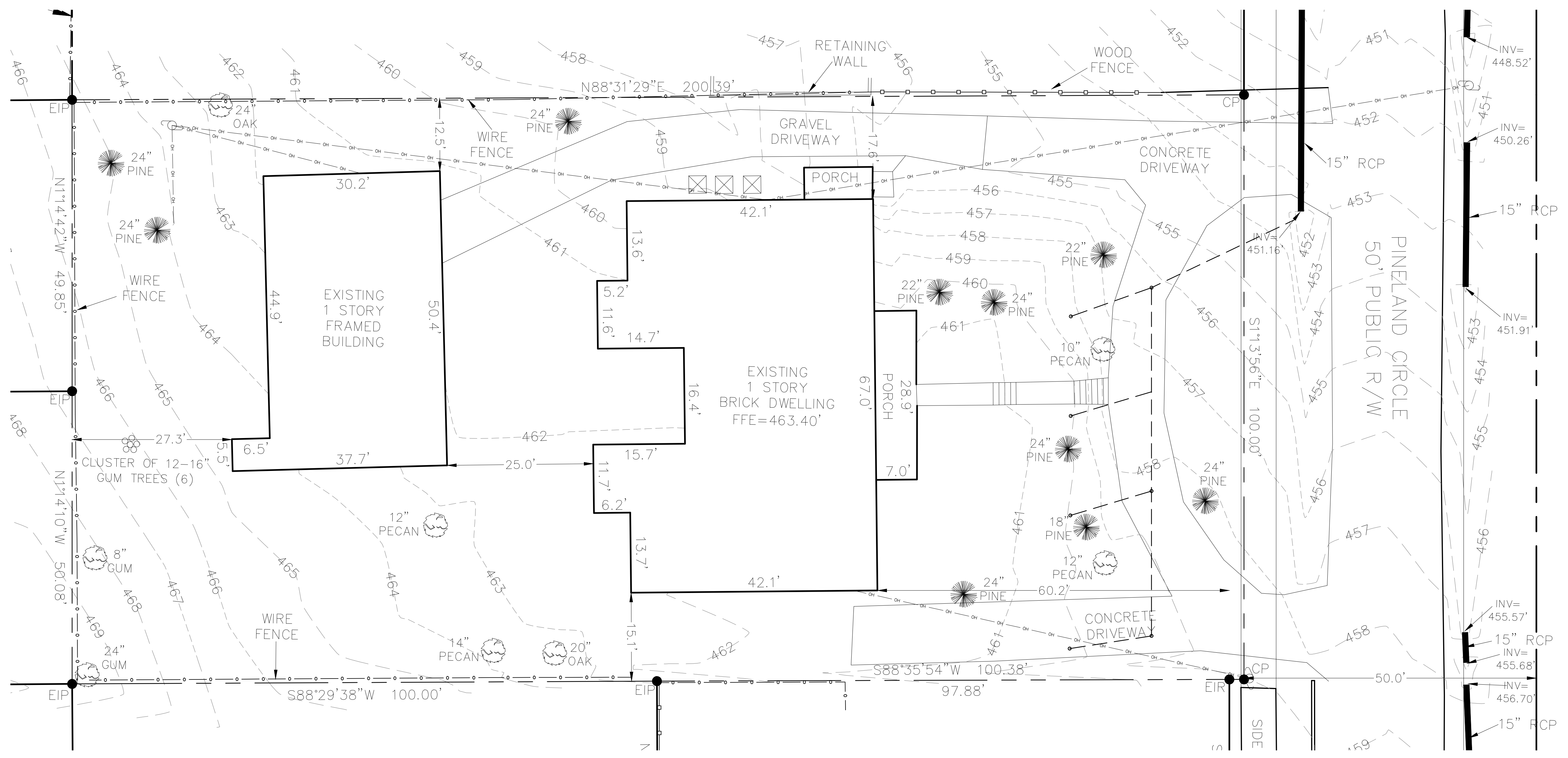
SHEET NUMBER:

COV



FOR REVIEW ONLY

REUSE OF DOCUMENT
This document is the property of Site Collaborative Inc. The ideas and design incorporated on this document is an instrument of professional service and shall not be used for any other project without written authorization of Site Collaborative Inc.



PINELAND TOWNHOMES
105 PINELAND CIRCLE
KR PROPERTY GROUP, LLC.

PROJECT NUMBER:
18073

PROJECT PHASE:
PRELIMINARY SUBDIVISION PLAN

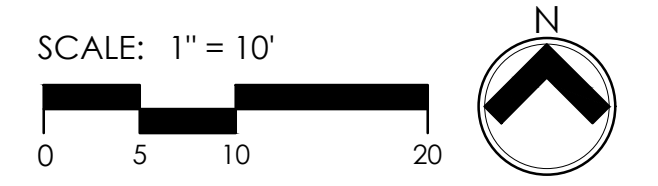
DATE:
11.01.2018

REV #1 - 11.30.2018

SHEET TITLE:
EXISTING CONDITIONS

SHEET NUMBER:

L100



FOR REVIEW ONLY

REUSE OF DOCUMENT
This document is the property of Site Collaborative Inc. The ideas and design incorporated on this document is an instrument of professional service and shall not be used for any other project without written authorization of Site Collaborative Inc.

SITE LEGEND	
KEY	DESCRIPTION
1A	CONCRETE APRON PER CITY OF RALEIGH STANDARDS
1B	6" CONCRETE
1C	4" CONCRETE
1D	PERMEABLE DECK SURFACE
2A	SCREENING FENCE
2B	SITE PERIMETER FENCE
3A	HVAC UNIT
4A	TURF STRIP
4B	PLANT BED
5A	LOW RETAINING WALL AS REQUIRED FOR GRADING
6A	STREET FACING ENTRANCE OF BUILDING - SEE ELEVATIONS
→	ACCESSIBLE ROUTE

AMENITY AREA REQUIREMENTS				
ZONING	SITE AREA (SF)	PERCENT (%)	REQUIRED (SF)	PROPOSED (SF)
R-10 SRPOD	19,780	10	1,978	2,160

SITE NOTES:

DENSITY CALCULATIONS
REQUIRED - 10 U/A MAX.
PROVIDED - 8 U/A

PARKING CALCULATIONS
REQUIRED - 12 RESIDENT SPACES & 1 VISITOR SPACE: 13 TOTAL
PROVIDED - 4 GARAGE SPACES / 1 PER UNIT
- 2 ON SITE SPACES / 1 RESIDENT & 1 VISITOR
- 6 EXISTING TREES OVER 12" CAL. WILL BE PRESERVED ON SITE & ACCOUNT FOR 6 REQUIRED SPACES PER UDO SECTION 7.1.4.E.1
- A 10% REDUCTION (1 SPACE) PER UDO SECTION 7.1.4.A.1

BUILD TO CALCULATIONS
REQUIRED - 10' MINIMUM / 55' MAXIMUM
PROVIDED - 27'-6" - SEE PLANS
REQUIRED - BUILDING WIDTH IN PRIMARY BUILD TO 70% / 70'
PROVIDED - BUILDING WIDTH IN PRIMARY BUILD TO 77% / 76'-6"

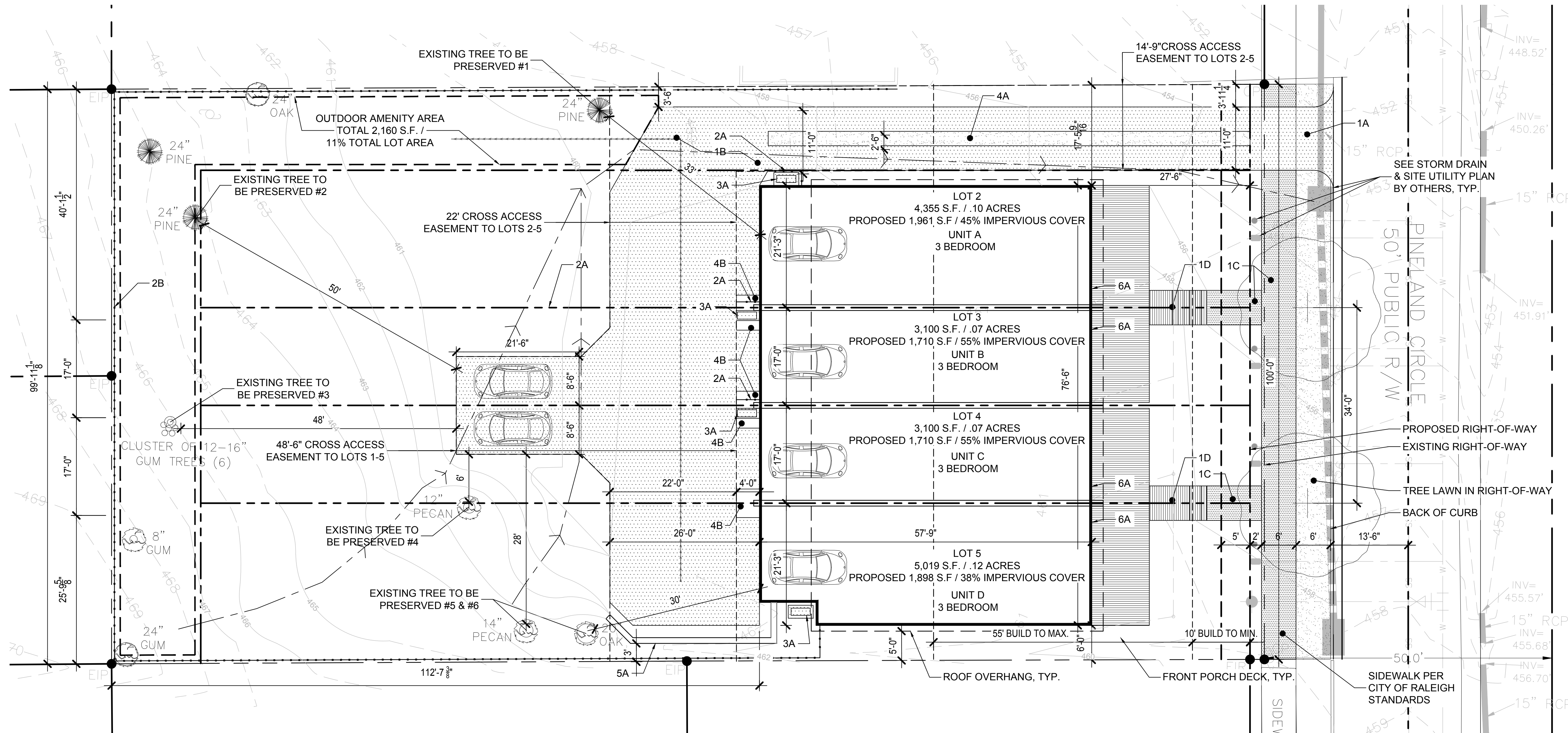
INFILL CALCULATIONS
SEE DIAGRAM THIS SHEET

BLOCK PERIMETER CALCULATIONS
REQUIRED - 2,500 L.F. MAXIMUM
PROVIDED - 596 L.F.

INFILL DIAGRAM



SCALE: 1" = 100'
0 50 100 200



SCALE: 1" = 10'
0 5 10 20

PINELAND TOWNHOMES
105 PINELAND CIRCLE
KR PROPERTY GROUP, LLC.

PROJECT NUMBER:
18073

PROJECT PHASE:
PRELIMINARY
SUBDIVISION PLAN

DATE:
11.01.2018

REV #1 - 11.30.2018

SHEET TITLE:
SUBDIVISION
PLAN

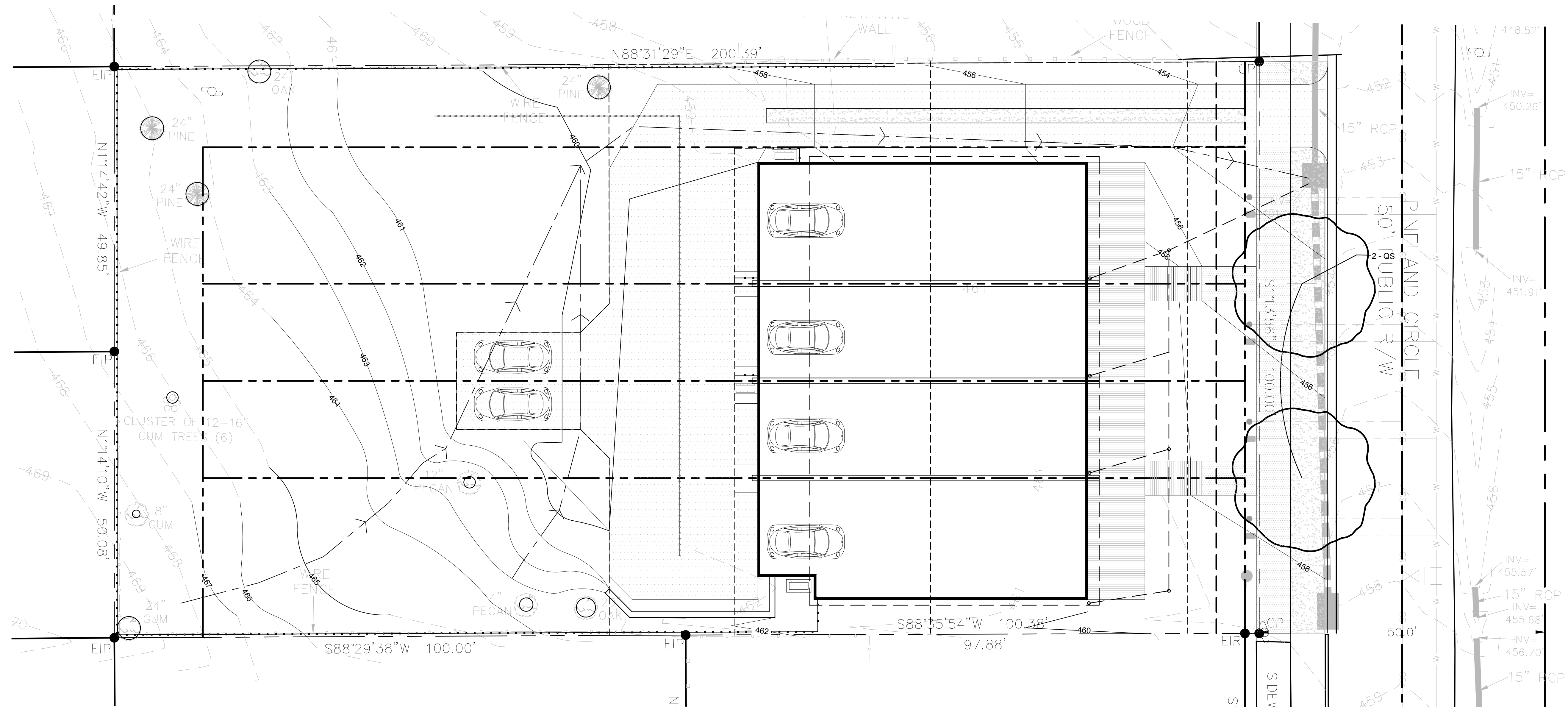
SHEET NUMBER:
L200

FOR REVIEW ONLY

REUSE OF DOCUMENT
 This document is the property of Site Collaborative Inc. The ideas and design incorporated on this document is an instrument of professional service and shall not be used for any other project without written authorization of Site Collaborative Inc.

PLANTING NOTES:

1. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL (SEE TREE PLANTING DETAIL AND ADDITIONAL PLANTING NOTES).



PINELAND TOWNHOMES
105 PINELAND CIRCLE
KR PROPERTY GROUP, LLC.

PROJECT NUMBER:
 18073

PROJECT PHASE:
 PRELIMINARY
 SUBDIVISION PLAN

DATE:
 11.01.2018

REV #1 - 11.30.2018

SHEET TITLE:

PLANTING PLAN

SHEET NUMBER:

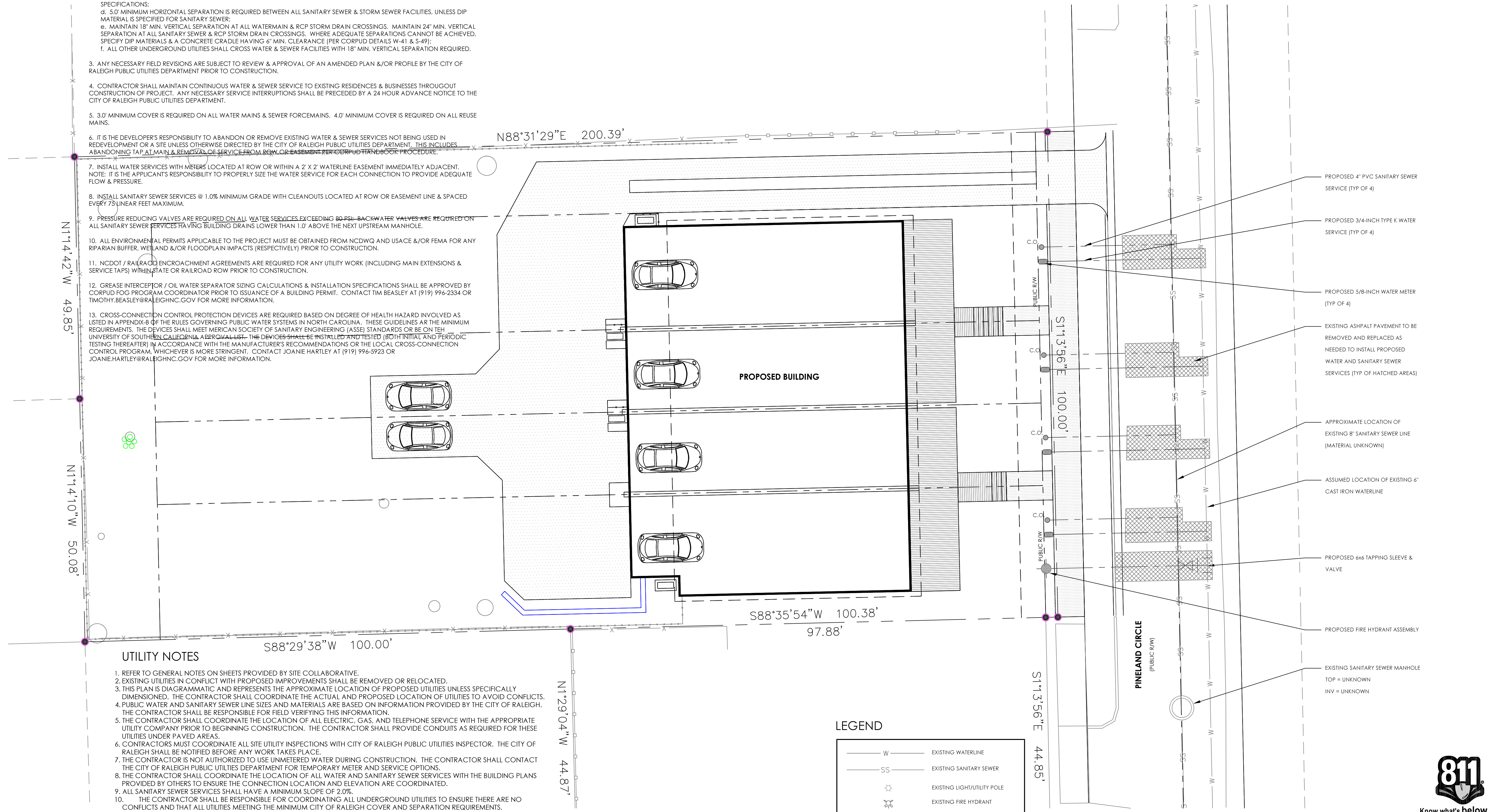
L400



CITY OF RALEIGH STANDARD UTILITY NOTES

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS, & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THE SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OR A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- INSTALL WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2' X 2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- INSTALL SANITARY SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDM&G AND USAGE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET MERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA ABEROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

ALL CONSTRUCTION SHALL CONFORM WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.



UTILITY NOTES

- REFER TO GENERAL NOTES ON SHEETS PROVIDED BY SITE COLLABORATIVE.
- EXISTING UTILITIES IN CONFLICT WITH PROPOSED IMPROVEMENTS SHALL BE REMOVED OR RELOCATED.
- THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF PROPOSED UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID CONFLICTS.
- PUBLIC WATER AND SANITARY SEWER LINE SIZES AND MATERIALS ARE BASED ON INFORMATION PROVIDED BY THE CITY OF RALEIGH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THIS INFORMATION.
- THE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL ELECTRIC, GAS, AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
- CONTRACTORS MUST COORDINATE ALL SITE UTILITY INSPECTIONS WITH CITY OF RALEIGH PUBLIC UTILITIES INSPECTOR. THE CITY OF RALEIGH SHALL BE NOTIFIED BEFORE ANY WORK TAKES PLACE.
- THE CONTRACTOR IS NOT AUTHORIZED TO USE UNMETERED WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT FOR TEMPORARY METER AND SERVICE OPTIONS.
- THE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL WATER AND SANITARY SEWER SERVICES WITH THE BUILDING PLANS PROVIDED BY OTHERS TO ENSURE THE CONNECTION LOCATION AND ELEVATION ARE COORDINATED.
- ALL SANITARY SEWER SERVICES SHALL HAVE A MINIMUM SLOPE OF 2.0%.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL UNDERGROUND UTILITIES TO ENSURE THERE ARE NO CONFLICTS AND THAT ALL UTILITIES MEETING THE MINIMUM CITY OF RALEIGH COVER AND SEPARATION REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING, AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES LOCATED AT LEAST 48 HOURS PRIOR TO BEGINNING DEMOLITION, EXCAVATION, OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVES OF ANY DISCREPANCIES OR CONFLICTS.
- ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION, FIELD OBSERVATIONS, AND OTHER RECORD DRAWINGS WHICH MAY BE AVAILABLE. THESE DRAWINGS DO NOT NECESSARILY SHOW ALL EXISTING UTILITIES.
- THE CONTRACTOR SHALL MAINTAIN AS-BUILT DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS WILL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS THROUGHOUT THE PROJECT FOR RECORD KEEPING AND AT THE CONCLUSION OF CONSTRUCTION.
- IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE FOR SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY INFRASTRUCTURE REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF ASSOCIATED WORK.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- IF CONSTRUCTION MEANS AND METHODS REQUIRE ANY TEMPORARY LANE CLOSURES OR SIDEWALK CLOSURES ALONG PUBLIC ROADWAYS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF RALEIGH.

LEGEND

W	EXISTING WATERLINE
SS	EXISTING SANITARY SEWER
⊙	EXISTING LIGHT/UTILITY POLE
⊕	EXISTING FIRE HYDRANT
⊗	EXISTING WATERLINE VALVE
---	PROPOSED WATERLINE SERVICE
- - -	PROPOSED SANITARY SEWER SERVICE
⊕	PROPOSED FIRE HYDRANT
⊙	PROPOSED SANITARY SEWER CLEANOUT

ATTENTION CONTRACTORS
THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER, AND/OR REUSE AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT (919) 996-2469 AND THE PUBLIC UTILITIES DEPARTMENT AT (919) 996-5450 AT LEAST TWENTY FOUR HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.
FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION WILL RESULT IN THE ISSUANCE OF MONETARY FINES, AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.
FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON THE JOBITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

811
Know what's below.
Call before you dig.

NORTH

10 5 0 10 20
GRAPHIC SCALE

PINELAND TOWNHOMES
105 PINELAND CIRCLE
KR PROPERTY GROUP, LLC.

PROJECT NUMBER:
18073

PROJECT PHASE:
PRELIMINARY
SUBDIVISION PLAN

DATE:
11.01.2018

REV #1 - 11.30.2018

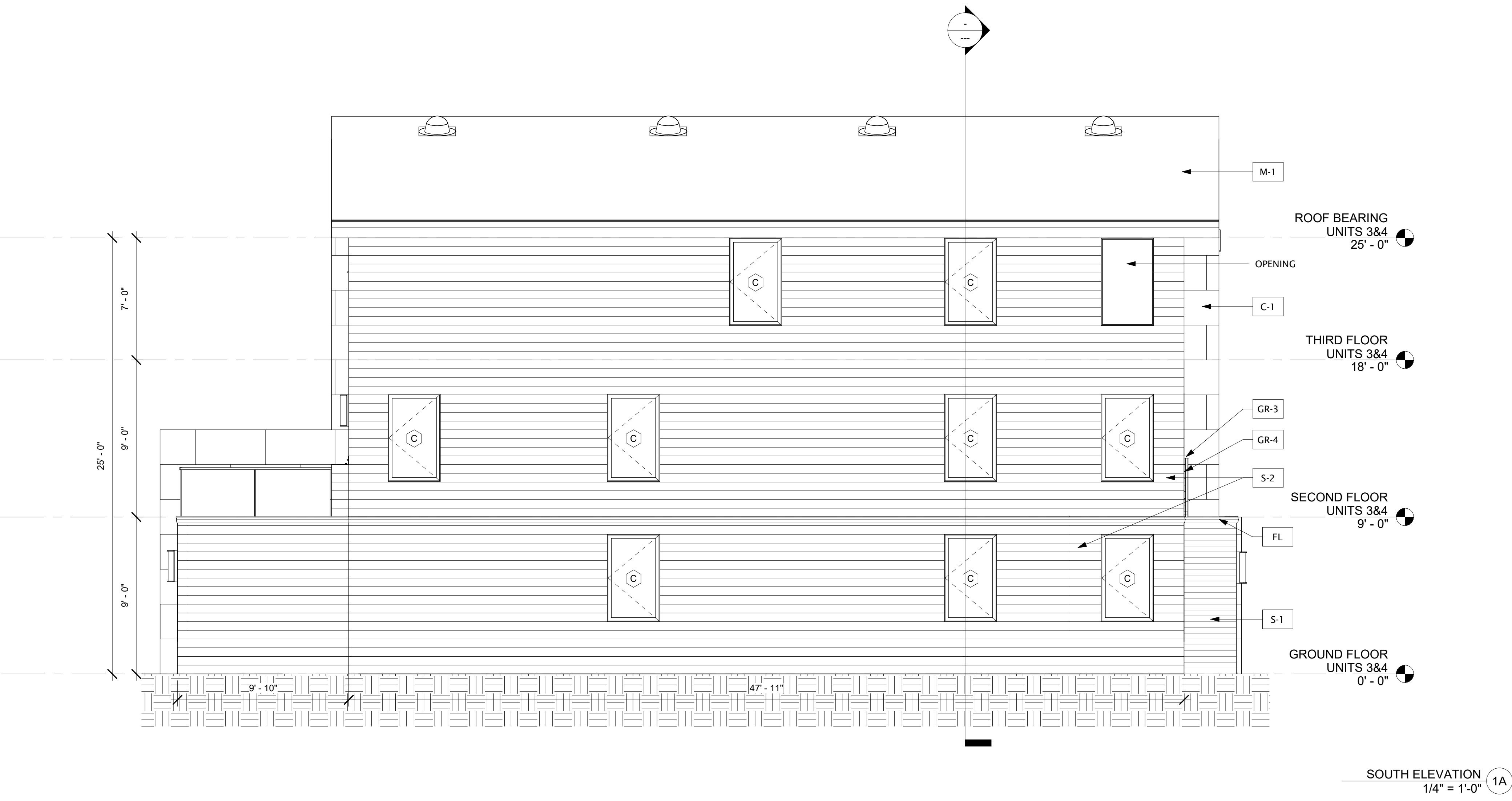
SHEET TITLE:
SITE UTILITY PLAN

SHEET NUMBER:
C700



EXTERIOR MATERIAL...				
TAG	MATERIAL	SPECIFICATIONS	SIZE	DISTRIBUTOR/VENDOR INFORMATION
C-1	AUTOCLAVE AERATED CONCRETE	MANUFACTURER: AERCON COLLECTION:		REP NAME COMPANY PHONE # EMAIL
FL	FLASHING	MANUFACTURER: COLLECTION: COLOR:		REP NAME COMPANY PHONE # EMAIL
GR-1	METAL GUARDRAIL	MATERIAL: Metal COLOR: Black		REP NAME COMPANY PHONE # EMAIL
GR-2	POLYCARBONATE PANELS	MATERIAL: Polycarbonate COLOR: Clear		REP NAME COMPANY PHONE # EMAIL
GR-3	WOOD RAIL	MATERIAL: CEDAR WOOD		REP NAME COMPANY PHONE # EMAIL
GR-4	METAL CORDS	MATERIAL: Metal COLOR: Black		REP NAME COMPANY PHONE # EMAIL
GR-5	METAL FRAME	MATERIAL: Metal COLOR: Black		REP NAME COMPANY PHONE # EMAIL
M-1	STANDING SEAM METAL ROOF	MANUFACTURER: COLLECTION: COLOR:		REP NAME COMPANY PHONE # EMAIL
S-1	CEDAR SIDING	MANUFACTURER: COLLECTION: COLOR:		REP NAME COMPANY PHONE # EMAIL
S-2	CEMENTITIOUS SIDING	Miter at Corners MANUFACTURER: HARDIE COLLECTION: COLOR: Miter at Corners		REP NAME COMPANY PHONE # EMAIL





EXTERIOR MATERIAL...

TAG	MATERIAL	SPECIFICATIONS	SIZE	DISTRIBUTOR/VENDOR INFORMATION
C-1	AUTOCLAVE AERATED CONCRETE	MANUFACTURER: AERCON AAC COLLECTION: COLOR:		REP NAME COMPANY PHONE # EMAIL
FL	FLASHING	MANUFACTURER: COLLECTION: COLOR:		REP NAME COMPANY PHONE # EMAIL
GR-1	METAL GUARDRAIL	MATERIAL: Metal COLOR: Black		REP NAME COMPANY PHONE # EMAIL
GR-2	POLYCARBONATE PANELS	MATERIAL: Polycarbonate COLOR: Clear		REP NAME COMPANY PHONE # EMAIL
GR-3	WOOD RAIL	MATERIAL: CEDAR WOOD		REP NAME COMPANY PHONE # EMAIL
GR-4	METAL CORDS	MATERIAL: Metal COLOR: Black		REP NAME COMPANY PHONE # EMAIL
GR-5	METAL FRAME	MATERIAL: Metal COLOR: Black		REP NAME COMPANY PHONE # EMAIL
M-1	STANDING SEAM METAL ROOF	MANUFACTURER: COLLECTION: COLOR:		REP NAME COMPANY PHONE # EMAIL
S-1	CEDAR SIDING	MANUFACTURER: COLLECTION: COLOR:		REP NAME COMPANY PHONE # EMAIL
S-2	CEMENTITIOUS SIDING	Miter at Corners MANUFACTURER: HARDIE COLLECTION: COLOR: Miter at Corners		REP NAME COMPANY PHONE # EMAIL

ROOF BEARING UNITS 1&2 24' - 4"

THIRD FLOOR UNITS 1&2 17' - 4"

SECOND FLOOR UNITS 1&2 8' - 4"

GROUND FLOOR UNITS 1&2 -0' - 8"

NORTH ELEVATION 1E
1/4" = 1'-0"

ROOF BEARING UNITS 3&4 25' - 0"

THIRD FLOOR UNITS 3&4 18' - 0"

SECOND FLOOR UNITS 3&4 9' - 0"

GROUND FLOOR UNITS 3&4 0' - 0"

SOUTH ELEVATION 1A
1/4" = 1'-0"