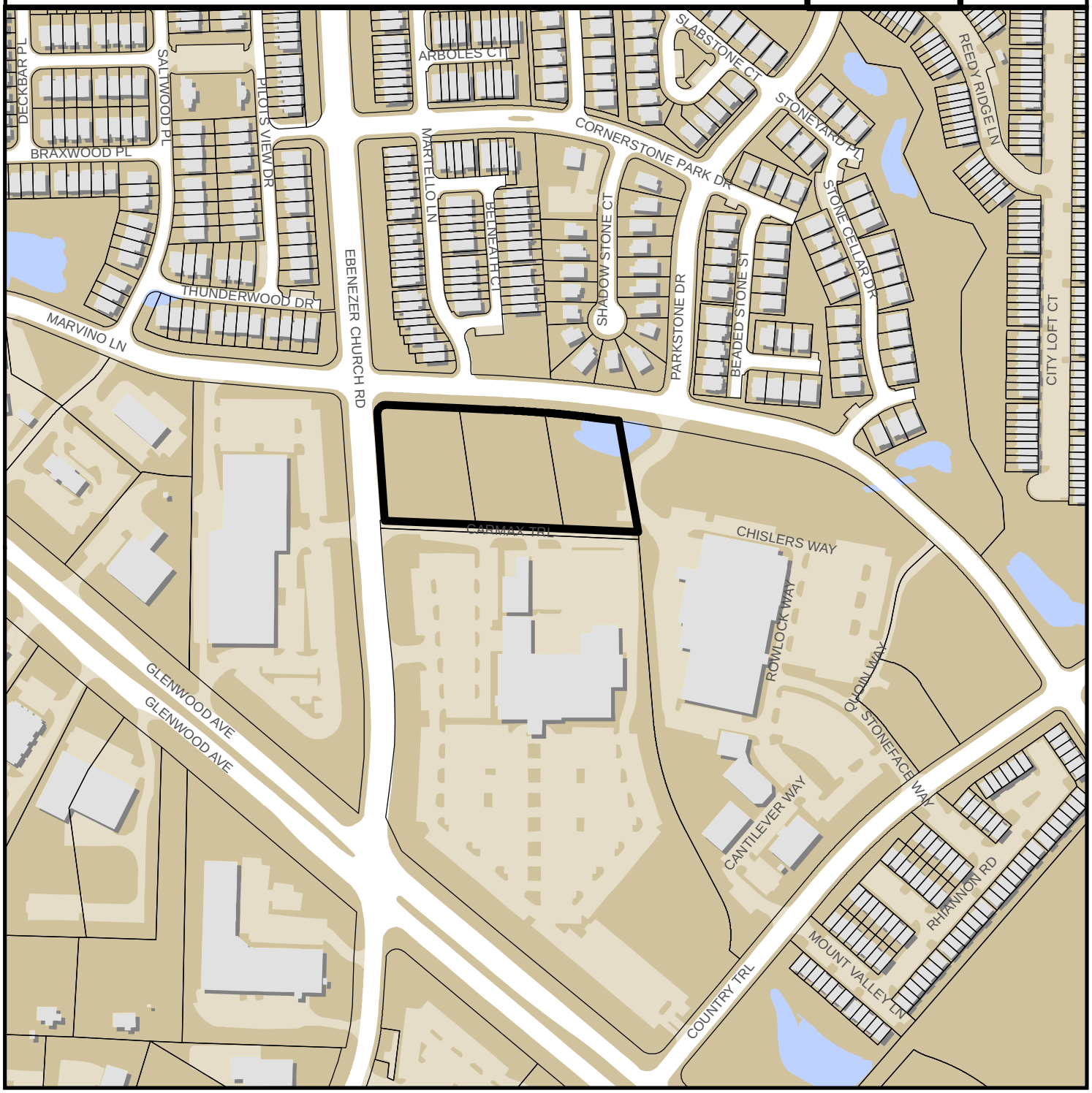
MARVINO LANE TONHOMES
S-67-2016



Zoning:	**CX-3-PK-CU**
CAC:	**Northwest**
Drainage Basin:	**Turkey Creek**
Acreage:	**3.4**
Number of Lots:	**38**

Planner:	**Michael Walters**
Phone:	**(919) 996-2636**
Applicant:	**Bateman Civil Survey Company**
Phone:	**(919) 577-1080**

Preliminary Subdivision Plan Application

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.

S-67-16

Office Use Only: Transaction # 490946	Project Coordinator	Team Leader Walters

PRELIMINARY APPROVALS

☒ Subdivision * ☐ Conventional Subdivision ☐ Compact Development ☐ Conservative Subdivision
(Townhomes)

*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 #: **477334**

GENERAL INFORMATION

Development Name **Marvino Lane Townhomes**

Proposed Use **Residential Subdivision for townhome development**

Property Address(es)
8551, 8531, 8511 Marvino Lane, Raleigh, NC 27616

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

PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed
0777678891	**0777770890**	**0777772779**	

What is your project type?

☒ Single family ☐ Townhouse ☐ Subdivision in a non-residential zoning district

■ Other: Townhomes

OWNER/DEVELOPER INFORMATION

Company Name **Shenandoah Homes**	Owner/Developer Name **Mick Michael**

Address **2840 Plaza Place, Suite 200, Raleigh, NC 27612**

Phone **919-414-4780**	Email **Mick@shenandoahhomes.us**	Fax

CONSULTANT/CONTACT PERSON FOR PLANS

Company Name **Bateman Civil Survey Company**	Contact Name **Thomas Speight, Jr. PE, PLS**

Address **2524 Reliance Ave, Apex, NC 27539**

Phone **919 577 1080**	Email **tom@batemancivilsurvey.com**	Fax **919 577 1081**

1.2 Prev. dev plans - S-8400, S 61-03
1.2 Turkey Drainage Northwest CAC
1.2 No overlay, CX-3-PK-CU zoning
1.0

3.4 ac.

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

ZONING INFORMATION

Zoning District(s) **CX-3-PK-CU**

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-44-94**

COA (Certificate of Appropriateness) Case #

BOA (Board of Adjustment) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface	0.167	acres	Flood Hazard Area	☐ Yes	☒ No
Proposed Impervious Surface	2.34	acres	Neuse River Buffer	☐ Yes	☒ No
			Wetlands	☐ Yes	☒ No

If in a Flood Hazard Area, provide the following:

Alluvial Soils Flood Study FEMA Map Panel #

NUMBER OF LOTS AND DENSITY

Total # of Townhouse Lots: Detached	Attached 38
Total # of Single Family Lots	Total # of All Lots 38

Overall Unit(s)/Acre Densities Per Zoning Districts 11.17

Total # of Open Space and/or Common Area Lots 0.75 acres

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 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.

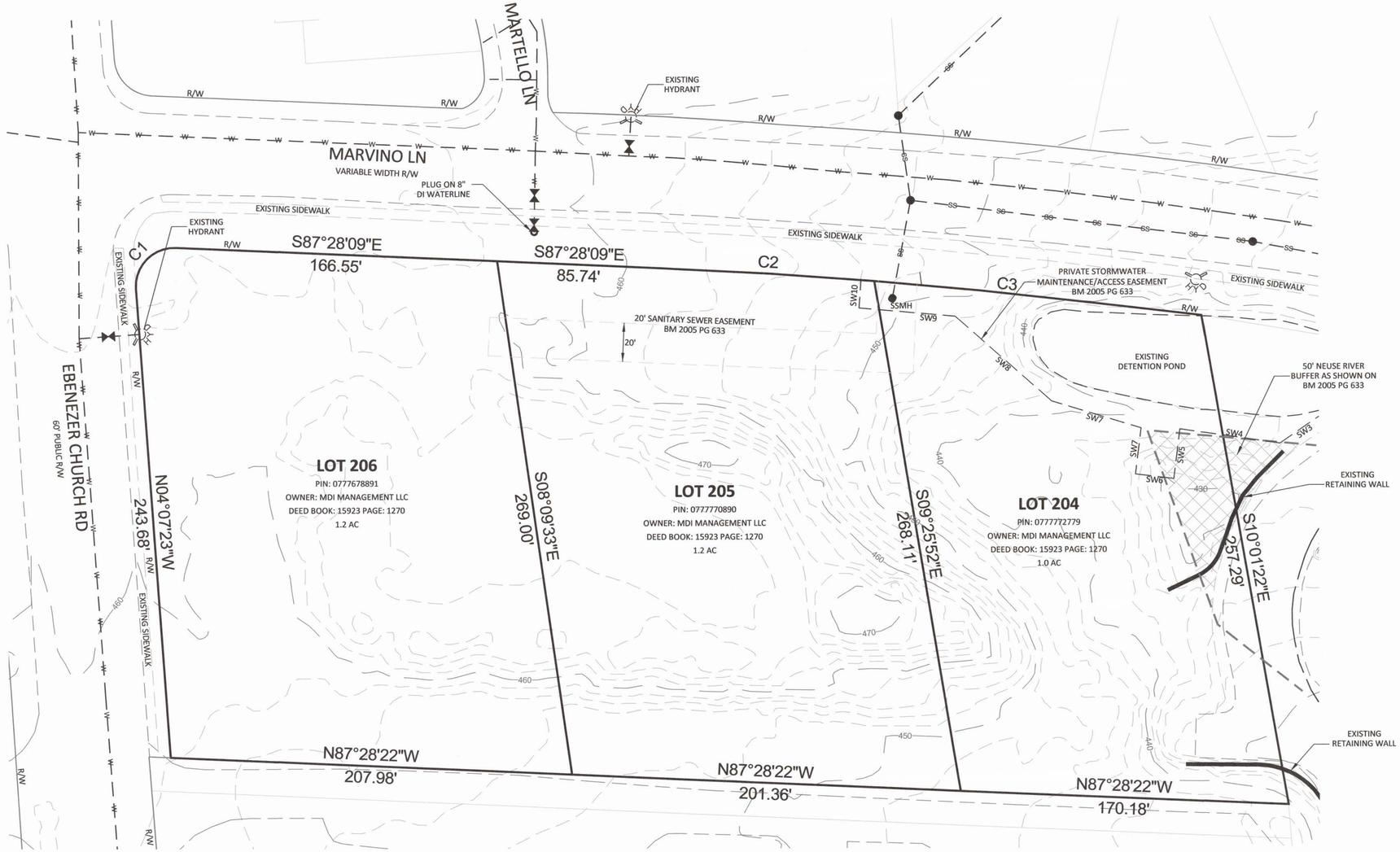
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signature 9.29.16
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	■		✓		
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) $939.00 3.4 ac	■		✓		
3. Preliminary Subdivision Plan Application must be completed and signed by the property owner purchase agreement	■	☐	✓		
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)	■	☐	✓		
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	■				
6. Provide the following plan sheets:	■				
a) Cover sheet, to include general notes, owner's name, contact's name, phone number, mailing address, email address	■		✓		
b) Existing conditions sheet	■	☐	✓		
c) Proposed Subdivision Plan	■		✓		
d) Proposed Grading and Stormwater Plan	■	☐	✓		
e) Proposed Utility Plan, including Fire	■	☐	✓		
f) Proposed Tree Conservation Plan	■	☐	✓		
g) Proposed Landscaping	■		✓		
h) Transportation Plan	☐	■			✓
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.	■		✓		
8. Plan size must be 18" x 24" or 24" x 36"	■		✓		
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	■		✓		
10. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	■		✓		
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	■		✓		
12. Wake County School form, if dwelling units are proposed	■	☐	✓		
13. Preliminary stormwater quantity and quality summary and calculations package	■	☐	✓	✓	
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	☐	■		✓	

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.



NOTES:

1. THE EXISTING TOPOGRAPHIC CONTOUR DATA TAKEN FROM WAKE COUNTY GIS INFORMATION.
2. THIS PROJECT IS LOCATED IN THE CRABTREE CREEK WATERSHED IN THE NEUSE RIVER BASIN.
3. EXISTING DETENTION POND INCLUDES POST DEVELOPMENT USE FOR LOTS 204, 205, AND 206.

STORM ESMT. LINE TABLE		
LINE	BEARING	LENGTH
SW1	S09°54'20"W	23.80'
SW2	S55°40'25"W	52.50'
SW3	S81°36'31"E	52.22'
SW4	N07°05'18"E	25.88'
SW5	S82°54'42"E	20.00'
SW6	S07°05'18"W	24.06'
SW7	S72°59'57"E	48.29'
SW8	S48°29'26"E	66.60'
SW9	N84°59'01"W	50.00'
SW10	S04°32'00"W	15.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	BEARING	CHORD	DELTA
C1	20.00'	33.62'	N44°05'00"E	29.80'	96°19'27"
C2	2,980.00'	109.97'	S86°24'43"E	109.96'	02°06'52"
C3	2,980.00'	170.22'	S83°43'06"E	170.19'	03°16'22"

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

MAC- DATE

Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378

MARVINO TOWNHOMES

Marvino Lane
City of Raleigh, North Carolina

EXISTING CONDITIONS

Designed By:	TSS
Drawn By:	JTB
Checked By:	TSS
Scale:	1"=30'
Date:	10/5/2016
Revised:	
1	
2	
3	
4	
5	
Project Number:	160217

C-100

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

SITE DATA

PROVIDED UNITS:	38
REQUIRED PARKING SPACES:	118
PROVIDED PARKING SPACES:	128
REQUIRED AMENITIES AREA:	0.34 AC
PROPOSED AMENITIES AREA:	0.75 AC

NOTES:

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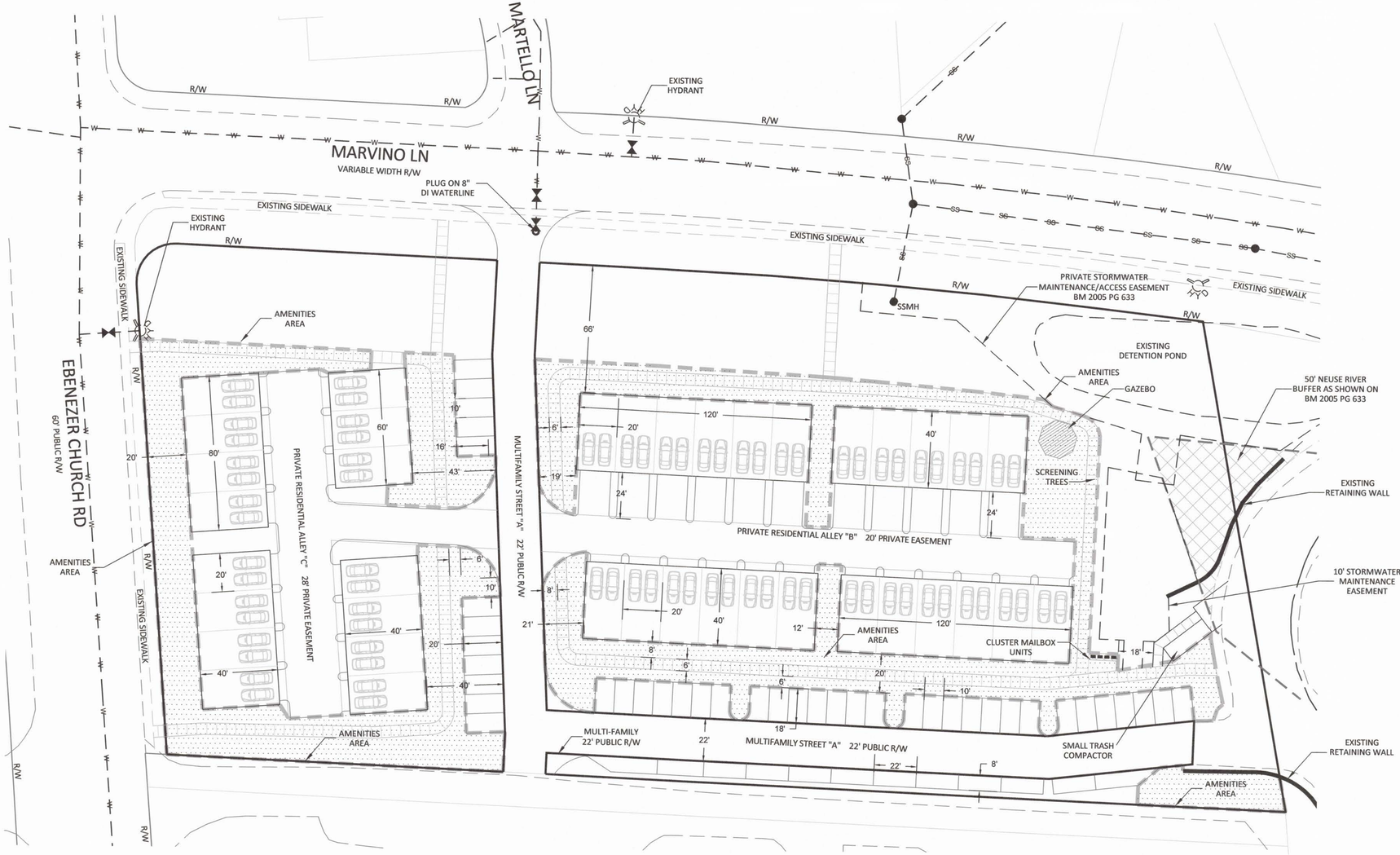

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NCBELS FIRM No. C-2378

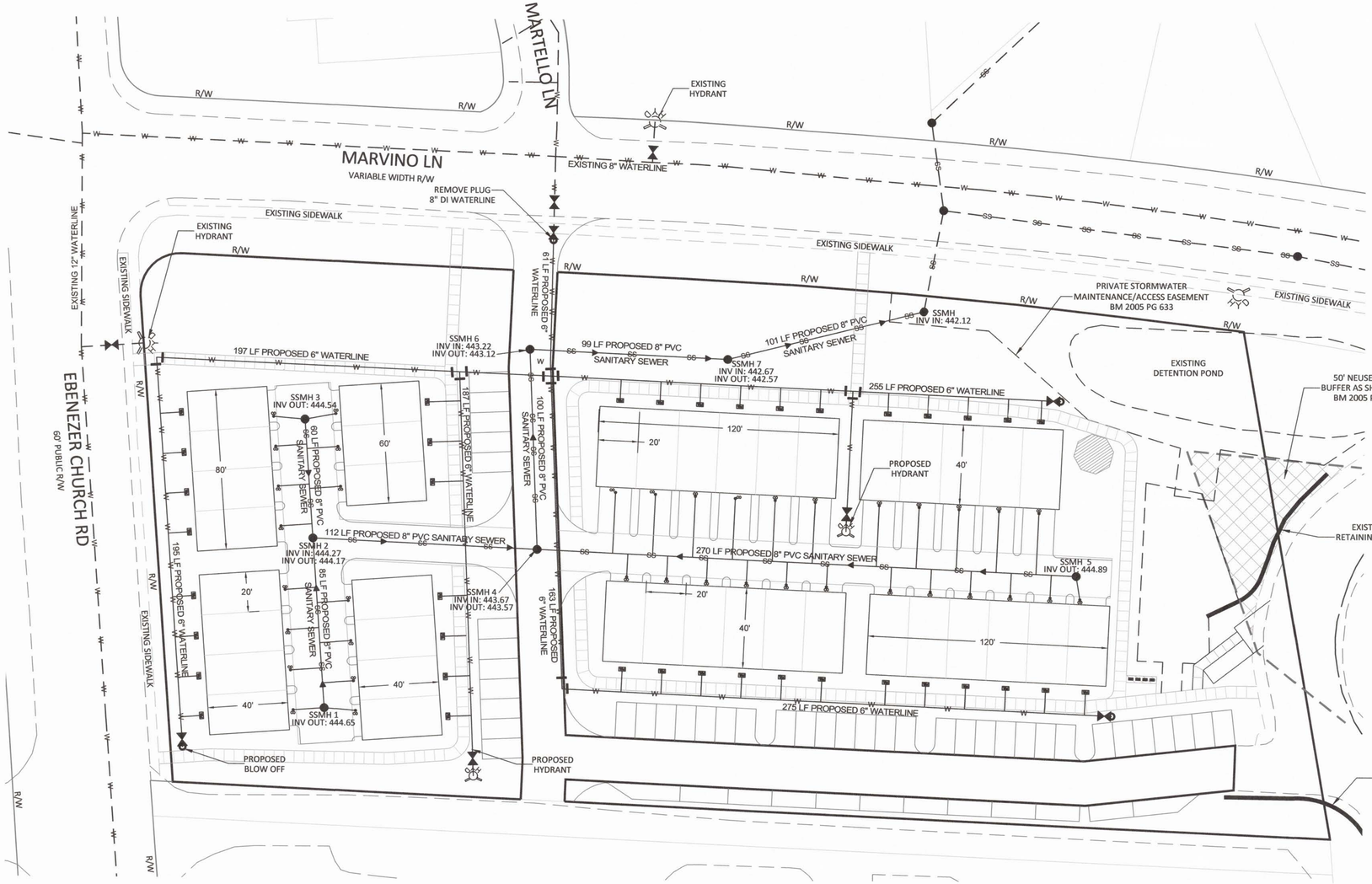
MARVINO TOWNHOMES

Marvino Lane
City of Raleigh, North Carolina

SUBDIVISION PLAN

Designed By:	TSS
Drawn By:	JTB
Checked By:	TSS
Scale:	1"=30'
Date:	10/5/2016
Revised:	
1	
2	
3	
4	
5	
Project Number:	160217

C-200



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

PUBLIC
SEWER COLLECTION / EXTENSION SYSTEM

THE CITY OF RALEIGH CONSENTS TO THE CONNECTION AND EXTENSION OF THE CITY'S PUBLIC SEWER SYSTEM AS SHOWN ON THIS PLAN. THE MATERIAL AND CONSTRUCTION METHODS USED FOR THIS PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY'S PUBLIC UTILITIES HANDBOOK.

CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT # _____

AUTHORIZATION TO CONSTRUCT _____

DATE _____

PUBLIC
WATER DISTRIBUTION / EXTENSION SYSTEM

THE CITY OF RALEIGH CONSENTS TO THE CONNECTION AND EXTENSION OF THE CITY'S PUBLIC WATER SYSTEM AS SHOWN ON THIS PLAN. THE MATERIAL AND CONSTRUCTION METHODS USED FOR THIS PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY'S PUBLIC UTILITIES HANDBOOK.

CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT # _____

AUTHORIZATION TO CONSTRUCT _____

DATE _____

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) 996-2409***, AND ***THE PUBLIC UTILITIES DEPARTMENT*** AT ***(919) 996-4540*** 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 ***JOBSITE***, 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***.

LEGEND

- M — WATER METER
- M — ¾" COPPER WATER SERVICE
- CO — CLEANOUT
- SEWER MANHOLE
- FIRE HYDRANT
- BLOW OFF VALVE
- CHECK VALVE

CITY OF RALEIGH UTILITY NOTES:

1. ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS, AND SPECIFICATIONS.
2. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER AND SEWER SERVICE TO EXISTING RESIDENCES AND 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 DEPARTMENTS.
3. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER AND SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN AND REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
4. INSTALL ¾" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'x2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW AND PRESSURE.
5. INSTALL 4" PVC SEWER SERVICES AT 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE AND SPACED EVERY 75 LINEAR FEET MAXIMUM.
6. 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.
7. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE, AND/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND, AND/OR FLOODPLAINS IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
8. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS AND SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
9. ROADWAY AND UTILITY INFORMATION TAKEN FROM THE APPROVED PLANS FOR THE BLUFFS AT WALNUT CREEK PROJECT. CONTRACTOR SHALL FIELD VERIFY
10. ROADWAY AND UTILITY CONSTRUCTION IS TO BE COMPLETED BY OTHERS.
11. THIS PROJECT ONLY INSTALLS INDIVIDUAL LOT SERVICES FOR WATER AND SEWER UTILITY.

NOTES:

1. ALL ABOVE AND UNDERGROUND UTILITIES AS SHOWN ON THE PLAN REPRESENT THEIR APPROXIMATE LOCATION. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, DEPTH, LOCATION, AND MATERIAL OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
2. THE CONTRACTOR SHALL CONTACT NC ONE CALL CENTER AT LEAST 48 HOURS BEFORE THE START OF CONSTRUCTION 1-800-632-4949.
3. THE CONTRACTOR SHALL CAREFULLY SUPPORT AND PROTECT ANY UTILITIES, STRUCTURES, POWER POLES, PIPE LINE AND CONDUITS, ETC. WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION. ANY DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR AT THEIR EXPENSE TO THE SATISFACTION OF THE ENGINEER OR OWNER OF THE UTILITY.
4. THE CONTRACTOR SHALL REVIEW, VERIFY, AND COORDINATE ALL DIMENSIONS SHOWN ON THE PLANS PRIOR TO STARTING WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING RECORDS AND SUBMIT AS BUILT DRAWINGS FOR UTILITIES AS PER TOWN STANDARD REQUIREMENTS.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
7. UTILITIES MUST BE INSTALLED AND ACCEPTED OR WILL BE THE RESPONSIBILITY OF THE DEVELOPER. UTILITY CONSTRUCTION APPROVAL IS REQUIRED FOR THIS PROJECT.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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NCBELS FIRM No. C-2378

MARVINO TOWNHOMES
Marvino Lane
City of Raleigh, North Carolina

UTILITY PLAN

Designed By:	TSS
Drawn By:	JTB
Checked By:	TSS
Scale:	1"=30'
Date:	10/5/2016
Revised:	
1	
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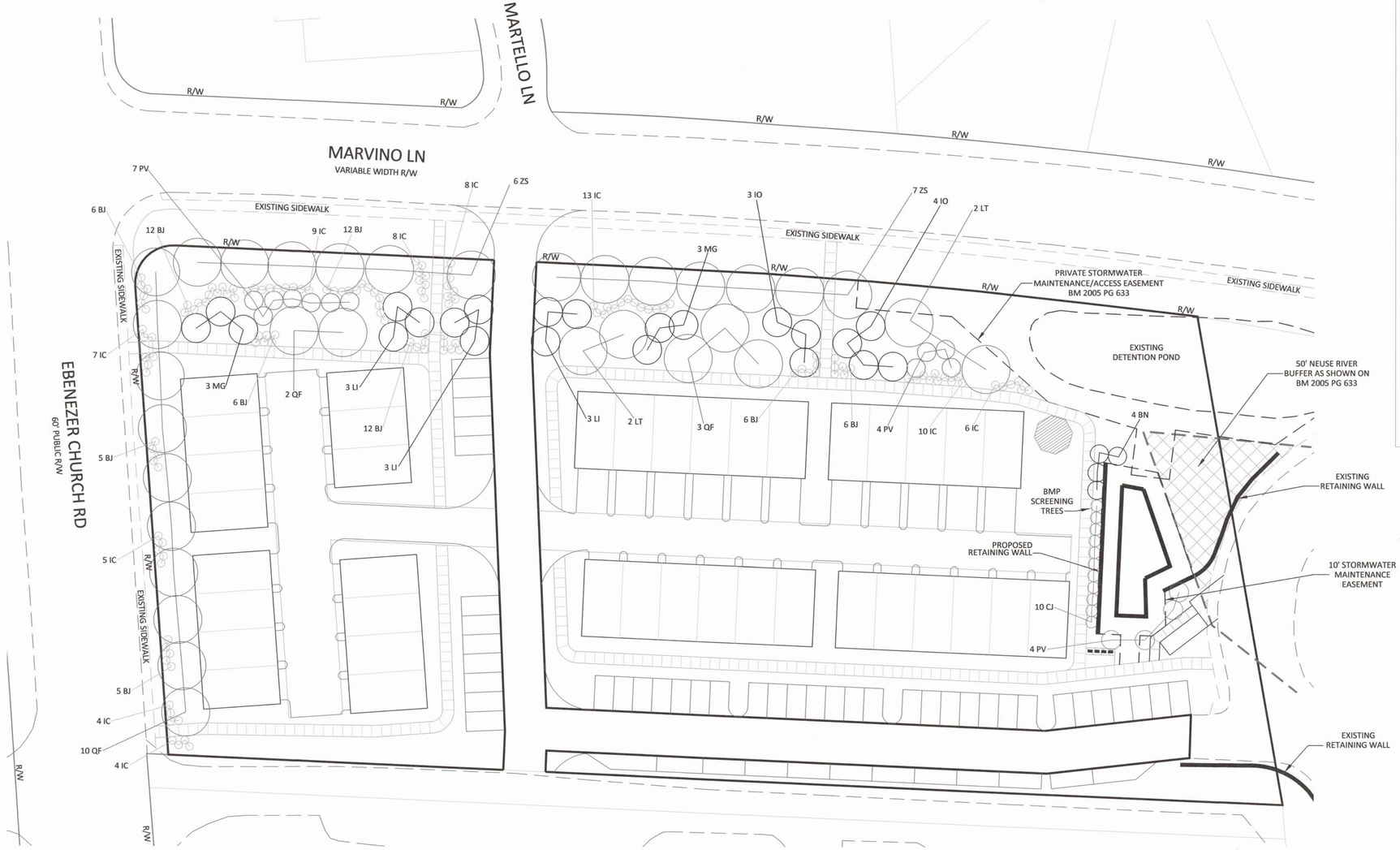
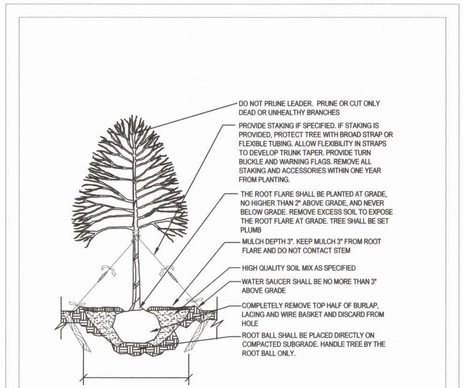
Project Number:	160217

C-400





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" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
4. PLANTING SEASON OCTOBER - APRIL
5. A TREE IMPACT PERMIT IS REQUIRED.
6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

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: 9/1/13	NOT TO SCALE

TREE PLANTING DETAIL

PRCR-03

NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
2. ALL STREET TREES PLANTED ON THE PUBLIC RIGHT-OF-WAY SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE CITY TREE MANUAL.
3. A TREE IMPACT PERMIT IS REQUIRED TO PLANT STREET TREES ON THE PUBLIC RIGHT-OF-WAY PRIOR TO SUBDIVISION OF THE PROPERTY OR PRIOR TO ISSUANCE OF BUILDING PERMIT; WHICHEVER HAPPENS FIRST.

Marvino Lane Townhomes Plant List

Quantity	Symbol	Latin name	Common Name	Size	Spacing
4	BN	Betula Nigra	River Birch	2 1/2" cal, 8' tall	as shown
68	BJ	Berberis julianae	Wintergreen Barberry	5 gallon	4' oc
10	CJ	Cryptomeria japonica	Japanese Cryptomeria	2 1/2" cal, 8' tall	6'oc
64	IC	Ilex crenata 'convexa'	Convexa Japanese Holly	5 gallon	4' oc
7	IO	Ilex opaca	American Holly	1 1/2" cal	as shown
9	LI	Lagerstroemia indica 'natchez'	Natchez Crape Myrtle	1 1/2" cal	as shown
4	LT	Liriodendron tulipifera	Tulip Poplar	2 1/2" cal, 12' tall	as shown
6	MG	Magnolia grandiflora	Southern Magnolia	1 1/2" cal	as shown
15	PV	Pinus Virginia	Virginia Pine	2 1/2" cal, 8' tall	10' oc
15	QF	Quercus falcata	Southern Red Oak	2 1/2" cal, 8' tall	as shown
13	ZS	Zelkova serrata	Japanese Zelkova	2 1/2" cal, 8' tall	as shown

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MARVINO TOWNHOMES

Marvino Lane
City of Raleigh, North Carolina

LANDSCAPE PLAN

Designed By:	TSS
Drawn By:	JTB
Checked By:	TSS
Scale:	1"=30'
Date:	10/5/2016
Revised:	
1	
2	
3	
4	
5	
Project Number:	160217

C-600