

Preliminary Subdivision Application

Site Review

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



Raleigh

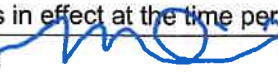
INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

| DEVELOPMENT OPTIONS (UDO Chapter 2) | | | | |
|---|--|--|------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> Conventional Subdivision | <input type="checkbox"/> Compact Development | <input type="checkbox"/> Conservation Development | | |
| <input type="checkbox"/> Cottage Court | <input type="checkbox"/> Flag lot | <input type="checkbox"/> Frequent Transit Development Option | | |
| <i>NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District</i> | | | | |
| GENERAL INFORMATION | | | | |
| Scoping/sketch plan case number(s): | | | | |
| Development name (subject to approval): 505 Colleton Road Subdivision | | | | |
| Property Address(es): 505 Colleton Road | | | | |
| Recorded Deed PIN(s): 1714 41 7775 | | | | |
| Building type(s): | <input checked="" type="checkbox"/> Detached House | <input type="checkbox"/> Attached House | <input type="checkbox"/> Townhouse | <input type="checkbox"/> Apartment |
| <input type="checkbox"/> General Building | <input type="checkbox"/> Mixed Use Building | <input type="checkbox"/> Civic Building | <input type="checkbox"/> Open Lot | <input type="checkbox"/> Tiny House |

| CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION | |
|---|---|
| Current Property Owner(s) Names: Boardwalk Enterprises, Inc. | |
| Company: Boardwalk Enterprises, Inc. | Title: |
| Address: 32038 Raleigh, NC 27622 | |
| Phone #: 919 235 2063 | Email: mkling@boardwalkenterprisesinc.com |
| Applicant Name (If different from owner. See "who can apply" in instructions): | |
| Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder | |
| Company: Boardwalk Enterprises, Inc. | Address: P.O. Box 32038 Raleigh, NC 27622 |
| Phone #: 919 235 2063 | Email: mkling@boardwalkenterprisesinc.com |
| NOTE: please attach purchase agreement or contract, lease or easement when submitting this form. | |
| Developer Contact Names: Michelle Kling | |
| Company: Boardwalk Enterprises, Inc. | Title: President |
| Address: P.O. Box 32038 Raleigh, NC 27622 | |
| Phone #: 919 235 2063 | Email: mkling@boardwalkenterprisesinc.com |

| DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION | | | |
|--|------------------------------------|---|--|
| Gross site acreage: 0.53 acre | | | |
| Zoning districts (if more than one, provide acreage of each): R-6 | | | |
| Overlay district(s): N/A | Inside City Limits? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Historic District/Landmark: N/A <input type="checkbox"/> |
| Conditional Use District (CUD) Case # Z- | Board of Adjustment Case # BOA- | Design Alternate Case # DA- | |

| STORMWATER INFORMATION | |
|---|---|
| Imperious Area on Parcel(s): Existing (sf) <u>+/-3,295</u> Proposed total (sf) <u>10,645</u> | Impervious Area for Compliance (includes right-of-way): Existing (sf) <u>3,295</u> Proposed total (sf) <u>11,079</u> |
| NUMBER OF LOTS AND DENSITY | |
| # of Detached House Lots: 2 | # of Attached House Lots: # of Townhouse Lots: |
| # of Tiny House Lots: | # of Open Lots: # of Other Lots (Apartment, General, Mixed Use, Civic): |
| Total # of Lots: 2 | Total # Dwelling Units: 2 |
| Proposed density for each zoning district (UDO 1.5.2.F): 3.77 | |

| SIGNATURE BLOCK | |
|--|------------------|
| <p>Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.</p> <p>By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).</p> <p>The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.</p> <p>The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.</p> | |
| Signature:  | Date: 01/11/2023 |
| Printed Name: Michele Kling | |
| Signature: | Date: |
| Printed Name: | |

505 COLLETON ROAD

PRELIMINARY SUBDIVISION PLANS

SUB-____-2023

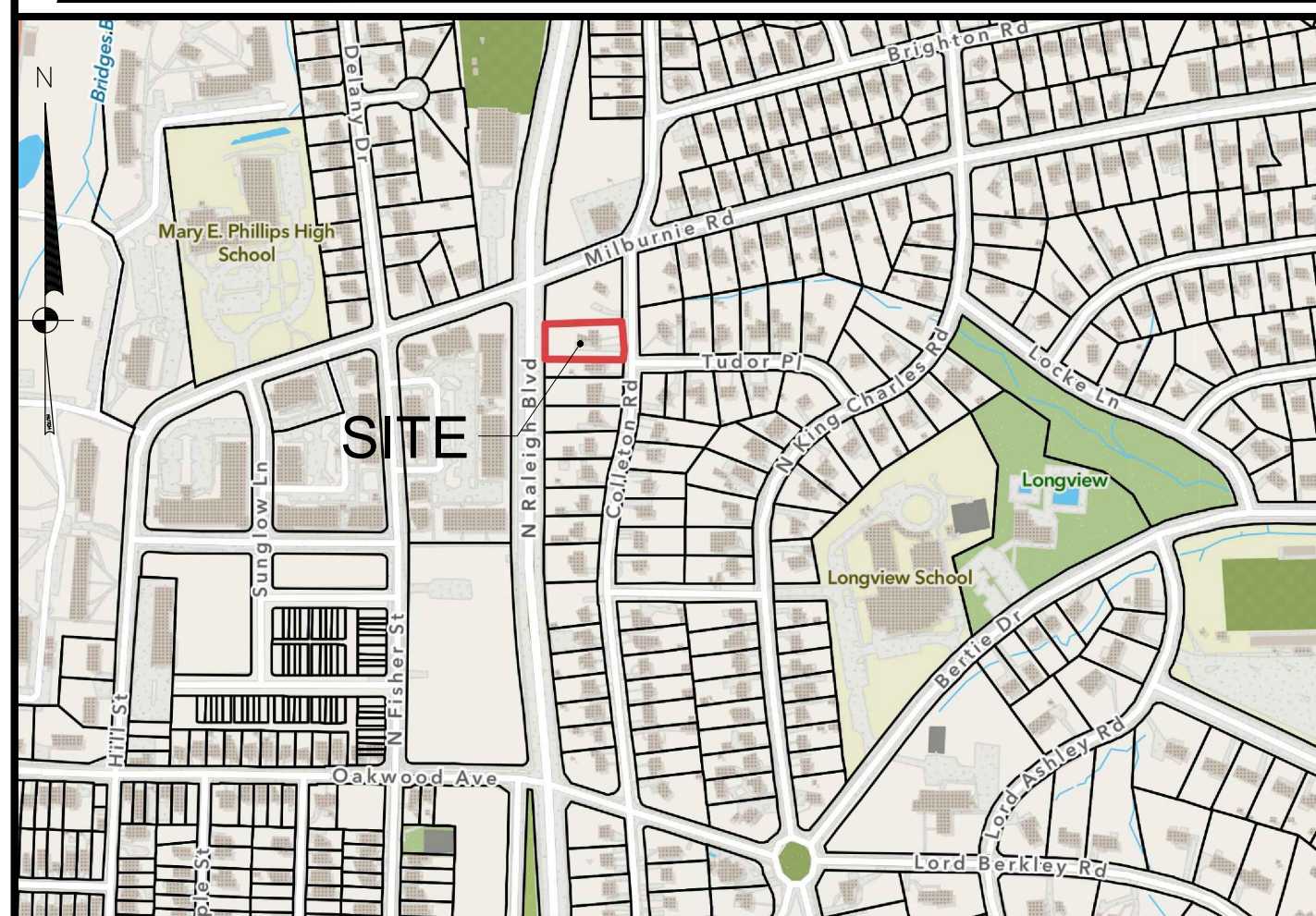
There appears to be 3 new lots as oppose to 2 new lots.
-Planning Notes

STORMWATER INFORMATION:
THE TOTAL PROPOSED PROJECT AREA IS LESS THAN ONE (1) ACRE. THIS SUBDIVISION IS EXEMPT FROM ACTIVE STORMWATER MEASURES

SOLID WASTE COMPLIANCE STATEMENT:
Developers have reviewed and are in compliance with the requirements set forth in the Solid Waste Design Manual. Trash services will be by the City of Raleigh SWS, with rollout containers that will be stored in the individual lot garages or on a concrete pad beside residence per design manual.

NOTES:

ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES 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).



VICINITY MAP

SCALE: 1" = 500'

INDEX OF DRAWINGS

| | |
|---|------------------------------|
| | COVER SHEET |
| 1 | EXISTING CONDITIONS |
| 2 | PRELIMINARY SUBDIVISION PLAN |
| 3 | PRELIMINARY UTILITY PLAN |
| 4 | PRELIMINARY GRADING PLAN |
| 5 | PRELIMINARY LANDSCAPE PLAN |

PROPERTY OWNER/DEVELOPER:
BOARDWALK ENTERPRISES INC.
PO BOX 32038
RALEIGH NC 27622

PROPERTY ADDRESS:
505 COLLETON ROAD
RALEIGH, N.C. 27609
PIN: 1714 41 7775
ZONE: R-6
TOTAL AREA: 0.53 AC. (22,959 SQ. FT.)
INSIDE CITY LIMITS

PLANS PREPARED BY:
DIEHL & PHILLIPS, P.A.
CONSULTING ENGINEERS - LIC. NO. C-0465
1500 PINEY PLAINS ROAD, SUITE 200
CARY, N.C. 27518 • (919) 467-9972

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Conventional Subdivision Compact Development Conservation Development
 Cottage Court Flag lot Frequent Transit Development Option

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GENERAL INFORMATION

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 Recorded Deed PIN(s): 1714 41 7775

Building type(s): Detached House Attached House Townhouse Apartment
 General Building Mixed Use Building Civic Building Open Lot Tiny House

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DEVELOPMENT TYPE + SITE DATE TABLE - ZONING INFORMATION

Gross site acreage: 0.53 acre
 Zoning districts (if more than one, provide acreage of each):
 R-6
 Overlay district(s): N/A Inside City Limits? Yes No Historic District/Landmark: N/A
 Conditional Use District (CUD) Board of Adjustment Case # Design Alternate Case #
 Case #: Z- BOA- DA-

STORMWATER INFORMATION

Impervious Area on Parcels:
 Existing (sf) 43,295 Proposed total (sf) 10,845 Impervious Area for Compliance (includes right-of-way):
 Existing (sf) 3,295 Proposed total (sf) 11,078

NUMBER OF LOTS AND DENSITY

| | | |
|---|---------------------------|---|
| # of Detached House Lots: 2 | # of Attached House Lots: | # of Other Lots (Apartment, General, Mixed Use, Civic): |
| # of Tiny House Lots: | # of Open Lots: | |
| Total # of Lots: 2 | Total # Dwelling Units: 2 | |
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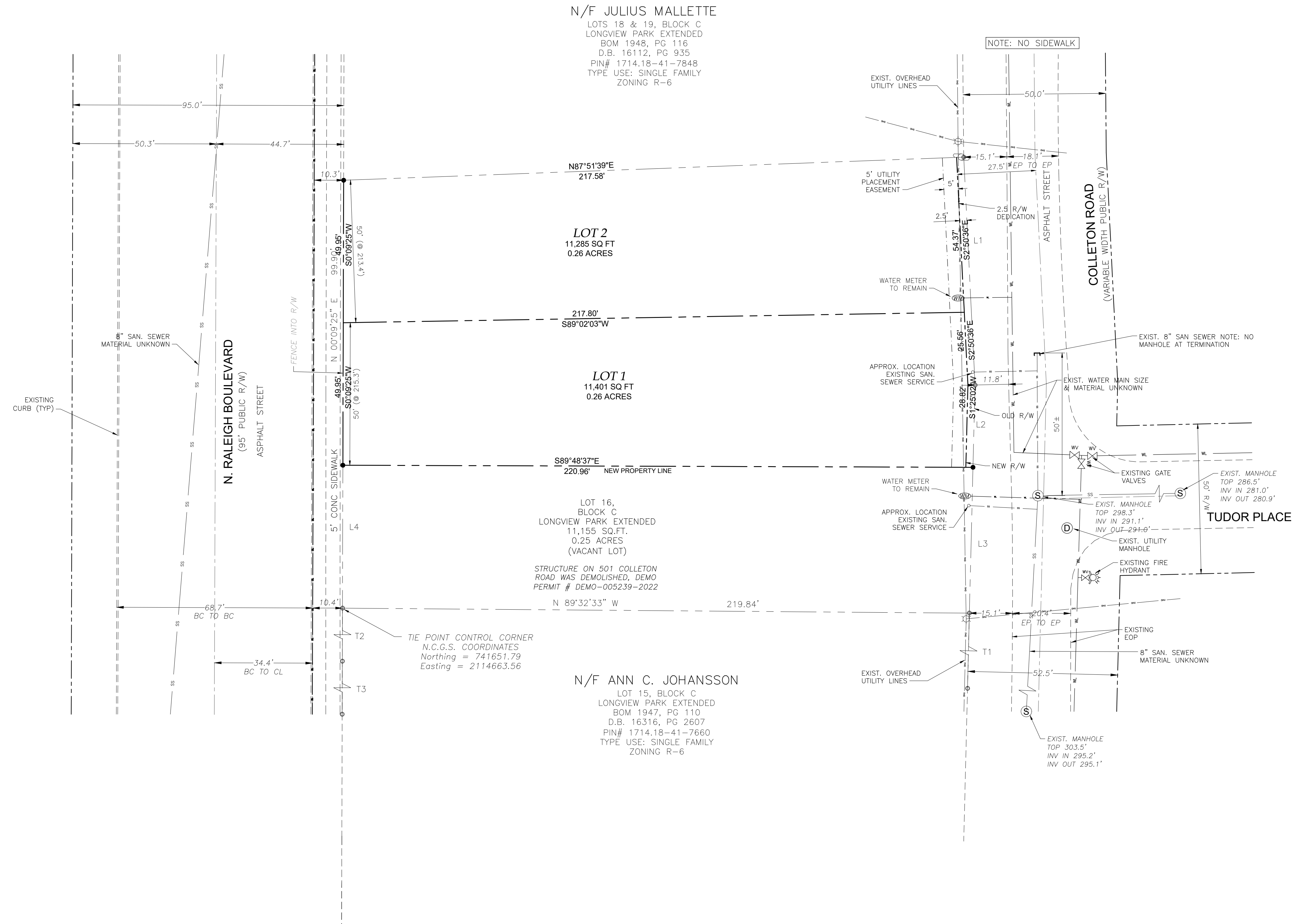
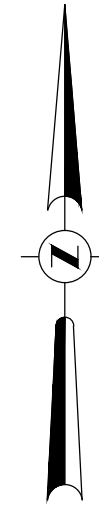
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Signature: Date: 01/11/2023
 Printed Name: Michele Kling Date:
 Signature: Date:
 Printed Name:

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DATE: 1/12/2023



- Notes:**
- Boundary survey information from Turning Point Surveying, PLLC Raleigh, NC. Topographic information from Turning Point Surveying, PLLC Raleigh, NC.
 - Existing residence has been removed.
 - This lot is subject to UDO Section 2.2.7 Infill Rules.
 - Per Section 9.2.2.A.2.b.i subject to 4.a. of Part 10A Raleigh Unified Development Ordinance, these lots are exempt from active stormwater measures and subject to further review upon placement of impervious surface areas.
 - Per UDO Section 9.1.2 subdivision is exempt from tree conservation requirements.
 - Frontage payment required for 6-foot sidewalk for Colleton Road frontage.
 - Fee-in-lieu payment required for 2' 6" curb and gutter for Colleton Road frontage.
 - All construction and materials in street right of way shall be in compliance with City of Raleigh Standards.

- TRANSPORTATION NOTES:**
- RIGHT OF WAY SHALL BE CLEARED AND GRUBBED WITHIN 50 FEET OF ALL RESIDENTIAL OR RESIDENTIAL COLLECTOR STREET INTERSECTIONS, RIGHT OF WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL OTHER STREET INTERSECTIONS.
 - MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY AND NO DRIVEWAYS OR PARKING SPACES SHALL ENCROACH ON THE MINIMUM CORNER CLEARANCE. DRIVEWAY TURNOUTS ON THE CORNER LOTS WILL BE REQUIRED TO BE A MINIMUM OF 20' FROM THE TERMINUS OF THE INTERSECTION RADIUS AND NO CLOSER THAN 3.5' FROM AN ADJACENT PROPERTY LINE.
 - NO SIGHT OBSTRUCTING, OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECT BETWEEN THE HEIGHTS 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.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
 - WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMING OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.

Impervious Surface Summary

Allowable Impervious Surface Coverage R-6 Zoning = 51%

Gross Site Area = 22,959 Sq. ft.
 R/W Dedication = 272 Sq. ft.
 Net Site Area = 22,687 Sq. ft.

Required Right of Way Improvement Impervious
 Fee in Lieu Sidewalk Colleton Road (6 foot) = 653 Sq. ft.
 Fee in Lieu 2' 6" curb and gutter Colleton Road = 272 Sq. ft.
 Total Right of Way Improvements Impervious = 925 Sq. ft.

Max. Impervious for Subdivision (no R/W Improvements) = 22,959 Sq. ft. x 0.51 = 11,709 Sq. ft.

Allowable Lot Impervious = 11,709 Sq. ft. - 925 Sq. ft. = 10,784 Sq. ft.

Proposed Impervious Surface

| Area (Sq. Ft.) | Allowable Impervious @51% | Right of Way Improvement Impervious (Sq. Ft.) | Maximum Lot Impervious (Sq. Ft.) |
|---|---------------------------|---|----------------------------------|
| Lot 1 | 11,401 | 462 | 5,352 |
| Lot 2 | 11,285 | 462 | 5,293 |
| Total Proposed Lot Impervious: 10,645 sq. ft. | | | |

Site Data

Owner / Developer: Boardwalk Enterprises, Inc.
 P.O. Box 32038
 Raleigh, NC 27622
 Contact: Michelle Kling
 919 235 2063

Street Address 505 Colleton Road
 (Inside City limits)
 PIN 1714 41 7775

| | | |
|-------------------------|----------------|--------------------------|
| Gross Area | 22,959 sq. ft. | 0.53 acre |
| Right of Way Dedication | Colleton Road | 272 sq. ft. 0.006 acre |
| Net Area | Total | 22,687 sq. ft. 0.52 acre |

Zoning R-6
 Existing Land Use Single Family Residential
 Proposed Use 2 Single Family Detached Residential Dwellings (One Phase)
 Prosed Number of Livable Units 2
 Open Space No

Lot Summary

| Lot | 1 | 2 |
|-------------------------|-------------------|-------------------|
| Min. Area Required | 10,000 sq. ft. | 10,000 sq. ft. |
| Area Provided | 11,401.53 sq. ft. | 11,285.41 sq. ft. |
| Min. Lot Width Required | 50 ft. | 50 ft. |
| Lot Width Provided | 50 ft. | 50 ft. |
| Min. Lot Depth Required | 80 ft. | 80 ft. |
| Lot Depth Provided | 215.3 ft. | 213.4 ft. |

PRELIMINARY SUBDIVISION PLAN
 SCALE: 1"=20'

