

Preliminary Subdivision Application

Planning and Development

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



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 TYPE (UDO Section 2.1.2) | | | |
|--|--|---|---|
| <input checked="" type="checkbox"/> Conventional Subdivision | <input type="checkbox"/> Compact Development | <input type="checkbox"/> Conservation Development | <input type="checkbox"/> Cottage Court |
| NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District | | | |
| GENERAL INFORMATION | | | |
| Scoping/sketch plan case number(s): | | | |
| Development name (subject to approval): Oberlin Townes | | | |
| Property Address(es): 1302 Oberlin Rd. | | | |
| Recorded Deed PIN(s): 1704160530 | | | |
| What is your project type? | <input type="checkbox"/> Single family <input type="checkbox"/> Apartment | <input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential | <input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____ |

| CURRENT PROPERTY OWNER/DEVELOPER INFORMATION | |
|---|--|
| NOTE: Please attach purchase agreement when submitting this form | |
| Company: OAK CITY PARTNERS LLC | Owner/Developer Name and Title: John T. Chappell II, Managing Member |
| Address: 910 Tryon Hill Drive Suite 100 Raleigh, NC 27603 | |
| Phone #: 919-909-0004 | Email: Johnny@chappellres.com |
| APPLICANT INFORMATION | |
| Company: RDU Consulting, PLLC | Contact Name and Title: Jason G. Meadows, P.E. |
| | Address: 307 S. Salem Street Apex, NC 27502 |
| Phone #: 919-889-2614 | Email: jason@rduconsulting.com |

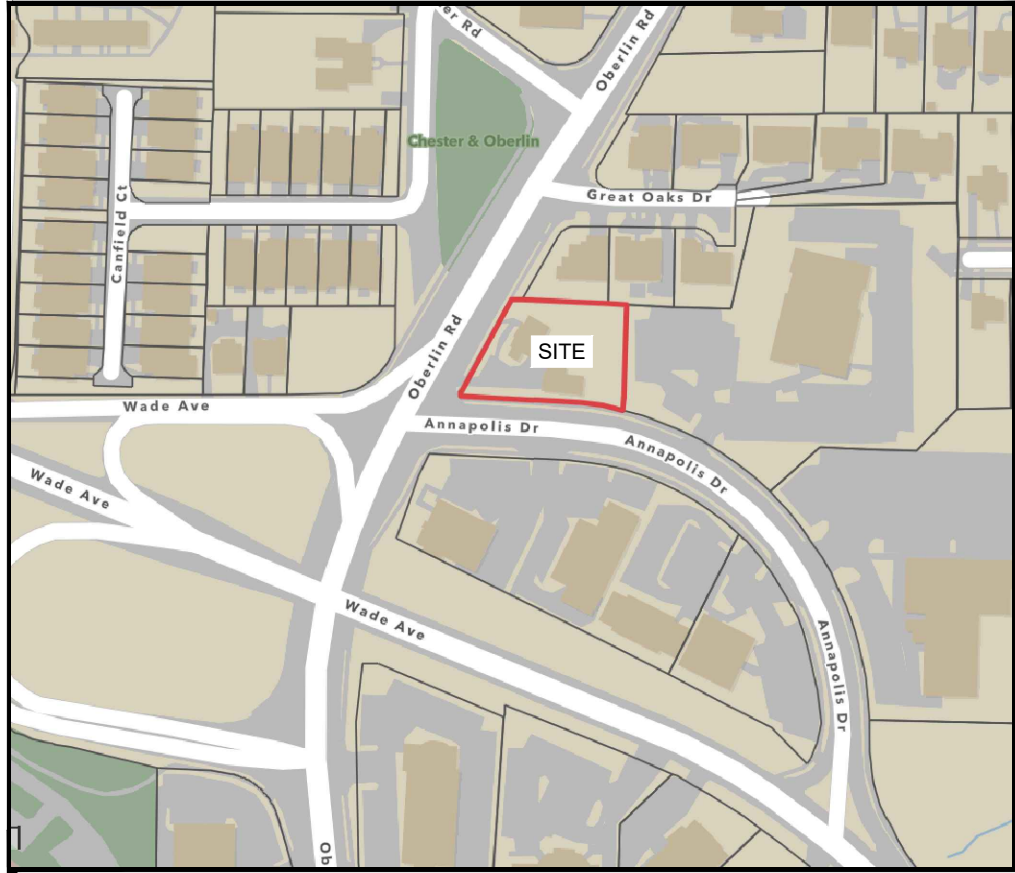
Continue to page 2 >>

| DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments) | |
|--|---|
| ZONING INFORMATION | |
| Gross site acreage: 0.49 AC | |
| Zoning districts (if more than one, provide acreage of each): OX-3-UL-CU | |
| Overlay district: N/A | Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Conditional Use District (CUD) Case # Z- | Board of Adjustment (BOA) Case # A- |

| STORMWATER INFORMATION | |
|--|--|
| Existing Impervious Surface: Acres: 0.166 AC Square Feet: _____ | Proposed Impervious Surface: Acres: 0.429 AC Square Feet: _____ |
| Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| If yes, please provide the following: | |
| Alluvial soils: _____ | |
| Flood study: _____ | |
| FEMA Map Panel #: _____ | |
| NUMBER OF LOTS AND DENSITY | |
| Total # of townhouse lots: 11 | Detached Attached |
| Total # of single-family lots: _____ | |
| Proposed density for each zoning district (UDO 1.5.2.F): 18.18 UNITS/AC | |
| Total # of open space and/or common area lots: 1 | |
| Total # of requested lots: 12 | |

| SIGNATURE BLOCK | |
|--|----------------------|
| 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. | |
| I, <u>Jason G. Meadows</u> will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity. | |
| Signature: <u>[Signature]</u> | Date: <u>1/20/22</u> |
| Printed Name: <u>Jason Meadows</u> | |
| Signature: _____ | Date: _____ |
| Printed Name: _____ | |

Please email your completed application to SiteReview@raleighnc.gov.



VICINITY MAP
1" = 200'

| SITE DATA | | |
|---------------------------|--|--|
| PROPERTY OWNER/DEVELOPER: | CONCEPT 8 HOLDINGS, LLC 307 S. SALEM ST. SUITE 200 APEX, NC 27502 | |
| SITE ADDRESS: | 1302 OBERLIN ROAD | |
| SITE AREA: | 24,489 SF - 0.493 AC. | |
| WAKE COUNTY PIN #: | 1704160530 | |
| ZONING DISTRICT: | OX-3-UL-CU | |
| EXISTING USE: | DETACHED SINGLE FAMILY | |
| PROPOSED USE: | TOWNHOME BUILDING TYPE | |
| STREET CLASSIFICATION: | OBERLIN ROAD - AVENUE 2-LANE DIVIDED ANNAPOLIS DRIVE - AVENUE 2-LANE UNDIVIDED | |
| EXISTING STREETSCAPE: | OBERLIN ROAD ~2.5' TREE LAWN ~4.5-5.0' SIDEWALK | ANNAPOLIS DRIVE ~3.5' TREE LAWN ~4.5' SIDEWALK |
| PROPOSED STREETSCAPE: | OBERLIN ROAD 6' TREE LAWN 8' SIDEWALK | ANNAPOLIS DRIVE 6' TREE LAWN 8' SIDEWALK |
| BUILD-TO REQUIREMENTS: | UL FRONTAGE: 50% BUILDING WIDTH IN PRIMARY ST. BUILD TO 0-20' : 25% BUILDING WIDTH IN SIDE ST. BUILD-TO 0-20' | |
| PROVIDED BUILD TO: | OBERLIN ROAD: 115.8' BUILDING / 143.2' FRONTAGE= 80.9% ANNAPOLIS DRIVE: 96.3' BUILDING / 198.7' FRONTAGE= 48.5% | |
| REQUIRED PARKING: | 0 SPACES (UL FRONTAGE) UDO 7.1.3.C.2 - NO PARKING REQUIRED FOR FIRST 16 UNITS | |
| PROVIDED PARKING: | (7) SINGLE CAR GARAGE PARKING SPACES (8) DOUBLE CAR GARAGE PARKING SPACES | |
| BICYCLE PARKING REQUIRED: | 4 SPACES (SHORT TERM: 1 SPACE PER 20 UNITS, MINIMUM 4) | |
| PROVIDED: | 4 SPACES | |
| AMENITY AREA REQUIRED: | TOTAL: 2,449 SF (10%) PEDESTRIAN ACCESSIBLE AMENITY AREA: 1,225 SF (5%) | |
| PROVIDED: | TOTAL: 3,270 SF (13.3%) PEDESTRIAN ACCESSIBLE AMENITY AREA: 3,270SF (13.3%) | |

UDO SEC. 8.3.2.A BLOCK PERIMETER
THE LEAST RESTRICTIVE ZONING WITHIN THE BLOCK IS R-10 RESIDENTIAL. THEREFORE, IN ACCORDANCE WITH UDO 8.3.2.A.2.b, BLOCK PERIMETER IS NOT APPLICABLE DUE TO THE SITE AREA BEING 0.49 ACRES WHICH IS LESS THAN THE MIN. SITE AREA APPLICABILITY FOR R-10 ZONING.

UDO SEC. 8.3.5.D CROSS ACCESS
IN ACCORDANCE WITH UDO 8.3.5.D CROSS ACCESS REQUIREMENTS ARE NOT APPLICABLE TO THE PROPOSED DEVELOPMENT DUE TO THE PRESENCE OF EXISTING DETACHED BUILDINGS TO THE NORTH AND EXISTING SLOPES GREATER THAN 25% TO THE EAST.

INDEX

| | |
|--------|---------------------------------------|
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| CE-1.1 | EXISTING CONDITIONS & DEMOLITION PLAN |
| CE-2 | SUBDIVISION PLAN |
| CE-3.0 | SITE LAYOUT PLAN |
| CE-3.1 | BUILD-TO PLAN |
| CE-3.2 | SIGHT DISTANCE PLAN |
| CE-4 | UTILITY PLAN |
| CE-5.0 | GRADING AND DRAINAGE PLAN |
| CE-5.1 | STORMWATER MANAGEMENT PLAN |
| CE-6 | FIRE ACCESS PLAN |
| LA-1 | LANDSCAPE PLAN - STREET TREES |
| LA-2 | LANDSCAPE PLAN - CODE BUFFERS |
| LA-3 | CODE BUFFERS - DETAILS AND NOTES |

OBERLIN TOWNES

PRELIMINARY SUBDIVISION PLANS

SUB-0004-2022

RALEIGH, NORTH CAROLINA

JANUARY 24, 2022

REVISED JULY 13, 2022

REVISED AUGUST 15, 2022

ORDINANCE (2021) 251 ZC 823
ADOPTED: 6/15/2021 EFFECTIVE: 6/20/2021

Z-69-20 - 1302 302 OBERLIN ROAD, LOCATED JUST NORTH OF OBERLIN ROAD AND WADE AVENUE AT ANNAPOLIS DRIVE BEING WAKE COUNTY PIN 1704160530. THE PROPERTY IS LOCATED JUST NORTH OF OBERLIN ROAD AND WADE AVENUE AT ANNAPOLIS DRIVE BEING WAKE COUNTY PIN 1704160530. APPROXIMATELY 0.49 ACRES REZONED TO OFFICE MIXED USE-3 WITH AN URBAN LIMITED FRONTAGE AND CONDITIONS (OX-3-UL-CU).

CONDITIONS DATED: MAY 14, 2021

1. THE PRINCIPAL USES PERMITTED ON THE PROPERTY SHALL BE THOSE "HOUSEHOLD LIVING" USES LISTED AS PERMITTED, LIMITED AND SPECIAL USES IN THE OX DISTRICT AT SHOWN ON THE ALLOWED PRINCIPAL USE TABLE, UDO SECTION 6.1.4.
COMPLIANT: PROPOSED USE IS TOWNHOME.
2. THERE SHALL BE NO MORE THAN 3 BEDROOMS PER DWELLING UNIT.
COMPLIANCE SHALL BE DEMONSTRATED AT BUILDING PERMIT.
3. VINYL AND SYNTHETIC STUCCO (EIFS) SHALL BE PROHIBITED AS BUILDING SIDING MATERIALS.
COMPLIANCE SHALL BE DEMONSTRATED AT BUILDING PERMIT.
4. THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED ON THE PROPERTY SHALL BE THIRTEEN (13).
COMPLIANT: SITE PLAN PROPOSES 11 DWELLING UNITS.
5. THIS CONDITION SHALL APPLY ONLY TO THOSE NEW BUILDINGS WITH A FRONT FAÇADE LOCATED WITHIN THAT AREA BETWEEN THE OBERLIN ROAD RIGHT-OF-WAY AND THE MAXIMUM BUILD-TO ALONG OBERLIN ROAD. THE MAXIMUM BUILDING HEIGHT FOR THE BUILDINGS SUBJECT TO THIS CONDITION SHALL BE 28.7 FEET AND TWO STORIES, AS MEASURED FROM AVERAGE POST - DEVELOPMENT GRADE ABOVE SEA LEVEL. ALONG THE BUILDING ELEVATION MOST PARALLEL AND CLOSEST TO OBERLIN ROAD IN BOTH NUMBER OF STORIES AND FEET. THIS CONDITION SHALL NOT LIMIT THE ABILITY FOR THESE BUILDINGS TO HAVE AN ADDITIONAL STORY (IN ADDITION TO THE TWO STORIES PERMITTED ABOVE AVERAGE POST-DEVELOPMENT GRADE) ON THE LOWER PORTION OF THE LOT RELATIVE TO OBERLIN ROAD WHERE THE PROPERTY SLOPES DOWNWARD FROM OBERLIN ROAD. THIS HEIGHT LIMITATION SHALL NOT BE USED WHEN DETERMINING THE HEIGHT OF A BUILDING SUBJECT TO THIS CONDITION AS MEASURED FROM ANNAPOLIS STREET.
COMPLIANCE SHALL BE DEMONSTRATED AT BUILDING PERMIT.
6. IF AN APARTMENT BUILDING TYPE IS UTILIZED, THEN THE APARTMENT BUILDING TYPE MAY NOT INCLUDE DWELLING UNITS THAT ARE SEPARATED FROM ONE ANOTHER BY A HORIZONTAL PARTY WALL (MEANING NO "STACKED" DWELLING UNITS). THIS CONDITION SHALL NOT PROHIBIT A DWELLING UNIT FROM HAVING MULTIPLE STORIES.
COMPLIANT: PROPOSED USE IS TOWNHOME.

DEVELOPER:

CONCEPT 8 HOLDINGS, LLC

307 S. Salem St. Suite 200

Apex, NC 27502

919-601-5078

shawn@concepteight.com

CIVIL ENGINEER:

RDU

CONSULTING, PLLC

NC LICENSE P-2425

PHONE: 919-889-2614

EMAIL: JASON@RDUCONSULTING.COM

P.O. BOX 418

CLAYTON, NC 27528

TREE CONSERVATION EXEMPTION
THIS PROJECT TRACT IS LESS THAN 2.0 ACRES AND THEREFORE EXEMPT FROM TREE CONSERVATION IN ACCORDANCE WITH UDO SEC. 9.1.2.

HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

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

SOLID WASTE INSPECTIONS STATEMENT
DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE CITY OF RALEIGH SOLID WASTE MANUAL. STANDARD 96 GAL ROLL OUT CONTAINERS WILL BE STORED WITHIN THE GARAGE AREA OF THE UNITS AND ROLLED CURBSIDE FOR COLLECTION

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REVISION 02.19.21

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| Square Feet: | Square Feet: |
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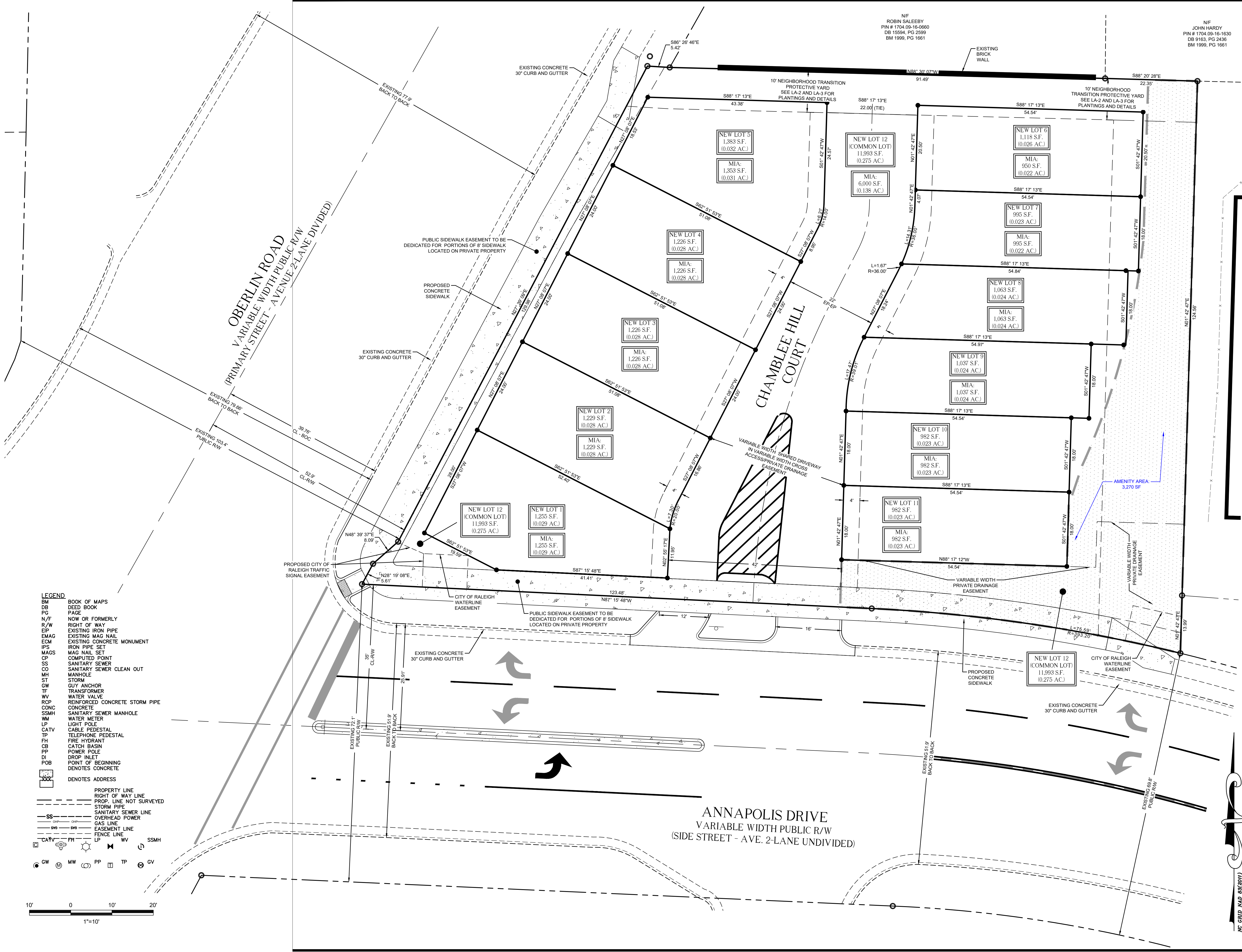
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| Signature: <u>Jason Meadows</u> | Date: <u>1/20/2022</u> |
| Printed Name: Jason Meadows | Date: |
| Signature: | Date: |
| Printed Name: | |

Please email your completed application to SiteReview@raleighnc.gov

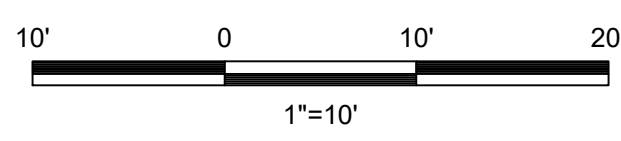
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- LEGEND**
- BM BOOK OF MAPS
 - DB DEED BOOK
 - PG PAGE
 - N/F NOW OR FORMERLY
 - R/W RIGHT OF WAY
 - EIP EXISTING IRON PIPE
 - EMAG EXISTING MAG NAIL
 - CON EXISTING CONCRETE MONUMENT
 - IPS IRON PIPE SET
 - MAGS MAG NAIL SET
 - CP COMPUTED POINT
 - SS SANITARY SEWER
 - CO SANITARY SEWER CLEAN OUT
 - MH MANHOLE
 - ST STORM
 - GW GUY ANCHOR
 - TF TRANSFORMER
 - WV WATER VALVE
 - RCP REINFORCED CONCRETE STORM PIPE
 - CONC CONCRETE
 - SSMH SANITARY SEWER MANHOLE
 - WM WATER METER
 - LP LIGHT POLE
 - CATV CABLE PEDESTAL
 - TP TELEPHONE PEDESTAL
 - PH FIRE HYDRANT
 - CB CATCH BASIN
 - PP POWER POLE
 - DI DROP INLET
 - POB POINT OF BEGINNING
 - XXXXX DENOTES ADDRESS
 - PROPERTY LINE
 - RIGHT OF WAY LINE
 - PROP. LINE NOT SURVEYED
 - STORM PIPE
 - SANITARY SEWER LINE
 - OVERHEAD POWER
 - GAS LINE
 - EASEMENT LINE
 - FENCE LINE
 - LP LP
 - SSMH SSMH
 - GW GW
 - MW MW
 - PP PP
 - TP TP
 - GV GV



RDU
CONSULTING, PLLC

NC LICENSE P-2425
PHONE: 919-889-2614
EMAIL: JASON@RDUCONSULTING.COM
P.O. BOX 418
CLAYTON, NC 27528

CONCEPT 8
HOLDINGS, LLC
307 S. SALEM ST. #200
APEX, NC 27502

OBERLIN TOWNES
(SUB-0004-2022)

PRELIMINARY
SUBDIVISION

| Revisions | | |
|-----------|--------------------------|----------|
| Number | Description | Date |
| 1 | CITY OF RALEIGH COMMENTS | 07/13/22 |
| 2 | CITY OF RALEIGH COMMENTS | 08/15/22 |
| | | |
| | | |
| | | |

Approvals

Drawing Title
SUBDIVISION PLAN

Sheet Number
CE-2

Date Issued 1/23/2022

