

Preliminary Subdivision Application

Site Review

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 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		
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): 1308 Kimberly Drive & 5001 Coronado Subdivision				
Property Address(es): 1308 Kimberly Drive & 5001 Coronado Drive				
Recorded Deed PIN(s): 1706 12 1993 & 1706 12 3914				
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: Custom Estate Homes, Inc.				
Company: Custom Estate Homes, Inc.		Title:		
Address: 811 Manchester Drive Raleigh, NC 27609				
Phone #: 919 274 7997		Email: philip@jimallen.com		
Applicant Name (If different from owner. See "who can apply" in instructions):				
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input checked="" type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder				
Company: Custom Estate Homes, Inc.		Address: 811 Manchester Drive Raleigh, NC 27609		
Phone #: 919 274 7997		Email: philip@jimallen.com		
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.				
Developer Contact Names: Philip Bowman				
Company: COLDWELL BANKER, HPW		Title: DEVELOPER		
Address: 5000 FALLS OF NEUSE RD. SUITE 100 RALEIGH, NC 27609				
Phone #: 919 274 7997		Email: philip@jimallen.com		

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION

Gross site acreage: 0.726 acre

Zoning districts (if more than one, provide acreage of each):

R-4

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>7,500 +/-</u> Proposed total (sf) <u>9,573</u>	Impervious Area for Compliance (includes right-of-way): Existing (sf) <u>7,500+/-</u> Proposed total (sf) <u>11,673</u>
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NUMBER OF LOTS AND DENSITY

# of Detached House Lots: 3	# 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: 3	Total # Dwelling Units: 3	
Proposed density for each zoning district (UDO 1.5.2.F): 4.13		

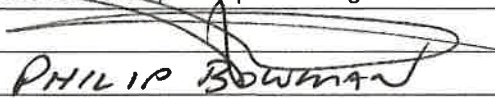
SIGNATURE BLOCK

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.

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).

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.

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.

Signature: 	Date: <u>12/14/22</u>
Printed Name: <u>PHILIP BOWMAN</u>	
Signature:	Date:
Printed Name:	

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

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.

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).



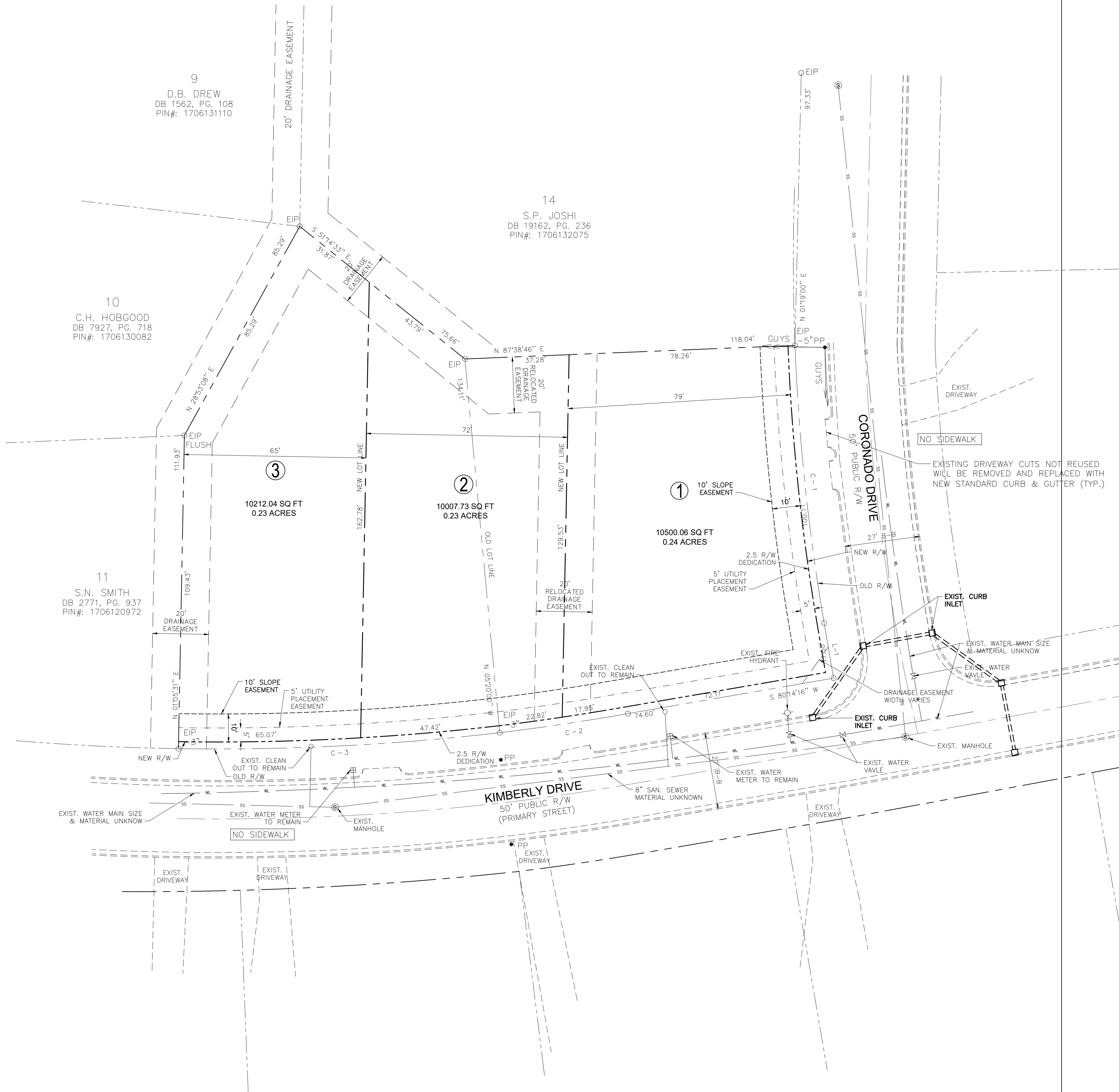
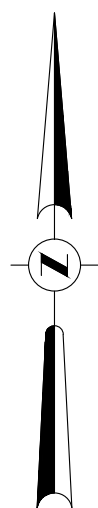
SCALE: 1" = 500'

	COVER SHEET
1	EXISTING CONDITIONS
2	DEMOLITION PLAN
3	PRELIMINARY SUBDIVISION PLAN
4	PRELIMINARY UTILITY PLAN
5	PRELIMINARY GRADING PLAN
6	PRELIMINARY LANDSCAPE PLAN

PROPERTY OWNER/DEVELOPER:
CUSTOM ESTATE HOMES, INC.
811 MANCHESTER DRIVE
RALEIGH, N.C. 27609
(919) 274-7997
Philip@JimAllen.com

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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PRELIMINARY SUBDIVISION PLAN

SCALE: 1"=20'

Notes:

- Boundary survey information from Barry L. Scott Land Surveying, Raleigh, NC. Topographic information taken from City of Raleigh GIS.
- Existing residences will be 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.
- Fee-in-lieu payment required for 6-foot sidewalk for Kimberly Drive and Coronado Drive 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 ENCR OACH 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 INTERSTION RADIUS AND NO CLOSER THA 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-4 Zoning = 38%

Gross Site Area = 31,603 Sq. ft.
R/W Dedication = 882.75 Sq. ft.
Net Site Area = 30,720.25 Sq. ft.

Required Right of Way Improvement Impervious
Fee in Lieu Sidewalk Kimberly Drive (6 foot) = 1,392 Sq. ft.
Fee in Lieu Sidewalk Coronado Drive (6 foot) = 708 Sq. ft.
Total Right of Way Improvements Impervious = 2,100 Sq. ft.

Max. Impervious for Subdivision (no R/W Improvements) = 30,720 Sq. ft.x0.38 = 11,673 Sq. ft.

Allowable Lot Impervious = 11,673 Sq. ft. - 2,100 Sq. ft. = 9,573 Sq. ft.

Proposed Impervious Surface

	Area (Sq. Ft.)	Allowable Impervious @38% (Sq. Ft.)	Right of Way Improvement (Sq. Ft.)	Maximum Lot Impervious (Sq. Ft.)
Lot 1	10,500	3,990	1,278	2,712
Lot 2	10,007	3,803	432	3,371
Lot	10,212	3,880	390	3,490

Total Proposed Lot Impervious: 11,673 sq. ft.

Site Data

Owner / Developer: Custom Estate Homes, Inc.
811 Manchester Drive
Raleigh, NC 27609
Contact: Philip Bowman
919 274 7997

Street Address 1308 Kimberly Drive
5001 Coronado Drive
(inside City limits)
PIN 1706 12 3914
1706 12 1993

Gross Area	31,603 sq. ft.	0.72	acre
Right of Way Dedication	Kimberly Drive 581 sq. ft. Coronado Drive 302 sq. ft. Total 883 sq. ft.	0.0133 acre 0.0069 acre 0.0203 acre	
Net Area	30,720 sq. ft.	0.70	acre

Zoning R-4

Existing Land Use Single Family Residential

Proposed Use 3 Single Family Detached Residential Dwellings (One Phase)

Prosed Number of Livable Units 3

Open Space No

Lot Summary

Lot	1	2	3
Min. Area Required	10,000 sq. ft. 0.23 ac	10,000 sq. ft. 0.23 ac	10,000 sq. ft. 0.23 ac
Area Provided	10,500 sq. ft. sq. ft.	10,008 sq. ft. sq. ft.	10,212 sq. ft. sq. ft.
Min. Lot Width Required	65 ft.	65 ft.	65 ft.
Lot Width Provided	79 ft.	72 ft.	65 ft.
Min. Lot Depth Required	100 ft.	100 ft.	100 ft.
Lot Depth Provided	118 ft.	129 ft.	109 ft.

GRAPHIC SCALE

