

level 1

DEVELOPMENT SERVICES



# Preliminary Subdivision Plan Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

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 your completed application to [DS.intake@raleighnc.gov](mailto:DS.intake@raleighnc.gov).

Office Use Only: Case #: <u>SUB-0009-2020</u>	Planner (print): <u>Jermont Pinify</u>
Pre-application Conference Date: _____	Planner (signature): <u>Jen</u>

<b>DEVELOPMENT TYPE (UDO Section 2.1.2)</b>			
<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			
<b>GENERAL INFORMATION</b>			
Scoping/sketch plan case number(s): <u>DIVIDE 1 LOT INTO 2 LOTS</u>			
Development name (subject to approval): <u>OCOTEA STREET</u>			
Property Address(es): <u>3333 OCOTEA STREET</u>			
Recorded Deed PIN(s): <u>DEED BOOK 17133 , PAGE 1834</u> <u>0795327566</u>			
What is your project type?	<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____

<b>CURRENT PROPERTY OWNER/DEVELOPER INFORMATION</b>	
NOTE: Please attach purchase agreement when submitting this form	
Company: <u>MBM Builders</u>	Owner/Developer Name and Title: _____
Address: <u>266 West Millbrook Road Raleigh NC 27609</u>	
Phone #: <u>919 422 0401</u>	Email: <u>mbmbuildersinc@gmail.com</u>
<b>APPLICANT INFORMATION</b>	
Company: <u>WARD SURVEYING SERVICES, LLC</u>	Contact Name and Title: <u>SONYA WARD, SURVEY MANAGER</u>
Address: <u>124 SEABOARD ST.</u>	
Phone #: <u>(919) 367-7858 x7602</u>	Email: <u>SONYA@WARDSURVEYING.COM</u>

Continue to the next page>

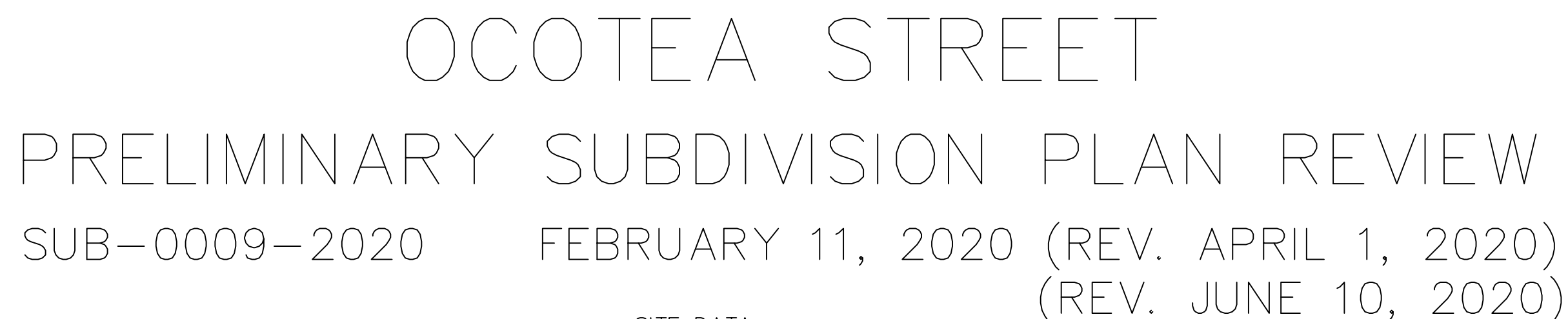
<b>DEVELOPMENT TYPE + SITE DATE TABLE</b> <b>(Applicable to all developments)</b>	
<b>ZONING INFORMATION</b>	
Gross site acreage: <u>0.930 AC.</u>	
Zoning districts (if more than one, provide acreage of each): <div style="text-align: center; font-size: 1.2em; margin-top: 10px;"><u>R-4</u></div>	
Overlay district: <u>NONE</u>	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

<b>STORMWATER INFORMATION</b>	
Existing Impervious Surface: Acres: <u>0.1491</u> Square Feet: <u>6,493</u>	Proposed Impervious Surface: Acres: <u>0.3535</u> Square Feet: <u>15,397</u>
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 #: _____	
<b>NUMBER OF LOTS AND DENSITY</b>	
Total # of townhouse lots:      Detached      Attached	
Total # of single-family lots: <u>2</u>	
Proposed density for each zoning district (UDO 1.5.2.F): <div style="text-align: center; margin-top: 5px;"> <del>XXXXXX</del> <u>2/0.930 AC. = 2.15 D.U./AC.</u> </div>	
Total # of open space and/or common area lots: <u>0</u>	
Total # of requested lots: <u>2</u>	

<b>SIGNATURE BLOCK</b>	
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 development plan as approved by the City of Raleigh.	
I hereby designate <u>SONYA A. WARD</u> to serve as my agent regarding this application, to receive and response 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. 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>M. B. Mullin, President MBM Builders</u>	Date: <u>2/4/2020</u>
Printed Name: <u>Michael B Mullin, President MBM Builders</u>	
Signature: _____	Date: _____
Printed Name: _____	

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**LEGEND:**

R/W = RIGHT OF WAY  
IPS = IRON PIPE SET  
EIP = EXISTING IRON PIPE

— O — = OVERHEAD UTILITY LINE

⊗ = CABLE TV PEDESTAL

⊙ = SAN. SEWER MANHOLE

⊞ = TELECOM PEDESTAL

⊞ = ELECTRIC PEDESTAL

⊞ = UTILITY POLE

### = ADDRESS

⊞ = WATER METER

— M — = METAL FENCE

— SS — = SEWER LINE

— W — = WATER LINE

--- = EXISTING CONTOUR LINE

CI = CURB INLET

DI = DRAIN INLET

⊙ = SEWER CLEAN-OUT

BC = BACK OF CURB

EP = EDGE OF PAVEMENT

BOM 1957, PAGE 94

NOTES AND INFORMATION FOUND:

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
2. ALL AREA CALCULATED BY COORDINATE COMPUTATION.
3. PROPERTY SUBJECT TO ANY EASEMENTS OF RECORD.
4. UNDERGROUND OBJECTS, IF ANY, NOT LOCATED BY THIS OFFICE.
5. SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 3720079500 J, DATED MAY 2, 2006.
6. LOTS ARE EXEMPT FROM ACTIVE STORMWATER CONTROL MEASURES AND LIMITED TO IMPERVIOUS AMOUNTS IN 9.2.2.4.a. UPON ADDITION OF IMPERVIOUS.
7. SITE IS EXEMPT FROM TREE CONSERVATION (LESS THAN 2 ACRES). (9.1.2.)
8. CONDITION OF APPROVAL: A FEE-IN-LIEU WILL BE REQUIRED FOR 6 FT OF SIDEWALK ALONG THE FRONTAGE OF THE DEVELOPMENT ON OCOTEA STREET.
9. SUBJECT PROPERTY IS EXEMPT FROM BLOCK PERIMETER REQUIREMENTS PER U.D.O. 8.3.2.A.1.b.i.x.
10. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
11. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
12. TREES LOCATED IN THE RIGHT-OF-WAY ARE MANAGED BY CITY OF RALEIGH AND REQUIRE PROTECTION FROM DISTURBANCE (CITY CODE SEC. 9-8005).

SITE DATA:

PIN NUMBER: 0795327566

ADDRESS: 3333 OCOTEA ST.

TOTAL AREA: 40,518 SF/0.930 AC.

DENSITY: 2.15 D.U./AC.

ZONING: R-4

CURRENT USE: SINGLE FAMILY

LOTS: 2/DETACHED HOUSE

## DRAWING INDEX:

PAGE 1 OF 5: COVER SHEET FOR SUBDIVISION

PAGE 2 OF 5: EXISTING CONDITIONS &amp; DEMOLITION PLAN

PAGE 3 OF 5: SUBDIVISION & LANDSCAPE PLAN

PAGE 4 OF 5: STORMWATER & UTILITY PLAN

PAGE 5 OF 5: DETAIL SHEET

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.930 AC.	
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FEMA Map Panel #: _____	

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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 submitted policy, which states applications will expire after 180 days of inactivity.	
Signature: <u>M. B. Walker</u> (President M&M Builders)	Date: <u>2/4/2020</u>
Printed Name: <u>Michael B. Walker</u> , (President M&M Builders)	
Signature: _____	Date: _____
Printed Name: _____	

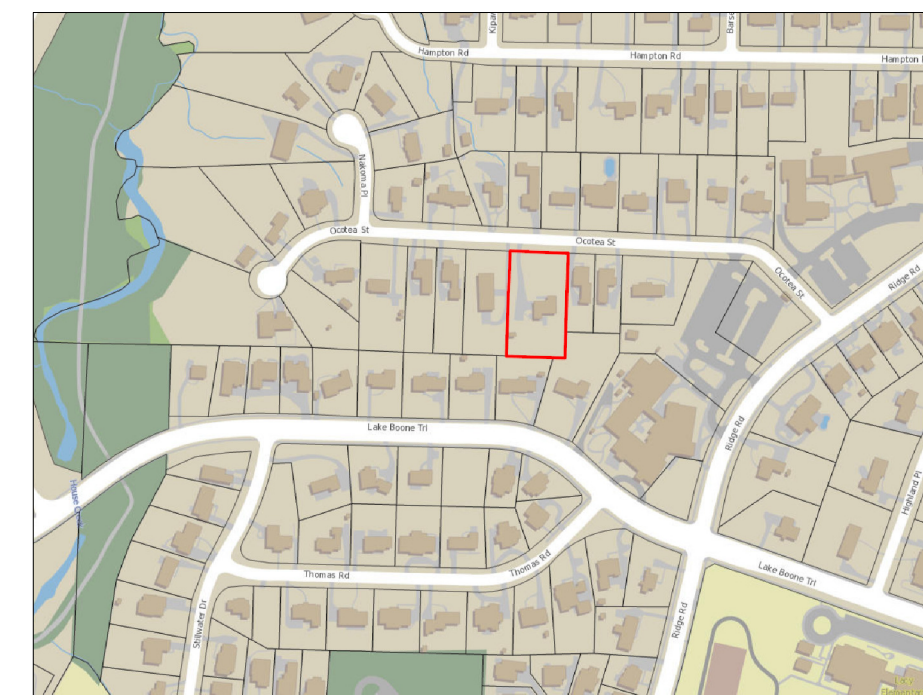
  

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Page 2 of 2

REVISION 08.03.19

raleighnc.gov

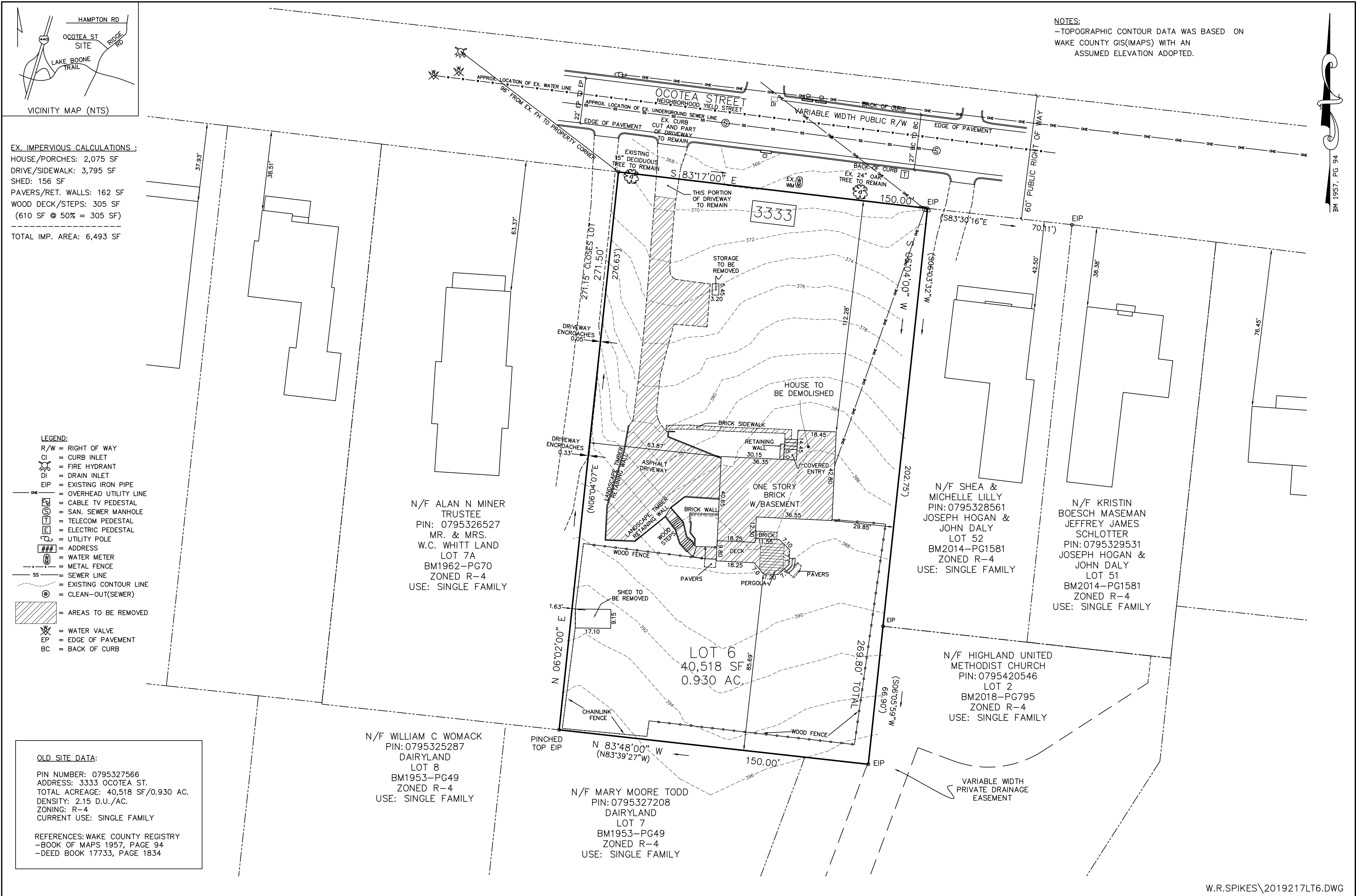


VICINITY MAP  
1"=500'

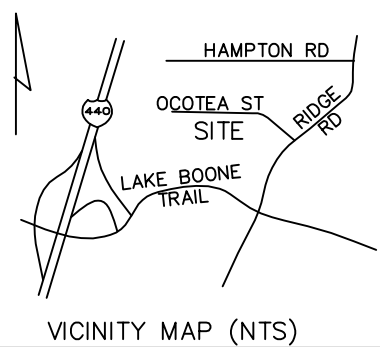
W.R.SPIKES\2019217LT6.DWG

4/20	ADDRESS C.O.R. COMMENTS	SW	Date: 08/15/2019	COVER SHEET FOR SUBDIVISION OCOTEA STREET FOR MBM BUILDERS INC.		SHEET 1
6/20	ADDRESS STORMWATER ISSUE	SW	Scale: 1" = 30'			
			Drawn By: S. WARD	CITY OF RALEIGH	WAKE COUNTY	N.C.
			Checked By: S. WARD	WARD SURVEYING SERVICES, PLLC LAND SURVEYING & PLANNING 124 SEABOARD ST. APEX, N.C. 27502 TELEPHONE: (919) 367-7858 FAX: (919) 367-7833		OF 5
			Field Book: 309p47			
Date	Revision	Bv				





OWNER/DEVELOPER INFORMATION: MBM BUILDERS, INC. 266 W. MILLBROOK RD RALEIGH, NC 27609 PHONE: (919)422-0401 EMAIL: MBMBUILDERSINC@GMAIL.COM	SEAL	GRAPHIC SCALE 30 0 15 30 60 120 ( IN FEET ) 1 inch = 30 ft.	4/20	ADDRESS C.O.R. COMMENTS	SW	Date: 08/15/2019	EXISTING CONDITIONS & DEMOLITION PLAN LOT 6 W.R. SPIKES PROPERTY 3333 OCOTEA STREET FOR MBM BUILDERS, INC.	SHEET 2
			6/20	ADDRESS STORMWATER ISSUE	SW	Scale: 1" = 30'		
						Drawn By: S. WARD	CITY OF RALEIGH WAKE COUNTY N.C. WARD SURVEYING SERVICES, PLLC LAND SURVEYING & PLANNING 124 SEABOARD ST. APEX, N.C. 27502 TELEPHONE: (919) 367-7858 FAX: (919) 367-7833	OF 5
						Checked By: S. WARD		
						Field Book: 309p47		
			Date	Revision	By			



STREET TREE SPECIFICATION:

QUANTITY 2 - QUERCUS COCCINEA (SCARLET OAK)  
3" CALIPER 10 HEIGHT.

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OLD SITE DATA:

PIN NUMBER: 0795327566  
ADDRESS: 3333 OCOTEA ST.  
TOTAL ACREAGE: 40,518 SF/0.930 AC.  
DENSITY: 2.15 D.U./AC.  
ZONING: R-4  
CURRENT USE: SINGLE FAMILY

REFERENCES: WAKE COUNTY REGISTRY  
-BOOK OF MAPS 1957, PAGE 94  
-DEED BOOK 17733, PAGE 1834

ACREAGE TABLE (DENSITY: 2.15 D.U./AC.)

TOTAL SITE ACREAGE: 40,518 SF / 0.930 AC.  
NEW LOT 1: 20,245 SF / 0.465 AC.  
NEW LOT 2: 20,277 SF / 0.465 AC.

SITE REQUIREMENTS U.D.O.:

REQUIRED PARKING (7.1.2): 2 SPACES PER UNIT  
HOUSING TYPE (2.1.2): CONVENTIONAL  
BUILDING TYPE (1.4): DETACHED HOUSE  
INFILL REGULATIONS (2.2.7): SUBJECT TO COMPLY

LEGEND:  
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EIP = EXISTING IRON PIPE  
--- = OVERHEAD UTILITY LINE  
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--- = SAN. SEWER MANHOLE  
--- = TELECOM PEDESTAL  
--- = ELECTRIC PEDESTAL  
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--- = WATER LINE  
--- = EXISTING CONTOUR LINE  
CI = CURB INLET  
DI = DRAIN INLET  
--- = SEWER CLEAN-OUT  
BC = BACK OF CURB  
EP = EDGE OF PAVEMENT

N/F ALAN N MINER  
TRUSTEE  
PIN: 0795326527  
MR. & MRS.  
W.C. WHITT LAND  
LOT 7A  
BM1962-PG70  
ZONED R-4  
USE: SINGLE FAMILY

NEW LOT 2  
20,277 SF  
0.465 AC.

NEW LOT 1  
20,245 SF  
0.465 AC.

N/F WILLIAM C WOMACK  
PIN: 0795325287  
DAIRYLAND  
LOT 8  
BM1953-PG49  
ZONED R-4  
USE: SINGLE FAMILY

N/F MARY MOORE TODD  
PIN: 0795327208  
DAIRYLAND  
LOT 7  
BM1953-PG49  
ZONED R-4  
USE: SINGLE FAMILY

N/F SHEA &  
MICHELLE LILLY  
PIN: 0795328561  
JOSEPH HOGAN &  
JOHN DALY  
LOT 52  
BM2014-PG1581  
ZONED R-4  
USE: SINGLE FAMILY

N/F KRISTIN  
BOESCH MASEMAN  
JEFFREY JAMES  
SCHLOTTER  
PIN: 0795329531  
JOSEPH HOGAN &  
JOHN DALY  
LOT 51  
BM2014-PG1581  
ZONED R-4  
USE: SINGLE FAMILY

N/F HIGHLAND UNITED  
METHODIST CHURCH  
PIN: 0795420546  
LOT 2  
BM2018-PG795  
ZONED R-4  
USE: SINGLE FAMILY

OWNER INFORMATION:  
MBM BUILDERS INC.  
266 W MILLBROOK RD  
RALEIGH, NC 27609

W.R.SPIKES\2019217LT6.DWG

STATE OF NORTH CAROLINA  
I, SONYA A. WARD, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book \_\_\_\_\_, Page \_\_\_\_\_; that the ratio of precision or positional accuracy as calculated is \_\_\_\_\_; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Professional Land Surveyor

L - 4017  
Registration No.

SEAL

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

4/20	ADDRESS C.O.R. COMMENTS	SW
6/20	ADDRESS STORMWATER ISSUE	SW
Date	Revision	By

Date: 08/07/2019
Scale: 1" = 30'
Drawn By: S. WARD
Checked By: S. WARD
Field Book: 309 PG. 47

SUBDIVISION & LANDSCAPE PLAN  
OCOTEA STREET  
FOR MBM BUILDERS INC.

CITY OF RALEIGH WAKE COUNTY N.C.  
WARD SURVEYING SERVICES, PLLC  
LAND SURVEYING & PLANNING  
124 SEABOARD ST. APEX, N.C. 27502  
TELEPHONE: (919) 367-7858 FAX: (919) 367-7833

SHEET

3

OF

5