



Preliminary Subdivision Plan Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2485

2

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

level II.

Office Use Only: Case #	SUB-0011-2020	Planner (print):	Justin Biegler MIKE WALTERS
Pre-application Conference Date:		Planner (signature):	M.W.

DEVELOPMENT TYPE (UDO Section 2.1.2)

- Conventional Subdivision
 Compact Development
 Conservation Development
 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): **KYLE DRIVE TOWNHOMES**

Property Address(es): **5305 KYLE DR.**

Recorded Deed PIN(s): **1730143086**

What is your project type?	<input type="checkbox"/> Single family	<input checked="" type="checkbox"/> Townhouse	<input type="checkbox"/> Attached houses
	<input type="checkbox"/> Apartment	<input type="checkbox"/> Non-residential	<input type="checkbox"/> Other:

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION

NOTE: Please attach purchase agreement when submitting this form

Company: COZY HOMES	Owner/Developer Name and Title: WALEED ELHENTACHY
Address: 5520 Louisburg Rd, Raleigh, NC 27616	
Phone #: 919-369-8686	Email: Info@CozyHomesUS.com

APPLICANT INFORMATION

Company: SITE COLLABORATIVE	Contact Name and Title: GRAHAM SMITH, PLA
	Address: 821 WAKE FOREST RD, RALEIGH, NC
Phone #: 919.809.3986	Email: GRAHAM@SITECOLLABORATIVE.COM

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DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

ZONING INFORMATION

Gross site acreage: **.49 ACRES**

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

R-10

Overlay district: **NA**

Inside City limits? Yes No

Conditional Use District (CUD) Case # Z-

Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface:

Acre: **0** Square Feet: **0**

Proposed Impervious Surface:

Acre: **.20** Square Feet: **8,715**

Neuse River Buffer Yes No

Wetlands Yes No

Is this a flood hazard area? Yes No

If yes, please provide the following:

Alluvial soils: _____

Flood study: _____

FEMA Map Panel #: _____

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots: **0** Detached **4** Attached

Total # of single-family lots: **0**

Proposed density for each zoning district (UDO 1.5.2.F): **R-10**

Total # of open space and/or common area lots: **1**

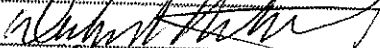
Total # of requested lots: **5**

SIGNATURE BLOCK

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 **GRAHAM SMITH** 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:  **MANAGER** Date: **2/19/2020**

Printed Name: **Waheed Elhenty** **Cozy Homes LLC**

Signature: _____ Date: _____

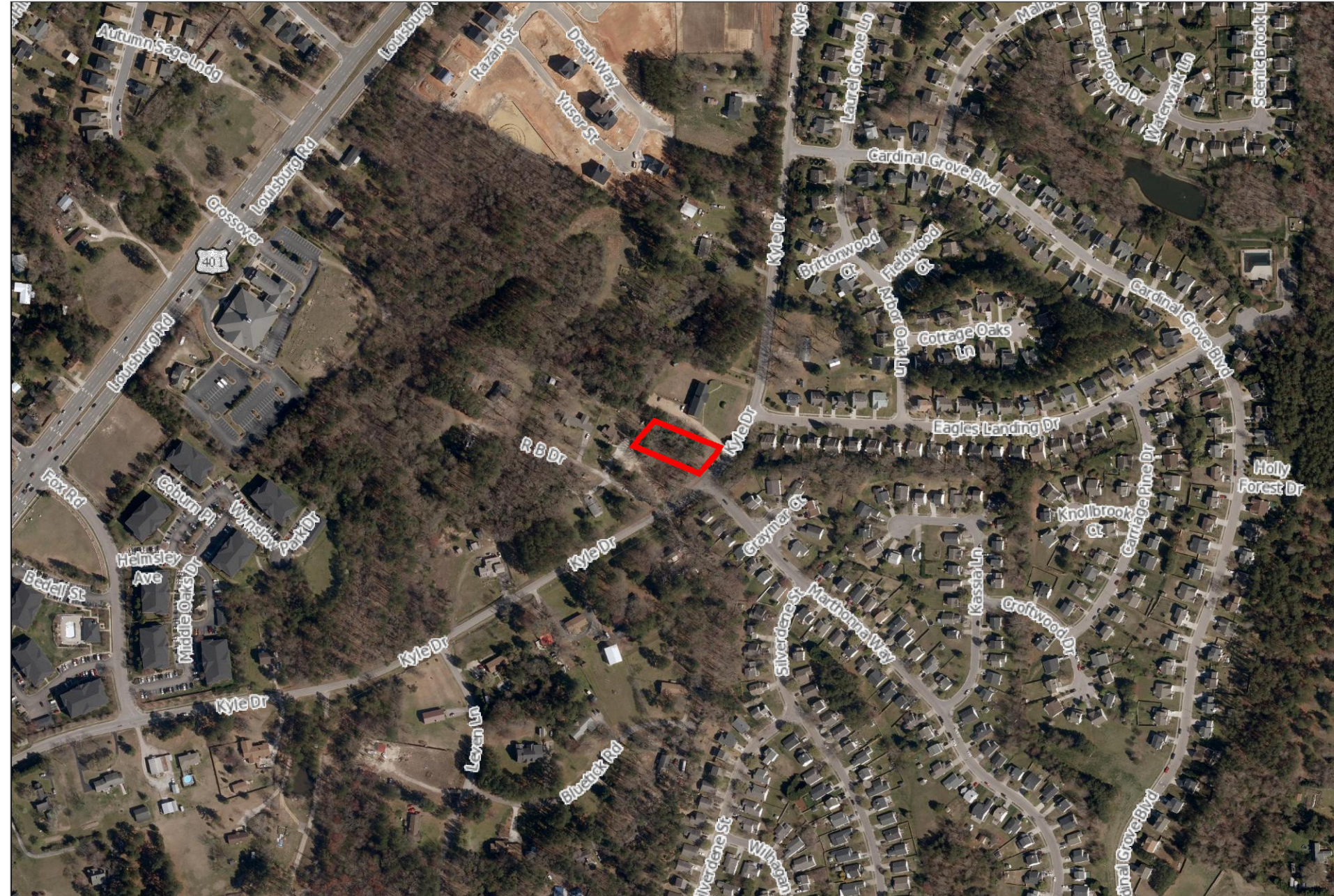
Printed Name: _____

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KYLE DRIVE TOWNHOMES

PRELIMINARY SUBDIVISION PLAN

CITY OF RALEIGH TRANSACTION #:



VICINITY MAP

SCALE: 1" = 400'

SOLID WASTE SERVICES:

- SOLID WASTE ON SITE TO UTILIZE PRIVATE SERVICE.

TREE CONSERVATION

- THE LOT SIZE IS UNDER 2 ACRES AND THEREFORE IS NOT REQUIRED TO PROVIDE A TREE CONSERVATION PLAN PER SEC. 9.1.2.

LIGHTING PLAN

- THIS PROJECT DOES NOT HAVE ANY ADDITIONAL PARKING LOT LIGHTING AT THIS TIME. LIGHTING FOR THE BUILDING WILL BE PROVIDED AT BUILDING PERMITS IN ACCORDANCE WITH SEC. 7.4

SHEET INDEX	
COV	COVER
L100	EXISTING CONDITIONS & DEMOLITION PLAN
L200	PROPOSED SUBDIVISION PLAN
L201	SITE DETAILS
L202	SITE DETAILS
L300	GRADING PLAN
L400	PLANTING PLAN
L401	PLANTING NOTES & DETAILS
L500	LIGHTING PLAN
C700	UTILITY PLAN

DEVELOPMENT SERVICES
Preliminary Subdivision Plan Application
Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-998-2495

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 Property Address(es): **5305 KYLE DR.**
 Recorded Deed PIN(s): **1730143086**

What is your project type?
 Single family Townhouse Non-residential Other: _____ Attached houses

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION
 NOTE: Please attach purchase agreement when submitting this form
 Company: **COZY HOMES** Owner/Developer Name and Title: **WALHEED ELFADALY**
 Address: **5520 LOUISBURG RD, RALEIGH, NC 27616**
 Phone #: **919-399-8636** Email: **info@cozyhomes.us**

APPLICANT INFORMATION
 Company: **SITE COLLABORATIVE** Contact Name and Title: **GRAHAM SMITH, PLA**
 Address: **821 WAKE FOREST RD, RALEIGH, NC**
 Phone #: **919.805.3586** Email: **GRAHAM@SITECOLLABORATIVE.COM**

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DEVELOPMENT TYPE + SITE DATA TABLE
(Applicable to all developments)

ZONING INFORMATION
 Gross site acreage: **.49 ACRES**
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R-10

Overlay district: **NA** Inside City limits? Yes No
 Conditional Use District (CUD) Case # Z: _____ Board of Adjustment (BOA) Case # A: _____

STORMWATER INFORMATION
 Existing Impervious Surface: Acres: **0** Square Feet: **0** Proposed Impervious Surface: Acres: **.20** Square Feet: **8,715**
 Neuse River Buffer: Yes No Wetlands: Yes No
 Is this a flood hazard area? Yes No
 If yes, please provide the following:
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 Flood study: _____
 FEMA Map Panel #: _____

NUMBER OF LOTS AND DENSITY
 Total # of townhouse lots: **0** Detached **4** Attached
 Total # of single-family lots: **0**
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 Total # of open space and/or common area lots: _____
 Total # of requested lots: **5**

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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 submittal policy, which states applications will expire after 180 days of inactivity.
 Signature: **Waleed Elfadaly** MANAGER Date: **2/19/2020**
 Printed Name: **Waleed Elfadaly** Cozy Homes LLC Date: _____
 Signature: _____ Date: _____
 Printed Name: _____ Date: _____

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SITE DATA SUMMARY	
PROJECT NAME	KYLE DRIVE TOWNHOMES
EXISTING STREET ADDRESS	5305 KYLE DRIVE, RALEIGH, NC
LOT AREA	.49 ACRES / 20,000 S.F.
CURRENT ZONING	R-10
OVERLAY DISTRICT(S)	NONE
PARCEL NUMBER	1736143086
REAL ID NUMBER	0087215
DEED BOOK / DEED PAGE	BM 016803 / PG 00617
EXISTING GROSS BUILDING AREA	N/A
EXISTING BUILDING USE	N/A
PROPOSED GROSS BUILDING AREA	3,238 SF
PROPOSED BUILDINGS USES	RESIDENTIAL TOWNHOMES
REQUIRED PARKING FOR USE	1 SPACE / BEDROOM x 4 UNITS = 12 SPACES + 1 VISITOR = 13 SPACES TOTAL
PARKING EXEMPTION PER DX ZONING UDO 7.1.3.A.1.e	0 SPACES REQUIRED
EXISTING IMPERVIOUS AREA ON SITE	0 SF
PROPOSED IMPERVIOUS AREA ON SITE	11,123 SF
NET CHANGE IN IMPERVIOUS AREA ON SITE	+11,123 SF
TOTAL AREA DISTURBED	24,314 SF (.56) AC

CONTACT INFORMATION

PROPERTY OWNER
 COZY HOMES, LLC
 5520 LOUISBURG RD
 RALEIGH, NC 27616
 CONTACT: MOHAMED ELFADALY
 PHONE: 919.995.5876
 EMAIL: info@cozyhomes.us.com

ARCHITECT
 CONTACT: DEMIANA AIAD
 PHONE: 919.995.5876
 EMAIL: demiaiad@gmail.com

LANDSCAPE ARCHITECT
 SITE COLLABORATIVE, INC.
 821 WAKE FOREST RD
 RALEIGH, NC 27604
 CONTACT: GRAHAM SMITH
 PHONE: 919.805.3586
 EMAIL: graham@sitecollaborative.com

CIVIL ENGINEER
 GROUNDED ENGINEERING
 P.O. BOX 37132
 RALEIGH, NC 27627
 CONTACT: SEAN DOLLE
 PHONE: 919.438.3694
 EMAIL: sean@grounded-engineering.com

REUSE OF DOCUMENT
 This document is the property of Site Collaborative Inc. The ideas and design incorporated on this document is an instrument of professional service and shall not be used for any other project without written authorization of Site Collaborative Inc.

KYLE DRIVE TOWNHOMES
 Cozy Homes
 5305 Kyle Drive, Raleigh, NC

PROJECT NUMBER:
19044
 PROJECT PHASE:
PRELIMINARY SUBDIVISION PLAN
 DATE:
03.16.2020

SHEET TITLE:
COVER SHEET

SHEET NUMBER:

COV

KEYNOTE LEGEND (FURNISH AND INSTALL)

KEY	DESCRIPTION	DETAIL / SHEET
1A	PLANTING BED - TRIPLE SHREDDED HARDWOOD MULCH - SEE PLANTING PLAN	--
1B	LIMITS OF PLANTING BED - 4" DEEP "V" SPADED EDGE - SEE PLANTING PLAN	--
2A	24" WIDE CONCRETE CURB & GUTTER	7/L201
2B	30" WIDE CONCRETE CURB & GUTTER PER CITY OF RALEIGH STANDARDS (INSIDE R.O.W ONLY).	T-10.26.1/L202
2C	4" THICK CONCRETE PAVING. SAWCUT EXISTING TO NEAREST CONTROL JOINT.	2/L201
2D	4" THICK CONCRETE SIDEWALK PER CITY OF RALEIGH STANDARDS	T-30.01/L202
2E	CONCRETE STAIRS WITH HANDRAIL - 1' TREAD / 6" RISER	5/L201
2F	CONCRETE STEPS - 1' TREAD / 6" RISER	???

2G	CONCRETE DRIVEWAY AND SIDEWALK PER CITY OF RALEIGH STANDARDS	T-10.01.1/L202
3A	HEAVY DUTY ASPHALT	4/L201
4A	ACCESSIBLE ROUTE - 5% MAX. LONGITUDINAL SLOPE, 2% MAX. CROSS SLOPE	--
4B	ACCESSIBLE CURB RAMP WITH WARNING DETECTION DEVICE PER CITY OF RALEIGH STANDARD	T-20.01.2/L202
5A	4" WIDE PARKING STRIPE (TYP.) AS SHOWN ON PLAN.	10/L201
7A	TRASH ENCLOSURE FOR ROLL OUT CARTS TO MATCH ARCHITECTURE - PER CITY OF RALEIGH STANDARDS.	5.6/L201
7B	MASONRY/CONCRETE MODULAR RETAINING WALL - SEE GRADING PLAN	9/L201
7C	BUILDING EGRESS RAMP & LANDING WITH HANDRAIL	---
8A	BIKE RACK - ANOVA FURNISHINGS MODEL CIRCLEBS2. SURFACE MOUNTED INSTALLED PER MANUFACTURERS SPECIFICATIONS.	8/L201

AMENITY AREA REQUIREMENTS				
ZONING	LOT AREA (SF)	PERCENT (%)	REQUIRED (SF)	PROPOSED (SF)
R-10	21,344	5	1,067	0

OPEN SPACE REQUIREMENTS				
ZONING	LOT AREA (SF)	PERCENT (%)	REQUIRED (SF)	PROPOSED (SF)
R-10	21,344	40	8,538	0

SITE NOTES

- INFILL DOES NOT APPLY PER UDO 2.2.7.C - COMPARATIVE SAMPLE CANNOT BE PROVIDED.
- FEE-IN-LIEU FOR REQUIRED RIGHT OF WAY IMPROVEMENTS NOT SHOWN ON THIS PLAN WILL BE PROVIDED.
- PEDESTRIAN ACCESSIBILITY EXEMPT PER UDO 8.3.5.B.1.b
- DENSITY CALCULATIONS
REQUIRED - 10 U/A MAXIMUM
PROVIDED - 8 U/A
- PARKING CALCULATIONS
REQUIRED - 12 RESIDENT SPACES & 0 VISITOR SPACES: 12 TOTAL
PROVIDED - 3 ON SITE SPACES / 1 UNIT & 0 VISITOR SPACES
- BUILD-TO CALCULATIONS
REQUIRED - 10' MINIMUM / 55' MAXIMUM
PROVIDED - 10'-7" TO 39'-4" - SEE PLANS
REQUIRED - BUILDING WIDTH IN PRIMARY BUILD TO 70% / 70'
PROVIDED - BUILDING WIDTH IN PRIMARY BUILD TO 79% / 79'-3"
- BLOCK PERIMETER CALCULATIONS
REQUIRED - 2,500 L.F. MAXIMUM
PROVIDED - 9,237 L.F.

