

Preliminary Subdivision Application

Site Review

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



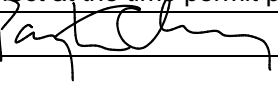
INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

DEVELOPMENT OPTIONS (UDO Chapter 2)				
<input 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):				
Property Address(es):				
Recorded Deed PIN(s):				
Building type(s):	<input 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:	
Company:	Title:
Address:	
Phone #:	Email:
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:	Address:
Phone #:	Email:
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Names:	
Company:	Title:
Address:	
Phone #:	Email:

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

STORMWATER INFORMATION			
Imperious Area on Parcel(s): Existing (sf) _____ Proposed total (sf) _____		Impervious Area for Compliance (includes right-of-way): Existing (sf) _____ Proposed total (sf) _____	
NUMBER OF LOTS AND DENSITY			
# of Detached House Lots:	# 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:	Total # Dwelling Units:		
Proposed density for each zoning district (UDO 1.5.2.F):			

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:
Printed Name:	
Signature:	Date:
Printed Name:	

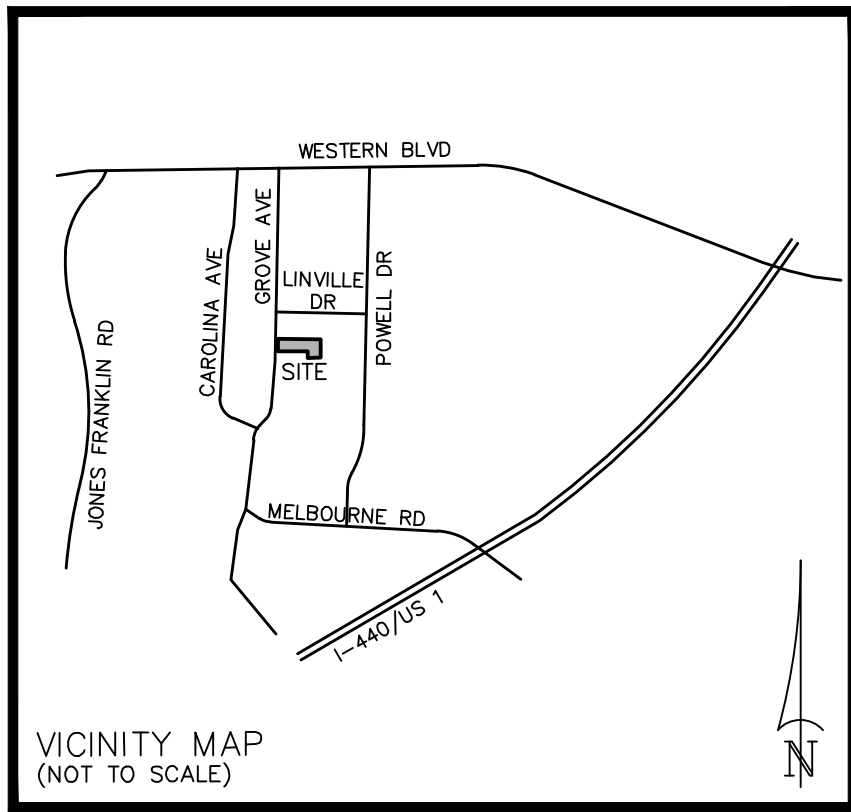
RED GROVE PLACE

711 GROVE AVENUE

Raleigh, North Carolina

PRELIMINARY SUBDIVISION

SUB-XXXX-XXXX

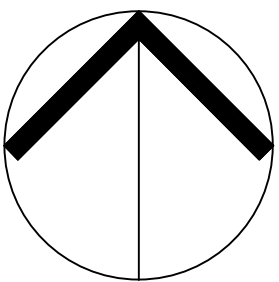


SITE DATA SUMMARY

PROJECT NAME:	RED GROVE PLACE
PIN(S):	0783-49-5689
SITE ADDRESS:	711 GROVE AVENUE
EXISTING SITE ACREAGE:	50,603 SF./1.16 AC.
RIGHT OF WAY DEDICATION:	839 SF./0.02 AC.
NET SITE ACREAGE:	49,764 SF./1.14 AC.
JURISDICTION:	CITY OF RALEIGH
ZONING:	R-6
OVERLAY DISTRICT:	SRPOD
WATERSHED:	WALNUT CREEK
RIVER BASIN:	NEUSE
CURRENT USE:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL DUPLEX
MAX. BUILDING HEIGHT:	30'
NUMBER OF BUILDINGS:	5
NUMBER OF UNITS (30 MAX):	12 UNITS
DUPLEX UNIT SIZE:	44' x 16'-2"
TRIPLEX UNIT SIZE:	28' x 23'-6"
PARKING PROVIDED:	22 SPACES
BUILDING SETBACKS:	
FROM PRIMARY STREET (MIN):	10'
FROM SIDE STREET (MIN):	10'
FROM SIDE LOT LINE (MIN):	10'
FROM REAR LOT LINE (MIN):	20'
FROM ALLEY (MIN):	4' OR 20' MIN.
BUILDING SEPARATION (MIN):	10'
PARKING SETBACKS:	
FROM PRIMARY STREET (MIN):	20'
FROM SIDE STREET (MIN):	10'
FROM SIDE LOT LINE (MIN):	5'
FROM REAR LOT LINE (MIN):	3'
FROM ALLEY (MIN):	4'
OUTDOOR AMENITY AREA REQUIRED:	4,976 SF. (10%)
OUTDOOR AMENITY AREA PROVIDED:	7,418 SF. (14.9%)
DISTURBED AREA:	55,093 SF./1.26 AC.

GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A DIGITAL SURVEY BY MAERSTAN, PLLC LAND SURVEYORS ON SEPTEMBER 12, 2020.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

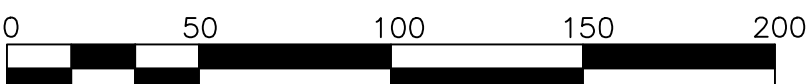


NORTH

COVER SHEET

SCALE: 1" = 50'

(DRAWING SCALED FOR 24x36 INCH PLOTS)



NOT FOR CONSTRUCTION

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 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 checked="" 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): SCOPE-0095-2021

Development name (subject to approval): Redgrove Place

Property Address(es): 711 Grove Avenue

Recorded Deed PIN(s): 0783496608

Building type(s):	<input type="checkbox"/> Detached House	<input type="checkbox"/> Attached House	<input checked="" 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: Payton Chung

Company: Westover Green LLC Title: Managing partner

Address: 1133 Manchester Drive, Cary, NC 27511

Phone #: 202-935-3647

Email: hello@westover.green

Applicant Name (if different from owner. See "who can apply" in instructions): Brandon Moore

Relationship to owner: ☐ Lessee or contract purchaser ☒ Owner's authorized agent ☐ Easement holder

Company: The Site Group Address: 1111 Oberlin Road

Phone #: 919-835-4787

Email: bdm@thesitegroup.net

NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.

Developer Contact Names: Payton Chung

Company: Westover Green LLC Title:

Address: 1133 Manchester Drive, Cary, NC 27511

Phone #: 202-935-3647

Email: hello@westnorth.com

Page 1 of 2

REVISION 10.10.22

raleighnc.gov

DEVELOPMENT TYPE + SITE DATE TABLE - ZONING INFORMATION			
Gross site acreage: 1.16 Ac			
Zoning districts (if more than one, provide acreage of each):			
R-6			
Overlay district(s): SRPOD	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: no	N/A
Conditional Use District (CUD)	Board of Adjustment Case #	Design Alternate Case #	
Case # Z:	BOA-	DA-	

STORMWATER INFORMATION			
Imperious Area on Parcel(s):	Imperious Area for Compliance (includes right-of-way):		
Existing (sf) 8,209	Proposed total (sf) 28,726	Existing (sf) 8,616	Proposed total (sf) 29,567

NUMBER OF LOTS AND DENSITY			
# of Detached House Lots:	# of Attached House Lots:	# of Townhouse Lots:	12
# of Tiny House Lots:	# of Open Lots: 1	# of Other Lots (Apartment, General, Mixed Use, Civic):	
Total # of Lots: 13	Total # Dwelling Units: 12		
Proposed density for each zoning district (UDO 1.5.2.F): 10.3 units/acre			

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.

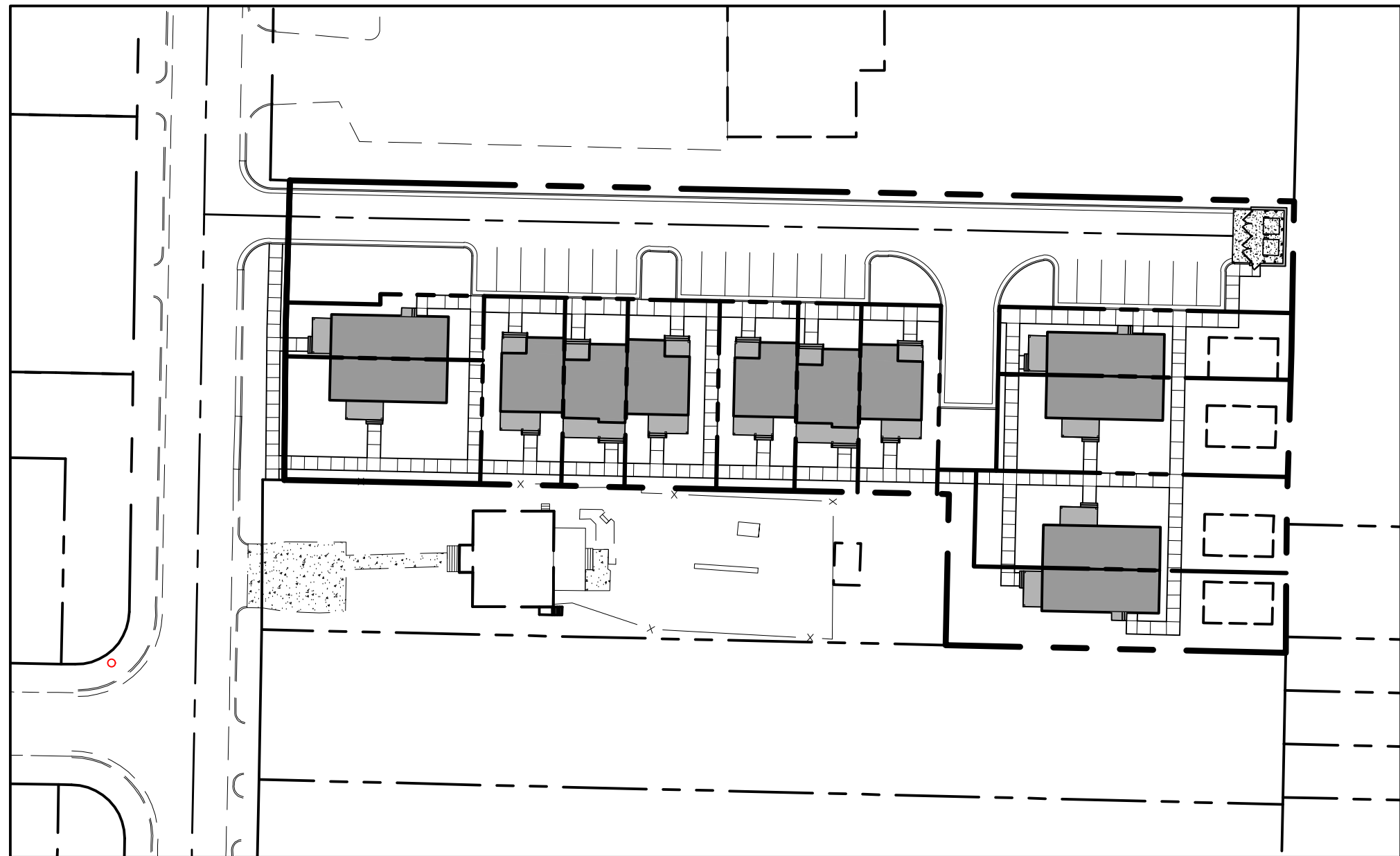
The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b)(1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested 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: Feb 21, 2023
Printed Name: Payton Chung
Signature: _____ Date: _____
Printed Name: _____

Page 2 of 2

REVISION 10.10.22

raleighnc.gov



-FTDO
-SRPOD
-Ask applicant to specify which setbacks will be applicable FTDO or INFILL. Needed for the record.

Planning Notes

PROPERTY SETBACK NOTE:

THIS PROJECT SHALL CONFORM TO THE APPLICABLE ZONING DISTRICT'S (R-6) MINIMUM PRIMARY STREET SETBACK REGULATION PER SEC 2.7.1 D6 FOOTNOTE 5.

FLOODPLAIN NOTE:

THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL 3720078400K DATED JULY 19, 2022.

TREE CONSERVATION EXEMPTION:

TREE CONSERVATION IS NOT REQUIRED FOR SITE PLANS OF PARCELS LESS THAN 2 ACRES IN SIZE. (REFERENCE: RALEIGH UDO SECTION 9.1.2)

TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPED) NOTES:

- PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
- A PERMIT REQUEST WITH A TCPEP PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- ALL TCPEP PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
 - *MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);
 - *PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);
 - *AMERICAN DISABILITY ACT (ADA REQUIREMENTS);
 - *RALEIGH STREET DESIGN MANUAL (RSDM).
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

PUBLIC IMPROVEMENT QUANTITIES

PHASE NUMBER	N/A
NUMBER OF LOTS	13
LOT NUMBERS BY PHASE	N/A
NUMBER OF UNITS	12
LIVABLE BUILDINGS	5
PUBLIC WATER (LF)	457 LF
PUBLIC GRAVITY SEWER (LF)	457 LF
PUBLIC STREET (LF)	0 LF
PUBLIC SIDEWALK (LF)	89 LF
WATER SERVICE STUBS	12"
SEWER SERVICE STUBS	12"
*STUB COUNT INCLUDES TIE-IN POINTS THAT NEED TO BE INSPECTED	

DRAWINGS INDEX:

PS 1.0	COVER SHEET
PS 2.0	EXISTING CONDITIONS & DEMO PLAN (BOUNDARY SURVEY)
PS 3.0	SITE LAYOUT PLAN
PS 3.1	SUBDIVISION PLAN
PS 4.0	GRADING & DRAINAGE PLAN
PS 4.1	OFFSITE STORM OUTFALL
PS 4.2	SCM DETAILS
PS 4.3	NPDES SHEET
PS 5.0	UTILITY PLAN
PS 5.1	LIGHTING PLAN
PS 6.0	LANDSCAPE PLAN
PS 7.0	SITE DETAILS
PS 7.1	SITE DETAILS
PS 7.2	SITE DETAILS
PS 7.3	SITE DETAILS

CONTACT:
BRANDON MOORE, RLA
THE SITE GROUP, PLLC
1111 OBERLIN ROAD
RALEIGH, NC 27605
PHONE: (919) 835-4787
FAX: (919) 839-2255
EMAIL: bdm@thesitegroup.net

OWNER/DEVELOPER:
PAYTON CHUNG
WESTOVER GREEN LLC
1133 MANCHESTER DR
CARY, NC 27511
PHONE: 507-724-8647
EMAIL: payton@westnorth.com

THE SITE GROUP
CIVIL ENGINEERS + LANDSCAPE ARCHITECTS

THE SITE GROUP, PLLC
1111 OBERLIN ROAD
RALEIGH, NC 27605-1136 USA
Office: 919.835.4787
Fax: 919.839.2255
E-Mail: bdm@thesitegroup.net

PRELIMINARY SUBDIVISION PLANS FOR:
REDGROVE PLACE
711 GROVE AVENUE
RALEIGH, NC 27606

Drawn By: RLA
Checked By: BDM

DATE:
22 FEB 2023

PRELIMINARY
SUBDIVISION

COVER
SHEET

Job Code: WNGABA

Dwg No.
PS
1.0

