

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.

Office Use Only: Case #: _____	Planner (print): _____
Pre-application Conference Date: _____	Planner (signature): _____

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
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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): 309 N State Street Townhomes

Property Address(es):
309 N. State Street

Recorded Deed PIN(s): 1714-10-5456, 1714-10-6428

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: Copernica Properties, LLC	Owner/Developer Name and Title: Stuart Cullinan
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Address: 2321 Blue Ridge Road, Suite 202, Raleigh NC 27607

Phone #: 919-398-3927	Email: stuart@mergcap.com
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APPLICANT INFORMATION

Company: Crumpler Consulting Services	Contact Name and Title: Josh Crumpler, PE
---------------------------------------	---

Address: 2308 Ridge Road, Raleigh, NC 27612

Phone #: 919-413-1704	Email: josh@crumplerconsulting.com
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Continue to the next page>

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

ZONING INFORMATION

Gross site acreage: 0.261ac

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

RX-3

Overlay district:

Inside City limits? ☒ Yes ☐ No

Conditional Use District (CUD) Case # Z-

Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface:

Acres: _____ Square Feet: 1,525

Proposed Impervious Surface:

Acres: _____ Square Feet: 7,391

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 #: 3720171400J

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots: Detached 4 Attached

Total # of single-family lots: 0

Proposed density for each zoning district (UDO 1.5.2.F):

Total # of open space and/or common area lots: 0

Total # of requested lots: 4

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 JOSH CRUMPLER 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: [Signature] Date: 4-3-20

Printed Name: STUART COLLINAN, MANAGER, COPEPNICA PROPERTIES

Signature: [Signature] Date: 4-3-20

Printed Name: STUART COLLINAN

Please email your completed application to DS.intake@raleighnc.gov.



PRELIMINARY SUBDIVISION PLANS
FOR
309 N. STATE TOWNHOMES
309 N. STATE STREET
RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-XXXX-XXXX

DEVELOPMENT SERVICES

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

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

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION
NOTE: Please attach purchase agreement when submitting this form
Company: Copernica Properties, LLC Owner/Developer Name and Title: Stuart Cullinan
Address: 2321 Blue Ridge Road, Suite 202, Raleigh NC 27607
Phone #: 919-398-3927 Email: stuart@mergcap.com

APPLICANT INFORMATION
Company: Crumpler Consulting Services Contact Name and Title: Josh Crumpler, PE
Address: 2308 Ridge Road, Raleigh, NC 27612
Phone #: 919-413-1704 Email: josh@crumplerconsulting.com

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raleighnc.gov

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

ZONING INFORMATION
Gross site acreage: 0.261ac
Zoning districts (if more than one, provide acreage of each):
RX-3
Overlay district: _____ Inside City limits? ☒ Yes ☐ No
Conditional Use District (CUD) Case # Z- _____ Board of Adjustment (BOA) Case # A- _____

STORMWATER INFORMATION
Existing Impervious Surface: _____ Square Feet: 1,529 Acres: _____ Proposed Impervious Surface: _____ Square Feet: 7,391 Acres: _____
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 #: 3720171400J

NUMBER OF LOTS AND DENSITY
Total # of townhouse lots: Detached 4 Attached _____
Total # of single-family lots: 0
Proposed density for each zoning district (UDO 1.5.2.F): _____
Total # of open space and/or common area lots: 0
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I hereby designate **JOSH CRUMPLER** to serve as my agent regarding this application, to receive and respond 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: **JOSH CRUMPLER** Date: **4-3-20**
Printed Name: **STUART CULLINAN, MANAGER, COPERNICA PROPERTIES**
Signature: **SH** Date: **4-3-20**
Printed Name: **STUART CULLINAN**

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

PREPARED FOR:
COPERNICA PROPERTIES, LLC
2321 BLUE RIDGE ROAD, SUITE 202
RALEIGH, NC 27607

PREPARED BY:
CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-413-1704
P-1533

SITE EXEMPTION NOTES:

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.
-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A-2 AS AMENDED BY TC-2-16.

SHEET	DESCRIPTION
C-1	COVER
C-2	EXISTING CONDITIONS
C-3	SITE PLAN
C-4	GRADING PLAN
C-5	UTILITY PLAN
C-6	LANDSCAPING PLAN
D-1	DETAILS

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

CALL 48 HOURS
BEFORE YOU DIG



NORTH CAROLINA
ONE-CALL CENTER
1-800-632-4949

CRUMPLER
Consulting Services, PLLC
2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-413-1704
P-1533

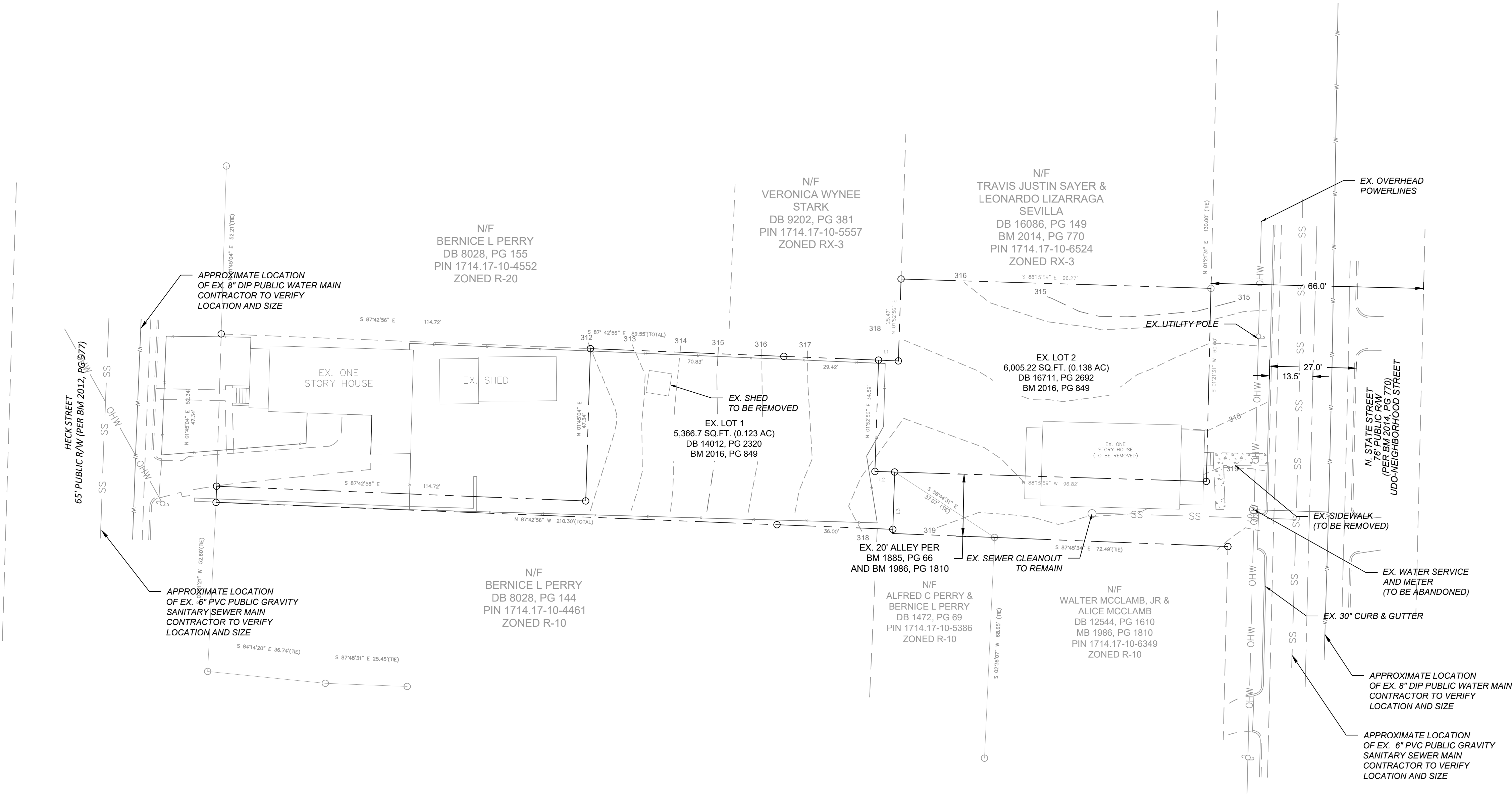
ISSUED FOR PERMITTING

DATE				
DESCRIPTION				
REV.				

COVER SHEET
309 N. STATE TOWNHOMES
309 N. STATE STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.: 20004
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 04/07/20
SCALE: NOT TO SCALE

C-1
1 of 7



LINE	BEARING	DISTANCE
L1	S 87°42'56" E	6.15'
L2	N 88°15'59" W	6.15'
L3	S 01°52'56" W	17.81'

NOTES

- TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY CHANCE SURVEYING CO., P.A, DATED 06-22-2014.
- PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720171400J DATED MAY 2, 2006.
- NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- THIS DRAWING IS NOT FOR RECORDATION.
- A DEMOLITION PLAN WILL BE REQUIRED AS A CONDITION OF APPROVAL.
- EXISTING DRIVEWAY WILL BE ABANDONED AND REPLACED WITH STANDARD CITY OF RALEIGH CURB AND GUTTER. NEW DRIVEWAYS WILL CONFIRM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING OVERHEAD POWER LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING SANITARY SEWER
- EXISTING SANITARY SEWER

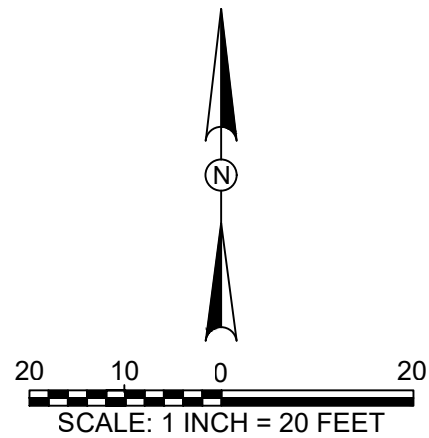
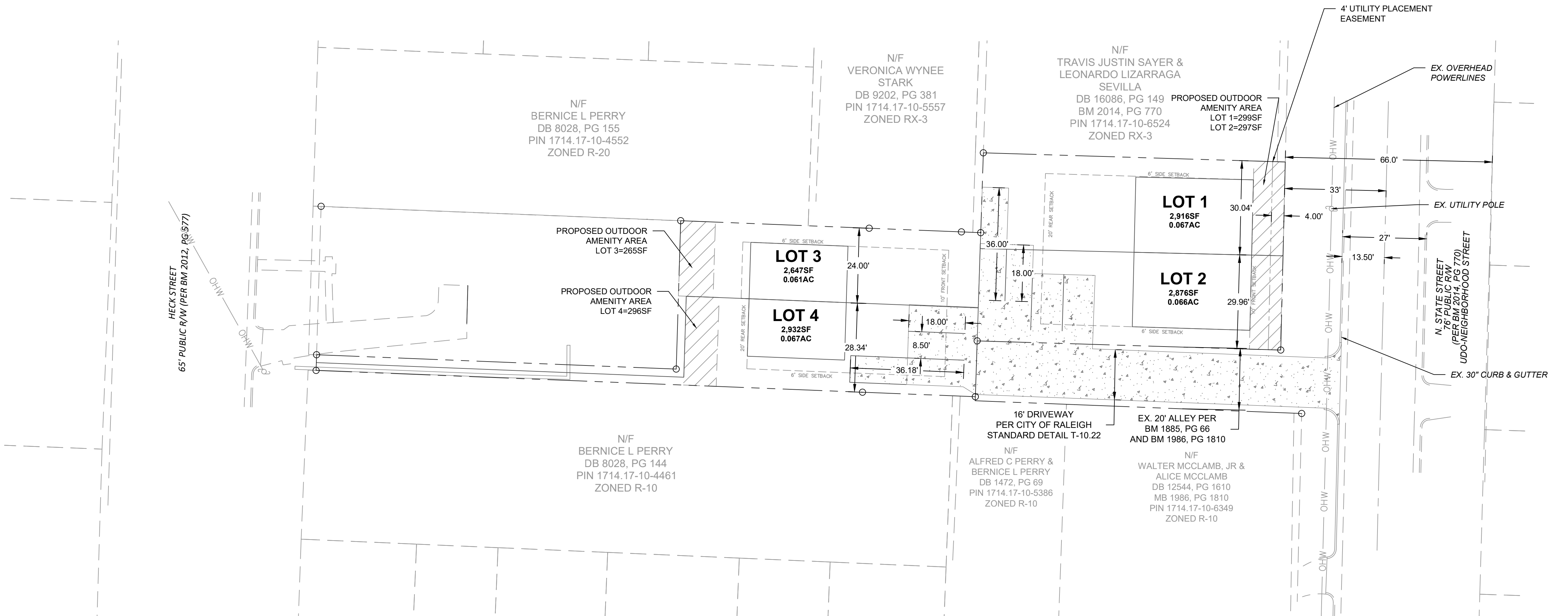
ISSUED FOR PERMITTING

DATE				
DESCRIPTION				
REV.				

EXISTING CONDITIONS
309 N. STATE TOWNHOMES
309 N. STATE STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.:	20004
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	04/07/20
SCALE:	1" = 20'

C-2



SITE EXEMPTION NOTES:

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.

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LEGEND

	EXISTING PROPERTY LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING OVERHEAD POWER LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED UTILITY
	PROPOSED LOT LINE
	PROPOSED ASPHALT DRIVE
	PROPOSED OUTDOOR AMENITY AREA

SUMMARY INFORMATION

DEVELOPMENT NAME: FHD-309 N. STATE

SITE ADDRESS: 309 N. STATE STREET
RALEIGH, NORTH CAROLINA 27601

PIN NUMBER: 1714-10-5456, 1714-10-6428

TOTAL GROSS ACREAGE: 0.261 ACRES (11,371.9 SF)

JURISDICTION: CITY OF RALEIGH
CURRENT ZONING DISTRICT: RX-3

EXISTING USE: SINGLE FAMILY
PROPOSED USE: TOWNHOMES
PROPOSED UNITS: 4 (2 BEDROOM) UNITS
PROPOSED LOTS: 5 LOTS
PROPOSED DENSITY: 10

REQUIRED BLOCK PERIMETER: 3,000'
PROVIDED BLOCK PERIMETER: 1,400'

REQUIRED BUILD-TO (PRIMARY): 10' MIN./55' MAX.
PROVIDED BUILD-TO (PRIMARY): 10'

REQUIRED BUILD-TO WIDTH (PRIMARY): 70.0%, 60.0' FRONTAGE
PROVIDED BUILD-TO WIDTH (PRIMARY): 70.0%, 48.0' BUILDING WIDTH

REQUIRED OUTDOOR AMENITY AREA: 10.0%, 1,137 SF
PROVIDED OUTDOOR AMENITY AREA: 10.3%, 1,157 SF*

BUILDING SETBACKS:
FRONT: 10'
SIDE STREET: 10'
SIDE: 0' OR 6'
REAR: 20'

EXISTING PARKING:
N/A

REQUIRED PARKING:
1 PARKING SPACES PER BEDROOM=4 SPACES

PROPOSED PARKING:
7 PARKING SPACES

BIKE PARKING REQUIRED: 4 SHORT TERM
BIKE PARKING PROVIDED: 4 SHORT TERM

OWNER/DEVELOPER:
COPERNICA PROPERTIES, LLC
2321 BLUE RIDGE ROAD, SUITE 202
RALEIGH, NC 27607

ENGINEER:
CRUMPLER CONSULTING SERVICES, PLLC
CONTACT: JOSH CRUMPLER, PE
2308 RIDGE ROAD
RALEIGH, NC 27612
(919) 413-1704

NOTES

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- PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720171400J DATED MAY 2, 2008.
- NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- THIS DRAWING IS NOT FOR RECORDATION.
- A DEMOLITION PLAN WILL BE REQUIRED AS A CONDITION OF APPROVAL.
- SOLID WASTE SERVICES TO BE PROVIDED BY CITY OF RALEIGH IN ROLL OUT TRASH BINS.
- EXISTING ALLEY TURNOUT WILL BE REPLACED WITH STANDARD CITY OF RALEIGH CURB AND GUTTER. NEW DRIVEWAYS WILL CONFIRM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS PER STANDARD DETAIL T-10.22.
- A FEE IN LIEU FOR THE REQUIRED 51LF OF 6' SIDEWALK ALONG THE PROPERTY FRONTAGE WILL BE REQUIRED TO BE PAID PRIOR TO BUILDING PERMITS.

ISSUED FOR PERMITTING

DATE				
DESCRIPTION				
REV.				

SITE PLAN

309 N. STATE TOWNHOMES
309 N. STATE STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.:	20004
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	04/07/20
SCALE:	1" = 20'

C-3