

# Preliminary Subdivision Application

## Planning and Development

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](mailto:SiteReview@raleighnc.gov).


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
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): 817 Rosemont Subdivision			
Property Address(es): 817 Rosement Avenue			
Recorded Deed PIN(s): 0794 85 8154			
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: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
<b>NOTE: Please attach purchase agreement when submitting this form</b>	
Company: Reelin Properties, LLC	Owner/Developer Name and Title: Philip Bowman, Manager
Address: 9120 Wellsley Way Raleigh, NC 27613	
Phone #: 919 274 7997	Email: philip@jimallen.com
APPLICANT INFORMATION	
Company: Reelin Properties, LLC	Contact Name and Title: Philip Bowman
Address: 5000 Falls of Neuse Road Suite 100 Raleigh, NC 27609	
Phone #: 919 274 7997	Email: philip@jimallen.com

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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.39	
Zoning districts (if more than one, provide acreage of each): R-6	
Overlay district:	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: _____ Square Feet: 5,502	Proposed Impervious Surface: Acres: _____ Square Feet: 6,745
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 #: _____	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached Attached
Total # of single-family lots: 2	
Proposed density for each zoning district (UDO 1.5.2.F): $2 / 0.39 = 5.13$	
Total # of open space and/or common area lots: 0	
Total # of requested lots: 2	

SIGNATURE BLOCK	
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.	
I, <u>PHILIP BOWMAN</u> will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) 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: 	Date: 4/22/22
Printed Name: PHILIP BOWMAN	
Signature:	Date:
Printed Name:	

Please email your completed application to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).



# 817 ROSEMONT AVE

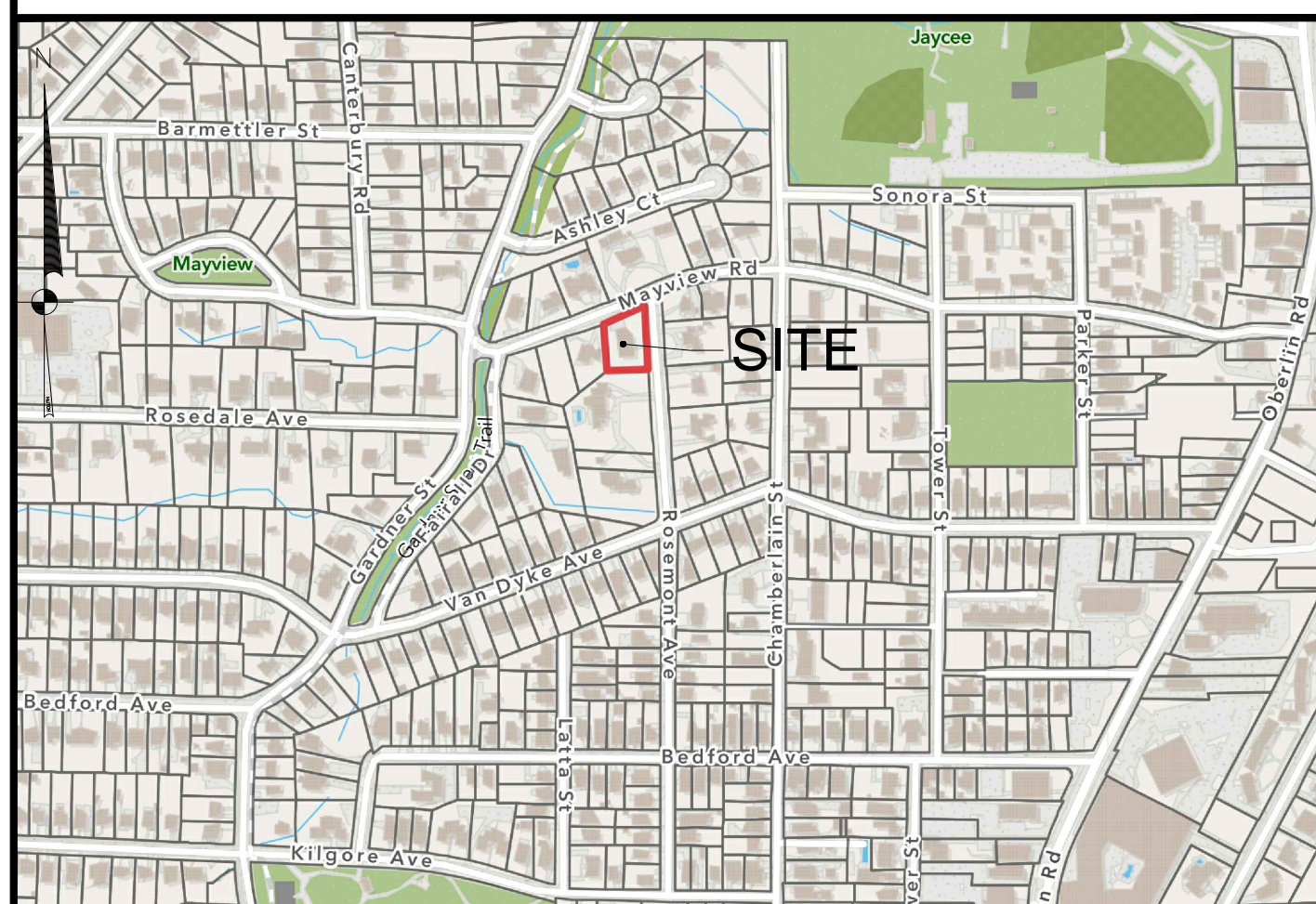
## PRELIMINARY SUBDIVISION PLANS

### SUB-0033-2022

**SOLID WASTE COMPLIANCE STATEMENT:**  
 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.

**NOTES:**

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).



VICINITY MAP

SCALE: 1" = 500'

### INDEX OF DRAWINGS

	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:**

REELIN PROPERITES, LLC  
 9120 WELLSLEY WAY  
 RALEIGH, N.C. 27613  
 (919) 274-7997  
 Philip@JimAllen.com

PROPERTY ADDRESS:  
 817 ROSEMONT AVENUE  
 RALEIGH, N.C. 27607  
 PIN 0794 85 8154  
 ZONE: R-6

TOTAL AREA: 0.39 AC. (16,787 SQ. FT.)  
 INSIDE CITY LIMITS  
 PER TC-5A-18 LOT 1 PRIMARY  
 STREET DESIGNATION SHALL BE MAYVIEW ROAD

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



**Preliminary Subdivision Application**  
 Planning and Development

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**DEVELOPMENT TYPE (UDO Section 2.1.2)**

X 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): 817 Rosemont Subdivision

Property Address(es): 817 Rosemont Avenue

Recorded Deed PIN(s): 0794 85 8154

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

**CURRENT PROPERTY OWNER/DEVELOPER INFORMATION**

NOTE: Please attach purchase agreement when submitting this form

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

**ZONING INFORMATION**

Gross site acreage: 0.39

Zoning districts (if more than one, provide acreage of each):  
 R-6

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: 5,502    Acres:    Proposed Impervious Surface:    Square Feet: 6,745    Acres:    Wetlands:  Yes     No

Neuse River Buffer:  Yes     No

Is this a flood hazard area?  Yes     No

If yes, please provide the following:  
 Flood study: \_\_\_\_\_  
 FEMA Map Panel #: \_\_\_\_\_

**NUMBER OF LOTS AND DENSITY**

Total # of townhouse lots:    Detached    Attached

Total # of single-family lots: 2

Proposed density for each zoning district (UDO 1.5.2.F): 2 / 0.39 = 5.13

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

Total # of requested lots: 2

**SIGNATURE BLOCK**

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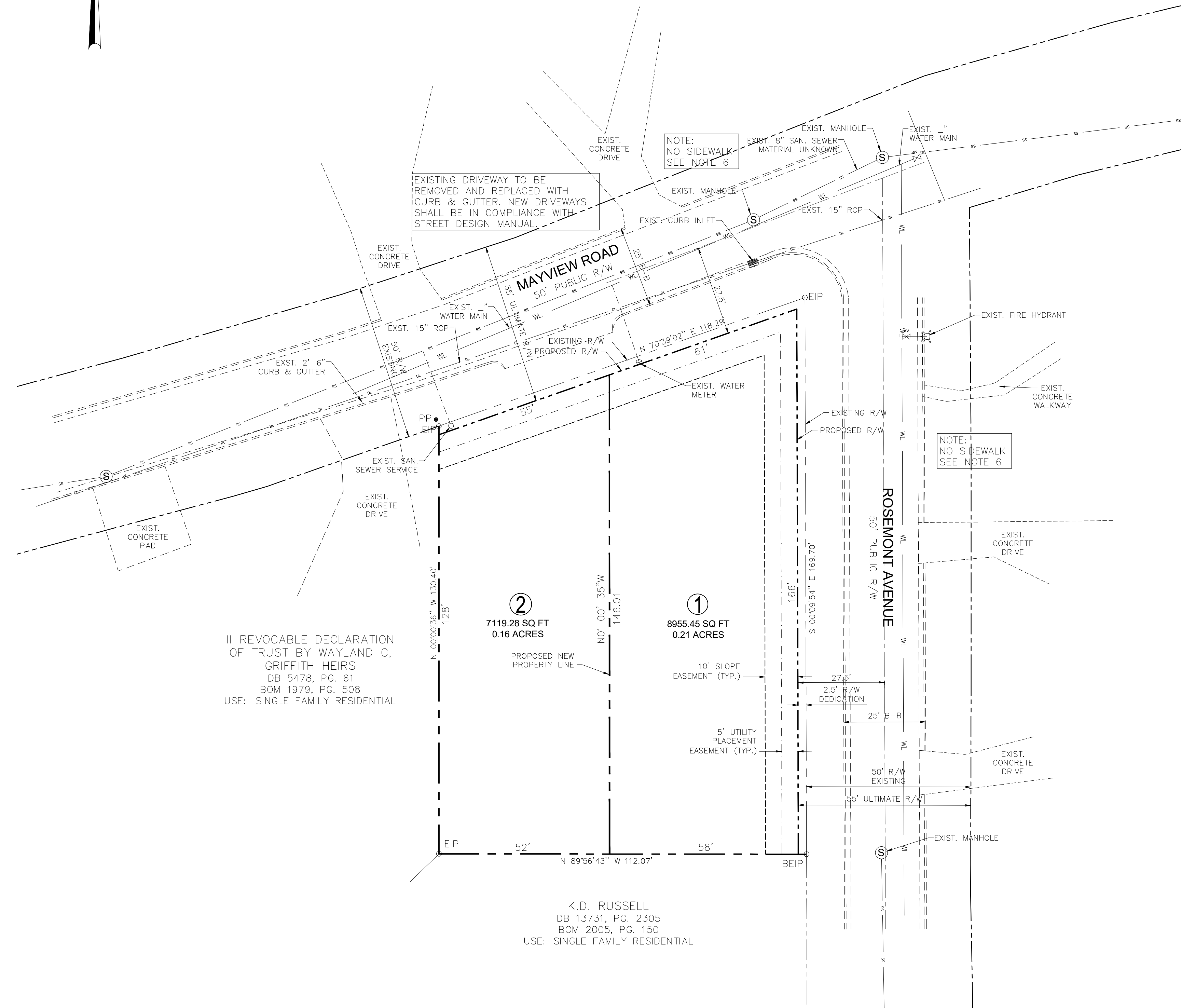
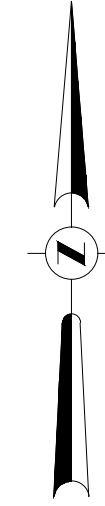
Signature: [Signature]    Date: 4/22/22  
 Printed Name: Philip Bowman    Date: \_\_\_\_\_

Please email your completed application to [SiteReviews@raleighnc.gov](mailto:SiteReviews@raleighnc.gov)

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DATE: 6/27/2022





II REVOCABLE DECLARATION OF TRUST BY WAYLAND C. GRIFFITH HEIRS DB 5478, PG. 61 BOM 1979, PG. 508 USE: SINGLE FAMILY RESIDENTIAL

K.D. RUSSELL DB 13731, PG. 2305 BOM 2005, PG. 150 USE: SINGLE FAMILY RESIDENTIAL

**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 ENCRUCH 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 INTERSECTION RADIUS AND NO CLOSER THAN 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.

**Notes:**

- Boundary survey information from Barry L. Scott Land Surveying, Raleigh, NC. Topographic information taken from City of Raleigh GIS.
- Existing residence will be removed.
- This lot is subject to UDO Section 2.2.7 Infill Rules.
- Per Section 9.2.2.A.2.a.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 Mayview Road and Rosemont Avenue frontage.
- All construction and materials in street right of way shall be in compliance with City of Raleigh Standards.

**Impervious Surface Summary**

Allowable Impervious Surface Coverage R-6 Zoning = 51%

Gross Site Area = 16,787 Sq. ft.  
 R/W Dedication = 712 Sq. ft.  
 Net Site Area = 16,075 Sq. ft.

Required Right of Way Improvement Impervious  
 Fee in Lieu Sidewalk Mayview Road (6 foot) = 752 Sq. ft.  
 Fee in Lieu Sidewalk Rosemont Ave. (6 foot) = 1,064 Sq. ft.  
 Total Right of Way Improvements Impervious = 1,816 Sq. ft.

Max. Impervious for Subdivision (no R/W Improvements) = 16,075 Sq. ft. x 0.51 = 8,198 Sq. ft.

Allowable Lot Impervious = 8,198 Sq. ft. - 1,816 Sq. ft. = 6,382 Sq. ft.

**Proposed Impervious Surface**

	Area (Sq. Ft.)	Allowable Impervious @51% (Sq. Ft.)	Right of Way Impervious (Sq. Ft.)	Maximum Lot Impervious (Sq. Ft.)
Lot 1	8,955.45	4,567	1,486	3,081.2
Lot 2	7,119.28	3,631	330	3,300.8
<b>Total Proposed Lot Impervious: 6,382.</b>				

**Site Data**

Owner / Developer: Reelin Properties, LLC  
 9120 Wellsley Way  
 Raleigh, NC 27613  
 Contact: Philip Bowman  
 919 274 7997

Street Address 817 Rosemont Avenue (inside City limits)  
 PIN 0794 85 8154

Gross Area	16,787 sq. ft.	0.39 acre
Right of Way Dedication	Mayview Road 292 sq. ft. Rosemont Ave. 420 sq. ft. Total 712 sq. ft.	0.01 acre 0.01 acre 0.02 acre
Net Area	16,075 sq. ft.	0.37 acre

Zoning R-6

Existing Land Use Single Family Residential

Proposed Use 2 Single Family Detached Residential Dwellings (One Phase)

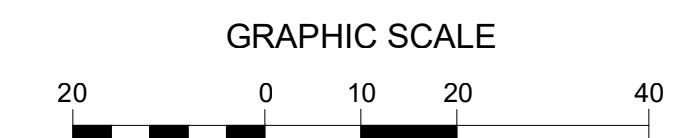
Proposed Number of Livable Units 2

Open Space No

**Lot Summary**

	1	2
Lot	1	2
Min. Area Required	6,000 sq. ft. 0.14 ac	6,000 sq. ft. 0.14 ac
Area Provided	8,955 sq. ft. 0.21 ac	7,119 sq. ft. 0.16 ac
Min. Lot Width Required	50 ft.	50 ft.
Lot Width Provided	61 ft.	55 ft.
Min. Lot Depth Required	80 ft.	80 ft.
Lot Depth Provided	146 ft.	128 ft.

**PRELIMINARY SUBDIVISION PLAN**  
 SCALE: 1"=20'



JOB NO. 2

DESIGN ARK

DRAWN MAIT

CHECKED ARK

SCALE 1" = 20'

FILE 817 Rosemont Ave.dwg

PROPOSED

**DIEHL & PHILLIPS, P.A.**  
 CONSULTING ENGINEERS - LIC. NO. C-0465  
 1500 Piney Plains Rd., Suite 200  
 CARY, N.C. 27518 • (919) 467-9972

**D&P**

PRELIMINARY SUBDIVISION PLAN  
 817 ROSEMONT AVENUE  
 RALEIGH, NORTH CAROLINA

PRELIMINARY SUBDIVISION PLAN

SHEET 3 OF 6