

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.

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): SCOPE-0115-2021			
Development name (subject to approval): 908 Williamson Townhomes			
Property Address(es): 908 Williamson Drive			
Recorded Deed PIN(s): 1704365041			
What is your project type?	☐ Single family ☐ Apartment	☒ Townhouse ☐ Non-residential	☐ Attached houses ☐ Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: Concept 8 Holdings, LLC	Owner/Developer Name and Title: Shawn Donovan, Member Manager
Address: 307 S. Salem Street Apex, NC 27502	
Phone #: 919-601-5087	Email: shawn@concepteight.com
APPLICANT INFORMATION	
Company: RDU Consulting, PLLC	Contact Name and Title: Jason G. Meadows, P.E.
	Address: P.O. Box 418 Clayton, NC 27528
Phone #: 919-889-2614	Email: jason@rduconsulting.com

Continue to page 2 >>

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

Gross site acreage: 2.423 AC

Zoning districts (if more than one, provide acreage of each): R-4

Overlay district: N/A

Inside City limits? ☒ Yes ☐ No

Conditional Use District (CUD) Case # Z-

Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface:

Acres: 0.36 AC

Square Feet: 15,680 SF

Proposed Impervious Surface:

Acres: 1.26 AC

Square Feet: 54,885 SF

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: 17

Detached

Attached 2

Total # of single-family lots: 17

Proposed density for each zoning district (UDO 1.5.2.F): 7.08 UNITS/AC

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

Total # of requested lots: 18

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, Jason G. Meadors 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: Jason G. Meadors

Date: 6/16/2022

Printed Name: Jason G. Meadors

Signature: _____

Date: _____

Printed Name: _____

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



VICINITY MAP
1" = 400'

SITE DATA	
PROPERTY OWNER/DEVELOPER:	CONCEPT 8 HOLDINGS, LLC 307 S. SALEM ST., SUITE 200 APEX, NC 27502
SITE ADDRESS:	908 WILLIAMSON DRIVE
SITE AREA:	GROSS: 105,531 SF (2.423 AC.) RIGHT-OF-WAY DEDICATION: 846 SF (0.019 AC.) NET: 104,685 SF (2.403 AC.)
NET SITE AREA REQUIRED:	1 UNIT/6,000 SF
NET SITE AREA PROVIDED:	1 UNIT/6,157 SF
WAKE COUNTY PIN #:	1704365041
ZONING DISTRICT:	R-4
EXISTING USE:	DETACHED SINGLE FAMILY
PROPOSED USE:	TOWNHOME BUILDING TYPE - (17) 3- BEDROOM UNITS
STREET CLASSIFICATION:	WILLIAMSON DR. - NEIGHBORHOOD YIELD IREDELL DR. - NEIGHBORHOOD YIELD
STREETSCAPE REQUIRED:	NEIGHBORHOOD YIELD 6' PLANTING AREA 6' SIDEWALK
OPEN SPACE REQUIRED:	COMPACT SUBDIVISION - 1 ACRE MINIMUM (UDO 2.3.1.B) (60% MIN. CONTIGUOUS OPEN SPACE)
PROVIDED:	TOTAL: 44,659 SF (1.025 AC) CENTER OPEN SPACE - 29,256 (65.5.% CONTIGUOUS)
AMENITY AREA REQUIRED:	TOTAL: 5,234 SF (5%) ADA ACCESSIBLE: 2,617 SF (2.5%)
PROVIDED:	TOTAL: 29,256 SF (27.9%) ADA ACCESSIBLE: 2,617 SF (2.5%)

INDEX

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CE-1.0	EXISTING CONDITIONS & DEMOLITION PLAN
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CE-2.1	SIGHT DISTANCE EXHIBIT
CE-3.0	UTILITY PLAN
CE-4.0	GRADING & DRAINAGE PLAN
CE-4.1	STORMWATER MANAGEMENT PLAN
LA-1	LANDSCAPE PLAN
TCA	TREE CONSERVATION PLAN

WILLIAMSON TOWNHOMES COMPACT SUBDIVISION PLANS SUB-0045-2022 RALEIGH, NORTH CAROLINA

MAY 16, 2022
REVISED SEPTEMBER 6, 2022

DEVELOPER:

CONCEPT 8 HOLDINGS, LLC

307 S. Salem St. Suite 200

Apex, NC 27502

919-601-5078

shawn@concepteight.com

CIVIL ENGINEER:

RDU

CONSULTING, PLLC

NC LICENSE P-2425

PHONE: 919-889-2614

EMAIL: JASON@RDUCONSULTING.COM

P.O. BOX 418

CLAYTON, NC 27528

HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

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

SOLID WASTE INSPECTIONS STATEMENT.
DEVELOPERS HAVE REVIEWED AND ARE IN
COMPLIANCE WITH THE REQUIREMENTS SET
FORTH IN THE CITY OF RALEIGH SOLID
WASTE MANUAL. STANDARD 96 GAL ROLL
OUT CONTAINERS WILL BE STORED WITHIN
THE GARAGE AREA OF THE UNITS AND
ROLLED CURBSIDE FOR COLLECTION

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REVISION 02.19.21

raleighnc.gov

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
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Zoning districts (if more than one, provide acreage of each): R-4	
Overlay district: N/A	Inside City limits? ☒ Yes ☐ No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.42 AC Square Feet: 18,288 SF	Proposed Impervious Surface: Acres: 1.44 AC Square Feet: 62,725 SF
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: 17	Detached Attached
Total # of single-family lots:	
Proposed density for each zoning district (UDO 1.5.2.F): 1 Unit / 6,157 SF (Net Site Area)	
Total # of open space and/or common area lots: 1	
Total # of requested lots: 18	

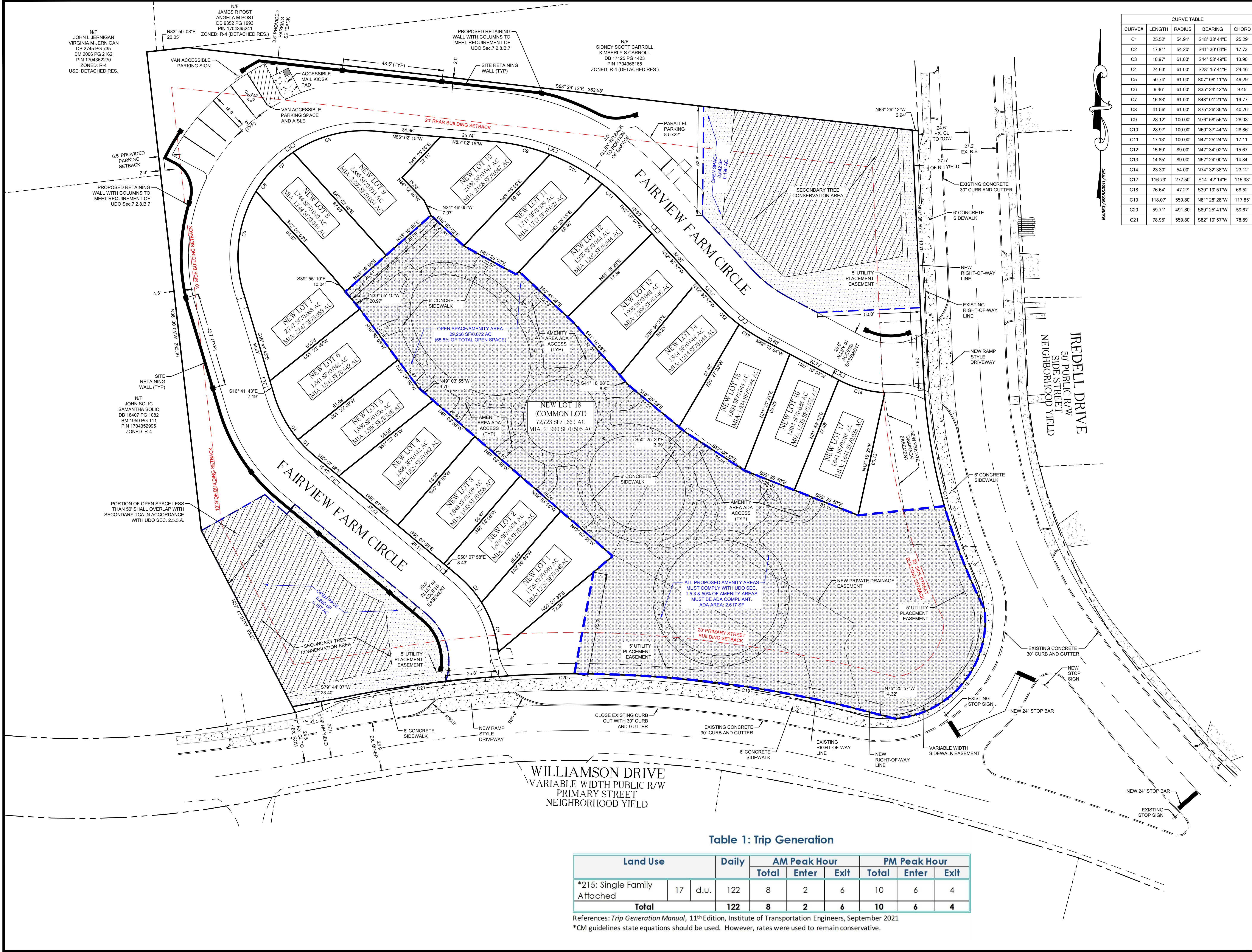
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I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.	
Signature: <u>[Signature]</u>	Date: <u>9/6/2022</u>
Printed Name: <u>Jason Meadows</u>	Date:
Signature:	Date:
Printed Name:	

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

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REVISION 02.19.21

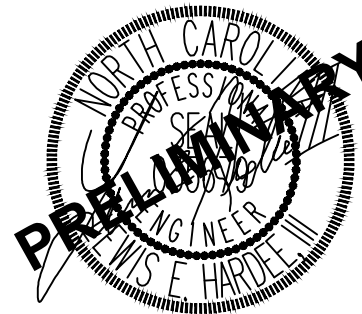
raleighnc.gov



CURVE TABLE				
CURVE#	LENGTH	RADIUS	BEARING	CHORD
C1	25.52'	54.91'	S18° 38' 44"E	25.29'
C2	17.81'	54.20'	S41° 30' 04"E	17.73'
C3	10.97'	61.00'	S44° 58' 49"E	10.96'
C4	24.63'	61.00'	S28° 15' 41"E	24.46'
C5	50.74'	61.00'	S07° 08' 11"W	49.29'
C6	9.46'	61.00'	S35° 24' 42"W	9.45'
C7	16.83'	61.00'	S48° 01' 21"W	16.77'
C8	41.56'	61.00'	S75° 26' 36"W	40.76'
C9	28.12'	100.00'	N76° 58' 56"W	28.03'
C10	28.97'	100.00'	N60° 37' 44"W	28.86'
C11	17.13'	100.00'	N47° 25' 24"W	17.11'
C12	15.69'	89.00'	N47° 34' 02"W	15.67'
C13	14.85'	89.00'	N57° 24' 00"W	14.84'
C14	23.30'	54.00'	N74° 32' 38"W	23.12'
C17	116.79'	277.50'	S14° 42' 14"E	115.93'
C18	76.64'	47.27'	S39° 19' 51"W	68.52'
C19	118.07'	559.80'	N81° 28' 28"W	117.85'
C20	59.71'	491.80'	S89° 25' 41"W	59.67'
C21	78.95'	559.80'	S82° 19' 57"W	78.89'



NC LICENSE P-2425
PHONE: 919-889-2614
EMAIL: JASON@RDUCONSULTING.COM
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CLAYTON, NC 27528



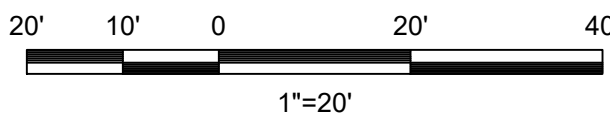
CONCEPT 8
HOLDINGS, LLC
307 S. SALEM ST. #200
APEX, NC 27502

WILLIAMSON
TOWNHOMES
(SUB-0045-2022)

PRELIMINARY
SUBDIVISION

LEGEND

- BM BOOK OF MAPS
- DB DEED BOOK
- PG PAGE
- N/F NOW OR FORMERLY
- R/W RIGHT OF WAY
- EIP EXISTING IRON PIPE
- EPK EXISTING PK WALL
- ECM EXISTING CONCRETE MONUMENT
- IPS IRON PIPE SET
- CP COMPUTED POINT
- RCP REINFORCED CONCRETE PIPE
- PP POWER POLE
- GUY GUY ANCHORS
- PROPOSED INSERTION VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING WATER REDUCER
- PROPOSED WATER REDUCER
- EXISTING WATER METER
- PROPOSED WATER METER
- EXISTING HOT BOX
- PROPOSED HOT BOX
- EXISTING MANHOLE
- PROPOSED MANHOLE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- LINES NOT SURVEYED
- - - EASEMENT LINES
- OVERHEAD ELECTRICAL LINES
- - - EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING STORM DRAINAGE LINE
- PROPOSED STORM DRAINAGE LINE



1"=20'

Revisions

Number	Description	Date
1	CITY OF RALEIGH COMMENTS	9/6/22

Drawing Title
SUBDIVISION PLAN

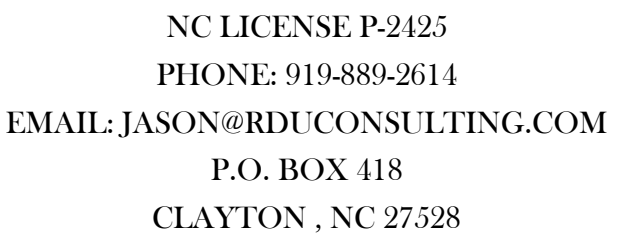
Sheet Number
CE-2.0

Date Issued 05/31/2022

Table 1: Trip Generation

Land Use			Daily	AM Peak Hour			PM Peak Hour		
				Total	Enter	Exit	Total	Enter	Exit
*215: Single Family Attached	17	d.u.	122	8	2	6	10	6	4
Total			122	8	2	6	10	6	4

References: Trip Generation Manual, 11th Edition, Institute of Transportation Engineers, September 2021
*CM guidelines state equations should be used. However, rates were used to remain conservative.



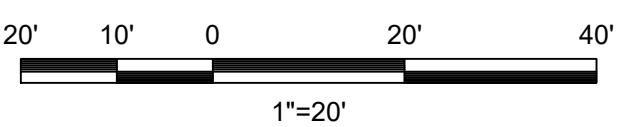
CONCEPT 8
HOLDINGS, LLC
307 S. SALEM ST. #200
APEX, NC 27502

WILLIAMSON
TOWNHOMES
(SUB-0045-2022)

PRELIMINARY
SUBDIVISION

LEGEND

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DB	DEED BOOK
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—	PROPOSED STORM DRAINAGE LINE



Revisions		
Number	Description	Date
1	CITY OF RALEIGH COMMENTS	9/6/22

Drawing Title

SIGHT DISTANCE
EXHIBIT

CE-2.1

Date Issued 08/31/2022