DEVELOPMENT SERVICES

Preliminary Subdivision Plan Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

Raleigh

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)			
☒ 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): N/A			
Development name (subject to approval): Frazier Subdivision			
Property Address(es): 801 N. Bloodworth Street			
Recorded Deed PIN(s): 1704-82-8732			
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: N/A	Owner/Developer Name and Title: Jorja Carol Frazier
Address: 801 N. Bloodworth Street	
Phone #: 919.624.0398	Email: joliethomas@gmail.com
APPLICANT INFORMATION	
Company: Grounded Engineering	Contact Name and Title: Sean A. Dolle, President
	Address: 4909 Liles Road, Raleigh, NC 27606
Phone #: 919.438.3694	Email: sean@grounded-engineering.com

Continue to the next page>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.48 ac	
Zoning districts (if more than one, provide acreage of each): R-10	
Overlay district: NCOD(Mordecai-2) & HOD-G (Oakwood)	Inside City limits? ☒ Yes ☐ No
Conditional Use District (CUD) Case # Z- N/A	Board of Adjustment (BOA) Case # A- N/A

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: _____ Square Feet: 6,700 SF	Proposed Impervious Surface: Acres: _____ Square Feet: 6,393 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: 0 Detached Attached	
Total # of single-family lots: 2	
Proposed density for each zoning district (UDO 1.5.2.F): 4.2 DU/AC	
Total # of open space and/or common area lots: 0	
Total # of requested lots: 2	

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 SEAN DOLLE 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: Jorja C. Frazier	Date: 06.24.2020
Printed Name: JORJA C FRAZIER	
Signature:	Date:
Printed Name:	

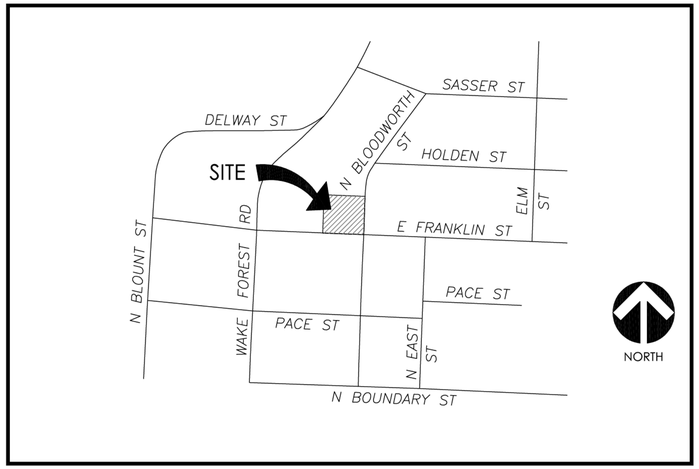
Please email your completed application to DS.intake@raleighnc.gov.

FRAZIER SUBDIVISION

PRELIMINARY SUBDIVISIONPLAN SUBMITTAL
GROUNDED ENGINEERING PROJECT #20056
CITY OF RALEIGH PROJECT #SUB-0046-2020

SITE DATA SUMMARY	
PROJECT NAME	FRAZIER SUBDIVISION
PROPERTY ADDRESS	801 N. BLOODWORTH STREET
COUNTY	WAKE
WAKE COUNTY PIN	1704-82-8732
REAL ESTATE ID	0032915
EXISTING PARCEL SIZE	0.48 AC (20,932 SF)
CURRENT ZONING	R-10
PROPOSED # OF LOTS	2
PROPOSED LOT SIZES	LOT #1 - 10,357 SF (0.24 AC) LOT #2 - 10,575 SF (0.24 AC)
PROPOSED DENSITY	4.2 DU/AC
RIVER BASIN	NEUSE RIVER BASIN
OVERLAY DISTRICTS	NCOD (MORDECAI-2) HOD-G (OAKWOOD)
CURRENT USE	SINGLE FAMILY RESIDENTIAL
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
OWNER	JORJA CAROL FRAZIER 801 N. BLOODWORTH STREET RALEIGH, NC 27604 CONTACT: JORJA CAROL FRAZIER EMAIL: JOLIETHOMAS@GMAIL.COM PHONE: 919.624.0398 FAX: N/A
CIVIL ENGINEER / APPLICANT	GROUNDED ENGINEERING, INC. PO BOX 37132 RALEIGH, NC 27627 CONTACT: SEAN A. DOLLE, PE, LEED AP BD+C EMAIL: SEAN@GROUNDED-ENGINEERING.COM PHONE: 919.438-3694 FAX: N/A
SURVEYOR	TURNING POINT SURVEYING, PLLC 4113 JOHN S. RABOTEAU WYND RALEIGH, NC 27612 CONTACT: JEFFREY H. DAVIS PHONE: 919.781.0234 FAX: N/A

EXISTING IMPERVIOUS AREA SUMMARY	
EXISTING IMPERVIOUS AREA (EXISTING PARCEL)	6,700 SF (32.0% OF PARCEL)
EXISTING IMPERVIOUS AREA (PROPOSED LOT #1)	307 SF (3.0% OF LOT)
EXISTING IMPERVIOUS AREA (PROPOSED LOT #2)	6,393 SF (60.5% OF LOT)



VICINITY MAP
N.T.S.

DEVELOPMENT SERVICES

Preliminary Subdivision Plan Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

Raleigh

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)

☒ 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): N/A

Development name (subject to approval): Frazier Subdivision

Property Address(es): 801 N. Bloodworth Street

Recorded Deed PIN(s): 1704-82-8732

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: N/A	Owner/Developer Name and Title: Jorja Carol Frazier
Address: 801 N. Bloodworth Street	
Phone #: 919.624.0398	Email: joliethomas@gmail.com

APPLICANT INFORMATION

Company: Grounded Engineering	Contact Name and Title: Sean A. Dolle, President
	Address: 4909 Liles Road, Raleigh, NC 27606
Phone #: 919.438.3694	Email: sean@grounded-engineering.com

Continue to the next page>

Page 1 of 2

REVISION 08.01.19

raleighnc.gov

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

ZONING INFORMATION

Gross site acreage: 0.48 ac

Zoning districts (if more than one, provide acreage of each): R-10

Overlay district: NCOD(Mordecai-2) & HOD-G (Oakwood) | Inside City limits? ☒ Yes ☐ No

Conditional Use District (CUD) Case # Z- N/A | Board of Adjustment (BOA) Case # A- N/A

STORMWATER INFORMATION

Existing Impervious Surface: Acres: _____ Square Feet: 6,700 SF

Proposed Impervious Surface: Acres: _____ Square Feet: 6,393 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: 0 Detached Attached

Total # of single-family lots: 2

Proposed density for each zoning district (UDO 1.5.2.F): 4.2 DU/AC

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

Total # of requested lots: 2

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 SEAN DOLLE 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: Jorja C. Frazier Date: 6.24.2020

Printed Name: JORJA C FRAZIER

Signature: _____ Date: _____

Printed Name: _____

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

Page 2 of 2

REVISION 08.01.19

raleighnc.gov

811 Know what's below. Call before you dig.

ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

REFER TO SHEET C-001 FOR PROJECT AND SHEET RELATED NOTES.

SHEET INDEX	
C-000	COVER SHEET
C-001	PROJECT NOTES
C-100	EXISTING CONDITIONS PLAN
C-110	EXISTING IMPERVIOUS AREA EXHIBIT
C-200	PRELIMINARY DEMOLITION PLAN
C-300	PRELIMINARY LOT LAYOUT PLAN
C-500	PRELIMINARY GRADING PLAN
C-700	PRELIMINARY UTILITY PLAN
L400	PLANTING PLAN
L401	PLANTING DETAILS

ATTENTION CONTRACTORS

THE ***CONSTRUCTION CONTRACTOR*** RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER, AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR ***CONTACTING*** THE ***PUBLIC WORKS DEPARTMENT*** AT **(919) 996-2409**, AND THE ***PUBLIC UTILITIES DEPARTMENT*** AT **(919) 996-5450** AT LEAST ***TWENTY FOUR HOURS*** PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

FAILURE TO NOTIFY BOTH ***CITY DEPARTMENTS*** IN ADVANCE OF BEGINNING CONSTRUCTION, WILL RESULT IN THE ISSUANCE OF ***MONETARY FINES***, AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THE NOTIFICATION FAILURE.

FAILURE TO CALL FOR ***INSPECTION. INSTALL A DOWNSTREAM PLUG***, HAVE ***PERMITTED PLANS*** ON THE ***JOBSITE***, OR ANY OTHER ***VIOLATION*** OF ***CITY OF RALEIGH STANDARDS*** WILL RESULT IN A ***FINE AND POSSIBLE EXCLUSION*** FROM FUTURE WORK IN THE ***CITY OF RALEIGH***.

INFRASTRUCTURE INSPECTIONS TABLE (RALEIGH PUBLIC UTILITIES)	
LINEAR FOOTAGE OF PUBLIC WATERMAIN	0
LINEAR FOOTAGE OF PUBLIC SEWERMAIN	0
LINEAR FOOTAGE OF PRIVATE WATERMAIN	0
LINEAR FOOTAGE OF PRIVATE SEWERMAIN	0
# OF WATER STUBS / TIES (INCLUDES ALL NEW TAPS, NEW WATER SERVICE STUBS, AND HYDRANT STUBS ON EXISTING WATERMAINS)	1
# OF WATER METERS FOR DOMESTIC	1 (5/8" METER)
# OF WATER METERS FOR IRRIGATION	0
# OF SEWER SERVICES	1 (4" SERVICE)

SOLID WASTE COMPLIANCE STATEMENT

DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

STORMWATER NOTE

PER SECTION 9.2.2.A.2.b.i SUBJECT TO 4.a OF THE 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.

SITE LIGHTING NOTE

NO SITE LIGHITNG IMPROVEMENTS ARE PROPOSED AS PART OF THIS PROJECT. EXISTING STREET LIGHTING WILL REMAIN IN PLACE.

TREE CONSERVATION AREA NOTE

SINCE THE PROPERTY IS LESS THAN 2.0 ACRES, THE SUBJECT PROPERTY IS EXEMPT FROM TREE CONSERVATION REQUIREMENTS.

SIDEWALK FEE-IN-LIEU NOTE

THE OWNER SHALL BE RESPONSIBLE FOR PAYING A FEE-IN-LIEU FOR A 1' WIDTH ALONG THE ENTIRE PROPERTY FRONTAGE ON BOTH N. BLOODWORTH STREET AND E. FRANKLIN STREET. THE FEE MUST BE PAID PRIOR TO MAP RECORDATION.

REQUIRED DEVELOPMENT STANDARDS (R-10)	
MINIMUM REQUIRED LOT AREA	4,000 SF
MINIMUM REQUIRED LOT WIDTH (INTERIOR)	45 FEET
MINIMUM REQUIRED LOT WIDTH (CORNER)	60 FEET
MINIMUM REQUIRED LOT DEPTH	60 FEET
MAXIMUM ALLOWED DENSITY	10 DU/AC
MINIMUM PRIMARY STREET BUILDING SETBACK	10 FEET
MINIMUM SIDE STREET BUILDING SETBACK	10 FEET
MINIMUM SIDE LOT LINE BUILDING SETBACK	5 FEET
MINIMUM REAR LOT LINE BUILDING SETBACK	20 FEET
MAXIMUM BUILDING HEIGHT (PRINCIPAL BLDG)	40 FEET / 3 STORIES
MAXIMUM BUILDING HEIGHT (ACCESSORY BLDG)	25 FEET
GROUND FLOOR ELEVATION (20' OR LESS FROM FRONT PROPERTY LINE (MIN)	2'
GROUND FLOOR ELEVATION (MORE THAN 20' FROM FRONT PROPERTY LINE (MIN)	N/A

REQUIRED DEVELOPMENT STANDARDS (NCOD MORDECAI 2)	
MINIMUM REQUIRED LOT AREA	7,260 SF
MAXIMUM ALLOWABLE LOT AREA	14,520 SF
MINIMUM REQUIRED LOT WIDTH	50 FEET
MAXIMUM ALLOWABLE LOT WIDTH	100 FEET
FRONT YARD SETBACK	15' MIN / 25' MAX
MAXIMUM BUILDING HEIGHT	35 FEET

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

grounded ENGINEERING
4909 Liles Road
Raleigh, NC 27606
919.438.3694 (o)
Firm License C-3898

FRAZIER SUBDIVISION
PRELIMINARY SUBDIVISION PLAN SUBMITTAL
COVER SHEET

ISSUE DATE	SUBMITTAL DESCRIPTION
06.25.2020	0 - INITIAL SUBDIVISION SUBMITTAL TO CITY
08.20.2020	1 - REV. PER COR REVIEW
09.22.2020	2 - REV. PER COR REVIEW
10.14.2020	3 - REV. PER COR REVIEW

PROJECT # 20056

SHEET # C-000

ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

REFER TO SHEET C-001 FOR PROJECT AND SHEET RELATED NOTES.

N/F OWNED BY:
ARTHUR G. AND MATHA J. EISENSTADT
PIN: 1704-82-8833
ZONED: R-10
USE: SINGLE-FAMILY RESIDENTIAL

S 87°59'49" E 149.60'

N 01°55'09" E 159.82'

S 01°55'09" W 159.82'

N. BLOODWORTH STREET
(66' PUBLIC R/W)
NEIGHBORHOOD STREET CLASSIFICATION

N/F OWNED BY:
J.T. HOBBY & SON, INC.
PIN: 1704-82-6735
ZONED: NX-3-SH
USE: COMMERCIAL BUSINESS

N/F OWNED BY:
JESSE S. JUR & ARDATH P. PRESLER-JUR
PIN: 1704-92-0746
ZONED: R-10
USE: SINGLE-FAMILY RESIDENTIAL

N/F OWNED BY:
SCOTT R. & MEGAN S. BRIGGS
PIN: 1704-92-0649
ZONED: R-10
USE: SINGLE-FAMILY RESIDENTIAL

N/F OWNED BY:
JO ANNE & WILLIAM EARL SANFORD
PIN: 1704-82-8505
ZONED: R-10
USE: SINGLE-FAMILY RESIDENTIAL

EXISTING IMPERVIOUS AREA (TYP)
EXISTING CONCRETE PAD
APPROXIMATE LOCATION OF EXISTING OVERLAY DISTRICT LINE
R-10 NCOD (MORDECAI 2)
R-10 HOD-G (OAKWOOD)
EXISTING FENCE (TYP)
EXISTING PATIO
EXISTING WATERLINE (SIZE AND MATERIAL UNKNOWN)
EXISTING SANITARY SEWER LINE (SIZE AND MATERIAL UNKNOWN)
EXISTING CONCRETE CURB & GUTTER (TYP)
EXISTING DRIVEWAY
EXISTING OVERHEAD UTILITY LINE (TYP)
EXISTING LANDSCAPE WALL (TYP)
EXISTING UTILITY POLE (TYP)
EXISTING 5' WIDE CONCRETE SIDEWALK
EXISTING ONE-STORY DWELLING UNIT (TO REMAIN)
EXISTING PORCH
APPROXIMATE LOCATION OF EXISTING STREET TREE (TYP)
EXISTING SANITARY SEWER CLEANOUT
EXISTING FIRE HYDRANT
EXISTING WATER METER
EXSSMH
TOP = 327.7
(FILLED IN)
EXSSMH
TOP = 324.2
INIV = 316.3

N 87°59'49" W 149.60'

E. FRANKLIN STREET
(50' PUBLIC R/W)
NEIGHBORHOOD LOCAL STREET CLASSIFICATION

LEGEND

- XXX — EXISTING CONTOUR (MAJOR)
- XXX — EXISTING CONTOUR (MINOR)
- W — EXISTING WATERLINE
- SS — EXISTING SANITARY SEWER
- EXISTING STORM DRAINAGE
- OU — EXISTING OVERHEAD UTILITY LINE
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING WATERLINE VALVE
- S — EXISTING SANITARY SEWER MH

Know what's below. Call before you dig.

NORTH

10 5 0 10 20
GRAPHIC SCALE

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

grounded ENGINEERING
4909 Liles Road
Raleigh, NC 27606
919.438.3694 (o)
Firm License C-3898

FRAZIER SUBDIVISION

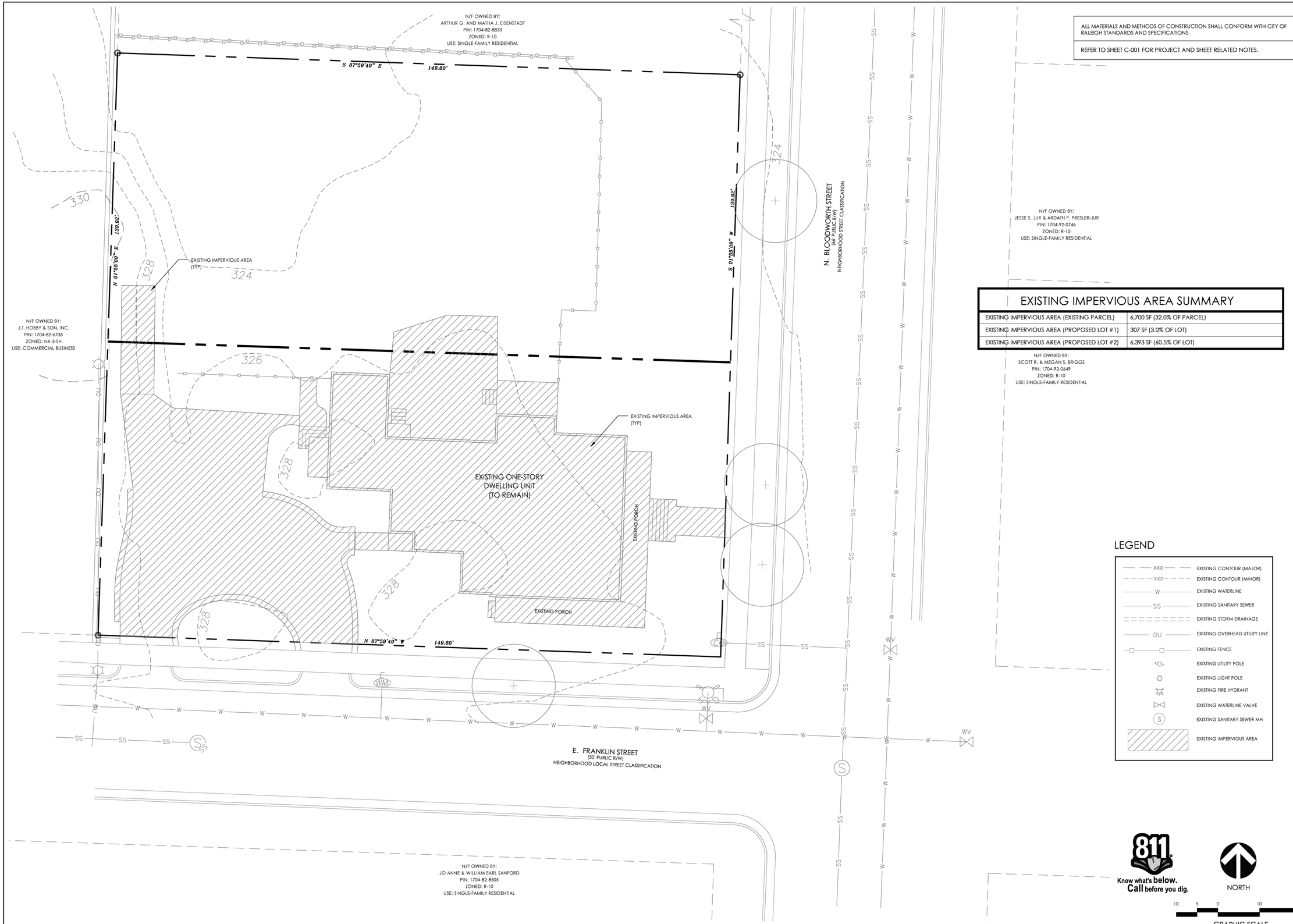
PRELIMINARY SUBDIVISION PLAN SUBMITTAL

EXISTING CONDITIONS PLAN

ISSUE DATE	SUBMITAL DESCRIPTION
06.25.2020	0 - INITIAL SUBDIVISION SUBMITTAL TO CITY
08.20.2020	1 - REV. PER COR REVIEW
09.22.2020	2 - REV. PER COR REVIEW
10.16.2020	3 - REV. PER COR REVIEW

PROJECT # 20056

SHEET # C-100



ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

REFER TO SHEET C-001 FOR PROJECT AND SHEET RELATED NOTES.

EXISTING IMPERVIOUS AREA SUMMARY

EXISTING IMPERVIOUS AREA (EXISTING PARCEL)	6,700 SF (32.0% OF PARCEL)
EXISTING IMPERVIOUS AREA (PROPOSED LOT #1)	307 SF (3.0% OF LOT)
EXISTING IMPERVIOUS AREA (PROPOSED LOT #2)	6,393 SF (60.5% OF LOT)

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

4909 Liles Road
Raleigh, NC 27606
919.438.3694 (o)
Firm License C-3898

grounded ENGINEERING

[redacted]

FRAZIER SUBDIVISION

PRELIMINARY SUBDIVISION PLAN SUBMITTAL

EXISTING IMPERVIOUS AREA EXHIBIT

ISSUE DATE	SUBMITTAL DESCRIPTION
06.25.2020	0- INITIAL SUBDIVISION SUBMITTAL TO CITY
08.20.2020	1 - REV. PER COR REVIEW
09.22.2020	2 - REV. PER COR REVIEW
10.16.2020	3 - REV. PER COR REVIEW

PROJECT # 20056

SHEET # C-110

ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

REFER TO SHEET C-001 FOR PROJECT AND SHEET RELATED NOTES.

N/F OWNED BY:
ARTHUR G. AND MATHA J. EISENSTADT
PIN: 1704-82-8833
ZONED: R-10
USE: SINGLE-FAMILY RESIDENTIAL

S 87°59'49" E 149.60'

EXISTING PAVEMENT AND CURB & GUTTER TO BE REMOVED AND REPLACED AS NECESSARY TO INSTALL PROPOSED UTILITY SERVICE IMPROVEMENTS

EXISTING SIDEWALK TO BE REMOVED AND REPLACED AS NECESSARY TO INSTALL PROPOSED UTILITY SERVICE IMPROVEMENTS

N 01°55'09" E 139.82'

S 01°55'09" W 139.92'

N. BLOODWORTH STREET
(60' PUBLIC R/W)
NEIGHBORHOOD STREET CLASSIFICATION

EXISTING FENCE TO BE REMOVED

EXISTING PATIO IMPROVEMENTS TO BE REMOVED

EXISTING CONCRETE IMPROVEMENTS TO BE REMOVED

N/F OWNED BY:
J.T. HOBBY & SON, INC.
PIN: 1704-82-6735
ZONED: NX-3-SH
USE: COMMERCIAL BUSINESS

R-10 NCOD (MORDECAI 2)
R-10 HOD-G (OAKWOOD)

N/F OWNED BY:
JESSE S. JUR & ARDATH P. PRESLER-JUR
PIN: 1704-92-0746
ZONED: R-10
USE: SINGLE-FAMILY RESIDENTIAL

R-10 NCOD (MORDECAI 2)
R-10 HOD-G (OAKWOOD)

N/F OWNED BY:
SCOTT R. & MEGAN S. BRIGGS
PIN: 1704-92-0649
ZONED: R-10
USE: SINGLE-FAMILY RESIDENTIAL

EXISTING ONE-STORY DWELLING UNIT (TO REMAIN)

EXISTING PORCH

EXISTING PORCH

N 87°59'49" W 149.60'

E. FRANKLIN STREET
(50' PUBLIC R/W)
NEIGHBORHOOD LOCAL STREET CLASSIFICATION

N/F OWNED BY:
JO ANNE & WILLIAM EARL SANFORD
PIN: 1704-82-8505
ZONED: R-10
USE: SINGLE-FAMILY RESIDENTIAL

LEGEND

- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING STORM DRAINAGE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING WATERLINE VALVE
- EXISTING SANITARY SEWER MH
- EXISTING IMPROVEMENTS TO BE REMOVED

Know what's below. Call before you dig.

NORTH

10 5 0 10 20
GRAPHIC SCALE

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

grounded ENGINEERING
4909 Liles Road
Raleigh, NC 27606
919.438.3694 (o)
Firm License C-3898

FRAZIER SUBDIVISION

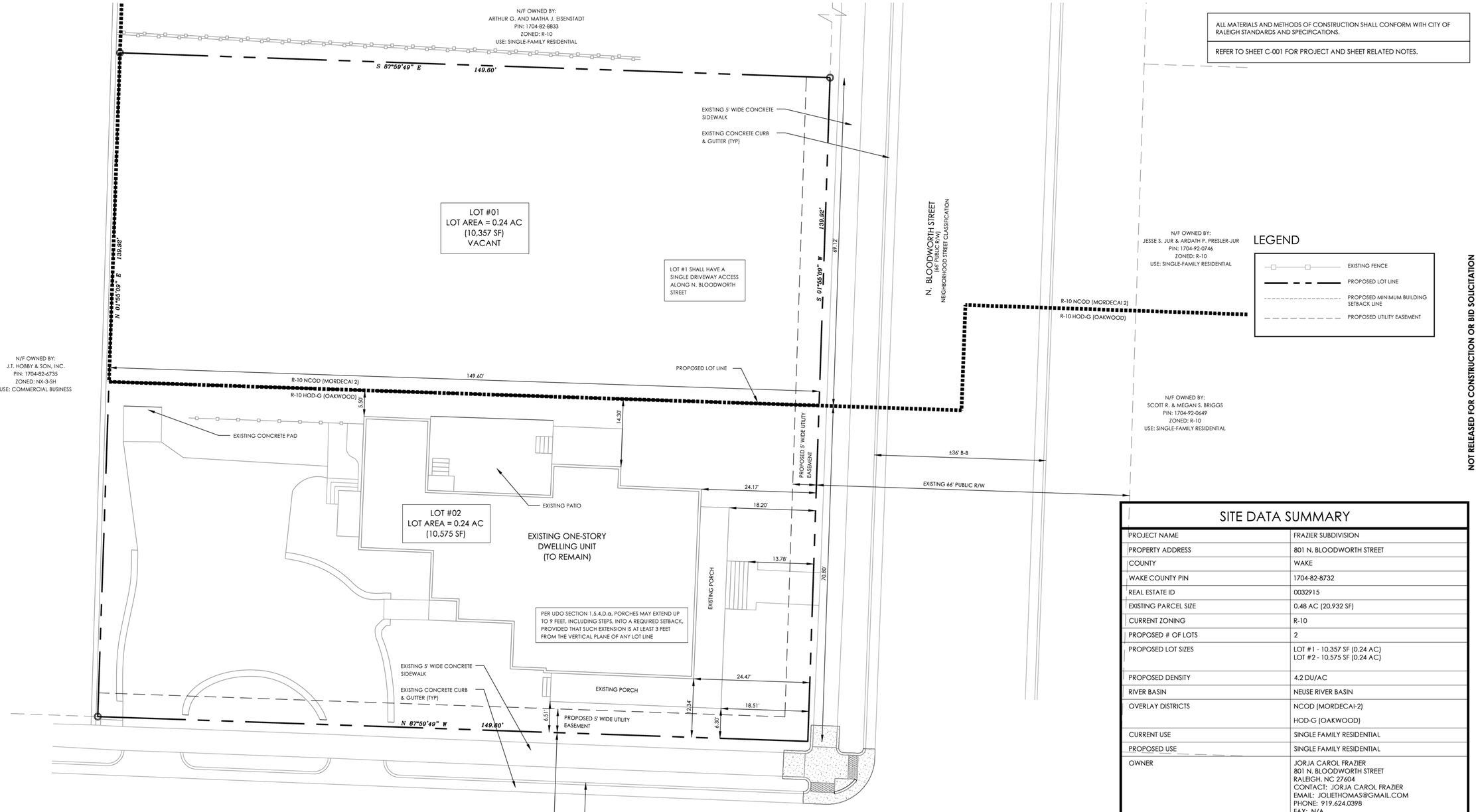
PRELIMINARY SUBDIVISION PLAN SUBMITTAL

PRELIMINARY SITE DEMOLITION PLAN

ISSUE DATE	SUBMITTAL DESCRIPTION
06.25.2020	0 - INITIAL SUBDIVISION SUBMITTAL TO CITY
08.20.2020	1 - REV. PER COR REVIEW
09.22.2020	2 - REV. PER COR REVIEW
10.16.2020	3 - REV. PER COR REVIEW

PROJECT # 20056

SHEET # C-200



ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

REFER TO SHEET C-001 FOR PROJECT AND SHEET RELATED NOTES.

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

SITE DATA SUMMARY

PROJECT NAME	FRAZIER SUBDIVISION
PROPERTY ADDRESS	801 N. BLOODWORTH STREET
COUNTY	WAKE
WAKE COUNTY PIN	1704-82-8732
REAL ESTATE ID	0032915
EXISTING PARCEL SIZE	0.48 AC (20,932 SF)
CURRENT ZONING	R-10
PROPOSED # OF LOTS	2
PROPOSED LOT SIZES	LOT #1 - 10,357 SF (0.24 AC) LOT #2 - 10,575 SF (0.24 AC)
PROPOSED DENSITY	4.2 DU/AC
RIVER BASIN	NEUSE RIVER BASIN
OVERLAY DISTRICTS	NCOD (MORDECAI-2) HOD-G (OAKWOOD)
CURRENT USE	SINGLE FAMILY RESIDENTIAL
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
OWNER	JORJA CAROL FRAZIER 801 N. BLOODWORTH STREET RALEIGH, NC 27604 CONTACT: JORJA CAROL FRAZIER EMAIL: JOLIETHOMAS@GMAIL.COM PHONE: 919.624.0398 FAX: N/A
CIVIL ENGINEER / APPLICANT	GROUNDED ENGINEERING, INC. PO BOX 37132 RALEIGH, NC 27627 CONTACT: SEAN A. DOLLE, PE, LEED AP BD+C EMAIL: SEAN@GROUNDED-ENGINEERING.COM PHONE: 919.438-3694 FAX: N/A
SURVEYOR	TURNING POINT SURVEYING, PLLC 4113 JOHN S. RABOTEAU WYND RALEIGH, NC 27612 CONTACT: JEFFREY H. DAVIS PHONE: 919.781.0234 FAX: N/A

REQUIRED DEVELOPMENT STANDARDS (R-10)

MINIMUM REQUIRED LOT AREA	4,000 SF
MINIMUM REQUIRED LOT WIDTH (INTERIOR)	45 FEET
MINIMUM REQUIRED LOT WIDTH (CORNER)	60 FEET
MINIMUM REQUIRED LOT DEPTH	60 FEET
MAXIMUM ALLOWED DENSITY	10 DU/AC
MINIMUM PRIMARY STREET BUILDING SETBACK	10 FEET
MINIMUM SIDE STREET BUILDING SETBACK	10 FEET
MINIMUM SIDE LOT LINE BUILDING SETBACK	5 FEET
MINIMUM REAR LOT LINE BUILDING SETBACK	20 FEET
MAXIMUM BUILDING HEIGHT (PRINCIPAL BLDG)	40 FEET / 3 STORIES
MAXIMUM BUILDING HEIGHT (ACCESSORY BLDG)	25 FEET
GROUND FLOOR ELEVATION (20' OR LESS FROM FRONT PROPERTY LINE (MIN)	2'
GROUND FLOOR ELEVATION (MORE THAN 20' FROM FRONT PROPERTY LINE (MIN)	N/A

REQUIRED DEVELOPMENT STANDARDS (NCOD MORDECAI 2)

MINIMUM REQUIRED LOT AREA	7,260 SF
MAXIMUM ALLOWABLE LOT AREA	14,520 SF
MINIMUM REQUIRED LOT WIDTH	50 FEET
MAXIMUM ALLOWABLE LOT WIDTH	100 FEET
FRONT YARD SETBACK	15' MIN / 25' MAX
MAXIMUM BUILDING HEIGHT	35 FEET

811 Know what's below. Call before you dig.

NORTH

10 5 0 10 20
GRAPHIC SCALE

grounded ENGINEERING
4909 Liles Road
Raleigh, NC 27606
919.438.3694 (o)
Firm License C-3898

[redacted]

FRAZIER SUBDIVISION

PRELIMINARY SUBDIVISION PLAN SUBMITTAL

PRELIMINARY LOT LAYOUT PLAN

ISSUE DATE	SUBMITTAL DESCRIPTION
06.25.2020	0 - INITIAL SUBDIVISION SUBMITTAL TO CITY
08.20.2020	1 - REV. PER COR REVIEW
09.22.2020	2 - REV. PER COR REVIEW
10.16.2020	3 - REV. PER COR REVIEW

PROJECT # 20056

SHEET # C-300