

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.

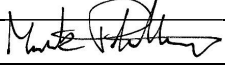
DEVELOPMENT TYPE (UDO Section 2.1.2)			
Conventional Subdivision	Compact Development	Conservation Development	Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development name (subject to approval):			
Property Address(es):			
Recorded Deed PIN(s):			
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:	Owner/Developer Name and Title:
Address:	
Phone #:	Email:
APPLICANT INFORMATION	
Company:	Contact Name and Title:
Address:	
Phone #:	Email:

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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage:	
Zoning districts (if more than one, provide acreage of each):	
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: _____	Proposed Impervious Surface: Acres: _____ Square Feet: _____
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:	Detached Attached
Total # of single-family lots:	
Proposed density for each zoning district (UDO 1.5.2.F):	
Total # of open space and/or common area lots:	
Total # of requested lots:	

SIGNATURE BLOCK	
<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>I, _____ 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.</p> <p>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.</p>	
Signature: 	Date:
Printed Name:	
Signature:	Date:
Printed Name:	

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

LEVEL 2 - PRELIMINARY SUBDIVISION PLAN FOR: 1302 HILLSBOROUGH STREET RALEIGH, NORTH CAROLINA

Preliminary Subdivision Application
Planning and Development

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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): **SCOPE-0206-2021**

Development name (subject to approval): 1302 Hillsborough Street

Property Address(es): 1302 Hillsborough Street, Raleigh, North Carolina 27605

Recorded Deed PIN(s): 1704-20-1222 & 1704-20-1268

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

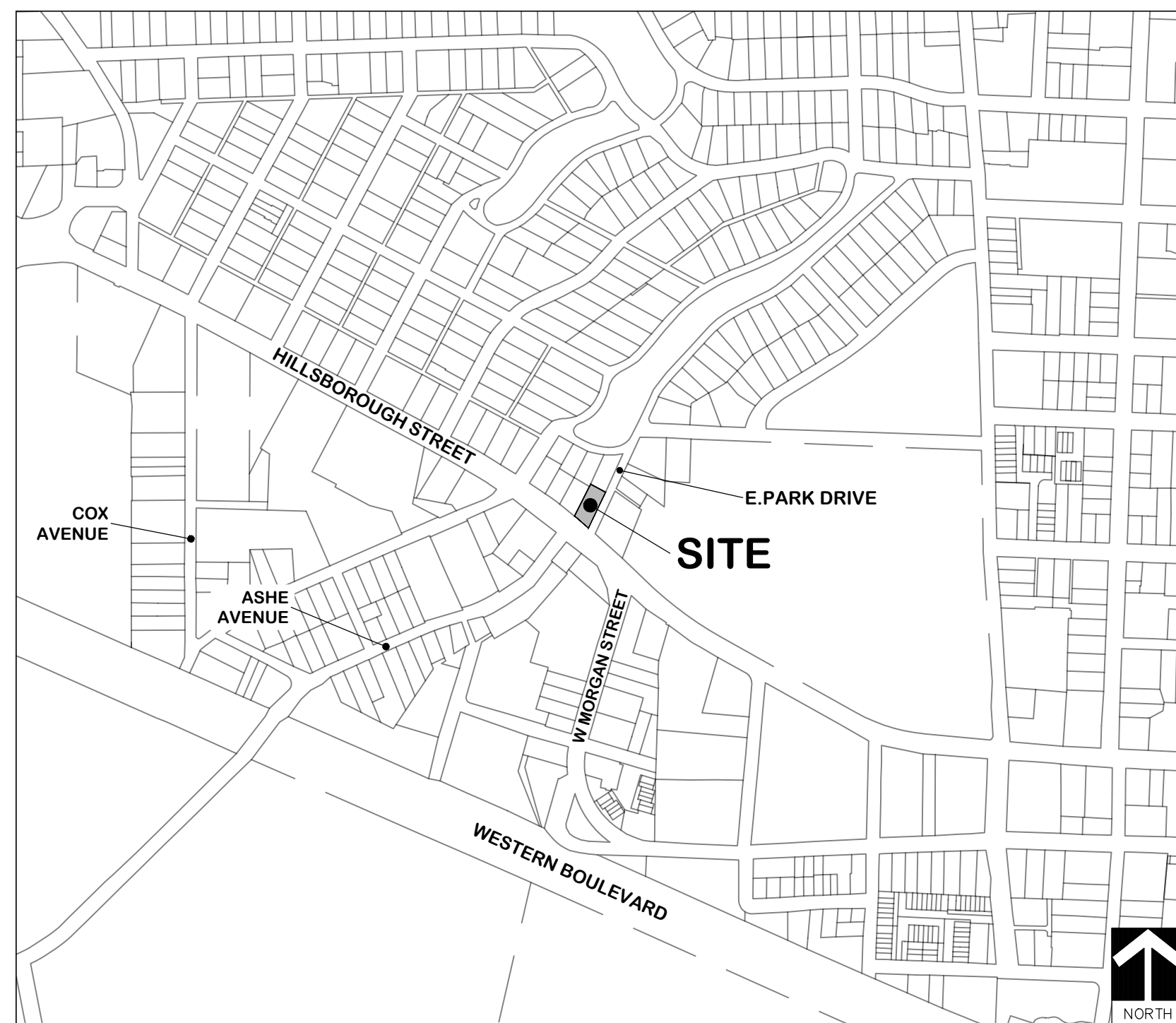
Company: Bagwell Holdings, LLC
 Owner/Developer Name and Title: Nikita Zhitov, Managing Member
 Address: 107 Fayetteville Street, Ste. 400, Raleigh, North Carolina 27601
 Phone #: 919-412-9038
 Email: nzhitov@bagwell.com

APPLICANT INFORMATION

Company: Pabst Design Group, PA
 Contact Name and Title: Mark Phillips, PLA1 Project Manager
 Address: 107 Fayetteville Street, Ste. 200, Raleigh, NC 27601
 Phone #: 919-848-4399
 Email: mphilips@pabstdesign.com

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VICINITY MAP
1" = 500'

OWNER:
BAGWELL HOLDINGS LLC
104 FAYETTEVILLE ST, SUITE 400
RALEIGH, NC 27601-1308

DEVELOPER:
BAGWELL HOLDINGS LLC
104 FAYETTEVILLE ST, SUITE 400
RALEIGH, NC 27601-1308

CIVIL ENGINEER:
PABST DESIGN GROUP, PA
107 FAYETTEVILLE STREET, SUITE 200
RALEIGH, NC 27601
TEL: 919.848.4399
FAX: 919.848.4395
E-MAIL: dpabst@pabstdesign.com

ARCHITECT:
FRAZIER HOME DESIGN
900 RIDGEFIELD DRIVE, SUITE 170
RALEIGH, NC 27609
TEL: 919.424.7245
E-MAIL: info@frazierhomedesign.com

SURVEYOR:
NEWCOMB LAND SURVEYORS PLLC
7008 HARPS MILL ROAD, SUITE 105
RALEIGH, NC 27615
TEL: (919).847.1800

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

ZONING INFORMATION

Gross site acreage: 0.21

Zoning districts (if more than one, provide acreage of each): OX-3-DE (Office Mixed Use) 0.19 Ac
R-8 (Residential-8) 0.02 Ac

Overlay district: NA
 Inside City limits? Yes No
 Conditional Use District (CUD) Case # Z-
 Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface:
 Acres: 0.18
 Square Feet: 899.36
 Neuse River Buffer: Yes No
 Is this a flood hazard area? Yes No
 If yes, please provide the following:
 Alluvial soils:
 Flood study: 20120208
 FEMA Map Panel #: 320174900

Proposed Impervious Surface:
 Acres: 0.19
 Square Feet: 838.97
 Wetlands: Yes No

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots: Detached Attached 4
 Total # of single-family lots: N/A
 Proposed density for each zoning district (UDO 1.5.2.F): N/A
 Total # of open space and/or common area lots: 1
 Total # of requested lots: 5

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, Mark Phillips, PLA 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.

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: 7-15-2022
 Printed Name: Mark Phillips, PLA
 Signature: _____ Date: _____
 Printed Name: _____

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

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INDEX TO PLANS

C-0.0 COVER SHEET
 BOUNDARY AND TOPOGRAPHIC SURVEY
 LEGEND & NOTES
 C-0.1 EXISTING CONDITIONS AND DEMOLITION PLAN
 C-1.0 SITE LAYOUT PLAN
 C-2.0 FIRE APPARATUS ACCESS PLAN
 C-2.1 UTILITY PLAN
 C-3.0 GRADING & STORM DRAINAGE PLAN
 C-4.0 LANDSCAPE PLAN
 L-1.0 LANDSCAPE DETAILS

EXEMPTION NOTE(S):

- SITE IS EXEMPT FOR STORMWATER MANAGEMENT CONTROLS PER UDO SECTION 9.2.2.A.3.B.
- THERE IS NO TREE CONSERVATION PLAN REQUIRED BECAUSE THE TRACT IS LESS THAN 2 ACRES, PER CITY OF RALEIGH LAND DEVELOPMENT ORDINANCE SECTION 9.1.2.

SOLID WASTE INSPECTIONS STATEMENT:

- THE OWNER/DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. AN ALTERNATIVE SOLID WASTE COLLECTION PLAN HAS BEEN APPROVED BY THE CITY OF RALEIGH SOLID WASTE DEPARTMENT AS DETAILED BELOW:
 - THE OWNER/TENANT OF EACH NEW TOWNHOUSE LOT WILL USE THE CITY'S WEEKLY SCHEDULED ROLL-OUT CURBSIDE GARBAGE AND RECYCLING COLLECTION SYSTEM. EACH HOME SHALL STORE GARBAGE/RECYCLE BINS WITHIN THE GARAGE AND/OR IN THE SIDE/REAR YARD OUT OF SIGHT FROM THE STREET.
 - TRASH COLLECTION FOR TOWNHOMES WILL BE VIA INDIVIDUAL ROLL OUT UNITS IN THE ALLEY WAY. CONTAINERS WILL BE STORED IN GARAGE OF EACH UNIT OR WITHIN THE YARD, SCREENED FROM VIEW FROM ANY PUBLIC SPACE.
 - THE STORAGE AND SERVICE DETAILS IN PART A & B ABOVE SHALL BE SPECIFIED WITHIN THE HOA BYLAWS.

**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

NOTE(S):
 1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH, MUTCD, AND NCDOT STANDARDS AND SPECIFICATIONS.
 2. REFER TO SHEET C-0.1 WITHIN THIS PLAN SET FOR ALL NOTES AND LEGENDS.

PABST DESIGN GROUP, PA
 Engineering | Consulting
 107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601
 Phone: 919 848 4399 | Fax: 919 848 4395 | NC LICENSE NUMBER: C-3011

PREPARED FOR:
 BAGWELL HOLDINGS, LLC
 107 FAYETTEVILLE ST, SUITE 400
 RALEIGH, NORTH CAROLINA 27601
 DATE: 05.10.2022
 PROJECT ENGINEER:
 PJP
 PROJECT CADD DESIGNER:
 MWP
 PROJECT SURVEYOR:
 NEWCOMB LAND SURVEYORS PLLC

1302 HILLSBOROUGH STREET
 RALEIGH, WAKE COUNTY, NORTH CAROLINA
LEVEL 2 - PRELIMINARY SUBDIVISION PLAN
COVER SHEET

NO.	REVISION	DATE

DRAWING SHEET
C-0.0

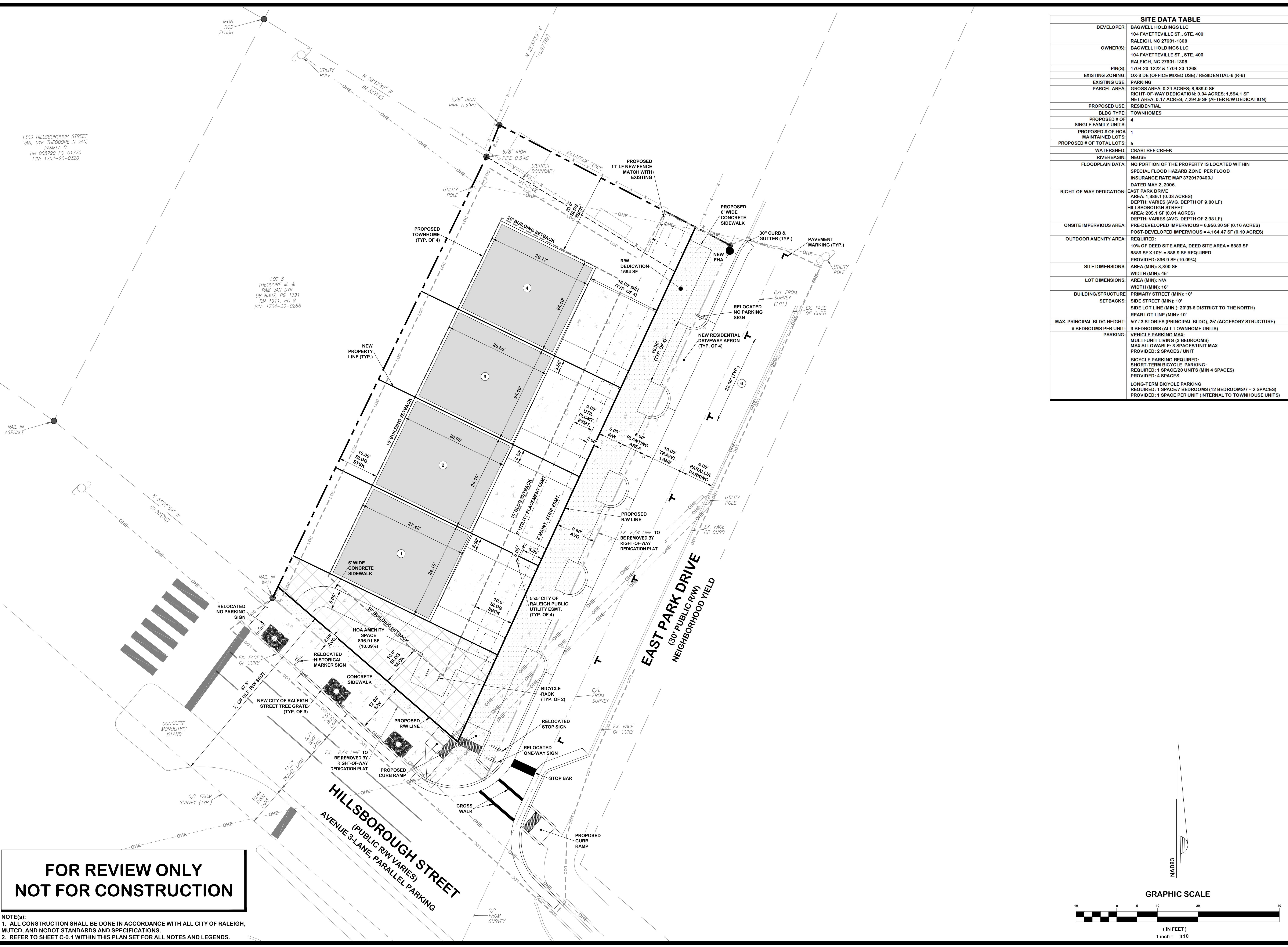
PROJECT NUMBER
580-21

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1306 HILLSBOROUGH STREET
VAN, DYK THEODORE N VAN,
PAMELA B
DB 008790 PG 01770
PIN: 1704-20-0320

LOT 3
THEODORE M. &
PAM VAN DYK
DB 8397, PG 1391
BM 1911, PG 9
PIN: 1704-20-0286

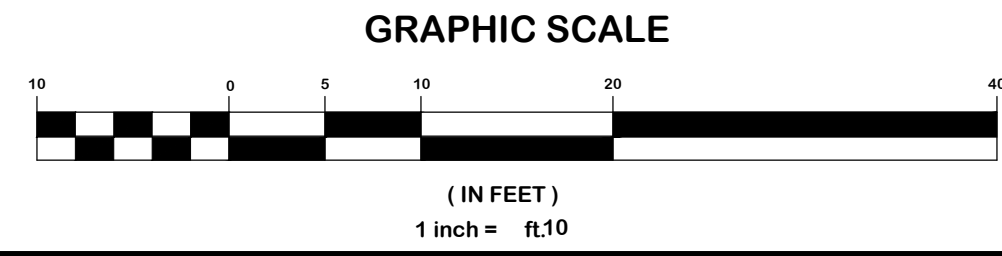
C:\Public\10-Projects\580-599\580-21_1302_Hillsborough_Street_(Bagwell_Holdings)\50-Drawings\54-Design\C-2.0.dwg Jul 18, 2022 - 2:46pm BY:spatel



SITE DATA TABLE	
DEVELOPER:	BAGWELL HOLDINGS LLC 104 FAYETTEVILLE ST., STE. 400 RALEIGH, NC 27601-1308
OWNER(S):	BAGWELL HOLDINGS LLC 104 FAYETTEVILLE ST., STE. 400 RALEIGH, NC 27601-1308
PIN(S):	1704-20-1222 & 1704-20-1268
EXISTING ZONING:	OX-3 DE (OFFICE MIXED USE) / RESIDENTIAL-6 (R-6)
EXISTING USE:	PARKING
PARCEL AREA:	GROSS AREA: 0.21 ACRES; 8,889.0 SF RIGHT-OF-WAY DEDICATION: 0.04 ACRES; 1,594.1 SF NET AREA: 0.17 ACRES; 7,294.9 SF (AFTER R/W DEDICATION)
PROPOSED USE:	RESIDENTIAL
BLDG TYPE:	TOWNHOMES
PROPOSED # OF SINGLE FAMILY UNITS:	4
PROPOSED # OF HOA MAINTAINED LOTS:	1
PROPOSED # OF TOTAL LOTS:	5
WATERSHED:	CRABTREE CREEK
RIVERBASIN:	NEUSE
FLOODPLAIN DATA:	NO PORTION OF THE PROPERTY IS LOCATED WITHIN SPECIAL FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP 3720170400J DATED MAY 2, 2006.
RIGHT-OF-WAY DEDICATION:	EAST PARK DRIVE AREA: 1,389.1 (0.03 ACRES) DEPTH: VARIES (AVG. DEPTH OF 9.80 LF) HILLSBOROUGH STREET AREA: 205.1 SF (0.01 ACRES) DEPTH: VARIES (AVG. DEPTH OF 2.98 LF)
ONSITE IMPERVIOUS AREA:	PRE-DEVELOPED IMPERVIOUS = 6,956.30 SF (0.16 ACRES) POST-DEVELOPED IMPERVIOUS = 4,164.47 SF (0.10 ACRES)
OUTDOOR AMENITY AREA:	REQUIRED: 10% OF DEED SITE AREA, DEED SITE AREA = 888.9 SF 888.9 SF x 10% = 88.89 SF REQUIRED PROVIDED: 89.9 SF (10.09%)
SITE DIMENSIONS:	AREA (MIN): 3,300 SF WIDTH (MIN): 45'
LOT DIMENSIONS:	AREA (MIN): N/A WIDTH (MIN): 16'
BUILDING/STRUCTURE SETBACKS:	PRIMARY STREET (MIN): 10' SIDE STREET (MIN): 10' SIDE LOT LINE (MIN.): 20' (R-6 DISTRICT TO THE NORTH) REAR LOT LINE (MIN.): 10'
MAX. PRINCIPAL BLDG HEIGHT:	50' / 3 STORIES (PRINCIPAL BLDG), 25' (ACCESSORY STRUCTURE)
# BEDROOMS PER UNIT:	3 BEDROOMS (ALL TOWNHOME UNITS)
PARKING:	VEHICLE PARKING MAX: MULTI-UNIT LIVING (3 BEDROOMS) MAX ALLOWABLE: 3 SPACES/UNIT MAX PROVIDED: 2 SPACES/UNIT BICYCLE PARKING REQUIRED: REQUIRED: 1 SPACE/20 UNITS (MIN 4 SPACES) PROVIDED: 4 SPACES LONG-TERM BICYCLE PARKING REQUIRED: 1 SPACE/7 BEDROOMS (12 BEDROOMS/7 = 2 SPACES) PROVIDED: 1 SPACE PER UNIT (INTERNAL TO TOWNHOME UNITS)

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PAST DESIGN GROUP, PA
Engineering & Consulting
107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601
Phone: 919 846 4399 | Fax: 919 946 9395 | NC LICENSE NUMBER: C-3311

PREPARED FOR:
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104 FAYETTEVILLE ST., SUITE 400
RALEIGH, NORTH CAROLINA 27601
DATE: 05.10.2022
PROJECT ENGINEER:
PJP
PROJECT CADD DESIGNER:
MMP
PROJECT SURVEYOR:
MMP
REGISTERED LAND SURVEYORS: PLG

1302 HILLSBOROUGH STREET
RALEIGH, WAKE COUNTY, NORTH CAROLINA
LEVEL 3 - PRELIMINARY SUBDIVISION PLAN
SITE LAYOUT PLAN

NO.	REVISION	DATE

DRAWING SHEET
C-2.0
PROJECT NUMBER
580-21