

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-0077-2021			
Development name (subject to approval): Jean Drive Cottages			
Property Address(es): 6501, 6511 Jean Drive			
Recorded Deed PIN(s): 0797618877, 0797628054			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input checked="" type="checkbox"/> Other: Cottage Court Subdivision

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: Redeeming Development Group, LLC	Owner/Developer Name and Title: Coburn Murray, Member
Address: 618 Cumberland St. Raleigh, NC 27610	
Phone #: 919-630-1858	Email: coburn@rdgdesignbuild.com
APPLICANT INFORMATION	
Company: Wake Land Design, PLLC	Contact Name and Title: Jason G. Meadows, Manager
	Address: P.O. Box 418 Clayton, NC 27528
Phone #: 919-889-2614	Email: jason@wakelanddesign.com

Continue to page 2 >>

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

Gross site acreage: 2.347 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: 0.48 AC Square Feet: 20,900 SF

Proposed Impervious Surface:

Acres: 1.41 AC Square Feet: 61,400 SF

Neuse River Buffer ☐ Yes ☒ NoWetlands ☐ Yes ☒ NoIs 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 14 Attached

Total # of single-family lots: 14

Proposed density for each zoning district (UDO 1.5.2.F): **5.95 Units/AC (Cottage Ct.)**

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

Total # of requested lots: 15

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. Meadows, P.E. 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: 7/29/2021

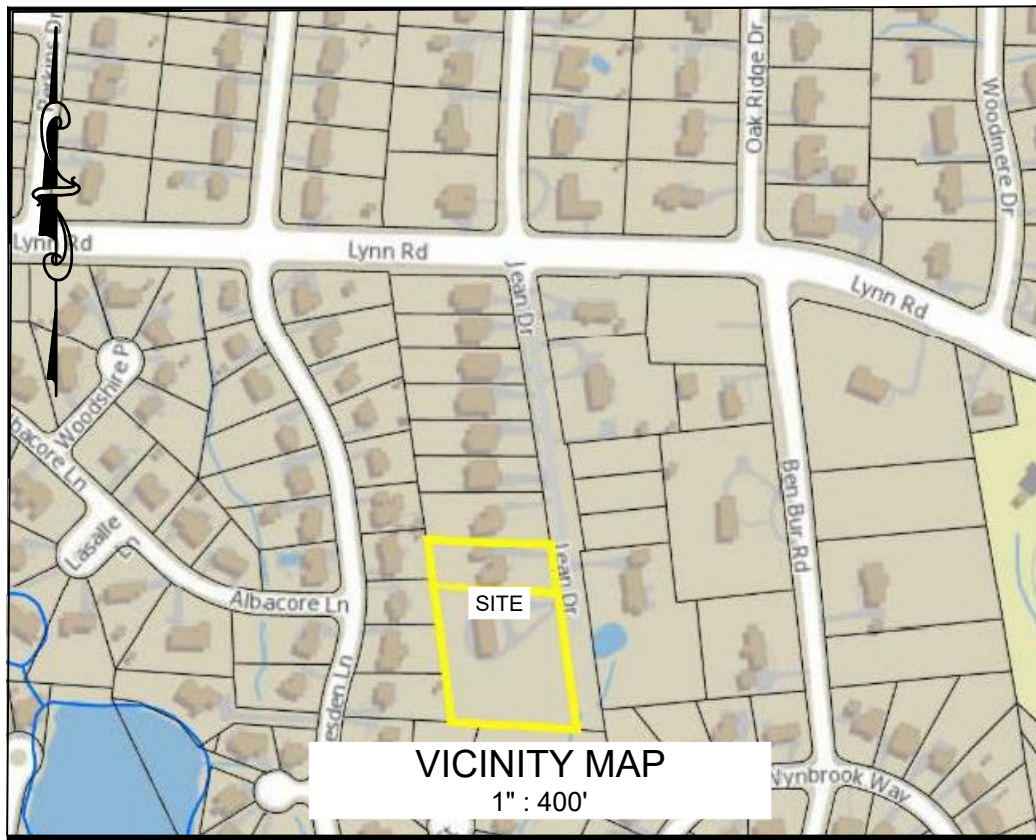
Printed Name: Jason G. Meadows

Signature:

Date:

Printed Name:

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



SITE DATA	
DEVELOPER/OWNER:	REDEEMING DEVELOPMENT GROUP, LLC 618 CUMBERLAND ST. RALEIGH, NC 27610
SITE ADDRESS:	6501, 6511 JEAN DRIVE
SITE AREA: EXISTING:	102,232 SF - 2.347 AC.
REQUIRED SITE AREA:	7,260 SF x 14 UNITS = 101,640 SF
WAKE COUNTY PIN #:	0797618877, 0797628054
ZONING DISTRICT:	R-4
EXISTING USE:	SINGLE FAMILY
PROPOSED USE:	COTTAGE COURT - DETACHED BUILDING TYPE
STREET CLASSIFICATION:	JEAN DRIVE - NEIGHBORHOOD YIELD
STREETSCAPE REQUIRED:	6' TREE LAWN 6' SIDEWALK
REQUIRED PARKING:	1 SPACE PER UNIT TOTAL REQUIRED = 14 SPACES
PROVIDED PARKING:	14 SPACES PROVIDED (TO BE DEMONSTRATED AT SITE PLAN)
REQUIRED COURTYARD:	3,250 SF + (10) 850 SF = 11,750 SF
PROVIDED COURTYARD:	14,200 SF (MIN. 50' FOR FIRST 15' OF SITE DEPTH & 20' MIN. WIDTH AND LENGTH THROUGHOUT)

INDEX

CE-1	EXISTING CONDITIONS & DEMOLITION PLAN
CE-2	LOT AND EASEMENT PLAN
CE-3	SITE LAYOUT PLAN
CE-4	UTILITY PLAN
CE-5	GRADING AND DRAINAGE PLAN
LA-1	LANDSCAPING PLAN
TC1.0	TREE CONSERVATION PLAN
TC1.1	TREE CONSERVATION PLAN

JEAN DRIVE COTTAGES

SUBDIVISION REVIEW PLANS

SUB-0051-2021

RALEIGH, NORTH CAROLINA

JULY, 29 2021
REVISED SEPTEMBER 30, 2021
REVISED NOVEMBER 1, 2021

UDO SEC. 8.3 APPLICABILITY
BLOCK PERIMETER IN ACCORDANCE WITH 8.3.2.A.1.b, BLOCK PERIMETER IS NOT APPLICABLE DUE TO THE SITE ACREAGE OF 2.347 ACRES WITHIN R-4 ZONING DISTRICT.
CROSS ACCESS IN ACCORDANCE WITH 8.3.5.D.5.a, CROSS ACCESS IS NOT APPLICABLE DUE TO THE PRESENCE OF EXISTING DETACHED BUILDING TYPES LOCATED ON THE ADJACENT PROPERTIES.

DEVELOPER:

REDEEMING DEVELOPMENT GROUP, LLC

618 Cumberland St.

Raleigh, NC 27610

919-630-1858

coburn@rdgdesignbuild.com

CIVIL ENGINEER:

WLD

WAKE LAND DESIGN, PLLC

NC LICENSE P-1839

PHONE: 919-889-2614

EMAIL: JASON@WAKELANDDESIGN.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.
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SOLID WASTE INSPECTIONS STATEMENT THIS SINGLE FAMILY DEVELOPMENT WILL UTILIZE ROLL OUT TRASH AND RECYCLING CONTAINERS TO BE STORED WITHIN THE GARAGES PER CITY OF RALEIGH SOLID WASTE MANUAL

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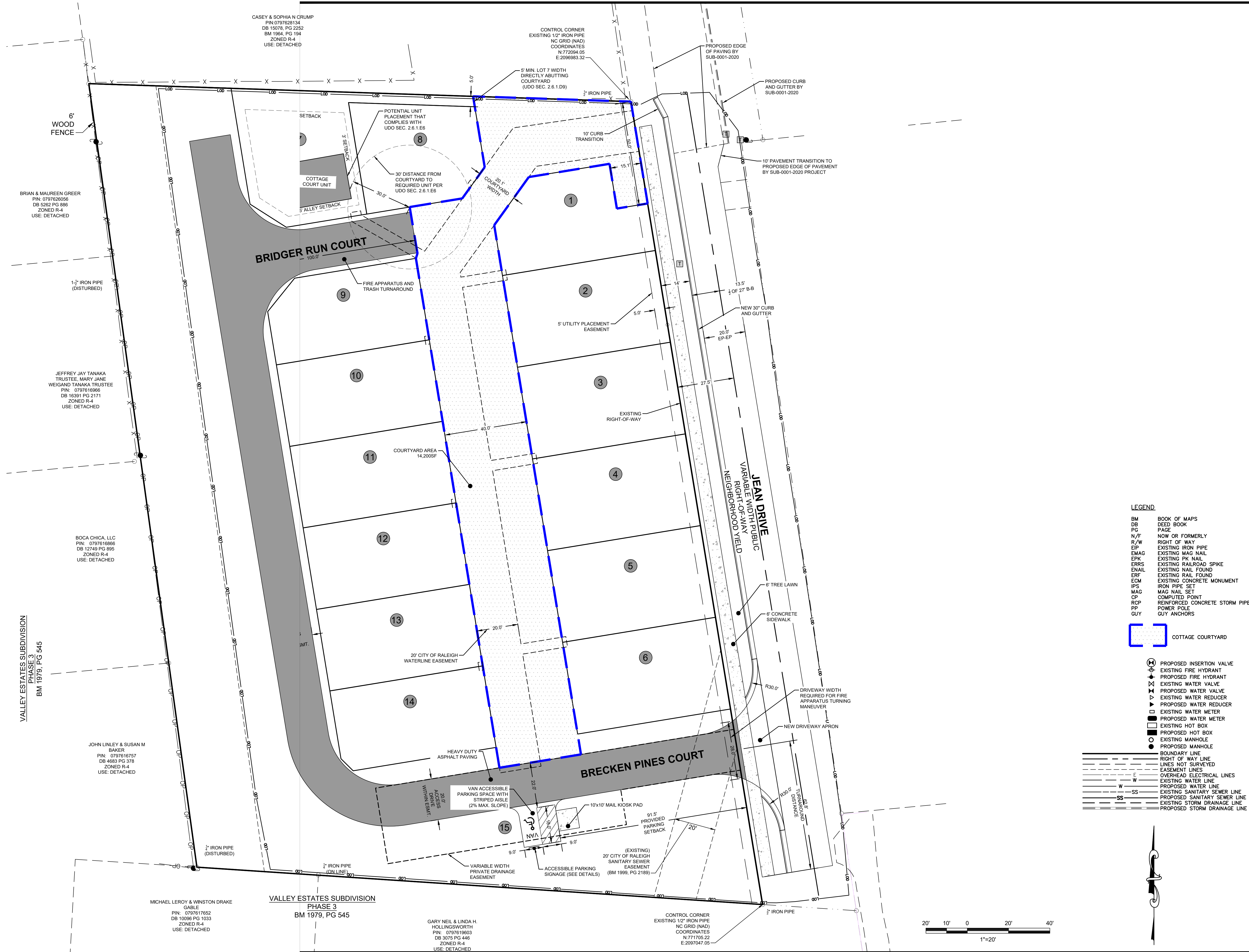
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Signature: <u>[Signature]</u>	Date: 7/29/2021
Printed Name: Jason G. Meadows	
Signature: _____	Date: _____
Printed Name: _____	

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WAKE LAND DESIGN, PLLC
 CIVIL ENGINEERING
 PROJECT MANAGEMENT
 LAND PLANNING
 RALEIGH ZONING SPECIALISTS

NC LICENSE P-1839
 PHONE: 919-889-2614
 EMAIL: JASON@WAKELANDDESIGN.COM
 P.O. BOX 418
 CLAYTON, NC 27528

Sed

Subconsultants

Client

REDEEMING DEVELOPMENT GROUP, LLC
 618 CUMBERLAND ST.
 RALEIGH, NC 27610

Project

JEAN DRIVE COTTAGES

Process

SUBDIVISION REVIEW

Revisions

Number	Description	Date
1	CITY OF RALEIGH COMMENTS	9/30/21
2	CITY OF RALEIGH COMMENTS	11/1/21

Approvals

Drawing Title

SITE LAYOUT PLAN

Sheet Number

CE-3

Date Issued 07/29/2021

CE-3