

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-

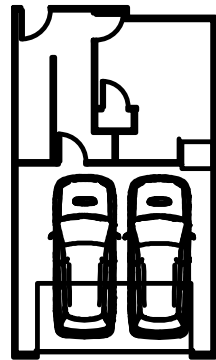
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: _____ Square Feet: _____	Proposed Impervious Surface: Acres: _____ Square Feet: _____
Neuse River Buffer Yes No	Wetlands Yes No
Is this a flood hazard area? Yes No If yes, please provide the following: Alluvial soils: _____ Flood study: _____ 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:	

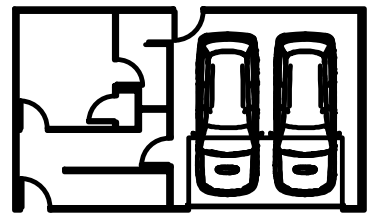
Please email your completed application to SiteReview@raleighnc.gov.

SITE LAYOUT NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, UTILITIES AND GRADES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY EXISTING DISCREPANCIES PRIOR TO COMMENCING ANY RELATED CONSTRUCTION.
- AT LEAST 3-12 BUSINESS DAYS PRIOR TO CONSTRUCTION OR EXCAVATION THE CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (811) OR (1-800-632-4949) TO HAVE EXISTING UTILITIES LOCATED.
- PARKING SPACES ARE 9' WIDE X 18' LONG MINIMUM EXCEPT HANDICAP SPACES WHICH ARE 8.0' WIDE MINIMUM WITH 8.0' VAN ACCESS AND 5.0' STANDARD ACCESS AISLES.
- REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF THE BUILDING.
- CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- ALL CURB AND GUTTER ONSITE SHALL BE 24" WIDE. ALL CURB AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE.
- TRANSITION FROM 30" TO 24" CURB AND GUTTER IS TO OCCUR ON-SITE. THIS TRANSITION SHALL BE 10' LONG IMMEDIATELY ADJACENT TO PUBLIC RIGHT OF WAY OR AS DIRECTED IN THE PLAN.
- ALL DISTURBED CURB & GUTTER AND ASPHALT SHALL BE REPLACED PER CITY OF RALEIGH OR NCDOT STANDARDS AND SPECIFICATIONS.
- ALL DRIVEWAY DESIGN AND CONSTRUCTION MUST COMPLY WITH CITY OF RALEIGH. DRIVEWAYS SHALL BE PERMITTED SEPARATELY.
- NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERMING, PARKED VEHICLES OR SIGN 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, SHALL BE PLACED WITHIN A SIGHT TRIANGLE OF A PUBLIC STREET, PRIVATE STREET OR DRIVEWAY CONTAINED EITHER ON THE PROPERTY OR ON AN ADJOINING PROPERTY.



LOTS 1-5 FLOOR PLAN
(GARAGE LEVEL)



LOTS 6-8 FLOOR PLAN
(GARAGE LEVEL)

SITE DATA TABLE

PROJECT	105 ASHE AVENUE
OWNER	FMW AT HILLSBOROUGH & MORGAN LLC
PROJECT ADDRESS	105 ASHE AVENUE
PIN #	1703-19-8896
DEED	DB 12572 PG 2361
ZONING	CX-5-UG-CU-SRPOD
EXISTING USE	PARKING LOT
PROPOSED USE	TOWNHOMES
FLOOD ZONE	NOT LOCATED IN FLOOD HAZARDS AREA PER FEMA MAP #3720170300J (05-02-2006)
EXISTING SITE AREA	0.61 ACRES (26,425 SF)
TOWNHOME UNITS	3 BEDROOM: 8 UNITS TOTAL: 8 UNITS
EXISTING IMPERVIOUS AREA	0.34 AC
PROPOSED IMPERVIOUS AREA	0.49 AC
REQUIRED PARKING	2 PER UNIT X 8 UNITS = 16 SPACES REQUIRED
PROVIDED PARKING	16 SPACES PROVIDED 4 BICYCLE SPACES
REQUIRED AMENITY AREA	2,643 SF (10%)
PROVIDED AMENITY AREA	3,078 SF
MAX HEIGHT ALLOWED	70'; SEE THE HILLSBOROUGH MORGAN BUILDING HEIGHT EXHIBIT WITHIN THE HILLSBOROUGH MORGAN STREETSCAPE AND PARKING PLAN FOR MORE INFO
PROPOSED BUILDING HEIGHT	43' - 8"
SETBACKS	FRONT: N/A SIDE: 6'; 10' ADJACENT TO 109 ASHE AVENUE PER (Z-11-10) REAR: 20'
PRIMARY STREET	ASHE AVENUE
REQUIRED BUILD-TO	ASHE AVE: 70% OF APPLICABLE FRONTAGE. FRONTAGE WITH APPLICABLE EASEMENTS REMOVED: 277.9 LF
PROVIDED BUILD-TO	ASHE AVE: 216.2 LF (77.8%)
APPLICABLE EXEMPTIONS	
UDO SEC. 8.3.2.B	EXEMPT FROM BLOCK PERIMETER IN CX ZONING. SITE ACREAGE IS BELOW THE MINIMUM REQUIREMENT.
UDO SEC. 9.1.2	EXEMPT FROM TCA. SITE ACREAGE IS BELOW THE MINIMUM REQUIREMENT.
UDO SEC. 3.5.1.C	EXEMPT FROM NEIGHBORHOOD TRANSITION. PROPOSED BUILDINGS ARE SINGLE-UNIT TOWNHOMES LESS THAN 50' IN HEIGHT.

SITE LAYOUT KEYNOTES

NUMBER	DESCRIPTION
S01	RIGHT-OF-WAY (TYP.)
S02	PROPERTY BOUNDARY (TYP.)
S05	24" CONCRETE CURB & GUTTER; REFER TO DETAIL
S09	SIDEWALK RAMP TYPE N-1A @ 8.33% MAXIMUM (TYPICAL - PER ADA AND LOCAL CODES)
S10	PROPOSED 40" SANITARY SEWER EASEMENT
S11	PROPOSED 30" SANITARY SEWER EASEMENT
S12	BUILDING; REFER TO ARCHITECTURAL PLANS
S21	AMENITY AREA (TYP.)
S26	VARIABLE WIDTH SCM ACCESS EASEMENT
S29	BIKE RACK; REFER TO DETAIL (TYP.)
S33	4" THICK CONCRETE SIDEWALK; REFER TO PLANS FOR WIDTH DIMENSIONS
S34	TWO CAR GARAGE (TYP.)
S35	FEE SIMPLE PROPERTY LINE (TYP.)
S36	FLUSH CONCRETE PAVEMENT (TYP.)
S45	BRICK PAVERS TO BE INSTALLED ACCORDING TO HILLSBOROUGH MORGAN STREETSCAPE AND PARKING PLAN
S46	TREE GRATES AND SIDEWALK ACCORDING TO HILLSBOROUGH MORGAN STREETSCAPE AND PARKING PLAN; SEE DETAILS
S58	LIGHT POLE BASE (TYPICAL - REFER TO LIGHTING AND ARCHITECTURAL PLANS)

LOT IMPERVIOUS DATA

LOT NUMBER	MAXIMUM IMPERVIOUS SURFACE AREA
1	972 SF
2	915 SF
3	916 SF
4	916 SF
5	972 SF
6	957 SF
7	976 SF
8	1,077 SF
HOA	14,948 SF

PRELIMINARY
NOT FOR
CONSTRUCTION

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION
REVISION PER COR COMMENTS
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DATE
10/15/21
01/18/22
03/31/22
07/11/22

DATE

08/03/2021

DRAWN BY
332

DESIGNED BY
P. BARBEAU

CHECKED BY
P. BARBEAU

SCALE
AS SHOWN

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

105 ASHE AVENUE
RALEIGH - WAKE COUNTY - NORTH CAROLINA

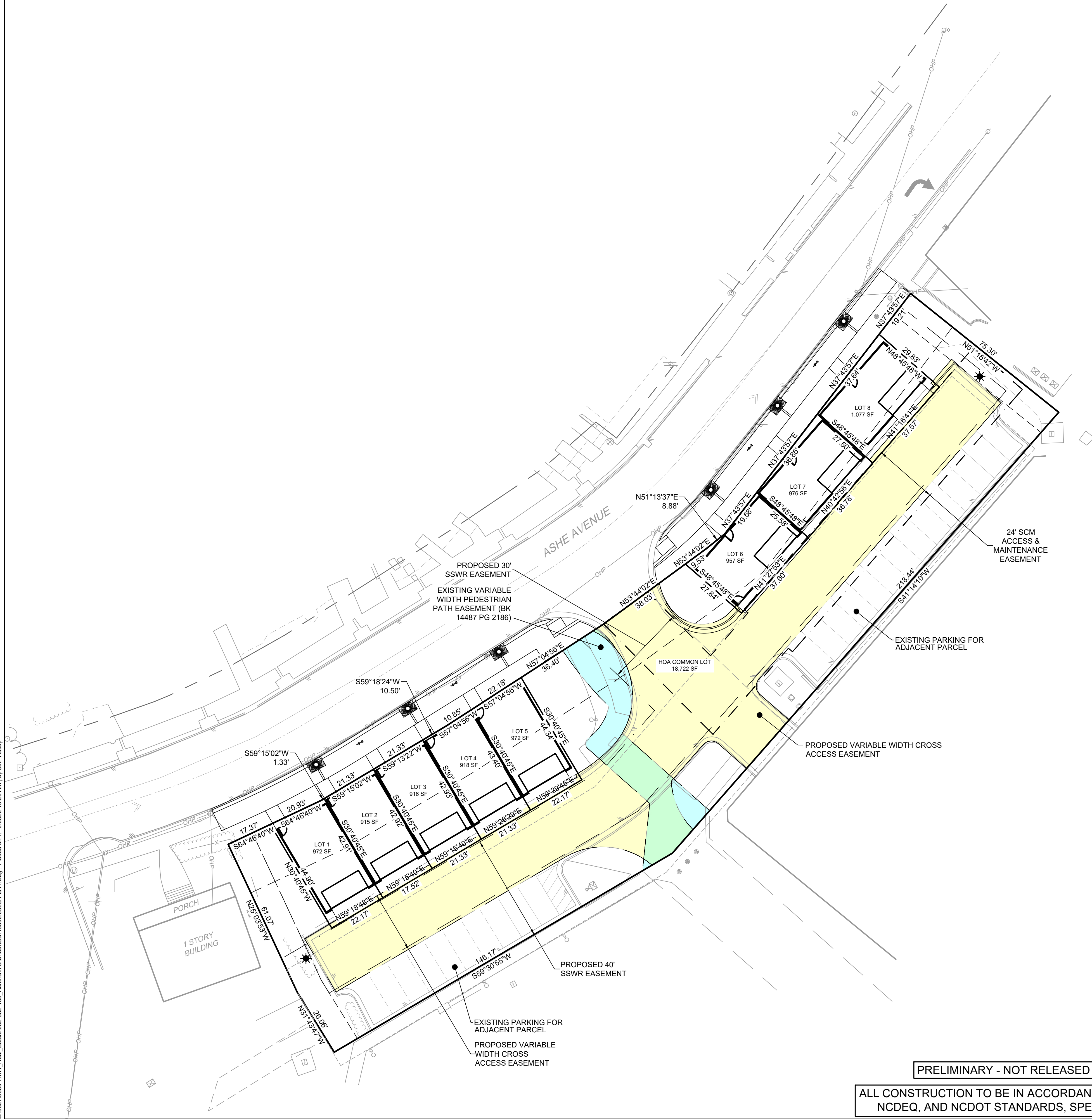
SITE PLAN

JOB NO.
48600.002

SHEET NO.
C2.0

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PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, NCDEQ, AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.

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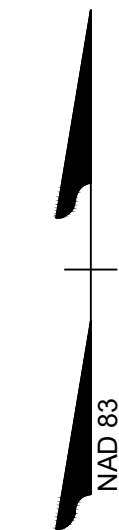
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LOT DATA TABLE

NUMBER	DESCRIPTION
8	TOWNHOME LOTS
1	COMMON HOA LOT

LEGEND

	PROPOSED CROSS ACCESS EASEMENT
	PEDESTRIAN PATH EASEMENT



SCALE 1"=20'

0 20' 40'

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RALEIGH - WAKE COUNTY - NORTH CAROLINA
SUBDIVISION PLAN

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